MEMORANDUM

To: Mayor and Members of the City Council

From: Montre' Freeman
Deborah Malenfant, Interim CD Director; Executive Director, ECDI
Kellen Long, Planner

Date: March 5, 2021

Re: Consideration - Call for Public Hearing to consider granting Local Historic Landmark Status to former Elizabeth City High School/Elizabeth City Middle School at 306-312 N. Road Street, by ordinance

BACKGROUND:

A local historic landmark is an individual building, structure, site, area, or object which is deemed to have historical, architectural, archeological, or cultural significance and has been given official designation for its importance. Generally, properties must be at least 50 years old to qualify; however, there are exceptions for properties of outstanding significance. Landmarks are designated because of their exceptional individual significance to the community and the character they add to the community. They are the types of properties considered to be important to the heritage and history of the community and, if demolished or inappropriately altered, would have a negative impact on local cultural and/or architectural history.

There are multiple benefits to being designated a local landmark, including: (1) Honor – It's an honor that is usually bestowed on few significant historical properties; (2) Improves marketability for a town and for the landmark property, thus increasing the potential to attract visitors; (3) Ensures long-term historical/architectural integrity of property at higher than normal standards – in order to maintain landmark status, a property has to maintain the specific architectural aspects for which it was granted the landmark status; (4) Incentive for investment and refurbishment of historical properties – Pursuant to NC GS 105-278 the property owner becomes eligible for an annual property tax deferral as long as it retains landmark status. (Estimated Tax Impact document for this property is attached.) Landmark status can be lost if the integrity of the property is diminished or substantially impaired.

Process (defined by statute) is as follows: – (1) A request is made to designate a property a historic landmark; (2) Local Historic Preservation Commission/Agency determines if property meets two criteria: that it is ***significant***, and that it retains ***integrity*****.** Legislation has specific guidelines for determining if property meets these criteria; (3) Local Historic Preservation Commission/Agency submits "Landmark Designation Report" to State Historic Preservation Office and the Office of State Archaeology (via State Historic Preservation Office) for review and comment; (4) Local governing agency (City Council) reviews and approves/disapproves Local Landmark designation. A Public Hearing is required.

City Council has only approved Local Historic Landmark Status for one other property in the City – the former Weatherly Candy Company (PIN 891308994827) on April 23, 2018.

ANALYSIS:

James Flanigan of J.D. Lewis Construction Management submitted a request to designate the property at 306-312 N. Road Street (PINs 891420804481; 891420802560; 891420802574; 891420802599; 891420806651; and 891420807538, formerly Elizabeth City High School/Elizabeth City Junior High School/Elizabeth City Middle School) as a Local Historic Landmark.

The application was reviewed by Elizabeth City's Historic Preservation Commission (The Commission) at its January 13, 2021 meeting. The Commission, by unanimous vote, deemed the landmark to be of special significance and cultural importance with integrity of design, setting, workmanship, materials and/or association. On behalf of The Commission, staff submitted the application and designation report to the NC Department of Natural and Cultural Resources State Historic Preservation Office (SHPO) for comment.

On February 26, 2021, we received a letter (copy attached) from SHPO in support of the designation. It specifically states: "We feel the designation report conveys the historical and architectural significance of the building. We have shared recommendations with staff to perform a minor change in the report. With this change, the designation report should provide the Elizabeth City Historic Preservation Commission and the City Council adequate information to determine the building has the requisite special significance and integrity for landmark designation."

The property was determined to meet the guidelines as described in the summary below. The full application from J.D. Lewis Construction Management is attached which provides detailed information, photos, and supporting arguments.

According to the designation report, the former Elizabeth City High School educational campus, to include buildings and land, is significant for the following reasons:

- Both structures, one built circa 1923 and the other in 1951, are both more than 50 years old and architecturally distinctive as Colonial Revival style and International style, respectively. Although the 2nd structure, the Annex and gym, was built approximately 30 years after the original structure and of a different style, the contrasting style provides a balanced and appropriate contrast to the original building.

- The buildings and the campus were considered the center of the City's public educational system in the early 1920s in the northside neighborhood district. Notwithstanding that, at the time, the school system was segregated and this campus was as a white only school.
- The main building was designed by the prolific architects F.P. Milburn and Michael Heister of Washington, DC. The partner architects were the 2nd and 3rd licensed architects in the state of North Carolina.
- Both buildings have maintained a high degree of architectural distinctiveness and integrity, as they approach their 100-year and 70-year lifespans, respectively.
- The famous Elizabeth City High School Marching Band Program began in 1931 on that educational campus and played for over three decades before becoming the Northeastern High School Band. Its home was the basement of the main building. The nationally recognized band program remains legendary in the hearts and minds of band alumni and the community as a whole. It is considered an institution in the community and remains an active band program with many children, grandchildren, and great grandchildren of band members being part of the band's legacy as members.
- The buildings and campus were home to students of Elizabeth City High School, Elizabeth City Junior High School, and Elizabeth City Middle School for nearly over eighty years. The Elizabeth City High School and/or Elizabeth City Middle School campus is part of the cultural heritage of the thousands of students who attended the school, the teachers, the substitute teachers, the teacher assistants, the coaches, the cafeteria workers, the custodial staffs, and so many more who have associations with the school and the campus. So many people in our community have a connection with that educational campus, inside and out.
- The structures have maintained their architectural integrity. They still look very much like they did during the period in which they were built and respectively gained significance. Their historic importance can certainly be seen and experienced both inside and outside the structures. Few changes have been made to the structures over the years. The design, setting, workmanship, materials, feeling and association all remain mostly intact.

Kristi Brantley, Local Preservation Commissions/CLG Coordinator for SHPO makes the statement in support of the significance and integrity: "The architectural significance of the school buildings coupled with the educational importance of the complex to the City of Elizabeth City and the preserved state of the buildings makes this complex a good candidate for local landmark designation."

STAFF RECOMMENDATION:

By motion, call for a Public Hearing to be held on Monday, March 22, 2021 Regular City Council meeting, directly following the public comment period. For the purpose of gathering citizen input regarding the Local Historic Landmark application/designation report for the former Elizabeth City High School/Elizabeth City Middle School at 306-312 N. Road Street by ordinance.

ATTACHMENTS:

Official Response from the NC Dept of Natural Resources & Cultural Resources, State Historic Preservation Office
Historic Landmark Designation Request/Report Application
Estimated Tax Impact document
Ordinance

North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator

Governor Roy Cooper Secretary D. Reid Wilson

February 26, 2021

Deborah Malenfant, Interim Director
Community Development Department
City of Elizabeth City
dmalenfant@cityofec.com

RE: Proposed Designation of **Elizabeth City High School, 306 N. Road St., Elizabeth City, Pasquotank County**.

Dear Ms. Malenfant:

Thank you for submitting the report for Elizabeth City High School, 306 N. Road St., Elizabeth City, Pasquotank County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946 (formerly 160A-400.6).

The Elizabeth City High School located at 306-312 North Road Street, Elizabeth City, NC was constructed in 1923 with a large annex and gymnasium built in 1951 and represents an intact example of a well-detailed, early 20th century restrained Colonial Revival style brick schoolhouse located in the Northside Historic District. The school was designed by regionally prominent architects Milburn and Heister from Virginia whose firm was responsible for numerous schools and other public architecture in North Carolina. The annex and gymnasium, designed in a mid-20th century modern style, were the product of New Bern, NC architects Stephens and Stephens. The architectural significance of the school buildings coupled with the educational importance of the complex to the City of Elizabeth City and the preserved state of the buildings makes this complex a good candidate for local landmark designation.

We feel the designation report conveys the historical and architectural significance of the building. We have shared recommendations with staff to perform a minor change to the report. With this change, the designation report should provide the Elizabeth City Historic Preservation Commission and the City Council adequate information to determine the building has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes properties within the historic district are worthy of preservation because of their special significance to the local community. Any substantial changes in design, materials, and appearance to these properties is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Elizabeth City Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Elizabeth City High School, 306 N. Road St., Elizabeth City, Pasquotank County.

Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6583 should you have any questions about our comments.

Sincerely,

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

City of Elizabeth City
Community Development Department
Planning Division
306 E. Colonial Avenue, Elizabeth City, NC 27909
252-337-6672

Historic Landmark Designation Request/Report Application

Application deadlines are 21 calendar days prior to the hearing date. Regular meetings of the Commission are held the second Thursday of each month. You will be notified of your scheduled hearing date and time. A decision by the Commission may be appealed to the Board of (Zoning) Adjustment in accordance with City Ordinance. PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION INCOMPLETE APPLICATIONS WILL BE RETURNED TO APPLICANT INDICATE 'NOT APPLICABLE' OR 'N/A' WHERE APPROPRIATE.

The applicant must supply one (1) original and ten (10) copies of the completed application, supporting documents, photographs and materials. Please plan to attend the meeting to present evidence as to the congruity of your proposal. Failure to attend may result in delay or denial of your application.

1. Name of Property (if historic name is unknown, give current name or street address)
   Historic Name(s): Elizabeth City High School

   Current Name: Elizabeth City Middle School

2. Physical Address or Location: 306, 308, 310, 312 N. Road Street; 400 and 00000 N. Poole Street, Elizabeth City, NC 27909
   Parcel ID(s) (12-digit): 891420804481; 891420802560; 891420802574; 891420802599; 891420806651; 891420807538

   Zoning Classification: R-6 Overlay District (if applicable):
   Tax Map Number 12 Block: J Lot: 1
   Tax Map Number 12 Block: J Lot: 2
   Tax Map Number 12 Block: J Lot: 3
   Tax Map Number 12 Block: J Lot: 4
   Tax Map Number 12 Block: G Lot: 9thru 13
   Tax Map Number 12 Block: G Lot: 14B, 15B, 16B

3. Legal Owner of Property (If more than one, list primary contact)
   Name: Pasquotank County
   Address: P.O. Box 39
   City: Elizabeth City State: NC Zip: 27909
   Telephone: 252-335-0865 Fax:
   Email: hammetts.co.pasquotank.nc.us

4. Applicant/Contact Person (if other than owner)
   Name: J.D. Lewis Construction Management
   Address: 503 E. Main Street
   City: Richmond State: VA Zip: 23219

Telephone: 804-915-8800 (O); 703-576-4958 Fax: 804-915-6350
Email: jflanigan@jdlewiscm.com

5. Appraised Value of the Property (a copy of the most recent tax card will suffice):
   $698,900 (from tax office assessment) Current Land - $516,800; Current bldg. $182,100
   $363,306 (recent broker opinion appraisal)

6. Reason for the Request: To ensure preservation of architectural fabric and to recognize the building's significance; tax benefits

II. Abstract

1. A clear summary statement of the property's significance and degree of integrity. Why are you proposing designation for this property?

