

North Carolina  
National Register Advisory Committee  
Minutes  
February 10, 2011

The North Carolina National Register Advisory Committee (NRAC) met on February 10, 2011, in the conference room on the third floor of the Archives and History/State Library Building, 109 East Jones Street, in downtown Raleigh. Committee members in attendance were: Mr. B. Perry Morrison Jr., chairman, Mrs. Millie Barbee, Mr. David R. Black, Dr. Jerry Cashion, Mr. John Larson, Ms. Jo Ramsay Leimenstoll, Mr. Glenn Perkins, Mr. Kenneth W. Robinson, and Mrs. Barbara B. Snowden. Committee members who were absent were Dr. Mary Lynn Bryan, Dr. Tony Boudreaux, and Ms. Wendy Grady.

State Historic Preservation Office (HPO) staff members present were: Jeffrey J. Crow, state historic preservation officer; Claudia Brown, acting deputy state historic preservation officer and Survey and National Register Branch supervisor; Ann Swallow, National Register coordinator; Jessica Dockery, National Register and survey specialist; Jannette Coleridge-Taylor, National Register assistant; Scott Power, Eastern Office supervisor; John Wood, restoration/preservation specialist, Eastern Office; Becca Johnson, preservation specialist, Western Office; Mitch Wilds, Restoration Services Branch supervisor; Paul Fomberg, senior restoration specialist; Tim Simmons, senior preservation architect; David Christenbury, preservation architect; Lucy Pittman, program assistant; Rebecca Spanbauer, environmental review specialist; and Virginia Dodd, Eastern Office intern.

Visitors in attendance included David Brook, director of the Division of Historical Resources; Dolores Hall and Lea Abbott, Office of State Archaeology; Bernard Hall, Franklin County Schools; UNC-CH student Micah Kordsmeier; and Rex Todd, the Landmark Group.

Mr. Morrison called the meeting to order at 10:05 a.m. with welcoming comments. After reminding everyone in the room to sign in and turn off their cell phones, he asked for a motion to approve the minutes of the October 14, 2010, meeting. Ms. Leimenstoll moved for approval, Mrs. Snowden seconded the motion, and all voted for it.

Mr. Morrison called for a report by Dr. Crow, who began by commenting on the state budget. He reported that Governor Perdue requested five, ten, and fifteen percent cuts from all agencies before accepting a reduction of eight percent for the Department of Cultural resources (DCR), although he does not know if the eight percent reduction will be in the budget she will submit to the General Assembly. He added that the General Assembly may request deeper cuts and that Secretary Carlisle was scheduled to make a presentation on the proposed cuts to the House General Government Subcommittee on February 16. Dr. Crow observed that for several years the vast majority of the state appropriation to DCR pays staff salaries and that very little is left for operations. He added that some historic sites and museums have been able to pay their utility bills only because lapsed salary funds have been available. He said that the HPO is dependent on federal funding, which was \$917,000 in fiscal year 2010 and has enabled staff to continue to travel in order to assist citizens. Dr. Crow warned of a movement in Congress to reduce domestic spending to 2008 levels, which would mean a reduction of more than \$150,000 from our Historic Preservation Fund (HPF) allocation. He said that currently the HPO is operating under a Congressional continuing budget resolution, which assumes that our 2011 allocation will remain

level with 2010. As approximately one-third of the assumed allocation has already been spent, the HPO would suffer severe hardship for the remainder of the fiscal year if the 2011 HPF allocation is significantly lower in the final budget.

Dr. Crow then reported on plans for a North Carolina contingent to attend the annual meeting of the National Conference of State Historic Preservation Officers in Washington, DC, in early March. He expressed his appreciation for Secretary Carlisle, who will join the group for the full day of lobbying the North Carolina delegation at the beginning of the meeting, and to Ms. Leimenstoll, who will bring several of her UNC-Greensboro graduate students for the lobbying day. Dr. Crow said that the group also will include David Brook; Dan Becker, executive director of the Raleigh Historic Districts Commission; and architect Steve Shuster, noting that Mr. Shuster, who also lobbied in 2010, would be very effective because he can attest to the importance of the historic preservation tax credits to his business.

