

North Carolina National Register Advisory Committee

Meeting Minutes

February 10, 2022

Virtual Meeting, via Zoom, streamed on YouTube

https://www.youtube.com/watch?v=8_DiqwyX9NI

The North Carolina National Register Advisory Committee (NRAC) convened on February 10, 2022, in compliance with state open meetings law through a virtual online meeting using Zoom that was simulcast on YouTube to the public. The following members attended: Fred Belledin, David Bergstone, David Dennard, Tamara Holmes-Brothers, Valerie Ann Johnson, Matthew Jorgenson, Alicia McGill, Shawn Patch, David Ruffin, Josi Ward, and Mary Lynn Bryan. Barbara Snowden was absent.

North Carolina Historic Preservation Office (NC HPO) staff and Department of Cultural Resources staff attending were DSHPO Ramona Bartos, Hannah Beckman-Black, Claudia Brown, Elizabeth King, SHPO and Deputy Secretary of Archives and History Darin Waters, Secretary of the Department of Natural and Cultural Resources, Reid Wilson, John Wood, Sarah Woodard, and Matt Zeher. Mr. Zeher served as technical support for the online meeting platform and the streaming.

Chairperson Alicia McGill called the meeting to order at 10:02 and the meeting began streaming on YouTube.

Dr. McGill began by thanking the HPO staff for hard work and producing a lengthy agenda. She reminded everyone that the meeting was being streamed live and that everyone should mute themselves, and that in keeping with the Open Meetings Act, committee members should not engage in deliberations using the online platform's chat function. Public comments via the YouTube feed will be passed along via staff. She asked for a report of conflicts of interest, and reviewed voting procedures regarding roll calls and voting in groups.

Dr. McGill asked for corrections to the minutes from the October 2021 meeting, and Dr. Dennard reported that on page one, in the third paragraph from the bottom, the sentence includes repetitions of the word "ask." He also noted that on the third page, in the second paragraph, the sentence needed to correct the use of the word "after." He concluded his comments by noting that the minutes were otherwise excellent and well-prepared.

Dr. McGill asked for a motion to approve the minutes with noted corrections, and Mr. Jorgenson moved to approve the minutes with Dr. Dennard offering a second. Dr. McGill asked for a roll call vote, and the minutes were approved, 10-0. (Dr. Bryan had not joined the meeting yet.)

Dr. McGill asked committee members followed by staff members to introduce themselves.

Dr. McGill then introduced Secretary Wilson, who thanked the committee for their service to the state. He noted that this year is the department's fiftieth anniversary, and he noted some of the subjects and services the department covers across the state. He noted that the recently passed state budget funded the department very well, and he described the budget as "transformative" for the department. He described details of the budget and said he believes that the budget reflects the people's interest in history. He then reviewed our office's statistics and work.

Dr. Waters, the SHPO, then spoke to the committee, and thanked staff for their competence and hard work while their numbers of available staff are down. He also thanked the committee and described how much he is enjoying his job.

Ms. Bartos then began her report by thanking Secretary Wilson and Dr. Waters for their remarks and participation. She reviewed NC HPO personnel changes, noting John Wood's promotion and Hannah Beckman-Black's move to the Western Office. She noted Jenn Brosz's resignation due to a family move and that the National Register Coordinator position is open. She described all the changes and thanked staff for their efforts.

Ms. Beckman-Black began the National Register presentations with **Skyline Lodge in Macon County**. It is eligible for the Register under Criteria A and C in the areas of entertainment and recreation and architecture. The complex has two periods of significance: 1936-1938 when the hotel project was conceived and construction began, and 1965-1972 to encompass the period in which the building was completed and began operating. Ms. Beckman-Black showed original 1930s drawings and construction photos. She described the history of the development and how the project changed over time, illustrating design changes with historic post cards. She provided a tour using modern photos, explaining the evolution while viewing the exterior.

Dr. McGill asked for questions and comments. Ms. Ward noted that Section 8 made a strong case that Charlotte Peabody was a co-designer and recommends naming Ms. Peabody throughout Section 7 as a co-designer. Dr. Johnson moved to approve the nomination and Mr. Bergstone seconded the motion. The motion passed 10-0. (Dr. Bryan had not joined the meeting yet.)

