

## **North Carolina National Register Advisory Committee**

Meeting Minutes

August 20, 2020

Virtual Meeting, via GoToMeeting, streamed on YouTube

The North Carolina National Register Advisory Committee (NRAC) convened on August 20, 2020, in a virtual online meeting using GoToMeeting. This meeting was held in place of the June 2020 meeting, which was rescheduled to August 20 due to the coronavirus. The following members attended: David Bergstone, Barbara Snowden, Terri Russ, Matthew Jorgenson, Alicia McGill, Mary Lynn Bryan, Fred Belledin, David Dennard, Valerie Johnson, and Tamara Holmes-Brothers (arrived at the lunch break).

North Carolina Historic Preservation Office (NC HPO) staff and Department of Cultural Resources staff attending where: Matt Zeher, Ramona Bartos, Hannah Beckman-Black, John Wood, Jenn Brosz, Scott Power, Ramona Bartos, Elizabeth King, Annie McDonald, and Kevin Cherry. Mr. Zeher was serving as technical support for the online meeting platform and the streaming.

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

Dr. McGill reminded everyone of conflict of interest policies. She reviewed online logistics such as muting, announced that she would conduct a roll-call vote for each item, discussed the timing of a lunch break, and announced a planned comfort break around 11:15.

She proceeded with introductions, highlighting David Bergstone and Fred Belledin as new members, and mentioned that David Maurer and Lee Gray have completed their terms.

She asked for questions or corrections to the minutes. Mr. Jorgenson reported that Ramona Bartos was not included in the attendance roster in the February minutes. There were no other changes or corrections. Ms. Russ made a motion to approve the minutes with the correction. Dr. Dennard seconded the motion and the minutes approved with Mr. Belledin and Mr. Bergstone abstaining.

Dr. McGill called on Dr. Cherry for a departmental report. Dr. Cherry reported that archives is open and operating through teleworking. He reported that exterior spaces are open at many historic sites, but interiors and museums remain closed. He stated that our online engagement through the museums has been tremendous, and that closures have given Archives the chance to catch up on some long hoped-for projects. Stagville, Somerset, and Historic Edenton have won grant awards related to the Network to Freedom program. Protesters broke windows at Archives and threw flares into the building, and that the front parlor at Stagville was lost in a fire. Stagville can be repaired and recovered, and he praised the quick efforts of the local volunteer fire department. Protestors also damaged the Wolf Memorial visitors center, and other historic sites received online threats. Our financial situation is difficult because the department depends on \$60 million in receipts from admission and rentals, but we have not been open since March. We have made cuts and have managed to break even last fiscal year, but we may lose \$13 million in receipts by the end of the year; we could run up to \$30 million in losses when friends groups are factored in. Dr. Cherry enumerated other sources of money to cover expenses and other money-making opportunities. He is expecting that tours and some services may move permanently online. This

has exposed places where we might need foundational funding; the Transportation Museum, for example, depends on 92% funding from receipts. Finances are stable through the end of January.

Ms. Bartos welcomed Mr. Belledin and Mr. Bergstone and thanked everyone who set up the online meeting. She stated that she is proud of how Archives and the HPO have pivoted to working from home. She specifically noted how we have used our HPO YouTube channel for Certified Local Government (CLG) training. She also reported that the hurricane grant program that will provide about \$9 million in subgrants that we'll be recommending to the Historical Commission in September.

### **National Register Presentations**

Jenn Brosz presented **St. Paul's Episcopal Church in Winston-Salem, Forsyth County**. The church was built in 1928-1929 and is contributing to the West End National Register Historic District. The church is eligible under Criterion C for its local historical significance, reflecting the "City's Era of Success" from the 1910s to 1930. She reviewed Ralph Adams Cram's other church designs and then gave a tour of St. Paul's. She used graphics to explain the building's evolution over time. Ms. Brosz also recounted her conversations with the National Park Service reviewers who did not think the changes are detrimental to the church's architectural significance. It also meets Criteria Consideration A for religious properties, and its period of significance coincides with the years of construction, 1928-1929.

