

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mooreville Mill Village Historic District

Mooreville, Iredell County, ID0914, Listed 4/24/2012

Nomination by David Taylor

Photographs by David Taylor, October 2010



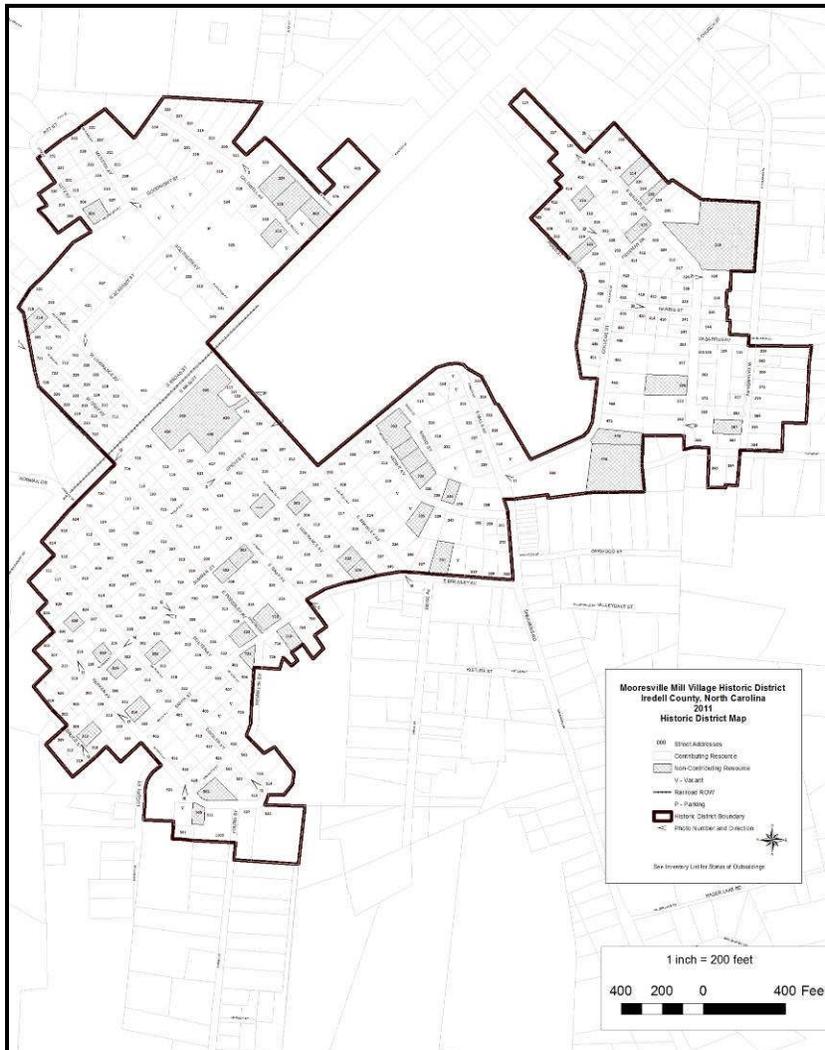
Parker Avenue



383 East Wilson Avenue



804 Spruce Street



Historic District Map

United States Department of the Interior
National Park Service

National Register of Historic Places

Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Mooresville Mill Village Historic District

other names/site number N/A

2. Location

street & number Generally bounded by Wilson and Caldwell Avenues on the north, by portions of Smith and Bruce Streets and Kennette Avenue on the south, by Lutz and Messick Avenues on the west and by portions of Catawba Avenue and Shearers Road on the east not for publication

city or town Mooresville vicinity

state North Carolina code NC county Iredell code 097 zip code 28115

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide [x] local

Signature of certifying official/Title Date
North Carolina Department of Cultural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
determined not eligible for the National Register removed from the National Register
other (explain:)

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
549	82	buildings
0	1	sites
1	18	structures
0	0	objects
550	101	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N / A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RELIGION/religious facility

TRANSPORTATION/rail-related

TRANSPORTATION/road-related

COMMERCE/TRADE/specialty store

RECREATION & CULTURE/sports facility

Current Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RELIGION/religious facility

TRANSPORTATION/rail-related

TRANSPORTATION/road-related

COMMERCE/TRADE/specialty store

RECREATION & CULTURE/sports facility

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19th & 20th-C. AMERICAN MOVEMENTS/Craftsman

NO STYLE

OTHER: Cape Cod

OTHER: American Foursquare

OTHER: pyramidal house

Colonial Revival

Materials
 (Enter categories from instructions.)

foundation: BRICK

CONCRETE BLOCK

walls: SYNTHETICS/vinyl

WOOD/weatherboard

ASBESTOS

roof: ASPHALT

other: WOOD

METAL

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Mooresville Mill Village Historic District (Photos 1-26; Figs. 1-9) is a nearly exclusively residential district encompassing approximately 160 acres which is located south of the central business district of the city of Mooresville, in Iredell County, in the Piedmont region of North Carolina, approximately sixteen miles south of the county seat of Statesville and 150 miles west of the state capital at Raleigh. The district is adjacent to the Mooresville Cotton Mill, a sprawling, presently vacant former industrial facility which was the *raison d'être* of the mill village; however, the mill is not included within the boundaries of the mill village district since it has undergone significant, compromising demolition and alteration and has been determined ineligible for the National Register by the State Historic Preservation Office. The nominated district is organized around a grid of streets lacking alleys, and consists of a total of 651 resources, including houses, religious buildings, a historic athletic playing field, a non-historic community park, a small number of historic commercial buildings (Photo 26), and railroad right-of-way which is counted as a contributing structure. Of the total of 651 resources in the district, 550 contribute to the historic character of the district and 101 are non-contributing features. The district's undulating topography is densely developed, with very few vacant lots, among which is a gully immediately north of Goodnight Street. The houses which constitute the vast majority of the district's resources fall within a specific range of House Types, are of wood frame construction, one and one and one-half stories in height, rest on brick foundations, are modestly detailed, and are capped with front- or side-gable roofs (Photos 1-26). Most are 3 bays in width, with shed-roofed or hip-roofed front porches. The most prevalent design preference in the district is an adaptation of the Craftsman style, with Craftsman-style detailing typically limited to the presence of exposed rafter tails beneath the eaves of the houses and their porches along with knee braces under the eaves (Photo 1, 2, 15, 16); a row of one and one-half-story Craftsman-style side-gable-roofed bungalows stands along South Main Street (Photo 19). Many of the houses in the district exhibit replacement siding and windows, but the original siding may be presumed to remain beneath and the replacement windows characteristically occupy the same size opening as the original. In only a few instances has the introduction of non-historic finishes and windows rendered a building non-contributing within the context of the district as a whole and in its totality the district retains integrity in all of its composite qualities.

Narrative Description

The Mooresville Mill Village Historic District is a densely-developed residential district which consists of small-scale workers' housing associated with the Mooresville Cotton Mill which is adjacent to the nominated area but, as noted above, is not included within the nominated tract because of its degree of demolition and alteration (Fig. 3, 4). As noted in Section 8, the mill village developed over a period of about twenty-five years, as the mill grew and its output generated the need for additional workers' housing.

The district is located southwest of the central business district and lies northwest and southeast of the railroad tracks which run northeast-to-southwest and separate S. Main Street from S. Broad St. in the northern reaches of the district. The railroad right-of-way and the tracks are counted as a single contributing structure within the context of the district. The mill, which is not included within the district, gives the district something of a "V" shape (see district map). Those streets which extend both east and west of the tracks bear the prefix "East" and "West" based on their relationship to South Main and South Broad Streets. Immediately south and east of the mill and southeast of the tracks, E. Brawley Avenue runs northwest to southeast, followed by Lowrance, Gray, E. Pressley, Doster, Dinger, and Parker Avenues and Bruce Street. Moving from west to east, these are intersected by S. Main, Spruce, Summer, Smith, and Kennette Streets. North and east of the mill are College Street, E. Wilson and E. Catawba Avenues, along with Water Street and portion of Cabarrus Avenue. Northeast of Brawley Avenue are Nesbit Avenue, Short Street, and E. Mills Avenue. Nesbit Park, a non-historic community recreational facility, occupies a portion of the north side of Nesbit Avenue south of the mill. S. Main and S. Broad Street run northeast to southwest on either side of the railroad tracks.

Northwest of the railroad tracks are W. Gray Avenue, W. Lowrance Avenue, Southside Avenue, Caldwell Avenue, and W. Mills Avenue which are intersected by S. Academy Street which runs northeast to southwest. A small cluster of houses is

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northwest of S. Academy Street on Messick, Avenue, Goodnight Street, Pitt Street and Lutz Avenue, and Moor Field occupies a substantial corner parcel at the northwest corner of W. Lowrance and S. Broad Streets.

The naming of the streets throughout the mill village follows the often-seen tradition of honoring community leaders in the naming of the streets. Although some specific naming references are not known, Harris Street, for example, bears the name of Isaac Harris, one of the original investors in the mill. Nesbit and Pressley Streets are named for M. F. Nesbit, a member of the board of directors of both the Dixie and Mooresville Mills and his partner, J. A. Pressley; they owned Nesbit, Pressley, and Company, which after 1914 was known as the People's Home Furnishing Company. Brawley Avenue bears the name of a family prominent in many local endeavors but likely honors Espy Brawley, who in 1906 had organized the Dixie Cotton Mill. Wilson Avenue bears the name of the town's first postmaster, William Wilson, who assumed that post in 1871. Samuel A. Lowrance is memorialized in Lowrance Avenue; a Civil War veteran, Lowrance was one of the founders of the Mooresville Flour Mill and endowed the local hospital which also bore his name. Mills Avenue is named, not for a mill, but for John F. Mills, a long-time business and community leader. College Street was originally known as Davidson College Road, since it led to Davidson, the home of the college of the same name which is located approximately six miles to the south.

The district's northernmost section lies northwest of S. Broad Street from which lead W. Pressley, W. Lowrance, and W. Gray Avenues, the latter of which parallels Moor Field. North of Moor Field are Caldwell Street and W. Mills Avenue. Goodnight Street leads southwest from Caldwell Street and ends in a loop made by Lutz, Messick, and Pitt Streets. South Academy Street runs in a northeast to southwest direction, is parallel to South Broad Street and forms the northwestern perimeter of Moor Field. A gully (Photo 4) lies northwest of Academy Street in this otherwise nearly flat district. Along S. Broad Street are several historic and non-historic commercial buildings and the 1950 Southside Baptist Church occupies a substantial parcel northwest of S. Broad Street along Southside Avenue.

The district was never formally platted into individual lots until the houses were first offered for sale by the mill owners. A 1904 map (Fig. 1) and the 1902 Sanborn Map Company map (Fig. 8) depicts a relatively small mill and a scattering of houses along Wilson Avenue and Church, College, Spruce, Academy, and S. Main Streets. The Census of 1910 identifies the area as "Cotton Mill Hill," and refers to some of the streets as "rows," some are unnamed, and others are called "Alley." However, with the expansion of the mill, it is believed that nearly all of East Wilson, Mills, Brawley, Nesbit, and Harris Avenues, and Freeman Drive were essentially built out by about 1910. By the 1920s, subsequent maps (Figs. 9, 10) depicted a considerably expanded mill and many more mill houses, including seemingly repetitive L-shaped and square house types. Ultimately, as the mill underwent further expansion, some houses were moved to new sites; these relocations cannot be specifically documented on a building-by-building basis and in any case occurred well within the Period of Significance of the district. In addition, houses were moved from the site of Moor Park, the mill's athletic field, in the 1930s, for relocation to S. Academy, Lutz, Messick, and Goodnight Streets near the western periphery of the district.¹

The first complete platting of the mill village and its subdivision into individual lots occurred in 1949 when civil engineer P. L. Abernethy laid the mill village out into a series of blocks and lots on 14 individual maps which are recorded with the land records of Iredell County at the county seat in Statesville (Fig. 3)². This platting indicated the footprint of each property in the mill village and the dimensions of each lot along with the rights-of-way of each of the streets, most of which had hitherto been unpaved. In the 1950s, after the streets were turned over to the municipality, the town charged each property owner a fee, based on front footage, to accomplish the paving.

While formal platting of the streets and lots had not occurred previously, the siting of the houses within each square block was nearly uniform and the 1949 lot dimensions reflect this consistency. Typical building lots in much of the district are approximately forty feet by one hundred feet with some of the smaller lots being approximately forty feet square. Building lots on Dingler, Doster, Pressley and Gray Avenues are somewhat larger, with frontages of between seventy and eighty feet and depths of between one hundred and one hundred twenty feet. Houses are typically sited in the middle of their respective lot, with generally equal front and side lot setback. The overall siting and physical characteristics of the individual properties in the district account for a harmonious although distinctive rhythm of form, massing, and materials.

Within the mill village are a series of distinctive house types consisting of houses which originally had between three and seven rooms. In general, the following can be said about the vast majority of the individual properties in the district (Photo 1-25). They are of wood construction, most likely balloon frame, and were clad originally in weatherboard or square-butt wood shingles. They were originally finished in white paint, but in the 1940s and 1950s the use of asbestos shingles in several colors became an option. Windows were flat-linteled, often with six-over-six sashes, and interiors were originally finished in beaded board siding with pine floors. The smaller house types are single-pile but larger examples employ a double pile plan. Nearly all of the house types include porches, originally supported by plain wood posts, and many

¹ Interview with Andy Poole, Special Collections, Genealogy, Local History Librarian, Mooresville Public Library, October, 2010.

² Plat Book 4, Pages 1-14.

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originally had rearward-projecting ells. Roof forms include the side- and front-gable and roofs were historically finished in wood shingles, long since replaced with asphalt shingles and in some cases with modern standing-seam metal finishes.

Alterations to houses in the mill village include the installation of non-historic siding, although the original finishes may be presumed to remain beneath the newer material. Window replacement is another common alteration but in only limited instances have the window replacements deviated significantly from the scale of the original opening. Many of the houses exhibit additions, modern and historic, on the rear elevations, resulting in floor areas significantly larger than were the originals. Also, metal porch supports and railings have replaced the originals, but, when compared to the sheer numbers of relatively intact houses in the mill village, these alterations do not materially detract from the district's overall integrity and its ability to convey its distinctive sense of history.

The following house types are found throughout the Mooresville Mill Village Historic District and represent the majority of the domestic architecture in the district. Deviations from this typology include the occasional American Foursquare, three historic churches, Moor Field, a modern apartment complex on S. Broad Street between Brawley and Gray Avenues, and several commercial buildings along S. Broad Street, built of brick and concrete block with display windows on the façade.

House Type A: These are side-gable-roofed, one-story, three-bay houses of wood frame construction, originally finished with weatherboard with a rear ell and a hip-roofed front porch, originally with unadorned wood porch supports some with modest caps. Many original porch supports have been replaced by modest cast metal supports with railings. These houses rest on brick foundations and originally featured flat-topped wooden windows, typically six-over-six; many exhibit replacement windows which occupy the original openings, some are one-over-one and others are six-over-six, and lack true divided lights. Many examples are finished in non-historic siding, principally vinyl. A variant of this house type incorporates a decorative center gable on the façade. Found throughout the district, these are among the earlier houses built in the district, and date primarily between ca. 1902 and ca. 1910 (Photo No. 10, 11)³ Examples of this house type include 208 East Wilson Avenue, 213, 219, 302, and 303 East Brawley Avenue, and 376 East Catawba Avenue.

House Type B: These are gable-front, three-bay, single story houses of wood frame construction with a centered entry. A hip-roofed porch extends across much of the façade. Originally the porches incorporated unadorned wood supports, although many original porch supports have been replaced by modest cast metal supports with railings. These houses are built on a brick foundation of brick and many examples are finished in non-historic siding, principally vinyl. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6, and lack true divided lights. House Type B houses generally date to ca. 1915. Examples include 302 Parker Avenue, 221 East Wilson Avenue, 383 Water Street, 366 Catawba Avenue, and 384 Catawba Avenue.

House Type C: These are gable-front, one-story three-bay houses of wood frame construction, built on a brick foundation with a centered entry and a gable-front porch offset on the façade. Originally finished in weatherboard, many exhibit exposed rafter tails under the eaves of both the house and of the front porch. The front porches were originally supported by plain wood posts, sometimes with caps. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some are one-over-one and others are six-over-six, and lack true divided lights. These houses are often finished in non-historic siding, principally vinyl. House Type C houses are not common in the district and generally date from ca. 1924 to c. 1928. Examples include 234 and 236 East Wilson Avenue.

House Type D: These are one-story gabled ell houses of wood construction, built on a brick foundation, with a hip-roofed front porch which may be supported by battered wood posts resting on brick piers. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some are one-over-one and others are six-over-six, and lack true divided lights. A variant of this house type incorporates a second gable on the façade. House Type D houses characteristically date from ca. 1916-1917 (Photo 21). Examples include 410 South Church Street, 324 East Wilson Avenue, 437 College Street, and 492 College Street.

House Type E: These are hip-roofed one-story three-bay houses of wood construction, originally finished in weatherboard, built on a brick foundation, typically with a centered entrance which is shielded by a hip-roofed front porch. Originally the porches incorporated plain square wood supports, although many original porch supports have been replaced by modest cast metal supports with railings; occasionally brick piers are incorporated into the porch supports. Some examples are adorned with gablets on the facade and/or side elevation, while other examples are not. Many are finished in non-historic siding, typically vinyl. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some are one-over-one and others are six-over-six, and

³Dates of construction were assembled from Sanborn maps, from other maps cited in the Bibliography, and from the Mooresville Mill Village website, www.mooresvillemillvillage.com, which was accessed on numerous occasions between January and June, 2010.

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lack true divided lights. House Type E houses typically date from ca. 1920. Examples include 380 East Wilson Avenue, 460 College Street, 316 East Brawley Avenue, and 232 West Mills Avenue.

House Type F: These are single-story, three-bay, side-gable houses of wood frame, originally finished in weatherboard and often finished in non-historic siding, typically vinyl. Centered on the façade is a shed-roofed front porch which extends across much of the façade and is for characteristically incorporated plain square wood supports, although many original porch supports have been replaced by modest cast metal supports with railings. Windows are flat-topped, originally wooden, with multi-light three-over-one and six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6, and lack true divided lights. The first House Type F houses date from the earliest years of the mill village and many were still being built in the second decade of the twentieth century (Photo 9, 20, 24). Examples include 313 East Wilson Avenue, 410 Harris Street, 210 East Lowrance Avenue, 222 College Street, and 228 College Street.

