

AGENDA

ORANGE COUNTY HISTORIC PRESERVATION COMMISSION

6:30 PM

Virtual Meeting via GoToMeeting—link sent upon written request

September 23, 2020

<u>TIME</u>	<u>AGENDA ITEMS</u>
6:30	1. Call to Order
6:32	2. Changes or Additions to Agenda
6:34	3. Approval of Minutes: Jan. 22 nd , 2020 meeting (Attachment 1)
6:35	4. Items for Decision: None
6:35	5. Discussion Items: <ul style="list-style-type: none">a. Davis Farm: possible landmark status for its significant 1870s Cotton Gin and Press (Attachment 2)b. Bethlehem Presbyterian Church, Oaks community: potential for landmark status and planning for future uses (Attachment 3)c. Prospects for new National Register nomination projectsd. White Cross School proposed landscape improvements: minor works application for staff review and approvale. Lands Legacy Action Plan for 2020-23 (Attachment 4)f. Membership
7:50	6. Updates and Informational Items <ul style="list-style-type: none">a. Piper-Cox House completionb. Book project status/updatec. Open air time for other new information by members/staff
8:15	7. Adjourn

****Next meeting: October 28, 2020****

**Orange County
HISTORIC PRESERVATION COMMISSION**

DRAFT Meeting Summary

**January 22, 2020 at 6:30 pm
Old Orange County Courthouse
106 W. King Street, Hillsborough**

MEMBERS PRESENT: Susan Ballard, Todd Dickinson, Tom Loter, Art Menius, Paul Noe, Steve Peck

MEMBERS ABSENT: None

STAFF PRESENT: Peter Sandbeck

GUESTS: Richal Vanhook, Betty McDade Khan

ITEM #1: CALL TO ORDER

Chair Dickinson called the meeting to order at 6:30 pm.

ITEM #2: CHANGES OR ADDITIONS TO AGENDA: None

ITEM #3: APPROVAL OF MINUTES for December 11, 2019 (Attachment 1): Peck moved to approve the minutes with a correction to note Loter as present; seconded by Ballard; Dickinson noted that Jean Anderson was mentioned and that she might be available to help with research for Laura for our book project; motion approved.

ITEM #4: SPECIAL PUBLIC HEARING:

Chair Dickinson opened the Public Hearing to receive public comment and input on the proposed National Register nomination for the Cedar Grove School in Cedar Grove Township. Dickinson explained that this hearing is being held in compliance with the SHPO procedures as required for a Certified Local Government. No public comment was offered. Staff made a presentation about the significance and history of the school. Guests Richal Vanhook and Betty Khan spoke in strong support of the nomination. HPC members discussed a possible future landmark designation to add another layer of protection. Members expressed support for the nomination. The Chair closed the Public Hearing.

Ballard offered the following motion regarding the Cedar Grove School nomination: "The HPC has reviewed and discussed the nomination for the Cedar Grove School and finds that the property meets Criteria A and C for listing in the National Register of Historic Places, as stated in Section 8 of the nomination. The HPC recommends that the property be submitted for listing in the Register and authorizes the chair to sign the recommendation letter to the SHPO and the BOCC." This motion was seconded by Loter; motion carried. The guests from Cedar Grove expressed their appreciation for this effort.

Chair Dickinson opened a second Public Hearing to receive public comment and input on the proposed National Register nomination for the Schley Grange in the Schley community. Staff made a presentation about the history and significance of the Grange. Members expressed support for the nomination. The Chair closed the Public Hearing.

Noe offered the following motion regarding the Schley Grange nomination: "The HPC has reviewed and discussed the nomination for the Schley Grange and finds that the property meets Criteria A for listing in the National Register of Historic Places, as stated in Section 8 of the nomination. The HPC recommends that the property be submitted for listing in the

Register and authorizes the chair to sign the recommendation letter to the SHPO and the BOCC.” This motion was seconded by Ballard; motion carried with Peck abstaining.

These will go before the SHPO National Register Advisory Committee at the February meeting, then will be forwarded to the National Register for final approval by April.

ITEM #5: ITEMS FOR DECISION:

- a. Recommendation letters for National Register Nominations for the Cedar Grove School and the Schley Grange, to be conveyed to BOCC. Members approved having the chair sign these letters of recommendation in the motions in Item 4 above.
- b. Possible cancellation of February 26th meeting due to lack of business. We might need to meet is if we are required to review the applications for outside agency funding by a certain deadline. Members agreed to cancel unless we are required to review those.