Ms. Beckman-Black presented the **Aurora Cotton Mills Finishing Plant-Baker-Cammack Hosiery Mills Plant in Alamance County**. She located the mill in Burlington and explained which components of a larger complex are being nominated. She provided a tour of the complex and described the complex's building evolution along with its history as a sock producer. She noted that the related buildings across the street have been partially demolished and are no longer eligible for the Register. The complex is eligible for the Register under Criterion A in the area of industry and the period of significance begins in 1906 and extends to 1972. Ms. Beckman-Black noted that the Burlington's preservation commission, commenting as the certified local government, found the nomination to meet the criteria for listing.

Ms. Beckman-Black continued with the **Dallas Historic District (Boundary Increase) in Gaston County**. The original district encompassed a small area focused on the town's courthouse square and was listed under Criteria A and C with a period of significance beginning in 1840 and carrying forward to 1900. The updated period of significance as a result of the increase extends from the earliest building, ca. 1880, to 1971, when two ranch houses were built as two of the last of that type in the district. The expansion is eligible for listing under Criterion C for its architecture and includes 97 contributing resources and 19 noncontributing resources.

Ms. Beckman-Black next presented the **Watkins Chapel AME Zion Church in Iredell County**. The building is eligible under Criteria A and C for African American ethnic heritage and its architecture, specifically relative to the evolution of the building, the use of twin crenelated towers, and its interior auditorium plan. It also meets Criteria Consideration A because its primary significance is derived from architectural and historical importance. The period of significance begins in 1942 with the construction of the extant building and ends in 1964 with the construction of the education wing. The congregation's history reaches back into the nineteenth century and the congregation took the name Watkins Chapel in the

1890s. A nearby African American cemetery was excluded from the boundary because it is not historically associated with the church, despite its proximity. Certified Local Government comments from Mooresville's mayor and the local historic preservation commission support listing.

Dr. Bryan joined the meeting during the Watkins Chapel presentation.

Ms. Beckman-Black continued with the **Asheboro Downtown Historic District in Randolph County**. She noted that the district encompasses four previously-listed National Register properties. The period of significance begins in 1903 with the construction of the district's oldest commercial building and ends in 1972. She presented historic and current photos of the town along with the town's history. The district has 92 contributing resources and 14 non-contributing buildings, indicating a high degree of integrity overall. The boundary encompasses the most intact concentration of historic resources, and the district is eligible for listing under Criteria A and C in the areas of commerce, industry, government, social history, and architecture.

Dr. McGill welcomed Dr. Bryan to the meeting, and then opened the floor for questions. Mr. Jorgenson asked a question about how the decision was made to exclude the encroaching building within the boundary at Watkins Chapel. Ms. Beckman-Black answered the question and described the process. Mr. Bergstone asked a question about why the Watkins Chapel plan is referred to as an auditorium plan when it appeared to him to be standard nave plan. Ms. Beckman-Black cited the author's decision to use the language they preferred.

Dr. McGill called for a motion to approve Aurora Cotton Mills and the Dallas Historic District. Mr. Bergstone moved to approve, Mr. Jorgenson seconded, and the vote was 9-0. Dr. Bryan was not present for these presentations and Dr. Dennard had left the meeting temporarily.

Dr. McGill then called for a motion to approve the Watkins Chapel AME Zion Church and the Asheboro Historic District nominations with Dr. Bryan as a voter. Ms. Ward moved to approve, Dr. Holmes-Brothers seconded. The vote was 10-0, with Dr. Dennard absent.

The committee adjourned for a break at 11:23 and reconvened at 11:36.

Claudia Brown began her presentations with **Black Ox-Duplan Corporation Mill in Lincoln County**. Ms. Brown located the factory in the town of Lincoln. Ms. Brown corrected audio problems with the live stream. She proceeded to detail a loss of roofing and structure at the mill, noting that although there has been a significant loss due to roof failure, the rest of the mill retains very good integrity. She used Sanborn maps, historic photos, and current photos to describe the mill and share its history as it changed to rayon manufacturing. The mill is eligible for the Register under Criterion A in the area of Industry with a period of significance running from 1920 to 1957.

