



**AN ORDINANCE DESIGNATING A LOCAL HISTORIC LANDMARK IN
ALAMANCE COUNTY, NORTH CAROLINA**

AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE GUTHRIE MILL DAM AS A LOCAL HISTORIC LANDMARK. THE PROPERTY IS LOCATED AT 7955 MAC LANE, SNOW CAMP, NORTH CAROLINA.

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, Part 4 of the General Statutes of North Carolina (NCGS), have been met; and,

WHEREAS, the Alamance County Historic Properties Commission has taken into full consideration all the statements and information presented during their February 13, 2024 and April 9, 2024 meetings as well as during a public hearing on June 11, 2024, on the question of designating the property known as the Guthrie Mill Dam as a Local Historic Landmark property; and,

WHEREAS, the property known as the Guthrie Mill Dam was deemed by the Historic Properties Commission to be a significant local historic property because of its contribution to the history of the County, its significant industrial architecture, and its integrity; and,

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Alamance County, North Carolina that:

Section 1. That the property known as the Guthrie Dam Mill is hereby designated as a "Local Historic Landmark" pursuant to NCGS Chapter 160D, Article 9, Part 4 of the General Statutes of North Carolina. The description of said property is more particularly described as follows:

Guthrie Mill Dam – 7855 Mac Lane, Snow Camp, NC 27312

The Guthrie Mill Dam is a significant piece of architectural history. The dam is constructed in a style that ended around the end of the 1800's. The dams built in this style still remain to this day,

a testament to their sturdy construction. The preservation of the stone dam is significant for education, pleasure, and enrichment of Alamance County and the state of North Carolina as a whole. This current proposal is to designate the dam itself and portions of the property extending 50 feet away from the dam in all directions. This puts the total area proposed for designation at roughly 22,000 square feet.

Section 2. That said designated portion of the property may not be materially altered, restored, moved, or demolished without the issuance of a Certificate of Appropriateness by the Alamance County Historic Preservation Commission in accordance with the U.S. Department of Interior's Standards for Rehabilitation and the Alamance County Historical Preservation Commission's Architectural and Historic District Design Standards on file with the County Planning Department. An application for a Certificate of Appropriateness authorizing the demolition of said property may be denied or delayed pursuant to NCGS 160D-949 if the State Historic Preservation Officer determines the property to have statewide significance as defined in the criteria for the National Register of Historic Places.

Section 3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when the Director of Inspections or similar Official(s) certifies to the Alamance County Historic Preservation Commission that such action is required for the protection of the public health and public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of the property not prohibited by other statutes, ordinances, or regulations.

Section 4. That a suitable sign or plaque may be posted indicated that said property has been designated a "Local Historic Landmark" in accordance with NCGS 160D-945.

Section 5. That the owners of said property featuring the Guthrie Dam Mill be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the Office of the County Clerk, County Inspections Department, Alamance County Register of Deeds, and the Tax Supervisor, as required by applicable law.

Section 6. That this ordinance entitles said owners of said property to qualify for preferential tax treatment on the basis of fifty percent (50%) of the true value of the property as determined pursuant to NCGS 105-285 and 286 or 105-287.

Section 7. That which is designated as historic property shall be subject to NCGS Chapter 160D, Article 9, Part 4, and any amendments to it and any amendments hereinafter adopted.

ADOPTED this 15th day of July, 2024.

ALAMANCE COUNTY BOARD OF COMMISSIONERS

Chair

Vice-Chair

Commissioner

Commissioner

Commissioner

Exhibit A
PID 156470

GIS With 50-foot Buffer from Dam:



Image taken from revised Guthrie Mill Dam report dated April 9, 2024.