Ms. Brosz went on to present **Trenton Cotton Mill in Gastonia, Gaston County**. Trenton Cotton Mill is nominated under Criterion A for Industry. She reviewed a brief history of textile milling in Gastonia. She also reviewed the history and development of Trenton Cotton Mill itself. She provided a tour of the exterior and explained the building's evolution. Interior photos show the building's open manufacturing floors and highlighted the windows. It is an unusual example of a mill with its windows still in place and not bricked over. The mill is significant under Criterion A with a period of significance from 1893 to 1972, when the mill ceased operations.

Dr. McGill asked for comments or questions. Mr. Jorgenson asked about the towers in the Trenton Mill; the towers, indeed, had been reduced from 3 to 2 stories. Dr. McGill asked for a motion to approve both St. Paul's and Trenton. Mr. Jorgenson moved to approve. Ms. Russ seconded. Dr. McGill moved forward with a roll-call vote. The vote was 9-0.

Hannah Beckman-Black presented **Melrose Hosiery Mill No. 1 in High Point, Guilford County**. She began by locating the mill in High Point and relative to other documented mills in the vicinity. She provided a history of the mill and gave the committee a tour of the site and explained the evolution of the mill. Interior views showed original finishes and open manufacturing floors and original office spaces. It is significant under Criterion A for its association with manufacturing in High Point, and under Criterion C for its design. She also explained the boundary and how decisions were made regarding what was included and what was excluded.

Ms. Beckman-Black carried on with **Ingleside in the Huntersville vicinity in Mecklenburg County**. She described the setting and addressed nearby residential development. The house is an intact transitional Greek Revival-Italianate design. She gave a tour of the house's interior and exterior, which display high

architectural integrity. She reported that there is only one other comparable house in the county, and it has experienced more changes than Ingleside. It was probably finished soon after the Civil War and may have coincided with the owner's marriage in 1868. Historic preservation covenants are attached to the deed and it has been restored in accordance with the *Secretary of the Interior's Standards*. The house is eligible under Criterion C for its architecture, and its period of significance is ca. 1865.

Dr. McGill asked for comments or questions. Dr. Cherry commented on the house's associated genealogy. Ms. Snowden asked for an ending date of the period of significance for Ingleside; Ms. Beckman-Black explained that the period of significance is only the construction year. Ms. Snowden made a motion to approve both nominations. Dr. Bryan seconded the motion. Dr. McGill proceeded with a roll call vote. The vote was 9-0.

Dr. McGill called for a five minute break and the meeting reconvened at 11:37.

Dr. McGill noted that Mr. Belledin had asked a question using the video chat function. Mr. Belledin stated that his service on Preservation North Carolina's board had recently ended. He stated that he was familiar with past discussions about Branch Grove but said that he does not have any financial interest in the property and is not involved with the renovation. Dr. McGill asked Dr. Cherry to respond. Dr. Cherry explained that since Mr. Belledin is no longer on the board of PNC and does not have a financial interest in the property, there is no conflict of interest. If he is concerned about the appearance of the conflict of interest, he can recuse himself and there will still be enough people to vote. Mr. Belledin did not recuse himself.

Dr. Johnson mentioned that she is on the board of PNC, but doesn't have a financial interest in the property, and Dr. Cherry said that she should recuse herself from the vote because of her board membership.

Sarah David began presenting the **William Branch Jr. House and Samuel Warren Branch House, commonly known as Branch Grove, in Halifax County**. She located the house and began presenting information about its former location, its move, and its new location, but realized she had made an error in her presentation. As she attempted to re-start, GoToMeeting suffered a technical problem.

Using GoToMeeting's chat function, members discussed taking a break for lunch, and Dr. McGill called for a lunch break.

The meeting reconvened at 12:35. Dr. Holmes-Brothers joined the meeting and Dr. McGill asked her to introduce herself.

Ms. David restarted her presentation, discussing the move of the two houses, the reasons for the current location, and how the houses were separated in order to be moved. She provided photos of the houses at their original location, during the move, and at the new location. Ms. David explained what changes had been made and where and why new materials had been introduced. Ms. David quoted heavily from the National Register nomination to address Criterion C, Criteria Consideration C, and the seven aspects of integrity.

Dr. McGill asked for questions. Mr. Bergstone asked if Dean Reudrich worked on the project. Scott Power responded that a local contractor from Enfield named James Andrus did it.