House Type G: These are a front-gable, three-bay, one-and-one-half-story houses of wood frame, originally finished in weatherboard, with a centered entry, built on a brick foundation, with a shed-roofed porch and a window or paired windows in the gable on the façade. A variant of this type employs a jerkinhead gable roof. The front porch extends across much of the façade and originally characteristically incorporated unadorned wood supports, although many original porch supports have been replaced by modest cast metal supports with railings. Windows are flat-topped, originally wooden, with multi-light three-over-one and six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6, and lack true divided lights. Craftsman-style knee braces are typically under the eaves and the exterior is generally finished in non-historic siding, typically vinyl. This house type characteristically dates from ca. 1924 to ca. 1928. (Photo 5) Examples include 446 College Street, 215 East Wilson Avenue, 319 Parker Avenue, 111 Dingler Avenue, 310 Caldwell Avenue, and 318 West Lowrance Avenue.

House Type H: These are side-gable 1½-story Craftsman-style bungalows which appear only along the 700 block of South Main Street in the mill village. They are of wood frame construction and are finished in non-historic siding, typically vinyl. Most exhibit an exterior gable-end step-shouldered brick chimney. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6 and lack true divided lights. Craftsman-style knee braces are under the eaves, an engaged front porch extends across the entire façade, a dormer is centered on the façade, and some exhibit exposed rafter tails under the eaves. These houses date from ca. 1924 to ca. 1928. (Photo 19)). Examples include the contiguous row of houses from 704 to 814 South Main Street.

House Type I: These are single-story, three-bay, front-gable houses of wood frame construction, built on a brick foundation and originally finished in weatherboard but generally finished in non-historic siding, typically vinyl windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6 and lack true divided lights. A shed-roofed front porch extends across much of the façade and originally incorporated plain square wood supports, although many original porch supports have been replaced by modest cast metal supports with railings. Craftsman-style knee braces are under the eaves. These houses date from between ca. 1924 and ca. 1928. (Photos 1, 2, 3)). Examples include 331 Messick Avenue, 302 Parker Avenue, and 609 Spruce Street.

House Type J: These houses are one-story, three-bay side-gable houses of wood frame construction, with a centered entrance on the façade. A gabled hood shields the main door and these houses often have rear ells. The hood over the front door originally characteristically incorporated unadorned wood supports, although many original porch supports have been replaced by modest cast metal supports. These houses were originally finished in weatherboard but are typically finished in non-historic siding, usually vinyl. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6, and lack true divided lights. Construction dates for these houses range between 1910 and the late 1920s. Examples include 541 South Broad Street, 432 South Church Street, 207 College Street, 700 Smith Street, and 362 East Wilson Avenue.

House Type K: These are one-story three-bay gable-front houses of wood frame construction, resting on a foundation of brick and historically finished in weatherboard but usually finished in non-historic siding, typically vinyl. The distinctive feature of this house type is the slightly shorter and narrower gable-front section which projects from the main block and terminates in a shed-roofed front porch. The porch originally incorporated unadorned wood supports, although many original porch supports have been replaced by modest cast metal supports with railings. Windows are flat-topped, originally wooden, with multi-light six-over-six sash; many exhibit replacement windows which occupy the original openings, some 1/1 and others 6/6, and lack true divided lights. Construction dates for these houses range between 1920 and 1923. Examples include 621, 627, and 633 Spruce Street.

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The following properties are found within the Mooresville Mill Village Historic District. The resource inventory is organized in alphabetical order, street-by-street, and in numerical order within each street. The inventory refers back to the house typology from the preceding pages. Dates of construction follow the typology except where otherwise noted; the approximate date of commercial properties is based upon physical characteristics. Contributing properties are those which date from within the ca. 1902-1961 Period of Significance of the district and retain integrity in most of its composite qualities.⁴ Non-contributing elements are those which date from outside the Period of Significance and/or have undergone significant physical alterations to the extent that they no longer convey historicity or have forfeited most of the components of integrity.

S. Academy Street

House 511 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House 518 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House 519 S. Academy Street This is a variant of House Type I	a. 1916	Contributing Building
House 524 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
Carport Open sided gable-front modular metal carport	ca. 1990	Noncontributing Structure
House 607 S. Academy Street This is an example of House Type D	ca. 1916	Contributing Building
House 621 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House 701 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House 702 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House 712 S. Academy Street This is an example of House Type I	ca. 1916	Contributing Building
House	ca. 1916	Contributing Building

⁴ National Register Bulletin 16A defines integrity as the composite of the qualities of location, design, setting, materials, workmanship, feeling, and association.

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713 S. Academy Street

This is an example of House Type I

House **ca. 1916** **Contributing Building**

721 S. Academy Street

This is an example of House Type I, finished in original weatherboards and 6/6 sash windows.

House **ca. 1916** **Contributing Building**

722 S. Academy Street

This is an example of House Type I

House **ca. 1916** **Contributing Building**

728 S. Academy Street

This is an example of House Type I

E. Brawley Avenue

Commercial Building **ca. 1940** **Contributing Building**

117-123 E. Brawley Avenue

This is one of the few commercial buildings in the historic district. It is located across the street from the mill and is of two stories, finished in red brick, with a flat roof with tile coping. Sanborn maps indicate that the center space was an office, retail uses occupied the outermost storefronts and residential units were on the second floor. The three first-floor spaces feature undersized display windows, along with single doors accessing the residential space above. Other windows are flat-topped, 6/6. (Photo 26)

House **ca. 1916** **Contributing Building**

143 E. Brawley Avenue

This is an example of House Type D

House **ca. 1910** **Contributing Building**

155 E. Brawley Avenue

This is an example of House Type E with a gablet on the facade

House **ca. 1916** **Contributing Building**

207 E. Brawley Avenue

This is an example of House Type I

House **ca. 1902** **Contributing Building**

213 E. Brawley Avenue

This is an example of House Type A

House **ca. 1902** **Contributing Building**

219 E. Brawley Avenue

This is an example of House Type A

House **ca. 1902** **Contributing Building**

302 E. Brawley Avenue

This is an example of House Type A

House **ca. 1902** **Contributing Building**

303 E. Brawley Avenue

This is an example of House Type A

House **ca. 1902** **Contributing Building**

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308 E. Brawley Avenue

This is an example of House Type A, with a flat-roofed addition set back on the side elevation

House ca. 1902 **Contributing Building**

309 E. Brawley Avenue

This is an example of House Type A

House ca. 1902 **Contributing Building**

316 E. Brawley Avenue

This is an example of House Type A

House ca. 1902 **Contributing Building**

317 E. Brawley Avenue

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

This is a front-gable frame garage with a double-leaf entry door and a shed-roofed addition, also with double-leaf doors, on one side. Exterior surfaces are finished in weatherboard

House ca. 1902 **Contributing Building**

324 E. Brawley Avenue

This is an example of House Type A

Garage ca. 2000 **Noncontributing Building**

Modern gable-front garage with a single large overhead door on the front gable end

House ca. 1902 **Contributing Building**

325 E. Brawley Avenue

This is an example of House Type A with original 6/6 sash

House ca. 1902 **Contributing Building**

330 E. Brawley Avenue

This is an example of House Type A with original 6/6 sash

Garage ca. 1920 **Contributing Building**

1-story front-gable garage of frame with an addition on the side elevation

Carpport ca. 1990 **Noncontributing Structure**

Modern modular front-gable metal carport

House ca. 1902 **Contributing Building**

331 E. Brawley Avenue

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

Two-story front-gable garage of frame construction, finished in weatherboard, with an overhead garage door in one gable end.

House ca. 1902 **Contributing Building**

336 E. Brawley Avenue

This is an example of House Type A

House ca. 1902 **Contributing Building**

337 E. Brawley Avenue

This is an example of House Type A

House ca. 1915 **Contributing Building**

345 E. Brawley Avenue

This is an example of House Type F finished in original weatherboard siding.

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<p>House 346 E. Brawley Avenue This is an example of House Type A</p>	<p>ca. 1902</p>	<p>Contributing Building</p>
<p>House 503 E. Brawley Avenue This is an example of House Type A</p>	<p>ca. 1902</p>	<p>Contributing Building</p>
<p>House 509 E. Brawley Avenue This is an example of House Type A</p>	<p>ca. 1902</p>	<p>Contributing Building</p>
<p>House 515 E. Brawley Street This is an example of House Type A</p>	<p>ca. 1902</p>	<p>Contributing Building</p>
<p>Mobile Home 531 E. Brawley Avenue This is a non-historic mobile home, 1 story in height and synthetic-sided.</p>	<p>ca. 1970</p>	<p>Noncontributing Building</p>
Vacant Lot		
<p>House 537 E. Brawley Avenue This is an example of House Type A</p>	<p>ca. 1902</p>	<p>Contributing Building</p>
<p>Garage 1-story front-gable garage of frame construction with double-leaf doors in the front gable end</p>	<p>ca. 1920</p>	<p>Contributing Building</p>
<p>Shed Gambrel-roofed utility shed of frame, finished in shiplap siding</p>	<p>ca. 1950</p>	<p>Contributing Building</p>
<p>Carpport Modern open-sided modular front-gable carport of metal</p>	<p>ca. 1990</p>	<p>Noncontributing Structure</p>
Between S. Broad and S. Main Streets		
<p>Railroad Right-of-Way This resource consists of a railroad right-of-way, formerly of the Charlotte, Statesville, and Taylorsville Division of the Southern Railroad, including tracks which run north-south between S. Main Street and S. Broad Street; several grade crossings are present.</p>	<p>ca. 1900</p>	<p>Contributing Structure</p>
<u>S. Broad Street</u>		
<p>465 S. Broad Street This is a concrete block commercial building with a façade of brick, a centered entry, and large display windows, with a stepped-parapet gable-front roofline. A painted wall sign identifies it as having served as the Downtown Motors Building</p>	<p>ca. 1940</p>	<p>Contributing Building</p>
<p>Commercial Building 470 S. Broad Street This is a single-story poured concrete and concrete block commercial/storage building with a segmental-arched roof</p>	<p>ca. 1970</p>	<p>Noncontributing Building</p>
<p>Commercial Building 479 S. Broad Street This is a single-story brick commercial building, sited on a corner lot, with a flat roof with tile coping and large display windows and the main entry oriented to the corner, shielded by a metal canopy.</p>	<p>ca. 1950</p>	<p>Contributing Building</p>

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Garage **ca. 1980** **Noncontributing Building**
503 S. Broad Street
 This is a repair garage with 3 overhead garage doors

Southside Baptist Church **1950 (datestone)** **Contributing Building**
525 S. Broad Street
 This is a temple-form Colonial Revival-style church with additions, including a rear ell with a porte-cochere, and has paved parking adjacent. A full Doric portico is on the façade, which also incorporates three front entries, with the centermost enframed with a swan’s neck pediment. Side windows are semi-circular-arched with religious stained glass. The Southside Baptist Church congregation dates from 1912; the present main sanctuary building, facing S. Academy Street, was erected in 1950. Historic Sanborn maps indicate that the additions and parking lot were originally occupied by small-scale domestic architecture

Education Building **ca. 1990** **Noncontributing Building**
 1-story brick-finished side-gable Neo-Colonial Revival-style building with flat-topped windows

House **ca. 1910** **Contributing Building**
541 S. Broad Street
 This is an example of House Type J

House **ca. 1916** **Contributing Building**
545 S. Broad Street
 This is an example of House Type D

Moor Park **ca. 1920** **Contributing Site**
651 S. Broad Street
 This is Moor Park, a baseball field erected by the mill as the home of the Mooresville Moors, a team of the semi-pro industrial league. Wooden bleachers once in the park have been removed. The field was a major source of community recreation for decades. The Mooresville Moors played in the Class D North Carolina State League from 1937-1942. The league ceased operations for two seasons due to World War II but was reorganized in 1945. That season’s team was known as the Mooresville Braves, due to the fact it was part of the Boston Braves farm system. The following season, 1946, the club returned to its traditional Moors nickname and remained in the league until it disbanded after the 1952 season. In 1953 a new Class D league, known as the Tar Heel League, was formed and the Mooresville Moors were members for its one season of existence. At least two former members of the Moors went on to play in the major leagues, pitchers Dave Jolly and Hoyt Wilhelm, who was elected to the Baseball Hall of Fame.

Moor Park Announcer’s Booth **ca. 1950** **Contributing Building**
651 S. Broad Street
 A 2-story brick announcer’s booth serving Moor Park. It is hip-roofed and has restrooms on the first story. Flat-topped windows

House **ca. 1916** **Contributing Building**
701 S. Broad Street
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
711 S. Broad Street
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
721 S. Broad Street
 This is an example of House Type I

Garage **ca. 1990** **Noncontributing Building**
 Front-gable garage of frame, finished in unpainted plywood, with double-leaf doors.

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House **ca. 1916** **Contributing Building**
727 S. Broad Street
 This is an example of House Type I

Bruce Street

House **ca. 1916** **Contributing Building**
302 Bruce Street
 This is an example of House Type I

House **ca. 1916** **Noncontributing Building**
308 Bruce Street
 This is an example of House Type I. Patterns of fenestration have been significantly altered with the shortening of window openings by approximately one-half, resulting in a significant loss of integrity.

House **ca. 1916** **Contributing Building**
309 Bruce Street
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
312 Bruce Street
 This is an example of House Type I

Shed **ca. 2000** **Noncontributing Building**
 Substantial 1-story prefabricated shed of wood with a side gable roof and double-leaf entry doors on the long side

House **ca. 1916** **Contributing Building**
313 Bruce Street
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
318 Bruce Street
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
319 Bruce Street
 This is an example of House Type I

Cabarrus Avenue

House **ca. 1920** **Contributing Building**
103 Cabarrus Avenue
 This house is a 3-bay frame American Foursquare-derived house with a hipped roof and hip-roofed front porch. The main entry is centered on the façade and windows are flat-topped, set singly and in pairs. A 1-story gabled ell is on the rear elevation.

House **ca. 1910** **Contributing Building**
109 Cabarrus Avenue
 This is a side-gable 1-story 3-bay house of frame construction, with a gable on the façade which is penetrated by a pointed-arched louvered vent. Hip-roofed front porch with replacement cast metal supports. Windows are flat-topped, 2/2, with original sash intact. This property and others on College, Catawba, and Wilson Avenues were built on lots near to but not belonging to the mill ownership.

House **ca. 1910** **Contributing Building**

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115 Cabarrus Avenue

This is a 1-story, side-gable house with a center gable on the façade and a hip-roofed wraparound porch, partially enclosed; an addition is on the rear elevation. Windows are flat-topped, with replacement sash and exterior fixed shutters

Garage **ca. 1990** **Noncontributing Building**

1-story elongated front-gable garage of frame, finished in T-111 with a large overhead door in the gable end.

Caldwell Avenue

House **ca. 1916** **Noncontributing Building**

212 Caldwell Avenue

This is an example of House Type I with a substantial modern side-gable addition with a handicapped ramp has been constructed on the side elevation, nearly doubling the size of the house and resulting in a significant loss of integrity.

Garage **ca. 1960** **Contributing Building**

1-story hip-roofed concrete block garage with a single overhead door on the façade.

Mobile Home **ca. 1970** **Noncontributing Building**

215 Caldwell Avenue

This is a non-historic mobile home 1 story in height and finished in synthetic material.

Sheds **ca. 1970** **Noncontributing Building**

Three interconnected sheds of wood, in poor condition

House **ca. 1916** **Contributing Building**

218 Caldwell Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

226 Caldwell Avenue

This is an example of House Type I with a modern wood handicapped ramp accessing the front porch from the side

House **ca. 1916** **Contributing Building**

309 Caldwell Avenue

This is an example of House Type I

House **ca. 1915** **Contributing Building**

310 Caldwell Avenue

This is an example of House Type G

Garage/Carport **ca. 1950** **Noncontributing Building**

This is a garage that has been added to at least once, and to which has been appended a modern open-sided gable-front metal carport, with a loss of integrity.

House **ca. 1916** **Contributing Building**

315 Caldwell Avenue

This is an example of House Type I

Garage **ca. 2000** **Noncontributing Building**

Gable-front garage of frame, finished in vinyl siding, with a single overhead garage door

House **ca. 1916** **Contributing Building**

318 Caldwell Avenue

This is an example of House Type I

Shed **ca. 2000** **Noncontributing Building**

Substantial modern prefabricated gable-front shed finished in plywood, with double-leaf entry doors on the gable end.

House **ca. 1916** **Contributing Building**

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319 Caldwell Avenue

This is an example of House Type I with an oversized window on the facade

Garage

ca. 1950

Contributing Building

Garage of frame, finished in vinyl siding, with a rearward-sloping shed roof and two overhead garage doors

House

ca. 1916

Contributing Building

322 Caldwell Avenue

This is an example of House Type I, finished in original weatherboard siding

House

ca. 1916

Contributing Building

323 Caldwell Avenue

This is an example of House Type I

House

ca. 1916

Contributing Building

326 Caldwell Avenue

This is an example of House Type I

House

ca. 1916

Contributing Building

327 Caldwell Avenue

This is an example of House Type I

House

ca. 1916

Contributing Building

330 Caldwell Avenue

This is an example of House Type I with a shed-roofed front porch with modern wood supports and a replacement wood railing.

House

ca. 1916

Contributing Building

333 Caldwell Avenue

This is an example of House Type I with a shed-roofed front porch, with replacement wood supports and railing.

House

ca. 1916

Contributing Building

334 Caldwell Avenue

This is an example of House Type I with a shed-roofed front porch modest wood supports and a replacement wood railing; the railing has been extended beyond the ends of the porch on both sides.

E. Catawba Avenue

House

ca. 1915

Contributing Building

358 E. Catawba Avenue

This is an example of House Type B

Shed

ca. 1950

Contributing Building

Side-gable shed of wood construction

House

ca. 1915

Contributing Building

362 E. Catawba Avenue

This is an example of House Type E

House

ca. 1915

Contributing Building

366 E. Catawba Avenue

This is an example of House Type B

Garage

ca. 1920

Contributing Building

Front-gable garage of wood frame construction, with a double-leaf door and a substantial addition

House

ca. 1916

Contributing Building

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372 E. Catawba Avenue

This is an example of House Type D whose hip-roofed porch has been modified to create a wraparound porch

House **ca. 1902** **Contributing Building**

376 E. Catawba Avenue

This is an example of House Type A

Garage **ca. 2000** **Noncontributing Building**

Non-historic front-gable concrete block garage with overhead garage door in the gable end

House **1939** **Contributing Building**

377 E. Catawba Avenue

This is a 1-story, side-gable brick-finished house with a gabled hood shielding the main entrance which is centered on the 3-bay façade. Open porch on side elevation. Flat-topped windows with replacement 1/1 sash. (Current owner is the source of the construction date.)

