



Town of Mooresville

Historic Preservation Commission

Design Guidelines



A publication of the Town of Mooresville Historic Preservation Commission



Mooresville Historic Preservation Commission Guidelines

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**Town of Mooresville
Historic Preservation Commission
Design Guidelines**

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Chapter 1

HISTORY

Prior to its incorporation as a Town in 1873, Mooresville had developed into a commercial center for Southern Iredell. There was need for a railroad siding to provide a location for the agricultural producers of primarily cotton, to get their goods to market. A local Entrepreneur, John Franklin Moore, donated land for the necessary siding in the 1850's, prior to The War Between the States. The cotton gins that sprang up prepared the goods for market. Mr. Moore, who was also a merchant, profited from a store he owned to serve the developing community and paved the way for more stores. Mr. Moore gave land for civic use, schools, churches, and a cemetery were built. Local farmers moved into the thriving little agricultural center, and a town was born.

Following the defeat of the Agrarian South by the Industrial North was a period of bitter Reconstruction. Although the local economy was poor, the fledgling Town still prospered. Local businessmen saw the ability to profit further from our local cotton cash crop by building mills to produce fabric, as had been done in other neighboring areas. As James Elbert Sherrill built Mooresville Mills and Epsy Brawley helped establish Cascade Mills, Mooresville soon became a "Mill Town". The local mill owners would build housing and soon a hospital was established. Though the Depot remained the center of town, Mooresville grew beyond its downtown areas. Local neighborhoods were built along Academy and Center Streets, and "Eastern Heights" the area around Center and Statesville Avenue developed around the Lowrance Hospital.

Mooresville's economy has continued to evolve and flourish. When Lake Norman was developed, there was more growth, and Mooresville became a "bedroom community" as people realized that they could have a great home with good schools and still easily commute to the nearby metropolis of Charlotte just down Interstate 77. Mooresville's economy now has a large focus on the NASCAR racing industry and the relocation of Lowe's Home Improvement Warehouse headquarters to our community. Mooresville has never been a location scarred by racial strife and tension...it was built by the sweat, respect, and good intentions of many men, black and white, side by side. Today our community is home to a diverse population of Blacks, Whites, Latinos, Asians, as well as many transplants from across America and around the World.

We have a rich and valid local history here in South Iredell. Mooresville as a commercial hub is a tradition that continues to build upon itself. It's history as an early rural and mill town is evident in its unique architecture. There are still remnants of cotton gins, warehouses, and mill buildings throughout our town. Our Downtown Area still thrives in a mix of buildings dating back to the 1870's with a style and charm that other communities imitate in order to capture "the feel" that we have had for generations. We set forth these guidelines as a means to help encourage our community to embrace and preserve its past while building for the future. Rather than tearing down what is old, we challenge local property owners to transform and seek new uses for what exist. Mooresville still has & cherishes its small town charm.



300 Block of South Main Street

Chapter 2

PURPOSE & INTENT

The purpose of the Mooresville Historic Preservation Guidelines is to encourage the preservation, conservation, restoration, and rehabilitation of historically and architecturally significant areas of the Town and individual buildings therein. Historic district zoning enhances property values and helps to safeguard the heritage of the community for the education, pleasure, and enrichment of all citizens. Historic District designation does not affect the underlying zoning district of a property as established by the Town of Mooresville Zoning Ordinance nor shall these regulations interfere with other codes and ordinances. These guidelines shall serve as a supplement to Chapter 12 of the Mooresville Zoning Ordinance (Historic Preservation Commission) and shall work in conjunction with the Mooresville Minimum Housing Code as well as the Commercial Maintenance Code. These guidelines are designed to be a guide and reference manual for the Historic Preservation Commission in their deliberations.

Mooresville's approach is based on the premise that the historic district businesses and neighborhoods can and should be vital and vibrant places in which to live, work and congregate. This philosophy is crucial to the future of Mooresville's historic districts. This philosophy is the underlying principal that must be relied on in the interpretation and application of the guidelines.

The Commission must take into consideration the potential impact of changes on the character of the surrounding neighborhood, while be sensitive to the concerns of nearby property owners. The Historic Preservation Commission is responsible for ensuring that changes in the historic districts reflect the intent of the Design Guidelines and should reflect the original use of a property.

One purpose of traditional zoning is to plan a community's ultimate physical design. Conversely, historic zoning is designed to preserve significant architectural and historical character. Historic zoning encompasses a specific geographical area and may include properties which have no distinctive historic features; however, combined with the properties which have such features, a total historic character is created.

The guidelines have been written to maintain the historic integrity of the original architecture of the buildings in the historic districts while allowing for flexibility in accommodating the growing needs of the community. The Design Guidelines portrays the practical issues involved in adapting historic buildings to modern lifestyles and attempts to achieve a balance between function and preservation. The guidelines allow for change when it is accomplished in a sensitive manner that maintains the special character of the historic district while meeting the practical needs of the residents and property owners. The Commission must be careful to ensure that the rights of property owners are recognized and respected, and full use of private property is guaranteed within the bounds of the guidelines.

With the passage of Senate Bill 139 in 1989, the North Carolina General Statutes were amended to allow consolidation of historic district and historic properties commissions into “historic preservation commissions.” As a result, the name of the Mooresville Historic Preservation Commission was adopted.



300 Block of West Center Street

Chapter 3

GENERAL PROVISIONS



600 Block of Williams Street

The Official Maps, (Appendix A), of the Districts have been adopted by the Town Board of Commissioners and designate the boundaries of the Districts. These maps classify the individual properties by the date that they were constructed. Property can also be classified by their relative importance to the district as described by the following categories:

Pivotal – Those properties which, because of their historical, architectural, or cultural characteristics, play a primary, central or “pivotal” role in establishing the qualities for which the District is significant.

Contributing – Those properties which, while not pivotal, support and add to the historical, architectural, or cultural characteristics for which the District is significant.

Noncontributing - Those properties which do not have an especially negative impact on the general characteristics of the District. They may be similar in form, height, and materials to contributing buildings in the District, but cannot be considered contributing because of the date of construction.

Intrusive – Those properties which have a definite negative impact on the historical, architectural or cultural characteristics for which the District is significant.

Fill – Those properties which were constructed on single or scattered site undeveloped lots in established neighborhoods, after the period of significance of the more important structures, but prior to official establishment of the District.

3.1 Purpose and Authority

The Historic Preservation Commission is an eight (8) member citizen’s board appointed by the Town Board of Commissioners to administer the Historic District Guidelines. The Commission’s authority is set out in North Carolina General Statute § 160A-400.8. Examples of such authority includes:

- Reviewing plans for alteration to the exterior of structures and the removal of trees from properties within Historic Districts, and approving Certificates of Appropriateness if those plans are consistent with the Standards and Requirements of these guidelines.
- Providing technical advice to property owners concerning restoration and the preservation of architectural features.

- Delaying the demolition of important structures within Historic Districts for up to 365 days in order to explore alternatives.
- Making recommendations to the Board of Adjustment and the Planning Board regarding proposed zoning changes and related matters within the Historic Districts.

The Commission meets the Second Thursday of each month at 7:00 p.m. in the Council Chambers at Town Hall (413 N. Church St) or at a location as announced in the public notice for the meeting. Since the Commission is a quasi-judicial body under North Carolina law, certain rules of procedure must be followed. These procedures include official notification of adjacent property owners, public advertisement in the newspaper, and placement of a public hearing sign on the property. Such notification shall state the time, place, and date for which the request for Certificate of Appropriateness shall be discussed.

The Commission’s review criteria for Certificates of Appropriateness include taking into account the historic and visual aspects that give the Districts their character, as well as reviewing the proposal’s compatibility. Additional information on approval criteria may be found in the Appendix C, “Approval Requirements,” Appendix D, The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Commission shall comply with North Carolina G.S. § 160A-400.9 when considering a Certificate of Appropriateness.

3.2 Residential Properties

For the purposes of this document a residential building is that which by the nature of its original use, was built as a residence. For example, when applying guidelines to a single family residence that is currently used as an office building a residential interpretation of the guidelines shall be used. Guidelines are written to provide flexibility when the use of a building has changed over the years and accommodations not normally categorized as residential must be made. Accommodations for new uses can be met while maintaining the Neighborhood Setting. The original use of a property whether intended for single family or multi-family occupancy should be respected and changes should preserve the original architecture of the building.



600 Block of East Iredell Avenue

It is difficult to categorize houses by architectural style, since few pure examples are found in the Historic Districts. Some houses were designed by architects adhered

carefully to the principles of a particular style, but most simply show stylistic influences. Many are hybrid, incorporating features from more than one style, and some are transitional in their design and influenced by successive architectural periods. Many houses in the historic districts were built using plans published in pattern books or magazines. The plans were modified by the local builder to satisfy individual tastes and take advantage of available materials. Many house plans were popularized by “home” magazines such as *The Ladies Home Journal* or *Better Homes and Gardens*. Mooresville’s historic residential structures include a variety of architectural styles (Appendix H).



100 Block of South Main Street

3.3 Non-Residential Properties

The Historic District(s) contain a variety of non-residential buildings each with a distinctive architectural style that relates to the specific use of the building as it was intended when first built. In general, the interpretation of the Design Guidelines must evaluate the content of a project on the merits of its relationship to the non-residential building and property. Adherence to the section on Neighborhood Setting is of critical significance in preserving the neighborhood character and any potential impact on the district as a whole.

When interpreting the Historic District Design Guidelines for their applicability to Non-Residential Properties there are two (2) factors that must be considered when reviewing an application.

- 1) *The functional desire of the non-residential property owner. The property owner should be allowed to use the property in the manner desired as long as it is in keeping with the character of the historic district.*
- 2) *The architecture of the building should be valued and preserved in its own right. Any changes should respect the original contributing factors of the property. Modifications that are consistent with the architectural style of the building are appropriate when required to meet a functional need. Often a balance between function and architectural appropriateness must be struck in order to meet the objectives of both the property owner and the intent of the guidelines.*

3.4 Approval Types

Staff Approval

In some cases, the Zoning Administrator may issue Certificates of Appropriateness . Appendix C sets out the types of repairs that can be approved by the Zoning Administrator.

Commission Approval

Projects that involve major alterations to the original historic fabric of a building or property must be reviewed by the Historic Preservation Commission. The deadline for submittal of applications is thirty (30) days prior to the meeting date. Appendix C sets out the projects that must be reviewed by the Historic Commission.

3.5 Certificate of Appropriateness

Prior to new construction, demolition, installation of permanent identification signs, and most alteration and rehabilitation activities within the Districts, a Certificate of Appropriateness must be obtained. Alterations to the interior of the structures are not subject to Certificates of Appropriateness. In some matters the Town of Mooresville Planning Department can issue a Certificate of Appropriateness. If the proposed alteration is one that the Planning Department can approve, then the applicant does not have to go before the Historic Preservation Commission. The types of work for which Certificates are required are shown in Appendix C. Appendix B also indicates whether Planning and Zoning Department or Commission approval is needed for the proposed work. In all circumstances, the requirements of North Carolina G.S. § 160A-400.9 pertaining to Certificates of Appropriateness will apply.

The alteration of any site or exterior feature which is not specifically listed in Appendix C will require approval by the Historic Preservation Commission for a Certificate of Appropriateness. The Administrator shall have the option of referring any item that could be approved within the Planning and Zoning Department to the Historic Preservation Commission for approval.

A property owner must obtain a Certificate of Appropriateness prior to the issuance of a building permit, or any other permit required by the Town for construction, alteration, or demolition of a structure within a Historic District. Prior to beginning work on a house or property (including extensive tree pruning and removal), the owner should contact the Administrator at 704-662-7040 to see if a Certificate of Appropriateness will be required. If a Certificate of Appropriateness is required an application must be completed and filed with the Administrator.

If the work to be performed requires Historic Preservation Commission approval, an application for a Certificate of Appropriateness must be filed. The application and processing is required to be submitted to the Administrator at least 30 days prior to a regularly scheduled Commission meeting. Application forms are available at the Planning and Zoning Department, a copy is located in Appendix E of these guidelines.

3.6 Findings of Fact

When considering an application for a Certificate of Appropriateness for new construction, alteration, repair, or restoration, the Commission shall use the Secretary of the Interior's Standards for Rehabilitation as guidelines in making its decisions. These guidelines serve as the basis for determining the approval, approval with modifications, or denial of an application. Furthermore, these standards are to be applied to specific projects in a reasonable manner, taking into consideration economic and technical feasibility.

Using the Secretary of the Interior's Standards for Rehabilitation, the Commission must either answer each of the following ten (10) Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration:

1. The property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.
3. The property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, will not be undertaken.
4. Changes to the property that have acquired historic significance in their own right are being retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property are being preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3.7 Appeals

Decisions of the Historic Preservation Commission may be appealed to the Board of Adjustment. The appeal of a decision by the Historic Preservation Commission to the Board of Adjustment is in the nature of “certiorari.” The aggrieved party cannot present new evidence but must show either that the Commission failed to follow the appropriate administrative or procedural regulation, that the decision was contrary to the evidence, or that the decision was arbitrary and capricious. An appeal may be taken by the applicant or by any other aggrieved party. The appeal application must be filed with the Zoning Administrator within 30 days of the decision by the Historic Preservation Commission. Appeal application forms are available from the Zoning Administrator, and a copy is located in Appendix G of these guidelines. Appeals from the Board of Adjustment are filed in the Superior Court of Iredell County.

3.8 Violations

Violations of historic district regulations are subject to a civil penalty (fine) of fifty dollars (\$50.00) for the first day of a violation and one-hundred dollars (\$100.00) for each successive day. Violations of this ordinance are also misdemeanors as set out in G.S. §14-4.

The Mooresville Historic Preservation Commission, in addition to other remedies, may institute appropriate action or proceedings to prevent such unlawful erection, construction, destruction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of such building, structure or land, or prevent any illegal act, business or use in or about such premises.

Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint that fully sets out the cause and basis thereof with the Administrator. The Administrator shall properly record and investigate such complaint. If the Administrator finds that a violation has occurred, a Notice of Violation shall be sent to the property owner by certified mail, return receipt requested, and if the violation is not remedied within 15 days, upon receipt of such Notice, subsequent fines may follow. In the event that a property owner refuses delivery of the Notice of Violation or delivery cannot be made to the property owner's mailing address as it appears on the Iredell County Tax Registry, such Notice shall be published at least one time in a newspaper with local circulation giving notice of such violation and any applicable corrective measures and possible fines.

3.9 Additional Districts

The Mooresville Historic Commission reserves the right and authority under G.S. §160A.400.1 – 400.14 to establish additional historic districts and to recognize historic landmarks and places pursuant to G.S. §121.41

3.10 Separability

If any Section or specific provision of these guidelines or any regulating district boundary arising from it is found in a court to be invalid for any reason, the decision of the court shall not effect the validity of any other section, provision, or district boundary of these regulations except the provisions in question. The other portion of these regulations not effected shall remain in full force and effect.



