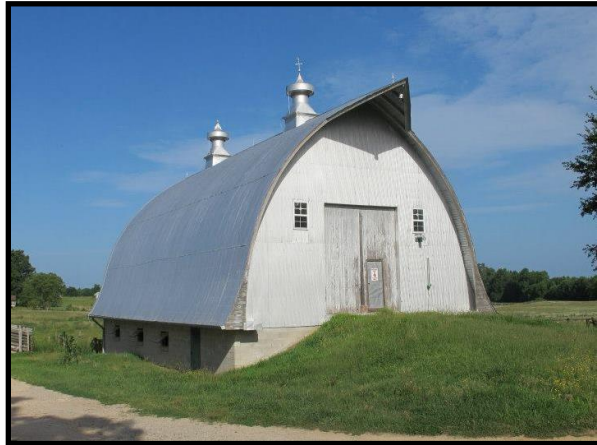


**FRANKLIN COUNTY ARCHITECTURAL SURVEY UPDATE  
UPDATE & RECONNAISSANCE**



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## FRANKLIN COUNTY ARCHITECTURAL SURVEY UPDATE

### Origins and Methodology of the 2015 Update and Reconnaissance Survey

The initial survey of architectural resources in Franklin County occurred between 1974 and 1975 and was performed by North Carolina State Historic Preservation Office (HPO) staff members Catherine Bishir and Michael Southern and the Franklin County health inspector and historian, Thilbert Pearce. A total of 164 rural properties and 39 urban resources [eleven (11) in Franklinton, twenty-two (22) in Louisburg, and six (6) in Youngsville] were surveyed, focusing predominantly on buildings built up to 1865.<sup>1</sup> In late 1976 and early 1977, some of these resources were revisited as part of the Tar-Neuse survey, but no additional resources were surveyed.<sup>2</sup> Additional resources were documented as part of Thilbert Pearce's *The Early Architecture of Franklin County* in 1977, and for a second updated edition that was published in 1988.<sup>3</sup> In 1986, much of the town of Louisburg was surveyed for the preparation of a National Register of Historic Places nomination for the Louisburg Historic District.<sup>4</sup> In 2014, Franklin County earmarked \$20,000 to undertake a reconnaissance-level update of the existing records and survey a substantial number of previously unrecorded resources.

The major goals of the reconnaissance survey were to update the existing HPO files for properties in the county's unincorporated areas (including all extraterritorial jurisdictions) as well as the municipalities of Bunn, and Centerville and to conduct a reconnaissance survey of the entire county to identify and partially record additional, previously undocumented properties meriting survey. The survey included the following steps:

- The first step was the inspection of approximately 233 previously surveyed resources outside of Franklinton, Louisburg, and Youngsville to determine if they were extant, altered or deteriorated, demolished or moved. This step included taking digital photographs of extant primary and secondary resources and an update of the HPO database records, including conveying to HPO staff the correct location of properties found to be incorrectly mapped in the HPO's GIS; and identification of properties recommended for addition to the state's National Register Study List.

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<sup>1</sup> The findings of this survey were ultimately published in T. H. Pearce's *The Early Architecture of Franklin County*, Franklin County Historical Society, 1977.

<sup>2</sup> North Carolina Department of Cultural Resources, Division of Archives and History, *Historic and Architectural Resources of the Tar-Neuse River Basin*, 1977. Ms. on file at the North Carolina State Historic Preservation Office, Raleigh.

<sup>3</sup> T. H. Pearce's *The Early Architecture of Franklin County*, Franklin County Historical Society, 1977, second edition 1988.

<sup>4</sup> Vickie Mason, National Register Nomination for Louisburg Historic District, 1986, and Vickie E. Mason, *The Historic District of Louisburg, North Carolina: A Catalog and History of Surviving 18th, 19th, and Early 20th Century Structures*, Town of Louisburg, 1990.

- The second step was the reconnaissance survey of the county outside the municipal boundaries of Franklinton, Louisburg, and Youngsville, where previously undocumented properties meriting survey were identified. They were recorded with digital photography and limited data entry into the HPO survey database.
- The third step was the identification of the need for updates of previously surveyed properties and the identification of new properties meriting survey within the towns of Franklinton, Louisburg (outside the National Register Historic District), and Youngsville. For this step the properties were identified on large scale aerials with parcel boundaries provided by HPO.

In April 2015, Franklin County contracted with Coastal Carolina Research (CCR), a Tarboro-based cultural resource consulting firm, to carry out this project. CCR's architectural historian, Jeroen van den Hurk, Ph.D., served as the principal investigator, and work was conducted from April 2015 until November 2015.

The CCR architectural historian used USGS maps and aerials as a guide for traveling the county and 1) revisiting each previously surveyed resource; 2) locating resources identified by HPO staff in 2014 that would merit reconnaissance survey; 3) visiting those properties pointed out by residents; and 4) selecting additional previously unrecorded properties to document. For the survey in Franklinton, Louisburg, and Youngsville, large-scale aerials showing parcel boundaries were used to mark the location of previously recorded resources that need to be updated and those that merit survey.

The principal investigator examined each previously surveyed resource to determine if and in what manner each had changed since their initial survey. Changes in siding and windows were noted, as were additions to the primary resources, as well as the deterioration or loss of primary or secondary resources. In some cases, the property was not accessible, or the location was listed as approximate and the resource could not be located with the available information. With the help of local informants, the principal investigator was able to locate several resources that had been mapped in the wrong location. In other cases, if a resource could not be located it was assumed to have been demolished. Some buildings had been moved, and in four cases the principal investigator was able to identify their new location: the Shemuel Kearney House (FK0010, now FK0810), the Clifton House (FK0024, now FK0812), the King House (FK0394, now FK0813), and a small doctor's office (FK0421, now FK0811).<sup>5</sup>

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<sup>5</sup> The HPO assigns a survey site number to each surveyed property. If a surveyed resource is moved, it is given a new survey site number. Survey site numbers are assigned to the property containing the historic resource rather than the resource itself regardless of location.

The principal investigator took digital photographs of all extant previously documented resources and those that were surveyed for the first time. For single dwellings, oblique views were taken, at the four corners if possible, and at least a single photograph was taken of each of the ancillary structures. Environmental views were taken if a complex contained a large number of outbuildings grouped closely together. More than six photographs were taken for virtually all of the properties. Each photograph was labeled electronically by the existing survey site number or a newly assigned number, preceded by the two-letter county identifier (FK), as well as the name of the property, the month and year the photograph was taken, the initials of the photographer, and finally a serial number (e.g., FK0347\_WashingtonHarrisHouse\_4-2015\_JvdH\_001).

