



## Randolph County Historic Landmark Preservation Commission

204 East Academy St. ♦ P.O. Box 771 ♦ Asheboro, North Carolina 27204

February 25, 2009

The Randolph County Historic Landmark Preservation Commission (HLPC) met in the County Commissioners Meeting Room of the County Office Building at 725 McDowell Road, Asheboro, NC, and the meeting was called to order at 2:00 p.m.

Members present were Hal Johnson, Fran Andrews, Bill Johnson, Warren Dixon, Mac Whatley, Bill Ivey, Lynne Qualls, and Robyn Hankins. Robby Davis was not present at this time, but entered later where so noted in the minutes.

### **Approval of Minutes from January 28, 2009**

*On a motion of Andrews, seconded by Dixon, the Commission voted unanimously to approve the minutes of the regular meeting of January 28, 2009, as presented.*

### **Update on Standard Signage Draft**

Chairman Johnson asked the Commission members to make a decision on a couple of the details not discussed at the January meeting for the standard designation sign. The following was agreed upon: (1) the HLPC website address should not be listed on the designation sign and (2) the Historical Landmark identification number should be included on the sign. Note: all other information to be included on the sign was discussed and decided upon at the January meeting. Chairman Johnson stated that the requested sign would be available for review at the next meeting.

### **Update and Approval to Publish the HLPC Website**

Joy Coggins of the County's Information Technology Department presented a demonstration of the website and the added FAQ section. Ms. Coggins stated that the site could be published for use by March. The Commission inquired as to where it would be located on the site and how someone would find it. Ms. Coggins said that the Commission could decide where they would like it shown, but she was considering placing it under the *Departments and Government Agencies* heading. Ms. Coggins also stated that the County's website was in a reconstruction stage and moving the HLPC site would not be a problem.

Chairman Johnson stated that this website will be a good way for citizens to get a view of what has happened in Randolph County history and in the history of the HLPC, as the minutes from the HLPC will be posted as well.

Ms. Andrews asked if it was possible to add the link of a website belonging to a municipality which listed their historic landmarks. Ms. Coggins replied that any link can be added, but suggested it be sent through the Chairman for approval.

*On a motion of Qualls, seconded by Hankins, the board voted unanimously to publish the HLPC website.*

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Mr. Davis entered the meeting at this time

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Chairman Johnson shared the history of the HLPC and inter-local agreements with those in attendance and remarked at how pleased the Commission is with the partnerships.

### **Public Hearing - Landmark Designations**

At 2:17 p.m., the Commission adjourned to a duly advertised public hearing to consider three historic landmark designation requests. Chairman Johnson opened the duly advertised public hearing for comments on each request and closed it before taking action on the requests.

#### 1. Sandy Creek Primitive Baptist Church.

Chairman Johnson asked Mr. Dixon to highlight some of the facts that constitute this to be a designation. Chairman Johnson shared a Power Point presentation of the property while Mr. Dixon spoke.

Mr. Dixon stated that the church was started with 16 members in 1755 which makes it the oldest organized church in Randolph County and added that the 1802 log structure is the oldest surviving religious structure in Randolph County.

**Hal Younts** stated he feels it is an honor to be considered for this designation as he has been a member of the church for over 40 years. Mr. Younts said that in 1897 weather board was put on the exterior of the structure. It was removed in 1950 and tar paper was put on the exterior. He said that because it didn't look nice in 2000 he decided to remove the tar paper and repaired eight logs. He stated it took him five years, working during his spare time to complete. In 1980, he laid rock for a marker in front of the building.

**Elder Gene Hogan**, Pastor of Sandy Creek Baptist Church, said he fell in love with the church and the church family and has enjoyed being the pastor. He stated that the designation of the structure will be a benefit to the county. When he is ministering in other churches in the county and state, he enjoys telling about the oldest church in Randolph County and invites others to come by and visit. Elder Hogan said the doors are always unlocked and everyone is welcome to come by and view the heritage.