Dr. Crow concluded by reporting that the search for a replacement for Peter Sandbeck as HPO administrator and deputy state historic preservation officer is progressing. He said that the application period closed at the end of January and a strong pool of candidates has been identified for interviews to be scheduled in March.

Mr. Morrison asked Claudia Brown for her report. She began by presenting the figures for North Carolina that are listed in the National Park Service's statistical report and analysis of the Federal tax incentives for fiscal year 2010. She reported that North Carolina ranked fifth in the nation in the number of approved applications for certification as a historic property (new projects), tied with Louisiana for fourth in the number of approved applications for proposed work, and ranked sixth (after Missouri, Virginia, Illinois, Massachusetts, and Pennsylvania) in the number of approved completed projects, which totaled \$52,268,575 in certified expenses.

Ms. Brown then reported on the HPO's development of a geographic information system (GIS), which began in 2007 and has entailed the mapping of approximately 35,000 historic properties across the state, including all of the National Register listings, most of the Study List and locally designated properties, and all of the Rosenwald schools and tax credit projects, as well as almost 20,000 other surveyed properties. She announced that the most recent and exciting development is the creation of a web site (<http://gis.ncdcr.gov/hpoweb>) that makes the HPO's GIS widely accessible. She noted that the GIS and the web site are particularly remarkable because they have been created on a modest budget by an in-house team led by Michael Southern.

Ms. Brown concluded with comments on the architectural survey program. She explained that the HPO's success in obtaining funding from the federal Preserve America program and the state's Golden Leaf Foundation has resulted in comprehensive architectural surveys in several counties that have been unable to provide the local match necessary for Historic Preservation Fund grants. These include Bertie and Northampton counties, where the surveys were completed in 2010; Hertford County, where the survey is nearing completion; and Beaufort County, which is being conducted in three phases, the last of which will be undertaken by Beth King, who was hired late in 2010 to work in the Eastern Office. She added that the comprehensive survey of Brunswick County was locally funded and overseen by the HPO at the request of county staff. At the conclusion of her report, Dr. Crow expressed his appreciation for Ms. Brown's service as acting

administrator and deputy state historic preservation officer pending the hiring of a replacement for Peter Sandbeck.

Mr. Morrison commented that Wilson recently has gained several new residents from as far away as Alaska who wanted to purchase a house listed in one of the town's National Register districts. He noted that these newcomers are evidence of the positive impact of the state's preservation programs.

Consideration of National Register nominations began with Scott Power's presentation of a nomination for Saint Alban's Episcopal Church in Littleton, Halifax County. Mr. Larson commented on the high quality of the nomination. Mr. Power replied that preparer Dru York has written numerous well-researched nominations for Episcopal churches in eastern North Carolina. Upon a motion by Mrs. Barbee, seconded by Ms. Leimenstoll, the committee voted unanimously for approval of the nomination.

Becca Johnson presented two nominations for historic districts in the western region of the state (see attached agenda), noting that one owner objection had been received for each of the nominations. Questions and comments ensued following the conclusion of the presentation. In response to questions by Mr. Morrison about the two objections, Ms. Johnson explained that the objection to the Old Fort Commercial Historic District was submitted by a minister because he did not want the funds that he believed the National Register listing would bring. Ms. Johnson said that he told her he no longer objected when she explained that no funding would be forthcoming. She also explained that the Highlands North Historic District objection came from an owner who believed that National Register listing would bring new restrictions and that the district boundaries were drawn arbitrarily to include his house. Mr. Morrison said that the boundaries might appear to be arbitrary but in fact follow property lines. Mr. Larson questioned the 2009 date on the nomination, to which Ms. Swallow said the date would be changed to January 2011, when the final draft was submitted. Ms. Johnson added that the nomination took a long time to be prepared and the vast majority of the property owners, as well as the larger community, support the effort. Dr. Cashion pointed out that the historical background section of the Old Fort Commercial Historic District nomination contains several errors, including the account of Griffith Rutherford's presence in Old Fort, and said that he would consult with staff on corrections before the nomination is forwarded to the National Park Service.