100 Block of West McNeely Street



600 Block of Williams Street

Chapter 4

HOW TO USE THE GUIDELINES

This document exists not only to help the Historic Preservation Commission in making appropriate determinations but it also serves as a customer friendly tool to the Historic District property owner. It is organized generally into two Sections; One which deals with the Neighborhood and Business setting, comprised of landscaping, streets and other outside features. The Second, Changes to Building, is comprised of work that is proposed to the *exterior* of buildings within the districts.

Under each Section, you will find five parts: An INTRODUCTION, A listing of NO COA REQUIRED, COMMON PROJECTS THAT REQUIRE A COA, the DESIGN GUIDELINES for that specific area and APPLICATION REQUIREMENTS.

4.1 Introduction

The Introduction explains the significance of the chapter's subject and why it is necessary to protect and maintain these features as part of the historical significance of a structure. It also includes general recommendations to take into consideration when planning a project. These "tips" may point out historical appropriateness or advise a property owner on the best way to prevent future damage.

4.2 No C.O.A. Required

Common projects throughout the districts that do not require a Certificate of Appropriateness.

4.3 Common Projects that Require C.O.A.

Each section lists some of the most common projects that require a Certificate of Appropriateness. Many projects can be approved at staff level and Town Staff can assist you in the application process. If your particular project requires Historic Preservation Commission approval, Town Staff will contact and advise you of the meeting date and time and of any other information needed.

4.4 Design Guidelines

These guidelines are referenced by the Historic Preservation Commission when making decisions on applications for a Certificate of Appropriateness. They are also used by the Administrator in determining whether a project can be approved at Staff level or should go before the Commission for review. The *Design Guidelines* are based on the *Secretary of the Interior's Standards for Rehabilitation*.

4.5 Application Requirements

A list of common documentation necessary for review of a proposed project, if additional information is needed the Administrator will contact the applicant.

4.6 Staff Referral for Proposed Projects

The Administrator shall have the option of referring any application that could be approved by the Planning and Community Development Department to the Historic Preservation Commission for approval.

4.7 The Secretary of the Interior's Standards

The Commission officially adopts The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (Appendix D), as part of this document in order to provide guidance for rehabilitation and to assist in administration of its duties. Recommendations that are not found in the Historic Handbook may be found in Appendix D.



800 Block of North Main Street

Chapter 5

LOCAL REQUIREMENTS

5.1 Siding



400 Block of West Center Avenue

All buildings within the District(s) or structures that are individually landmarked are deemed to be of architectural significance, unless otherwise expressed by the Commission. Artificial siding is not considered an authentic, historical material and Commission approval is required for its use on those structures defined by the Commission as Pivotal and or Contributing to the Historic District considering the following conditions are met:

- The facility is considered not to have existing wood damage or other forms of structural damage that would be concealed by artificial siding.
- Artificial siding is not an appropriate material to use when applying for State or Federal Tax Credits or Landmark Designation. Artificial siding is prohibited on pivotal structures and discouraged on contributing structures. Artificial siding includes vinyl siding and other forms of synthetic siding.
- The application of the artificial siding itself shall not alter even in the smallest detail historical features that may exist and are considered by the Mooresville Historic Preservation Commission as important in defining the historic character of the structure.

Where artificial siding is considered, the Commission will require a sample of the siding be submitted at the time of the hearing. Approval of the application for artificial siding to any building in the Historic Districts does not automatically permit or prohibit the issuance of a Certificate of Appropriateness for other projects which involve the application of artificial siding to existing structures in the District(s).

5.2 Synthetic Stucco

Because synthetic stucco is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts. Synthetic stucco will be considered on commercial structures by the Historic Preservation Commission provided that the structure was built during a time and consistent in style with a time during which stucco was commonly used in new construction.

Synthetic stucco would be considered on residential structures defined by the Commission as Non-Contributing, Intrusive, or Fill properties if the following conditions are met:

- Its use as a building material shall be limited to a maximum of fifty percent (50%) on any one exterior building elevation.
- Its use should be limited to detailed areas on masonry buildings such as cornices and window/ door headers and not used in large expanses of wall area. The use of this material in the construction of architectural columns is inappropriate.
- If used it shall be detailed to simulate the use of cut Stone.
- Its use is prohibited on any existing structure with regard to additions, renovations, or infill.

5.3 Alterations

Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

5.4 Tree Removal

When the Commission or Planning Department permits the removal of a tree and if the stump is in public view, it must be removed below the ground. If the tree removed was within 15' of the edge of the street pavement, a new tree shall be planted nearby in a manner that will best restore the tree canopy. The Commission may require the stump removal and planting of a new tree other cases.

5.5 General Standards

- Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, site or environment, or to use the property for its originally intended purpose.
- Original qualities or character of a building, structure, site or environment shall not be destroyed. The removal, alteration or destruction of any historic material or distinctive feature shall be avoided.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.

- Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is discouraged, although each case may be considered individually by the Commission.
- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any approved project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- New additions or alterations shall be constructed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.
- Historically, all structures within the district(s) and in older neighborhoods throughout the Town were “site built,” and the use of prefabricated building materials is a fairly recent development. As a result, prefabricated metal utility buildings and carports are inappropriate throughout the districts, however, their use will be considered by the Commission on a case by case basis.
- The presence of lead based paint can lead to serious health problems for some individuals. Many historic homes have lead paint somewhere on the premises. If deteriorating lead paint is detected, removal and abatement should be undertaken with the utmost care.



200 Block of South Broad Street

Chapter 6

DESIGN GUIDELINES RESIDENTIAL

6.1 Streets, Sidewalks, and Public Right-of-Way

Streets, sidewalks, parks, and other public spaces are important parts of the neighborhood setting. The public right-of way has evolved and changed over time, but much of the early twentieth century appearance and character remains in the historic districts. Neighborhood streets are usually two lanes wide and somewhat narrow compared with current standards. Mature shade trees along many streets provide a green canopy.



West Center Avenue

GUIDELINES FOR STREETS, SIDEWALKS, AND THE PUBLIC RIGHT OF WAY:

Preservation:

1. Maintain historic street patterns, widths, and construction materials.
2. Maintain historic paving materials for roads and sidewalks as well as granite curbing. When they are disturbed for underground utility construction or other work, repair pavement, gutters, and curbs with matching materials.
3. Maintain granite curbs and brick gutters. Expose and restore these features when they have been covered.
4. Maintain the planting strip between the street and sidewalk. It is not appropriate to surface the strip with pavement or other materials. Brick may be considered where a hard surface is needed.

*GUIDELINES FOR STREETS, SIDEWALKS, AND THE PUBLIC RIGHT OF WAY
(Cont):*

Reconstruction:

1. Introduce street lighting of a human scale that is consistent with the design and the illumination level of special street lighting in the historic districts.
2. Maintain door mail slots and letterboxes. Freestanding mailboxes that are not in keeping with the neighborhood design and should be avoided.
3. Locate items such as street furniture, benches, trash cans, and publication racks, so that they do not obstruct sidewalks or the streetscape.

New Design:

1. Avoid grading which would change the topography of the public right of way.
2. Place cables and wires underground or locate poles at the rear of lots. Add new poles, cables, and related equipment in the public right of way only when there is no feasible way of meeting established safety and code standards. Granite curbs and brick gutters that are disturbed as part of the installation, should be maintained.
3. Using pedestrian-scale decorative streetlights typically constructed of cast iron, fiberglass, or aluminum helps to maintain the historic character of the street.
4. Other than what is required for traffic and pedestrian safety, keeping traffic signage in the public right of way to a minimum helps to avoid obstructing the appearance of the street.
5. Playground equipment is a typical feature of public parks and the design and coloring should strive to blend in with the Park surroundings.

The following projects Do Not require a COA:

- Street patching when the pavement material is the same, and granite curbs and brick gutters are retained.
- Repair or replacement of sidewalks and concrete curbs and gutters when the design, dimensions, and materials will be maintained.
- Pavement markings.
- Replacement of substandard utility poles and wires with like number and kind.

- Installation and maintenance of traffic and parking signs.
- Repair or replacement of underground utilities.
- Maintenance and repair of street lights, signals and related equipment.
- Park benches and decorative trash receptacles when not placed in the public right-of-way.

The following commonly requested projects require a COA:

The Town of Mooresville, Duke Power and other utility companies, and private contractors are required to obtain a Certificate of Appropriateness before undertaking work that would affect the appearance of the public right of way.

- Widening or realignment of streets
- Construction of bicycle paths and walking trails.
- Construction of new sidewalks.
- Construction of new streets or the resurfacing of existing streets and sidewalks.
- Construction, rehabilitation, or removal of bridges and approaches.
- The addition of utility poles and wires, traffic signals, equipment, above ground telecommunications equipment, and similar items in the public right of way.
- Adding street lighting and street name signs.
- Installation of street furniture such as benches, trash cans, mailboxes, and newspaper racks in the public right of way.
- Work in Town parks including installation or replacement of playground equipment, construction or repair of bridges, steps, and paths, removal of trees, adding benches and tables, and installing new lighting.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.2 Trees and Landscaping

Typical of the historic districts are grassy front lawns with substantial plantings, shade trees, ground covers, hedges and other border planting. Large trees, such as oak and elm trees, provide shade that protects roofing materials and promote energy efficiency. Trees can also be used as windbreakers and screens beautifully lining the edge of properties.



Garden on Academy Street



South Academy Street

GUIDELINES FOR TREES AND LANDSCAPING:

Preservation:

1. Retain mature trees that contribute to the character of the historic district.
2. Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.
3. Retain historic landscape materials such as brick or slate pavers. Crushed stone, "pea" gravel, or brick chips are examples of inappropriate materials for ground cover other than driveways or parking areas.

Reconstruction:

1. When replacing trees that are causing structural problems carefully consider the new location so that the tree will be able to mature in a healthy manner
2. Replace mature trees with similar canopy in the same location, when they are damaged and diseased. When same site location is not practical, select locations for replacement trees that would enhance the appearance and character of the historic streetscape.

New Design:

1. Take all precautions to protect existing trees during new construction, paving and any site work.

The following projects Do Not require a COA:

- Tree pruning, clearing of overgrown bushes, vines, saplings, etc.
- Tree removal (less than 24” in diameter at breast height)
- Planting new trees, shrubs, ground cover, etc.
- Landscape edging.
- Flower, vegetable and rock gardens.
- Landscape lighting.
- Flower pots, planters, window boxes, birdbaths, bird houses etc.

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features.
- New fences and walls.
- Pools, patios, etc.

NOTE: Commercial and other non-residential properties may require approval by the Mooresville Tree Board before removing trees

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.3 Fences, Walls and Site Features

Historic Site features that may exist on a property include but are not limited to fences, walls, fish ponds, trellises, arbors, terraces, patios, and gardens. Many original site features have been lost over the years and every effort should be made to preserve the ones that remain.

Fences and walls are the most abundant type of site feature existing in the historic districts. The repetition of fences and walls often provides a sense of continuity and rhythm along a street. Wood, cast iron, and woven wire are traditional materials for fences. Stone, brick, and concrete are common wall materials. The selection of fence or wall material and design often relates to the architectural style of the house.



West Center Avenue

Historically, open picket fences, low walls, hedges, and some decorative wire fences were the most typical front yard enclosures. Simple utilitarian fences were commonly used around back yards. Fences usually followed the property line perimeter and did not abut the house.

Below are scaled examples of fence styles that can be found in the historic districts. For staff level approval, front yard fences should not exceed 48” in height and should be of an open picket design constructed of wood or similar material. A copy of one of these drawings can be used as documentation for a COA application for fencing.

GUIDELINES FOR FENCES, WALLS AND SITE FEATURES:

Preservation:

1. Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, textures, and detail.

Reconstruction:

1. When reconstructing a deteriorated fence replace only the deteriorated element and match in original design, size, shape, scale, and portion. Base design on historical data for the era in which the structure was originally built.

New Design:

1. Introduce new retaining walls constructed of brick, stone, or concrete in a design consistent with the property and the neighborhood. It is not appropriate to construct retaining walls of materials such as landscape timbers, or concrete blocks where visible from the street.
2. Introduce new fences and walls compatible in material, design, scale, location and size with original fences and walls within the historic district.
 - A. Low picket fences of an open design, constructed of wood or metal and finished in white or another color/stain compatible with the building, and low walls and hedges are appropriate for front and rear yard use. Front yard fences and walls should usually not exceed 48” in height.
 - B. Install utilitarian fences of woven wire or chain link in rear yards only. When visible from the street, screen with climbing vines, ivy or shrubbery. (If chain link fencing is needed, coated chain link is preferable to raw aluminum.)
3. Miscellaneous items such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters and trash receptacles, only in areas such as rear yard where they are not visible from the street.
4. Trash receptacles must be adequately screened from view of the public right-of-way and adjoining residences with shrubs and/or fencing.
5. Fountains and fish pools constructed of stone and aggregated concrete were typical historic garden features.

The Following items Do Not require a COA:

- Tree houses (back yards only)
- Benches and other outdoor furniture and accessories
- Trellises
- Sculptures and other outdoor artwork

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- New fences and walls
- Pools, patios, etc.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.4 Walkways, Driveways and Parking Areas

Since the historic district(s) predate widespread use of the automobile, many lots do not include driveways, while others share a driveway with the adjoining lot. Alleys provide access to the rear of lots on some streets. Most driveways are relatively narrow and lead directly to a rear parking area or garage. Originally, most driveways were surfaced with gravel or cinders. A paved driveway occasionally consisted of two parallel concrete runners with a grassy strip in between. A paved walkway typically leads directly from the public sidewalk to the front steps of most houses in the historic district. Curved or serpentine walkways are found occasionally. Maintaining the historic configuration of driveways and walkways is essential to preserving the character of the districts. The use of asphalt for driveways is generally not appropriate for residential areas.

In keeping with the Town Of Mooresville Zoning Ordinance off street parking shall be located to the rear of the principal building. Existing driveways and approved designated parking areas located in the front and side yards are exempt from this requirement.

GUIDELINES FOR WALKWAYS, DRIVEWAYS, AND PARKING AREAS:

Preservation:

1. Retain historic driveways and walkways, including steps and sidewalks, in their original locations. When deteriorated, repair with materials that match or are compatible to the original. Locations.

Reconstruction:

1. Select appropriate materials for new driveways including concrete tracks (narrow strips), brick, and crushed stone. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb butts to the minimum width possible.
2. Select appropriate materials, such as concrete, brick, asphalt, or crushed stone for surfacing parking areas.
3. Consider removing unused paved areas to provide additional green space.

GUIDELINES FOR WALKWAYS, DRIVEWAYS, AND PARKING AREAS (Cont):

4. Remove deteriorated pavement before installing new paving materials to ensure that the walk will be flush with the grade of the yard and public sidewalk.

