

LINCOLN COUNTY  
HISTORIC PROPERTIES COMMISSION

FILE COPY

302 North Academy Street  
Lincolnton, North Carolina 28092  
(704) 732-9000

March 26, 1991

Calvin and Dorothy Blalock  
301 West Main Street  
Lincolnton, NC 28092

Dear Mr. and Mrs. Blalock:


Your property, Shadow Lawn, is one of only thirteen in Lincoln County listed on the National Register of Historic Places. The demonstrated interest you have shown in historic preservation and the importance of your property in the history of Lincoln County prompts this letter.

The Lincoln County Historic Properties Commission is now ready to begin a program of recognizing sites which are important historically, culturally and architecturally, by recommending them to the Lincoln County Board of Commissioners for local designation as historic landmarks.

We ask that you permit us to apply for this local designation on your behalf. This recognition will generate interest by people who own properties eligible for local designation, and encourage them to begin the process of filing an application. We hope to publicize each property so designated, fostering an appreciation of our rich heritage.

Please review the application you filed for the National Register and note any changes that have occurred. We wish to use the same information found in your property's National Register Application. A copy is enclosed for your convenience. Also enclosed is information on the tax deferral option and review procedures of the Commission. If you have any questions, please contact Steve Killian, Lincoln County Planner, at 732-9000 or call me at 735-7106.

Very truly yours,

  
Peggy C. Simmons  
Chairman

Enclosures

/m

## HISTORIC DESIGNATIONS

### THE LOCAL DESIGNATION OF HISTORIC PROPERTIES PROGRAM AS AUTHORIZED BY THE HISTORIC PROPERTIES ORDINANCE ADOPTED JANUARY 17, 1983

This applies only to individual historic properties studied by the Lincoln County Historic Properties Commission and designated as "historic" by an ordinance passed by the Lincoln County Board of Commissioners.

Its meaning:

1. Honor. It is also an honor meaning the community believes the property is important enough to try to preserve.
2. Financial Incentive. The owner is entitled to apply for a 50% property tax deferral. This is to encourage reinvestment in maintenance of the property. The owner loses the deferral and may be required to pay up to three years of back taxes plus interest if he does anything to cause the property to lose its historic value to the community.
3. Preservation before Demolition. A property designated as a "local historic property" may not be materially altered, restored, moved or demolished unless the owner has been issued a Certificate of Appropriateness by the Historic Properties Commission. A Certificate to Demolish the building may not be denied but its effective date may be delayed for a period of up to 180 days from the date of approval. This delay gives the Commission time to negotiate with the owner and seek a practical alternative to its destruction. If no solution is found within 180 days, the owner may proceed with demolition although he may become liable for back taxes.

# HISTORIC DESIGNATIONS

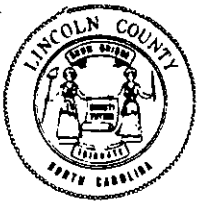
## THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places can apply to individual properties or entire districts or neighborhoods.

Its meaning:

1. Honor. The site or district is officially recognized as having architectural, historical or cultural value and being worthy of preservation. This designation comes about only after intensive study and review in Raleigh and Washington, DC.
2. Protection. The site or district has a degree of protection from state and federally funded or licensed projects (highways, urban renewal, etc.) that might destroy or compromise the property. This does not affect private owners using private money with the possible exception mentioned in number three below.
3. Financial Incentives.
  - A. Possible income tax incentives. This applies only to income producing (rental or commercial) property, not private residential property. The amount of tax savings, if any, will depend on the nature and cost of rehabilitation, the owner's tax bracket and other factors. There are income tax disincentives to discourage demolition. (These tax incentives and disincentives may also apply to a local historic district designation even if the area is not listed in the National Register provided the local ordinance establishing the district is certified by the Secretary of the Interior.
  - B. Possible (not guaranteed) Grant Assistance. Limited federal money is available for preservation grants, but these are highly competitive. National Register listing does not guarantee a grant.