Mr. Jorgenson moved to approve the nomination, and Dr. Holmes-Brothers seconded the motion. The motion passed 9-0, with Dr. Johnson being recused.

Mr. Power presented the **H.B. Sugg School in Farmville in Pitt County**. Mr. Power presented Sugg School's history, placing it in context with other African American schools in Pitt County. He noted that the period of significance ran from 1936 when it was constructed to 1967 when it was closed with school consolidation. He provided a tour of the school. Mr. Power asked for questions and Mr. Jorgenson asked if the home economics building was contributing or noncontributing. Mr. Power confirmed it is a contributing resource. Ms. Russ moved to approve it and Dr. Johnson seconded the motion. McGill initiated the roll call vote. The vote was 10-0.

### Study List Presentations

Ms. David presented the **West Knitting Corporation in Wadesboro in Anson County**. This resource was presented in February, but not formally voted upon. After the February presentation, the committee began reviewing a proposed boundary expansion in Dallas. That discussion became protracted. The committee voted to defer that decision, but did not come back to West Knitting. Ms. David presented a few photos as a reminder, summarized the building's history, and highlighted items discussed in February. She offered to revisit any other aspects in greater depth. Ms. Snowden voted to approve the application and Dr. Bryan seconded the motion. The motion passed 10-0.

Ms. Beckman-Black began presenting the **Downtown Sanford Historic District boundary increase and boundary decrease in Lee County**. She presented the boundary of the existing 1985 National Register district, and she reviewed Sanford's history, the district's eligibility, and its criteria for listing. The original period of significance began in 1872 and ended at the fifty-year cut off at the time of listing, which was 1935. The town received a Historic Preservation Fund grant to expand the period of significance. Ms. Beckman-Black reviewed the three proposed increase areas and the two decrease areas. She also reviewed the process and methodology for the choices for what was included and excluded. She then provided a tour of each area to be considered. Staff recommended approval of the increases and decreases with the increases likely to be significant under Criteria A and C. Mr. Jorgenson asked about the inclusion of a specific lot in the district, and Ms. Beckman-Black provided clarity. Dr. Johnson moved to approve staff's recommendation. Mr. Jorgenson seconded. Dr. McGill proceeded with the roll call vote. The vote was 10-0.

Beth King presented **Emorywood Estates Historic District in Durham, in Durham County**. Emorywood Estates is a mid-twentieth century, African American subdivision. It was documented as part of a 2011 project by Preservation Durham to record historic African American resources. Ms. King recognized and welcomed April Johnson, Meredith Holmes, and Dr. Charles Johnson via YouTube. Ms. King then provided a history and tour of the neighborhood. The district is potentially eligible under Criteria A and C. Dr. Dennard made a motion to approve the Study Listing. Dr. Holmes-Brothers seconded the motion.

Mr. Bergstone asked about a statewide context for mid-century subdivisions. Ms. King noted that this listing is coming out of a mid-century context for Durham, but that we do not have a statewide context. Ms. King will add a link to this context to the chat on the online meeting. Mr. Belledin also added a link to contexts. Dr. McGill took the vote by roll call. The vote was 10-0.

Ms. Brosz presented the **Ramsey Farm in Statesville in Iredell County**. She presented the history of the site and of similar types of small farms in Iredell County generally. She described the way Interstate 77 bisects the farm and explained that the farm west of the Interstate is eligible but that the remaining farmland to the east is not eligible. Ms. Brosz then described the site and its buildings. She addressed the minor changes and updates to the porch and described the house's evolution over time. She also presented comparable examples. It is recommended for the Study List under Criterion C.

There were no questions. Ms. Russ moved to approve the application. Ms. Snowden seconded it. The roll call vote was 10-0.