ITEM #6: DISCUSSION ITEMS

- a. **Presentation on Weaver House in Carrboro:**
Staff provided a powerpoint about the oldest house in Carrboro; it is featured in the 1983 Carrboro architectural inventory publication. Staff inspected the old log barn there and provided recommendations for its repair. The log section of the house date from the first quarter of the 19th century; there is an 1850s addition to the west, a 1940s addition to the north or rear, and a 2005 addition onto the 1940s section. Members discussed the house and its significance. This might be eligible for landmark status but is located inside the Carrboro Town limits; if there is a joint agreement with the county we could landmark this.
- b. **Prospects for new National Register nominations:**
Staff discussed the modernist the stone house built in 1968 for the Andrews family, on the family farmstead, near Carrboro. This is in the ETJ so we can't consider a landmark for this, but could support a National Register nomination. Staff will share a set of photos by email. Members would enjoy a presentation about modernist houses in the county.
- c. **Scheduling another field trip to a local site:** Staff reviewed ideas for future field trips. Current ideas include the Burwell School and the old Faucette Mill. At Burwell, there are two levels of study: a more detailed follow up architectural study or examination by Dickinson and Sandbeck. Peck reminded members that the house has a complicated physical history, built in 1821, then remodeled by John Berry and again by Jules Korner.
- d. **Membership:** Members discussed options for ways to identify potential new members. One idea is to check with Cathleen Turner to see if she can identify some PNC members in Orange County who might be interested and eligible to serve.

ITEM #6: UPDATES AND INFORMATION ITEMS

- a. **Piper-Cox House update:**
Staff took samples of the original bricks to Old Carolina Brickworks in Salisbury. Following this, the contractor placed the order for the bricks which should arrive by March.
- b. **Book project status/update:**
Editor/author Laura Phillips continues to write the property entries for Hillsborough. The lack of detailed research on the less well known properties is an ongoing issue, especially for sites associated with African American history. Staff spends at least a day per week carrying out detailed property research to support Laura's writing efforts.
- c. **Open air time: None**

ITEM #7: ADJOURNMENT: the meeting was adjourned at 8:31.

Meeting summary by Peter Sandbeck, DEAPR staff



Davis Farm: original c. 1862 log house, south or front elevation at left, with late 19th century addition at right .
Dormers and front porch added ca. 1950s



Davis Farm: original c. 1862 log house,
Detail showing water stains where old
porch roof abutted the logs

Davis Farm: original c. 1862 log house, Detail showing location and size of original second floor window, replaced with c. 1950s window and dormer



The image shows the interior of a log house during renovation. The walls are made of horizontal log sections with chinking. The ceiling consists of exposed wooden beams and rafters. A blue plastic trash bin is in the center. A doorway in the background leads to another room with a white brick fireplace. A wooden staircase is visible on the right side.

Davis Farm: original c. 1862 log house, east end wall now contained inside later east addition; note original fireplace and west end wall in background thru door



Davis Farm: Smokehouse (right) and (kitchen (at left)



Davis Farm: Smokehouse



Davis Farm: Kitchen



Davis Farm: barn housing cotton gin, left or east section built of log



Davis Farm: barn housing cotton gin, east section built of log. Cotton was unloaded from wagons into large upper doorway



Davis Farm: barn housing cotton gin. At right is east section built of log; at left is later gin house with board and batten walls. Note large electric motor--this is a point of reference.



Davis Farm: barn housing cotton gin, board and batten section. Gin machinery can be seen through door at upper level



Davis Farm: view of cotton gin, showing heaving timber frame with cast-iron pulley wheels for large leather belts



Davis Farm: view of floor and timbers that support the cotton gin, showing extensive deterioration due to roof leaks



Davis Farm: overall view of cotton gin from opposite or north side; cotton was fed into hopper at left and discharged at right, where it was fed into the large vertical wood press chamber



Davis Farm: detail view showing stencil that reads:
“DAN’L PRATT GIN PATENT AUG. 28 1877”



Davis Farm: gin barn, west end, where cotton press is located. Note large electric motor and vertical wood members



Davis Farm: cotton press overall view; vertical wood construction in center is the chamber where cotton was pressed into bales. Cotton exited from gin at top right and was pushed into top of press chamber (blue arrow), then pressed by pushing wood poles that turned a large iron screw press to push downward on the loose cotton. The pressed bales were removed through door panels at bottom



Davis Farm: cotton press overall view; note vertical wood timbers used as push poles, pushed by men to turn large iron screw at top, to press cotton into bales.