Updated information regarding the previously recorded resources and information for the newly recorded properties was entered into the HPO's database, including the current street address, if available, the closest community based on USGS maps, and the Franklin County parcel ID ([http://maps2.roktech.net/Franklin\\_GM4/](http://maps2.roktech.net/Franklin_GM4/)). While the project contract specified limited data entry for each newly recorded property, including a brief written summary of one or two sentences, for most properties the principal investigator populated most of the respective record's fields and prepared a lengthier summary. Furthermore, shapefiles were created of the individual resources in ArcGIS using current orthoimagery for GIS purposes.

The point person in Franklin County was Maury York, the Director of the Tar River Center for History and Culture at Louisburg College in Louisburg. Maury York organized an introductory meeting between the local committee and the principal investigator in May 2015 and created a webpage where Franklin County residents could contribute to the project by identifying properties for survey ([www.louisburg.edu/tarrivercenter/architecturalForm.html](http://www.louisburg.edu/tarrivercenter/architecturalForm.html)). Several members of the local committee and other residents were helpful in locating previously recorded resources and in pointing out new resources meriting survey. Some also provided additional historic information. CCR would like to thank the following people for their assistance: Lucy Allen (Local Committee), Peter Andrews (Local Committee), Simon Brough (Local Committee), Joanne Carpenter (Local Committee), Bill Harris (Local Committee), Derek Halberg (Local Committee), Jim Moss (Local Committee), Randy Thomas (Local Committee), Joseph Alley (resident), Jim Ellis (resident), Tony Gupton (resident), Michael Matthews (resident), Mary Murphy (resident), Elizabeth Opyd (resident), and Sandra Wheless Wrenn (resident).

The project followed the Time-Product-Payment (TPP) schedule that was incorporated in the contract executed in April 2015. At the completion of each of the first five project benchmarks on the schedule, a compact disc containing the HPO database, the digital images, and the written summary for each of the individual resources was submitted to HPO for review. Upon completion of the survey, this report was prepared and the final database and photographs on disk and the aerials of Franklinton, Louisburg, and Youngsville showing properties identified for

new survey, on disk and in hard copy, were submitted to Franklin County and the HPO. A presentation of project results at a public meeting was scheduled for a Thursday evening in January 2016 (precise date to be determined).



## Results of the 2015 Update and Reconnaissance Survey

The most significant results from the update survey for the previously recorded 233 resources are as follows:

- Of the previously recorded principal resources, 114 do not survive (this number includes the 87 principal resources that are no longer extant and the 27 that were not found,<sup>6</sup> but does not include the loss of ancillary structures).
- Of the twenty-seven (27) properties listed in the National Register, one has been demolished [the Dr. J.A. Savage House (FK0025)]; two have been moved [the Shemuel Kearney House (FK0010 now FK0810) and the Clifton House (FK0024 now FK0812)]; and the majority remain in good to excellent condition.
- The eleven (11) resources previously placed on the Study List (SL, a list of properties screened by the N. C. National Register Advisory Committee as potentially eligible for the National Register) include one that is no longer extant [the Mitchell House (FK0291)]; and one that lost its primary resource in 1977 due to fire [the Pernell House; the stagecoach stop on the property, Traveler's Rest, survives in good condition (FK0432)].
- The five (5) resources previously Determined Eligible (DOE) remain extant.
- Nine (9) previously recorded resources without any historic designation have deteriorated substantially since they were initially surveyed.
- The files for eight (8) previously recorded resources could not be fully updated since two (2) owners declined to participate in the survey and six (6) owners had “no trespassing” signs or gates and attempts to contact them were unsuccessful.
- Three (3) of the previously recorded resources were selected as potential candidates for placement on North Carolina’s National Register Study List (see Table 1)

In North Carolina, a property must be placed on the state Study List before it can be nominated to the NRHP. The Study List is a preliminary step in the review of nominations to the NRHP. The list serves as an early screening mechanism to remove from consideration properties that are clearly not eligible for the NRHP. Not all properties placed on the Study List will ultimately be eligible for NRHP listing. Placement on the Study List simply means that the properties appear

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<sup>6</sup> Some of the previously recorded resources were mapped in approximate locations and the information provided in the file and changes in the landscape (predominantly tree growth) made it impossible to locate them.

to be potentially eligible based on a preliminary assessment and merit additional research to make a determination. Individual properties cannot be placed on the Study List without knowledge that the interiors retain integrity.

The scope of work for this survey update did not allow for attempts to gain access to interiors; however, three properties were selected that merit further investigation and could be eligible for their architectural significance. The Foster House (FK0337) is a two-story, three-bay dwelling with a low-pitched triple-A roof. It was originally known as Oak Grove. The building is in good condition with a high level of material integrity on both the exterior and interior.<sup>7</sup> It has been suggested that the building may have been designed by the famous nineteenth-century builder Jacob Holt. The selection of the other two properties is based on exterior examination but merit further investigation of their interiors. According to the date bricks on the northwest chimney Holly Grove (FK0354) dates to 1851. The front of the dwelling is clad in plain weatherboard siding and the rear in asbestos shingles. The property is in good condition and there is a substantial number of historic outbuildings located around the dwelling, including a smokehouse, a stable, pack house, tenant house, and tobacco barn, which make this a good example of a nineteenth-century farm complex. Finally, Shiloh Baptist Church (FK0446) also appears to retain a high level of integrity on the exterior with an unusual decorative bargeboard, or vergeboard, on the front gable end. A new fellowship hall was added to southwest side of the original church by means of a breezeway, but its addition is unobtrusive.