Ms. Brosz then presented the **White House in Mebane in Orange County**. She began by noting that staff does not recommend this for inclusion on the Study List because of the cumulative effects of changes made over time to the house. She presented the house's location and history, and provided a tour of the exterior and interior and comparable examples. Ms. Brosz provided a comprehensive look at changes and modernizing updates that had been made to the house. These changes include wall removals, removal of a roof balustrade, a side porch enclosure, and a railing added to the front patio. The house was built in the late 19<sup>th</sup> century, updated in the 1920s, and updated again in the 2010s. Mr. Jorgenson asked about the applicant's argument that this might be a last-of-its-kind. Ms. Brosz answered that Classical Revival was not commonly used for residential design in Alamance County, but she provided several comparison properties in Orange County and a few in Alamance County. Dr. Johnson asked about the family's history and about other ways that history, rather than architecture, could be used to provide significance. Ms. Brosz noted that the applicant had answered similar questions, but Ms. Brosz described how the National Register requires associative arguments to be made and that there's no viable association with a particular event, pattern of history, or person to provide the historic significance necessary for an argument under Criteria A or B. The strongest cases for significance are for persons of leadership position at White Furniture Manufacturing. However that facility exists, is National Register-listed, and provides a stronger association than a personal residence. Mr. Jorgenson asks how reversible the more recent changes are. Ms. Brosz responded that it is evaluated in its current state, not a future state or potential future state. Mr. Jorgenson and Mr. Belledin both asked about ways to move this forward, but Ms. David and Mr. Power discussed how Study List is often a green light and staff does not see a path forward. Mr. Jorgenson moved to accept staff recommendation to deny Study Listing this resource. Ms. Russ seconded the motion. The roll call vote was 10-0.

Dr. McGill stated her appreciation for staff's effort and the applicant's efforts. Ms. Brosz asks if the committee would like anything specific in the owner notification. Mr. Jorgenson asked to make sure the applicant knows that the discussion was robust and asks for recommendations for positive changes that might move it toward eligibility.

Dr. McGill called a five minute break.

Annie McDonald began presenting Study List applications from the Western Office, starting with the **Craggy Historic District, in Woodfin in Buncombe County**. She located the district and presented the history of the community's development as a small transportation hub. She then provided a tour of the district. She presented comparable examples, and she noted that staff recommends study listing. She stated that the likely criteria for listing would be Criterion A. There were no questions. Dr. Dennard moved to accept staff recommendations, and Ms. Russ seconded it. The roll call vote was 10-0.

Ms. McDonald went on to present the **Riddle-Ray House in the Mars Hill area in Madison County**. She located the house on a map and then described the site and setting. She went on to provide a tour of the house's interior and exterior. She included details of changes to the house and discussed its architectural integrity. Ms. McDonald presented comparable examples and reviewed the staff's concerns about integrity. She acknowledged that staff struggled with this property and with a recommendation, but ultimately did not think it was a good candidate. Dr. McGill asked for a discussion. Hearing none, she asked for a motion. Mr. Belledin made a motion to follow staff's recommendation to not Study List the Riddle-Ray House. Ms. Snowden seconded the motion. Dr. McGill initiated the roll call vote and the motion passed 9 to 0 with Ms. Snowden abstaining.

Dr. Johnson expressed appreciation for staff's work, and clarified that her reluctance in voting to deny the application was related to her wish that the applicant had been in greater contact with our office. Ms. Snowden asked what staff would tell the owner to do at this point. Ms. McDonald noted that we are not in a position to ask applicants to undertake potentially costly changes to move something to the eligible category. Ms. McDonald said that the owner is to be commended for most of her work on the house, but that it would be hard to guide her back to an eligible resource.

Mr. Power presented **Elizabeth City Cotton Mill in Elizabeth City, in Pasquotank County**. He talked about the mill's history and ownership, noting that it's still owned by the family that built it. He noted that textile mills are rare in eastern North Carolina. The mill is eligible under Criterion A for industry and commerce and C for architecture. He presented photos of the mill and noted that it is a rare building type in eastern North Carolina, and that staff believes it is eligible.

Ms. Snowden asked if any mill houses are left, and Mr. Power replied that there are not any left behind the mill, but he speculated that there may be a few left on the other side of Highway 17. He noted that any remaining mill houses are too far from downtown to be a part of the Elizabeth City Historic District, and they are not intact enough nor are there enough of them to make a mill village historic district.

