

Do you know your Downtown?



Downtown Executive Director

Main Street Directors are **Downtown Economic Development Directors**

- When an industrial Site Consultant comes to town, He or she has numerous questions about the community.
- The Economic Development Director must be able to answer these questions quickly and accurately to remain in the running for the project.

Likewise, **you are to be the most knowledgeable person about your downtown area**

- Able to answer or find answers to any questions about downtown

Pretend you are a prospective business owner downtown

What would you want to know?

- What is the history of the downtown?
- Is the downtown moving forward or backward?
- What buildings are available for sale or lease?
- Who are the building property owners?
- What is the condition downtown properties?
- Are owner incentives offered for long-term leases?
- What is the supportive downtown organization? Its mission? Its vision for downtown?
- What kind of assistance does the organization provide new businesses?
- Are there any downtown incentives provided new business owners?

Downtown Property Owner Form

www.ncmainstreetandplanning.com

Program Guidance

Inventories

Inventory Templates



	A	B	C	D	E	F	G	H	I
1		Property Type *change if Parking lot or vacant land, housing, Industrial, Church, etc.	Original Build Date	Parcel Number	Property Address	Locally Owned/C ontrolled Yes/No (Y/N)	If Local Control came after revitalization effort began Yes (Y)	Company Name & Current Use	Property Owner Name & Address
2	1	EXAMPLE Downtown Building	1952	555012868618	40 King ST.			Gibson Furniture	Andrew Gibson 40 King St.
3	2	ExampleDowntown Building	2003	555012866242	16 Market St.			Mike's Barber	MC Farmer's Exchange, LLC
4	3	Downtown Building							
5	4	Downtown Building							
6	5	Downtown Building							
7	6	Downtown Building							
8	7	Downtown Building							
9	8	Downtown Building							
10		Downtown Building							

Property Inventory Form

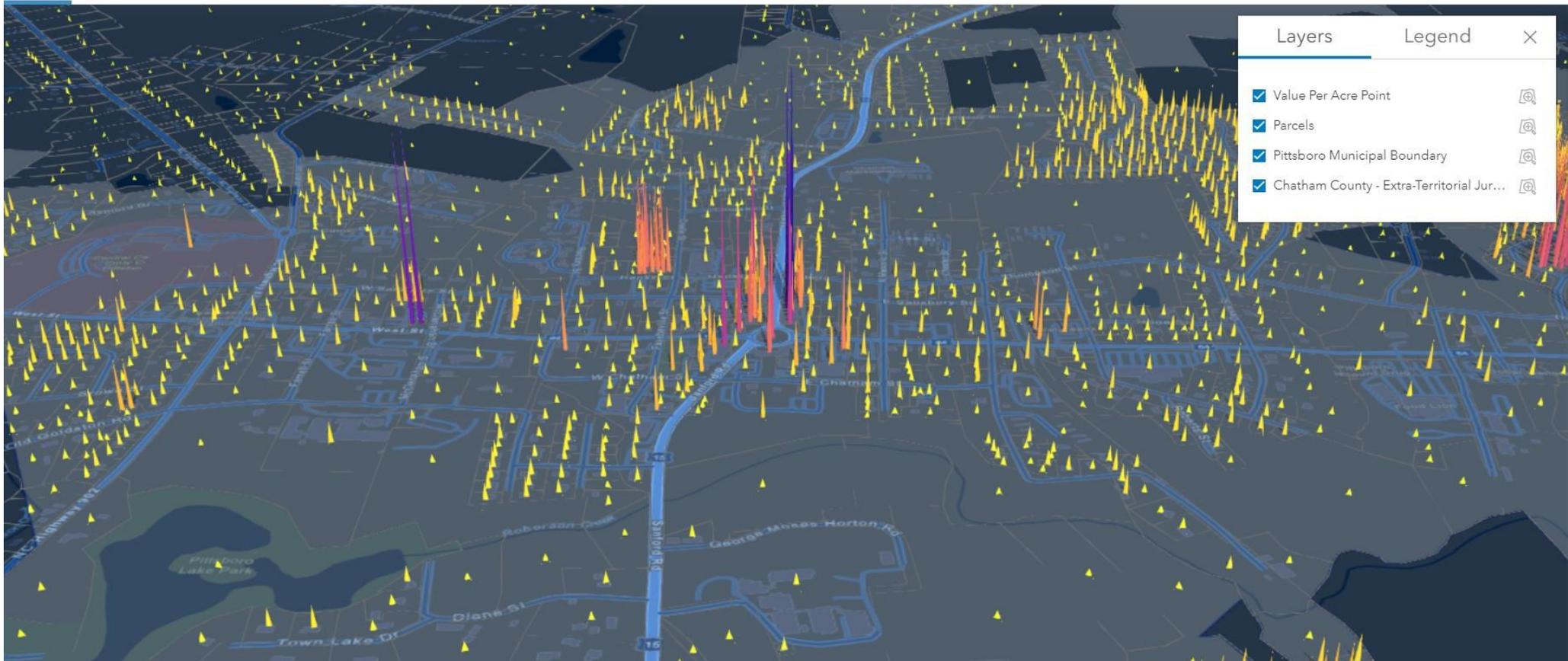
J	K	L	M	N	O
	Lot Area (square feet)	Lot Area (acres)	Total Assessed Value	Value per Square Foot	Value per Acre
	4,792	1.00	\$ 166,183.00	\$34.68	\$1,510,628.44
	4,500	0.10	\$ 164,200.00	\$36.49	\$1,589,456.00
		0.00	\$0	-	-
		0.00		-	-
		0.00		-	-
		0.00		-	-
		0.00		-	-
		0.00		-	-
		0.00		-	-
		0.00		-	-