Davis Farm: cotton press overall view; note vertical wood timber used as push pole for the press. Lower door that looks like a fence section could be opened to remove the pressed bales





Bethlehem Presbyterian Church, built 1922. Front or south elevation



Bethlehem Presbyterian Church, built 1922. Front or south elevation



Bethlehem Presbyterian Church, east side elevation



Bethlehem Presbyterian Church, cemetery with church in background, view looking west



Bethlehem Presbyterian Church, cemetery looking northeast



Bethlehem Presbyterian Church, nave, looking north to altar





Bethlehem Presbyterian Church, nave, looking northwest toward west wing



Bethlehem Presbyterian Church, nave, looking into west wing



Bethlehem Presbyterian Church, typical wing room



Bethlehem Presbyterian Church, west wing room, lift-up door at pass-through counter opening into other west wing room



Bethlehem Presbyterian Church, west wing room showing former stove flue and beaded board wall finishes



Bethlehem Presbyterian Church, original pew



Bethlehem Presbyterian Church, detail of original pew

BETHLEHEM
PRESBYTERIAN CHURCH

RENOVATIONS AND FURNISHINGS

MADE POSSIBLE BY THE
BEQUEST OF

ROBERT M. MCIVER

1906-1968

**ORANGE COUNTY
DEPARTMENT OF ENVIRONMENT, AGRICULTURE,
PARKS AND RECREATION**

MEMORANDUM

To: Historic Preservation Board
From: Christian Hirni, Land Conservation Manager
Date: July 7, 2020
Subject: Lands Legacy Action Plan for FY 2021-23

Every three years DEAPR develops a new "Action Plan" to guide the County's protection of land through the Lands Legacy Program. The next plan will be for fiscal years 2021-2023.

DEAPR staff works with advisory boards to identify project areas to include in the plan, such as the Historic Preservation Board (HPC) for cultural and archaeological resources.

Input from the HPC can be in the form of specific projects, general guidance or both.

In 2017, the HPC recommended the following for the 2018-20 Action Plan:

- The HPC supported efforts to acquire conservation easements to protect important cultural and/or archaeological resources, including potential project to conserve resources at the Seven Mile Creek area (small roads, associated structures), and the Hillsborough Military Academy.
- The HPC encouraged allocating funds to support applications from high-priority candidates for Local Historic Landmark designation.
- The HPC encouraged the creation of an "archaeology emergency fund" for unanticipated costs of surveying and protecting historic roadbeds and archaeological sites.

[OVER]

Initial Staff Thoughts for FY 2020-23

- Parks and Open Space bond funds (approved 2001) are still available to acquire land through Lands Legacy program with focus in Bingham District.
- In FY 15-16 the County allocated \$125,000 to purchase conservation easements with an expectation of leveraging at least \$125,000 in additional funding from outside sources. In FY 16-17 the County allocated \$250,000 to purchase conservation easements with an expectation of leveraging at least \$250,000 in additional funding from outside sources. - In FY 17-18 the County allocated \$0.
In FY 18-19 the County allocated \$500,000 to purchase conservation easements with an expectation of leveraging at least \$500,000 in additional funding from outside sources
In FY 20-21 the County will allocate \$250,000 to the Lands Legacy Program with an expectation of leveraging at least \$250,000 in additional funding from outside sources
In FY 21-22 the County will allocate \$500,000 to purchase conservation easements with an expectation of leveraging at least \$500,000 in additional funding from outside sources
- DEAPR intends to focus more attention on the management and stewardship of properties acquired over the first 10 years of the program (e.g., management plans, building improvements, site improvements)
- DEAPR will use valuable information obtained from cultural/archaeological surveys of County-owned lands to design and construct new facilities at parks and preserves. Current projects include the Blackwood Farm (2nd Phase), Millhouse Road Park, and Twin Creeks.