House **ca. 1916** **Contributing Building**

383 E. Catawba Avenue

This is an example of House Type D

House **ca. 1916** **Contributing Building**

384 E. Catawba Avenue

This is an example of House Type I

Shed **ca. 1920** **Contributing Building**

1-story side-gable shed of wood frame with a door in the long side

House **ca. 1902** **Contributing Building**

386 E. Catawba Avenue

This is an example of House Type A

House **ca. 1916** **Noncontributing Building**

387 E. Catawba Avenue

This is an example of House Type D with an offset gable on the façade and a partially enclosed porch with a loss of integrity

House **ca. 1916** **Noncontributing Building**

394 E. Catawba Avenue

This is an example of House Type D with a partially enclosed front porch, with a loss of integrity.

S. Church Street

House **ca. 1915** **Contributing Building**

350-352 S. Church Street

This is a variant of House Type G, finished in brick, with a jerkinhead gable roof and the gable on the façade finished in square-butt wood shingles. Similar in its design to 446 College Street.

House **ca. 1910** **Contributing Building**

358 S. Church Street

This is a substantial residence, significantly larger than most in the neighborhood, located on a corner lot. It is a substantial 2-story American Foursquare-derived residence of wood, finished in vinyl siding, with a hipped roof, 3-bay façade with a centered entry, and a wraparound porch supported by plain square posts and enclosed within a replacement wood balustrade. Windows are flat-topped, with original one-over-one wood sash and non-historic exterior fixed shutters. (Photo 25)

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House **ca. 1916** **Contributing Building**
402 S. Church Street

This is an example of House Type D

House **ca. 1916** **Contributing Building**
410 S. Church Street

This is an example of House Type D, a 1-story gabled ell house of frame construction, finished in asbestos shingles, with two oversized fixed 14-light windows on the façade; these windows employ true divided lights and appear to date from within the Period of Significance

Garage **ca. 1940** **Contributing Building**

1-story front-gable garage of frame, finished in shiplap siding, with an overhead garage door placed off center in the gable end.

House **ca. 1915** **Contributing Building**
414 S. Church Street

This is an example of House Type F

House **ca. 1916** **Contributing Building**
422 S. Church Street

This is an example of House Type D

House **ca. 1916** **Contributing Building**
428 S. Church Street

This is an example of House Type D, a 1-story gabled ell house of frame construction, built on a brick foundation, with its porch replaced by a gabled hood at the entrance which appears to date from within the Period of Significance.

House **ca. 1910** **Contributing Building**
432 S. Church Street

This is an example of House Type J

College Street

House **ca. 1910** **Contributing Building**
207 College Street

This is an example of House Type J

House **ca. 1970** **Noncontributing Building**
210 College Street

This is a gable-front 3-bay 1-story house of frame construction, built on a brick foundation and finished in vinyl siding. Centered entry shielded by a gabled hood. The property bears little resemblance to the district's historic mill houses and appears to date from well outside the Period of Significance of the district.

House **ca. 1902** **Contributing Building**
211 College Street

This is an example of House Type A, with some alteration to the rhythm of fenestration, including the installation of an oversized fixed-light multi-light window unit on the façade, somewhat reminiscent of the house at 410 S. Church Street.

House **ca. 1904** **Contributing Building**
212 College Street

This is an example of House Type F, finished in asbestos shingles

House **ca. 1902** **Contributing Building**
215 College Street

This is an example of House Type A

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House 218 College Street This is an example of House Type F	ca. 1915	Contributing Building
House 219 College Street This is an example of House Type A, with its hip-roofed porch supported by four historic Doric columns.	ca. 1902	Contributing Building
House 222 College Street This is an example of House Type F	ca. 1915	Contributing Building
House 223 College Street This is an example of House Type A with a substantial 2-story non-historic addition on the rear which significantly impacts on the massing and overall historic character of the property, with a loss of integrity.	ca. 1902	Noncontributing Building
House 228 College Street This is an example of House Type F, finished in original weatherboard siding and retaining the original 6/6 windows.	ca. 1915	Contributing Building
House 229 College Street This is an example of House Type A	ca. 1902	Contributing Building
Garage 1-story front-gable garage of brick with double-leaf doors	ca. 1920	Contributing Building
House 232 College Street This is an example of House Type F	ca. 1915	Contributing Building
House 233 College Street This is an example of House Type A. A non-historic side-gabled addition of wood including a small porch has been built onto one side elevation but its scale and massing is not such that the original massing and character of the historic block is materially compromised.	ca. 1902	Contributing Building
House 422 College Street This is an example of House Type F	ca. 1915	Contributing Building
House 425 College Street This is an example of House Type D	ca. 1916	Contributing Building
House 426 College Street This is an example of House Type F, finished in original weatherboard siding and retaining its original 6/6 sash	ca. 1915	Contributing Building
House 429 College Street This is an example of House Type D	ca. 1916	Contributing Building
House	ca. 1915	Contributing Building

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430 College Street

This is an example of House Type F

House ca. 1916 **Contributing Building**

433 College Street

This is an example of House Type D

House ca. 1915 **Contributing Building**

436 College Street

This is an example of House Type F

House ca. 1916 **Contributing Building**

437 College Street

This is an example of House Type D

House ca. 1915 **Contributing Building**

440 College Street

This is an example of House Type F

House ca. 1902 **Contributing Building**

443 College Street

This is an example of House Type A

House ca. 1915 **Contributing Building**

446 College Street

This is a variant of House Type G, with a jerkinhead gable roof and a gable on the façade finished in square-butt wood shingles; similar in its design to 350 S. Church Street.

Garage ca. 1920 **Contributing Building**

1-story front-gable garage of frame construction, with a double-leaf door in the gable end

House ca. 1902 **Contributing Building**

449 College Street

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

Side-gable garage of wood frame, finished in shiplap siding

House ca. 1902 **Contributing Building**

451 College Street

This is an example of House Type A

House ca. 1916 **Contributing Building**

452 College Street

This is an example of House Type D, in this case with a double gable on the façade incorporating semi-circular-arched louvered vents. A wraparound porch is also present, supported by turned wood posts

House ca. 1920 **Contributing Building**

460 College Street

This is an example of House Type E

House ca. 1915 **Contributing Building**

468 College Street

This is an example of Property Type G, incorporating a double gable the façade.

House ca. 1902 **Contributing Building**

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472 College Street

This is an example of House Type A

House **ca. 2000** **Noncontributing Building**

476 College Street

This is a side-gable modern house of one story, with a front gable porch offset on the south side of the façade. It appears to be of modular construction.

House **ca. 2000** **Noncontributing Building**

478 College Street

This is a 1-story side-gable modular house of frame construction, with a shallow gable offset on the façade. Flat windows with multi-light sash lacking true divided lights and exterior fixed shutters. Main entrance is offset on the façade and is accessed by a small masonry stoop with cast metal railings.

Community Center **1952** **Contributing Building**

480 College Street

This is a 1-story building of frame construction, elongated in its form and built on a brick foundation. The exterior wall surfaces are finished in board-and-batten. The building features a low-pitched side-gable roof finished in asphalt shingles and penetrated by gablets located asymmetrically along the slope of the roof. The gable ends and the gablets are finished in weatherboard and shiplap siding. Windows are flat-topped, asymmetrically placed, and of varying dimension; many are covered with plywood and not available for analysis. A red brick chimney is on the façade. Access includes a handicapped ramp. The building was built by the mill and served as a social hall.

Dingler Avenue

House **ca. 1915** **Contributing Building**

111 Dingler Avenue

This is an example of House Type G

House **ca. 1916** **Contributing Building**

112 Dingler Avenue

This is an example of House Type G

Garage **ca. 2000** **Noncontributing Building**

1-story gable-front smooth-dressed concrete block garage with an overhead door off center on the façade.

House **ca. 1915** **Contributing Building**

117 Dingler Avenue

This is an example of House Type G

House **ca. 1915** **Contributing Building**

118 Dingler Avenue

This is an example of House Type G

Carport **ca. 1970** **Noncontributing Structure**

Open-sided flat-roofed wooden carport

House **ca. 1916** **Contributing Building**

207 Dingler Avenue

This is an example of House Type I, finished in the original weatherboard siding

House **ca. 1915** **Contributing Building**

208 Dingler Avenue

This is an example of House Type G

House **ca. 1916** **Contributing Building**

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213 Dingler Avenue

This is an example of House Type I with a gabled hood which replaced the characteristic shed-roofed front porch found on other Type I properties.

House **ca. 1915** **Contributing Building**

214 Dingler Avenue

This is an example of House Type G and in this case finished in original weatherboard siding, with the gable finished in square-butt wood shingles.

House **ca. 1916** **Contributing Building**

219 Dingler Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

220 Dingler Avenue

This is an example of House Type I, finished in the original weatherboard siding

Garage **ca. 2000** **Noncontributing Building**

Front-gable garage of wood, finished in plywood, with an overhead garage door

House **ca. 1915** **Contributing Building**

302 Dingler Avenue

This is an example of House Type G

House **ca. 1916** **Contributing Building**

303 Dingler Avenue

This is an example of House Type I

House **ca. 1915** **Noncontributing Building**

308 Dingler Avenue

This is an example of House Type G, with a partially-enclosed front porch, resulting in a loss of integrity.

House **ca. 1916** **Contributing Building**

309 Dingler Avenue

This is an example of House Type I

Carport **ca. 1990** **Noncontributing Structure**

Open-sided front-gable modular metal carport

House **ca. 1916** **Contributing Building**

312 Dingler Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

313 Dingler Avenue

This is an example of House Type I

House **ca. 1915** **Contributing Building**

318 Dingler Avenue

This is an example of House Type F

House **ca. 1915** **Contributing Building**

319 Dingler Avenue

This is an example of House Type F

House **ca. 1910** **Contributing Building**

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322 Dingler Avenue

This is an example of House Type F

House **ca. 1910** **Contributing Building**

323 Dingler Avenue

This is an example of House Type F

Commercial Building **ca. 1910** **Contributing Building**

323 Dingler Avenue

This is a small gable-front frame building finished in shiplap siding. The building is modest in its design, three bays in width, with a centered single 6-light-over-panels entry door flanked by original windows with 4/1 sash. It was one of several small neighborhood groceries which formerly operated in the historic district

House **ca. 1915** **Contributing Building**

402 Dingler Avenue

This is an example of House Type G

House **ca. 1916** **Contributing Building**

403 Dingler Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

406 Dingler Avenue

This is an example of House Type G

Carport

Modular open-sided front-gable carport

ca. 1990 **Noncontributing Structure**

Vacant Lot

House **ca. 1916** **Contributing Building**

407 Dingler Avenue

This is an example of House Type I

413 Dingler Avenue **ca. 1916** **Contributing Building**

This is an example of House Type I

House **ca. 1916** **Contributing Building**

416 Dingler Avenue

This is an example of House Type I finished in original weatherboard siding, with the gable finished in square-butt wood shingles and the original wood 6/6 windows retained..

House **ca. 1916** **Contributing Building**

417 Dingler Avenue

This is an example of House Type I, finished in original weatherboard siding

House **ca. 1916** **Contributing Building**

422 Dingler Avenue

This is an example of House Type I, retaining its original sash.

Garage

Gable-front garage of concrete block, with an overhead door off center on the facade

ca. 2000 **Noncontributing Building**

House **ca. 1915** **Contributing Building**

423 Dingler Avenue

This is an example of House Type G

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House 502 Dinger Avenue This is an example of House Type I	ca. 1916	Contributing Building
House 503 Dinger Avenue This is an example of House Type I, retaining its original siding, knee braces, exposed rafter tails, and front porch. A modern handicapped ramp of frame construction has been erected on the façade	ca. 1916	Contributing Building
House 507 Dinger Avenue This is an example of House Type I, with original 6/6 sash.	ca. 1916	Contributing Building
House 510 Dinger Avenue This is an example of House Type I, finished in the original weatherboard siding	ca. 1916	Contributing Building
House 514 Dinger Avenue This is an example of House Type I, built on a concrete block foundation	ca. 1916	Contributing Building
Garage A front-gable concrete block garage with a single overhead door stands behind the main house	ca. 1980	Noncontributing Building
House 515 Dinger Avenue This is an example of House Type G	ca. 1916	Contributing Building
House 533 Dinger Avenue This is an example of House Type F	ca. 1910	Contributing Building
Carport Open-sided flat-roofed wood carport	ca. 1990	Noncontributing Structure
<u>Doster Avenue</u>		
House 113 Doster Avenue This is an example of House Type G, with original weatherboard siding.	ca. 1916	Contributing Building
House 114 Doster Avenue This is an example of House Type G, with original 6/6 sash.	ca. 1916	Contributing Building
House 119 Doster Avenue Among the least altered in historic district, this is an example of House Type G finished in original weatherboard siding, and retaining 6/6 original sash. The shed-roofed front porch has replacement turned support posts.	ca. 1916	Contributing Building
House 120 Doster Avenue This is an example of House Type G, finished in original weatherboard siding, with some original 6/6 sash and some replacement sash units.	ca. 1916	Contributing Building

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<p>House 207 Doster Avenue This is an example of House Type G</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 208 Doster Avenue This is an example of House Type I, finished in asbestos shingle siding</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p style="padding-left: 40px;">Carport Substantial 2-car front-gable open-sided modular metal carport</p>	<p>ca. 1990</p>	<p>Noncontributing Structure</p>
<p style="padding-left: 40px;">Shed Small gable-front frame shed finished in weatherboard siding</p>	<p>ca. 1920</p>	<p>Contributing Building</p>
<p>House 213 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 214 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 219 Doster Avenue This is an example of House Type F, finished in original weatherboard siding and original 6/6 sash.</p>	<p>ca. 1915</p>	<p>Contributing Building</p>
<p>House 220 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 302 Doster Avenue This is an example of House Type I, finished in original weatherboard siding, with square butt shingle finish in the gables.</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 303 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p style="padding-left: 40px;">Shed 1-story frame gable-front shed finished in vinyl siding; appears unfinished</p>	<p>ca. 2010</p>	<p>Noncontributing Building</p>
<p>House 308 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 309 Doster Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p style="padding-left: 40px;">Garage 1-story frame side-gable-roofed garage finished in metal siding with a standing-seam metal roof.</p>	<p>ca. 1950</p>	<p>Contributing Building</p>
<p>House 312 Doster Avenue This is an example of House Type I, finished in the original weatherboard siding, with square-butt shingle finishes in the gables along with a pointed-arched louvered vent on the façade. A shed-roofed front porch with original wood supports extends across the façade. Flat-topped windows with original 6/6 sash.</p>	<p>ca. 1916</p>	<p>Contributing Building</p>

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House ca. 1916 **Contributing Building**
313 Doster Avenue

This is an example of House Type I

Shed ca. 1950 **Contributing Building**
1-story frame side-gable-roofed shed with a roof of metal and a double-leaf door.

House ca. 1915 **Contributing Building**
318 Doster Avenue

This is an example of House Type F

House ca. 1915 **Contributing Building**
319 Doster Avenue

This is an example of House Type F

Garage ca. 1950 **Contributing Building**
1-story frame side-gable-roofed garage with a roof of corrugated metal and a double-leaf garage door.

House ca. 1916 **Contributing Building**
322 Doster Avenue

This is an example of House Type I

Shed ca. 1950 **Contributing Building**
2-story shed of frame, finished in shiplap siding

House ca. 1916 **Contributing Building**
323 Doster Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**
402 Doster Avenue

This is an example of House Type I, with a 1-story shed-roofed addition set back from the side elevation.

House ca. 1916 **Contributing Building**
403 Doster Avenue

This is an example of House Type I

Shed ca. 1950 **Contributing Building**
1-story front-gable shed of frame, finished in vinyl siding, with a single door offset on the facade

House ca. 1916 **Contributing Building**
406 Doster Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**
407 Doster Avenue

This is an example of House Type I

Vacant Lot

House ca. 1916 **Contributing Building**
415 Doster Avenue

This is an example of House Type I

Freeman Drive

House ca. 1915 **Contributing Building**

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410 Freeman Drive

This is an example of House Type F

House

ca. 1915

Contributing Building

414 Freeman Drive

This is an example of House Type F

Goodnight Street

House

ca. 1916

Contributing Building

525 Goodnight Street

This is an example of House Type I, finished in the original weatherboard siding; a modern handicapped ramp accesses the porch from the front.

House

ca. 1916

Contributing Building

537 Goodnight Street

This is an example of House Type I

E. Gray Avenue

House

ca. 1916

Contributing Building

113 E. Gray Avenue

This is an example of House Type G

Shed

ca. 1920

Noncontributing Building

Side-gable shed of frame, finished in board-and-batten, with a standing-seam metal roof

House

ca. 1916

Contributing Building

114 E. Gray Avenue

This is an example of House Type I

House

ca. 1916

Contributing Building

119 E. Gray Avenue

This is an example of House Type G

House

ca. 1916

Contributing Building

120 E. Gray Avenue

This is an example of House Type I

213 E. Gray Avenue

ca. 1910

Contributing Building

This is an example of House Type F with some original 6/6 windows

House

ca. 1915

Contributing Building

214 E. Gray Avenue

This is an example of House Type F

Carport

ca. 1990

Noncontributing Structure

Substantial 2-car front-gable open-sided modular metal carport

House

ca. 1910

Contributing Building

219 E. Gray Avenue

This is an example of House Type F with a standing-seam metal roof.

House

ca. 1910

Contributing Building

220 E. Gray Avenue

This is an example of House Type F

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House **ca. 1910** **Contributing Building**
302 E. Gray Avenue
 This is an example of House Type F, with the foundation parged with non-historic textured concrete

House **ca. 1920** **Noncontributing Building**
303 E. Gray Avenue
 This is a 1-story side-gabled house of frame, with an original 3-bay façade and what may have been a gable-front front porch, now enclosed. The enclosure of the porch included the installation of windows and a hip-roofed hood over the main door which is accessed from a concrete stoop, resulting in a loss of integrity. All windows are flat, with replacement 6/6 sash.

House **ca. 1915** **Contributing Building**
309 E. Gray Avenue
 This is an example of House Type F

House **ca. 1915** **Contributing Building**
312 E. Gray Avenue
 This is an example of House Type F

Carport **ca. 1990** **Noncontributing Structure**
 Substantial 2-car front-gable open-sided modular metal carport

House **ca. 1915** **Contributing Building**
318 E. Gray Avenue
 This is an example of House Type F

House **ca. 1915** **Contributing Building**
319 E. Gray Avenue
 This is an example of House Type F with a 1-story side-gabled addition of frame construction built onto the side elevation. The addition does not materially affect the integrity of the property.

House **ca. 1915** **Contributing Building**
324 E. Gray Avenue
 This is an example of House Type F with a wood handicapped ramp leading to the front porch.

