

**MEMORANDUM OF AGREEMENT  
BETWEEN  
ALLEGHANY COUNTY  
AND  
THE NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER  
SUBMITTED TO  
THE ADVISORY COUNCIL OF HISTORIC PRESERVATION  
FOR  
THE DEMOLITION OF THE SUSAN TUCKER HOUSE, SPARTA,  
ALLEGHANY COUNTY, NORTH CAROLINA**

**WHEREAS**, Alleghany County (County) proposes to use Community Development Block Grant (CDBG) funds to acquire and demolish the Susan Tucker House (the Undertaking); and

**WHEREAS**, the County, has determined that the Undertaking will have an adverse effect upon the Susan Tucker House, a property determined eligible for listing in the National Register of Historic Places, and has consulted with the North Carolina State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S. C. 470F); and

**WHEREAS**, Mrs. Susan Tucker, owner (Owner) of the subject house at 2802 NC 18, Sparta, has been invited to participate in the consultation and concur in this Memorandum of Agreement;

**NOW, THEREFORE**, the County, and the North Carolina SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on the historic property.

**Stipulations**

The County will ensure that the following measure is carried out.

**1. Documentation**

The County shall document the Susan Tucker House using the Recordation Plan, attached to this Agreement as Appendix A, and submit copies of the documentation to the North Carolina SHPO so that there is a permanent record of the house. Upon written acceptance of the documentation by the SHPO, the County may demolish the Susan Tucker House.

**2. Salvage**

The County will allow the SHPO or his representative(s) to tour the Susan Tucker House to identify any item(s) for salvage and reuse in other rehabilitation projects. The County will direct the demolition contractor to carefully remove the item(s) and store it/them on a portion of the lot so that the SHPO or his representative(s) may remove the salvaged item(s) in a safe and timely manner within thirty (30) days from the date of the removal of the item(s) by the demolition contractor and his notification to the SHPO that the salvaged items are available.

**3. Dispute Resolution**

Should the North Carolina SHPO object within (30) days to any plans or documentation provided for review pursuant to this Agreement, the County shall consult with the North Carolina SHPO to resolve the objection. If the County, or the North Carolina SHPO determines that the objection cannot be resolved, the County, will forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation (Council). Within thirty (30) days after receipt of all pertinent documentation, the Council will either:

- A. Provide the County, with recommendations which the County, will take into account in reaching a final decision regarding the dispute, or
- B. Notify the County that it will comment pursuant to 36 CFR Section 800.7(c) and proceed to comment. Any Council comment provided in response to such a request will be taken into account by the County, in accordance with 36 CFR Section 800.7 (c) (4) with reference to the subject of the dispute.

Execution of the Memorandum of Agreement by the County, and the North Carolina SHPO, its subsequent acceptance by the Council and implementation of its terms, evidence that the County, has afforded the Council an opportunity to comment on the demolition of the Susan Tucker House and that the County, has taken into account the effects of the Undertaking on this historic property.

**AGREED:**

ALLEGHANY COUNTY

By: QA

Date: 4/28/04

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER

By: Jebby Brown

Date: 2/23/06

**CONCUR:**

MRS. SUSAN TUCKER, OWNER

By: Susan S. Tucker

Date: 2/26/06

**FILED:**

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Susan Tucker House**  
**3802 NC Hwy 18 South, Sparta, NC 28675**

The Tucker House is also referred to as the Reeves-Hoppers House. The exact date of construction of the house is unknown; however it is suspected that the home is well over 100 years old. The architect/builder of the house is unknown.

Becca Johnson, Preservation Specialist and John Horton, Restoration Specialist from the Western Office of the North Carolina State Historic Preservation Office visited the house in February of 2005. Below is excerpt of their report on the home.

“The house appears to be a fine, intact example of late-19<sup>th</sup> or early 20<sup>th</sup> century Folk Victorian architecture that is characteristic of Alleghany County. The steep, pyramidal-roofed structure boasts shingled gable dormers, original two-over-two double hung windows with Italianate-style hoods, and a wrap-around porch with turned columns and scrolled brackets. The room on the left side of the porch may have been enclosed at a later date. The site appears to be well preserved and the house is in context. With the exception of the wall between the stair hall and parlor, the interior features appear to be largely intact and include beaded wood paneling, five-panel doors with corner block trim, and in intact staircase with substantial, turned newel post. The house at one time housed the US Post Office in the Whitehead Community of the county.”