Table 1: Previously Recorded Properties Potentially Eligible for the Study List

<b>HPO SSN</b>	<b>Property Name</b>	<b>Address</b>
FK0337	Foster House	4016 US 401 Highway
FK0354	Holly Grove	293 Jones Chapel Road
FK0446	Shiloh Baptist Church	1622 Mort Harris Road

For the surveying of undocumented resources, fieldwork was organized by USGS quads and an attempt was made to record properties in each of the seventeen (17) quads that cover the county area while limiting the number of resources to approximately 300-325 per the project agreement. HPO staff members had identified resources that merited reconnaissance survey, or potential survey, on twelve of the seventeen quads: Bunn East 14, Bunn West 51, Castalia 12, Centerville 32, Franklinton 24, Gold Sand 84, Grissom 3, Ingleside 60, Justice 22, Kittrell 14, Louisburg 22, and Rolesville 3. In the end the Afton, Vicksboro, and Wilton quads did not contain any resources meriting reconnaissance survey. In quads addressed early in the project, the count of newly recorded resources was unintentionally higher than estimated by HPO staff, which meant that fewer properties than estimated were surveyed on the Ingleside and Kittrell quads, addressed at the end of fieldwork, in order to avoid exceeding the specified limit of 300-325 resources.

<sup>7</sup> The house is owned by Bill Harris, a member of the local committee, and it has been in his family since it was built. The surveyor was invited to see parts of the interior of the house and found them to retain a high level of integrity.

The most significant results from the reconnaissance survey for the 325 newly recorded resources are as follows:

- By quad map, the following numbers of new resources were documented: Bunn East (58), Bunn West (25), Castalia (14), Centerville (24), Franklinton (36), Gold Sand (79), Grissom (2), Ingleside (25), Justice (24), Kittrell (8), Louisburg (17), Middlesex (6), Rolesville (6), and Zebulon (2). These resources included:
  - Twenty-eight (28) stores
  - Twenty-four (24) churches
  - Nineteen (19) farm complexes
  - Eleven (11) schools
- Within the municipal boundaries of Franklinton, Louisburg (outside of the National Register Historic District), and Youngsville, an additional 169 resources that would merit documentation during a subsequent survey phase were identified on maps: 75 in Franklinton, 41 in Louisburg, and 53 in Youngsville (see Appendix A).

## **Planning for Phase II, Comprehensive Survey**

Despite the extent of the 2015 update and the reconnaissance survey, a number of data gaps remain. A Phase II, Comprehensive Survey would fill these gaps and would contribute to our knowledge not only of Franklin County's built environment, but also its history in general.

The first step would be to discuss the findings of the update and reconnaissance survey with the local committee established in 2015. The purpose of this discussion would be threefold: 1) to gather additional information on the whereabouts of previously recorded resources that could not be located during the Phase I effort; 2) to obtain input on which of the 325 newly recorded resources warrant in-depth study and potential placement on the Study List; and 3) to determine if any additional resources not identified by HPO staff or recorded during the reconnaissance survey merit intensive survey, particularly in the Ingleside and Kittrell quads where resources identified by HPO staff as meriting reconnaissance survey were omitted due to project constraints. The Comprehensive Survey also should reexamine the files for the surviving 119 previously recorded resources to determine which merit additional, more in-depth documentation. Based on the integrity and current condition of some of the properties, this could be less than 25 percent of the total number.

The consultant would work closely with local historians and other individuals, including those on the local committee, to ensure accurate coverage of local history. Oral history and primary documentation that might be gathered would be integrated into the property files. The consultant would evaluate properties using National Register criteria and with reference to appropriate contexts.

For the selected properties, the Comprehensive Survey would require intensive fieldwork that would include the creation of site plans, showing outbuildings and related features when applicable, and a floor plan if examination of the interior is possible and the plan is of significance to the understanding of the building. Additional photography would be used to properly document ancillary structures and building details. Written summaries of each property would address its history, setting, architectural form and character, integrity, associated features, and significance. In addition, the 169 resources identified within the municipal boundaries of Franklinton, Louisburg (outside the National Register District), and Youngsville, that were part of the reconnaissance survey, would be properly documented (i.e., photography and creation of full records in the HPO database).

The Comprehensive Survey would also include the identification of properties recommended for addition to the state's National Register Study List as well as a Study List presentation (written and oral) that accompanies that identification. HPO staff would assist the consultant to prepare



for this presentation given to the staff review committee and the North Carolina National Register Advisory Committee (NRAC).

Finally, the Comprehensive Survey would involve the writing of a final report that would include historical contexts for Franklin County and an in-depth essay that analyzes the county's historic property types based on the data gathered on all recorded resources. The report could be the basis of a future publication on the county's historic architecture.

An estimate of resources to be recorded during the Comprehensive Survey is difficult at this time and partially depends on the input of the local committee and HPO staff members. Perhaps as many as fifty (50) new resources could be recorded, on top of the in-depth survey of approximately 275 out of the 325 newly recorded properties. In addition there are the 169 properties identified with the towns of Franklinton, Louisburg (outside the National Register District), and Youngsville that will require full recordation, and potentially 25 percent of the previously recorded properties will warrant additional research. This would bring the total number of resources to be documented during the Phase II Comprehensive Survey to approximately 500. The Time-Product-Payment Schedule for this work could be distributed across a ten (10) month period, which would include the survey of the properties, the preparation of the survey files and their submission to HPO, the preparation of a draft report and its submittal to HPO, the preparation of the Study List Presentation, and finally making corrections to the report and its final submission to HPO.

**APPENDIX A**

**RESOURCES THAT MERIT SURVEY WITHIN FRANKLINTON, LOUISBURG  
(OUTSIDE THE NATIONAL REGISTER HISTORIC DISTRICT), AND  
YOUNGSVILLE, DURING A PHASE II SURVEY**

Resources that merit survey within Franklinton, Louisburg (outside the National Register Historic District), and Youngsville, during a Phase II survey.

Franklinton 1

415 CHEATHAM ST  
211 N CHEATHAM ST  
102 WILLIAMS ST  
108 LEE ST  
122 MAIN ST  
201 N MAIN ST  
201 N MAIN ST  
202 N MAIN ST  
206 N MAIN ST  
210 N MAIN ST  
205 N MAIN ST  
207 N MAIN ST  
211 N MAIN ST  
215 N MAIN ST  
217 N MAIN ST  
302 N MAIN ST  
211 WINSTON ST  
101 PEARCE ST  
210 WINSTON ST  
201 WINSTON ST  
201 GLENN ST  
209 GLENN ST  
202 GLENN ST  
208 GLENN ST  
203 JOYNER ST  
208 JOYNER ST  
5 DIXON ST  
301 E MASON ST  
305 E MASON ST  
401 E MASON ST