Garage **ca. 1970** **Noncontributing Building**
 1-story gable-front frame garage finished in vertical metal siding, with two overhead garage doors

House **ca. 1915** **Contributing Building**
325 E. Gray Avenue
 This is an example of House Type F (Photo 6)

Carport **ca. 1990** **Noncontributing Structure**
 Flat-roofed open-sided metal carport

W. Gray Avenue

House **ca. 1916** **Contributing Building**
212 W. Gray Avenue
 This is an example of House Type I

House **ca. 1916** **Contributing Building**
213 W. Gray Avenue
 This is an example of House Type I with original 6/6 sash.

Garage **ca. 1960** **Contributing Building**
 Smooth-dressed front-gable concrete block garage to which has been added an open-sided front-gable wood carport

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House ca. 1916 **Contributing Building**
218 W. Gray Avenue

This is an example of House Type I

Garage ca. 1920 **Contributing Building**

A gable-front garage of frame construction, clad in vinyl siding, is behind the house.

House ca. 1916 **Contributing Building**
219 W. Gray Avenue

This is an example of House Type I

Shed ca. 1920 **Contributing Building**

A 1-story gable-front shed clad in vinyl siding is behind the house

House ca. 1916 **Contributing Building**
222 W. Gray Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**
223 W. Gray Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**
228 W. Gray Avenue

This is an example of House Type I, with original 6/6 sash.

House ca. 1916 **Contributing Building**
229 W. Gray Avenue

This is an example of House Type I, finished in the original weatherboard siding.

House ca. 1916 **Contributing Building**
309 W. Gray Avenue

This is an example of House Type I

Harris Street

House ca. 1910 **Contributing Building**
409 Harris Street

This is an example of House Type F

House ca. 1910 **Contributing Building**
410 Harris Street

This is an example of House Type F

House ca. 1910 **Contributing Building**
413 Harris Street

This is an example of House Type F

House ca. 1910 **Contributing Building**
414 Harris Street

This is an example of House Type F

Shed ca. 1910 **Contributing Building**

1-story side-gable shed of frame, finished in weatherboard siding, with a door in the long side

House ca. 1915 **Contributing Building**

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419 Harris Street

This is an example of House Type F

House **ca. 1915** **Contributing Building**

420 Harris Street

This is an example of House Type F

Kennette Avenue

House **ca. 1940** **Noncontributing Building**

725 Kennette Avenue

This is a single-story residence of frame construction with a low-pitched side-gable roof and finished partially in shiplap siding and partially in asbestos shingles. A gable-front addition is on part of the façade. Patterns of fenestration have been altered, including the installation of sliding glass window units, all of which result in a loss of integrity

Garage **ca. 1940** **Contributing Building**

Front-gable garage of wood, finished in weatherboard, with exposed rafter tails under the eaves

House **ca. 1902** **Contributing Building**

726 Kennette Avenue

This is an example of House Type A, but with a foundation higher than most, raising the possibility that it may have been moved to this site but likely during the Period of Significance.

E. Lowrance Avenue

House **ca. 1910** **Contributing Building**

210 E. Lowrance Avenue

This is an example of House Type F

House **ca. 1910** **Contributing Building**

213 E. Lowrance Avenue

This is an example of House Type F, with some original 6/6 sash and an oversized 24-light fixed window on the façade, with true divided lights, similar to others in the district.

Carport **ca. 1990** **Noncontributing Structure**

Substantial 2-car front-gable open-sided modular metal carport

Transmission Tower **ca. 2000** **Noncontributing Structure**

215 E. Lowrance Ave.

This is a modern communications transmission tower, located on a corner lot in the heart of the historic district.

House **ca. 1910** **Contributing Building**

220 E. Lowrance Avenue

This is an example of House Type F

House **ca. 1910** **Noncontributing Building**

302 E. Lowrance Avenue

This is an example of House Type F, with an accumulation of changes resulting in a loss of integrity

House **ca. 1910** **Contributing Building**

303 E. Lowrance Avenue

This is an example of House Type F

Carport **ca. 1990** **Noncontributing Structure**

Open-sided front-gable modular carport of metal

House **ca. 1910** **Contributing Building**

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308 E. Lowrance Avenue

This is an example of House Type F

Garage

1-story gable-front frame garage

ca. 1920

Contributing Building

House

ca. 1910

Contributing Building

309 E. Lowrance Avenue

This is an example of House Type F

Shed

Shed of frame, finished in plywood

ca. 1970

Noncontributing Building

House

ca. 1910

Contributing Building

312 E. Lowrance Avenue

This is an example of House Type F, with original 3/1 sash. The front porch is of replacement concrete block.

House

ca. 1910

Contributing Building

313 E. Lowrance Avenue

This is an example of House Type F, finished in original weatherboard siding

House

ca. 1910

Contributing Building

318 E. Lowrance Avenue

This is an example of House Type F, with some original 3/1 sash and some replacement sash.

Shed

1-story shed-roofed utility shed of frame, finished in weatherboard

ca. 1920

Contributing Building

House

ca. 1910

Contributing Building

319 E. Lowrance Avenue

This is an example of House Type F

Shed

1-story front-gable shed of wood, finished in T-111

ca. 1980

Noncontributing Building

House

ca. 1910

Contributing Building

324 E. Lowrance Avenue

This is an example of House Type finished in original weatherboard siding and with some original 6/6 sash

House

ca. 1910

Contributing Building

325 E. Lowrance Avenue

This is an example of House Type F

House

ca. 1910

Contributing Building

331 E. Lowrance Avenue

This is an example of House Type F

House

ca. 1910

Noncontributing Building

332 E. Lowrance Avenue

This is an example of House Type F. Its original front porch has been removed and replaced with a set of brick steps shielded by a cast metal awning, representing a major alteration and resulting in a loss of integrity

House

ca. 1910

Noncontributing Building

336 E. Lowrance Avenue

This is an example of House Type F. The original shed-roofed front porch, formed by an extension of the main roof, has been enclosed and is penetrated by small non-historic windows, with a loss of integrity.

W. Lowrance Avenue

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House 212 W. Lowrance Avenue This is an example of House Type I	ca. 1916	Contributing Building
House 218 W. Lowrance Avenue This is an example of House Type I; an oversized 3-part window is on the right side of the façade, likely dating from within the Period of Significance	ca. 1916	Contributing Building
House 222 W. Lowrance Avenue This is an example of House Type I, with a standing-seam metal roof on the house and on the porch.	ca. 1916	Contributing Building
Garage A gable-front garage of frame, finished in plywood	ca. 2000	Noncontributing Building
Carport An open-sided flat-roofed carport of wood	ca. 2000	Noncontributing Structure
House 228 W. Lowrance Avenue This is an example of House Type I	ca. 1916	Contributing Building
Shed A front-gable shed of frame, finished in vertical board siding	ca. 1950	Contributing Building
House 305 W. Lowrance Avenue This is an example of House Type I.	ca. 1916	Contributing Building
House 309 W. Lowrance Avenue This is an example of House Type I	ca. 1916	Contributing Building
House 310 W. Lowrance Avenue This is an example of House Type I	ca. 1916	Contributing Building
House 314 W. Lowrance Avenue This is an example of House Type I finished primarily in asbestos shingle siding with a portion of the façade finished in synthetic stone. The introduction of synthetic stone on the façade is a departure from its historic material, with a loss of integrity.	ca. 1916	Noncontributing Building
House 315 W. Lowrance Avenue This is an example of House Type G with original 6/6 sash.	ca. 1916	Contributing Building
Garage 1-story gable-front garage of frame, with the entry off center on the gable end	ca. 1920	Contributing Building
House 318 W. Lowrance Avenue This is an example of House Type G	ca. 1916	Contributing Building
House	ca. 1916	Contributing Building

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321 W. Lowrance Avenue

This is an example of House Type I

Garage	ca. 2000	Noncontributing Building
Gable-front garage of frame, finished in T-111, with a standing-seam metal roof		

House	ca. 1916	Contributing Building
331 W. Lowrance Avenue		

This is an example of House Type I

339 W. Lowrance Avenue	ca. 1910	Contributing Building
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This is an example of House Type H, finished in asbestos shingle siding.

House	ca. 1916	Contributing Building
345-347 W. Lowrance Avenue		

This is an example of House Type G

Lutz Avenue

House	ca. 1920	Noncontributing Building
303 Lutz Avenue		

This is a vernacular house of frame construction finished in vinyl siding, with additions on the front and rear and an apparent 90-degree re-orientation of the house, with a loss of integrity.

House	ca. 1916	Contributing Building
308 Lutz Avenue		

This is an example of House Type I.

House	ca. 1916	Contributing Building
309 Lutz Avenue		

This is an example of House Type I.

House	ca. 1916	Contributing Building
314 Lutz Avenue		

This is an example of House Type I.

Shed	ca. 1950	Contributing Building
Shed of frame, finished in board-and-batten with a front gable roof of metal		

House	ca. 1916	Contributing Building
315 Lutz Avenue		

This is an example of House Type I, with original 6/6 sash.

House	ca. 1916	Contributing Building
320 Lutz Avenue		

This is an example of House Type I, with original 6/6 sash.

House	ca. 1916	Contributing Building
321 Lutz Avenue		

This is an example of House Type I, with a modern porch.

House	ca. 1916	Contributing Building
327 Lutz Avenue		

This is an example of House Type I

House	ca. 1916	Contributing Building
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331 Lutz Avenue

This is an example of House Type I, finished in both original weatherboard siding and asbestos shingles on the façade.

S. Main Street

Apartment Complex **ca. 1990** **Noncontributing Building**
600 S. Main Street

This is one of five buildings in a modern apartment complex, 2 stories in height, finished primarily in vinyl siding, with a side-gable roof. Some units have projecting gabled bays finished in stone. Sanborn maps indicate that the complex replaced a boarding house and several commercial and residential buildings.

Apartment Complex **ca. 1990** **Noncontributing Building**
620 S. Main Street

This is one of five buildings in a modern apartment complex, 2 stories in height, finished primarily in vinyl siding, with a side-gable roof. Some units have projecting gabled bays finished in stone. Sanborn maps indicate that the complex replaced a boarding house and several commercial and residential buildings.

Apartment Complex **ca. 1990** **Noncontributing Building**
630 S. Main Street

This is one of five buildings in a modern apartment complex, 2 stories in height, finished primarily in vinyl siding, with a side-gable roof and flat-topped windows. Sanborn maps indicate that the complex replaced a boarding house and several commercial and residential buildings.

Apartment Complex **ca. 1990** **Noncontributing Building**
640 S. Main Street

This is one of five buildings in a modern apartment complex, 2 stories in height, finished primarily in vinyl siding, with a side-gable roof and flat-topped windows. Sanborn maps indicate that the complex replaced a boarding house and several commercial and residential buildings.

Apartment Complex **ca. 1990** **Noncontributing Building**
650 S. Main Street

This is one of five buildings in a modern apartment complex, 2 stories in height, finished primarily in vinyl siding, with a side-gable roof and flat-topped windows. Sanborn maps indicate that the complex replaced a boarding house and several commercial and residential buildings.

House **ca. 1928** **Contributing Building**
704 S. Main Street

This is an example of House Type H

House **ca. 1920** **Contributing Building**
710 S. Main Street

This is a side-gable house of frame construction, finished in shiplap siding and one story in height, with a jerkinhead gable roof and the main entrance offset on the south side of the façade. The main entrance is shielded by a pedimented hood which extends from the slope of the roof. The building has flat-topped windows with 1/1 replacement sash. A modern wood deck is built along a portion of the façade.

House **ca. 1928** **Contributing Building**
716 S. Main Street

This is an example of House Type H

House **ca. 1928** **Contributing Building**
724 S. Main Street

This is an example of House Type H

Garage **ca. 1940** **Contributing Building**

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Side-sloping shed-roofed garage of concrete block, with an overhead garage door offset on the north elevation; exposed rafter tails under the eaves.

<p>House 730 S. Main Street This is an example of House Type H</p>	<p>ca. 1928</p>	<p>Contributing Building</p>
<p>House 736 S. Main Street This is an example of House Type H</p>	<p>ca. 1928</p>	<p>Contributing Building</p>
<p>House 804 S. Main Street This is an example of House Type H</p>	<p>ca. 1928</p>	<p>Contributing Building</p>
<p>House 810 S. Main Street This is an example of House Type H</p>	<p>ca. 1920</p>	<p>Contributing Building</p>
<p>House 814 S. Main Street This is an example of House Type H</p>	<p>ca. 1920</p>	<p>Contributing Building</p>
<u>Messick Avenue</u>		
<p>House 309 Messick Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 310 Messick Avenue This is an example of House Type I, with original sash</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 315 Messick Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 316 Messick Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>Garage Concrete block front-gable garage with a single overhead garage door</p>	<p>ca. 2000</p>	<p>Noncontributing Building</p>
<p>House 321 Messick Avenue This is an example of House Type I, finished in some original weatherboard along with insulating board, in apparent preparation for re-siding.</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 322 Messick Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House</p>	<p>ca. 1916</p>	<p>Contributing Building</p>

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327 Messick Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**

328 Messick Avenue

This is an example of House Type I, finished in asbestos shingle siding

House ca. 1916 **Contributing Building**

331 Messick Avenue

This is an example of House Type I, finished in original weatherboard siding with original 6/6 sash

House ca. 1916 **Contributing Building**

332 Messick Avenue

This is an example of House Type I

E. Mills Avenue

House ca. 1904 **Contributing Building**

310 E. Mills Avenue

This is an example of House Type A

House ca. 1904 **Contributing Building**

315 E. Mills Avenue

This is an example of House Type A

House ca. 1904 **Contributing Building**

316 E. Mills Avenue

This is an example of House Type A

House ca. 1904 **Contributing Building**

321 E. Mills Avenue

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

1-story gable-front garage of frame construction with an overhead door on the façade.

Carport ca. 1990 **Noncontributing Structure**

Gable-front open-sided metal carport

Shed ca. 2000 **Noncontributing Building**

Substantial 2-story prefabricated shed of frame, finished in T-111, with a gable-front gambrel roof.

House ca. 1904 **Contributing Building**

322 E. Mills Avenue

This is an example of House Type A

House ca. 1902 **Contributing Building**

327 E. Mills Avenue

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

1-story frame garage with two entries and a rearward-sloping shed roof.

House ca. 1902 **Contributing Building**

328 E. Mills Avenue

This is an example of House Type A

Garage ca. 1920 **Contributing Building**

1-story hip-roofed garage of wood construction with double-leaf entry doors

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<p>House 333 E. Mills Avenue This is an example of House Type A</p>	<p>ca. 1904</p>	<p>Contributing Building</p>
<p>House 334 E. Mills Avenue This is an example of House Type D</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 339 E. Mills Avenue This is an example of House Type A</p>	<p>ca. 1904</p>	<p>Contributing Building</p>
<p>House 373 E. Mills Avenue This is an example of House Type A</p>	<p>ca. 1904</p>	<p>Contributing Building</p>
<u>W. Mills Avenue</u>		
<p>House 224 W. Mills Avenue This is an example of House Type I, with much of the first story of the façade clad in synthetic stone, resulting in a loss of integrity.</p>	<p>ca. 1916</p>	<p>Noncontributing Building</p>
<p style="padding-left: 40px;">Carport Two interconnected open-sided modular metal carports</p>	<p>ca. 1990</p>	<p>Noncontributing Structure</p>
<p>House 232 W. Mills Avenue This is a variant of House Type E, in this case with a hipped roof, instead of the characteristic side-gable roof which is otherwise seen on this house type. The house has a 3-bay façade with a centered entry flanked by one 6/6 window with the original sash and a 28-light fixed window with true divided lights, a window form seen elsewhere in the historic district.</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<u>Nesbit Avenue</u>		
<p>Nesbit Park 302 Nesbit Avenue This is a non-historic community park with playground equipment, walkways, and a gazebo, owned by the Town of Mooresville. Sanborn Maps indicate that several mill houses were formerly located on the site.</p>	<p>ca. 2000</p>	<p>Noncontributing Site</p>
<p>House 303 Nesbit Avenue This is an example of House Type D, finished in asbestos shingle siding</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 307 Nesbit Avenue This is an example of House Type A</p>	<p>ca. 1904</p>	<p>Contributing Building</p>
<p>House 313 Nesbit Avenue This is an example of House Type A</p>	<p>ca. 1904</p>	<p>Contributing Building</p>
<p style="padding-left: 40px;">Garage Modern 1½-story front-gable garage of frame construction, finished in vinyl siding, with an overhead garage door on the façade.</p>	<p>ca. 2000</p>	<p>Noncontributing Building</p>

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House **ca. 1970** **Noncontributing Building**
319 Nesbit Avenue

This is a 1-story frame side-gable house with a shallow gabled roof and sliding windows with exterior shutters.

Vacant Lot

Vacant Lot

Mobile Home **ca. 1970** **Noncontributing Building**
326 Nesbit Avenue

This is a 1-story mobile home finished in synthetic siding

House **ca. 1910** **Contributing Building**
330 Nesbit Avenue

This is an example of House Type F

Mobile Home **ca. 1970** **Noncontributing Building**
335 Nesbit Avenue

This is a 1-story mobile homes finished in synthetic siding

House **ca. 1904** **Contributing Building**
336 Nesbit Avenue

This is an example of House Type F, finished in original weatherboard and some replacement siding.

House **ca. 1902** **Contributing Building**
339 Nesbit Avenue

This is an example of House Type A

Mobile Home **ca. 1970** **Noncontributing Building**
340 Nesbit Avenue

This is a 1-story mobile homes finished in synthetic siding

House **ca. 1902** **Contributing Building**
343 Nesbit Avenue

This is an example of House Type A

House **ca. 1910** **Contributing Building**
346 Nesbit Avenue

This is an example of House Type F

House **ca. 1904** **Contributing Building**
355 Nesbit Avenue

This is an example of House Type A

House **ca. 1920** **Contributing Building**
358 Nesbit Avenue

This is an example of House Type J

House **ca. 1904** **Contributing Building**
359 Nesbit Avenue

This is an example of House Type A

House **ca. 1904** **Contributing Building**

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361 Nesbit Avenue

This is an example of House Type A

Parker Avenue

House **ca. 1916** **Contributing Building**

203 Parker Avenue

This is an example of House Type G, finished in original siding

House **ca. 1916** **Contributing Building**

207 Parker Avenue

This is an example of House Type I, with original 6/6 sash.

House **ca. 1916** **Contributing Building**

208 Parker Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

213 Parker Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

214 Parker Avenue

This is an example of House Type I, finished in asbestos shingle siding.

Shed/Carport

ca. 1920 **Contributing Building**

1-story frame shed to which is appended an open-sided wood carport.