School buildings and educational campuses, especially in smaller communities, are a huge part of a town's tangible cultural heritage. The experiences and memories we have from our days spent in those buildings and on those campuses are the core of our individual and community intangible cultural heritages.

The entire educational campus of the former Elizabeth City High School is of a significance level to warrant designation as a Local Historic Landmark. The buildings and campus were considered the center of the City's education system of the public school system in the early 1920s in the northside neighborhood district.

Circa 1923, the main educational building was designed and built as a two-story over basement brick structure of the Colonial Revival style with arched windows in the stairwells and a reserved classical cornice, which was the county's dominant architectural style for educational buildings. The building served as the city's only white high school for 41 years, from 1923 until 1964, when integration began in the City schools. The school changed to a Junior High School in 1969 when a larger high school was built to serve all students in the City and County.

The main building was designed by the prolific architects F.P. Milburn and Michael Heister of Washington, DC. The partner architects were the 2nd and 3rd licensed architects in the state of North Carolina. They designed notable buildings in our area, across the State of NC and in the District of Columbia. The main building was built by local contractor, builder and businessman Lord Byron Perry, who has left a legacy of historical buildings in our community and beyond, as well as a business legacy.

In 1951, a second building was built behind and to the east of the main school building. Locally and fondly referred to simply as "The Annex," its addition added much-needed educational classroom space, as well as a gymnasium. The addition of the gymnasium space allowed for the creation of a cafeteria in the former recreation space inside the main building. Prior to the addition of this annex, there was no on-site cafeteria for students, and they had to leave campus for lunch.

“The Annex” was designed by architects Stephens and Stephens of New Bern, NC in a contrasting style from the main building. The International Style contrasted yet provided a complementary modern balance to the campus. Recognized architectural elements of that style included the repetition of vertical exterior supports, high bands of windows, and two elegantly modern metal staircases that rise in a two-story entrance lobby along East Elizabeth Street.

Both buildings have maintained a high degree of architectural distinctiveness and integrity, as they approach their 100-year and 70-year lifespans, respectively. A feasibility study was conducted in 2003 by Rodriquez Ripley Maddux Motley. It was reported in the study that the main 1923 building was structurally sound, but with risk of basement flooding. It was determined that the 1950s annex had structural problems that would require extensive structural improvements to arrest settlement. The gymnasium was deemed structurally sound.

The famous Elizabeth City High School Marching Band Program began in 1931 on that educational campus and played for over three decades before becoming the Northeastern High School Band. Its home was the basement of the main building. The nationally recognized band program remains legendary in the hearts and minds of band alumni and the community as a whole. It is considered an institution in the community and remains an active band program with many children, grandchildren, and great grandchildren of band members being part of the band’s legacy as members.

The buildings and campus were home to students of Elizabeth City High School, Elizabeth City Junior High School, and Elizabeth City Middle School for nearly over eighty years. The Elizabeth City High School and/or Elizabeth City Middle School campus is part of the cultural heritage of the thousands of students who attended the school, the teachers, the substitute teachers, the teacher assistants, the coaches, the cafeteria workers, the custodial staffs, and so many more who have associations with the school and the campus. So many people in our community have a connection with that educational campus, inside and out.

We believe the educational campus delineated by the indicated parcels, to include the buildings and the land, meet the statutory requirements for both significance and integrity to receive Local Historic Landmark status.

The structures have maintained their architectural integrity. They still look very much like they did during the period in which they were built and respectively gained significance. Over the years, some minor modifications have been made, such as replacement of windows and doors, ADA accessible ingress/egress additions, exterior landscape elements and site elements such as parking areas; however, none significant enough to change the material concepts of the application. Predominantly, the architectural integrity has been maintained. . Their historic importance can certainly be seen and experienced both inside and outside the structures. Few changes have been made to the structures over the years. The design, setting, workmanship, materials, feeling and association all remain mostly intact.

The campus, to include buildings and land, has significant historical value to the community. The historic significance and integrity of the property has been preserved. The properties

are 50 years old or older and are architecturally distinctive. The site holds important historic information and value. The buildings predominantly look like they did during the periods they gained significance and have not been substantially altered. They are not deteriorated or dilapidated. The historic importance can be easily seen and experienced. It has integrity of design, setting, workmanship, materials, feeling and association.

2. **A concise statement of what buildings and portion of land are to be included in the designation**. Is it all of the legal parcel(s) historically and currently associated with the building(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the building(s) for which designation is proposed.

   Requesting Local Historical Landmark status for educational campus (land and buildings) as specifically listed below:

TAX MAP #	PARCEL ID	ADDRESS	NOTE
12-J-1	891420804481	306 N. Road Street	Original Main School building, annex, gymnasium; and Land
12-J-2	891420802560	308 N. Road Street	Land
12-J-3	891420802574	310 N. Road Street	Land
12-J-4	891420802599	312 N. Road Street	Land
12-G-9 thru 12-G-13	891420806651	400 N. Poole Street	Land
12-G-14B, 15B, 16B	891420807538	00000 Poole Street	Land

   Historic Landmark Designation is for exterior features only. No interior features are to be included in the designation.

III. Historic Background

1. A narrative of the property's history that focuses on points relevant to the significance and integrity criteria. A chain of title should not be included unless you are claiming that the property is significant for its association with a historically significant person – and then only those deeds directly related to that person.
2. Date(s) of original construction (use "circa" and a year if the exact year is unknown). The report may need a chain of title to help prove or substantiate the original construction date.
3. Date(s) of all additions and/or alterations (use "circa" and a year if the exact year is unknown)

The main building of Elizabeth City High School was constructed front facing N. Road Street circa 1923.

An annex building, including a gymnasium, was constructed behind the main school building front facing Elizabeth Street in 1951.

The property is zoned as R-6, is individually listed and is one of two contributing brick educational buildings in the National Register of Historic Places: Northside Historic District, Elizabeth City, NC. Both buildings on the campus are part of the individual listing and are considered contributing.

The site where the current annex building is located was originally home to a one-story frame public graded school built before 1896. It was replaced by a larger brick structure sometime before 1902 on the current site of the S.L. Sheep Elementary School (across N. Road Street). That structure was destroyed by fire between 1908 and 1914. In 1923, a "larger and more modern Elizabeth City High School" building was erected on the current site on North Road Street.

The school was constructed on "the main road running from Elizabeth City to Norfolk [Virginia]" The street is now named North Road Street. At the time, it followed a route northward to Norfolk and southward to Nixonton. This road still remains as a major thoroughfare from the north to the downtown central business district and county seat. The Northside Historic District was home to the city's industrial, mercantile and professional leaders in the late nineteenth and early twentieth centuries. There were various saw and wood-working mills located north of the district along Knobbs Creek and in other areas throughout the city. This district was home to many of those laborers and workers of those businesses. The educational institutions were established as the district grew to serve the residents. In fact, "education was one of the primary attractions for homeowners, as the district's school buildings were superior to those in the surrounding rural areas." [1]

As of the certification of the district in the National Register (1994), the school (then Elizabeth City Junior High school) was the only Junior High School in the entire Pasquotank County.

The National Register Narrative Description specific to education and the school buildings:

> "The district contains two contributing brick educational buildings located across North Road Street from each other. The former Elizabeth City High School (#278), built in 1923 in the Colonial Revival style, has an impressive twelve-bay two-story facade that is crowned by a prominent metal cornice and enlivened by stone details. An annex behind the former High School, erected in 1951 with modest elements of the International Style, displays the style's characteristic repetition of structural elements and high bands of windows. Across Road Street from the former High School is the 1940 S. L. Sheep School (#231), a large brick building of similar size that was given a handsome Art Deco style finish. The broad facade is denoted by horizontal window bands accented with stone stringcourses and a central in antis portico… "[2]

These two prominent educational campuses remain mostly unchanged and important to the cultural heritage of our city and its citizens.

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[1] National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Narrative Description, Section 8, pages 5 and 6

[2] National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Narrative Description, Section 7, Page 8.

The individual listing #278 for the property in the National Register:

> "former Elizabeth City High School: large two-story over basement brick Colonial Revival style building designed by Washington, D. C. architectural firm of Milburn, Heister, and Company, although building is not as elaborately detailed as design indicated; central block has entrance within stone entablature flanked by four bays of clustered windows surmounted by modest brick parapet frontispiece; each end section has projecting wing of four windows and stairwell having large over-sized arched window; metal cornice encircles building; decorative stone tablets in second-story facade, brick soldier course lintels, and stone sills complete design; at rear is a large annex designed by architects Stephens and Stephens of New Bern, NC and erected in 1951; the building's International style elements include the repetition of vertical exterior supports, high bands of windows, and an elegantly modern metal stair that rises in a two-story entrance lobby along East Elizabeth Street; entire building has been occupied by the Elizabeth City Junior High school since the late 1960s."[3]

The main building was designed and built as a two-story over basement brick structure of the Colonial Revival style with arched windows in the stairwells and a reserved classical cornice. According to Thomas Butchko in his "Elizabeth City Essay" this was the county's dominant architectural style for educational buildings. The building was designed by the prolific architectural firm of Milburn, Heister, and Company, who designed many institutional, office, and educational buildings throughout southeast, including many in the District of Columbia and the Durham and Winston-Salem areas of North Carolina. According to Thomas Butchko in his book "On the Shores of the Pasquotank," the original design called for a "rusticated stone basement, a projecting central section, and an elaborate carved cornice." However, the completed building has a reserved metal cornice and brick soldier course lintels. Butchko states in his book,

> "Other important elements include handsome entrances with stone surrounds, arched windows in the stair wells, and decorative stone tablets accenting the central second story. During the 1950s a large rear annex was added which displays the character of the popular International style. Particularly noteworthy are the repetition of the exterior vertical supports and the elegantly modern metal stairs that rise in the two-story entrance. Since the county-wide consolidation in the 1960s, this school has been occupied by Elizabeth City Junior High School."[4]

The architectural firm of Milburn, Heister, and Company was considered to be a prolific architectural firm established in 1909. It became one of the most successful architectural firms in the District of Columbia. The firm had an office in Durham, NC. It is said that Frank Milburn

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[3] National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Individual Listings, Section 7, Page 74.

