

INFO FOR ERLANGER MILL VILLAGE PROPERTY OWNERS & Other Interested Citizens

Did you know.....?

- **Erlanger Mill Village** (EMV) stands at the gateway of one of the most heavily traveled entrances into the city.
- Erlanger is a rare and unique commodity that has attracted interest from around the state – it is one of the few surviving examples of a relatively intact master-planned mill village.
- The 300 houses that comprise the Village were built between 1913 and 1929 by the Erlanger family from Maryland who wanted to produce fabric for the Erlanger's BVD (underwear) factory back in Baltimore.
- The village is a priority for the City of Lexington's Community Development Department, which has a pending Community Development Block Grant to revitalize a crucial area within the Village. Several factors have increased Lexington's chances for this grant:
 - Changes in the guidelines are in the project's favor;
 - EMV is over 90% intact;
 - New partners such as the Lexington Historic Preservation Commission, Preservation North Carolina, and the Lexington Housing CDC are at the table.

What can revitalization mean to you....?

- One of the key economic development tools that can impact the future of Erlanger is historic preservation, which can yield more than demolishing historical properties in Erlanger.
- A National Register nomination is being prepared this summer (2007) for EMV. NR status brings with it important tax incentives that make the area more attractive for re-development, and for single-family home ownership.
- The Preservation Commission will also be pursuing local district designation in order to provide further assistance and safeguards that will attract and protect new investment.
- As property values rise, the local tax base is increased.
- The percentage of owner occupied homes will rise.
- Preservation of Erlanger retains community character, an important part in economic development and job recruitment. Erlanger can be a distinct entity that is attractive to prospective employers, employees and visitors.

Why is it important to 'preserve the asset'?

- The houses of Erlanger, including those on Hwy 52, form part of a larger asset; demolition weakens the asset by eroding the boundaries.
- No suitable alternative has been identified. Inappropriate development may have a negative impact on revitalization efforts in EMV.
- Tearing down these houses may quickly rid the area of an eyesore – and make room for new ones. It is a short term fix to a problem that requires a bigger solution.
- A look at other gateways in Lexington indicates that tearing down houses does not improve appearances, and often produces development that is not be compatible with the residential character of the Village. The houses along Hwy 52 will likely host retail services, and other types of businesses that are compatible with residential neighborhoods.
- There are alternatives to demolition – relocate houses onto vacant lots in Erlanger as infill, or recycle them by salvaging materials to restore other houses within Erlanger.

We see what you see....and more:

- Erlanger Mill Village is a "Diamond in the Rough" – In spite of its negative recent history, EMV is regarded as a positive asset, a historic neighborhood that is a primary focus for the City.
- There is a 5 year window in which to begin the turnaround. Planning is already in place and work is expected to begin later this year after receiving CBDG grant funds.