New Design:

1. Select appropriate paving materials for new walkways including concrete, brick and stone. Stamped concrete is inappropriate.
2. When needed, introduce new driveways and walkways that are compatible with existing driveways and walkways in terms of width, location, materials, and design. Generally, double width driveways and circular driveways are not appropriate.
3. Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs and sidewalks. Usually driveways should lead directly to the rear of buildings, and walkways should lead directly to the front steps of the house.
4. Parking areas for residential properties should be well screened and at the rear of the property. Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.
5. Design new parking areas to minimize their effect upon the neighborhood environment. Locate them to the rear of buildings and screen them from view with landscaping and/or fencing. The Commission may consider alternate locations when properly screened and landscaped.
6. Grading for new parking areas should not dramatically change the topography of the site or increase water runoff onto adjoining properties.
7. Divide large expanses of pavement into smaller components with planting areas. Incorporate existing large trees and shrubs into the landscaping for new parking areas when possible.

The following projects Do Not require a COA:

- Adding gravel to existing driveways.
- Patching deteriorated concrete or asphalt pavement, walks, steps, etc

The following commonly requested projects require a COA:

- New or expanded parking areas/lots.
- New or expanded driveways and walkways.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.5 Lighting

The selection and placement of exterior lighting can be especially important in Historic Districts because lots are generally very narrow and houses are generally located close together. Lighting on one property can easily affect neighboring properties.

Lighting of a relatively low height, and light of low or moderate intensity is typically most suited for the Mooresville historic district(s). Standard Duke Power Company security lighting usually is inappropriate for most residential locations because it tends to spill over onto surrounding properties.

GUIDELINES FOR LIGHTING:

1. Select lighting fixtures and poles that are compatible in scale, design, and materials with the individual property and the neighborhood.
2. Carefully locate low level or directional lighting so it does not invade surrounding properties. Indiscriminate area lighting is not appropriate.
3. Retain and preserve the fixtures original to the dwelling. If replacement of original fixtures is needed, consider selecting a style that is similar or that will complement the original fixtures.
4. Typically fixtures attached to a building were mounted on porch ceilings or adjacent to entrances.

The following projects Do Not required a COA:

- Porch light fixtures.
- Decorative exterior light fixtures.
- Light posts less than a total height of 6 feet.
- Landscape lighting with low-level projection.
- Motion lights and spot lights in rear yards.

The following commonly requested projects require a COA:

- Duke Power security lights.
- Freestanding light fixtures more than 6' in height

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.6 Signs

Mooresville's Historic District(s) are comprised of buildings with a multitude of uses from residential to commercial and institutional. Over time, the original use of some buildings has changed and in some areas residential buildings have been converted to other uses. Often these changes require signage to help with identification. In order to maintain the historic context of the neighborhood, it is important to install signage that will not detract from the pedestrian scale of the neighborhood or the original function and purpose of a building.

Traditionally, signs in the historic districts were relatively small, of simple shapes and legible lettering. They were usually constructed of wood or metal with a smooth, painted sign face. Signs in residential locations were often located beside the front walk near the public sidewalk. Such signs may also contain street addresses.



300 Block of South Academy Street

GUIDELINES FOR SIGNS:

Preservation:

1. Retain and preserve historic signs and details that contribute to the historic district.

Reconstruction:

1. When reconstructing a sign, base the design on the historical data for the era when the structure was built

GUIDELINES FOR SIGNS (Cont):

New Design:

1. Introduce unobtrusive, simple signage in the historic districts.
2. New signs should be no larger than necessary to identify the building they serve, and locate them so that they do not block pedestrian views along the street
3. Select traditional materials for new signs including wood, metal, stone and masonry. Carved or sandblasted signboards are generally not appropriate in the historic districts. Signs may be lighted with concealed spotlights.
4. An appropriate location for a freestanding sign in a residential area is close to the front walk and near the public sidewalk.
5. Billboards (outdoor advertising signs) and other tall freestanding signs, portable signs, flashing or lighted message signs, plastic signs, and signs with internally illuminated letters are not appropriate in the historic districts.
6. It is not appropriate to attach signs to a building in any manner that conceals, damages, or causes the removal of architectural features or details.
7. Signage should be compatible with the original use of a building.
 - A. It is not historically appropriate to install signs directly on facades or porch roofs of residential buildings and those buildings originally intended for residential use. The installation of a freestanding sign is most appropriate as it is less likely to detract from the architecture of the building.
 - B. When designing new signage keep in mind the scale of the building it will identify.
 - C. Signs should be consistently oriented to the pedestrian and be compatible with the residential environment.
 - D. Signs whose purpose is to attract the attention of passing motorists are usually too large to be compatible with the pedestrian character of the historic district(s).
 - E. The best location of a sign is next to the front walk near the public sidewalk.

The following projects Do Not require a COA:

- Real estate signs.
- Home security signs.
- “No Parking” and Tow Away” or other public signs with in the right of way.

The following commonly requested projects require a COA:

- All new building/business identification signage.
- Replacement signs that differ in dimension, design, material or location from the existing.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.7 Accessory Structures and Garages

A number of early garages and other outbuildings, including, a few carriage barns, survive in the historic districts. These structures provide a glimpse of life during a bygone era, and add to the character and charm of the neighborhoods. The earliest true garages were simple frame structures with no floor, which could accommodate a single automobile and little else. Gradually they became more substantial structures and sometimes provided additional living quarters. They could be distinctive, often matching the architecture of the house.

- ❖ A Building Permit is required for the construction of all detached accessory structures and garages including prefabricated units.



Garage on South Academy Street

GUIDELINES FOR ACCESSORY STRUCTURES AND GARAGES:

Preservation:

1. Retain the original materials and features of historic garages and outbuildings including windows, doors, siding, trim, and latticework. If replacement of an element is necessary, match the original in design.

Reconstruction:

1. Limit the size and scale of garages and accessory structures so that the integrity of the original structure or the size of the existing lot is not compromised or significantly diminished.

New Design:

1. New garages and accessory buildings should be located in rear yards and not past the centerline of the house.
2. Design new garages and outbuildings to be compatible with the main structure on the lot in material and design using existing historic outbuildings in the historic district as an example.
3. Prefabricated wooden accessory structures are appropriate when they are designed to be compatible with the principal structure on the site and with other outbuildings in the district.
 - A. Accessory structures with gambrel style roofs are a modern out-building and therefore an inappropriate design for the historic districts.
 - B. It is not appropriate to introduce prefabricated metal accessory structures in the historic districts.

The following projects Do Not require a COA:

- Maintenance or repairs to garages and accessory buildings when there is no change in design or material.

The following commonly requested projects require a COA:

- New Construction of garages and accessory structures not larger than 10% of the square footage of the principle structure or that are visible from the street.
- Demolition of accessory structures and garages.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.8 Utility and Mechanical Equipment

As advancements in modern technology continue to grow, a compromise must be met between these ever changing needs and the preservation of historic neighborhoods, to include heating and air conditioning equipment, electrical panels and meters, telecommunications equipment, satellite dishes, and freestanding antennas. Telecommunication towers are not allowed in the historic district(s) unless they are stealth application.

GUIDELINES FOR UTILITY AND MECHANICAL EQUIPMENT:

1. Locate utilities, satellite dishes, and antennas as low to the ground as possible, at the rear and side of the structure where it is not readily visible from the street. Small satellite dishes of 18 inches are most appropriate and create the least amount of visible impact on the district.
2. Install utilities and mechanical equipment in areas and spaces that will require minimal alteration to the building.
3. Install mechanical equipment such as electrical panels or gas meters at grade level when they are visible from the street and screen with shrubbery or other landscaping.
4. Locate new mechanical supply lines, pipes, and ductwork on the interior of the structure. If an interior location is not feasible, place in inconspicuous locations and/or conceal with architectural elements such as downspouts.
5. Place utility service lines underground where possible to eliminate overhead lines and poles.
6. Air conditioning units and other similar mechanical equipment should be placed in the rear and side yards with as little visibility from the street as possible. When equipment can be seen from the street, it should be screened with shrubbery or fencing.
7. The installation of telecommunication towers is not appropriate within the boundaries of Mooresville' historic district(s).
8. Window air conditioning units should be placed at the side and rear of buildings.
9. Telecommunication towers are reviewed by the State Historic Preservation Office for impacts on historic structures and districts.
10. Solar panels are best located on rear elevations.

The following projects Do Not require a COA:

- Air conditioning window units.
- Replacing utility poles.

- Installing telephone, cable, and other telecommunications equipment on existing utility poles.
- Small (24 inches) satellite dishes when not visible from the street.
- Telephone, electrical, and cable connections.
- Gas, electric, and other utility meters and service connections.
- Residential HVAC units located in rear yards where not visible from the street.

The following commonly requested projects require a COA:

- Installing HVAC when visible from the street
- New utility poles, wires, and control boxes.
- Satellite dishes larger than 24 inches in diameter when visible from the street
- Telecommunications equipments.
- Generators, cooling towers and commercial mechanical equipment.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.9 Patios and Decks

Patios and decks are popular additions to houses for outside leisure activity and can act as an enhancement to landscaping. While terraces and patios may be more compatible with the character of a historic structure, decks are acceptable when they are of a compatible design and hidden from street view



East Iredell Avenue

GUIDELINES FOR PATIOS AND DECKS:

1. Locate decks at the rear of the structure or in a location not readily visible from the street. Decks that are visible from the street should be screened with shrubbery or other landscaping materials.
2. Decks should be of wood construction and of dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.
3. It is not appropriate to install decks that require the removal of historic materials or otherwise damage or obscure architectural features. Design and construct decks so that they may be removed in the future without damage to the historic structure.
4. Select appropriate paving materials for patios including concrete, brick and stone. If feasible, remove deteriorated pavement before installing new paving materials to ensure that the walk will be flush with the grade of the yard and public sidewalk.
5. When designing a deck or patio, keep in mind the overall size of the rear yard and the impact it may have on reduction in green space.
6. Choose materials for patios that are found elsewhere on the property – a new brick patio would complement an original brick walkway.

The following projects Do Not require a COA:

- Repairs to deteriorated wood decks.
- Replacement of deteriorated/missing pavers.

The following commonly requested projects require a COA:

- Expansion of existing patios and decks.
- New patios and decks.
- Decks when visible from the street (commission).

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.10 Exterior Wall Materials and Finishes

The form, materials, and details of the exterior walls help to define the architectural character of historic structures. Polygonal bays and turrets, recessed balconies, and changes in wall materials provide character and scale to buildings in the historic district. These details are further emphasized by paint color and other exterior finishes.

Typical historic wall materials found within the districts include wood clapboard siding, wood shingles in both uniform and patterned shapes, stucco, brick and stone. Over the years, many clap board houses in the historic districts were covered over with asphalt singles and aluminum or asbestos siding. Due to the loss of both historic character and original materials in the application of these synthetic materials, the practice is not appropriate in the historic district(s). Additionally, the danger of undetected insect infestation and moisture damage makes synthetic siding undesirable. Consequently, the removal of previously installed synthetic siding within the historic district(s) is always encouraged.

In some instances, synthetic siding such as asbestos siding and asphalt shingles may actually be the original siding material. In situations where the replacement of these materials is necessary, The Historic Preservation Committee will review proposed substitute materials on a case by case basis. For exterior wood surfaces, paint and stains provide opportunities for accentuating the character defining elements and details of historic buildings. Appropriate variations in paint schemes contribute to the diversity and richness of the district streetscape.



700 Block of East Iredell Avenue

The preparation of wood siding prior to painting plays an important role in the appearance of wood siding. Scraping and sanding is the recommend preparation method as harsh methods of paint removal such as sandblasting and high pressure washing may actually facilitate the deterioration of wood siding.

GUIDELINES FOR EXTERIOR WALLS AND MATERIAL FINISHES:

Preservation:

1. Preserve original form, materials, and details of the exterior walls. If replacement is necessary, replace only the deteriorated material or detail with new material to match the historic material in composition, size, shape, texture, pattern, and detail. The appropriateness of substitute materials is reviewed based on size, shape, texture, pattern, and detail as compared to the original material and, when available, past performance of the material in documented cases.
2. Preserve historic architectural features of exterior walls such as cornices, brackets, bays, turrets, fascias, and decorative moldings. It is not appropriate to remove these features rather than repair or replace with matching materials.
3. Painting wooden details such as corner boards, brackets, fascias, soffits, and decorative moldings helps to highlight these elements and emphasize the architectural character of a building.
4. Victorian homes were usually painted in multiple shades with contrasting colors on intricate details and molding. Craftsman style homes were often sided and stained. When painted, these homes tended to display dark earthen colors. Many colonial revival style homes were finished in brick or white paint.
5. To retain architectural unity, avoid very strong color contrasts and excessive highlighting of small details.
6. Change color on architectural details at the point at which the detail takes new form.
7. Paint previously painted foundations in darker colors that generally reflect the color of masonry or stone.
8. Many houses and apartments that were built before 1978 have paint that contains lead (lead based paint). Lead from paint, chips, and dust can pose serious health hazards to children and adults.
9. When selecting new replacement wood siding, although more expensive, clear grade lumber materials provides the best finish.

New Design:

1. Locate vents or mechanical connections through walls that are non character defining walls or inconspicuously on the rear or side walls of the structure where they are not visible from the street.
2. It is not appropriate to cover or replace historic materials with substitute materials such as aluminum, vinyl, or plywood panels.
3. It is not appropriate to apply paint or other coatings to unpainted wall materials and materials that were left unpainted historically.
4. Traditionally masonry materials such as brick, slate, and stone should remain unpainted as well as stained shingle.
5. It is not appropriate to use abrasive techniques such as sandblasting, high pressure waster blasting, or other methods that may damage the surface, for cleaning or removing paint from the exterior walls and trim within the historic districts.

The following projects Do Not require a COA.

- Painting
- Removal of non-original siding (vinyl, aluminum, or asbestos)

The following commonly requested projects require a COA:

- Replacing deteriorated siding and trim
- Minor alterations to buildings (rear elevations can be reviewed by staff)
- Removal of aluminum, vinyl, and asbestos siding when it is the original siding.
- Exterior alterations to the principle elevations of the building
- Use of artificial siding

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.11 Masonry & Stone Foundations and Chimneys

Many, if not all structures in Mooresville’s Historic District have some form of masonry material as part of their construction. Brick, brick veneer and stone construction can make up the exterior walls of the building and are almost always the material chosen to construct the chimneys and foundation.

Chimneys are often significant architectural features of a historic structure and the foundation anchors the historic structure to its building site raising the body of the building above the ground level. Consequently, their preservation is essential to retaining the character of the buildings exterior. Proper maintenance of chimneys, foundations, and other masonry / stone surfaces may include re-laying of any loose brick or stone, carefully re-pointing deteriorated mortar joints, and proper replacement of metal flashing where the chimney meets the roof or wall. The most important goal in masonry / stone preservation is to keep it water tight.

Techniques such as sandblasting and high pressure washing erodes the brick exterior causing moisture to penetrate the brick and water proof coatings such as silicone based treatments will actually trap the moisture inside. These techniques should be avoided. The best preventive measure to take is to provide regular maintenance and select a good mortar when re-pointing.