Franklinton 2

503 E MASON ST  
606 MASON ST  
2 WEST ST  
602 E GREEN ST  
619 MASON ST  
102 WHITAKER ST  
210 LAYTON ST

Franklinton 3

222 W GREEN ST

221 W GREEN ST  
208 W GREEN ST  
212 S CHEATHAM ST  
107 MASON ST  
204 W MASON ST  
9 CHEATHAM ST  
224 S HILLSBORO ST  
220 S HILLSBORO ST  
19 W GREEN ST  
20 W GREEN ST – FIRST UNITED CHURCH OF CHRIST  
9 S HILLSBOROUGH ST  
100 W MASON ST – FRANKLINTON BAPTIST CHURCH  
103 HILLSBORO ST  
12 VINE ST  
111 HILLSBORO ST  
3 N MAIN ST – (former) FRANKLINTON HIGH SCHOOL  
316 S MAIN ST  
300 S MAIN ST – FIRST BAPTIST CHURCH  
104 S MAIN ST  
15 S MAIN ST  
3 W MASON ST  
1 N MAIN ST  
2 4 E MASON ST  
2 N MAIN ST  
4 N MAIN ST  
20 N MAIN ST – FRANKLIN THEATER  
102 N MAIN ST  
206 E MASON ST

Franklinton 4

403 E GREEN ST  
411 E GREEN ST  
424 E GREEN ST

Potential remnants of mill village along Bullock Street, Bowen Street, Cook Street, and Wilson Street.

Franklinton 5

111 COLLEGE ST  
322 HILLSBORO ST  
15 W COLLEGE ST  
11 W COLLEGE ST  
12 COLLEGE ST  
2 W COLLEGE ST – NEW BIRTH APOSTOLIC CHURCH

Franklinton 6

None



Louisburg A  
929 N MAIN ST

Louisburg B  
948 MAIN ST

Louisburg C  
103 JOLLY ST  
111 JOLLY ST  
113 JOLLY ST  
1009 NC 39 HWY – LOUISBURG MASONIC LODGE 413  
801 N BICKETT BLVD – Motel

Louisburg D  
None

Louisburg E  
408 SUNSET AVE

Louisburg F  
114 ELM ST  
108 ELM ST

Louisburg G  
109 NASH ST  
107 NASH ST  
109 N MAIN ST  
113 N MAIN ST  
123 N MAIN ST  
118 N MAIN ST  
102 N MAIN ST  
106 E NASH ST  
201 COURT ST  
113 MARKET ST  
304 E NASH ST  
301 303 E NASH ST  
109 S BICKETT BLVD  
101 PINWOOD CIR

Louisburg H  
70 WEST RIVER RD – OAKGROVE LODGE 393  
117 MINERAL SPRINGS ST  
938 MAIN ST  
704 S MAIN ST  
807 1/2 KENMORE AVE  
516 KENMORE AVE