House **ca. 1916** **Contributing Building**

219 Parker Avenue

This is a variant of House Type B

House **ca. 1916** **Contributing Building**

220 Parker Avenue

This is an example of House Type I

Garage

1-story gable-front tile garage with two overhead garage doors and a low-pitched roof with the gables finished in shiplap siding

House **ca. 1916** **Contributing Building**

302 Parker Avenue

This is an example of House Type I, finished in original siding.

House **ca. 1916** **Contributing Building**

303 Parker Avenue

This is an example of House Type I

House **ca. 1916** **Contributing Building**

308 Parker Avenue

This is an example of House Type I, with an open-sided carport is appended to the side elevation

Shed

ca. 1990 **Noncontributing Building**

Small modern side-gable shed of frame construction

House **ca. 1916** **Contributing Building**

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309 Parker Avenue

This is an example of House Type I, with historic 2/2 sash

House ca. 1916 **Contributing Building**

312 Parker Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**

313 Parker Avenue

This is an example of House Type I finished in asbestos shingle siding (Photo 17)

House ca. 1990 **Noncontributing Building**

318 Parker Avenue

This appears to be a modular house, incorporating a shallow side-gabled roof, an asymmetrical four-bay façade and a projecting front-gable porch. Windows are flat-topped, 1/1, and the house is finished in vinyl siding.

House ca. 1916 **Contributing Building**

319 Parker Avenue

This is an example of House Type G; a gable dormer has been added to the roof on a side elevation

Garage ca. 1970 **Noncontributing Building**

3-sided gable-front garage of wood construction

House ca. 1916 **Noncontributing Building**

322 Parker Avenue

This is an example of House Type I. The original shed-roofed front porch has been enclosed and is penetrated by undersized windows, resulting in a loss of integrity.

House ca. 1916 **Contributing Building**

402 Parker Avenue

This is an example of House Type I

House ca. 1916 **Contributing Building**

412 Parker Avenue

This is an example of House Type I, with the inner section of the façade clad in synthetic stone

Garage ca. 2000 **Noncontributing Building**

1-story front-gable garage of frame, finished in vinyl siding, with a large overhead garage door.

House ca. 1916 **Contributing Building**

418 Parker Avenue

This is an example of House Type I

Tabernacle of Joy 1951 (cornerstone) **Contributing Building**

421 Parker Avenue

This is one of several churches in the neighborhood, built late in the developmental history of the mill village. It is a simple modernist building finished in brick and features a front-gable roof with the roof on the 3-bay façade projecting to shield the main entrance. The main entrance incorporates a paneled double-leaf door with sidelights and a transom of art glass. A classroom wing is built at the rear.

House ca. 1916 **Contributing Building**

421 Parker Avenue, rear

This is an example of House Type I

House ca. 1916 **Contributing Building**

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424 Parker Avenue

This is an example of House Type I

Garage	ca. 1980	Noncontributing Building
1-story gable-front non-historic garage of frame construction, finished in vinyl siding, with a large overhead garage door in the gable end.		

House	ca. 1950	Contributing Building
501 Parker Avenue		

This is a 1-story 3-bay side-gable house of frame construction, finished in vinyl siding and resting on a poured concrete foundation. Extending across a portion of the façade is a front porch with a shed roof, formed by an extension of the main roof, with plain wood supports. The property incorporates flat-topped 1/1 windows, set singly and in pairs.

House	ca. 1916	Noncontributing Building
502 Parker Avenue		

This is an example of House Type I, a gable-front 3-bay 1-story house of frame construction, built on a brick foundation. A shed-roofed front porch with replacement cast metal supports extends across the façade and the property incorporates flat-topped windows with replacement sash, including one window in the gable on the façade with a jalousie window. The house is finished in a brick veneer, which appears to post-date the Period of Significance and represents a major physical change to the property, with a loss of integrity.

Dependency	ca. 1970	Noncontributing Building
A side-gable concrete block dependency, with jalousie windows, stands behind the main house.		

House	ca. 1910	Noncontributing Building
505 Parker Avenue		

This is an example of House Type B, but the massing of its facade, with an offset entry in place of the centered entry, appears to be a major alteration. In addition, replacement windows on the façade are of two different sizes and the front porch features a modern lattice railing, all of which combine to result in a loss of integrity.

House	ca. 1920	Contributing Building
511 Parker Avenue		

This is a red brick-finished 1-story house with a shallow-pitched front gable roof and an arcaded recessed porch in one corner of the façade. A wood-finished section is at the rear. Fenestration is flat, with some original multi-light sash retained.

Commercial Building	ca. 1940	Noncontributing Building
527 Parker Avenue		

This is a former commercial/storage building of brick construction, seemingly vacant, originally with a flat roof. The roof form has been changed with the installation of a front-gable roof over part of the building, with a resulting loss of integrity.

Pond Street

House	ca. 1904	Contributing Building
208 Pond Street		

This is an example of House Type A

House	ca. 1904	Contributing Building
212 Pond Street		

This is an example of House Type A. Unusual for this area because of the topography, a basement-level garage, a later addition, is accessed from side elevation.

E. Pressley Avenue

House	ca. 1916	Contributing Building
113 E. Pressley Avenue		

This is an example of House Type G

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<p>House 114 E. Pressley Avenue This is an example of House Type G</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 119 E. Pressley Avenue This is an example of House Type G</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 120 E. Pressley Avenue This is an example of House Type G with original 6/6 sash.</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 207 E. Pressley Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 213 E. Pressley Avenue This is an example of House Type I</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 214 E. Pressley Avenue This is an example of House Type F</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<p style="padding-left: 40px;">Carport Front-gable open-sided modular metal carport</p>	<p>ca. 1990</p>	<p>Noncontributing Structure</p>
<p>House 219 E. Pressley Avenue This is an example of House Type F, finished in original weatherboard siding</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<p>House 220 E. Pressley Avenue This is an example of House Type F, with a standing-seam metal roof.</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<p>Mobile Home 302 E. Pressley Avenue This is a mobile home, one story in height, finished in synthetic siding.</p>	<p>ca. 1970</p>	<p>Noncontributing Building</p>
<p style="padding-left: 40px;">Carport Open-sided wood carport</p>	<p>ca. 1990</p>	<p>Noncontributing Structure</p>
<p>House 303 E. Pressley Avenue This is an example of House Type I with the main house and the porch having roof finishes of standing-seam metal</p>	<p>ca. 1916</p>	<p>Contributing Building</p>
<p>House 308 E. Pressley Avenue This is an example of House Type F</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<p>House 309 E. Pressley Avenue This is an example of House Type F</p>	<p>ca. 1910</p>	<p>Contributing Building</p>
<p>House</p>	<p>ca. 1910</p>	<p>Contributing Building</p>

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312 E. Pressley Avenue

This is an example of House Type F

House	ca. 1916	Contributing Building
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313 E. Pressley Avenue

This is an example of House Type I

House	ca. 1910	Contributing Building
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318 E. Pressley Avenue

This is an example of House Type F

House	ca. 1910	Contributing Building
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319 E. Pressley Avenue

This is an example of House Type F, finished in asbestos shingle siding

House	ca. 1916	Noncontributing Building
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323 E. Pressley Avenue

This is an example of House Type I, finished in asbestos shingle siding, with the characteristic shed-roofed front porch replaced with a small gabled hood with cast metal supports. A portion of the façade is also clad in synthetic stone, and additions have been made to the side elevations, which, with the loss of the front porch and the other major changes, results in a loss of integrity.

W. Pressley Avenue

House	ca. 1916	Contributing Building
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213 W. Pressley Avenue

This is an example of House Type I

House	ca. 1916	Contributing Building
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219 W. Pressley Avenue

This is an example of House Type I

House	ca. 1916	Contributing Building
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223 W. Pressley Avenue

This is an example of House Type I

House	ca. 1916	Contributing Building
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229 W. Pressley Avenue

This is an example of House Type I

Short Street

House	ca. 1904	Contributing Building
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310 Short Street

This is an example of House Type A, finished in original weatherboard siding

House	ca. 1904	Contributing Building
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316 Short Street

This is an example of House Type A

House	ca. 1904	Contributing Building
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322 Short Street

This is an example of House Type A

Smith Street

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House **ca. 1920** **Contributing Building**
700 Smith Street

This is an example of House Type J. Shielding the centered main entrance on the façade is a gabled porch with plain wood supports and a modest 1-story addition has been built onto a side elevation.

House **ca. 1904** **Contributing Building**
704 Smith Street

This is an example of House Type A

House **ca. 1904** **Noncontributing Building**
710 Smith Street

This is an example of House Type A, built on what appears to be a newer a brick foundation. The hip-roofed front porch is supported by modern attenuated turned wood posts and the house and the porch have a modern standing-seam metal roof with channels much narrower than would have been used historically. The integrity of the property has been affected by the installation of the non-historic vinyl-clad casement windows; all of these features combine for an overall loss of integrity.

House **ca. 1970** **Noncontributing Building**
713 Smith Street

This is a gable-front frame house finished in vinyl siding, with a 3-bay façade and a centered entry shielded by a front-gable porch of concrete block. Smooth-dressed concrete block foundation. Windows are flat-topped, 1/1. The house appears to post-date the Period of Significance.

House **ca. 1904** **Contributing Building**
716 Smith Street

This is an example of House Type A

Southside Avenue

House **ca. 1930** **Contributing Building**
212 Southside Avenue

This is a 1-story gable-front frame house of wood, finished in vinyl siding, with a low-pitched gable roof and a porch recessed in the front corner of the façade. Fenestration is flat, with replacement sash units and windows set singly and in pairs. Similar to 622 Spruce Street.

House **ca. 1920** **Contributing Building**
222 Southside Avenue

This is a variant of House Type E, and is a substantial house of frame construction with a large hipped roof with flared eaves which shield a wraparound porch on the façade and on a portion of the side elevation. L-shaped massing with a gable-front projecting wing offset on the right side. The porch is supported by plain wood posts and is enclosed within a replacement wood balustrade. Fenestration is flat, 1/1, with replacement sash.

House **ca. 1920** **Contributing Building**
234 Southside Avenue

This is a side-gable 1-story house of frame, finished in non-historic siding, with a combination hip/gable dormer centered on the façade and a shed-roofed porch extending across a portion of the façade, supported by modest wood posts and incorporating a center gable over the entry door. Fenestration is flat, with replacement sash units.

Spruce Street

House **ca. 1916** **Contributing Building**
608 Spruce Street

This is an example of House Type G

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609 Spruce Street	ca. 1916	Contributing Building
This is an example of House Type I, finished in original weatherboard siding		
Garage	ca. 1950	Contributing Building
Low-pitched front-gable garage of smooth-dressed concrete block, with paired double-leaf entry doors on the façade; standing-seam metal roof		
House	ca. 1925	Contributing Building
614 Spruce Street		
This is an example of House Type C		
Store	ca. 1916	Contributing Building
614 Spruce Street, to the side		
This is a small 1-story gable-front former commercial building of frame construction, finished in weatherboard, with a single door centered on the façade, flanked by original 4/1 windows. It was historically used as a neighborhood grocery store		
House	ca. 1915	Contributing Building
615 Spruce Street		
This is an example of House Type I		
Garage	ca. 1920	Contributing Building
1-story gable-front frame garage to which is attached a shed-roofed open-sided shed; weatherboard finishes		
House	ca. 1915	Contributing Building
621 Spruce Street		
This is an example of House Type K		
House	ca. 1910	Contributing Building
622 Spruce Street		
This is a distinctive 1-story 3-bay gable-front house of frame construction, finished in asbestos shingle siding, with a recessed front porch offset on the corner on the façade. Flat fenestration with replacement sash. The front porch features replacement wood supports. Similar to 212 Southside Avenue.		
House	ca. 1916	Contributing Building
627 Spruce Street		
This is an example of House Type K		
House	ca. 1916	Contributing Building
628 Spruce Street		
This is an example of House Type I, finished in asbestos shingle siding		
House	ca. 1916	Contributing Building
633 Spruce Street		
This is an example of House Type K		
House	ca. 1916	Contributing Building
634 Spruce Street		
This is an example of House Type F		
House	ca. 1915	Contributing Building
703 Spruce Street		
This is an example of House Type G, finished in original weatherboard siding		
Shed	ca. 1920	Contributing Building
This is a small 1-story shed of frame, finished in plywood, with a shed roof and exposed rafter tails		
House	ca. 1910	Contributing Building

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704 Spruce Street

This is an example of House Type F

House ca. 1915 **Contributing Building**

709 Spruce Street

This is an example of House Type G, finished in original weatherboard siding

House ca. 1915 **Contributing Building**

710 Spruce Street

This is an example of House Type F

House ca. 1915 **Contributing Building**

715 Spruce Street

This is an example of House Type G, finished in original weatherboard siding

House ca. 1925 **Contributing Building**

716 Spruce Street

This is a variant of House Type C with a gable-front front porch centered on the facade

House ca. 1915 **Contributing Building**

721 Spruce Street

This is an example of House Type G, finished in asbestos shingle siding with replacement jalousie windows

Garage ca. 1920 **Contributing Building**

Gable-front frame garage finished in asbestos singles

House ca. 1916 **Contributing Building**

722 Spruce Street

This is an example of House Type I

House ca. 1916 **Contributing Building**

729 Spruce Street

This is an example of House Type D

House ca. 1902 **Contributing Building**

730 Spruce Street

This is an example of House Type A

House ca. 1915 **Contributing Building**

733 Spruce Street

This is an example of House Type G

House ca. 1916 **Contributing Building**

734 Spruce Street

This is an example of House Type G, finished in asbestos shingle siding

House ca. 1915 **Contributing Building**

803 Spruce Street

This is an example of House Type G

House ca. 1916 **Contributing Building**

804 Spruce Street

This is an example of House Type G, finished in asbestos shingle siding

Garage ca. 1920 **Contributing Building**

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This is a 1-story frame front-gable garage, clad in asphalt shingles, to which has been appended an open-sided wood gable-front carport.

House 809 Spruce Street This is an example of House Type A	ca. 1904	Contributing Building
Shed This is a 1-story frame shed with a low front gable roof	ca. 1980	Noncontributing Building
Shed This is a 1-story frame shed with a flat roof of corrugated metal	ca. 1970	Noncontributing Building
House 810 Spruce Street This is an example of House Type A, finished in asbestos shingle siding	ca. 1904	Contributing Building
House 813 Spruce Street This property is a non-historic modular home of frame construction, finished in vinyl siding, with a low intersecting gable roof, flat-topped windows with multi-light sash set singly and in pairs.	ca. 2000	Noncontributing Building
House 814 Spruce Street This is an example of House Type G	ca. 1915	Contributing Building
House 823 Spruce Street This is an example of House Type G, in this case with a jerkinhead gable roof and finished in original weatherboard siding	ca. 1905	Contributing Building
House 824 Spruce Street This is an example of House Type G	ca. 1915	Contributing Building
House 828 Spruce Street This property incorporates a low gabled roof and an asymmetrical 3-bay façade with the main entrance shielded by a gable-front porch supported by modest posts. Flat-topped windows, 6/6 sash.	ca. 2000	Noncontributing Building
House 829 Spruce Street This is an example of House Type A	ca. 1904	Contributing Building
House 835 Spruce Street This is an example of House Type G	ca. 1915	Contributing Building
House 836 Spruce Street This is an example of House Type G	ca. 1915	Contributing Building
<u>Summer Street</u>		
House 504 Summer Street This is an example of House Type D	ca. 1916	Contributing Building

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House 510 Summer Street This is an example of House Type D	ca. 1916	Contributing Building
House 514 Summer Street This is an example of House Type A	ca. 1904	Contributing Building
House 550 Summer Street This is an example of House Type D	ca. 1916	Contributing Building
House 554 Summer Street This is an example of House Type F	ca. 1910	Contributing Building
House 729 Summer Street This is an example of House Type A, finished in original weatherboard siding	ca. 1904	Contributing Building
House 730 Summer Street This is an example of House Type A	ca. 1904	Contributing Building
Garage Gable-front garage of frame construction, finished in T-111, with paired overhead doors on the façade.	ca. 1980	Noncontributing Building
House 809 Summer Street This is an example of House Type A	ca. 1902	Contributing Building
Garage Front-gable garage of frame construction, with an overhead door and a conventional door in the façade; finished in vinyl siding	ca. 2000	Noncontributing Building
House 810 Summer Street This is an example of House Type A, with a 1-story side-gable addition built onto one gable end and set back from the plane of the facade	ca. 1902	Contributing Building
House 824 Summer Street This is a modern 1-story house, appearing to be a modular home, with a low side-gable roof and a 4-bay façade with a gable-front porch one bay in width.	ca. 2000	Noncontributing Building
House 829 Summer Street This is an example of House Type A. Half of the front porch is enclosed and the façade is finished in non-historic brick, with a loss of integrity	ca. 1902	Noncontributing Building
House 908 Summer Street This is an example of House Type A	ca. 1904	Contributing Building
House	ca. 1904	Contributing Building

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909 Summer Street

This is an example of House Type A

House **ca. 1920** **Contributing Building**

919 Summer Street

This is an example of House Type B; the original front porch has been replaced with a small gabled hood.

Water Street

House **ca. 1910** **Contributing Building**

383 Water Street

This is an example of House Type G, with a jerkinhead gable roof, original weatherboard siding, and 3/1 and 6/6 windows

Garage **ca. 1930** **Contributing Building**

1-story front-gable garage with an overhead door offset in the gable end; standing-seam metal roof.

House **ca. 1916** **Contributing Building**

384 Water Street

This is an example of House Type I

Shed **ca. 1920** **Contributing Building**

1-story side-gable shed of frame, with a door in the long side

House **ca. 1940** **Contributing Building**

390 Water Street

This is a 3-bay Cape Cod-style house with paired dormers on the façade and a screened-in side porch on the east gable end. A red brick fireplace chimney is offset on the east gable end. Fenestration is flat-topped with window units set singly and in pairs.

House **ca. 1920** **Contributing Building**

398 Water Street

This is a 3-bay 1-story frame gable-front house with a recessed front porch shielded by a projection of the upper story, supported by plain wood posts and enclosed within a non-historic wood railing. The foundation is parged and knee braces are under the eaves. Fenestration is flat, with replacement 4/1 sash.

E. Wilson Avenue

House **ca. 1916** **Contributing Building**

117 E. Wilson Avenue

This is an example of House Type D, and appears to have at least one large historic addition on the rear.