GUIDELINES FOR EXTERIOR MASONRY AND STONE:

Preservation:

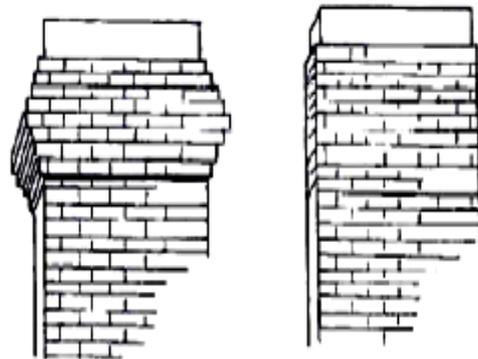
1. Preserve the shape, size, materials and details of character defining chimneys and foundations and other masonry / stone features. Significant chimney details include features such as terra cotta chimney pots and decorative caps. Decorative grilles, vents, water tables, lattice panels, access doors, and steps are character defining features of foundations that should be preserved as well.
2. Water repellent coatings are the recommended treatment for protecting masonry surfaces as they are different from water proof coatings and are formulated to be vapor permeable (breathable). They do not seal the surface, but act as a barrier that continues to allow the appropriate level of moisture to pass through the surface.
3. Low pressure cleaning at garden hose pressure using water detergents is the best way to clean brick or stone.
4. Previously painted foundations should be painted in dark colors that reflect the colors of masonry or stone.
5. Re-pointing is filling in the gaps that already exist in masonry joints with mortar to match the original mortar.
6. Tuck pointing is the process of cleaning out the crumbling and deteriorating mortar and then “tucking” new mortar into the clean joints.

Reconstruction:

1. Clean soiled, discolored or painted masonry and stone surfaces using the gentlest methods possible to avoid damage to brick and mortar. It is not appropriate to use high pressure cleaning methods such as sandblasting.

New Design:

1. Maintain the integrity of masonry / stone features by re-laying loose brick and repairing deteriorated mortar joints as necessary. When re-pointing or tuck pointing masonry surfaces, match the dimension, composition, color, profile, and the design of the old mortar joints as closely as possible.



The following projects Do Not require COA:

- Re-pointing masonry and stone surfaces
- Installation / removal of metal chimney caps.

The Following commonly requested projects require a COA:

- Tuck pointing masonry and stone surfaces
- Chimney removal
- Rebuilding original foundation
- Removal of original chimney caps

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.12 Roofs

The roof is often a distinguishing feature of a historic structure, helping to define its architectural character and the building's overall form. The interplay of roof forms, materials, and details helps to give the historic districts their unique character. Changes and additions to a historic building over time are often revealed through variations in the form, pitch, materials, overhang, and detailing of the roof.

The most common roof forms in the historic districts are gable and hip, but complex roofs mixing gable, hip, gambrel and other roof shapes are also found. Roofs may feature bracketed eaves, open rafters, or classical cornices with dentil moldings. Most residential roofs in the districts have generous overhangs, especially on Bungalows and American Foursquares. Traditional roofing materials for both residential and non-residential buildings include slate, terra cotta, pressed metal shingles and standing seam metal roofing. However, by far the most widely used historic roofing material was the wood shingle. Over time, composition shingles of asphalt and fiberglass have replaced historic wood shingles as the most common roofing materials in the historic districts.

1. Where exposed gutters and downspouts are to be replaced or installed, install them so that no architectural features or details like crown moldings are damaged or removed. Gutters and downspouts should be painted or finished in baked enamel unless they are made of copper. Half-rounded style gutters are most desirable because they help

2. Dark browns, greys and black asphalt composition shingles provides the closest match to the

look and appearance of weathered wood roofing shingles



400 Block of West Center Avenue

GUIDELINES ON ROOFS:

Preservation:

1. Retain and preserve original roof form, pitch, overhang, and significant features such as chimneys, dormers, turrets, cornices, balustrades, and widow's walks.
2. Preserve and maintain historic roofing materials that are essential in defining the architecture of a historic structure, such as clay "mission tiles" or patterned slate. If replacement is necessary, replace only the deteriorated material with new material to match the original
3. Preserve and maintain original roof details such as decorative rafter tails, crown .
4. molding, soffit boards, or cresting. If replacement is necessary, the new detail should match the original.
5. Maintain traditional gutter and downspout systems. For example, repair concealed or built-in gutters rather than replacing them with exposed gutters.

Reconstruction:

1. Retain historic roofing materials such as asbestos shingles, metal shingles, and standing seam metal roofing. If replacement is necessary due to deterioration, substitute roofing materials such as composition shingles are appropriate. Since historic roofing materials were traditionally dark in color, light colored composition shingles are not appropriate in the historic district.

The following projects Do Not require a COA.

- Installation of gutters and downspouts when original features are not altered or removed.
- Replacement of existing asphalt composition roofing shingles when no original features will be removed or damaged and shingle color is black, dark gray, dark green or other similar color that is dark.

The following commonly requested projects require a COA:

- Change in roofing material including the removal and replacement of slate, terracotta tile, and standing metal seam roofing materials.
- Removal, repair, replacement of built-in gutter systems.
- Installation of solar panels, vent pipes, ventilators and skylights, etc. when not visible from the street.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.13 Windows and Doors



South Broad Street

Windows and doors are prominent visual elements of historic structures and often reflect the architectural style or period of construction. The pattern, arrangement location, size and shape of windows and doors contribute significantly to a building's historic character.

Windows in the historic districts are primarily double-hung wooden sash windows with a variety of muntin arrangements. The number of lights (panes) in the sash varies with the style and period of the house. Most Victorian buildings have windows which are tall and narrow. Colonial Revival windows have multiple light divisions, with either six-over-six or six-over-one patterns. Bungalows and American Foursquares often have long narrow lights in the upper sash and a solid pane in the lower sash. Smaller fixed windows with a border of small panes can be found in the gable ends of Queen Anne and Craftsman style architecture. Often the entrance door will have this same treatment.

The front door is usually the focal point of the house and a key architectural feature. Original doors found in Historic Districts typically are wood panel doors with a fixed pane of glass often with a muntin pattern similar to that of the windows. Solid wood doors are also seen in the districts and usually have sidelights and fanlights with fixed panes of clear, beveled, or stained glass surrounding the doorframe.

Because of their strong link to and indication of the architecture and style of a building, original windows and doors should be maintained, repaired when necessary, and preserved as one of the defining elements of a historic structure. Studies have shown that repair of original windows is typically less expensive than replacement, and the proper installation of storm windows and doors ensures energy efficiency.

- ❖ Studies by the Energy Research and Development Administration show that the buildings with the poorest energy efficiency are those built between 1940 and 1975
- ❖ A “muntin” is the thin strip of wood used to hold the panes of glass within a window. Often the muntin arrangement is an indicator of the architectural style of a building.
- ❖ Inspect sash locks for optimal performance as their role is to securely hold the windows in place and will help to resist air infiltration when tightly sealed.
- ❖ When considering replacement windows, determine the original window material, window pattern and configuration, dimensions, design, and any key detailing that is unique to the window, and use this information to assist you when selecting a window that will meet the intent of the guidelines.
- ❖ With the proper weather-stripping and good locks, old doors can easily be made energy efficient and secure.

GUIDELINES ON WINDOWS AND DOORS:

Preservation:

1. Preserve original doors on primary elevations and maintain character defining features such as frames, hardware, thresholds, and glass pane arrangements. If replacement of a door element is necessary, replace only the deteriorated element to match the original in size, composition, material, dimension, and detail. Replacement doors should be similar in design to existing doors.
2. Retain and preserve the pattern, arrangement, and dimensions of window and door openings on principal elevations. Often the placement of windows is an indicator of a particular architectural style and therefore, contributes to the building's significance. If necessary for technical reasons, locate new window or door openings on secondary elevations and introduce units that are compatible in proportion, location, shape, pattern, size, materials, and details to existing units. For non-residential buildings in need of a utility entrance, select a location that meets the functions of the building but is the least visible from the street and causes the least amount of alteration to the building.
3. Windows can be made weather tight by re-caulking and replacing or installing weather stripping. These actions also improve thermal efficiency.

Reconstruction:

1. True divided light wooden windows are an appropriate replacement product for original wood windows when designed to match the original in appearance, detail, material and profile and when dimensions measure within a ½ inch of any original window component.
 - A. It is not appropriate to replace true divided light windows with windows with snap-in muntins.
 - B. Additional window replacement products will be reviewed on an individual basis using the following criteria:
 1. Material performance and durability.
 2. Architectural and historical compatibility.
 3. Comparison to original window profile.

New Design:

1. Select exterior storm windows and doors that are painted or coated with a baked enamel finish and that do not damage or obscure the original windows and doors when installed. Select storm doors with full glazing to maximize the view of the door. Unfinished aluminum windows and doors are inappropriate for the historic districts.
2. Where historically appropriate, install fabric awnings so that they do not damage or conceal architectural details or historic materials.
3. Window shutters should be wood and designed to fit the window opening and attached to the window casing. Shutters should be introduced only when historically appropriate to the architecture of the building or when it is documented that shutters are original to the building. Aluminum or vinyl shutters that are attached to the side of a building are inappropriate for the historic districts

The following projects Do Not require a COA.

- Re-glazing of windows.
- Broken window pane replacement.
- Repairs to original wood windows and doors when there is no change in appearance.
- Painting of windows.
- Installation of full view baked enamel or painted storm windows and doors.

The following commonly requested projects require a COA:

- Replacement of original wood windows.
- True divided light wood windows when designed to match the original in material, appearance, detail and profile within ½ inch of any original window component (staff approval).
- Removal of a window or door opening (commission).
- Installation of a new window or door opening (commission).
- Exposing a previously covered window unit with replacement.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.14 Porches, Entrances, and Balconies

Porches and entrances are important features of houses in the historic districts. Often they are the most prominent stylistic feature of a historic structure. Covered under this section of the guidelines are front, back and side porches, entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets and various ornamental details. Porches are exposed to the weather can deteriorate rapidly if not properly maintained. Because of their architectural significance, porches should be preserved in their original form and detail.



100 Block of West McNeely Avenue



300 Block of East Center Avenue

GUIDELINES ON PORCHES, ENTRANCES AND BALCONIES:

Preservation:

1. Preserve and maintain historic porches, porticos, balconies, pergolas, terraces and entrances.
2. Preserve and maintain historic materials and features of historic porches such as tongue-and-groove flooring, beaded board ceiling boards, trim, railings, lattice, entablatures, columns, steps, balustrades, brackets, soffits, fascia boards, and decorative trim. If a porch element or detail is deteriorated and required replacement, replace only the deteriorated porch elements with compatible materials.
3. Because of their character-defining role, it is not appropriate to enclose front porches. Side and rear porches may be enclosed to create sunrooms if the design of the enclosure is compatible with the architecture of the structure and does not result in a loss of historic fabric or architectural details.

Reconstruction:

1. If a deteriorated porch must be removed or is completely missing, replace it either with a reconstruction based on accurate documentation or a new design that is appropriate for the structure in terms of materials, roof form, detailing, scale, size and ornamentation.
2. Before replacing deteriorated porch flooring, allow new wood to dry thoroughly to prevent gaps between floor boards. Give kiln-dried lumber time to adjust to ambient moisture conditions. Avoid pressure treated lumber. Prime all surfaces of new tongue-and-groove flooring before installing so that it can be painted immediately afterwards. Apply two coats of oil-based deck enamel.
3. Install a trim piece on the exposed edges of the floor boards and caulk well. Most porch floor damage is through water wicking up from the ends.
4. Ensure that there is adequate ventilation beneath the porch floor to avoid moisture build up and buckling of floor boards
5. It is not appropriate to add elements or details to porches to create a false historical appearance.

New Design:

6. The addition of new entrances, porches, pergolas, balconies and other entryway features to primary elevations should be studied in depth and based on architectural precedence for the style and design of the building.
7. Screening a porch may be appropriate when it is installed and designed in a way that does not alter or detract from the details of the original porch and uses compatible materials to the original structure. For example, porches may be screened if the framing is recessed, the screening placed behind columns or balustrades, and the framing can be removed in the future without damaging historic elements of the porch.

The following projects Do Not require a COA.

- Minor repairs to materials and features when repaired to match the original; porch flooring and ceilings, trim boards, railings, brackets, etc.

The following commonly requested projects require a COA:

- Replacement of deteriorated trim boards, flooring and ceiling, steps and railings, cheek walls etc.
- Removal/adding porches.
- Screening of front/side porches according to guidelines (staff).
- Enclosure of porches (commission).

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.15 Non Contributing Structures

Mooresville’s historic districts contain structures which were built after the period of significance. While these structures may be considered “non-historic” or “non-contributing, they are still part of the fabric of the historic district. The goal of the design guidelines is to ensure that changes to non-contributing structures “do no harm” to the special character of the building and the district.

Non-contributing structures should follow the guidelines under neighborhood setting to preserve and contribute to the character of the neighborhood. For projects pertaining to the building itself, the guidelines under Changes to the Building Exterior should be used, following the below guidelines for direction in their level of interpretation.

A COA and the appropriate documentation is required for projects as outlined in each chapter of this document

GUIDELINES FOR NON-CONTRIBUTING STRUCTUES:

1. Every effort should be made to maintain the architectural integrity of non-contributing structures. Replacement materials should be carefully evaluated to ensure that they maintain the character of the building and the district. For example, covering of wood trim with vinyl on a brick building is not recommended.
2. It is not appropriate to add historic ornamentation to create the illusion of a historic structure.
3. For additions and alterations, choose materials and treatments that maintain the character of the building’s architectural style.

GUIDELINES FOR NON-CONTRIBUTING STRUCTUES (Cont):

4. Retain features that are characteristic of the architectural style of non-contributing buildings. It is not appropriate to simply remove deteriorated architectural features rather than replacing them in kind

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.16 Safety and Code Requirements

A new use or the substantial rehabilitation of a historic building can result in additional requirements for life safety and accessibility by persons with disabilities. Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure will take careful planning.



200 Block of South Broad Street

Wheelchair ramps are usually required when a house is converted to office or commercial use, and the ramp must meet design standards set forth in the State Building Code. For historic buildings where the goal is also to preserve important architectural features, it is especially important to carefully consider the design of the ramp.

GUIDELINES FOR SAFETY AND CODE REQUIREMENTS:

1. Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.
2. Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.
3. Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.
4. Introduce reversible features to assist persons with disabilities so that the original design of the entrance or porch is not diminished and historic material or features are not damaged.
5. The design of a wheelchair ramp can minimize permanent alteration when it is constructed as a free-standing unit having as little attachment with the historic building as possible.

GUIDELINES FOR SAFETY AND CODE REQUIREMENTS (Cont):

6. Selecting compatible materials and railings to that of the historic structure will help wheelchair ramps blend with the historic porch and entrance.
7. Consider addressing accessibility needs and requirements through portable or temporary ramps rather than permanent ramps.

The following projects Do Not require a COA.

- Installation of temporary/emergency wheelchair ramps when they are not attached to the building.
- Installation of portable wheelchair ramps.

The following commonly requested projects require a COA:

- Installation of fire exits, stairs, and landings.
- Construction of permanent wheelchair ramps

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.17 Building Relocation

Relocation is sometimes the only alternative to demolition of historic buildings. It should be undertaken only after all other preservation options have been exhausted because it often results in a loss of integrity of the building setting.