Property Inventory Form

DT tax value per acre vs. rest of commercial development (Pittsboro)

GIS ▾ Pittsboro Taxable Land Value 🏠

👤 5



Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
Number of Floors	Indicate below: F=Fully Occupied 1st only V= Vacant	Under Utilized/Fully Utilized	Total Square footage of building	Square footage occupied	% of Building Occupancy	% of Building Vacancy	Number of Storefronts Vacant		Condition of bld. E, G, F, P (Excellent, Good, Fair, Poor)		Façade Incentive Grant Award Year	F.I.G. Amount
2	1st	U - 2nd floor used as storage	5000	2396	48%	52%	0		G		NA	NA
2	F	F-2nd used as residence	10000	4500	45%	55%	0					
2	F (see above)				-							
					-							
					-							
					-							
					-							
					-							
					-							

Property Inventory Form

Key Priorities: Downtown Property and business owners

Make it a priority to visit businesses on a regular basis—set a day weekly

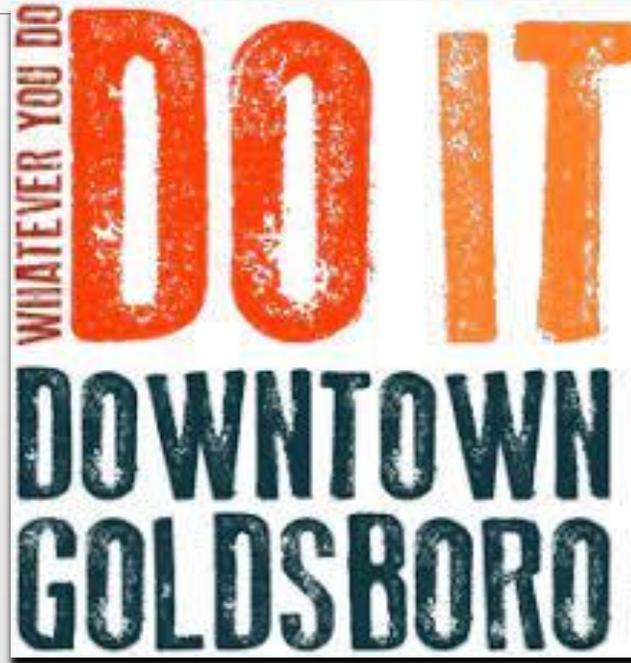
Those business owners who are most difficult should be a priority

- The person who you think may be your enemy may turn out to be your biggest advocate.