House **ca. 1910** **Contributing Building**

127 E. Wilson Avenue

This is a variant of House Type E, finished in vinyl siding, with a combination hipped and gabled roof with paired gables on the façade, between which is a substantial hipped dormer. Flat fenestration, with most original

Shed **ca. 1920** **Contributing Building**

1-story frame shed, finished in shiplap siding, with a rearward-sloping shed roof

Second Presbyterian Church **1904** **Contributing Building**

135 E. Wilson Avenue

This was the local Presbyterian Church, originally finished in weatherboard but veneered in red brick within the Period of Significance. Gothic Revival in style, with an intersecting gable roof and a corner tower with a belfry and a polygonal steeple. Lancet-arched windows, with historic stained glass. The property has been converted from its original use and contains residential occupancy. (Photo 23)

House **ca. 1902** **Contributing Building**

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208 E. Wilson Avenue

This is an example of House Type A, with original 6/6 windows

House **ca. 1902** **Contributing Building**

209 E. Wilson Avenue

This is an example of House Type A

Garage **ca. 1930** **Contributing Building**

1-story front-gable garage of frame, built on a brick foundation and finished in shiplap siding, with exposed rafter tails under the eaves and an overhead garage door in the gable end.

House **ca. 2000** **Noncontributing Building**

214 E. Wilson Avenue

This is a 1-story side-gable residence of frame construction, with a low side-gable roof and an asymmetrical 4-bay façade with a projecting gable-front porch on one end of the façade. Windows are flat-topped, with modern multi-light sash without true divided lights.

House **ca. 1915** **Contributing Building**

215 E. Wilson Avenue

This is an example of House Type G

House **ca. 1916** **Contributing Building**

220 E. Wilson Avenue

This is an example of House Type B

House **ca. 1916** **Contributing Building**

221 E. Wilson Avenue

This is an example of Property Type I

224 E. Wilson Avenue **ca. 1920** **Contributing Building**

This is an example of House Type C

House **ca. 1920** **Noncontributing Building**

228 E. Wilson Avenue

This gable-front house appears to have been an example of House Type I, but has undergone significant modifications including the enclosure of the front porch and the construction of a new porch of new materials, with a loss of integrity.

House **ca. 1916** **Contributing Building**

229 E. Wilson Avenue

This is an example of House Type D

House **ca. 1925** **Contributing Building**

234 E. Wilson Avenue

This is an example of House Type C, finished in asphalt shingle siding

House **ca. 1904** **Noncontributing Building**

235 E. Wilson Avenue

This is an example of House Type A, with the front porch removed, the secondary elevations finished in asbestos shingle siding, and the façade clad in a non-historic brick veneer. The removal of the porch and the brick cladding represent significant departure from the original character of the house and result in a loss of integrity.

House **ca. 1925** **Contributing Building**

236 E. Wilson Avenue

This is an example of House Type C

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House 303 E. Wilson Avenue This is an example of House Type F, with a handicapped ramp built on the façade.	ca. 1915	Contributing Building
House 309 E. Wilson Avenue This is an example of House Type F	ca. 1915	Contributing Building
House 313 E. Wilson Avenue This is an example of House Type F, with the original weatherboard siding intact.	ca. 1915	Contributing Building
House 317 E. Wilson Avenue This is an example of House Type F	ca. 1915	Contributing Building
House 318 E. Wilson Avenue This is a 2-story residence which has undergone major alterations, including window changes, additions and modifications to the façade, and the apparent raising of roof.	ca. 1920	Noncontributing Building
Garage Elongated 1-story front-gable garage of frame, with an overhead garage door in the gable end.	ca. 1980	Noncontributing Building
House 324 E. Wilson Avenue This is an example of House Type D	ca. 1916	Contributing Building
House 325 E. Wilson Avenue This is an example of House Type F; a shorter gabled ell addition has been built onto the rear.,	ca. 1915	Contributing Building
House 329 E. Wilson Avenue This is an example of House Type F, retaining the original weatherboard siding	ca. 1915	Contributing Building
House 334 E. Wilson Avenue This is an example of House Type D.	ca. 1916	Contributing Building
House 335 E. Wilson Avenue This is an example of House Type F	ca. 1915	Contributing Building
House 338 E. Wilson Avenue This is a variant of House Type A, with a center gable on façade with a diamond-shaped vent. Historic windows, 3/1 and 6/6, have been retained. A slightly shorter historic gabled ell addition is on the rear.	ca. 1902	Contributing Building
House 341 E. Wilson Avenue This is an example of House Type F	ca. 1915	Contributing Building
House	ca. 1916	Contributing Building

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344 E. Wilson Avenue

This is an example of House Type D, with a center gable on the façade.

House	ca. 1915	Contributing Building
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347 E. Wilson Avenue

This is an example of House Type F with a slightly shorter gabled ell addition on the rear.

House	ca. 1915	Contributing Building
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351 E. Wilson Avenue

This is an example of House Type F

Shed	ca. 1915	Contributing Building
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1-story gable-roofed shed of frame, finished in shiplap siding

House	ca. 1920	Contributing Building
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357 E. Wilson Avenue

This is an example of House Type D

House	ca. 1930	Contributing Building
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362 E. Wilson Avenue

This is an example of House Type J

House	ca. 1920	Noncontributing Building
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365 E. Wilson Avenue

This is an example of House Type F; the original front porch, a significant element on the façade, has been removed, resulting in a loss of integrity.

House	ca. 1930	Contributing Building
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372 E. Wilson Avenue

This is an example of House Type J, finished in asbestos shingle siding

House	ca. 1910	Contributing Building
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373 E. Wilson Avenue

This is an example of House Type F

House	ca. 1920	Contributing Building
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380 E. Wilson Avenue

This is an example of House Type E, a hip-roofed 1-story 3-bay house of frame construction, built on a brick foundation, finished in original siding and generally retaining its generally overall historic character. Flat windows with replacement sash.

House	ca. 1920	Contributing Building
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383 E. Wilson Avenue

Distinctive in the historic district, this is a substantial 2-story Dutch Colonial Revival-style 3-bay-wide house, finished in original weatherboard, with a center gable on the façade and a hip-roofed porch supported by battered wood posts resting on brick piers. Original multi-light sash. (Photo 22)

House	ca. 1916	Contributing Building
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388 E. Wilson Avenue

This is an example of House Type D which retains its original wood siding and shed-roofed front porch. The façade has two gables, one larger than the other, penetrated by louvered vents. Flat-topped windows with original sash.

Garage	ca. 1920	Contributing Building
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1-story frame garage with garage door flanked by multi-light windows

Young Street

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House **ca. 1916** **Contributing Building**
1103 Young Street

This is an example of House Type B, finished in asbestos shingle siding, with a jerkinhead gable roof and a hip-roofed front porch with replacement wood supports.

Garage **ca. 1970** **Noncontributing Building**
Substantial gable-front smooth-dressed concrete garage with two large overhead doors and a corrugated metal roof, less than fifty years of age.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

INDUSTRY

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1902-1961

Significant Dates

ca. 1902

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The Period of Significance for this district begins ca. 1902, the approximate date of construction of the earliest of the mill village houses, and extends through 1961, corresponding to the National Register 50-year guideline and also reflective of the fact that this neighborhood retained its character as a dense concentration of mill-related workers' housing throughout this time span.

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Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Mooresville Mill Village Historic District is locally significant and meets National Register Criterion A for its association with the patterns of industry and community planning and development in Mooresville, Iredell County, North Carolina. The district also meets Criterion C for architecture, in that it consists of a dense concentration of more than 400 workers' houses, distinctive house types, erected between ca. 1902 and ca. 1930 by the Mooresville Cotton Mill. The Mooresville Mill was one of eight early-twentieth-century textile mills in Iredell County, and over its long history produced a variety of finished goods and was the largest single employer in Iredell County throughout much of the twentieth century. With respect to Criterion A, the district reflects an irrefutable physical and cultural association with the industrial heritage of the community since the mill village was erected by the mill owners as housing for the employees and nearly surrounded the mill on all sides. Further, the overwhelming majority of the houses in the mill village remained in the ownership of the successive owners of the mill into the 1950s, when the houses were sold to the workers after the mill closed. The district represents patterns in community planning and development since, although not formally platted until the 1940s, it was a planned mill village with generally uniform lot sizes, setbacks, and specific house types. With respect to Criterion C, the district reflects the design preferences chosen by the company for workers. The houses represent a series of definable house types which are repeated throughout the district, principally 1- and 1½-story side-gable and gable-front houses, many of which exhibit specific architectural details characteristic of the Craftsman style. Notable among these details is the use of exposed rafter tails on houses and porches and the presence of triangular braces under the eaves. In addition to the modest workers' houses, the district also contains several examples of more substantial domestic architecture, the homes of managers who chose to live in close proximity to the mill. Along with these are two historic churches and a scattering of commercial buildings which served the residents' spiritual and commercial needs. The Period of Significance of the district begins ca. 1904, the approximate date of construction of the first houses in the mill village, and extends to 1961, corresponding to the National Register 50-year guideline and also to the period when the mill village houses were sold to the occupants.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Criterion A significance of the Mooresville Mill Village under community planning and development derives from the mill village's position as a purposefully-built neighborhood erected by the Mooresville Cotton Mill to house its workers. The 1902 Sanborn Map Company fire insurance map⁵ illustrates a small number of workers housing along S. Church Street but the mill village grew substantially as the mill expanded. The earliest plat of the mill village, dated 1906 (Fig. 1) depicts a small concentration of workers' housing along Spruce Street, East Mills Avenue, and South Church Street, along with a scattering of houses in the South Academy Street and Wilson Avenue area. These include L-shaped houses, presumably of nearly identical design, along with a small number of rectangular-shaped houses. By 1906 the population of the community stood at 2,600, an increase from 1,500 in 1900. Subsequent plats of the mill village chronicle its developmental history, including a 1924 survey prepared by the Associated Mutual Insurance Company (Fig. 2) and fire insurance maps for 1908, 1914, and 1925, by which time mill village was essentially built out. By the late 1920s, the streets were lined generally with one- and one-and-one-half-story houses whose footprints indicate their commonalities, including open front porches, rearward-projecting ells, and side porches in the angle of the ell on the rear. The planned character of the neighborhood is apparent in the uniform front-yard setbacks of the houses and the essentially identical side-yard setbacks, reflective not of local planning ordinances which were non-existent at this time, but of the mill owners' obvious desire to have a uniform appearance for the mill village, a character-defining physical trait which it has retained.

With respect to the district's Criterion A significance in the area of industry, the history of the Mooresville Mill Village Historic District is inextricably linked to the industrial history of the area. The overwhelming majority of the homes in the district were erected by the Mooresville Cotton Mill to house the mill's workers and their families, many of whom became multi-generational employees of the mammoth factory. The rents paid to the mill varied according to the size of the house,

⁵Sanborn Map Company, "Mooresville, North Carolina" (New York: Sanborn Map Company, 1902).

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beginning at a base rent of five cents per room.⁶ The millworkers' houses remained in the ownership of the various owners of the mill into the 1950s.

The district's significance under Criterion C for architecture is supported by its position as a dense concentration of one- and one-and-one-half-story workers' houses associated with the Mooresville Cotton Mill which was adjacent to the mill village. The majority of these houses date from between ca. 1902 and ca. 1930 and are essentially vernacular in character, employing that term as it is defined in Ward Bucher's *Dictionary of Building Preservation*: "a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms."⁷ That fact notwithstanding, many properties in the historic district embody design elements of the Craftsman style, including the use of exposed rafter tails under the eaves of houses and porches, the use of square-butt wood shingled finishes for gables, and the widespread use of knee braces under the eaves of all elevations. In addition to these, a row of side-gable-roofed one-and-one-half-story bungalows, with engaged front porches and substantial gable dormers stands along South Main Street. Eleven distinct house types within the mill village account for nearly all the village's architecture. These are discussed in more detail in Section 7, but in general consist of 3-bay gable-front and side-gable houses, some with hip-roofed porches and some with shed-roofed porches, along with gabled ell houses with hip-roofed porches. These repetitive house types appear side-by-side along many of the streets in the mill village and nearly every street in the mill village contains at least one example of one of these house types.

Architectural Context

The early twentieth-century growth and development of Mooresville and other North Carolina textile mills created not only sustained employment, but complete towns, as owners erected entire villages to serve workers and their families. Little high-style design went into the construction of most North Carolina mill houses whether they dated from the mid-nineteenth century or from the early twentieth-century span of Mooresville's mill houses. Except for their setting, mill housing consisted of little more than modest vernacular farmhouses or tenant houses. Not unlike the Mooresville Mill Village, with reference to the Erlanger Mill Village (NR 2008) in Davidson County, "in order to facilitate cost effective construction, rows of identical one-story frame dwellings with front porches and kitchen ells were erected in close proximity to the mill."⁸ Mooresville's mill village was in very close proximity to the mill, nearly surrounding the facility, and workers' houses were typically within a five- to ten-minute walk from the mill itself.

Among the most notable studies of the design of mill workers' housing is that of Daniel A. Tompkins (1851-1914), an engineer, industrialist, newspaper publisher, and mill owner in his own right.⁹ In *Cotton Mill, Commercial Features* Tompkins described what he thought would appeal to mill workers, whom he called "operatives."

Factories generally build houses for the accommodation of their operatives. Factory houses are usually built around the mill, and form a little village to themselves. This seems at present the most satisfactory plan in the South, for both the mills and the operatives. It was formerly the custom to build for operatives long rows of houses exactly alike, and in most cases adjoining one another. But it has transpired that this is not the best plan. Different families have different tastes, and as operatives grow in intelligence and prosperity, this differentiation in taste becomes more marked.¹⁰

In Mooresville there are indeed rows of identical houses on some streets. However, the variety of house types seems to address the mill owners' understanding of Tompkins' proposition that different families have different tastes. In addition, since the rents for the houses were based on a per-room scale, the variations in size may be proportional merely to the size of the family or may also represent the growth of prosperity of the mill workers.

⁶ Poole interview, *Op. Cit.*

⁷ Ward Bucher ed., *Dictionary of Building Preservation* (New York: John Wiley & Sons, 1996), p. 512.

⁸ Heather Fearnbach, "Erlanger Mill Village Historic District National Register Nomination." (Raleigh: North Carolina Division of Cultural Resources, 2008), p. 84.

⁹ William S. Powell, ed. *Dictionary of North Carolina Biography* (University of North Carolina Press. 1996), accessed September, 2011 at <http://docsouth.unc.edu/nc/tompkins/bio.html>

¹⁰ D. A. Tompkins, *Cotton Mill, Commercial Features: A Text-Book for the Use of Textile Schools and Investors* (Charlotte, North Carolina: Author, 1899), p. 116.

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As noted above, the vast majority of the Mooresville Mill Village houses date from ca. 1902 through the 1920s. These fall into two main categories: modest vernacular house types with minimal detailing and more substantial late-1920s Craftsman-style bungalows occupied by supervisors. The simpler house types are found throughout the mill village, while the bungalows appear adjacent to one another along the 700 and 800 block of South Main Street. As in other North Carolina mill villages, the majority of the simpler houses are one- and one-and-one-half-story single- and double-pile dwellings, of wood construction, employing both side-gable roofs and front-gable roofs, with both hip-roofed and shed-roofed porches. A small number of houses with an L-shaped façade are found within the district as are a few with pyramidal and hipped roofs. Specific discussion of the various house types found in the Mooresville Mill Village Historic District is found in Section 7.

A small number of examples of considerably larger houses are found in the mill village as well. The homes of supervisors, these include American Foursquares on South Church Street and Cabarrus Avenue and a gambrel-roofed Dutch Colonial Revival-style house on East Wilson Avenue. All are of frame construction and some feature wraparound porches.

In addition to the domestic architecture of the Mooresville Mill Village Historic District, several commercial buildings and three churches date from within the district's Period of Significance. The commercial properties include two small single-story ca. 1910 gable-front frame buildings which were neighborhood grocery stores, as well as more substantial brick-finished buildings along South Broad Street and on East Brawley Avenue, which date from the 1940s and thereafter. Religious architecture includes the Gothic Revival-style 1904 Second Presbyterian Church on East Wilson Avenue, the 1950 Colonial Revival-style Southside Baptist Church the modernist 1951 Tabernacle of Joy on Parker Avenue. These all were built in the heyday of the mill and were within easy walking distance of the homes of their parishioners.

Developmental history/additional historic context information (if appropriate)

Much of this part of North Carolina was largely undeveloped throughout the early decades of the nineteenth century. Like the much of the state's Piedmont region, the town of Mooresville grew from the union of cotton, water, and railroads. In 1855 the Atlantic, Tennessee, and Ohio Railroad was chartered, initially to run from Charlotte into Tennessee and ultimately to connect with the Ohio River.¹¹ John Franklin Moore (1822-1877), a farmer in the Coddle Creek Township of Iredell County, subdivided from his farm the land necessary for the rail line, a cotton depot, shops, and building lots adjacent to the rail stop. However, the area remained more than a railroad siding until well after the Civil War.

In 1873, Moore and local merchants were granted an incorporated township encompassing a one-mile radius around the train depot.¹² Local business and community leaders sought a solution to the economic devastation left in the wake of the conflict. Textile mills had existed in North Carolina prior to the Civil War, but with Reconstruction, businessmen recognized the region's natural and man-made resources, including water, cotton, and reconstructed rail lines as a way to create a rebuilt economy. A vast new textile industry in the South began to compete with the mills of the Northeast, taking advantage of the Piedmont's water power and an abundance of labor.

The practice of providing housing around an industrial facility was not an idea original to the post-Civil War southern cotton mills, as mill villages had already populated the industrial North. Although mill owners had established small villages in North Carolina in the 1840s and 1850s, most villages date to the post Civil War era. In *The Rise of Cotton Mills in the South*, Broadus Mitchell wrote that by 1900, a full ninety-two percent of textile workers lived in mill villages owned by the companies that employed them.¹³ Mooresville would become a prime example of the trend.

In 1893, twenty years after the town's incorporation, Mooresville business leaders recognized the growing wave of textile mills in the South and saw an opportunity to capitalize on Mooresville's assets. The rail line and depot had been provided by founder John Moore a generation before, and coupled with ample creeks and water flow and a town searching for commercial development, entrepreneurs J. E. Sherrill and Isaac Harris had little trouble selling common stock in their proposed textile mill. The Mooresville Board of Commissioners enacted a ten-year tax abatement for the new venture and

¹¹ Internet website http://www.carolina.com/NC/Transportation/railroads/nc_rrs_atlantic_tennessee_ohio.html, accessed July 15, 2011.

¹² Portions of this narrative were drawn from Yvonne Hart, "Mooresville Mill Village" National Register Study List Application (Raleigh: North Carolina Department of Cultural Resources, n. d) and from the draft National Register nomination for the mill as part of a Tax Credit Part 1 application prepared by Clay Griffith, historic consultant in Asheville, North Carolina. Full citations for both documents appear in the Bibliography in Section 9.