A Certificate of Appropriateness is required for the removal or relocation of a building within the historic district.

GUIDELINES FOR RELOCATION:

1. Review site selection for compatibility of the relocated building to the architectural styles, materials, and scale of existing historic buildings along the street
2. Review proposed site landscaping and site features according to pertinent design guidelines.
3. Retain important architectural features when relocating a building within the historic district.
4. If possible retain important site features including large trees when relocating a building within the historic district.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.18 Demolition

The demolition or removal of any structure in a historic district requires a Certificate of Appropriateness. The commission may not deny an application for demolition, but it may delay the effective date on the Certificate for up to 365 days in the case of a structure that contributes to the character of the historic district. Since the action cannot be reversed, the decision to demolish a historic structure should be carefully considered, and all alternatives to demolition should be explored. During the delay period, the Commission should negotiate with the owner or other interested parties and seek answers to the following questions:

- ❖ Is there a well-developed proposal for the use of the site necessitating demolition?
- ❖ Could another site serve the purpose just as well?
- ❖ Could the existing structure be adapted to suit the owner's needs?
- ❖ Could the property be sold to someone willing to preserve the building?
- ❖ As a last resort, could the building be moved to another location?
- ❖ Does the site have known or potential archaeological significance?

If alternatives to demolition are exhausted and approval for demolition is granted:

- ❖ Record the structure thoroughly with photographs and other documentation including identifying and recording any special architectural features of the building, important landscape features, structures, and archeological significance of the site.
- ❖ Protect any large trees or other important landscape features during demolition.
- ❖ If the site is to remain vacant for more than 60 days, it should be cleared of debris, reseeded and maintained in a manner consistent with other properties in the historic district.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.19 Additions

Compatible additions that do not compromise the character of the historic building or destroy significant architectural features are appropriate within the historic district. Additions should reflect the point in time of their construction but respect the architectural character and fabric of the historic building and its surroundings.

While these guidelines apply to the building itself, proposals for additions should also rely on the guidelines in this document pertaining to Trees and Landscaping, and Fences, Walls, and Site Features in order to avoid any adverse effects on significant features of the site.

- ❖ Additions that radically change the proportion of built area to green area on the site are not appropriate
- ❖ Consider the possibility of archaeological resources when grading property.
- ❖ Brick, stone, wood and stucco exterior siding are acceptable materials. Fiber-cement siding (such as Hardi Plank Siding) is an acceptable material for new construction additions when it holds a similar texture, appearance and reveal dimension to wood siding.

Because of the significance of additions and its impact on the character of the historic structure, a Certificate of Appropriateness is required for all additions.

GUIDELINES FOR ADDITIONS:

1. In terms of material, style, and detail, design additions to be compatible with the original structure rather than duplicating it exactly.
2. Distinguish additions from the original structure through change in roof line, wall plane, detailing and/or material.
3. Locate, design and construct additions so that the character-defining features of the historic structure are not obscured, destroyed, damaged or radically changed.
4. Limit the size and scale of additions so that the integrity of the original structure is not compromised.
5. Changes in height that alter the character and scale of the existing building to accommodate an addition are not appropriate.
6. Minimize site disturbance for construction of additions to reduce the possibility of destroying site features and/or existing trees.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

6.20 New Construction

New construction in Mooresville’s Historic Districts should contribute to and emphasize the characteristics that make the neighborhood unique. The guidelines are written to ensure that new construction complements and never detracts from the historic character and features of the district. The guidelines are written to allow for design creativity by providing framework that will allow for new architecture using criteria based on the compatibility of the new building’s setback, scale, massing and material.

When planning and designing for new construction projects, there are 7 key principles that should be considered:

- ❖ **Site Planning:** Regular setbacks and spacing of houses creates a strong rhythm of building to open space along streets in the historic districts. New buildings should maintain this rhythm with similar setbacks and spacing, and lot coverage which approximates the ratio of building to open space generally found in the neighborhood. Principle facades of new buildings should maintain the directional expression of nearby buildings. Buildings should not be sited at unusual angles with respect to the street, or with sidewalls facing the street.
- ❖ **Building Shape and Massing:** New buildings should echo the massing of nearby structures. Mass is the overall bulk of a building and footprint is the land area it covers. The mass and footprint of a building is directly related to a building's height, width and scale. The historic districts contain buildings of varying forms and shapes and studying the context of the site in order to determine the proper relationship between new and existing buildings is critical. Using compatible roof forms and shapes is another way to relate new and old buildings.
- ❖ **Scale:** The size of an object in relation to other objects in close proximity. In the historic districts, scale is primarily the relationship between building size and human beings. The scale of new buildings should be consistent with nearby historic buildings in order to achieve a “human” scale.
- ❖ **Height:** the height of new buildings should approximate the height of nearby buildings. Houses in the historic districts are generally taller than their modern counterparts. Most are built on raised foundations, and ceiling heights can be 9-10 feet. Some variance in height is acceptable since most block faces contain a mixture of one and two story structures, with an occasional three story building.
- ❖ **Fenestration:** Fenestration refers to the pattern and arrangement of openings on the façade of a building. While windows and doors on new buildings do not have to duplicate historic windows, the dimensions and placement on the building should be similar. Blank walls should be avoided. The main entrance is usually the most prominent feature of structures in the historic districts, and should be emphasized in new construction as well.
- ❖ **Landscaping:** Landscaping can be the key to a successful construction project. This is especially true in the historic districts where vegetation is well established. Heavy landscaping is essential if new buildings are to blend in with their surroundings. The site plan for new construction projects should identify existing trees, walls, walks or other features which could be incorporated into the landscape design, and every effort should be made to save existing trees, shrubbery and hedges. Those that can be saved should be protected with some eventually softening the impact of the parking area. Continuous or semi-continuous shrubs and trees, low walls, and decorative fencing are elements that can be used to enhance parking areas.

Proposals for new construction should also rely on the guidelines in this document pertaining to Neighborhood Setting. The sections within Neighborhood Setting will give guidance in the areas of Trees and Landscaping, Fences, Walls and Yard Features, Walkways, Driveways and Parking Areas, Lighting, and Signs.

- ❖ Brick, stone, wood and stucco exterior siding are acceptable materials. Fiber-cement siding (such as Hardi Plank Siding) is an acceptable material for new construction additions when it holds a similar texture, appearance and reveal dimension to wood siding.

Because of the significance of new construction and its impact on the character of the historic districts, a Certificate of Appropriateness is required for all new construction projects.

GUIDELINES FOR NEW CONSTRUCTION:

1. Site new buildings so that the setback, spacing and orientation to the street is consistent with historic buildings within the district.
2. New construction should have a similar height and width of existing buildings within a block or street.
3. Relate the roof form, pitch, and overhang of new construction buildings to historic roofs within the district.
4. Design the spacing, pattern, proportion, size, and detailing of windows, doors, and vents to be compatible with existing historic examples within the district.
5. The selection of materials for new construction should be compatible with and complement neighboring historic buildings.
6. Incorporate existing large trees and historic landscape features, such as retaining walls and gardens, into the proposed site plan. During construction protect trees and site feature to be retained by temporary fencing, and do not disturb or contaminate the soil or store construction materials within the root zone of trees to be saved.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.



Intersection of N. Broad Street and Moore

Chapter 7

DESIGN GUIDELINES NON-RESIDENTIAL

Over time demolitions and reconstructed façades have changed the face of the historic downtown; however, beginning with the renovation of the many shop fronts along Main Street, to the current surge in development activity such as the Charles Mack Citizens Center, Mooresville has demonstrated a long-term commitment to preserving the historic character of its downtown. The majority of the downtown historic district is made up of late nineteenth and early twentieth century commercial structures, with a few exceptions. The importance of the railroad in the development of Mooresville is evident in the layout of Downtown Mooresville with the railroad serving as one of the main focal points. The late nineteenth century warehouse structures along N. Broad St. still retain their historic appearance.



100 Block of North Main Street

7.1 Streets, Sidewalks, and Public Right-of-Way

Streets, sidewalks, and other public spaces are important parts of the downtown setting. The public right-of-way has evolved and changed over time, but much of the early twentieth century appearance and character remains in the historic district. Downtown streets are typically two lanes wide and somewhat narrow compared to current standards reflective to a bygone era.



North Main Street

GUIDELINES FOR STREETS, SIDEWALKS, AND THE PUBLIC RIGHT OF WAY:

Preservation:

1. Maintain historic street patterns, widths, and construction materials.
2. Maintain and restore historic paving materials for roads and sidewalks such as granite curbing. When they are disturbed for underground utility construction or other work, repair pavement, gutters, and curbs with matching materials.
3. Maintain the planting strip between the street and sidewalk. It is not appropriate to surface the strip with pavement or other materials. Brick may be considered where a hard surface is needed.

Reconstruction:

1. Introduce street lighting of a human scale that is consistent with the design and the illumination level of special street lighting in the historic districts.
2. Maintain door mail slots and letterboxes. Freestanding mailboxes that are not in keeping with the Downtown design and should be avoided.
3. Locate items such as street furniture, benches, trash cans, and publication racks, so that they do not obstruct sidewalks or the streetscape.

New Design:

1. Avoid grading which would change the topography of the public right of way.
2. Place cables and wires underground and locate poles at the rear of lots. Add new poles, cables, and related equipment in the public right of way only when there is no feasible way of meeting established safety and code standards. Granite curbs that are disturbed as part of the installation, should be maintained.

*GUIDELINES FOR STREETS, SIDEWALKS, AND THE PUBLIC RIGHT-OF-WAY
(Cont):*

3. Using pedestrian-scale decorative streetlights typically constructed of cast iron, or aluminum helps to maintain the historic character of the street.
4. Other than what is required for traffic and pedestrian safety, keeping traffic signage in the public right of way to a minimum helps to avoid cluttering the appearance of the street.

The following projects Do Not require a COA:

- Street patching when the pavement material is the same, and granite curbs retained.
- Repair or replacement of sidewalks and concrete curbs and gutters when the design, dimensions, and materials will be maintained.
- Pavement markings.
- Replacement of substandard utility poles and wires with like number and kind.
- Installation and maintenance of traffic and parking signs.
- Repair or replacement of underground utilities.
- Maintenance and repair of street lights, signals and related equipment.

The following commonly requested projects require a COA:

The Town of Mooresville, Duke Power, other utility companies, and private contractors are required to obtain a Certificate of Appropriateness before undertaking work that would affect the appearance of the public right-of-way.

- Widening or realignment of streets
- Construction of bicycle lanes.
- Construction of new sidewalks.
- Construction of new streets or the resurfacing of existing streets and sidewalks.
- The addition of utility poles and wires, traffic signals and equipment, above ground telecommunications equipment, and similar items in the public right of way.
- Adding street lighting and street name signs.
- Installation of street furniture such as benches, trash cans, mailboxes, and newspaper racks in the public right of way.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.2 Walls, Site Features, and Parking

Historic site features that may exist on Downtown properties include fences, walls, trellises, arbors, terraces, patios, and gardens. Many original site features have been lost over the years and every effort should be made to preserve the ones that remain and restore such features to the downtown streetscape.

Fences and walls were the most abundant type of site feature existing in the historic district(s). The repetition of fences and walls often provides a sense of continuity and rhythm along a street. Wood and cast iron, are traditional materials for fences. Stone, brick, and concrete are common wall materials. The selection of fence or wall material and design often relates to the architectural style of the structure. Historically, open picket fences, low walls, hedges, and some decorative wire fences were the most typical yard enclosures.



100 Block of North Main Street

Historically, parking in the Downtown was provided by a combination of off-street and on-street parking. It is very common that the majority of the customer parking was provided by on-street parking along the store front and the mercantile was located in the rear of the building. Most all off-street parking was accessed by shared driveways.



Behind the 100 Block of North Main Street

GUIDELINES FOR FENCES, WALLS AND SITE FEATURES

Preservation:

1. Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, textures, and detail.

Reconstruction:

1. When reconstructing a deteriorated fence, replace only the deteriorated element and match in original design, size, shape, scale, and proportions. Base design on historical data for the era in which the structure was originally built.

New Design:

1. Introduce new retaining walls constructed of brick, stone, or concrete in a design consistent with the property and the neighborhood. It is not appropriate to construct retaining walls of inappropriate materials such as landscape timbers, or concrete blocks where visible from the street.
2. Introduce new fences and walls compatible in material, design, scale, location and size with original fences and walls within the historic district.
 - A. Low picket fences of an open design, constructed of wood or metal and finished in white or another color/stain compatible with the building, and low walls and hedges are appropriate for front and rear yard use. Front yard fences and walls should usually not exceed 48" in height.
3. Trash receptacle and dumpster areas must be adequately screened from view of the public right-of-way and adjoining residences with shrubs and/or fencing.

The Following items Do Not require a COA:

- Resurfacing and re-stripping of existing parking lots.

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- New fences and walls.
- New dumpsters and dumpster pads
- New or expanded parking lots and accesses to public right of ways.
- Benches and other outdoor furniture and accessories.
- Trellises.
- Sculptures and other outdoor artwork.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.3 Store Fronts

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Mooresville, commonly included storefronts with large display windows, transoms bars or windows, and recessed entryways. The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these store fronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront and awnings.



100 Block of North Main Street



100 Block of North Main Street

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display windows, transoms and recessed entryways.

These guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also addresses new designs and their compatibility with the historic district.

GUIDELINES FOR STOREFRONT:

Preservation:

1. Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.
2. Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
3. Whenever repairing, renovating, or removing any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction:

1. If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
2. When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
3. Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Structure:

1. Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

The following projects Do Not Require a COA.

- Replacement of glass for display windows
- Replacement materials for bulkheads as long as the materials are similar in texture, design, and type.
- Replacement canvas for existing awnings.

The following commonly requested projects require a COA:

- Alteration or reconstruction of display windows.
- New or replacement of transom bars.
- Alteration to the bulkhead.
- New windows
- Reconstruction, addition, or any alteration to columns.
- New awnings.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.4 Upper Facades

The front elevation of turn-of-the-century commercial buildings is commonly made up of the storefront and the upper façade. In Mooresville, many of the historic downtown buildings were designed for commercial on the street level and office or residential or office on the upper levels. The façade treatment is typically different between the first and upper floors.

Most buildings in downtown Mooresville are two and three-stories, however there are some that are single story structures. The upper façades of Mooresville's downtown buildings are typically constructed of brick with varying levels of detail including brick corbelling, quoins, arched windows, and window awnings. Some buildings use brick stringcourses or stonework to create accents in the overall design.



100 Bock of North Main Street

The upper façade is any area of the building above the first-floor commercial storefront

GUIDELINES FOR UPPER FACADES:

Preservation :

1. Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.
2. The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.
3. Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted.
4. When replacing upper floor windows, match the original in configuration and, where possible, use similar materials. When replacing all windows in a certain area, it is appropriate to use wood composite, aluminum, or vinyl-clad, low-maintenance windows if they have the same appearance of the original windows.

Reconstruction:

1. If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
2. When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

GUIDELINES FOR UPPER FACADES:

New Design:

1. If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size and spacing of windows or other fenestrations, proportion, scale, and detailing.