Dr. Cashion made a motion to approve the nominations for the two districts in the western region of the state and Mr. Black seconded the motion. Mr. Larson offered an amendment to the motion regarding Dr. Cashion's consultation with staff to make corrections to the Old Fort Commercial Historic District nomination and to forward it to the National Park Service unless a local controversy arises. The motion as amended passed unanimously.

Jessica Dockery presented four nominations for properties in the central and southeastern regions of the state (see attached agenda). Following the presentation, Mr. Black asked about the current uses of the former Ridgeview Public Library and the Barringer Hotel. Ms. Dockery replied that the former library, currently vacant, is slated for rehabilitation as a local cultural center; the hotel most recently has been senior housing and currently is empty and for sale. Mr. Black expressed concern about the claim of the hotel's uniqueness because it is due to other hotels having been demolished. Ms. Dockery responded that the Dunhill Hotel is the only other historic hotel

remaining in downtown Charlotte. Mr. Larson asked about the total square footage of the 1950 addition to the hotel. Ms. Dockery explained that the addition is less than half of the total square footage and appears to be larger because it is built around a light well. Mr. Larson moved for approval of the four nominations, Ms. Leimenstoll seconded the motion, and all voted for it.

As Ann Swallow prepared to present the nomination for the Model Farm in High Point, Guilford County, Mr. Perkins, Ms. Leimenstoll, and Dr. Cashion recused themselves due to their potential conflict of interest as an employee (Mr. Perkins) or members of the board of directors (Ms. Leimenstoll and Dr. Cashion) of Preservation North Carolina, which has an option to purchase the property. After they left the room, Mr. Morrison noted that the committee still had a quorum.

After Ms. Swallow presented the nomination for the Model Farm, discussion ensued. Mr. Black commented on how much the house, built by Quakers, resembles Maryland houses of the period. Mrs. Barbee noted that many of North Carolina's Quakers came from Maryland. In response to Dr. Crow's request for an explanation of the significance of the floor plan of the house, Ms. Swallow said that the main block is two rooms deep and one of the rear rooms extends into the rear wing, in contrast to traditional double-pile houses with a rear wing of rooms completely separated from the front portion of the house by a wall. Mr. Black said that the plan is very forward-looking. In response to a comment by Mrs. Barbee, Ms. Swallow clarified that the property historically was a farm and the house never served as a Quaker meeting house. Mr. Larson noted that a twentieth-century agricultural outbuilding ruin is cited as noncontributing without a statement of potential archaeological significance, to which Ms. Swallow replied that the nomination was submitted before the policy regarding potential archaeological significance statements was adopted. Ms. Swallow agreed to send the nomination to the Office of State Archaeology for review before forwarding the nomination to the National Park Service. Upon a motion by Mrs. Snowden and seconded by Mrs. Barbee, the committee unanimously approved the nomination for the Model Farm.

Mr. Perkins, Ms. Leimenstoll, and Dr. Cashion returned to the room before Mr. Morrison called for a short recess. When the committee reconvened at 11:15 a.m., Mr. Morrison called for consideration of Study List applications, beginning with applications for properties in the eastern region of the state. Mr. Power introduced Eastern Office intern Virginia Dodd, a graduate student in public history at East Carolina University, and then presented an application for St. John's School in Chowan County. At the conclusion of the presentation, Mr. Larson asked about the source of the application. Mr. Power replied that it was submitted on behalf of the neighboring church that owns the building. Mr. Larson then asked if a nomination for the school would be submitted soon. Mr. Power responded that the applicant would be encouraged to hire a consultant to prepare the nomination and he does not know how soon the congregation would be able to proceed.