FILE COPY



# COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

PLANNING DEPARTMENT  
(704) 732-9000

April 17, 1991

Beth Thomas, Preservation Planner  
Survey and Planning, Division of Archives and History  
109 East Jones Street  
Raleigh, NC 27601-2807

Dear Ms. Thomas:

Accept this letter on behalf of the Lincoln County Historic Properties Commission as a request for a review of the "designation reports" for properties that will be designated as historic by the Lincoln County Board of Commissioners. Upon receipt of your comments, the Board of Commissioners will schedule a public hearing. Your assistance is appreciated.

The five properties are the first to respond to the Historic Properties Commission's appeal to the County's National Register Properties for permission to designate. Two properties are publicly owned, the other three properties are privately owned. The respective owners were asked to mention if changes had been made to the properties since its National designation. No one reported any changes.

For your review I have included copies of the report and current ownership information. If I may provide additional information, please do not hesitate to ask.

Very truly yours,

Handwritten signature of Stephen C. Killian in cursive.

Stephen C. Killian  
County Planner

Enclosures

SK/m



## North Carolina Department of Cultural Resources

James G. Martin, Governor  
Patric Dorsey, Secretary

Division of Archives and History  
William S. Price, Jr., Director

April 25, 1991

Mr. Steve Killian, County Planner  
Lincoln County Planning Dept.  
302 North Academy Street  
Lincolnton, NC 28092

Re: Proposed designation of Woodside, Magnolia Grove, Shadow Lawn, Pleasant Retreat Academy, and the Lincoln County Courthouse as historic properties

Dear Steve:

Thank you for your letter of April 17 and the documentation for designation of the five above-cited properties as local historic properties. We have reviewed the information pursuant to GS 160A-400.6 and would like to offer the following comments.

The historical and architectural significance of all five properties has been well documented and recognized through their listing in the National Register of Historic Places. Therefore, all of them are also excellent candidates for local designation and we support the commission's recommendation that they be so designated. I would, however, like to offer specific suggestions for each property in terms of appropriate elements to include in the designation.

As you know, historic properties commissions may designate the interiors of privately owned properties for which the owner has given written consent for designation and review, and of public properties (with no special conditions for written consent required). I am assuming that you intend to include the interiors of these buildings in a designation along with the exteriors and the lands associated with the structures, as noted in the nominations. If this assumption is correct, I remind you that you must have the owners' written consent for interior review and the designation ordinance must specify what interior elements are included and what the nature of the commission's jurisdiction over those designated interiors will be. In addition, in order for the designation of interiors to be binding on future owners, the current owner's consent must be filed with the Register of Deeds office along with the designation

Mr. Steve Killian  
April 25, 1991  
page two

ordinance, once it is adopted. The enabling legislation spells all this out quite specifically and I encourage you to review the filing requirements to which you will be subject.

In considering the designation of interiors, I suggest the following be included (in addition to any other elements you feel warrant designation which I may not mention):

Magnolia Grove: This property does retain much of its original interior fabric, including Federal style mantels in the 3 original rooms, wainscoting, 6-panel doors, the unusual front and rear doors (with raised panels on the exterior and diagonal sheathing on the interior side), and the stairs with their marbleized risers. In addition, another important feature is the three-room Quaker plan. I would recommend that the designation specify at least these elements for inclusion in the designation and things over which the Commission would have review authority. The designation ordinance, then, would specify that the exterior of the house, the interiors cited above, and the 3 acres upon which the house sites be designated.

(Shadow Lawn: This property has lost some of its original interiors, but retains elements which are worthy for consideration for designation. I would specifically include the original center hall plan, the stair, the dining room mantel, and remaining original fabric on the second floor, which I understand from Marvin Brown's book is largely intact. The ordinance should specify these features, the exterior of the house, and the 1/4 acre lot.