Ms. Brown next gave her presentation of the **Southern Railway Passenger Car Number 1211 in Rowan County**. She located the car at the North Carolina Transportation Museum in Spencer. The National Register listing of the Spencer Shops Historic District did not include any rolling stock. The nomination under consideration at this meeting is for the rolling stock of the car alone. This car was built in the 1910s and divided in the 1930s to comply with Jim Crow laws that mandated the division of rail cars for purposes of racial segregation. A 1953 overhaul brought it to its current appearance. Ms. Brown showed a 1918 plan of the car as originally laid out and a 1952 plan with its configuration prior to being overhauled that included the partition. Ms. Brown described the evolution of the car and changes to

materials over time. The rail car is eligible for National Register listing under Criterion A in the areas of Social History and Black Ethnic Heritage. The period of significance begins in 1939 and ends in 1961.

Ms. Brown continued with a presentation of the **Pilot Mountain Downtown Historic District in Surry County**. She located the town and presented photos, history, and the boundary. The district is eligible under Criteria A and C in the areas of Commerce and Architecture, with a period of significance beginning in 1900 and continuing to 1970.

Dr. Dennard returned to the meeting during the Pilot Mountain presentation.

Mr. Patch asked about the integrity of Black Ox and asked how the collapsed portion of the mill affects the rest of the nomination. Ms. Brown noted that an engineering report stated that the exterior walls of the collapsed portion could be braced, leaving a shell that would enclose a reconstructed interior. The exterior appearance is not currently in danger of loss. Ms. Brown noted that the HPO consulted with the National Park Service about this question and that our reviewer believes the nomination can still be successful.

Ms. Woodard noted an objection submitted by a property owner in Pilot Mountain and addressed questions about that.

Because Dr. Dennard was away from the meeting during the Black Ox and Southern Railway Car presentations, Dr. McGill called for a motion to consider those separately from the Pilot Mountain Historic District.

Dr. McGill called for a motion to approve Black Ox and Southern Railway Car. Dr. Bryan moved to approve, with a second from Mr. Jorgenson. The motion was approved 10-0 with Dr. Dennard not participating in the vote.

Dr. McGill called for a motion to approve Pilot Mountain Historic District. Mr. Ruffin made a motion to approve the district and Mr. Patch seconded the motion. The motion passed 11-0 with Dr. Dennard participating in the vote.

Sarah Woodard presented the **Zebulon Historic District**. She began with a review of past actions regarding the Zebulon Historic District. She then moved through a history and description of the district and an examination of the district.

Mr. Jorgenson questioned the inclusion of the train tracks, and Ms. Woodard explained that the railroad is part of Zebulon's history. Ms. Ward asked why the Barbee Street houses are not included. Ms. Woodard referenced a loss of contiguous material and open spaces. Mr. Bergstone asked about the town requesting Certified Local Government grant funds to examine other districts in Zebulon. Ms. Woodard and Ms. Bartos explained that the grant cycle is still open. Dr. Dennard provided demographic statistics about Zebulon and asked about African American population make-up of the district. Ms. Woodard did not know the answer, but she made a guess that most of the homeowners in the proposed district are white. She explained how ideas for districts come to the HPO and how the town's first district is most often a downtown; this process often excludes neighborhoods that are cut off from downtown, like a highway. Dr. Dennard asked about ways to ensure total community involvement in the process so that the applicants have brought in other voices that reflect all residents of the community. Mr. Jorgenson asked about the committee's role in the process, and Dr. Johnson responded about how

some committee members are involved in other ways, citing her work with the African American Heritage Commission.

Dr. McGill asked for a motion, Mr. Bergstone made a motion to approve. Mr. Jorgenson seconded. Dr. McGill abstained. Ms. Ward abstained having missed past discussions. The motion passed 8 to 0, with the two noted abstentions. Mr. Ruffin had left the meeting temporarily and did not participate in the vote.