[4] Butchko, Thomas R. On The Shores of the Pasquotank: The Architectural History of Elizabeth City and Pasquotank County, North Carolina. Elizabeth City, 1989

"might have been the preeminent architect of the New South during the 1890s to 1920s.[5] In NC, a state law was passed in 1915 authorizing the licensing of architects, "Michael Heister and F.P. Milburn were quick to register, becoming licensed architects #2 and #3, respectively in the state." [6]

The main building was constructed by local builder and businessman Lord Byron Perry, a contractor in the Albemarle region. According to his biography printed in "North Carolina Architects & Builders: A Biographical Dictionary," he was "a successful businessman in his home county [Perquimans] with a wide range of agricultural and business interests, including the operation of lumberyards and sawmills." He moved to Elizabeth City in 1917 and established the L.B. Perry Motor Company. Mr. Perry worked extensively in Pasquotank, Perquimans, and other counties across the state. According to his biographical information, "Typically his buildings present unpretentious, solidly built renditions of current styles…and straightforward commercial modes."[7]

Other area buildings built by Lord Perry include: Christ Episcopal Church Parish House, George W. Beveridge House, Gregory's 5-10-25 Cent Store in Hertford, Hinton Hotel in Edenton, Selig Jewelers Building, and Weeksville High School.

The large annex building constructed behind the main building (on the eastern side of the property) was built in 1951 and is considered a prime example of the International style in the Albemarle area. The annex building was designed by Stephens and Stephens Architects of New Bern, NC. The International Style of architecture is described by TheArtStory as the "'architecture of the machine age,' which symbolized for many the crystallization of modernism in building design. This became particularly true after World War II, when the postwar economic building boom made the International Style a kind of "unofficial" American architecture." They are often referred to as architecturally minimalist and "seem to strip away all extraneous ornament from the structure, leading to an extreme blurring of interior and exterior space, the exposure of buildings' construction with unvarnished honesty, and the glorification of modern industrial materials: chiefly, steel, concrete, and glass." The style was a movement that was adopted on nearly every continent and became "a global symbol of modernity both before and after World War II." [8]

The first-ever annual of the school, The Spotlight, was published in 1921. The school was fondly referred to by the students as "Betsey High."

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[5] www.opendurham.org/businesses/milburn-and-Heister, Milburn and Heister, Open Durham,
[6] Vivian, Daniel J. North Carolina Architects & Builders: A biographical Dictionary, Milburn, Frank Pierce (1868-1926), 2009
[7] Butchko, Thomas R. North Carolina Architects & Builders: A biographical Dictionary, Perry, Lord Byron (1870-1948), 2009
[8] Summary of The International Style, The Art Story, www.theartstory.org/movement/international-style/

The famous Elizabeth City High School Marching Band Program originated on that campus in 1931 and played for over three decades before becoming the Northeastern High School Band. Its home was the basement of the main building. In 1945 it received two national citations for "having played upon 224 occasions in connection with the war efforts," according to the Spotlight yearbook of 1945. The band travelled to Richmond, VA in the 1950s and was part of the Tobacco Bowl Parade.

The basement of the school also served as an air raid shelter in the 1950s and '60s.

Until 1946, Elizabeth City High School served grades seven through eleven, graduating seniors after eleven years of education. The state required an additional twelfth (12th) year of education to graduate starting in 1945 and it began serving grades seven through twelve. There was no kindergarten curriculum until the early 1950s, according to Audrey Huston, former student, who was interviewed as part of "Elizabeth City Essay" by Thomas Russell Butchko in 1985.

In 1946 the first group of 12th grade students graduated – 23 students. The class was made up of mostly transfer students from Shiloh High School, which had been closed that same year. Several students came from out of state schools; three students graduated in three years by taking summer school the year prior to 1946, and three more planned to take summer classes in the summer of 1946 to graduate.

The school had a variety of extra-curricular activities that students participated in. Some of the clubs and activities listed in the 1946 Spotlight yearbook were: student government, safety patrol, library staff, beta club, Elizabethan players guild, loudspeaker staff, glee club, monogram club, debaters, band, patriotic club, play cast, marshalls, quille and scroll, cheerleaders, baseball, girls' basketball, boy's basketball, football, monogram club, debaters.

Students attended High School school during a time that spanned multiple wars – World War II, the Korean War, The Vietnam War; the assassinations of important historical figures – President John F. Kennedy, Martin Luther King, Jr., Senator Bobby Kennedy; the Civil Rights Movement; The Great Depression; the attack on Pearl Harbor; the nuclear era and the Cold War; and the Watergate scandal.

The City and the County schools operated as two separate school systems until 1967, when the two school systems consolidated and become the Elizabeth City-Pasquotank County Public School system.

Elizabeth City High School was a white only school until integration in 1964-65. "The beginning of integration of students in the city school district is reflected in the transferring or reassignment of six black students to white schools. According to a newspaper clipping in The Daily Advance newspaper on August 7, 1964, the following students were approved by the city

school board: transferred from P.W. Moore High School to Elizabeth City High school was Katherine L. Williams, William A. Allen, Donna Allen, and Shelia Elizabeth Fox; two elementary students transferred to S.L. Sheep School were Diedre Allen and Sharon Lumsden."[9]

Donna Allen graduated in 1967; Katherine Williams and William Allen graduated in 1966.[10]

The school became a Junior High School after the new high school, Northeastern High School, opened 1969. All students went to that one integrated high school. The Junior High School educated students in grades seventh, eighth and ninth. The school became a middle school in the 1970s, serving students in grades sixth, seventh, and eighth. It served as a middle school until circa 2005 when a new middle school was built in the northern section of the County. Although utilized in a variety of ways for the community, it has not served as an educational institution since that time.

IV. Assessment

1. A full description of the property's historical, prehistorical, architectural, and/or cultural importance (significance) for one or more of the following specific reasons:
    a. its association with a historic event
    b. its association with the life of a historically significant person
    c. its architectural style or its type of construction or engineering
    d. its archaeological potential
2. A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design. For report preparers, commissions, or staff who are unfamiliar with this kind of technical writing, an outline for an architectural description may be found at http://www.hpo.ncdcr.gov/local/ArchitecturalDescriptionTemplate.pdf .
3. A description of any elements that contribute to the property's archaeological significance. A brief archaeological comment should be included in every report. If no known archaeological features are present at the current time, a statement to that effect will suffice.
4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for all alterations and changes to the property, including those which detract from or do not contribute to the property's significance.
5. A justification of the proposed boundaries of the designation.

The main building of Elizabeth City High School was constructed front facing N. Road Street circa 1923. An annex building, including a gymnasium was constructed behind the main school building front facing Elizabeth Street in 1951. The entire campus is recognized as culturally significant as a place of education in the City. It is the location of one of two contributing brick educational buildings in the National Register of Historic Places: Northside Historic District, Elizabeth City, North Carolina.

[9] White, Charles, Celebrating Black History Month February 2007, Historical Education Facts: Elizabeth City-Pasquotank Public Schools, 2007

[10] Elizabeth City High School Spotlight Yearbooks, 1966 and 1967

The site where the current annex building is located was originally home to a one-story frame public graded school built before 1896. It was replaced by a larger brick structure sometime before 1902 on the current site of the S.L. Sheep Elementary School (across N. Road Street). That structure was destroyed by fire between 1908 and 1914. In 1923, a "larger and more modern Elizabeth City High School" building was erected on the current site on North Road Street.

The property is individually listed and is one of two contributing brick educational buildings in the National Register of Historic Places: Northside Historic District, Elizabeth City, NC. Both buildings on the campus are part of the individual listing and are considered contributing.

The National Register Narrative Description specific to education and the school buildings:
"The district contains two contributing brick educational buildings located across North Road Street from each other. The former Elizabeth City High School (#278), built in 1923 in the Colonial Revival style, has an impressive twelve-bay two-story facade that is crowned by a prominent metal cornice and enlivened by stone details. An annex behind the former High School, erected in 1951 with modest elements of the International Style, displays the style's characteristic repetition of structural elements and high bands of windows."

These two prominent educational campuses remain mostly unchanged and important to the cultural heritage of our city and its citizens.

The individual listing #278 for the property in the National Register:

> "former Elizabeth City High School: large two-story over basement brick Colonial Revival style building designed by Washington, D. C. architectural firm of Milburn, Heister, and Company, although building is not as elaborately detailed as design indicated; central block has entrance within stone entablature flanked by four bays of clustered windows surmounted by modest brick parapet frontispiece; each end section has projecting wing of four windows and stairwell having large over-sized arched window; metal cornice encircles building; decorative stone tablets in second-story facade, brick soldier course lintels, and stone sills complete design; at rear is a large annex designed by architects Stephens and Stephens of New Bern, NC and erected in 1951; the building's International style elements include the repetition of vertical exterior supports, high bands of windows, and an elegantly modern metal stair that rises in a two-story entrance lobby along East Elizabeth Street; entire building has been occupied by the Elizabeth City Junior High school since the late 1960s."[11]

The building was designed and built as a two-story over basement brick structure of the Colonial Revival style with arched windows in the stairwells and a reserved classical cornice. According to Thomas Butchko in his "Elizabeth City Essay" this was the county's dominant architectural style

[11] National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Individual Listings, Section 7, Page 74.

for educational buildings. The building was designed by the prolific architectural firm of Milburn, Heister, and Company, who designed many institutional, office, and educational buildings throughout southeast, including many in the District of Columbia and the Durham and Winston-Salem area of North Carolina. According to Thomas Butchko in his book "On the Shores of the Pasquotank," the original design called for a "rusticated stone basement, a projecting central section, and an elaborate carved cornice." However, the completed building has a reserved metal cornice and brick soldier course lintels. Butchko states in his book:

> "Other important elements include handsome entrances with stone surrounds, arched windows in the stair wells, and decorative stone tablets accenting the central second story. During the 1950s a large rear annex was added which displays the character of the popular International style. Particularly noteworthy are the repetition of the exterior vertical supports and the elegantly modern metal stairs that rise in the two-story entrance. Since the county-wide consolidation in the 1960s, this school has been occupied by Elizabeth City Junior High School."[12]

The main building was constructed by local builder and businessman Lord Byron Perry, a contractor in the Albemarle region. According to his biography printed in "North Carolina Architects & Builders: A Biographical Dictionary," he was "a successful businessman in his home county [Perquimans] with a wide range of agricultural and business interests, including the operation of lumberyards and sawmills." He moved to Elizabeth City in 1917 and established the L.B. Perry Motor Company.