Woodside: Again, this is a property which retains a significant degree of its original interiors. The Quaker plan is intact, except that the stair has been moved, and various Federal trim, including wainscoting, mantels, and ceiling medallions) also survives. The four-bay front elevation, with matched central doors, is unique and interesting, and is protected through designation of the exterior. These features, the 1/2 acre lot, and the exterior of the house should be designated.

Pleasant Retreat Academy: Of the five properties proposed for designation this one retains the least amount of original interiors. As far as I can tell, only two Federal mantels remaining inside may warrant designation, but you are in a better position than I to determine if there is other original fabric as well. Of course, the exterior does exhibit interesting features, including the corbelled cornice, and the front door arrangement with fanlights, pilasters, and cornice. Include the mantels, the exterior, and the 2 acres in the designation.

Mr. Steve Killian  
April 26, 1991  
page three

Lincoln County Courthouse: What seems primarily important about the interior of this building is the cross hall plan with octagonal public area on the first floor, and the various marble baseboards, floors, 10-panel doors, classical light fixtures, and pilasters. I understand the courtroom has been completely altered and now retains no original features. It is appropriate to recommend these interior features, the exterior, and the 1.9 acre square upon which this building stands and which is a significant landscape feature of its overall character.

This discussion of interiors may seem excessively detailed, and I want to assure you that not every building you may wish to designate will warrant this level of consideration of interiors. Of course, you may already have decided not to deal with interiors at all, given the sometimes difficult nature of "monitoring" changes inside buildings and owners' reluctance to have someone reviewing what they do inside their home. I do think these properties, particularly the three Federal houses, are worth the effort it may take to protect their interiors. However, you should decide what the best course for your commission will be:

I thoroughly enjoyed reviewing these proposals, for this was a wonderful collection of properties you have proposed for your initial designations. I sincerely hope the county commissioners will look favorably upon these proposals. Please call me if you have any questions about our comments.

Sincerely,



Beth P. Thomas  
Preservation Planner  
State Historic Preservation Office

bpt/s

FILE COPY



# COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

PLANNING DEPARTMENT  
(704) 732-9000

May 8, 1991

Dear Madame/Sir:

The Lincoln County Historic Properties Commission is recommending the designation of certain properties with architectural, historical or cultural significance as historic properties. As part of the designation process the Historic Properties Commission will be reviewing the Designation of Historic Property Report for Shadow Lawn during its May 16, 1991 4:00 p.m. meeting in the first floor conference room of the Academy Street Building, 302 North Academy Street, Lincolnton. In accordance with General Statute 160A-400 you are hereby notified of the meeting at which the matter will be heard and are invited to attend. If you can not attend your comments are welcomed and should be forwarded to the Lincoln County Historic Properties Commission prior to May 16, 1991.

Once the report is approved by the Historic Properties Commission Shadow Lawn shall be recommended to the Lincoln County Board of Commissioners for designation as an historic property. The Board of Commissioners may then take action to designate the property as historic through the adoption of an ordinance.

If you have any questions, please do not hesitate to contact Steve Killian, County Planner, at 704-732-9000 extension 410.

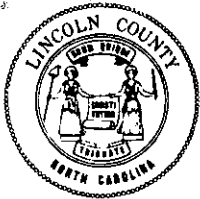
Very truly yours,

Peggy Simmons, Chairperson  
Lincoln County Historic Properties Commission

SK/m



FILE COPY



# COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

PLANNING DEPARTMENT  
(704) 732-9000

May 10, 1991

Calvin and Dorothy Blalock  
Shadow Lawn  
301 W. Main Street  
Lincolnton, NC 28092

Dear Mr. and Mrs. Blalock:

Thank you for your permission to recommend Shadow Lawn for local designation. In addition to designating the exterior features listed on the National Register Application, the historic interior can be designated as well. I have learned through Beth Thomas of the State Historic Preservation Office that property owners are always asked to specifically give written permission for designation of the historic interior. Because the State Historic Preservation Office gives excellent advice, I want to use their suggestion. This interior description is of course also found on the National Register Application.