¹³ Broadus Mitchell, *The Rise of Cotton Mills in the South* (Baltimore: Johns Hopkins Press, 1921).

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by 1894 the Mooresville Cotton Mill was in production on North Church Street with a small mill village around the mill. This original mill, along with a handful of mill houses, still stands on North Church Street north of the downtown and outside the historic district.¹⁴ The mill soon grew to become the dominating force in the town and its presence drove the economy and the development of the town.¹⁵

Sherrill and Harris' venture into textiles proved to be so successful that in fewer than seven years, the operation outgrew the North Church Street site. A substantial parcel of several hundred acres of agricultural land was acquired from the estate of John Gracy Templeton (1788-1882). The tract was located at the southern end of the town limits, bordered by present-day East Wilson Avenue to the north, the railroad to the west, and extending outward into woodland gullies and creeks to the south and east. At the end of South Church Street, at Davidson College Road (now College Street), the company erected a new, state-of-the-art facility known as Mill No. 2, differentiating it from the earlier complex north of town. The area developed over the ensuing thirty years into a massive industrial tract surrounded by a vast company village of several hundred homes, complete with churches, an athletic field, and commercial venues.¹⁶

With the completion of Mill No. 2 near the turn of the twentieth century, the community experienced hitherto unseen development and population growth in the area around the mill. The earliest Sanborn Map Company map of Mooresville dates from 1902 and was likely spurred by the construction of Mill No. 2. In addition to the mill, this map also depicts a grocer near the mill and a small number of small houses adjacent to the mill along Church Street.

By 1906 the neighborhood began to assume an identifiable character and was already being referred to as the "mill village."¹⁷ Between 1900 and 1906, the community's population swelled from 1,500 to 2,600. A 1906 map (Fig.1) illustrates the distinctive repetitive housing pattern which even then was forming around the mill. By that time, Mills Avenue was developed as Spruce Street, Wilson Avenue, Church (originally Templeton) Street, and Davidson College Road (later College Street), were being populated with new workers' housing. Even the interest in baseball was already evident at the time of the preparation of the 1906 map, since a "ball grounds" is depicted on the document.

The mill's entrepreneurial management was ambitious and forward-thinking, and the municipal government collaborated in public-private partnerships with the mill. Quality and esthetics were clearly considered in the construction of the mill and mill houses, perhaps partly because the mill lay almost adjacent to the home of Isaac Harris, one of the primary mill investors and managers, for whom Harris Street, in the mill village, is named. The mill erected sturdy, if modest, housing, side- and front-gable houses, small in scale and minimal in detailing, along with streets, water, and in the 1920s, sewer infrastructure. Early on, the Town of Mooresville provided the street lighting for the neighborhood, evidenced by the minutes of the Town's board meetings showing that in 1907 it installed lighting on College Street, Church Street, and Wilson Avenue in what the minutes even then refer to as "the mill village."¹⁸

By 1908, a new mill building, known as Mill No. 3, had been built perpendicular to Mill No. 2 and the mill village continued to grow, although the only street actually depicted on early maps is College Street (formerly Davidson College Street). It is clear, however, that College Street had lengthened its row of mill houses and the 1910 Census recorded that the area was becoming more densely built-up, with over one hundred forty households in the area referred to as the "Cotton Mill Hill." Some streets were simply called "rows," lacking a name. Streets named in that Census include Wilson Avenue, Nesbit Street, and Mills "Alley."

About this same time, just north of Wilson Avenue, the estate of the late Laban Deaton began selling off his small forty-three-acre farm which abutted the mill property along Wilson Avenue. Catawba Avenue was laid out in the Deaton tract, and marks a portion of the northernmost boundary of the district.

A change in property type from the side-gable house to the bungalow occurred as the village expanded southward from Brawley Avenue and across the railroad tracks. Much of the area immediately surrounding the mill, including nearly all of College Street, East Wilson, Mills, and Brawley Avenues, Nesbit and Harris Streets, and Freeman Drive were built out by the end of the second decade of the twentieth century.

The 1920 Census counted Mooresville's population at slightly over 4,000. The densely populated streets of Mooresville mill village were home to much of Mooresville's population, whose lives centered on the mill. Additional groupings of workers' houses were built in the 1910s and 1920s. By the mid-1920's, the mill village was essentially completely built out.

¹⁴ Cindy Jacobs, *Images of America: Mooresville* (Portsmouth, New Hampshire: Arcadia Publishing, 2007), p. 44.

¹⁵ The extant records of the mill are in the collection of the Duke University Library.

¹⁶ Rogers and Associates, *History and Development of the Mooresville Cotton Mill* (Huntersville, North Carolina: Rogers & Associates, Inc., 2006).

¹⁷ W. J. Haselden, *Mooresville: The Early Years* (Mooresville: Mooresville Chamber of Commerce, 1963).

¹⁸ *Ibid.*

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While the streets remained unpaved, as noted above, the mill village was supplied with water, sewer, and electricity from the town and from the mill itself.

In 1924, the Boston-based Associated Mutual Insurance Co. surveyed the mill and its village. The resulting map (Fig. 2) depicts more than 400 homes in the mill village. The overall present composition of the historic district is largely unchanged from this 1924 survey, although some houses have been moved and a modern five-building apartment complex along Main Street at Brawley Avenue replaced a social hall, small store buildings, and a few homes. In 1924, the *Drummond Pictorial Atlas* described the mill and mill village in glowing terms:

The Mooresville Cotton Mills Co. has a total capital stock of \$3,300,000.00 and is equipped with 60,000 spindles and 1,820 looms. They operate 30,000 spindles and 1,000 looms day and night, and employ 1,600 operatives. The products manufactured are gingham, outings, suitings, palm beach goods and the cloth used in the manufacture of automobiles. The Company operates a modern power plant which handles coal with automatic stoker and labor saving devices. They have their own water system and supply 500 operatives' cottages with water and light and maintain a complete sewerage system. They operate a complete piece goods dyeing and bleaching plant and are the city's largest manufacturers.¹⁹

While the Drummond publication may have exaggerated the size of the village, its pivotal place in the community was indisputable. With reference to the mill's output, at this time, the company began to modify its product line from gingham to the production of towels, creating the Turkish Moor brand of towels which would sustain the operation for several decades.

The Great Depression clearly had a deleterious effect on the mill, but the operations nonetheless survived the economic calamities of the day. In 1932, the mill's selling agent declared bankruptcy and the mill was forced into receivership. Thanks to the efforts of local investors, a new management team was brought on in 1935, headed by John F. Matheson, who would lead the mill for another twenty-nine years, overseeing its return to prosperity. In 1937, the mill employed 2,000. The rise of labor unions in the 1930s did not spare the mill and a strike resulted in the death of one, and arrest of a handful of union supporters.

Under Matheson's management, the mill continued and expanded its role as community benefactor, maintaining a public relations page in the local paper dedicated to keeping its good image in the community. Its beneficence supported a local marching band, yearly parades, a community house and day care for working mothers, and later on a 9-hole golf course for its workers. The mill also financed a semi-professional baseball team, the Mooresville Moors, whose playing field on South Broad Street is a contributing site in the historic district.

During this period of prosperity, the mill village was owned outright by the mill. Since the houses were rental units, the residents viewed the land around the houses as common area. The mill provided a small tract of land southeast of the village I (outside the district) where residents could keep livestock. Caroline Bowles remembered that as a child, she was sent to milk a cow which her family held on this common land and Guy Bowles, who lived in the mill village all his life, recalled that as far back as he could remember, people did not maintain gardens, but instead bought produce from local grocers.²⁰

Because they were both affordable and also were maintained to a standard not held by other local landlords, mill houses were coveted by locals, and the mill maintained a waiting list for those wishing to rent one.²¹ During hard times, some families sublet rooms in their homes. Ada Freeman, who moved to the neighborhood in the 1930's, recalled that as a newlywed, she and her husband rented a room adjoining the main foyer of one elderly couple's cottage.²²

Unlike many industrial operations of the day, most notably coal mining, the Mooresville mill did not operate a company store or pay in scrip, although rent was deducted from worker's pay. In place of a company store, shopkeepers in downtown Mooresville (most of whom were shareholders in the mill) kept special credit books for mill workers and would stay open late to accommodate the workers' schedules.²³

Julius Whitener Abernethy (1894-1978), a textile investor from Hickory, North Carolina, began the process of acquiring the Mooresville Cotton Mill, serving as the company's vice president in the late 1940's. "Reflecting the modern mindset of

¹⁹ Albert Y. Drummond, *Drummond Pictorial Atlas of North Carolina* (Winston-Salem, N. C.: Scoggins Printing Company, 1924).

²⁰ Hart, *Op. Cit.*, p. 9.

²¹ Hart, *Op. Cit.*, p. 6.

²² Hart, *Op. Cit.*, p. 9.

²³ Poole interview, *Op. Cit.*

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the investor, Mr. Abernethy began to steer management away from community involvement, and concentrated on making the mill pay greater returns on its stock. The mill made significant investments in state-of-the-art machinery, continued to cut costs, and focused on its core business textile production."²⁴

By the mid-1940s, reflective of the mill's expanding work with synthetic fibers, the management changed the name of the operation from Mooresville Cotton Mills to Mooresville Mills. In the late 1940's, Abernethy acquired a majority share of the Mooresville Mills and the company began divesting its real estate holdings and making large gifts of land to the Town of Mooresville, including the nine-hole golf course, land which would become the town's World War II Memorial, recreational facilities, and a swimming pool (all outside of the nominated area) and the baseball field (within the district).

In 1949, the mill began preparations to sell off its land holdings and the mill began the process of relieving itself of the responsibility of being the community's major landlord. A land survey (Fig. 3) was commissioned which resulted in the mill village being formally platted for the first time with each house occupying its own lot and the dimension of each lot clearly indicated. These surveyed boundaries were based on what had been, up until then, unwritten understandings passed down from renter to renter or by general neighborly information about where line boundaries were.²⁵

In 1950 the mill began selling the houses with the stipulation that all buyers had to be employees of the mill, initially changing only the ownership of the neighborhood and not its cultural composition. Sale prices of houses ranged between \$2,925 and \$3,500, and mortgage and real estate taxes were held in escrow after being withheld from workers' wages. The mill village was converted from being entirely landlord-owned to being entirely owner-occupied.²⁶

In 1954, Abernethy took over as president of the mill. In a two-to-one stock swap, Burlington Mills, who had acquired other area mills, became the new owner of the Mooresville Mill in 1955 and this ownership transition ushered in a spate of renovations and improvements to the neighborhood.²⁷ Under mill ownership the homes had been reasonably well-maintained, but very modest. The new owners' characteristic alterations during this period included the enclosure of back porches to create additional living space, the construction of additions, the installation of kitchens which hitherto typically consisted of a tub sink and a potbelly cook stove.²⁸ New wood floors and linoleum were laid over the original single-layer of tongue-and-groove floor and crawl spaces were enclosed, protecting plumbing systems from the customary annual freezes.

Where the original exterior surfaces of the homes of the mill village had been principally of plain white-painted weatherboard, some new homeowners opted for asbestos shingles of varying hues, heralded by their manufacturers for their maintenance-free beauty.

During the 1940s construction boom, a wider variety of colors became available [for asbestos shingles], including a spackled look, where the colors were impregnated throughout the sheet so they would not powder or peel off. When color change became desirable after installation, owners were encouraged to paint the asbestos-cement products. It was the attractive home safeguarded with modern asbestos siding, fireproof, rot proof, termite proof' idea that intrigued many Americans during this era.²⁹

At the end of the district's Period of Significance in 1961, the mill remained in operation and was the largest single employer in Iredell County. With changes in the economic realities, labor costs, and the emergence of a world market, the industry would never be the same. The mill was closed by Burlington Industries in 1999, making the end of more than century of textile production in this North Carolina community.

The housing stock in the mill village suffered along with the fortunes of the mill. The era of home ownership from the 1950s into the 1990s, encompassing the end of the Period of Significance, saw property owners maintaining generally well-cared-for real estate. With the closure of the mill and the passing from the scene of the first generation of the mill village's homeowners, maintenance was deferred and significant numbers of mill houses were acquired by absentee landlords. At the time of writing, the significance of the Mooresville Mill Village lies in its position as a reminder of an earlier era in labor relations and community development. While no longer owned by the mill, and while some losses have occurred, the mill village retains integrity in all of its component elements and meets National Register Criteria A and C.

²⁴ Hart, *Op. Cit.*, p. 6.

²⁵This survey, on numerous individual sheets, is recorded with the Iredell County Recorder of Deeds, Statesville, North Carolina.

²⁶Hart, *Op. Cit.*, p. 6.

²⁷Hart, *Op. Cit.*, p. 6.

²⁸ Hart, *Op. Cit.*, p. 6.

²⁹ Amy Lamb Woods, "Keeping a Lid on It: Asbestos-Cement Building Materials," presented at the Preserving the Recent Past 2 Conference, Philadelphia, 2000, and published on the website www.cr.nps.gov/hps/tps/recentpast/prparticle.htm

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Maps

Associated Mutual Insurance Co. "Survey of Mooresville Mill Village." Boston, Massachusetts, 1924.

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Mooresville Cotton Mills Survey 1924 map no. 4 Tenements

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Oral History Interviews

By Yvonne Hart:

- Ada Freeman, 2006
- Caroline Bowles, 2009
- Guy Bowles, 2009
- Dr. William Brown, 2005, 2006, 2008
- Bernard Christenbury, 2007
- Cora King Freeze Family, 2007

By David Taylor:

- Andy Poole, 2010

Unpublished Materials

Hart, Yvonne. "Mooresville Mill Village" National Register Study List Application. Raleigh: North Carolina Department of Cultural Resources., n. d.

Fearnbach, Heather. "Erlanger Mill Village Historic District National Register Nomination." Raleigh: North Carolina Division of Cultural Resources, 2008.

Griffith, Clay. "Mooresville Cotton Mill National Register Nomination." [draft] Raleigh: North Carolina Division of Cultural Resources. 2007.

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_____. *History and Development of the Mooresville Cotton Mill.* Huntersville, North Carolina: Rogers & Associates, Inc., 2006.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): ID0914

10. Geographical Data

Acreage of Property 160 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>17</u>	<u>515660</u>	<u>3936960</u>
	Zone	Easting	Northing

C	<u>17</u>	<u>516920</u>	<u>3936400</u>
	Zone	Easting	Northing

B	<u>17</u>	<u>516931</u>	<u>3937040</u>
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D	<u>17</u>	<u>516620</u>	<u>3936800</u>
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Zone	Easting	Northing	Zone	Easting	Northing
E 17	515739	3935780			
Zone	Easting	Northing			

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of this district are illustrated on the 1 inch = 200 foot scale map which accompanied the nomination, which was prepared by the GIS Department of the Town of Mooresville, and depicts accurately the location of all parcels in the district.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of this district reflect the entirety of the historic Mooresville Mill Village and were drawn to exclude properties dating from after the end of the Period of Significance of the mill village.

11. Form Prepared By

name/title David L. Taylor, Principal
organization Taylor & Taylor Associates, Inc. date August, 2011
street & number Post Office. Box 333 telephone 814-648-4900
city or town Brookville state PA zip code 15825
e-mail tta.david@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Continuation Sheets
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Mooresville Mill Village Historic District

City or Vicinity: Mooresville

County: Iredell State: North Carolina

Photographer: David L. Taylor

Date Photographed: 2010

Description of Photograph(s) and number:

1 of 26 Streetscape, West Gray Avenue, looking west and showing repetitive examples of gable-front cottages with shed roofed porches.

2 of 26 Streetscape, W. Lowrance Avenue at S. Academy Street, looking west

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- 3 of 26 Streetscape, Caldwell Avenue, looking west from S. Academy Street
- 4 of 26 View from Goodnight Street toward Messick Avenue, looking, southwest
- 5 of 26 Streetscape, Spruce Street looking south from Brawley Avenue, with 608 Spruce Street in the foreground
- 6 of 26 Streetscape, E. Gray Avenue, looking west from Smith Street, with 325 E. Gray in the foreground
- 7 of 26 Streetscape, E. Pressley Avenue at Summer Street, with 219 E. Pressley Avenue in the foreground
- 8 of 26 Streetscape, Spruce Street, looking north toward the mill, with 619 Spruce Street in the foreground
- 9 of 26 Streetscape, Brawley Avenue at Smith Street, looking west
- 10 of 26 Streetscape, Brawley Avenue toward E. Mills Avenue, with 515 Brawley Avenue in the foreground
- 11 of 26 Streetscape, E. Mills Street at College Street, looking north
- 12 of 26 Streetscape, Doster Avenue at Summer Street, with 302 Doster Avenue in the foreground and showing typical historic finishes of many of the mill village houses, including weatherboard siding, multi-light fenestration, decorative square-butt shingles, knee braces, shed-roofed porch, etc.
- 13 of 26 Streetscape, Dingler Avenue, looking west, with 507 Dingler Avenue in the foreground, illustrating the asbestos shingle siding which was offered as a modification to exterior finishes in the 1940s
- 14 of 26 Streetscape, Summer Street, looking south from Dingler Avenue toward Parker Avenue
- 15 of 26 Streetscape, Parker Avenue, looking west toward Summer Street, with 208 Parker Avenue in the foreground
- 16 of 26 Streetscape, Parker Avenue at Kennett Avenue, looking west
- 17 of 26 Streetscape, Parker Avenue, looking west, with 313 Parker Avenue in the foreground
- 18 of 26 Streetscape, 300 block of Bruce Avenue, looking west toward Summer Street
- 19 of 26 Streetscape, S. Main Street at Pressley Avenue, showing the side-gable Bungalows with recessed porches and gable dormers which are found along this street
- 20 of 26 Streetscape, Harris Avenue, with 410 Harris in the foreground
- 21 of 26 324 E. Wilson Avenue, a gabled ell vernacular cottage, showing overall form and finishes including asbestos shingle siding, battered porch supports, etc.

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22 of 26 383 E. Wilson Avenue, a locally-distinctive distinctive Dutch Colonial Revival-style house with the gambrel roof characteristic of the style.

23 of 26 Second Presbyterian Church, converted for multi-tenant residential occupancy but retaining much of its exterior historic character.

24 of 26 228 College Street, perspective view, showing overall historic form, finishes, exposed rafter tails under eaves, shed-roofed front porch, multi-light windows, etc.

25 of 26 358 S. Church Street, one of the more substantial houses in the district which was likely the residence of one of the mill managers.