The large annex building constructed behind the main building (on the eastern side of the property) was built in 1951 and is considered a prime example of the International style in the Albemarle area. The annex building was designed by Stephens and Stephens Architects of New Bern, NC.

The famous Elizabeth City High School Marching Band Program began in 1931 on that educational campus and played for over three decades before becoming the Northeastern High School Band. Its home was the basement of the main building. The nationally recognized band program remains legendary in the hearts and minds of band alumni and the community as a whole. It is considered an institution in the community and remains an active band program with many children, grandchildren, and great grandchildren of band members being part of the band's legacy as members.

We believe the educational campus as a whole, delineated by the indicated parcels, to include the buildings and the land, meet the statutory requirements for both significance and integrity to receive Local Historic Landmark status.

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[12] Butchko, Thomas R. On The Shores of the Pasquotank: The Architectural History of Elizabeth City and Pasquotank County, North Carolina. Elizabeth City, 1989

The structures have maintained their architectural integrity. They still look very much like they did during the period in which they were built and respectively gained significance. Their historic importance can certainly be seen and experienced both inside and outside the structures. Few changes have been made to the structures over the years. The design, setting, workmanship, materials, feeling and association all remain mostly intact.

V. Supporting documentation

1. Digital photographs that clearly show the overall property in its current condition
    a. At least 1 digital photograph of each elevation, to the extent they are visible or accessible; if an elevation is not visible, the report must explain why.
    b. At least 1 digital photograph of each interior feature proposed for designation; if interior features are not to be designated, photographs of interior spaces are encouraged for documentary purposes but are not required.
    c. Supporting photographs that illustrate architectural features, spatial relationships, orientation, size, scale, and texture, or which otherwise illustrate context
    d. Digital photographs should be submitted via email to the Local Government Program Coordinator or saved to a cd if a paper copy of the designation report is submitted
2. A sketch floor plan of the building(s). It does not have to be of "draftsman quality" or exactly to scale but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.
3. A site plan (preferably but not necessarily drawn to scale) showing:
    a. the property's location
    b. location of primary structures
    c. location of all outbuildings and appurtenant features (e.g., a well)
    d. major landscape and hardscape features such as large, ancient trees, driveways, and walkways
    e. the boundaries of the proposed designation.
4. Plat or tax map, including the tax appraised value of the property.
5. Any other information the local governing board deems necessary.

VI. Bibliography/Source Citations

Also Referenced in Footnotes

National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Narrative Description, Section 8, pages 5 and 6

National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Narrative Description, Section 7, Page 8.

National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Individual Listings, Section 7, Page 74.

Butchko, Thomas R. On The Shores of the Pasquotank: The Architectural History of Elizabeth City and Pasquotank County, North Carolina. Elizabeth City, 1989

www.opendurham.org/businesses/milburn-and-Heister, Milburn and Heister, Open Durham,

Vivian, Daniel J. North Carolina Architects & Builders: A biographical Dictionary, Milburn, Frank Pierce (1868-1926), 2009

Butchko, Thomas R. North Carolina Architects & Builders: A biographical Dictionary, Perry, Lord Byron (1870-1948), 2009

Summary of The International Style, The Art Story, www.theartstory.org/movement/international-style/

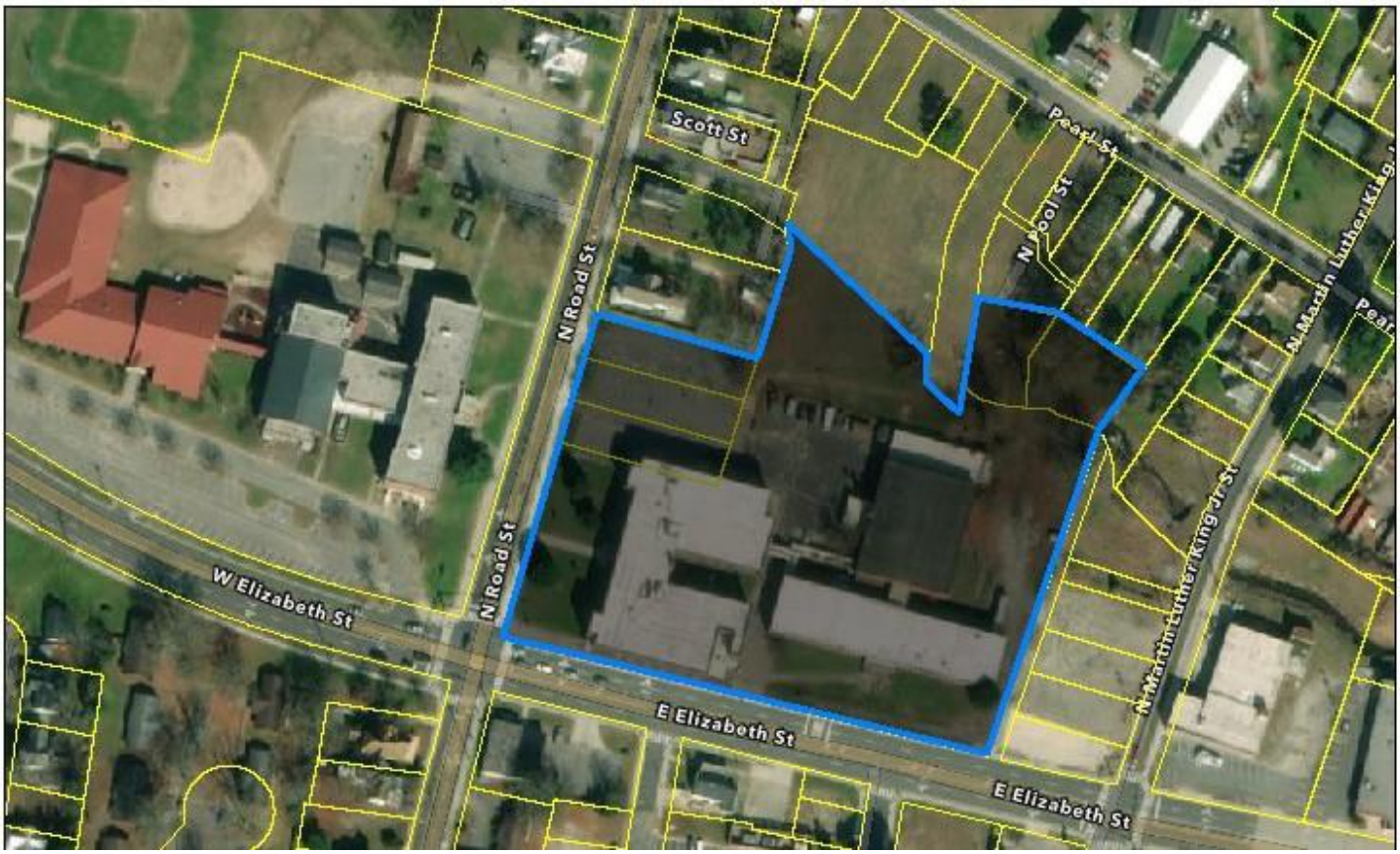
White, Charles, Celebrating Black History Month February 2007, Historical Education Facts: Elizabeth City-Pasquotank Public Schools, 2007

Elizabeth City High School Spotlight Yearbooks, 1966 and 1967

National Register of Historic Places Inventory Nomination Form, certified 1-11-1994, Individual Listings, Section 7, Page 74.

Butchko, Thomas R. On The Shores of the Pasquotank: The Architectural History of Elizabeth City and Pasquotank County, North Carolina. Elizabeth City, 1989

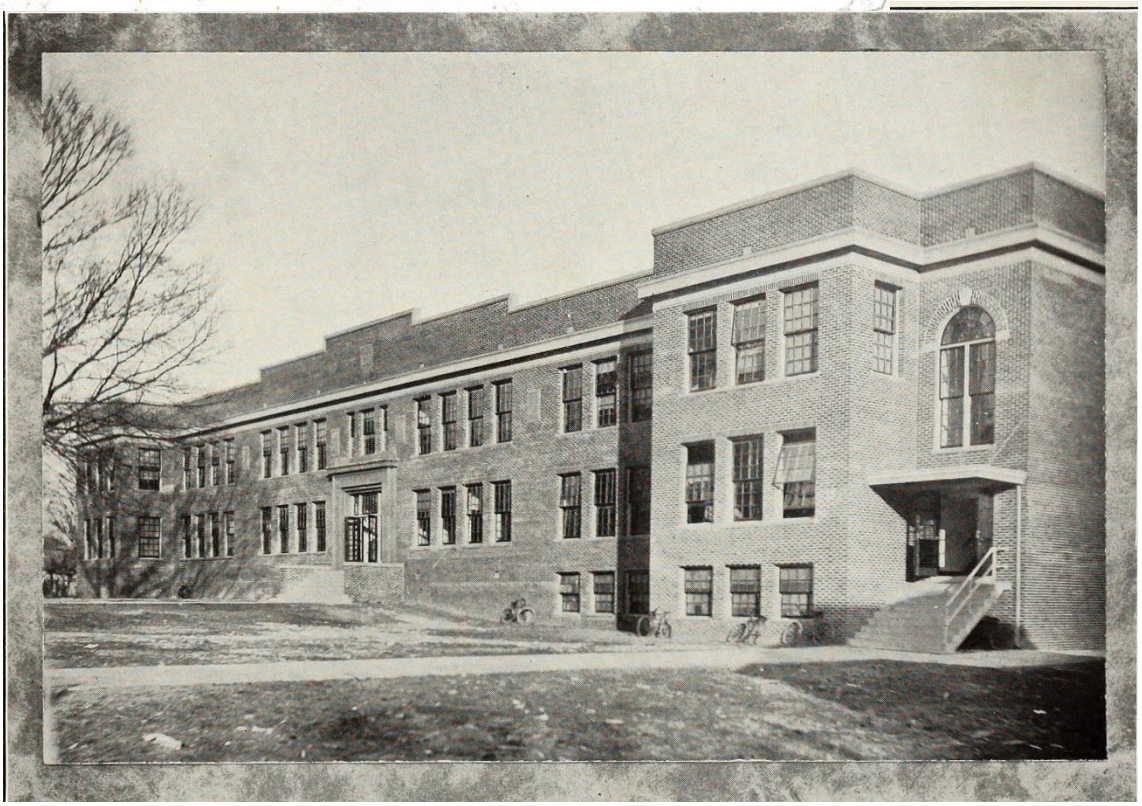
Aerial view of location in reference to water / Elizabeth Street Bridge, Elizabeth City GIS



