



**Consider a recommendation for Local Historic Landmark Designation (HL)**

**HC#01-21**

**Address:** 728 North Main Street

**Applicants/Owners:** Gregg and Edith Higginbothom

### BACKGROUND

The two-and-a-half story, single-family dwelling, located at 728 North Main Street, is considered contributing to a potential North Main Neighborhood district as well as maintaining a high level of overall architectural integrity as an individual dwelling. The house, constructed c.1915, was principally owned and occupied by the Hilliard family. The Higginbothoms are the current owners.

The property is considered eligible for local landmark designation due to its overall architectural integrity, age, unique architectural style, and its location within the North Main Neighborhood.

### ANALYSIS

#### ***Integrity***

*Historic properties either retain their integrity or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. These are: location, design, setting, materials, workmanship, feeling, and association.*

- LOCATION: The dwelling remains in situ.
- DESIGN: The building retains its original design.
- SETTING: The building retains its historic setting within a residential neighborhood.
- MATERIALS: The dwelling retains most of its original materials.
- WORKMANSHIP: Original workmanship has been maintained.

- FEELING: The building retains its connection with the surrounding neighborhood.
- ASSOCIATION: The building is affiliated with the development of the North Main Neighborhood.

### ***Significance***

According to the City's Unified Development Ordinance (UDO) §14-908-02, designation for local landmark status can be considered based upon the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of the city's history;
- Is associated with the lives of persons significant in the city's past;
- Embodies the distinctive characteristics of a type, period, or method of construction, use of indigenous materials, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- Have yielded, or may be likely to yield, information important in prehistory or history;
- Displays character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, region, state, or nation
- The location as a site is significant to the local, county, region, state, or national event;
- Identification with a person(s), family, or group who significantly contributed to the development of the community, county, region, state, or nation
- Is identified as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, region, state, or nation;
- Embodies elements of design, detailing, materials, or craftsmanship which renders it architecturally significant;
- Embodies design elements that make it structurally or architecturally innovative or unique;
- Its unique location or singular physical characteristics makes it an established or familiar visual feature;
- Its character displays as a particularly fine or unique example of a utilitarian building or structure, including, but not limited to, farmhouses, barns, retaining walls, gas stations or other commercial buildings, with a high level of integrity or architectural significance;
- Is associated with a cemetery with local, regional, state or nationwide significance or displays an exceptional craftsmanship, unique material(s), location, and/or site improvements such as retaining walls or topographical features; and/or,
- Is listed on the National Register of Historic Places.

### **RECOMMENDATION**

Pursuant to the UDO §14-908-04, staff recommends that the Heritage Commission find that the property at 728 North Main Street does meet the criteria for Local Historic Landmark status based on its overall architectural integrity, age, unique architectural style, and its location within

*728 N. Main Street  
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the North Main Neighborhood and that the Commission make a recommendation by resolution reflecting their support for designation to the Planning Commission.

*Report prepared by: Wendy Shay*

*Attachments: Designation report*