At 1:15, the committee adjourned for lunch, reconvening at 2:01 to take up the list of Study List property proposals, having completed the National Register portion of the agenda prior to their lunch break.

Ms. Woodard presented the **Holder House in Watauga County**. This bungalow was the home of a local teacher. Dr. Bryan made a motion to approve staff's recommendation not to add the Holder House to the Study List, and Mr. Jorgenson seconded the motion. Mr. Ruffin abstained because he had just rejoined after the lunch break during this agenda item and did not hear the entire Holder House presentation. The committee voted not to Study List the house with a vote of 10-0.

Jeff Smith presented **Clearmont Elementary School in Yancey County**. He located the school in the county and provided a site plan and photos of the exterior. The school was built in 1936 with funding from the WPA. He discussed the history of the building. Staff recommends Clearmont Elementary School for the study list and maybe be eligible under Criterion A and C at the local level and at the statewide level under A for African American Ethnic Heritage.

When Dr. McGill opened the floor for questions, Ms. Ward asked a clarifying question regarding study listing. Dr. McGill responded. Dr. Dennard asked who submitted the request. Mr. Smith responded that the county school system submitted the request. Dr. Dennard asked for confirmation that the building is still publicly owned, which Mr. Smith confirmed. Mr. Jorgenson made motion to approve. Mr. Bergstone seconded the motion, and the school was added to the Study List by a unanimous vote 11-0.

Ms. Woodard began presenting **Hopedale Cotton Mill** in Alamance County. She sited the mill along the Haw River relative to other mills along the river. She provided a tour of the site and explained the evolution of the buildings. The site contains buildings from the 1880s through the 1950s. Staff recommends Study Listing of Hopedale Mills citing likely significance under Criterion A in the area of Industry, but it is likely that the period of significance would focus on the mid-twentieth century rayon manufacturing rather than the earlier period of significance that the application suggests.

Ms. Woodard moved on with the **Warrenton Community Center in Warren County**. She located the Center in Warrenton in Warren County, and described its history. The building was constructed in 1936 using both local funds, local in-kind efforts, and funds from the WPA. Local residents made the bricks for construction and constructed the building themselves. She provided an exterior and interior tour. Staff recommends Study Listing the Warrenton Community Center with a likely Criterion of A in the areas of Social History and Black Ethnic Heritage.

Dr. McGill opened up the floor for questions. Dr. Johnson shared her experiences touring the Warrenton Community Center and expressed appreciation for the HPO's support of the Center's application. Mr. Bergstone moved to approve Warrenton Community Center and Hopedale Mill. Dr. Johnson seconded the motion. The motion passed 11-0.

Beth King presented the **Winston Lake Golf Course in Forsyth County**. She provided the course's history using historic photos and followed that with a group of three aerial photos showing the course. She noted that the application was for the course itself, and that most of the buildings on the site would be non-contributing. She presented a letter from a Winston-Salem city councilor in support of listing the course, and she noted that staff supports Study Listing of the Winston Lake Golf Course. She suggested eligibility under Criterion A in the areas of Black Ethnic Heritage and Recreation, or potentially Black Ethnic Heritage and Social History. A period of significance would likely begin in 1956. Mr. Bergstone made a motion to approve the Study List proposal, and Dr. Dennard seconded the motion. The motion passed 11-0.

Ms. King next presented the **Albemarle Historic District in Stanly County**. She provided a tour of the district and illustrated the proposed boundary. Ms. King expressed staff's concerns about the boundary expansions. She noted that a Study Listed district along the proposed western boundary had been determined not eligible and that the northern boundary did not extend to include a textile mill that had been individually Study Listed in 2016. A third staff concern has to do with pockets of demolition within the district. A final concern is that staff has not visited the district in person, which is not a requirement, but it is a practice that helps make sure we have reviewed the proposal in-depth. She explained that staff wanted more information and asked the applicant for that, and she explained that Ms. Woodard had worked with the applicant to suggest a path forward whereby the committee approves the application with very clear language added to the approval specifying that any future nomination would have a significantly different boundary.