102 HARRIS ST

Louisburg I

111 HAYES ST

113 HAYES ST

HAYES ST – MT HEBRON HOLINESS CHURCH

1040 S MAIN ST

1022 S MAIN ST

1007 MAIN ST

1005 MAIN ST

1003 MAIN ST

1001 MAIN ST

600 S BICKETT BLVD – NATIONAL GUARD LOUISBURG

Youngsville 1

204 W WINSTON ST

218 N COLLEGE ST

202 N COLLEGE ST – HOPE BAPTIST FELLOWSHIP CHURCH

119 N COLLEGE ST

130 PERSIMMON ST

202 S COLLEGE ST – GYMNASIUM

124 W PERSIMMON ST

122 W PERSIMMON ST

123 W PERSIMMON ST

115 W PERSIMMON ST

123 W MAIN ST

122 W MAIN ST

119 W MAIN ST

115 W MAIN ST

107 109 W MAIN ST

115 FRANKLIN ST

114 FRANKLIN ST

108 W FRANKLIN ST

307 SE RAILROAD ST

303 RAILROAD ST

201 SE RAILROAD ST

101 E PERSIMMON ST

111 E PERSIMMON ST

108 E MAIN ST

115 E MAIN ST

Youngsville 2

109 FRANKLIN ST

119 E FRANKLIN ST

123 FRANKLIN ST

204 E FRANKLIN ST

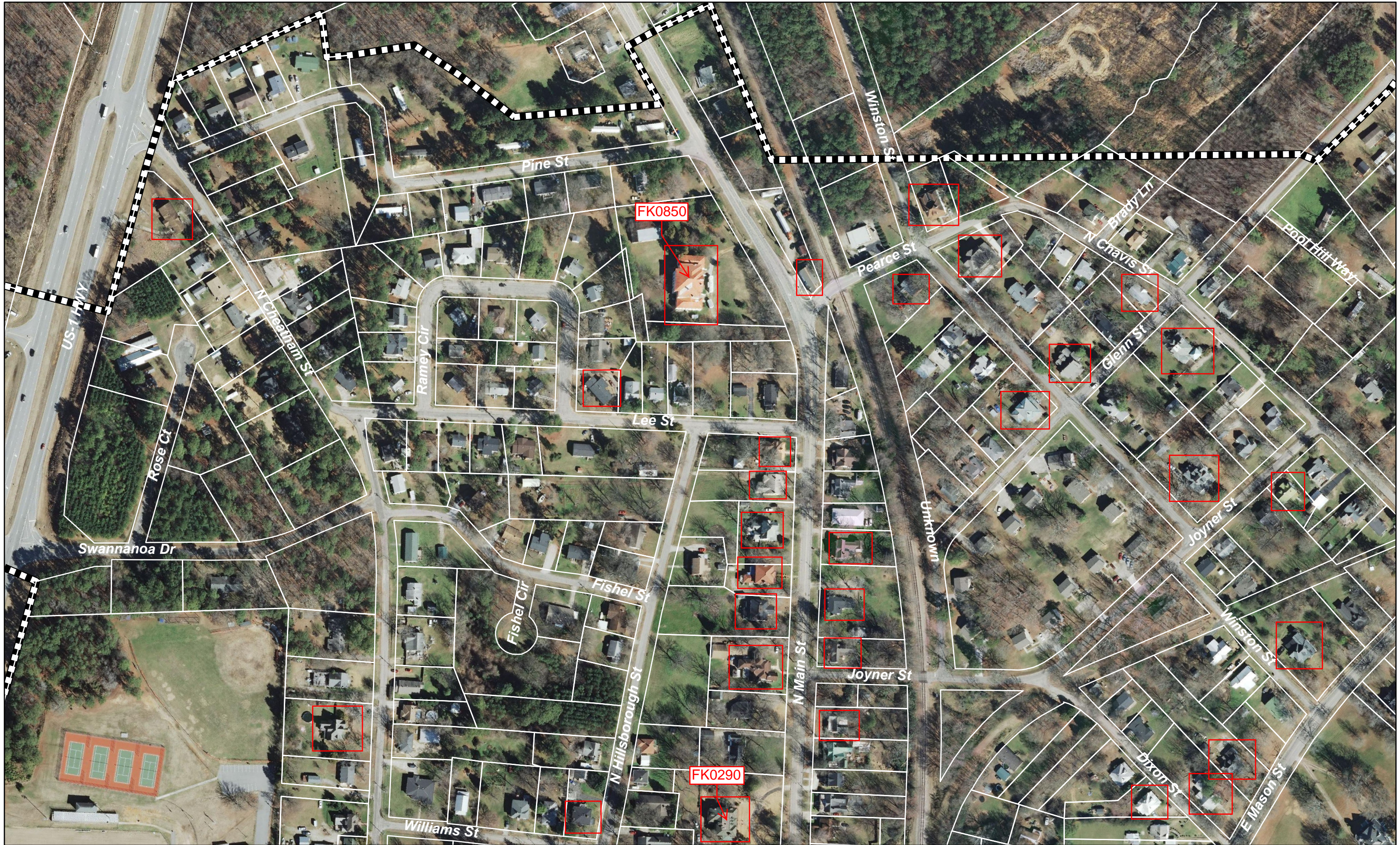
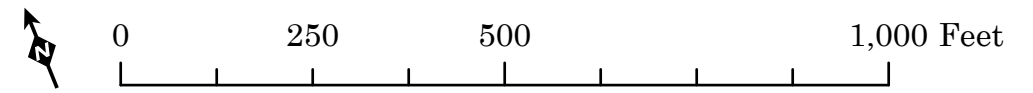
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216 N NASSAU ST  
115 N CROSS ST  
116 E MAIN ST  
120 E MAIN ST  
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138 E MAIN ST  
148 E MAIN ST  
145 E MAIN ST  
149 151 E MAIN ST  
201 S CROSS ST – CHURCH OF CHRIST  
217 E MAIN ST  
219 E MAIN ST – CHURCH OF THE LIVING GOD  
109 NASSAU ST  
119 S NASSAU ST  
302 E MAIN ST  
306 E MAIN ST  
307 E MAIN ST  
315 MAIN ST – YOUNGSVILLE BAPTIST CHURCH  
319 E MAIN ST  
321 E MAIN ST  
325 E MAIN ST

**APPENDIX B**

**MAPS SHOWING RESOURCES THAT MERIT SURVEY WITHIN  
FRANKLINTON, LOUISBURG (OUTSIDE THE NATIONAL REGISTER  
HISTORIC DISTRICT), AND YOUNGSVILLE, DURING A PHASE II SURVEY**

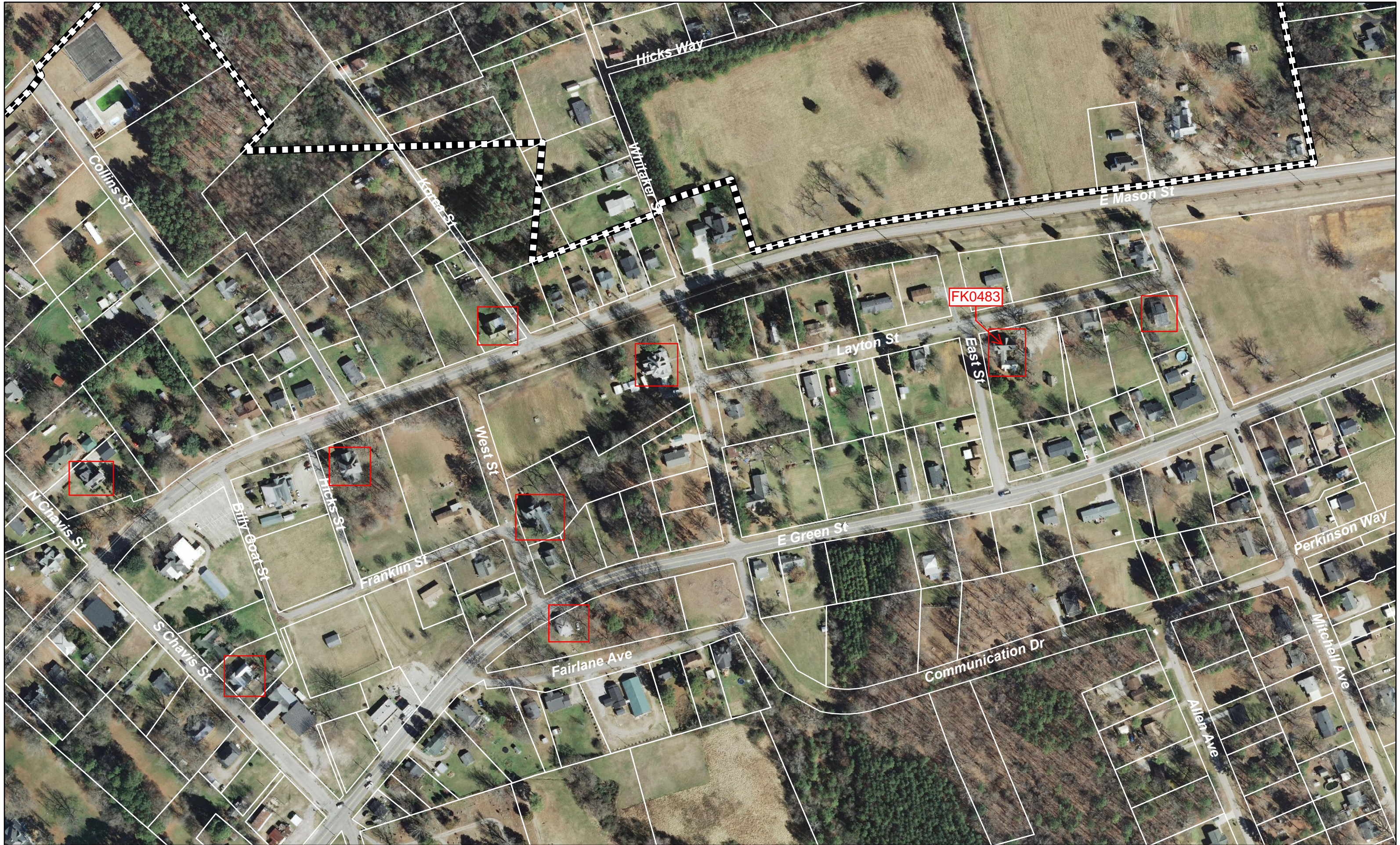
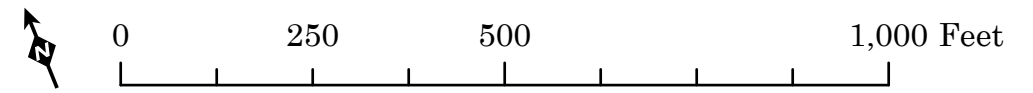