If you are interested in having the historic designation include both the exterior and interior items, please sign the attached letter and return it to the Lincoln County Planning Department. If possible, please return the letter by May 15, 1991.

If you have any questions, please contact me at 732-9000 extension 410.

Very truly yours,

Stephen C. Killian  
County Planner

SK/m

Enclosure

Peggy Simmons, Chairperson  
Lincoln County  
Historic Properties Commission  
302 N. Academy Street  
Lincolnton, NC 28092

Dear Mrs. Simmons:

Accept this letter as permission to include interior information as part of the local designation report. The interior to be designated is described on the National Register Application report.

The historic designation ordinance would then specify the exterior and interior cited by the National Register Application and the one-quarter acre upon which the house sets.

Very truly yours,

Calvin and Dorothy Blalock  
Shadow Lawn  
301 W. Main Street  
Lincolnton, NC 28092



# COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, LINCOLNTON, NORTH CAROLINA 28092

HISTORIC PROPERTIES COMMISSION  
(704) 732-9000

## MEMORANDUM

FILE COPY

TO: Al Sharp, County Manager

FROM: Steve Killian, County Planner

DATE: October 12, 1992

SUBJECT: Historic Designations

In accordance with the Historic Properties Ordinance, the Lincoln County Historic Properties Commission recommends the designation of Shadow Lawn, Caldwell-Cobb-Love House, Pleasant Retreat Academy and the Lincoln County Court House as local historic properties. The local historic designation must be done in ordinance form. It is recommended that the Lincoln County Board of Commissioners and the Lincoln County Historic Properties Commission hold a joint public hearing on November 2, 1992. Following the public hearing the Board may consider the ordinances.

The Historic Properties Commission initiated the local designation process for the National Register Historic Properties. It has reviewed the respective historic property designation reports which are identical to the National Register Application Reports. The North Carolina State Historic Preservation Office in accordance with the Lincoln County Historic Properties Ordinance was given an opportunity to comment on the respective designation reports. They have recommended accepting the reports without modifications. The Historic Properties Commission notified the respective historic property owners as well as adjoining property owners concerning possible designation and invited owners to attend and make comments at it's June 20, 1991 and August 15, 1991 meetings. The historic property owners and adjoining property owners were supportive.

If the properties are designated as local historic properties then the following would apply:

1. Property owners are eligible to apply annually for partial property tax deferrals. The amount of tax deferral will be set by the Lincoln County Tax Department in accordance with applicable North Carolina Tax Laws.

2. A copy of the Ordinance of Designation is recorded in the Register of Deeds Office and given to the Building Inspections Department and Tax Supervisor.
3. Demolition of designated historic properties may be delayed (by Historic Properties Commission action) for a period of up to 180 days.
4. Changes to the historic landmark's historically or architecturally significant features may occur after a Certificate of Appropriateness is issued by the Historic Properties Commission. The property owners may at any time alter such significant features but would be subject to repayment of property taxes deferred in the last three years.
5. Historic property owners may continue to qualify for the partial property tax deferral as long as the property is maintained in good condition. Thereby protecting the features mentioned by the historical significance report.

On behalf of the Historic Properties Commission, staff recommends scheduling a joint public hearing for November 2, 1992. Drafts of an historic property designation ordinance, letters from property owners approving designation of the building's interior, and National Register Applications/Designation Reports for Shadow Lawn (Attachment A), Caldwell-Cobb-Love House (Attachment B), Pleasant Retreat (Attachment C) and Lincoln County Court House (Attachment D) are included for your review.

SK/lb

Attachments

ATTACHMENT A

AN ORDINANCE DESIGNATING AS AN HISTORIC PROPERTY THE PROPERTY KNOWN "SHADOW LAWN" TO INCLUDE THE FOLLOWING: THE INTERIOR AND THE EXTERIOR OF THE HOUSE AND THE ONE-FOURTH PLUS ACRE OF LAND UPON WHICH IT IS LOCATED, PROPERTY IDENTIFICATION NUMBER 3623 00 73 1672. THE PROPERTY OWNED BY CALVIN AND DOROTHY BLALOCK IS LOCATED ON WEST MAIN STREET, LINCOLNTON, LINCOLN COUNTY, NORTH CAROLINA.