Never miss an opportunity to get your hands dirty—it adds to your credibility and can ingratiate you to business owners.

Property information should be available on a 24/7 basis—On-line

Three websites that provide great content:



Downtown Burlington



Home: [Explore/Live/Invest/Maps/Entertainment](#)

About us: Board & [Community/Strategic Planning/Annual reports/Get Involved](#)

Visit: [Business directory/dining/things to do/maps/parking and transportation/public art/4th Fridays/events](#)

New Here?: [Resources/Live Downtown/**Belong in Burlington**/gallery](#)

Shop: [Downtown swag/downtown dollars/BDC Vendors](#)

MSD Information: [what's the MSD?/new downtown business/grants/available properties/property submission](#)

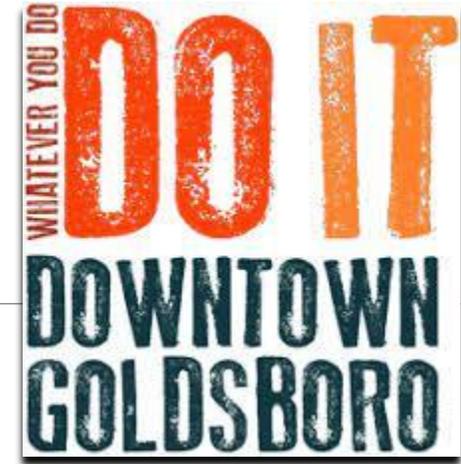
Contact: [Contact form/volunteer opportunities/Burlington Connected/Submit a Form \(Concerns\)](#)

Downtown Burlington

<https://www.burlingtondowntown.com/>



Downtown Goldsboro



Play: Dine/shop/play/get around/events/act

Work: Community properties/about Goldsboro/living essentials

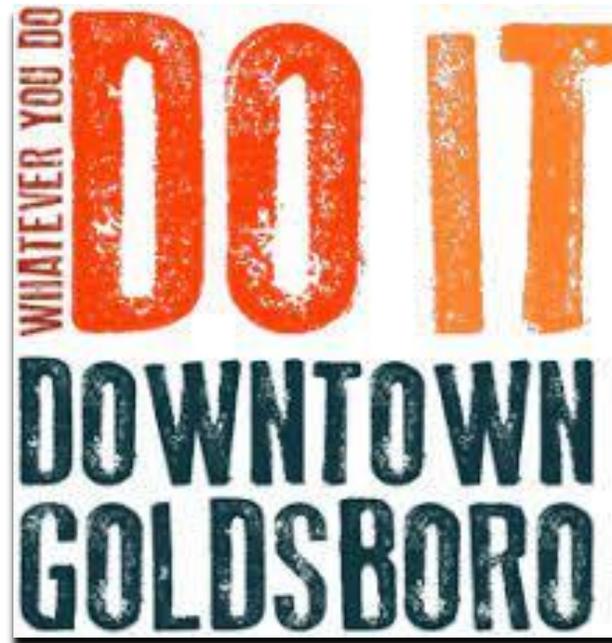
- Services/worship downtown/new to Goldsboro

Explore: About DGDC (Downtown Goldsboro Development Commission)

- Apply for Board and Committee membership/mission/Board of Directors/Committees
- Downtown master plan/sponsors/shop DGDC

Downtown Goldsboro

<http://www.dgdc.org/>



Uptown Shelby



Events

Attractions

Business directory: **Food and dining/retail, medical, fitness & personal services/churches/financial services/business & Legal services/government & Institutional, schools & childcare**

Event facilities

Available Properties: **Commercial for sale/commercial for lease/residential for sale/residential for lease**

Business Resources: **New business assistance/resource list/façade grant program**

Contact us: **Submission form**

Uptown Shelby

<https://uptownshelby.com/>



What is important to Developers?



Be Visible!