Tax parcels associated with designated “educational campus” area requested for Landmark status, Elizabeth City GIS

Elizabeth City High School Main Building, old postcard image , classicschools.com/blog/category/nc

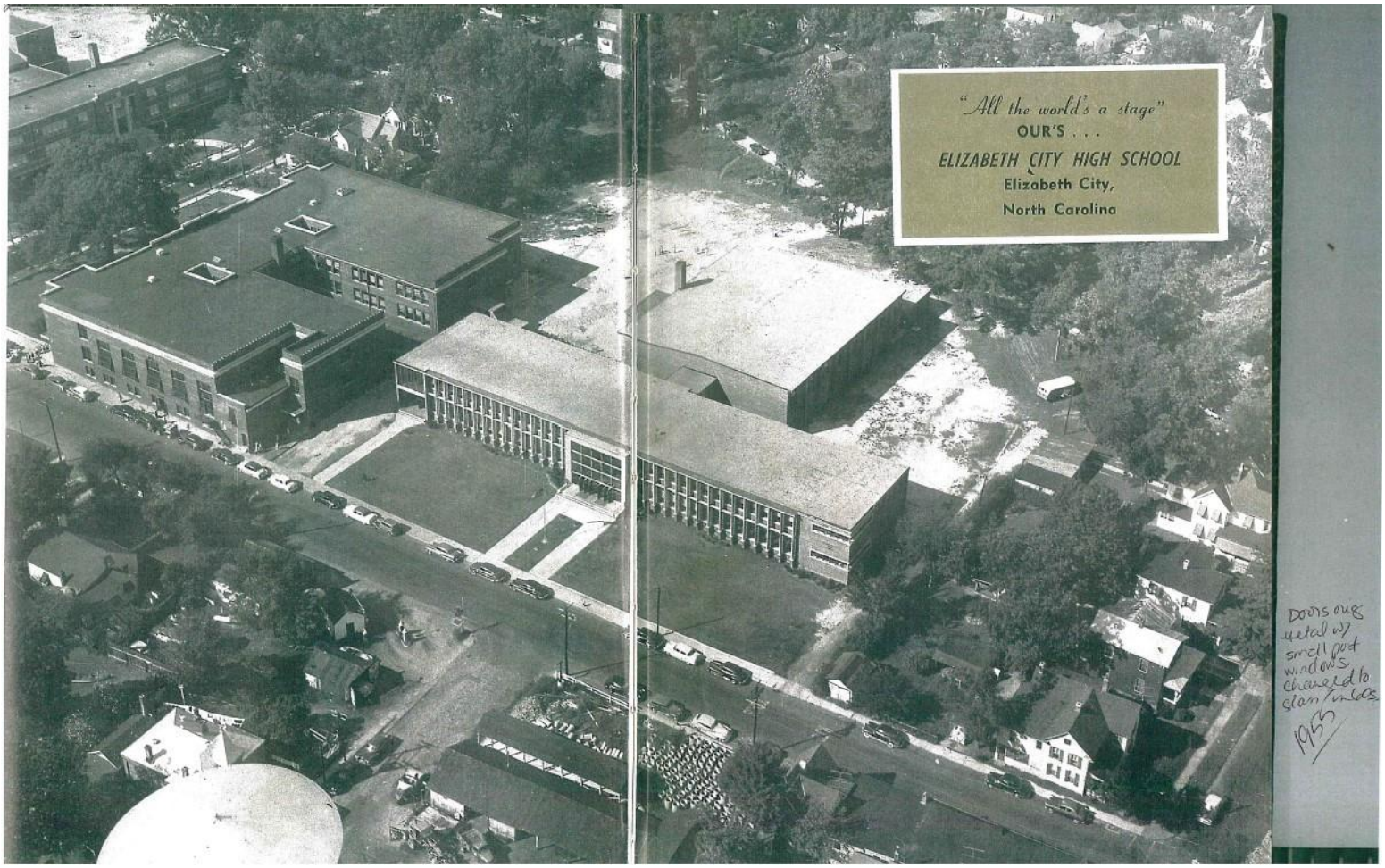
Elizabeth City High School Main Building, old postcard image, courtesy of Edward Fearing



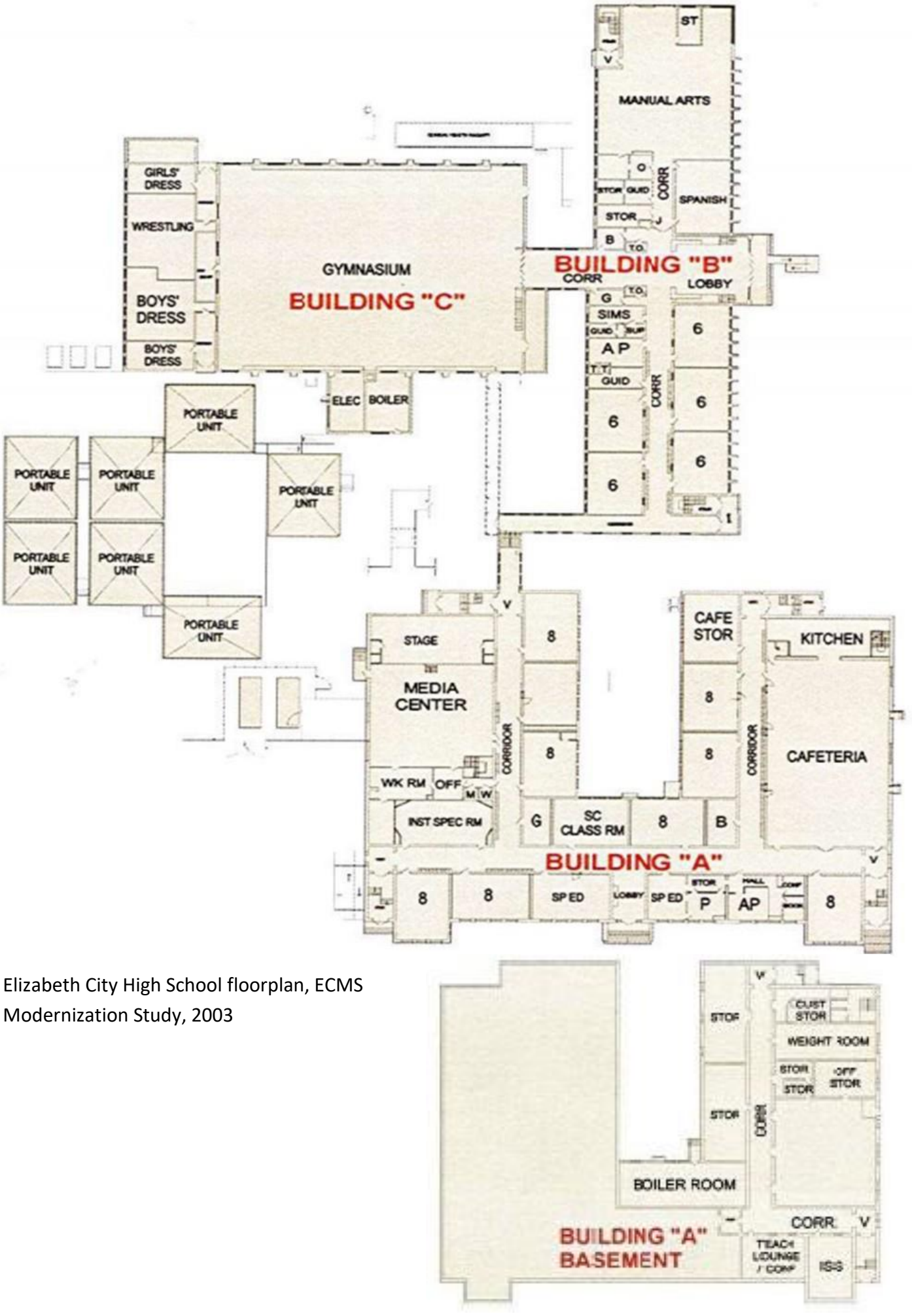
Elizabeth City High yearbook photo, 1924

Elizabeth City High School Annex Building, yearbook photo

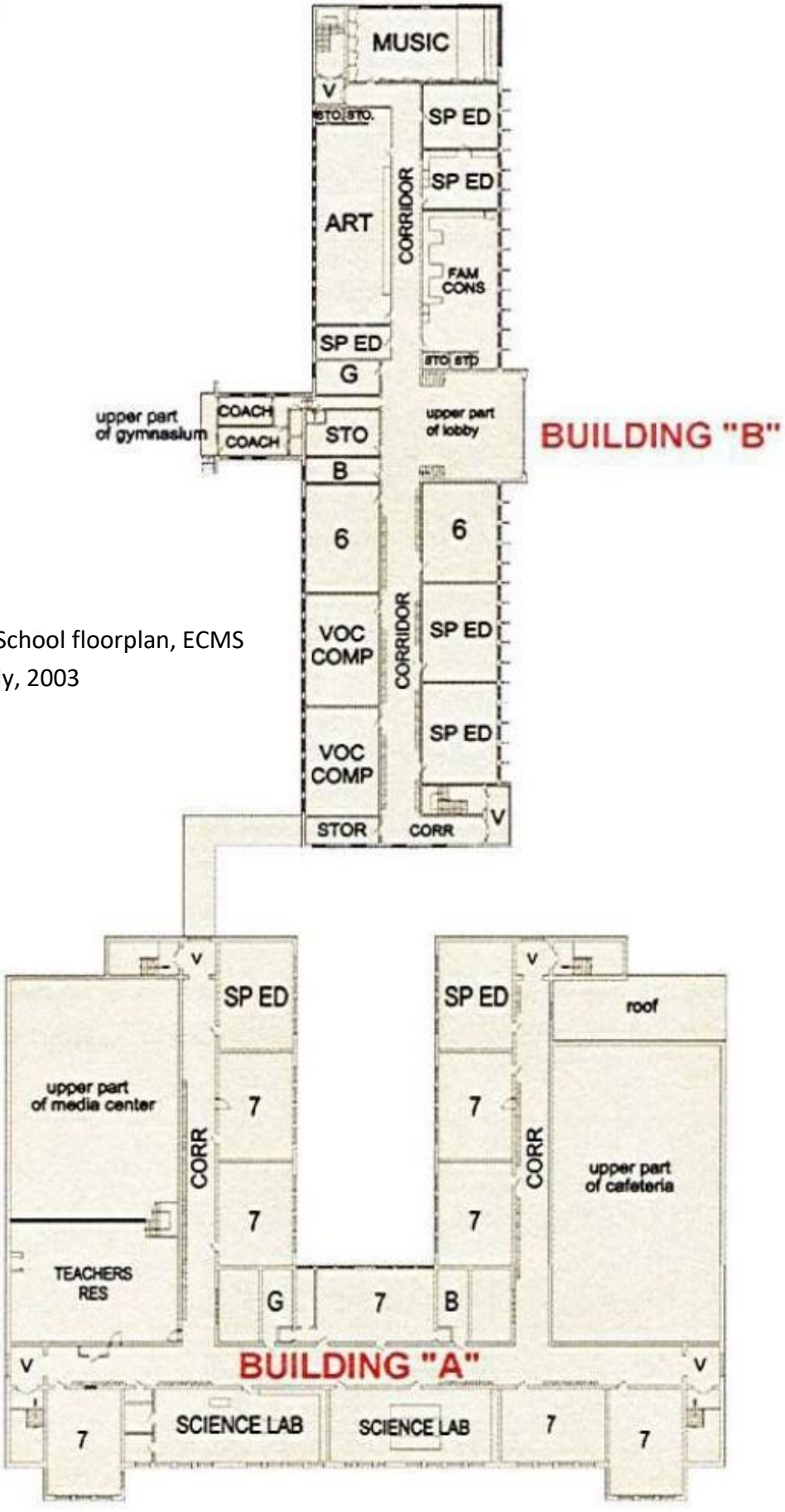
Elizabeth City High School aerial photo before Annex building was built, 1925, courtesy of Edward Fearing