---

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Lincoln County Historic Properties Commission has caused to be made and reviewed the report on the historic, architectural, educational and cultural significance of "Shadow Lawn" and recommended to the Lincoln County Board of Commissioners designation of "Shadow Lawn" as an historic property; and

WHEREAS, the North Carolina State Historic Preservation Office has reviewed the historic, architectural, educational and cultural significance of "Shadow Lawn"; and

WHEREAS, the historical and architectural significance of "Shadow Lawn" has been well documented and recognized through its listing in the National Register of Historic Places, and

WHEREAS, the Members of the Board of Commissioners of Lincoln County, North Carolina have taken into full consideration all statements and information presented at a joint public hearing held with the Lincoln County Historic Properties Commission on the 20th day of June, 1991, on the question of designating a property known as "Shadow Lawn" as an historic property; and

WHEREAS, "Shadow Lawn" was built by Paul Kiestler about 1826 on property he bought from Abner McAfee in 1825.; and

WHEREAS, the Kiestler family sold the home to the Augustus Pickney James Family; and

WHEREAS, the property was purchased by Congressman Charles Raper and Annie Elliot Jonas in 1935 and they renovated the property, made addition to the house and named it Shadow Lawn; and

WHEREAS, "Shadow Lawn" is representative of finer Federal houses built in Lincoln County in the early nineteenth century. It is one of a few structures of this type remaining in an urban environment; and

WHEREAS, Federal houses typically possess almost no ornamentation but have their distinction derived from the finer quality of building materials and workmanship and the clarity of the construction; and

WHEREAS, "Shadow Lawn" is a large two-story brick mansion, five bays in width and two bays in length with a gable roof. Its chimneys and walls are laid in Flemish and have single-stepped shoulders and molded caps. The handsome cornice at the front and rear formed of molded brick in alternating concave and convex courses, is an unusually fine example of its type; and

WHEREAS, the plan of "Shadow Lawn" consists of a central hall flanked by a single east room and two west rooms. A tall mantel in the Federal Style remains on the first floor. The interior of the second level remains essentially intact with plaster walls accented by molded cornices, chair rails, and baseboards. The second floor mantels remain; and

WHEREAS, Calvin M. and Dorothy Blalock, the current owners have faithfully maintained "Shadow Lawn" and have thereby made a substantial contribution to the cultural richness of Lincoln County; and

WHEREAS, The National Park Service of the United States Department of the Interior has "Shadow Lawn" listed in the National Register of Historic Places; and

WHEREAS, the Lincoln County Historic Properties Commission has demonstrated that the property known as "Shadow Lawn" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the property known as "Shadow Lawn" is owned by Calvin M. and Dorothy Blalock.

NOW, THEREFORE BE IT ORDAINED by the Members of the Board of Commissioners of Lincoln County, North Carolina:

1. The property known as "Shadow Lawn" (including the exterior of the house, the quarter acre parcel of land upon which it is located, listed under Property Identification Number 3623 00 73 1672 is hereby designated as historic property pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purpose of description only, the location of said building and property is noted as being situate on a tract of property more specifically described as follows:

DEED DESCRIPTION WILL BE INSERTED HERE

2. That said designated historic property may be materially altered, removed, or demolished only following the issuance of a Certificate of Appropriateness by the Lincoln County Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said historic property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said historic property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the historic property owner from making any use of this historic property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said historic property.

5. That the owners and occupants of the historic property known as "Shadow Lawn" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Clerk to the Board of Commissioners, Register of Deeds, Building Inspections Department, and the Tax Supervisor, as required by applicable law.

6. That which is designated as an historic property shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted this 2nd day of November, 1992