The following projects Do Not Require a COA.

- Re-glazing of windows
- Broken window panel replacement

The following commonly requested projects require a COA:

- New or replacement windows
- Replacement of deteriorated facades
- Any alteration or extension of an upper facade

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.5 Side and Rear Facades

Side Facades

Many of Mooresville’s downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway. The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc.

They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.



Intersection of Moore Avenue and North Main Street

Rear Facades

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Mooresville’s downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way.

GUIDELINES FOR SIDE AND REAR FACADES:

Preservation:

1. Retain and preserve historic façade details and materials on side and rear elevations.

GUIDELINES FOR SIDE AND REAR FACADES (Cont):

2. Historic painted advertisements represent an important historic element in downtown Mooresville. While not required, it is recommended that they be preserved whenever possible.
3. Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping.

Reconstruction:

1. If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
2. When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
3. If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
4. Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

New Design:

1. If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing structures in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

The following projects Do Not Require a COA.

- Re-glazing of windows.
- Broken window panel replacement.

The following commonly requested projects require a COA:

- New or replacement windows
- Replacement of deteriorated facades or portions thereof.
- Any alteration or extension of an facade.
- New or alteration of an entry way.
- New or replacement of steps or stairways.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.6 Exterior Wall Finishes

Architectural details in downtown Mooresville include everything from simple masonry treatments such as corbelled brick and stringcourses to very detailed ornamentation like cast iron, stone relief, and wooden & masonry cornices. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

- ❖ Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.
- ❖ If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- ❖ It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.
- ❖ If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

A. Windows and Doors

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

GUIDELINES FOR WINDOWS AND DOORS:

Preservation:

1. Retain and preserve original windows and doors.
2. Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
3. Protect and maintain existing windows and doors in appropriate ways:
 - a. Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - b. Weather strip windows and doors to prevent moisture and infiltration.

GUIDELINES FOR WINDOWS AND DOORS (Cont):

- c. Check sills and thresholds to ensure that water runs off and does not collect.

Reconstruction:

1. If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
2. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
3. Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
4. Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
5. It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

New Design:

1. The use of reflective or highly tinted glass is not permitted.
2. It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, and details.
3. If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
4. If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

The following projects Do Not Require a COA.

- Re-glazing of windows
- Broken window panel replacement
- Repaint windows

The following commonly requested projects require a COA:

- New or replacement windows
- Addition of shutters or dormers
- Addition of storm window

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

C. Masonry

The primary construction material in the downtown historic district is brick. Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, scale, color, bonding pattern, joints, and detail of the masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Maintenance and Repair

- ❖ Masonry surfaces are relatively long-lasting and require little maintenance. Moisture is the most common cause of deterioration in masonry. If water can enter the wall, the roof, or the foundation through loose masonry joints or cracks, it will cause additional damage as it works its way through the structure.
- ❖ Typically, mortar joints slowly deteriorate over a period of years because of exposure to the elements or deterioration of the original composition. The deterioration allows moisture to penetrate brick walls or foundations. Consequently, the life of a brick or stone wall depends on proper maintenance of its mortar joints.
- ❖ The process of replacing deteriorated mortar joints with new mortar is called re-pointing. All loose and deteriorated mortar is carefully raked out of the joint by hand, and new mortar is inserted. To maintain the historic character and the structural integrity of the wall, the original mortar should be matched in composition, color, texture, and strength. The dimension and the profile of the original mortar joint should also be duplicated.
- ❖ Heavy soiling or vegetation that allows moisture to remain on a masonry surface contributes to the deterioration of masonry elements. If cleaning is necessary, the gentlest method possible should be used. Periodic cleaning with simple techniques such as steam cleaning or low-pressure water washing with or without a mild detergent, complemented by scrubbing the surface with a natural bristle brush where needed, is generally all that is necessary.
- ❖ If these techniques are not successful, chemical masonry cleaners may be indicated. Chemical cleaners should always be tested on an inconspicuous area well in advance to determine if they cause any discoloration or damage to the masonry.
- ❖ High-pressure cleaning techniques such as sandblasting and water-blasting, because of their abrasive nature, permanently damage the surface of historic masonry and accelerate its deterioration. Consequently, such techniques are not appropriate in the historic district.

GUIDELINES FOR MASONRY:

Preservation:

1. Retain and preserve original masonry walls, foundations, and roofs.
2. Retain and preserve all masonry construction features that are character defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.
3. Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
4. It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
5. It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for re-pointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
6. Paint previously painted masonry elements in colors that best reflect the color of the masonry material.

Reconstruction:

7. Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
8. When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance:

1. Protect and maintain historic masonry in appropriate ways:
 - a. Monitor masonry for cracks and signs of moisture damage.
 - b. Ensure that water does not collect at the base of a masonry foundation or chimney.
 - c. Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - d. Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
 - e. Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.

GUIDELINES FOR MASONRY (Cont):

- f. Test any proposed cleaning method on an inconspicuous sample area first.
2. If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, re-point mortar joints of masonry surfaces in

appropriate ways:

- a. Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
 - b. Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland-cement content can cause serious damage to existing masonry.
 - c. Duplicate the width and the joint profile of the original mortar joints.
3. It is not appropriate to use high-pressure cleaning methods such as sandblasting and water blasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

The following projects Do Not Require a COA.

- Re-pointing masonry and stone surfaces
- Cleaning of surfaces with non-abrasive measures

The following commonly requested projects require a COA:

- Tuck pointing masonry and stone surfaces
- Chimney removal
- Rebuilding original foundation

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

D. Wood

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

- ❖ Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface.
- ❖ Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces. Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wood rot.

- ❖ Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface.
- ❖ Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.
- ❖ The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

GUIDELINES FOR WOOD:

Preservation:

1. Retain and preserve all wooden features that are character-defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments, and architraves.
2. Retain and preserve historic wooden fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail, and texture.

Reconstruction:

1. Repair original wooden elements and details by patching with wood or epoxy, splicing, consolidating, or otherwise reinforcing deteriorated sections.
2. If replacement of a wooden element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
3. It is not appropriate to replace wooden siding, trim, or window sash with contemporary substitute materials such as vinyl or aluminum.

GUIDELINES FOR WOOD (Cont):

Maintenance

1. Protect and maintain wood surfaces and elements in appropriate ways:
 - a. Inspect wood surfaces and features regularly for signs of damage from moisture, insects, fungi, or mildew.
 - b. Monitor the condition of wood surfaces and features. Note: Both the peeling of paint and the widening of wood joints may create the false appearance of

- deteriorated wood.
- c. Keep wooden joinery adequately sealed to avoid water penetration.
 - d. Maintain a slope on horizontal wood surfaces, such as porch flooring or window sills, to ensure that water does not collect.
 - e. Maintain roofs, gutters, and downspouts to protect wood surfaces and features from water damage.
 - f. Prime all exposed wood surfaces before painting.
 - g. Maintain a sound paint film or other coating on wood to prevent damage from ultraviolet light and moisture.
2. It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and water blasting.
 3. It is not appropriate to overexpose wood surfaces to caustic chemical strippers that will raise the grain of the wood and roughen the surface texture.

The following projects Do Not Require a COA.

- Repair original wooden elements and details by patching with wood or epoxy
- Replacement of deteriorated wood.

The following commonly requested projects require a COA:

- Adding or removing wooden features from a structure.
- Covering wood in siding.
- Minor alterations to buildings (rear elevations can be reviewed by staff).
- Exterior alterations to the principle elevations of the building

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

E. Paint

Most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted - sometimes in order to provide a protective coating to deteriorated brick.

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and

preparation is recommended. Some painted brick structures have been restored to their original, natural brick finish.

Generally, the painted surfaces in Mooresville's downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade. While this painting often serves a protective role to the underlying material, it also provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color.

Paint Application and Maintenance

- ❖ Proper preparation and application of paint films is critical in preserving most historic exterior wood and metal surfaces. Although copper, bronze, and stainless steel surfaces are intended for direct exposure to the elements, paint protects all other metal surfaces from corrosion due to exposure to air and water. Paint also helps protect wood surfaces from the effects of weathering due to moisture and ultraviolet light. Consequently, maintaining a sound paint film on most metal and wood surfaces is essential to their long-term preservation.
- ❖ Maintaining wood surfaces that were previously painted requires routine cleaning of the surface. Often the perceived need to repaint may be eliminated with the removal of the surface dirt film through conventional washing; however, repainting is called for if the paint film itself is deteriorated or damaged. Proper preparation includes removal of all loose or detached paint down to the first sound paint layer. It is unnecessary and undesirable to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time. It is always best to remove loose paint layers with the gentlest methods possible. Hand scraping and hand sanding are often all that is needed. Destructive methods such as sandblasting or water blasting and the use of propane or butane torches are never appropriate for historic wood surfaces because of the permanent damage that they will cause to the wood surface itself. Electric heat plates, hot air guns, and chemical paint strippers are appropriate only if gentler techniques have failed. Before it is repainted, any exposed wood should always be primed with a compatible primer coating. If a surface is damp or soiled, the new paint film will not adhere correctly, and the wet surface may take up to two weeks to dry out completely. Once the surface is clean and dry, the application of a compatible paint coating will result in continued protection of the wood surface. Painted metal surfaces require similar inspection and routine cleaning before repainting; however, for metals, it is critical that all corrosion be removed and a primer coat be applied immediately to protect the surface from additional corrosion. If cleaning loose paint and corrosion from hard metals such as cast iron, wrought iron, and steel by hand scraping and wire brushing is unsuccessful, low-pressure grit blasting may be necessary. It is always best to test such techniques in an unobtrusive area first to determine if there will be any damage to the metal surface.

GUIDELINES FOR PAINT:

1. It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
2. If repainting of a previously painted masonry surface is necessary, use an appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
3. Protect original building material that was painted by maintaining a sound paint film.
4. Maintain previously painted surfaces in appropriate ways:
 - a. Use the gentlest techniques possible, such as hand scraping and hand sanding with wood or brick, and wire brushing and hand sanding with metals, to remove loose paint layers down to a sound paint layer. Employ electric heat guns, heat plates, and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary, and use them with caution.
 - b. Follow proper surface preparation, applying compatible paint-coating systems, including priming all exposed wooden surfaces.
 - c. Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
 - d. Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.
5. While specific colors are not addressed in these guidelines for downtown buildings, selected paint colors shall be appropriate to the historic building and district.
6. Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.

The following projects Do Not Require a COA.

- Painting wooden trim or other previously painted surfaces

The following commonly requested projects require a COA:

- Painting of brick or other surfaces not previously painted

7.7 Signs & Awnings

Signs, as much as the buildings in which they serve, can contribute greatly to the overall sense of place of downtown Mooresville. The purpose of design review of signs and awnings is to ensure that design, location, materials, and colors are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity. Signs in the downtown come in many different forms. Wall, projecting, awnings, window, and sandwich board signs are the most common found in the district. Sign design is addressed in these guidelines, but overall size, location, and sign type falls under the official Zoning Ordinance for the Town of Mooresville.



200 Block of N Main Street



100 Block of South Broad Street

GUIDELINES FOR SIGNS:

Preservation:

1. Retain and preserve signage that is original or is important in defining the overall historic character of a building.

New Design:

1. Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.
2. Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.

GUIDELINES FOR SIGNS (Cont):

3. Whether they are wall-mounted, freestanding, affixed to awnings, or placed on the sidewalk, signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Mooresville's historic downtown.
4. Wall signs should be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
5. Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be of an appropriate size and fit within these surfaces.

6. Projecting signs are appropriate provided that:
 - a. They project no more than 5 feet from the building façade or past the sidewalk line (whichever is less).
 - b. The sign area is no greater than six square feet,
 - c. The sign must be on the first floor of the façade no greater than 10 feet above ground level with the bottom being at least 7 feet above the sidewalk.
7. Install freestanding signs appropriately, such as on well-landscaped ground bases or low standards.
8. Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.

The following projects Do Not require a COA:

- Real estate signs.
- Security signs.
- “No Parking” and Tow Away” signs.
- Governmental Signs
- Incidental Signs

The following commonly requested projects require a COA:

- All new building/business identification signage.
- Replacement signs that differ in dimension, design, material or location from the existing.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

GUIDELINES FOR AWNINGS:

1. Awnings should be made of cloth or other woven fabric such as canvas. Metal awnings are generally not permitted, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not permitted.
2. Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size, and scale of that commonly found in the historic district.
3. Mount awnings in a manner that does not obscure or damage historic architectural

features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.

4. Back-lit awnings or those with interior illumination are not permitted in the historic districts.
5. Select awning colors that are appropriate to the design of the building.

The following projects Do Not require a COA:

- Repairs to existing awnings.

The following commonly requested projects require a COA:

- New awnings
- Signs on awnings

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.8 Energy Conservation

Operable transoms, windows, awnings, and shutters provide opportunities for conserving energy. Capitalizing on energy-efficient historic features and sensitively retrofitting historic buildings can maximize their energy-conserving potential.

Often, the energy efficiency of older windows is compromised when the Weather stripping around the sash is not maintained and the glazing compound that seals the glass panes within the wooden sash deteriorates. Weather stripping around doors must be maintained as well, to prevent air infiltration. Once existing windows have been repaired as needed, storm windows can be installed to provide a second barrier to the elements. Care must be taken not to damage or obscure the windows and the doors in the process. Interior storm windows are encouraged as an alternative to exterior storm windows. However, exterior storm windows with a painted or baked-enamel finish in a color appropriate to the color of the building are acceptable. Stained or painted wooden storm doors with large glass panels are also acceptable.

Utility work on the public right-of-way or on private property may require a Certificate of Appropriateness. For example, the installation of a new mechanical box on the sidewalk in downtown would require a Certificate.

When introducing new mechanical and electrical equipment and lines, care must be taken that historic features of the building or landscaping are not damaged or obscured. All such equipment should be located in the least visible location and appropriately screened.

Large antennas, satellite dishes, and communication equipment are intrusive, but would be appropriate if installed in inconspicuous areas on the building or lot and screened from view – such as on a rooftop behind a parapet wall.

GUIDELINES FOR ENERGY CONSERVATION:

1. Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
2. Improve thermal efficiency by installing weather stripping, storm windows, caulk, and if they are historically appropriate, awnings and shutters.
3. It is not appropriate to replace transparent glass in windows and doors with tinted or mirrored glass. It is not appropriate to replace multiple-paned doors or window sashes with thermal sashes using snap-in, false muntins, or muntins between the glass.
4. Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
5. Install storm windows so that the existing windows and frames are not damaged or obscured. Select exterior storm windows that are coated with paint or a baked-enamel finish in a color appropriate to the color of the building. Storm windows should be of an appropriate size and proportion so that they match the existing window.
6. If awnings are historically appropriate, install them in door or window openings so that architectural features are not concealed or historic materials damaged. Select colors appropriate to the color of the building.
7. If wooden shutters are historically appropriate, install them sized to window openings and mounted so that they are operable.
8. Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
9. Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.

GUIDELINES FOR ENERGY CONSERVATION (Cont):

10. Locate exposed exterior pipes, wires, meters, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
11. Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
12. It is not appropriate to install large antennas and satellite dishes in the historic district. Small, digital satellite dishes should not be visible from a public street and should be screened from view.