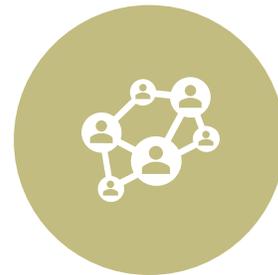
Prominent downtown web site presence



Section of city web site if you are a separate non-profit



Partner with the local Chamber of Commerce—the place where developers often seek information about buildings



Connect with local architects, commercial real estate agents, appraisers, etc.

Growth corridors within the community

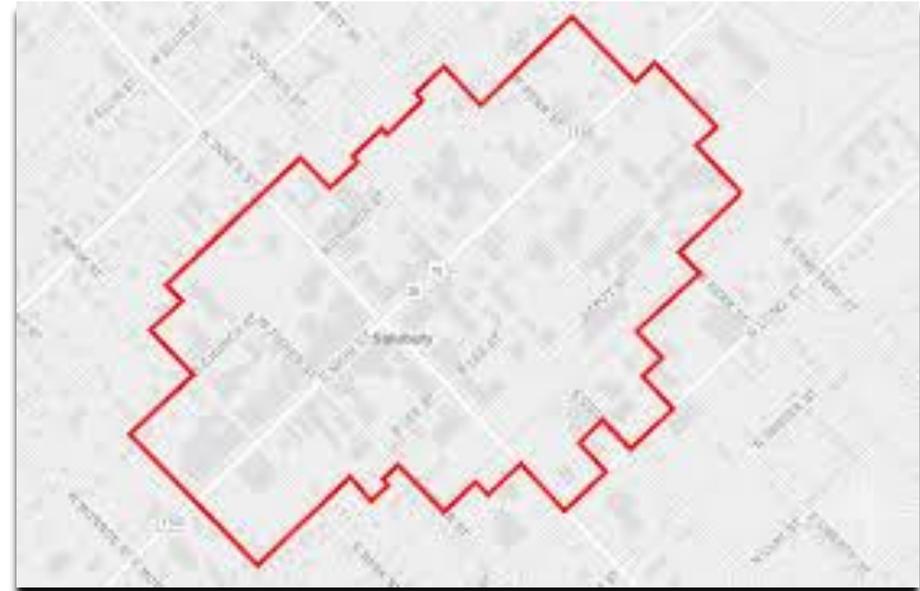
Is the community growing?	Industrial and small business development Residential growth
New downtown and adjacent residential?	Important to support local retail and restaurants
Status of your retail market?	Is there sales potential in major categories?

Property Tax Rates

City

County

Municipal Service District



Downtown Inventory

Available properties: Comprehensive list of available properties, owner contact information, familiarity with owners. MS Manager is the conduit for development deals

Average square foot real estate cost

Average sales per square foot

Average rent per square foot

Maps

Municipal Service District

National Register District

Local Historic District



Main Street

Economic Development in the context of historic preservation

Knowledge of the historic tax credit process is critical in dealing with developers



Do you know
your tax credit
eligible
properties?



Determining if the property is on the Historic Register

[NC Listings in the National Register of Historic Places | NC DNCR \(ncdcr.gov\)](https://www.ncdcr.gov/nc-listings-in-the-national-register-of-historic-places)



Click on **top** Google listing

About 11,800 results (0.42 seconds)

<https://www.ncdcr.gov> › state-historic-preservation-office



NC Listings in the National Register of Historic Places - NC ...

NC Listings in the National Register of Historic Places. Use the HPO Website Search Tool to conduct global keyword and name searches across most of the ...

NC Listings in the National Register of Historic Places

Use the [HPO Website Search Tool](#) to conduct global keyword and name searches across most of the state's National Register nomination PDFs. This is useful for searching for comparable examples for contexts, other works by the same architect, places related to specific individuals or themes, etc.

The HPO has posted PDFs of nominations of the state's approximately 2,900 National Register listings (not including archaeological listings). Nomination PDFs for listings made since 2006 are created from digital nomination files and include color digital photographs. PDFs of nominations prior to 2006 are made from scans of paper photocopies of nominations and include a black and white photographs at the end of the document. [The photograph shows the property as it appeared at the time of the nomination.](#) Many have been rehabilitated since the property or district was listed.