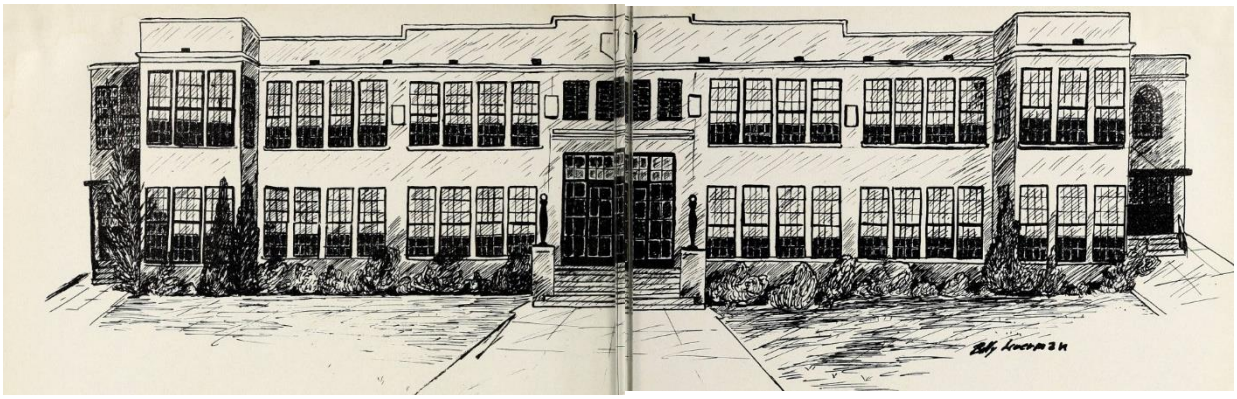
Elizabeth City High School aerial photo after annex building was built, yearbook photo, 1955, courtesy of Edward Fearing



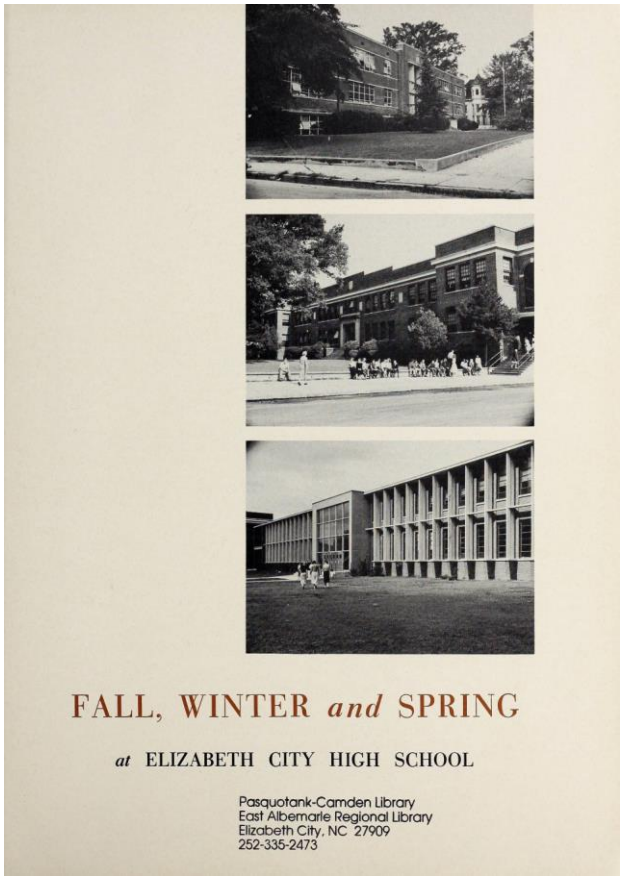
Elizabeth City High School floorplan, ECMS Modernization Study, 2003