# FRANKLINTON -1

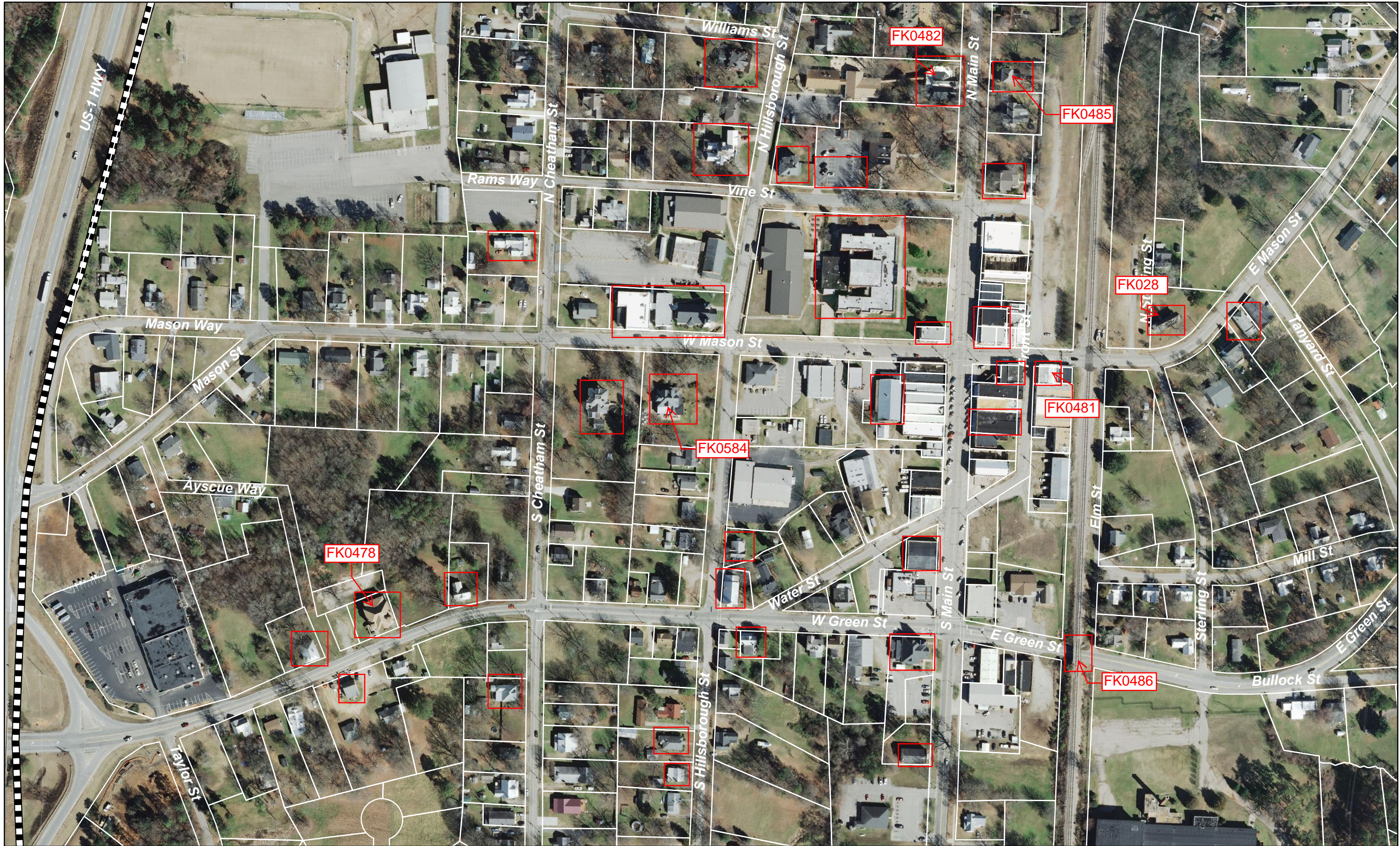




# FRANKLINTON - 2

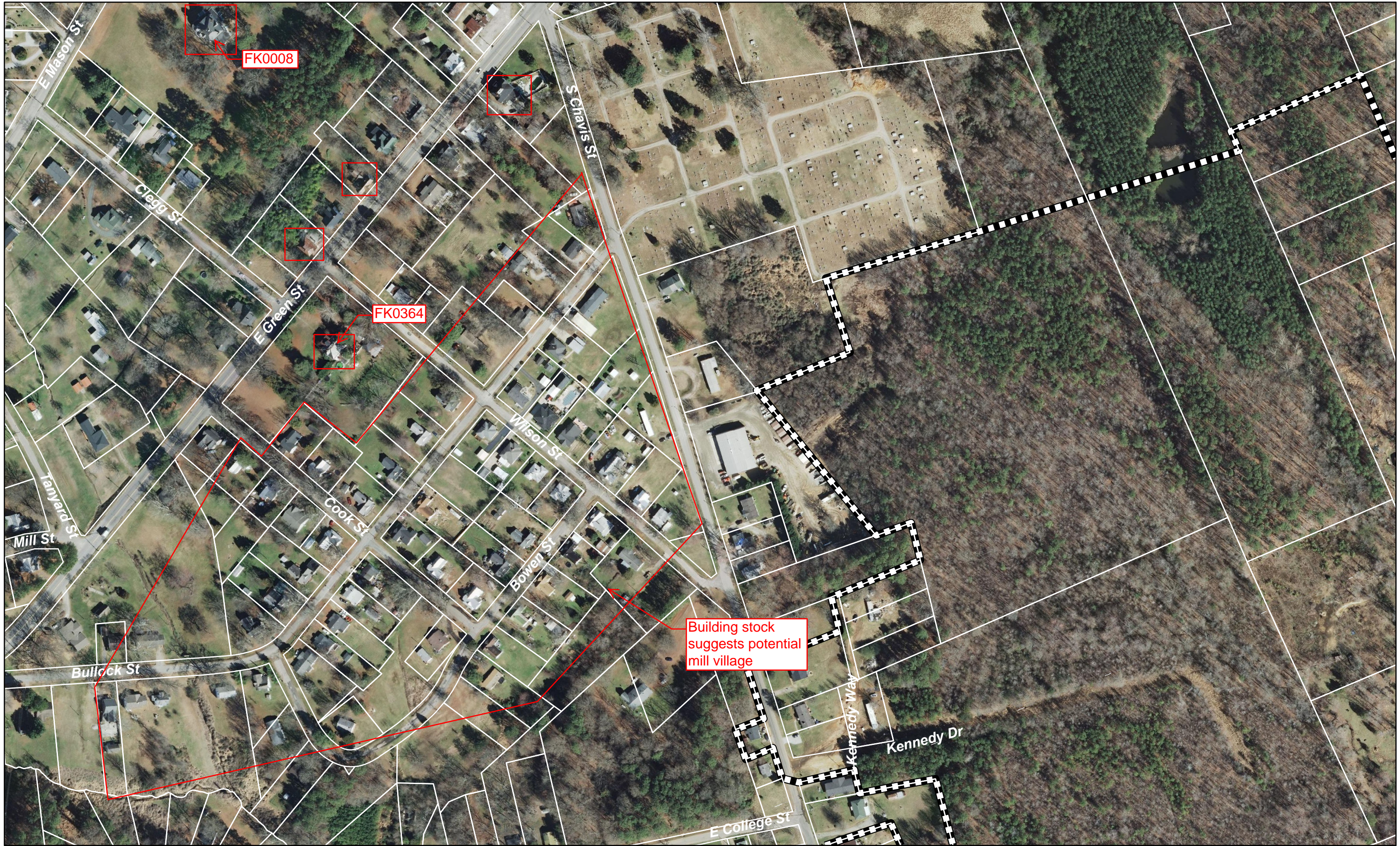
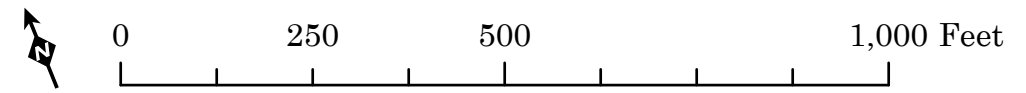








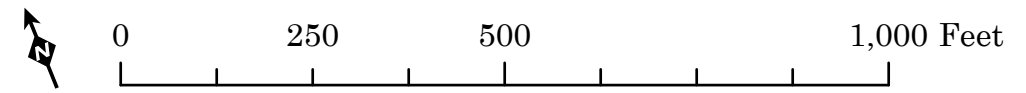
# FRANKLINTON - 4



Building stock suggests potential mill village



# FRANKLINTON - 5





# LOUISBURG - A



0 250 500 1,000 Feet