Mr. Morrison noted that St. John's School is sheathed in vinyl siding and asked about the staff's thinking regarding the potential National Register eligibility of vinyl-sided buildings. Mr. Power said that the integrity threshold for buildings presented as significant only under Criterion C for their architecture is quite high and that vinyl- or aluminum-sided buildings are rarely eligible only for their architectural significance and then only if the features that are critical to that significance remain exposed; for buildings significant under Criterion A or B, there is more latitude given to buildings with replacement siding. He said that the school's original weatherboards remain under

the vinyl siding, which is the only major change to the building; if photos taken immediately after the school was built in the 1920s and today are compared, the building appears virtually unchanged. Ms. Brown added that evaluation of historic schools' integrity, especially that of Rosenwald schools, tends to be more liberal because they are extremely important as educational institutions and increasingly rare.

Ms. Brown presented Allen Grove School, a Rosenwald school near Halifax in Halifax County, for consideration for the Study List. After her presentation, Mr. Black made a motion to approve both St. John's School and Allen Grove School for placement on the Study List. Mr. Perkins seconded the motion and all voted in favor of it.

Becca Johnson presented three properties in the western region for placement on the Study List (see attached agenda). In the course of her presentation, she noted that staff recommended approval of Haywood County Hospital; approval of Mars Hill School with the provision that the local group attempting to rehabilitate the building work closely with HPO staff on the project; and denial of the Ward-Haynes House due to its extensive alterations. Mrs. Barbee moved for acceptance of staff recommendations and Ms. Leimenstoll seconded the motion, which passed unanimously.

Mrs. Barbee announced that Green Park Inn in Blowing Rock has a new owner who is rehabilitating the building. She reported that the owner has said that he does not plan to apply for tax credits but will follow the Secretary of the Interior's Standards for Rehabilitation. She added that local preservationists will keep a close eye on the project.

Consideration of Study List applications for properties in the central and southeastern regions of the state began with Ann Swallow's presentation of six properties (see attached agenda). She said that staff recommended approval of all with qualifying provisions for three of them. For City Hospital-Gastonia Memorial Hospital, staff recommended that approval be qualified with advice that a successful nomination would depend on re-opening all of the bricked in windows. Staff recommended approval of Potter Grist Mill and Miller's House with the strong recommendation that the planning and construction phases of the stabilization and rehabilitation of both buildings be closely coordinated with the HPO. Regarding the Pineville Mill Village Historic District Boundary Increase to include Dover Yarn Mills, staff recommended approval with the warning that National Register eligibility depends on removal of all of the post-1960 additions on the south wall of the ca. 1902 and 1946 mill buildings.

Following the presentation, there was a lengthy discussion of City Hospital-Gastonia Memorial Hospital after Rex Todd, representing the Landmark Group, developers of the property, asked the committee to consider a recommendation that infill be removed from a small number of windows rather than all of them before the building is nominated because opening up all of the windows before financing is obtained for the rehabilitation would be financially risky and would leave the building interior exposed to the elements and vandalism. Ms. Swallow clarified that the condition would be necessary for listing in the National Register rather than placement on the Study List. Mr. Todd replied that the developers plan to submit a National Register nomination in the near future because the bank wants the property listed before it will authorize the financing, and the developer would prefer to open up only a few windows to satisfy staff. He explained that the developers plan to apply in May for the low-income housing tax credit, but they would not know

if they are approved for the credit until August, at which time they would close on the property and have construction drawings prepared with the aim of construction being under way early in 2012. He said that if all of the windows must be opened up in the near future and if the housing tax credit is not awarded, the building would be left in a precarious state.