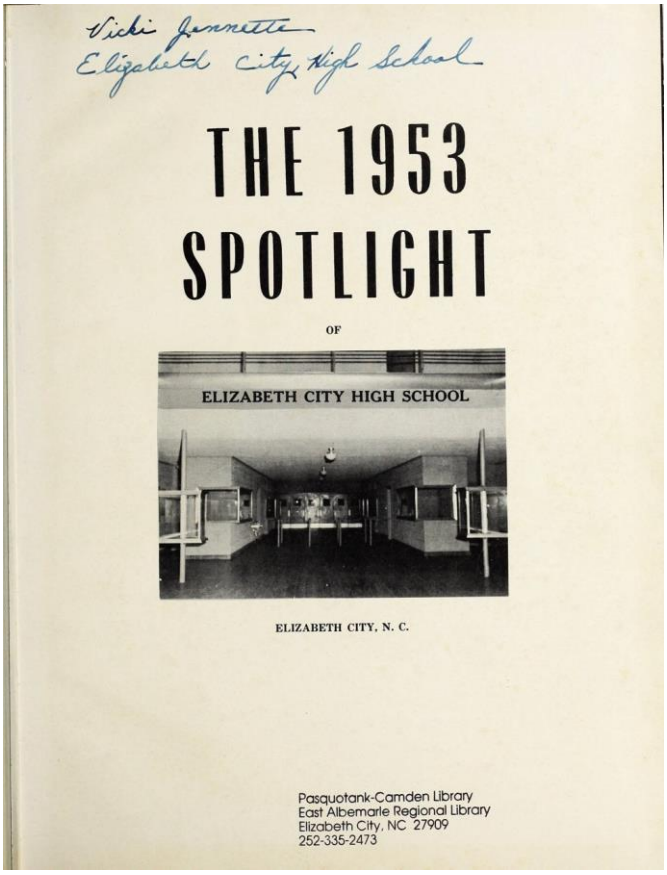


Elizabeth City High School floorplan, ECMS Modernization Study, 2003

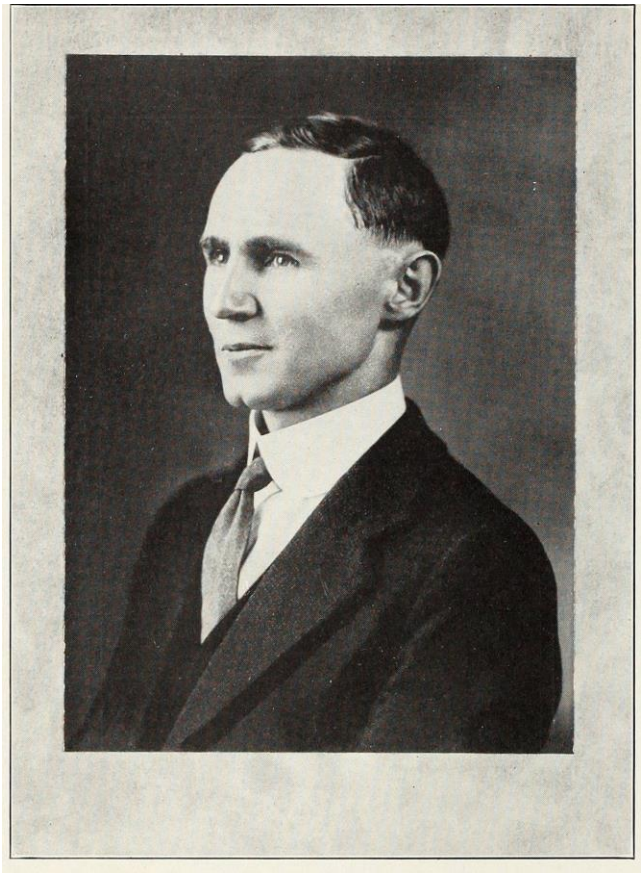


Elizabeth City High School Yearbook Photo





Architect Frank Milburn, source
www.opendurham.org/business



A.B. Combs, Principal, 1921, yearbook photo

Boys' Varsity Basket-Ball Team

J3ome£ltic art

FLORA GRIGGS
KATE HALL

MARGARET CONNERY
RUTH DOZIER
LILLIAN BOYCE
GLADYS TILLETT

MONTEREY LOMAX
EFFIE MADRIN

EDNA SANDERLIN
EVELYN LEARY
VIVIEN TURNER
SUSIE WILLEY

LEORA CULVER

HO US EHOLD MANAGEMENT

RUTH SCOTT

MARY G. GREGORY
NAOMI BAGLEY
HELEN BRIGHT
HELEN LEIGH
MONTEREY CARTWRIGHT

HELEN KRAMER

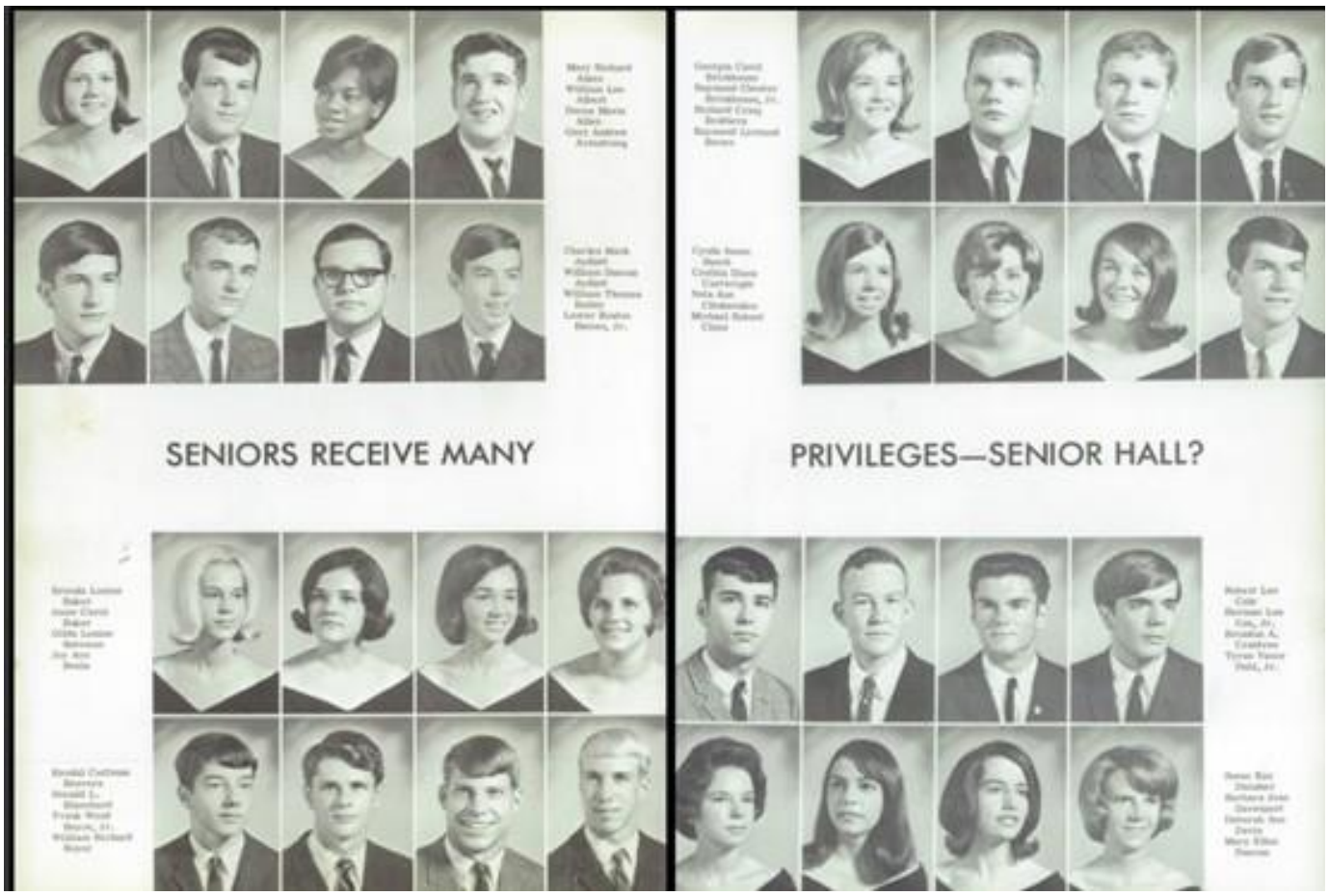
ELIZA BETH WILLIAMS
MARY OWENS
ELSIE FISHER
MARTI-IA ARCHBELL
SHELTON TWIDDY

The LOUDSPEAKER serves to keep the students informed on daily activities. The members who are chosen voluntarily work diligently to cover every phase of school life.

Writers, artists, and salesmen of the entire staff can find many outlets for their various talents. They play an active part in the production of the paper whose circulation covers one thousand homes in our school area.

LOUDSPEAKERS

Yearbook, 1967



SENIORS RECEIVE MANY

PRIVILEGES—SENIOR HALL?

TIONAL HONOR SOCIET - CHARACT

Miss Jackson, Advisor; Dennis Gollobin, President; Betsy Wright, Vice-President; Lauren Spence, Secretary; Terry Holmes, Treasurer; Linda Small, Chaplain.

One of the most highly esteemed clubs on campus, the National Honor Society demands four cardinal virtues in all of its members--character, leadership, scholarship, and service. Those who are to be inducted into this club must pledge to maintain these qualities.

This club is one of the most active on campus, for it sponsors many projects such as student tutoring and book fairs. All of these could not be completed without the capable leadership of president, Denise Gollobin and advisor, Miss Jackson.

FIRST ROW: Mary Weeks, Frankie Gleaton, Linda Hopkins, Jayne Jackson, Sandra Culpepper, Penny Williams, Larry Gooding, Patsy Tillett. SECOND ROW: Diana Dixon, Gay Perry, Sara Goodwin, Sally Hudson, Ellen Harrell, David Shamenhouse, Mark Aydlett. THIRD ROW: Nancy Harrington, Charlene Winslow, Jane Milbrath, Chris Fisher, Cathy Robertson, Donna Allen, Frank Jennings, Donald Riggs. FOURTH ROW: Patsy Hunt, Jill Ward, Kathryn Williams, Barbara Hemingway, Hugh Marr, Phyllis Reid, Ronald Riggs, Bonnie Hill. FIFTH ROW: Judy Setzer, Jennifer Hobbs, Kerry Jones, Merle Maupin, Freida Sawyer, Barbara Higgins, Arlene Kelly, Susan Morrill, Deborah Roberson.

LEADERSHIP. HOLARSHIP. SERVICE

The Honor Society sponsored a book sale in October.

New members were installed in a special assembly.

Members decorate annual Christmas tree.

Officers: Lynn Lacy Jones, Sgt.-At-Arms; Nicky Manning, Treasurer; William Small, President; Paula Gregory, Secretary; John Nash, Vice-President.

Under the leadership of William Small, president, the Junior High Student Council serves the school through its various committees, representatives, and patrols.

Highlighting this year's agenda of activities for the Junior High were the May formal and the Christmas Dance, both under the direction of the Social Committee.

A newly formed part of the Student Council this year are the hall patrols. These students serve to regulate traffic in the halls between classes.

JUNIOR HIGH STUDENT

Representatives: Dee Bell, Peggy Hopkins, Janet Reid, Maggie Middlebrooks, Clarence Manley, Andrew Jackson. SECOND ROW: Sheila Ingram, Craig Foreman, Stuart Calfrey, Rusty Bryan, Johnny Simms. THIRD ROW: Paula Baldwin, David Hobson, Bennett Kramer.

Committee Chairmen: Marie Wicker, Martha Brooks, Dellie Jones, Joanne Wilson, Milton Aydlett, Chat Calloway, Susan Morrill, Julie Gray. Picture Missing, Sally Beth Jones.

GOVERNMENT

Safety Patrol. FIRST ROW: Susan Morrill, Susan Hunt, Kathy Harrell, Debbie Perry. SECOND ROW: David Duncan, Willie Reid, Tony Twiford, Mike Mitchell. THIRD ROW: John Hennessy, Mary Brower, Kenny Benton.

Yearbook, 1966

The Senior Class officers are (L. to r.) George Gibson, Vice-President; Terry Bowen, President; Joe Winslow, Sergeant-at-Arms; Jeanne Mills, Secretary; Sue Bowen, Treasurer.

CLASS OF '66

Privileges? Privileges. Privileges!!!

Members of the Class of '66, Miss Perry and Mrs. Beach, are teachers for the Class of '66.

SENIORS

SANDRA, BILL COP BEST DRESSED AS

Sandra and Bill select another for their wardrobe at camp.

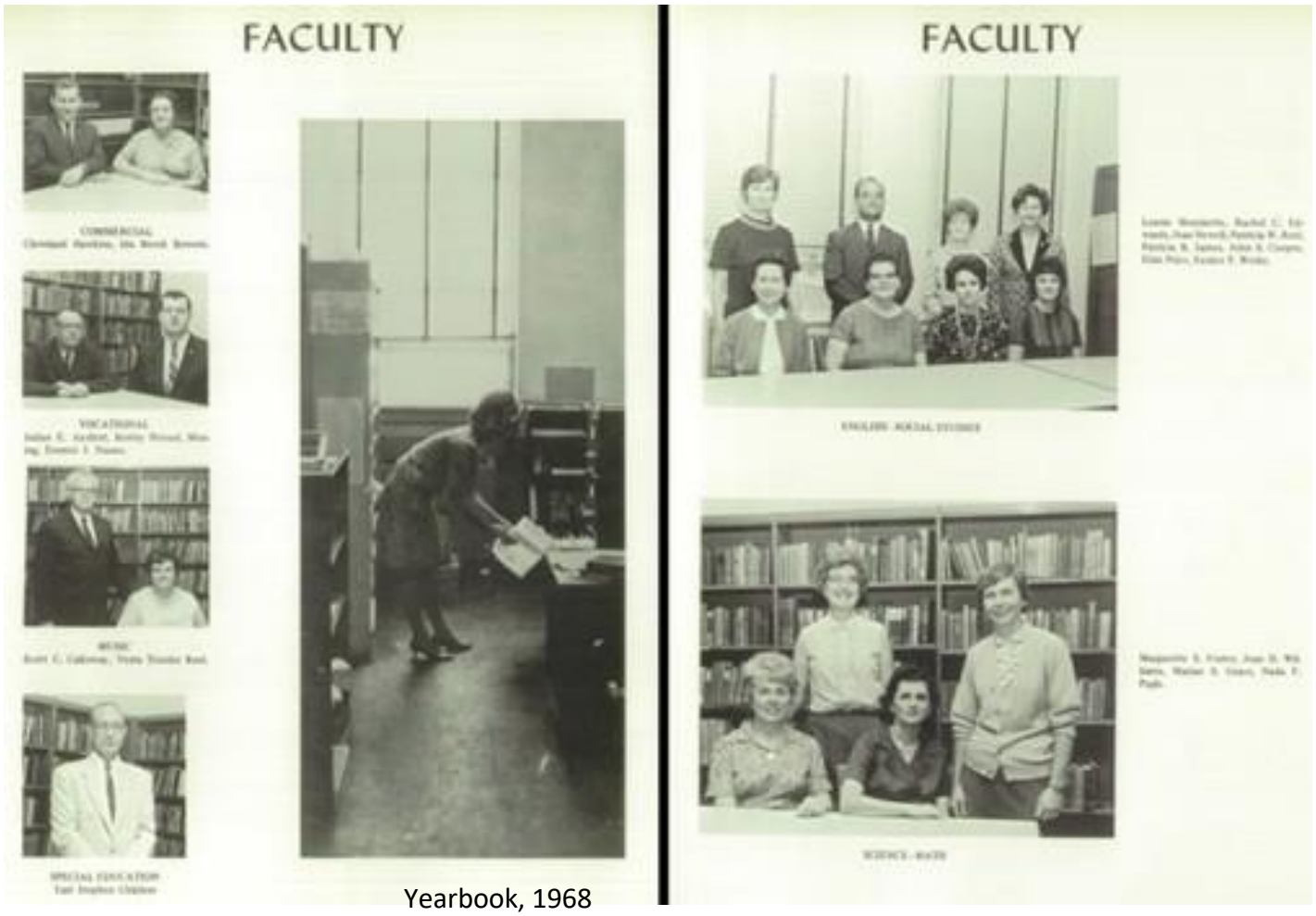
FRANKIE, JODY TAKE MOST INTELLECTUAL

In their REGULAR study?