# LOUISBURG - B

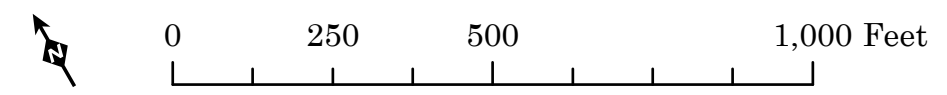


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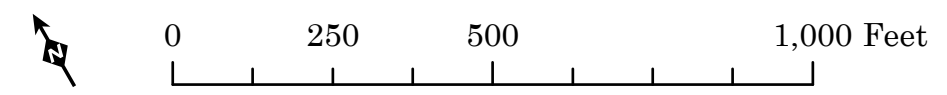


# LOUISBURG - C





# LOUISBURG - E





# LOUISBURG - F

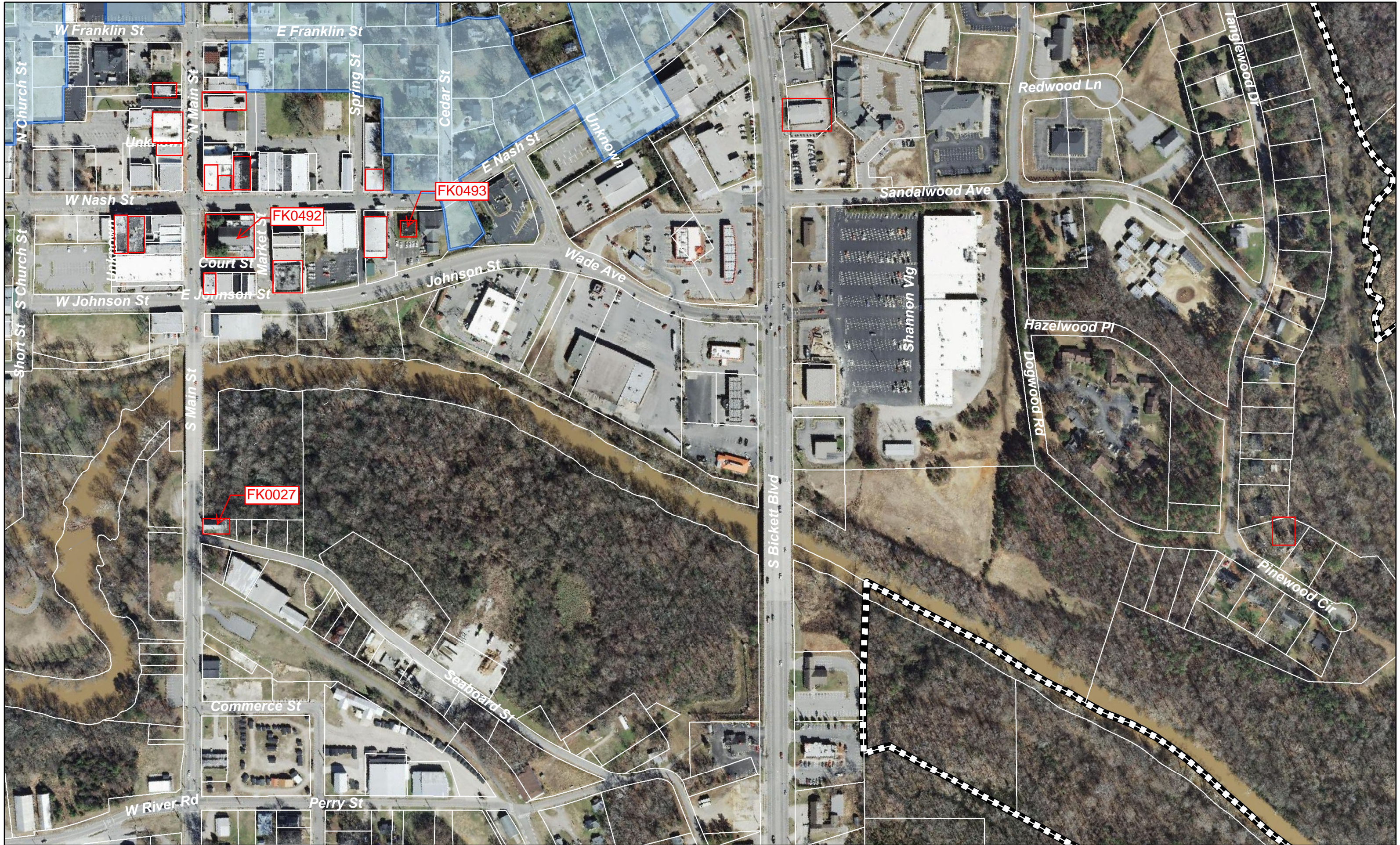
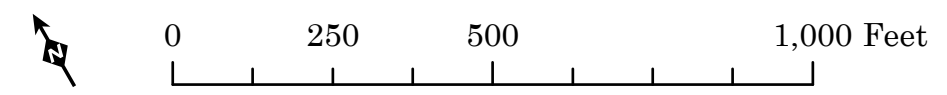