Mr. Power carried on with the **John F. (Jack) and Thornburn Minges House in Greenville in Pitt County**. Mr. Power began by noting that the house is unique in eastern North Carolina where Modern designed houses are not common. He reviewed the house's history within the context of Greenville's history and identified the architects, Dudley and Shoe, who were known for traditional residential designs and more progressive institutional designs. This was their first truly Modernist house they designed. Mr. Power provided a detailed tour of the house

Dr. McGill asked for questions. Ms. Russ did not have questions, but enjoyed the documentary photos of the Minges House. Mr. Jorgenson echoed Ms. Russ's comments. Mr. Jorgenson then noted that staff had recommended against study listing two other houses because of changes, but here, there had been changes, too, such as changes to floor material. He asked for staff's thoughts on how these changes affect integrity. Mr. Power replied that the addition of the garage and pool don't take anything away from the main house, and are located at the back of the house. He also noted that the most egregious change is the change in floor plan, but stated that that change is in a secondary, bedroom space. Mr. Power noted that the current owner was very sensitive to the changes he was making. Mr. Power stated that the changes do not diminish the house's impact as a mid-twentieth-century Modern design. Mr. Power stated that it is eligible under Criterion C, but it also may be eligible under Criterion B.

Dr. McGill called for a motion for the two properties Mr. Power presented for the Study List. Ms. Snowden made a motion to approve the applications and Ms. Russ seconded. The roll call vote carried the motion, 10-0.

John Wood presented the **Wilson Central Business-Tobacco Warehouse Historic District Additional Documentation, Boundary Increase, and Boundary Decrease in Wilson in Wilson County**. Mr. Wood began by talking about the HPF grant project and he introduced the existing district and the details of the existing nomination. The new project will extend the period of significance to 1970, which will change some altered and newer buildings to contributing. He then described boundary decrease areas resulting from demolitions. Next Mr. Wood moved on to a look at the Wilson Cotton Mills Rental Housing area and justified keeping it in the district. He then detailed the boundary increase areas. He provided the related statistics for contributing and noncontributing counts for the amended district and noted that the new period of significance would extend from 1865 to 1970.

Dr. McGill called for questions and asked about the town's historic African American business district and what discussions would be happening around that. Mr. Wood talked about including that area and described it and its physical relationship to the rest of the district.

Mr. Jorgenson made a motion to approve the district changes. Dr. Bryan seconded it and Dr. McGill took the roll call vote. The vote was 10-0.

Dr. McGill asked about the October meeting. Ms. Bartos stated that we will wait to see what the pandemic situation is, but we should anticipate the October 8th meeting taking place virtually. Ms. Bartos also explained why we needed to reschedule the June meeting to August.

Dr. McGill offered her thanks to committee and staff for the effort.

Dr. Johnson made a motion to adjourn. Multiple people seconded. The meeting adjourned at 3:46.

NATIONAL REGISTER ADVISORY COMMITTEE MEETING

<https://youtu.be/WoFKz7wTSj8>

August 20, 2020

NATIONAL REGISTER AND STUDY LIST AGENDA

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COUNTY	PROPERTY/LOCATION	PRESENTER
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**NATIONAL REGISTER**

SURVEY AND NATIONAL REGISTER BRANCH

***Central and Southeastern Regions***

Forsyth	St. Paul's Episcopal Church Winston-Salem	Jenn Brosz
Gaston	Trenton Cotton Mills Gastonia	
Guilford	Melrose Hosiery Mill No. 1 High Point	Hannah Beckman-Black
Mecklenburg	Ingleside Huntersville	

***Eastern Region***

Halifax	William Branch Jr. House and Samuel Warren Branch House Enfield vicinity	Sarah David
Pitt	H.B. Sugg School Farmville	Scott Power

**STUDY LIST**

SURVEY AND NATIONAL REGISTER BRANCH

***Central/Southeastern Regions***

Anson	West Knitting Corporation Wadesboro	Sarah David
Lee	Downtown Sanford Historic District (Boundary Increase and Boundary Decrease) Sanford	Hannah Beckman-Black



Durham	Emorywood Estates Historic District Durham	Beth King
Iredell	Ramsey Farm Statesville	Jennifer Brosz
Orange	White House Mebane	

### ***Western Region***

Buncombe	Craggy Historic District Woodfin	Annie McDonald
Madison	Riddle-Ray House Mars Hill vicinity	

### ***Eastern Region***

Pasquotank	Elizabeth City Cotton Mill Elizabeth City	Scott Power
Pitt	John Minges House Greenville	
Wilson	Wilson Central Business-Tobacco Warehouse Historic District (Additional Documentation, Boundary Increase, and Boundary Decrease) Wilson	John Wood