Yearbook, 1966

FIVE CAPABLE SOPHOMORES LEAD THEIR CLASS

Yearbook, 1966



FACULTY

FACULTY

Yearbook, 1968

FHA

Future Homemakers of America is a club organized to produce more well-rounded young women in the field of homemaking. Girls who have taken at least a year of home economics are eligible for membership.

These girls participated in many projects including a bake sale, a fun booth project, and a banquet for their members.

F.H.A. OFFICERS. Front Row: Bonnie Price, President; Debbie Allen, Treasurer; Patricia Fricke, Historian; Second Row: Helen Ivory, Secretary; Pam Wright, Reporter; Jeanette Harold, Parliamentarian; Pam Purvis, Recreation Leader; Peggy Douglas, Vice-President.

First Row: Patricia Twine, Jeanette Harold, Linda Harold, Claire Arnold, Gertrude Alexander, Nancy Hughes. Second Row: Sydney Archbell, Theresa Frances, Sherry Gibbs, Bonnie Price, Maria Alexander, Wanda Uthridge. Third Row: Mary Mosley, Debbie Allen, Pam Jackson, Pam Wright, Patricia Harrison. Fourth Row: Clarese Covington, Phyllis White, Helen Harris, Peggy Douglas, Pam Purvis, Helen Ivory.

OFFICERS. Gary Gobbles, President; Hugh McCain, Vice-President; Peggy Hopkins, Secretary; Cliff Culpepper, Treasurer; Bill Albert, Chaplain.

SCIENCE CLUB

THE SCIENCE CLUB promotes interest in the ever-widening fields of science. Sponsored by Mrs. Barwick, the group has had projects, speakers, and some experiments all of which make the members appreciate the wonders of science. The club has stimulating discussions on modern theory and has learned to use the slide rule and anticipates the building of a small rocket.

First row: Sue Thompson, Cindy Upmire, Carolyn Waller, Susan Bachhuber, Paul Gibson, Jerald Johnson. Second row: Veronica Forbes, Brenda Jones, Steve Murphy, Tony Green, Connie Hodgson. Third row: Lee Forbes, Ellie Small, Bill Hollick, Charles Harris, Patricia Hodgson. Fourth row: Bill Anderson, Wayman Pippins, Teddy Bates, Mark Spivey, Gary Gobbles, Joe Fortis. Fifth row: Hugh McCain, William Small, Meagher Hall, Lawrence Wimp.

OFFICERS

Geoff Barwick, Chaplain
Tom Beattie, President
Sharon Livesay, Historian
Gary Gobbles, Vice-president

NEW INDUCTEES

Bottom row:
Marlene Vaughan
Pat Clubb
Carolyn Dorsey
Second row:
Robin Freeman
Cindy Carter
Lynn Lee Jones
Third row:
Peggy Cox
Gail Arnold
Cameron Moore
Bill Small
Fourth row:
Cliff Culpepper
Philip Bell
James Ingram
David Briggs
Fifth row:
Bill Hollick
Ryan Kinney
Sue Davis
Joe Tuttle

HONOR SOCIETY

Character, leadership, scholarship and service are the requirements for membership in the NATIONAL HONOR SOCIETY. All members pledge to uphold these qualities.

Under the leadership of Miss Annie Marie Jackson the club has engaged in many projects. At a football game they sold doughnuts, at Christmas they provide food for a needy family. A big event for this group is the decorating of the school's Christmas tree.

MEMBERS. Front row: Debbie Allen, Debbie Bright, Sharon Livesay, Carolyn Clarkson, Carolyn Winters. Second row: Wilda Wilson, Carole Stoffer, Sandra Hinton, Chris Morton. Third row: Mike Merritt, Lawrence Wimp, Gary Gobbles, Bill Albritton. Fourth row: Tom Irving, Geoff Barwick, Martin Beale, Tom Beattie, Tony Gray.

Yearbook, 1969

ORDINANCE # _____
Local Landmark Status
(PINs 891420804481; 891420802560; 891420802574; 891420802599; 891420806651; and 891420807538)

WHEREAS, General Statute 160D-940-946 (Formerly §160A-400.1-400.14) enables municipalities to create historic preservation commissions and to designate local historic districts and landmarks; and,

WHEREAS, General Statute 160D-945 (Formerly §160A-400.5) requires a local landmark to be deemed to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling, and/or association; and,

WHEREAS, any substantial exterior design changes to a designated local landmark are subject to the design review procedures of the Elizabeth City Historic Preservation Commission; and

WHEREAS, if modifications are made that affect the property's historical, prehistorical, architectural, or cultural importance or integrity of design, setting, workmanship, materials, feeling, and/or association, landmark status may be removed by action of City Council upon recommendation of the historic preservation commission; and

WHEREAS, §105-278 states that real property designated as a historic landmark by local ordinance is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution; and

WHEREAS, upon application by the property owner and upon approval of such classification by City Council, a property so classified shall be taxed uniformly as a class in each local taxing unit on the basis of fifty percent (50%) of the true value of the property; and

WHEREAS, the difference between the taxes due on the basis of fifty percent (50%) of the true value of the property and the taxes that would have been payable in the absence of the classification provided for shall be a lien on the property of the taxpayer as provided in G.S. 105-355(a). The taxes shall be carried forward in the records of the taxing unit or units as deferred taxes; and

WHEREAS, the deferred taxes for the preceding three fiscal years are due and payable in accordance with G.S. 105-277.1F when the property loses the benefit of this classification as a result of a disqualifying event;

WHEREAS, the applicant, JD Lewis Construction Management, requested the exterior portions of the subject parcels (PINs 891420804481; 891420802560; 891420802574; 891420802599; 891420806651; and 891420807538) be designated as a local landmark; and,

WHEREAS, the applicant has the property owner's permission to make the request; and,

WHEREAS, the City of Elizabeth City Historic Preservation Commission held a public hearing on January 13, 2021 to consider the local landmark; and,

WHEREAS, the Historic Preservation Commission found the property to satisfy the significance and integrity criterion and recommended local landmark designation; and,

WHEREAS, the North Carolina State Historic Preservation Office was given 30 days to review and provide comment on the substance and effect of the landmark designation as required by §160D-946 (formerly §160A-400.6); and,

WHEREAS, on February 26, 2021 favorable comment was received from the State Historic Preservation Office in support of local landmark designation; and,

WHEREAS, the City Council, after a separate public hearing finds the property to be of special historical, prehistorical, architectural, or cultural significance; and to possess integrity of design, setting, workmanship, materials, feeling, and/or association.

NOW THEREFORE, BE IT ORDAINED that the City Council of the City of Elizabeth City does hereby designate the exterior portions of the subject parcels as a local historic landmark, and the City does hereby afford the parcel such favorable tax treatment.

ADOPTED, this the 22nd day of March, 2021.

_____
Bettie J. Parker
Mayor

_____
April D. Onley
Interim City Clerk

Estimated Economic Development Impact
Property: 306 N Road Street (former EC High School / EC Middle School) -- Historic Renovation/Restoration Project -- Market Rate Apartments

Project Info: 103,179.17 square feet; Main Building and Annex Building
Estimated up to 84 total units; combination of 1 BR and 2 BR units
Estimated $8-10 million construction/development/renovation costs

Yellow shaded areas are project specific. These numbers can be changed to change the calculations
Green shades areas show total tax or other economic development impacts
Layout for printing is Landscape; Legal

	Current Land Tax Value	Current Building Tax Value	Total Tax Value
306 N. Road Street	$ 516,800.00	$ 182,100.00	$ 698,900.00
Total	$ 516,800.00	$ 182,100.00	$ 698,900.00

Current Taxes Paid	Tax Rate	Current Taxes Paid - Zero
City Taxes	0.00655	$ -
County Taxes	0.0077	$ -
Total	0.01425	$ -

LANDMARK STATUS

Est. Tax Value at Project Completion (between $5-6 million)
$5,500,000

	Rate	Current Taxes Paid - Zero	Est. Annual Property Taxes Paid at Project Completion	With Landmark Status Year 1	With Landmark Status Year 2	With Landmark Status Year 3	With Landmark Status Year 4	With Landmark Status Year 5	With Landmark Status Year 6	With Landmark Status Year 7	With Landmark Status Year 8	With Landmark Status Year 9	With Landmark Status Year 10	Total Increased Property Tax Revenue for 10 years
City Taxes	0.00655		$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 18,012.50	$ 180,125.00
County Taxes	0.0077		$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 21,175.00	$ 211,750.00
Total	**0.0151**	**$ -**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 39,187.50**	**$ 391,875.00**

Direct & Indirect Economic Impact of Construction/Renovation Project Estimated $8-10 million

Estimated Direct Construction/Renovation Costs	$ 9,000,000.00
Estimated Economic Impact on the local economy of the Development Investment; Economic Output Multiplier = 2.1754	$ 19,578,600.00
Estimated number of jobs created as a result of the Development Investment; Economic Jobs Multiplier = 16.3900	147.51

Economic & Sales Tax Impact of Residents	Annual	10 Yr. Cumulative
Local Spending Power of a Downtown Resident	$ 42,840.00	$ 428,400.00
Number of Units	84	
Estimated Total Spending of Residents	$ 3,598,560.00	$ 35,985,600.00
Estimated TAXABLE Spending of Residents	$ 1,652,165.05	$ 16,521,650.53
Estimated Sales Tax Revenue Generated by Residents	$ 115,651.55	$ 1,156,515.54