Mr. Black noted that if the hospital is placed on the Study List without the stipulation that the all of the window infill be removed, staff would still negotiate changes required before a nomination would be approved, to which Mr. Todd replied that he would take that risk. Mr. Black stated that all the committee can do now is put it on the Study List with or without recommendations. Ms. Brown clarified that the recommendations are made for the benefit of the applicant so that he understands what staff believes is essential for a successful nomination. Mr. Todd reasserted that he wants the committee to consider a recommendation to remove infill from only a limited number of windows. Ms. Swallow explained that National Park Service guidance regarding industrial buildings is that they are not necessarily ineligible if window openings remain apparent despite having been filled in; the hospital, however, is an institutional building that would not have functioned with all of its windows filled in and thus would not be eligible until the infill is removed.

Ms. Brown interjected that submittal of a Part 1 Tax Credit Certification Application would result in a formal opinion from the National Park Service regarding eligibility if only a limited number of windows are opened up. Mr. Todd replied that the developers are proceeding with the Part 1 and assured the NRAC that the developers plan to open up all of the windows as the building is rehabilitated for residential use. Ms. Brown commented that the NRAC must consider the building as it exists at the time a nomination is submitted, not as it would appear when rehabilitated. Ms. Swallow added that HPO staff review of a Part 1 submitted before the window infill is removed would note the integrity problem and that the Part 1 likely would be denied, in which case the only recourse would be preparation of a formal nomination.

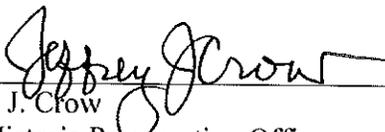
Mr. Todd asserted that the developers must have the hospital on the Study List in order to proceed with their project and that he is only concerned about the language in the notification letters; he is willing to take his chances with nominating the building before all of the windows are re-opened. Mr. Black commented that there is no particular virtue in taking out only part of the windows and that a building with all of its window openings devoid of sash doesn't seem any better than having infilled windows that still convey the rhythm of the openings.

Mr. Black made a motion to approve staff recommendations for the six properties presented by Ms. Swallow except for the recommendation that the infill be removed from all of the windows of the Gastonia hospital prior to submittal of a National Register nomination. Mr. Larson seconded the motion and all voted for it.

Jessica Dockery presented Study List applications for four properties in the central and southeastern regions of the state (see attached agenda), noting that staff recommended approval of all except for the J. C. Williams House and Store in Chatham County due to lack of architectural distinction as well as numerous alterations. Mr. Robinson moved to accept staff recommendations and Ms. Leimenstoll seconded the motion, which passed unanimously.

After a recess for lunch, the committee reconvened at 1:00 p.m. Mr. Morrison thanked the committee and staff for their work and noted that the next NRAC meeting is scheduled for June 9, 2011. There being no further business, Mr. Morrison adjourned the meeting at 1:05 p.m.

Respectfully submitted,

  
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Jeffrey J. Crow  
State Historic Preservation Officer

JJC/cp  
Attachment



## STUDY LIST

### SURVEY AND NATIONAL REGISTER BRANCH

#### *Eastern Region*

Chowan	St. John's School St. Johns	Scott Power
Halifax	Allen Grove School Halifax vicinity	Claudia Brown

#### *Western Region*

Haywood	Haywood County Hospital Waynesville	Becca Johnson
Madison	Mars Hill School Mars Hill	
Rutherford	Ward-Haynes House Lake Lure	

#### *Central and Southeastern Regions*

Catawba	Lee and Helen George House Hickory	Ann Swallow
	Newton Downtown Historic District Newton	
Gaston	City Hospital-Gastonia Memorial Hospital Gastonia	
Guilford	Hillsdale Farm Greensboro	
	Potter Grist Mill and Miller's House Jamestown	
Mecklenburg	Pineville Mill Village Historic District Boundary Increase (Dover Yarn Mills) Pineville	
Chatham	Mann's Chapel Chapel Hill vicinity	Jessica Dockery

J. C. Williams House and Store  
Moncure vicinity

Richard Paschal House  
Siler City vicinity

Randolph

Asheboro Hosiery Mills –  
Cranford Furniture Company Complex  
Asheboro