All are searchable insofar as possible, though some PDFs made from scans of older and faded photocopies may not be fully searchable.

Bookmark this page so you go directly to it when checking properties

Scroll down to see historic properties by county



Property Listings By County

the entry to open the National Register nomination. Click on "Map" to open HPOWEB, the HPO's online map service, to the location of the property or district.

Jump to counties beginning with the letter: [A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [L](#) [M](#) [N](#) [O](#) [P](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [Y](#)

ALAMANCE COUNTY

Alamance Battleground State Historic Site (Alamance vicinity) AM0001 2/26/1970 [PDF](#) [Map](#)



Alamance County Courthouse (Graham) AM0008 5/10/1979 [PDF](#) [Map](#)

Alamance Hotel (Burlington) AM0613 5/31/1984 [PDF](#) [Map](#)

Alamance Mill Village Historic District (Alamance) AM0537 8/16/2007 [PDF](#) [Map](#)

Allen House (Alamance vicinity) AM0002 2/26/1970 [PDF](#) [Map](#)

Altamahaw Mill Office (Altamahaw) AM0486 11/20/1984 [PDF](#) [Map](#)

(former) Atlantic Bank and Trust Company Building (Burlington) AM0630 5/31/1984 [PDF](#) [Map](#)



Aurora Cotton Mills Finishing Plant - Baker-Cammack Hosiery Mills Plant AM2658 [PDF](#) [Map](#)

Uptown Lexington Historic District

DAVIDSON COUNTY

- Abbott's Creek Primitive Baptist Church Cemetery (Thomasville vicinity) DV0076 7/10/1984 [PDF](#)
[Map](#)
- Adderton-Badgett House (Gone) (Denton vicinity) DV0454 7/10/1984 [PDF](#) [Map](#)
- Beallmont (Linwood vicinity) DV0007 7/10/1984 [PDF](#) [Map](#)
- Beck's Reformed Church Cemetery (Silver Hill vicinity) DV0502 7/10/1984 [PDF](#) [Map](#)
- Bethany Reformed and Lutheran Church Cemetery (Midway vicinity) DV0146 7/10/1984 [PDF](#)
[Map](#)
- Beulah Church of Christ Cemetery (Welcome vicinity) DV0343 7/10/1984 [PDF](#) [Map](#)
- Brummel's Inn (Thomasville vicinity) DV0003 11/25/1980 [PDF](#) [Map](#)
- Chapel Hill Church Tabernacle (Denton vicinity) DV0466 4/24/2012 [PDF](#) [Map](#)
- St. Luke's Lutheran Church Cemetery (Tyro vicinity) DV0294 7/10/1984 [PDF](#) [Map](#)
- Salem Street Historic District (Thomasville) DV0841 8/9/2006 [PDF](#) [Map](#)
- Henry Shoaf Farm (Gone) (Lexington vicinity) DV0342 7/13/1984 [PDF](#) [Map](#)
- Smith Clinic (Thomasville) DV0637 11/29/1991 [PDF](#) [Map](#)
- Philip Sowers House (Churchland vicinity) DV0004 11/25/1980 [PDF](#) [Map](#)
- Adam Spach Rock House Site(31DV218**)(Archaeology) (Friedberg vicinity) DV0211 6/14/2002
- Spring Hill Methodist Protestant Church Cemetery (High Point vicinity) DV0629 7/10/1984 [PDF](#)
[Map](#)
- Spurgeon House (High Point vicinity) DV0005 4/20/1983 [PDF](#) [Map](#)
- St. Stephen United Methodist Church (Lexington) DV0577 8/6/2021 [PDF](#) [Map](#)
- Thomasville Downtown Historic District (Thomasville) DV0696 9/1/2005 [PDF](#) [Map](#)
- Thomasville Railroad Passenger Depot (Thomasville) DV0006 7/9/1981 [PDF](#) [Map](#)
- Tyro Tavern (Tyro) DV0015 8/16/1984 [PDF](#) [Map](#)
- Uptown Lexington Historic District (Lexington) DV0639 5/16/1996 [PDF](#) [Map](#)
- Waggoner Graveyard (Midway vicinity) DV0169 7/10/1984 [PDF](#) [Map](#)
- George W. Wall House (Wallburg) DV0080 7/10/1984 [PDF](#) [Map](#)
- John Henry Welborn House (Gone) (Lexington) DV0531 7/10/1984 [PDF](#) [Map](#)
- Yadkin College Historic District (Yadkin College) DV0630 2/25/1988 [PDF](#) [Map](#)