Mr. Jorgenson asked about an area in the southwest corner that looked like a park Mr. Patch asked about removing things from the Study List. Ms. Ward made a motion to defer to June. Mr. Jorgenson seconded. Mr. Belledin abstained because he felt we didn't have enough information. The motion passed 10-0

The committee next adjourned for a break from 3:23 to 3:27.

Julie Smith presented the **Yadkin Hospital in Stanly County**. She located the hospital on a map and then provided a history of the site along with historic and current photos. She gave a tour of the 1938 Nurse's Home and illustrated staff's concerns about the house's integrity, while also showing original materials. Staff recommends approval of the Study Listing under Criterion A in the area of Health and Science. Dr. Dennard made a motion to approve the application, and Ms. Ward seconded the motion. The vote passed 11-0.

Jeff Smith presented the Jesse and **Mary K. Washam Farm in Mecklenburg County**. He located the resource on a map and provided a verbal description of the property and its history. Then, he showed a tour using current photographs of the farm. Dr. McGill asked for questions, but Dr. Bryan made a motion to approve staff's recommendation. Mr. Belledin seconded the motion. The motion passed 11-0.

John Wood presented **The Elms in Edgecombe County**. He showed the house's location in a very rural area, one mile off the main road. He presented the drive from the main road, setting the house into the landscape. He provided exterior photos and a floor plan, and he explained changes that have occurred over time. He noted that staff believes the house would be eligible under Criteria A and D for agriculture and archaeology. Mr. Bergstone moved to add it to the Study List. Dr. Bryan seconded the motion. The motion passed 9-0. (Mr. Belledin and Mr. Ruffin had left the meeting at this point but quorum was maintained.)

With no further business, Mr. Jorgenson made a motion to adjourn the meeting at 3:59, which the Chair accepted. The meeting was adjourned at this point.

NATIONAL REGISTER ADVISORY COMMITTEE MEETING

Virtual Link- https://youtu.be/8_DiqwyX9NI

Please note: There will also be an option to view the meeting in-person at the Auditorium of the Archives and History Building, 109 East Jones Street, Raleigh.

February 10, 2022
10:00 AM to 4:00 PM

NATIONAL REGISTER AND STUDY LIST AGENDA

<u>COUNTY</u>	<u>PROPERTY/LOCATION</u>	<u>PRESENTER</u>
NATIONAL REGISTER		
SURVEY AND NATIONAL REGISTER BRANCH		
<i>Western Region</i>		
Macon	Skyline Lodge Highlands vicinity	Hannah Beckman-Black
<i>Central and Southeastern Regions</i>		
Alamance	Aurora Cotton Mills Finishing Plant – Baker-Cammack Hosiery Mills Plant Burlington	
Gaston	Dallas Historic District (Boundary Increase) Dallas	
Iredell	Watkins Chapel AME Zion Church Mooresville	
Randolph	Asheboro Downtown Historic District Asheboro	
Lincoln	Black-Ox – Duplan Corporation Mill Lincolnton	Claudia Brown
Rowan	Southern Railway Passenger Car Number 1211 Spencer	
Surry	Pilot Mountain Downtown Historic District Pilot Mountain	
Wake	Zebulon Historic District Zebulon	Sarah Woodard

STUDY LIST**SURVEY AND NATIONAL REGISTER BRANCH*****Western Region***

Watauga	Holder House Blowing Rock vicinity	Sarah Woodard
Yancey	Clearmont Elementary School Burnsville vicinity	Jeff Smith

Central/Southeastern Regions

Alamance	Hopedale Mills Glencoe vicinity	Sarah Woodard
Warren	Warrenton Community Center Warrenton	
Forsyth	Winston Lake Golf Course Winston-Salem	Beth King
Stanly	Downtown Albemarle Historic District (Boundary Increase) Albemarle	
	Yadkin Hospital Albemarle	Julie Smith
Mecklenburg	Jesse and Mary K. Washam Farm Davidson vicinity	Jeff Smith

Eastern Region

Edgecombe	The Elms Whitakers vicinity	John Wood
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