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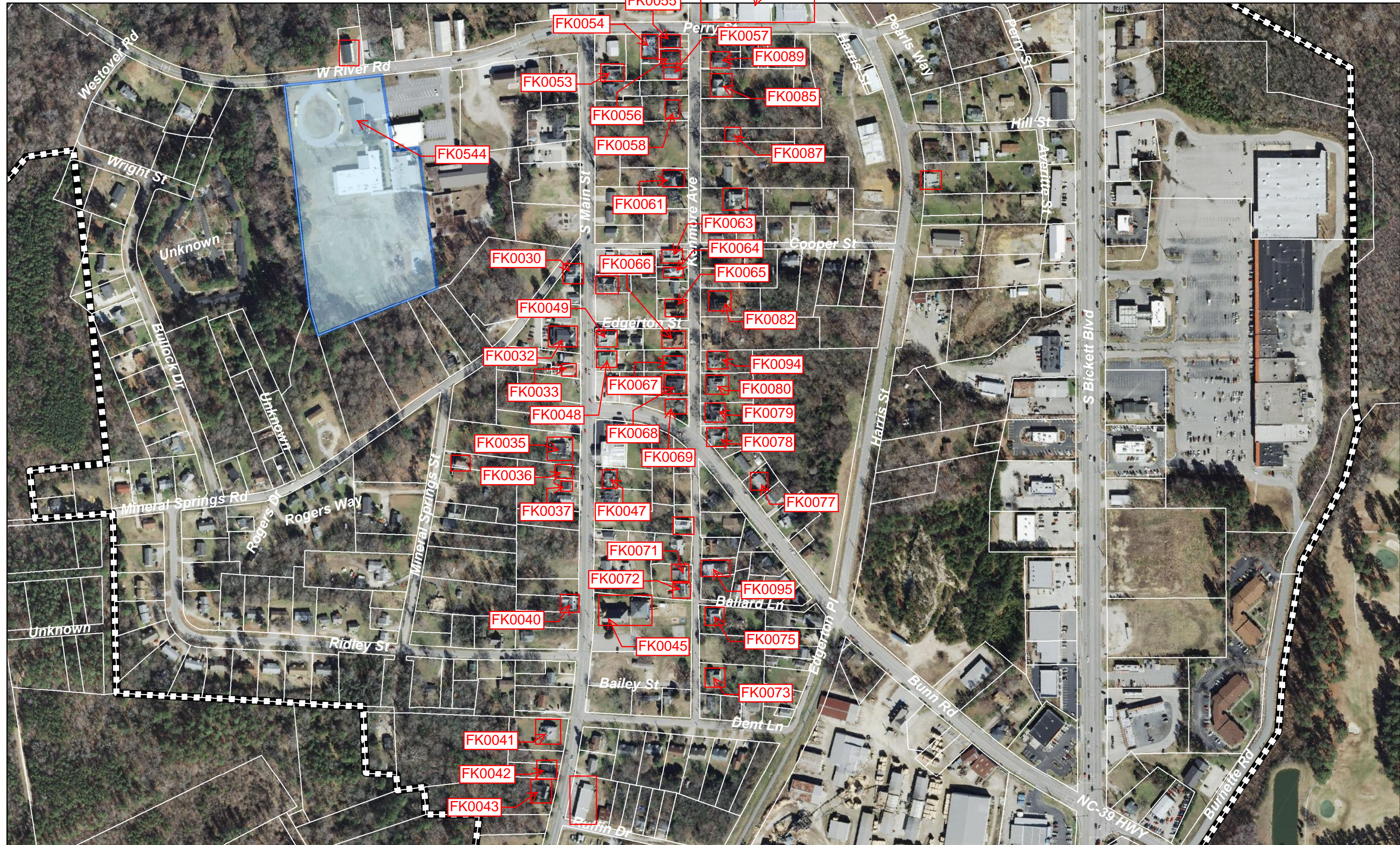
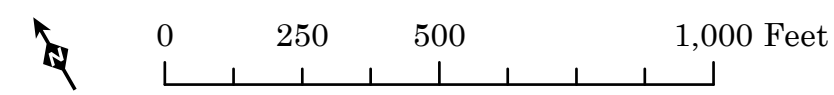


# LOUISBURG - G





# LOUISBURG - H





# LOUISBURG - I



0 250 500 1,000 Feet





# YOUNGSVILLE - 1

0 250 500 1,000 Feet





# YOUNGSVILLE - 2

0 250 500 1,000 Feet