Click on "PDF"

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 10 Uptown Lexington Historic District
Davidson County, North Carolina

9. **COMMERCIAL BUILDING**
22 S. Main St.
bet. 1885 & 1890
Contributing building

Sanborn Maps suggest that the present two-story brick commercial building on this site dates from between 1885 and 1890. The facade features an impressive three-bay arched window outlined with rusticated granite at second-story level, while the first story retains granite corner posts and a classical cornice. Second-story windows on the south side elevation have granite sills and lintels, while first-story doors and lunette windows on the side are accented with decorative brickwork. Old photographs show that the parapeted cornice once has patterned brickwork, but this treatment does not survive. On the interior, both floors retain decorative pressed metal ceilings. Historically, the building has been used as a general store, a dry goods store, and an office. In the 1920s it was the W. G. Penry Co. department store.

10. **(FORMER) W. G. PENRY HOUSE**
NE cor W. First Ave. & LSB Plaza
bet. 1902 & 1907; ca. 1940s
Non-contributing building

This house appears to have been built between 1902 and 1907, according to Sanborn Maps. By at least the 1920s it was the home of the W. G. Penry family. Penry operated the W. G. Penry department store at the corner of S. Main St. and W. First Avenue (see #9). The large two-story house features Flemish bond brickwork, a steep hipped roof with parapeted cross gables, paired and tripled one-over-one sash windows, and several one-story frame porches with Tuscan columns. Sadly, the house has had major one and two-story modern brick additions to its front and rear and in this state no longer retains its architectural integrity. Beginning around 1940, the building was used for some years as the Cathell Clinic, run by Dr. James L. Cathell. It is now used for offices and shops.

11. **(FORMER) MARCH HOTEL**
100-108 S. Main St.
ca. 1900; ca. 1910
Contributing building

March
Hotel
Building
Uptown
Lexington



Rockingham County



ROCKINGHAM COUNTY

- Academy Street Historic District (Madison) RK0011 7/15/1982 [PDF](#) [Map](#)
- Boone Road Historic District (Eden) RK0805 8/31/1987 [PDF](#) [Map](#)
- The Boxwoods (Madison) RK0008 5/28/1980 [PDF](#) [Map](#)
- Bullard-Ray House (Eden) RK0010 6/11/1982 [PDF](#) [Map](#)
- Cascade Plantation (Eden vicinity) RK0001 10/14/1975 [PDF](#) [Map](#)
- Central Leaksville Historic District (Eden) RK0299 12/9/1986 [PDF](#) [Map](#)
- Chinqua-Penn Plantation (Reidsville vicinity) RK0884 4/8/1993 [PDF](#) [Map](#)
- Dan River Navigation System (Archaeology)
 - Eagle Falls Sluice 3/19/1984
 - Cross Rock Rapid Sluice 3/19/1984
 - Dead Timber Ford Sluices 6/29/1984
 - Gravel Shoals Sluice 3/19/1984
 - Jacob's Creek Landing 3/19/1984
 - Mayo River Sluice 3/19/1984
 - Roberson's Fish Trap Shoal Sluice 3/19/1984
 - Slink Shoal Sluice and Wing Dams 3/19/1984
 - Tanyard Shoal Sluice 3/19/1984
 - Three Ledges Shoal Sluice 3/19/1984
 - Wide Mouth Shoal Sluice 3/19/1984
- Dempsey-Reynolds-Taylor House (Eden) RK0029 12/2/1982 [PDF](#) [Map](#)