The following projects Do Not require a COA:

- Replacing utility poles.
- Installing telephone, cable, and other telecommunications equipment on existing utility poles.
- Telephone, electrical, and cable connections.
- Gas, electric, and other utility meters and service connections.

The following commonly requested projects require a COA:

- Installing HVAC when visible from the street
- New utility poles, wires, and control boxes.
- Telecommunications equipments.
- Generators, cooling towers and commercial mechanical equipment

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.9 Safety and Accessibility

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the Americans with Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the site.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires careful study of all alternatives. Regardless of the magnitude of an alteration to a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

GUIDELINES FOR SAFETY & ACCESSIBILITY:

1. Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
2. Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
3. Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
4. It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion,

- location, size, and detail.
5. When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
 6. If possible, comply with accessibility requirements through portable or temporary, rather than permanent ramps.

The following projects Do Not require a COA.

- Installation of temporary/emergency wheelchair ramps when they are not attached to the building
- Installation of portable wheelchair ramps

The following commonly requested projects require a COA:

- Installation of fire exits, stairs, and landings
- Construction of permanent wheelchair ramp

Application Requirements:

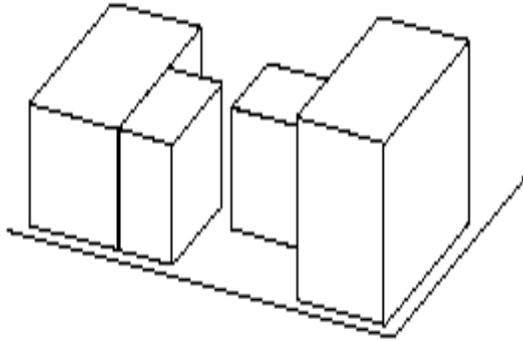
For project specific application requirements please refer to the table on Appendix B.

7.10 New Construction

There remain a number of potential infill sites in downtown Mooresville. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character of the historic district. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and accessory buildings is also important. Guidelines for new construction are to ensure that the district’s architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building must be compatible with existing historic buildings in the district; however, compatible contemporary designs rather than historic duplications are permitted.

A. Building Setbacks & Orientation on lot

Perhaps one of the most important considerations of a new design is that it continue the building line of the existing streetscape by using similar setbacks as adjacent structures. Most of downtown Mooresville is zoned with a zero-setback line. Structures can not only be built directly to the right-of-way, but also can abut adjacent structures. The accommodation of an automobile dependent society has resulted in downtown commercial development that is oriented to the car and not the pedestrian. This type of development with buildings setback far from the road and paved parking areas in front of the structure is entirely incompatible in a historic downtown.



Building set back too far in a continuous block face. Downtown Mooresville has historically developed with structures being built out to the property line.

GUIDELINES FOR SETBACKS & ORIENTATION:

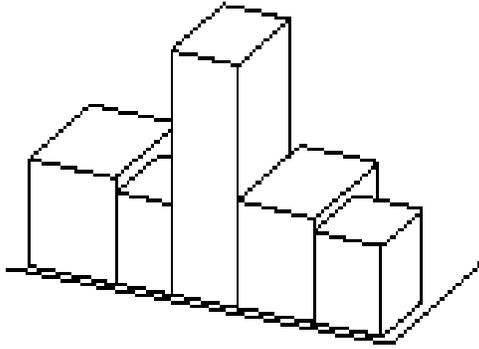
1. Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street. Buildings should be built close to the property line to continue the overall building line of the streetscape.
2. Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls.
3. In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
4. If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.
5. If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

B. Size and Scale

A new building in the downtown should be consistent with the size and scale of existing historic structures. Most buildings in downtown Mooresville are several stories.



Most of downtown has a continuous block face with buildings of similar size and proportions relative to adjacent structures. However, there also exist buildings on the fringes of the district that are of a much larger scale but are separated from other structures by an appropriate distance which essentially minimizes the impact of the change in scale. (The picture to the left illustrates inappropriate scale of buildings).

GUIDELINES FOR SIZE & SCALE:

1. Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There is a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
2. Buildings on the interior of a continuous block face should be no more than one story taller than the adjacent structures. Buildings on corners can be larger in scale than adjacent structures.
3. A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.
4. Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.
5. Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.

C. Materials, Design Elements, and Rhythm

Design elements of the building itself should also be a consideration in the appropriateness of new construction in the historic district. Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures. Contemporary compatible designs are encouraged instead of historic copies or reproductions (Example would be the addition to the Mooresville Public Library on S. Main Street).

GUIDELINES FOR MATERIALS, DESIGN ELEMENTS, & RHYTHM

1. Use materials that are similar to those commonly found in the district such as brick, stone, and wood.
2. Architectural details such as windows, arches, and cornices should complement that of existing historic structures.
3. Aluminum cladding, vinyl and plastic siding and details are generally not appropriate.
4. The size and rhythm of a building's fenestration (doors and windows) should be compatible with existing structures in the district.
5. New windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
6. Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

7.11 Additions

The introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.



200 Block of North Main Street

GUIDELINES FOR ADDITIONS:

1. Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
2. Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
3. Limit the size and the scale of additions so that they do not visually overpower historic buildings.
4. Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
5. Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
6. Design additions so that they can be removed in the future without damaging the historic building.
7. It is not appropriate to construct an addition that is taller than the original building.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.12 Demolition

Demolition of a structure in the historic district is an irreversible step and should be carefully deliberated. Once they are destroyed, historic resources can never be replaced. In considering demolition, the property owner and the Commission should give careful thought to the following questions:

- Could another site serve the purpose equally well?
- Could the existing building be adapted to meet the owner's needs?
- Could the property be sold to someone willing to use the existing building?
- Could the existing building be moved to another site?

In reviewing a request to demolish a building in the district, the Commission also considers whether the proposed demolition will adversely affect other historic buildings in the district or the overall character of the district. The Commission discourages demolition when no subsequent use has been proposed for the site. When considering demolition of a historic building, the property owner is encouraged to work closely with the Commission in reviewing all alternatives.

Denial of Authorization to Demolish

An application for a certificate of appropriateness authorizing the demolition or the destruction of a building, a site, or a structure determined by the State Historic Preservation Officer to have statewide significance as defined in the criteria of the National Register of Historic Places, may be denied except when:

- ❖ The Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the denial, or
- ❖ The Town Of Mooresville has adopted a demolition ordinance under the Minimum Housing Code or Commercial Maintenance Code .

Delay of Demolition

An application for a Certificate of Appropriateness authorizing the demolition or the destruction of a designated landmark, building, site, or structure in the historic district may be delayed for up to 365 days from the date of approval. If the Commission has voted to recommend designation of a property as a landmark or a historic district and final designation has not been made by the Town Board of Commissioners, then demolition may also be delayed up to 365 days or until the Town Board of Commissioners takes final action on the designation, whichever comes first. The intent of the delay is to provide sufficient time to exhaust all possibilities of saving the building. During the delay, the Commission should actively seek to negotiate with the owner or other interested parties to find a means of preserving the building or the site. The Commission should also make it widely known that a significant building is threatened with demolition and that alternatives are sought.

The Commission may waive all or part of the delay period if it finds that the structure is of little historic or architectural value. Also, the Commission may reduce the maximum period of delay when it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the delay.

GUIDELINES FOR DEMOLITION:

1. Work with the Historic Preservation Commission to seek alternatives to demolition.
2. If all alternatives have been exhausted, follow these guidelines for demolition:
 - a. Make a permanent record of a significant structure before demolition. The record shall consist of black-and-white photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The Commission determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the Commission before the demolition. The record is retained by the Town of Mooresville.
 - b. Work with the Commission to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building
 - c. Clear the structure quickly and thoroughly.
 - d. Submit a site plan illustrating proposed landscaping and any other site development to be completed after demolition.
 - e. Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.

7.13 Relocation

Relocation of a structure within the historic district should be carefully deliberated. A historic building should be moved only if all other preservation options have been exhausted. Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. Consequently, relocation of a property on the National Register of Historic Places may result in its removal from the register. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition.

In reviewing a request to move a building within the district, the Commission considers whether the proposed relocation will adversely affect other historic buildings in the district or the overall character of the district. Moving buildings into the historic district or relocating them within it should be based on thorough planning and meet the guidelines for new construction with regard to architectural compatibility, siting, orientation, and landscaping.

GUIDELINES FOR RELOCATION:

1. Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
2. Assess the structural condition of the building before moving it, to minimize damage during the move.
3. Work with contractors experienced in successfully moving historic structures.
4. Protect the building from weather damage and vandalism during the relocation.
5. If a structure is moved to a site within the historic district—
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction
 - Review the proposed site, setback, landscaping, and other site-specific treatments according to pertinent guidelines
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

Application Requirements:

For project specific application requirements please refer to the table on Appendix B.



400 Block of North Main Street

APPLICATION REQUIREMENTS

| | Material Types | Site Plan | Site Plan w/ Trees | Scaled Elevation Drawing | Product Sample | Product Brochure | Photo(s) | Preparation Method | Landscape Plan | Design Drawings |
|-------------------------|----------------|-----------|--------------------|--------------------------|----------------|------------------|----------|--------------------|----------------|-----------------|
| Exterior Repairs | √ | | | | | | √ | | | |
| Re- Roofing | √ | | | | √* | √* | | | | |
| Exterior Alterations | √ | | √ | | | √ | | | | |
| Additions | √ | | √ | | √ | √ | √ | | √ | |
| Site Features | √ | √ | | | | | | | | √ |
| New Construction | √ | | √ | | √ | √ | | | √ | |
| Demolition | | | √ | | | | √ | | | |
| Fencing | √ | √ | | | √* | √* | | | | √ |
| Painting | √ | | | | | | | √ | | |
| Tree Removal (over 24") | | | √ | | | | √ | | √ | |
| Signage | √ | √ | | | | | √ | | | √ |
| Decks and Patios | √ | √ | | | | | | | | √ |
| Parking & Driveways | √ | | √ | | | | | | √ | |
| Moving Buildings | | | √ | | | | √ | | | |
| Window/Door Replacement | √ | | | √ | √ | √ | | | | |
| Accessory Structures | √ | √ | | √* | | √* | | | | √* |

Additional documentation may be required on a case-by-case bases.

*Submission of either of these types of documentation is acceptable, unless otherwise requested by staff or the HPC.

HISTORIC PRESERVATION APPROVAL REQUIREMENTS

| Commission Approval | Staff Approval | No COA Required |
|--|--|---|
| <ul style="list-style-type: none"> • Exterior alterations to principal elevations. • Changes to historic roof features. • Replace slate or other specialty roofing materials, built in gutters, etc. • Changes to stone walls or other historic features. • Construction of new building. • Additions to buildings. • New / expanded parking area / lots. • New driveways & walkways. • New signs. • New streets & sidewalks. • Removal of granite curbs / brick gutters. • Fences that are not approved by staff • Demolition of buildings. • Duke Power security lights. • New utility poles, street lights, wires, traffic signals, control boxes, etc. • Satellite dishes & other telecommunication equipment in front yard. • Replacing windows and doors. • • Benches and outdoor furniture outside of public right of way. • Sculptures and other outdoor art work. • Trellises and mailboxes. • Porch lights, exterior lights, and light post less than 6 ft tall. • Use of artificial siding | <ul style="list-style-type: none"> • Replace / repair of deteriorated siding, trim, porch flooring, doors, etc. (no change). • Replace original window units to meet guideline specification. • Prefab wood storage building in back yards. • Fences (48” max height wood construction-front yards; 72” max in rear yards). • Retaining walls (back yards). • Decks, patios, pools, etc. back-yard. • Identification signs up to 5 ft. • HVAC / mechanical equipment in back yards. • Minor alteration to rear elevation. • Removal of vinyl, aluminum, asbestos, or asphalt siding. • Storm widows and doors. • Adding / replacing gutters. • Removal of deteriorated storage building (non –contributing). • Tree removal (dead, diseased, unsafe, or causing structural problems). • Sky lights, solar panels, etc (rear slopes, not visible from street). • Small residential parking area (not visible from street). • Tree removal (healthy, over 24’ dbh) on residential properties. | <ul style="list-style-type: none"> • Painting • Replacement of asphalt shingles • Adding gravel to existing driveway. • Patch deteriorated concrete or asphalt driveways, walkways, steps etc. • Installation of playground equipment. • Real estate, home security, no parking signs, and temporary banners. • Replacing utility poles, lights, etc. • Installation / replacing traffic signs, pavement markings, information signs, etc. • Installation of telephone cable and other utility equipment on existing poles. • Replace sidewalks (no change). • Resurface streets (no change). • Landscaping, gardens, edging, tree trimming, clearing of overgrown bushes, vines, saplings, etc. • Tree removal (less than 6 dbh). • Tree houses (back yards). • Street numbers (on house & freestanding). • Small satellite dishes (back & side yards). • News paper racks, window AC units. • Masonry pointing, chimney caps. • Telephone, electric, and cable connections and meters. • Planting new trees, shrubs, and groundcover. • Flags, shades, porch accessories, and furniture. • Flower pots, bird baths / houses, planter boxes, wood piles, and compost piles • Tree removal (healthy, over 24’ dbh) on residential properties |

SECRETARY OF INTERIOR'S STANDARDS

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties – Preservation, Rehabilitation, Restoration, and Reconstruction. **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.) **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods. **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary of the Interior Standards for Rehabilitation are the measure by which State and Federal Tax Credits for the rehabilitation of historic properties must meet. For more information on State and Federal Tax Credits please contact:

The North Carolina State Historic Preservation Office Restoration Branch
4613 Mail Service Center
Raleigh, NC 27699-4613
Telephone – (919) 733-6547
Fax – (919) 715-4801
www.hpo.dcr.state.nc.us

STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

STANDARDS FOR PRESERVATION

1. A property shall be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property shall be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. The existing condition of historic features shall be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair of limited replacement of a distinctive feature, the new material shall match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

Restoration is defined as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

STANDARDS FOR RESTORATION

1. A property shall be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period shall be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period shall not be undertaken.
3. Each property shall be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods shall be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.
6. Deteriorated features from the restoration period shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and where possible, materials.
7. Replacement of missing features from the restoration period shall be substantiated by documentary and physical evidence. A false sense of history shall not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
9. Archeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
10. Designs that were never executed historically shall not be constructed.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

STANDARDS FOR RECONSTRUCTION

1. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location shall be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measure shall be undertaken.
3. Reconstruction shall include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction shall be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically shall not be constructed.