26 of 26 Commercial building at 117-123 E. Brawley Avenue; perspective view, looking southwest

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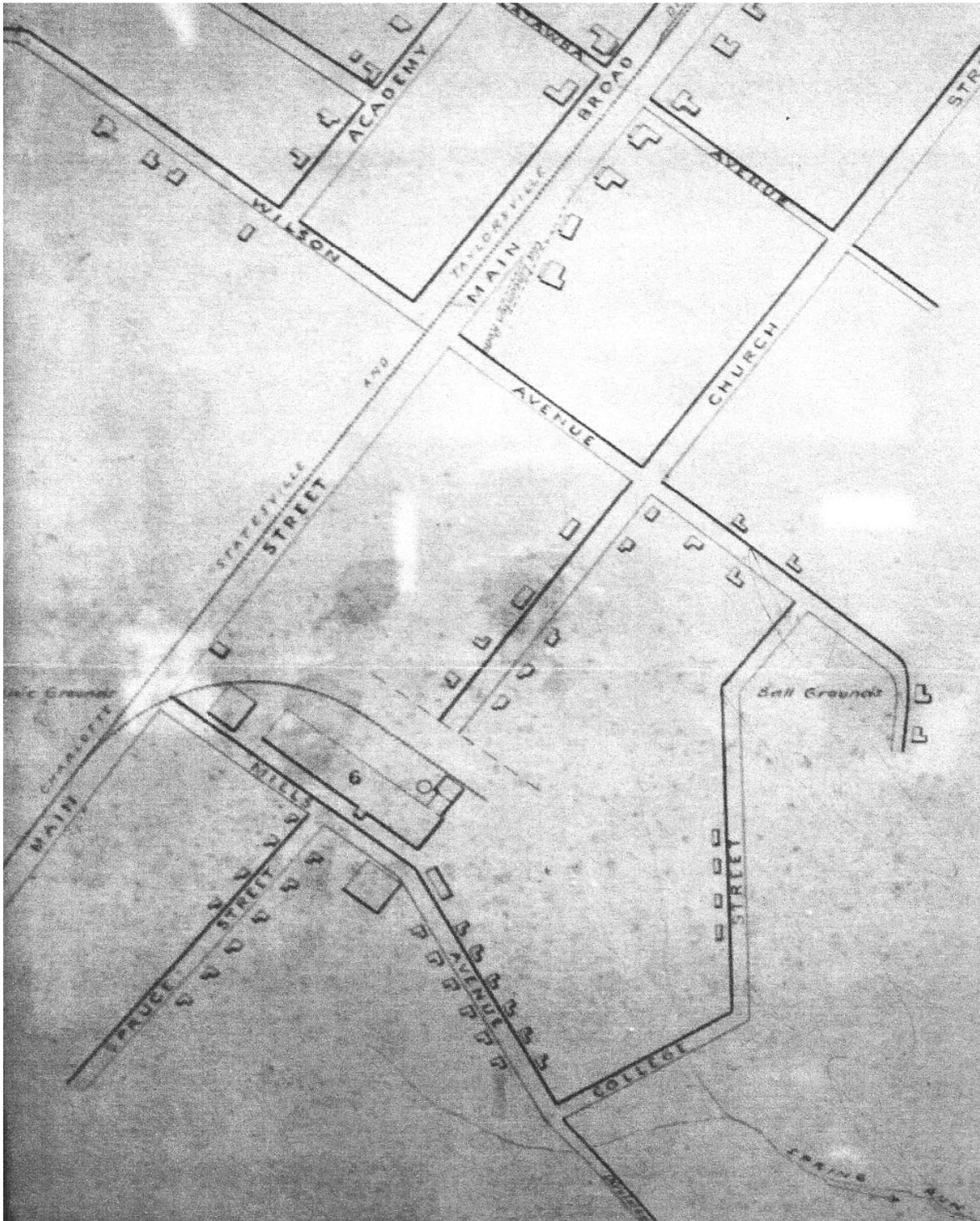


Fig. 1 This figure shows a portion of a 1906 map, the earliest illustration of the initial development of the Mooresville Mill Village Historic District in close proximity to the mill, which is located at the corner of Mills Avenue and Main Street. Even in this depiction, the repetitive nature of the domestic architecture is apparent. [from Yvonne Hart]

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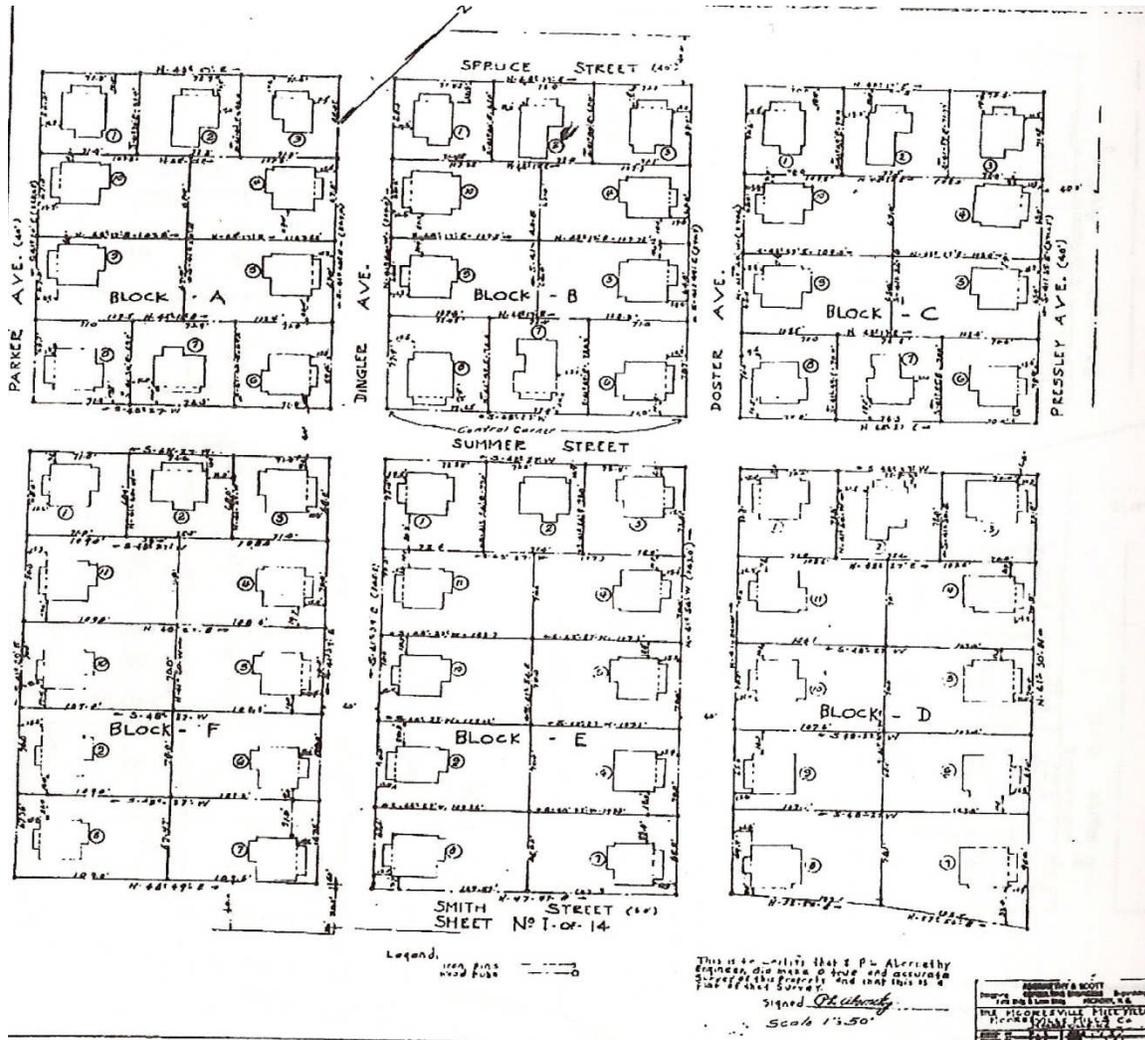


Fig. 3 The first full platting of the mill village did not occur until 1949, when civil engineer P. L. Abernethy prepared a collection of drawings which subdivided the mill village into a series of blocks and lots, with specific dimensions, including those of the hitherto unsurveyed streets. [from Yvonne Hart]

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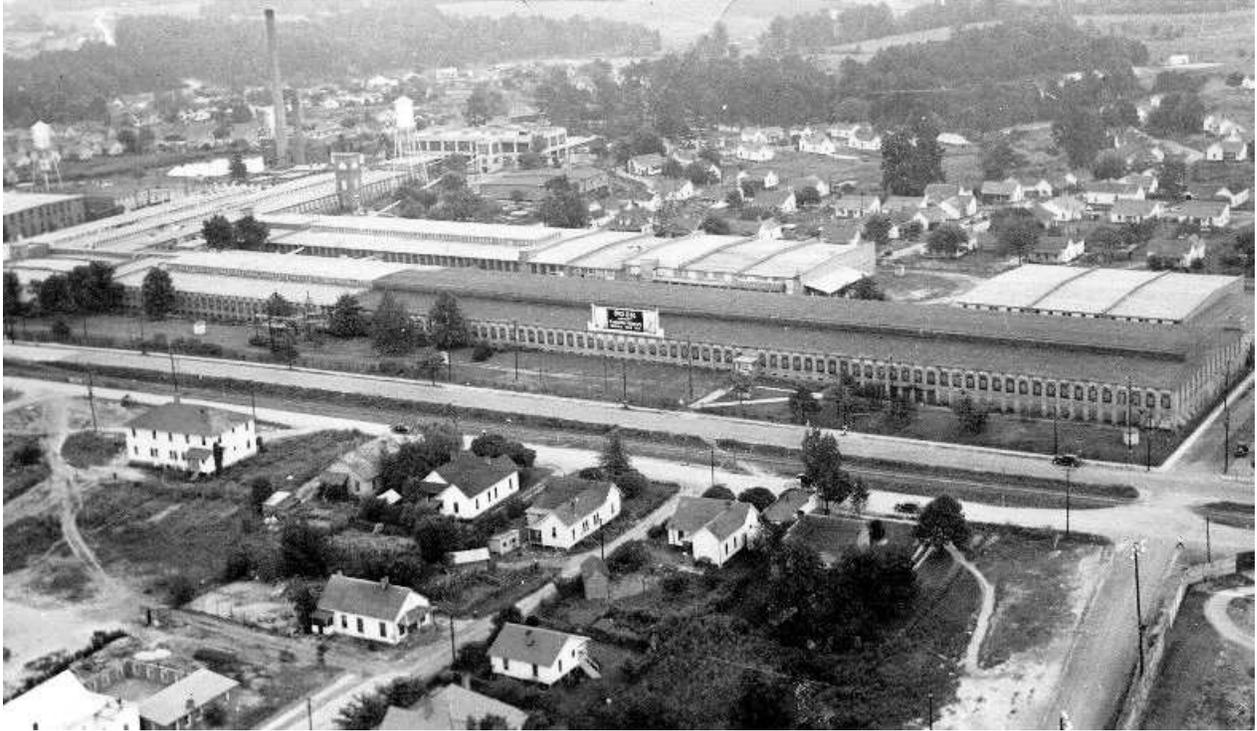


Fig. 4 This 1930s aerial view of the mill looks from southwest to northeast and shows some of the houses along S. Broad Street, the railroad tracks running between S. Broad and S. Main Streets, and a boarding house (not extant) on S. Broad Street near the left center of the image. [North Carolina Department of Cultural Resources]

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Fig. 5 This 1930s aerial view of the mill and the mill village looks from north to south and shows the dense concentration of workers' housing south and west of the manufacturing complex. . [North Carolina Department of Cultural Resources]

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Fig. 6 The unpaved character of the mill village is apparent in this view of children and their dog sitting against a large rock in the middle of Messick Street, an impediment likely not removed until the municipality assumed control of the streets. [North Carolina Department of Cultural Resources]

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Fig. 7 Although stop signs had been erected in the interest of public safety, the mill village's streets remained unpaved until the municipality ordained them as truly public thoroughfares. This view of a portion of Spruce Street shows some of the houses which were relocated in the wake of one of the mill's expansions. [North Carolina Department of Cultural Resources]

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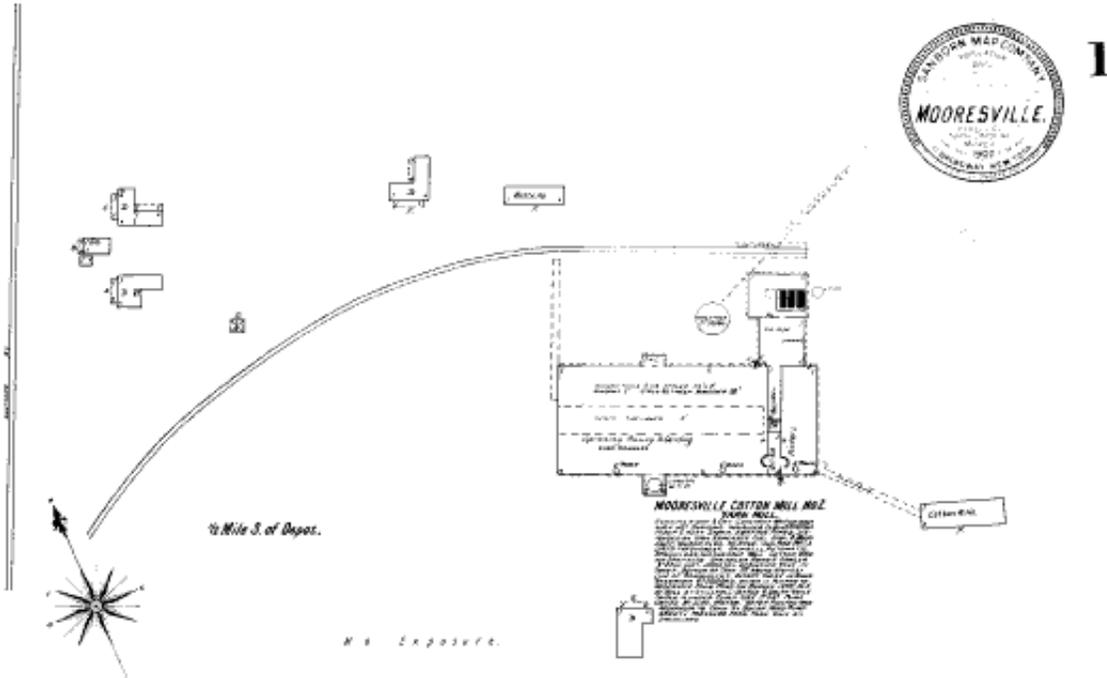


Fig. 8 This segment from the 1902 Sanborn Map Company map shows the earliest section of the mill and a scattering of workers' houses. South of the mill the map notes "no exposure," indicating the absence of buildings south of the mill at that time.

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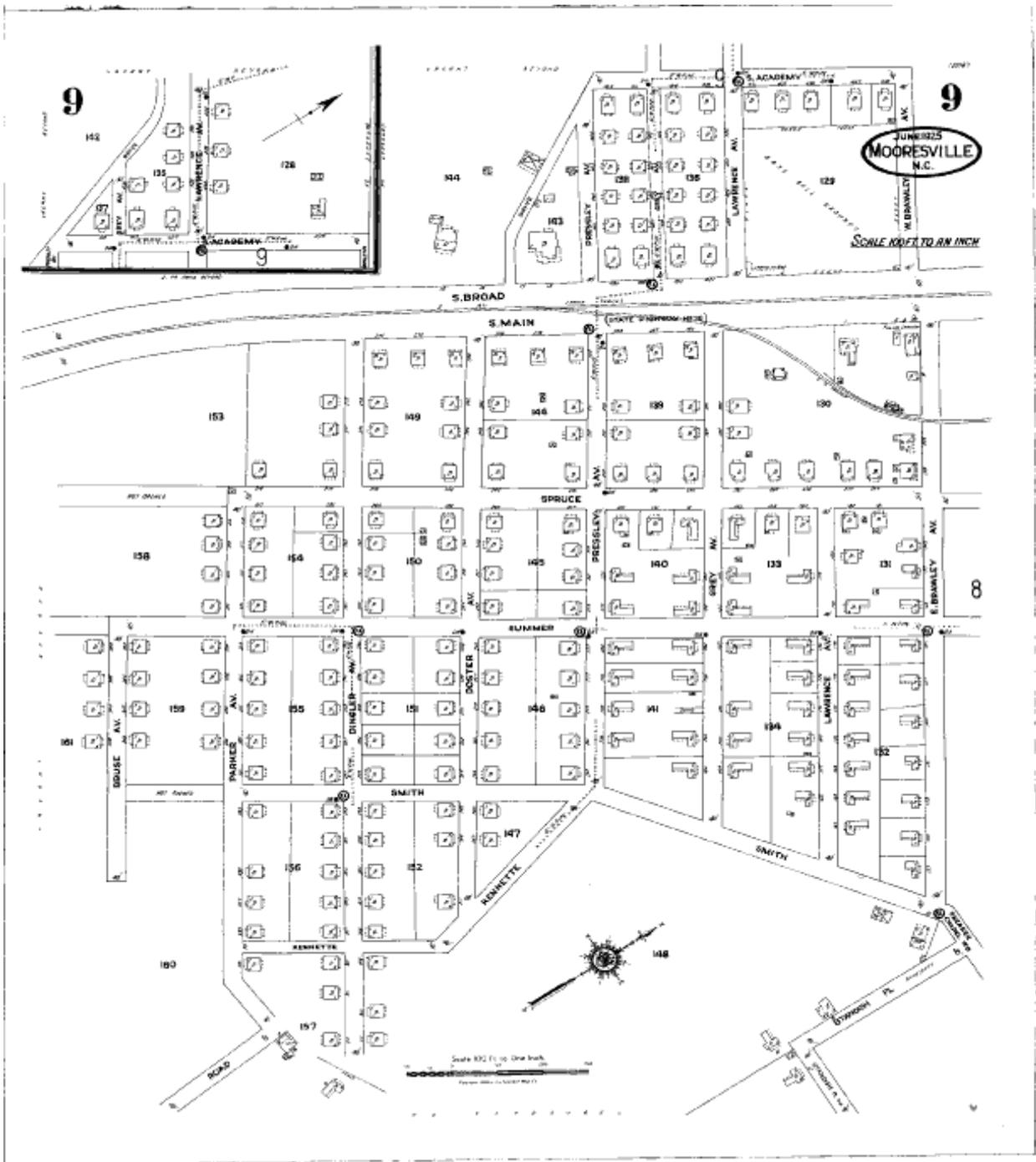


Fig. 9 The above page from the 1925 Sanborn Map Company map for Mooresville depicts a portion of the southeast section of the mill village and illustrates the built-out character of the neighborhood by this time. It also demonstrates the presence of repetitive house types including both L-shaped and square houses.

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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners (more than fifty)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.