Leaksville Commercial Historic District

Jennings-Baker House (Reidsville) RK0275 3/12/1987 [PDF](#) [Map](#)

Dr. Franklin King House (Eden) RK0026 9/19/1985 [PDF](#) [Map](#)

→ Leaksville Commercial Historic District (Eden) RK0842 10/23/1987 [PDF](#) [Map](#)

Leaksville-Spray Institute (Gone) (Eden) RK0873 3/9/1989 [PDF](#) [Map](#)

Lower Saura Town 31Rk1 (Archaeology) (Eden vicinity) 5/24/1984

Lower Sauratown Plantation (Eden vicinity) RK0025 10/11/1984 [PDF](#) [Map](#)

Inventory List “PDF”

United States Department of the Interior
National Park Service
**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 3

DP Documentary photograph (either original or photocopied) located in the various files cited above. Date given, if known; many are undated.

Assessment: All properties are coded by letter as to their relative significance within the district, and these assessments are, in turn, coded on the inventory map. The following is an assessment key:

-  C - Contributing Those properties which contribute to the historical architectural and/or cultural characteristics for which the district is significant.
-  NC - Non-contributing Those properties which do not contribute to the historical, architectural and/or cultural characteristics for which the district is significant. Generally these properties do not meet the 50 year age criterion or they have been radically and/or unsympathetically altered.

interview with Jimmy Davidson, 1984)

NC=Non-Contributing

5. (former) B. F. Ivie Store
NC 638 Washington Street
c. 1905; altered c. 1940

Benjamin Franklin Ivie moved to Leaksville from his native Virginia in 1881 with his bride, the former Sallie Elizabeth Elliot. He had a plug tobacco factory for some time but his primary business was his mercantile company. About 1905 he purchased this lot, built a general store and operated it until his death in the 1940s. This building and the one next door (#6) housed the Belk-Cline Department store for many years. The second story main elevation of this two-story brick building was obscured with a replacement metal facade by 1944 according to a documentary photo. The condition of the original facade is unknown, but may be relatively intact (see #6). (SM, 1908; CRB; DP, 1914 and 1944)

C=Contributing

6. T. Lee Millner Building
C 640 Washington Street
c. 1900; remodeled c. 1925; restored/renovated 1985-1986

The handsome main elevation of this two-story brick commercial building was hidden from view for many years by a plain metal replacement facade like the neighboring building (#5). In 1985 the stucco was removed revealing an intact second story and parapet. Brick pilasters divide the second story into three bays; a band of

T. Lee Millner Building Downtown Eden



Caveats

Older nominations (those before 1985) are likely not to list every building within the district. That was not required by the National Park Service. For example: The Former March Hotel in Lexington is listed as 100-108 Main Street.

A building's contributing status can be fluid because the status listed by a nomination only represents a moment in time. A building might be listed as contributing at the time of the nomination, but subsequent and unsympathetic modifications may render it non-contributing, and ineligible for tax credits. Sometimes, but less frequently, a building that is considered non-contributing is reevaluated to be contributing. The Restoration branch would have to determine a building's status by conferring with the Survey and National Register branch staff if there is a potential mismatch between the nomination and current conditions.

More.....

Buildings that are listed as non-contributing at the time of the district nomination can and do age into becoming contributing. You might see a notation to this effect in some nominations, like “NC-age.”

A critical part of the National Register nomination is the *period of significance* which identifies the years of most importance to a district’s (or individual property’s) development and historic designation. For example, a small town that hasn’t changed much in the past century, the period of significance may coincide with the most active years of commercial construction—such as 1880-1925. Buildings that contribute to the character of that defining era would be contributing, but others built more recently would not.

Continual learning.....

Historic tax credit seminars

- Learn as much as you can about the historic tax credit process to improve your ability to assist with the historic project development

Commercial real estate course

- To speak the language of developers
- You are not competing with local realtors—simply learning more about the process.