Specific information on rehabilitation and preservation can be obtain by writing the national Park Service at the addresses listed below:

| |
|---|
| <p>Local Contact:</p> <p>Preservation Services Division</p> |
|---|

Southeast Regional Office
National Park Service
75 Spring Street SW, Room 1140
Atlanta, GA 30303

Preservation Assistance Division
National Park Service
P.O. Box 37127
Washington, DC 20013

National Historic Preservation Programs
Western Regional office
National Park Service
450 Golden Gate Ave.
San Francisco, CA 94102

Office of Cultural Programs
Mid-Atlantic Regional Office
National Park Service
Second and Chestnut Streets
Philadelphia, PA 19106

Cultural Resources Division
Alaska Regional Office
National Park Service
2525 Gamble St.
Anchorage, AK 99503

Division of Cultural Resources
Rocky Mountain Regional Office
National Park Service
655 Parfet St.
P.O. Box 25287
Denver, CO 80225



300 Block of North Main Street

STATE AND FEDERAL HISTORIC PRESERVATION TAX CREDITS

New state tax credits are now available for the rehabilitation of non-income producing historic properties in addition to the previously available federal and state tax credits for income producing historic properties. These tax credits make rehabilitations of historic buildings in North Carolina more attractive than ever before. The present historic preservation tax credit measures provide:

- A **20% state tax credit** for rehabilitations of *income producing historic properties* that also qualify for the **20% federal investment tax credit**. In effect, the combined federal-state credits reduce the cost of a certified rehabilitation of an income producing historic structure by 40%.
- A **30% state tax credit** for qualifying rehabilitation of *non-income producing historic structures*, including owner-occupied personal residences. There is no equivalent federal credit for such rehabilitations.

Non-income producing properties:

- The new credits will apply only to qualified expenditures made on or after January 1, 1998.
- Only certified historic structures will qualify for the credits. A “certified historic structure” is defined as a building that is listed in the **National Register of Historic Places**, either individually or as a contributing building to the National Register historic district, or as a contributing building within the local historic district that has been certified by the U.S. Department of the Interior. (There are only three of the latter in North Carolina).
- A non-income producing building must be a “certified historic structure” at the time the state credit is taken – that is, must be actually listed in the National Register or it will not qualify for the state tax credit. The property owner must begin taking the credit the year the rehabilitation project is completed.

- An owner may begin a rehabilitation project on a non-income producing property following approval of rehabilitation plans by the State Historic Preservation Office but prior to the listing of the property in the National Register, with the intention of having it listed in the Register by the time the project is completed. However, because listing of a property by a desired deadline cannot be guaranteed, **owners are strongly urged to secure National Register listing of their non-income producing property prior to beginning a certified rehabilitation.**
- The rehabilitation of the historic structure must be substantial. For non-income producing properties, the rehabilitation expense must exceed \$25,000 within a 24 month period.
- The State Historic Preservation Office reviews rehabilitation work on non-income producing historic structures. All rehabilitation work must meet the Secretary of Interior's Standards for Rehabilitation. **The applications must be approved prior to the commencement of work.**
- The credits cannot be claimed against the cost of acquisition, new additions, site work, or personal property. Only cost incurred in work upon or within a historic structure will qualify. Interior work such as HVAC work and kitchen and bathroom remodeling will qualify if the work meets the Secretary of the Interior's Standards for Rehabilitation.
- **The application submitted by the owner describing the rehabilitation work on a non-income producing historic structure must be approved by the State Historic Preservation Office prior to the commencement of work.**

Income producing properties:

- Only certified historic structures will qualify for the credits. A "certified historic structure" is defined as a building that is listed in the **National Register of Historic Places**, either individually or as a contributing building to the National Register historic district, or as a contributing building within the local historic district that has been certified by the U.S. Department of the Interior. (There are only three of the latter in North Carolina).
- The federal tax credit for income producing buildings provides for "preliminary certification" that enables an owner to take the credit for a qualifying rehabilitation even before the structure is actually listed in the National Register of Historic Places.

- The rehabilitation of the historic structure must meet the Secretary of Interior’s Standards for Rehabilitation. Applications for income producing structures are subject to the joint review by the State Historic Preservation Office and the National Park Service, with final authority resting in the National Park Service.
- The rehabilitation of the historic structure must be substantial. For income producing properties, the rehabilitation expense must exceed the greater of the “adjusted basis” of the building or \$5,000 within a 24 month period or a 60 month period for phased projects.
- The credits cannot be claimed against the cost of acquisition, new additions, site work, or personal property. Only cost incurred in work upon or within a historic structure will qualify. Interior work such as HVAC, electrical, or plumbing systems, finishes, or other alterations will qualify if the work meets the Secretary of the Interior’s Standards for Rehabilitation.
- Property owners of income producing historic structures are strongly advised to consult with the State Historic Preservation Office before beginning a rehabilitation to resolve potential design and rehabilitation problems that can result in denial of the credits.

A property is listed in the National Register of Historic Places by a nomination, which is a research report prepared according to detailed state and federal guidelines. The final authority on the National Register listing is the federal Keeper of the National Register in Washington, DC. In its role as administrator of the National Register program in North Carolina, the N.C. State Historic Preservation Office is charged with ensuring that nominations forwarded by the State Historic Preservation Officer to the Keeper are complete and correct. The State Historic Preservation Office provides direction to preparers but does not write nominations. Most nominations are prepared by private consultants hired by property owners, local governments, or private non -profit organizations. The nomination process may take six months to two years or longer.

This information describes the federal and state historic preservation tax credit programs in very general terms only. Taxpayers should consult a professional tax advisor, the North Carolina Department of Revenue, or the Internal Revenue Service for help in determining the tax and other financial implications of any matter discussed here. For further information regarding the procedures for obtaining historic preservation certifications, contact:

Tim Simmons or David Christenbury, Preservation Architects / Tax Act Coordinators
 Restoration Branch, N.C. State Historic Preservation Office
 N.C. Division of Archives and History
 4613 Mail Service Center
 Raleigh, NC 27699-4613 Telephone (919) 733-6547 Fax (919) 715-4801

For information about the National Register of Historic Places and the requirements and procedures for listing, contact:

Ann Swallow, National Register Coordinator
Survey and Planning Branch N.C. Historic Preservation Office
N.C. Division of Archives and History
4618 Mail Service Center
Raleigh, NC 27699-4613 Telephone (919) 733-6545 Fax (919) 715-4801

TERMS

For the purpose of interpreting these guidelines certain terms are defined herein. All other words not defined in Appendix F shall have their everyday meaning as determined by their dictionary definition.

Administrator – Shall refer to the Planning Director and or designee.

C.O.A. – Shall refer to a Certificate of Appropriateness.

Commission – Shall refer to the Mooresville Historic Preservation Commission.

District – Shall refer to any Historic Preservation District adopted by the Mooresville Town Board of Commissioners.

H. P. C. – Shall refer to the Mooresville Historic Preservation Commission.

Planning Department – Shall refer to the Town of Mooresville Planning Department.

Staff – Shall refer to the Planning Director and or designee.

Town – Shall refer to the Town of Mooresville, North Carolina

DEFINITIONS

Architrave – A horizontal piece supported by the columns of a building in classic architecture.

Backyard – the area of the property that does extends from the back of the house or principal structure to the rear property line.

Balustrade – A series of balusters or pickets connected on top by a handrail and usually a bottom rail which is commonly used on porches, stairs, and balconies.

Bond – The arrangement of bricks or other masonry units to provide the strength and stability and sometimes used in a decorative manner.

Brackets – Projecting support members found under the eaves of the roof or overhangs.

Built-in-Gutters – Gutters which are sunken below the roofline and usually concealed behind a decorative cornice.

Bulkhead – A protective vertical retaining wall usually made from timbers or masonry.

Clapboard Siding – Boards thicker on one edge than the other. The thick edge of the board on top overlaps the thin edge of the board below.

Character Defining – A feature or element of a structure that is essential to its architectural or historic significance.

Casing – The finished visible framework around a window or door.

Cladding – The exterior, non-structural finish material of a building such as siding.

Corbelling – A series of projecting courses of bricks, each stepped out further than the one below. This is usually found on chimneys and walls.

Corner Board – A board that is used as trim on the external corner of a wood frame structure and which the ends of the siding are fixed.

Cornice – the exterior trim of the structure where the roof and the wall meet usually consisting of bed molding, soffit, fascia, or crown molding.

Crown Molding – Finish molding located at the top edge of an exterior wall or at the transition between a wall and the ceiling of the interior wall.

DBH – (Diameter at Brest Height) This is the diameter of a tree at approximately 4 feet above the ground.

Dentil Molding – a series of small square blocks found on cornices.

Dormer – A window placed vertically on the slope of the roof.

Double Hung Window – A type of window with an upper and lower sash in vertical grooves, one in front of the other, which are movable by means of the sash cords and weights.

Eaves – The portion of the roof that extends beyond the walls.

Elevation – Scaled drawings of the front, rear, or side of a building. Usually required for new construction, additions, or other major alterations to the building façade.

Façade – The front or side of a building.

Fanlight – A semicircular window with radiating muntins located above a door or window.

Fascia – The flat board that covers the end of the roof rafters.

Flashing – Overlapping pieces of non-corrosive metal installed to make watertight joints at junctions between the roof and walls, around the chimney, vent pipes, or other protrusions through the roof.

Front Yard – The portion of the property between the front of the house or principal structure and the road right of way.

Gable – The triangular upper portion of a wall at the end of a pitched roof.

Gambrel – A roof that has two pitches on each side.

Hipped Roof – A roof that slopes upward from all four sides of a building.

Lintel – A horizontal beam bridging an opening.

Macadam – Gravel or small stones spread over a binder such as tar or asphalt.

Molding – A continuous decorative band which often serves the function of obscuring the joint formed when two surfaces meet.

Mission Tile – Semi-cylindrical clay roofing tiles laid in courses with the convex side alternately up and down.

Muntin – A thin strip of wood or steel used for holding panes of glass within the window sash.

Object – A term used to distinguish from buildings and structures that are primarily artistic in nature. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, ie a sculpture, monument, etc.

Pergola – A garden walk usually formed by a double row of post or with beams above and covered with climbing plants.

Pitch – The degree of slope of a roof.

Portico – An entrance porch that is usually supported by columns.

Quoin – An exterior structural angle, as of a masonry wall. A cornerstone.

Rafter – The sloping member of a roof that supports the covering.

Rafter Tail – The part of a rafter that projects beyond the wall of a house or structure and is often used in a decorative manner.

Retaining Wall – A wall consisting of 3 or more courses of brick or stone to hold back the earth.

Sash – The sliding section of a window.

Sidelight – A long fixed sash located on either side of a door.

Side Yard – The portion of the property that is located from the side of the house to the side lot line.

Sill – The horizontal water – shedding member at the bottom of a window or door.

Sill Plate – The horizontal member at the bottom of the frame of a wood structure which rest on the foundation.

Site Feature – A site feature is a distinctive, individual, peculiar, or a typical characteristic or element of the site that has historical significance. It could be a sign, fence, wall, fountain, object, etc.

Soffit – The exposed underside of overhanging eaves.

Spandrel – The approximately triangular portion of a wall between the extrados of two adjoining arches and the molding or arch above, between and arched opening and a rectangular molding frame.

Stringcourse – A projecting, horizontal molding separating parts of a wall surface, especially in masonry construction.

Terrace – A level promenade in front of a building, usually paved.

Terra Cotta – A fired clay product used for roofing tiles and other architectural elements.

Tongue and Groove – A board whose tongue groove fits exactly into the groove of another board.

Trellis – An outdoor structure of lattice work.

Water Table – A plain or molded projection that protects the foundation from water running down the wall of the building.

Widow's Walk – A flat area at the top of a roof surrounded by a rail.

Wooden Shingles – Thin rectangular pieces of wood installed in overlapping rows to covered walls or roofs. The butt of the shingles can be cut in a variety of shapes to give a distinctive pattern to the wall or surface.

***Application for a Certificate of Appropriateness
Town of Mooresville, North Carolina***

| | | |
|----------------------------------|-----------------------|---------|
| Applicants Name | Date | |
| Applicants Address | | |
| Applicants Home Phone | Work Phone | |
| Subject Properties Address | Parcel Number | |
| Owner Name | Relationship to Owner | |
| Owners address, City, State, Zip | Phone Number | |
| Zoning | Existing Land Use | Acreage |

General Requirements

The Zoning Ordinance imposes the following general requirements on request for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements.

1. Description of project:

2. Specifications of project:

Required Attachments / Submittals

1. Iredell County print out of names and address of all the immediately adjacent property owners, including those directly across the street.
2. Scaled site plan, if additions or accessory structures are proposed, on letter, legal, or ledger paper. Larger size copies will be accepted is 10 copies are submitted for distribution with at least 1 reduced copy.
3. Any drawings, sketches, renderings, elevations, or photos necessary to present a reasonable illustration of the project both “before” & “after” prospective

| | | |
|--------------------------------------|---------------------|-------------|
| Staff Use Only | | |
| Fee: _____ | Received by : _____ | Date: _____ |
| The application fee is nonrefundable | | |

Note: In accordance with the Historic Preservation Design Guidelines, the Historic Preservation Commission meets at the request of the Commission Chairperson or the property owner. On occasion the Commission may request to meet on site with the property owner and the Commission reserves the right to continue until the next scheduled meeting if the Commission feel that there is insufficient information disclosed.

Certification

I hereby depose and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Planning Department.

| | |
|--------------------------------|------|
| Signature of Applicant / Owner | Date |
| Name of Applicant | |
| Complete Address | |
| City, State, Zip | |
| Zip | |

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this ____ day of _____, 20____.

My Commission expires _____

Notary Public

Appeal Application
from the Historic Preservation Commission
Town of Mooresville, North Carolina

| | | |
|----------------------------------|-----------------------|--------------|
| Applicants Name | | Date |
| Applicants Address | | |
| Applicants Home Phone | Work Phone | |
| Subject Properties Address | Parcel Number | |
| Owner Name | Relationship to Owner | |
| Owners address, City, State, Zip | | Phone Number |
| Zoning | Existing Land Use | Acreage |

I _____ hereby appeal to the Board of Adjustments, requesting to reverse the decision of the Historic Preservation Commission as stated in the written interpretation of Section _____ of the Historic Preservation Design Guidelines.

State Section Numbers and Text that is being appealed:

(Attach a copy of the written interpretation)

STATE WHAT FACTS OR EVIDENCE YOU ARE PREPARED TO PROVE TO THE BOARD OF ADJUSTMENT THAT SHOULD LEAD THE BOARD TO CONCLUDE THAT THE DECISION OF THE HISTORIC PRESERVATION COMMISSION IS ERRONEOUS.

| | | |
|--------------------------------------|---------------------|-------------|
| Staff Use Only | | |
| Fee: _____ | Received by : _____ | Date: _____ |
| The application fee is nonrefundable | | |

Certification

I hereby depose and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Planning Department.

| | |
|--------------------------------|------|
| Signature of Applicant / Owner | Date |
| Name of Applicant | |
| Complete Address | |
| City, State, Zip | |
| Zip | |

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this ____ day of _____, 20____.

My Commission expires _____

Notary Public



Certification of Appropriateness

Has been Issued to:

Applicants Name: _____ Date: _____

Property Address: _____

Work Description: _____

Approved By: _____ Date: _____

NOTICE: THIS PLAQUARED MUST BE POSTED ON SITE

*Mooresville
Historic Preservation Commission
P.O. Box 878
Mooresville, NC 28115
(704) 662-7040*

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