**Shannon Whitaker** stated that she rides by the location often but had never realized how beautiful it is until now that she's seen the Power Point presentation. She commended Mr. Younts for the efforts he has put into restoration. Ms. Whitaker stated that "this is definitely one for the books."

Chairman Johnson stated that the 1802 structure meets the following specific criteria outlined in the adopting Ordinance establishing the Commission: (1) Critical Part of the County's Heritage by having value as an example of the cultural, historic, and social heritage of Randolph County; (2) provides a unique and distinctive structure representing an established and familiar visual presence Randolph County.

*On a motion of Dixon, seconded by Ivey, the Commission voted unanimously to approve the resolution of support for the Randolph County Commissioner's designation of the historic Sandy Creek Primitive Baptist Church as a historic landmark, as follows:*

***Resolution Recommending Local Historic Landmark Designation  
Sandy Creek Primitive Baptist Church (1802)***

*WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and*

*WHEREAS, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and*

*WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the exterior of the Sandy Creek Primitive Baptist Church (1802) requested and filed by the Randolph County Historic Landmark Preservation Commission on January 28, 2009; and*

*WHEREAS, the North Carolina Department of Cultural Resources, State Historic Preservation Office, has reviewed the Local Landmark Application and noted that the exterior of the Sandy Creek Primitive Baptist Church (1802) possesses the requisite historical significance and integrity required for local landmark designation; and*

*WHEREAS, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and*

*WHEREAS, the 1802 Sandy Creek Primitive Baptist Church is the oldest organized church and oldest surviving religious structure in Randolph County, and whose founding, in 1755, by Elder Shubal Stearns, was the most significant landmark in Baptist history being considered the “mother, nay a grandmother, and great grandmother that all Separate Baptist sprang hence”; and*

*WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the Sandy Creek Primitive Baptist Church (1802) meets the following specific criteria outlined in the adopting Ordinance establishing the Commission: (1) Critical Part of the County’s Heritage by having value as an example of the cultural, historic, and social heritage of Randolph County; (2) The location of the Sandy Creek Primitive Baptist Church (1802) provides a unique and distinctive structure representing an established and familiar visual presence Randolph County; and*

*WHEREAS, the property is more specifically described as follows:*

*The exterior of the 1802 structure located at 785 Sandy Creek Church Road, Liberty, North Carolina, PIN # 8705958454.*

*NOW, THEREFORE, BE IT RESOLVED, this 25<sup>th</sup> day of February 2009, that the Randolph County Historic Landmark Preservation Commission approves the request for local landmark designation, and recommends to the Randolph County Board of Commissioners, North Carolina, that the Sandy Creek Primitive Baptist Church (1802) be designated as a Local Historic Landmark.*

## 2. Franklinsville Manufacturing Company

Chairman Johnson asked Mr. Whatley to narrate during the Power Point presentation.

Mr. Whatley stated that the Franklinsville Mill was organized in March of 1838 as Randolph Manufacturing Company. Elisha Coffin, who owned this property, named the surrounding village, Franklinsville, for Jesse Franklin, a former NC Governor and Congressman. Franklinsville was later changed to Franklinville. Mr. Whatley said that this particular mill was the second textile mill in the county, building on the success of the Cedar Falls mill partnership which began in 1836. The Randolph Manufacturing Company was the first corporation to conduct business in Randolph County. Mr. Whatley stated that the three-story, 40- by 80-foot “factory house” was the first building built and also one of the first brick structures in the county and certainly the largest building in the county at that time. Mr. Whatley stated that it is the oldest standing water-powered mill in the state. Mr. Whatley stated that the one-story “baling room” that housed the printing, sewing, baling and shipping operations was constructed of rock and was separate from other structures to keep sparks from potentially igniting the whole place.

The Commission questioned Mr. Whatley about the ownership of the property and future the plans for the property. Mr. Whatley stated that a non-profit organization owns five and a half acres on or around the property. Mr. Whatley added that approximately 10,000 square feet is the original building and the owner hopes, through grants and donations, to be able to restore it to its 1912 features.

**Bill Lee**, prior owner of the property and current owner of property across the street, asked, “if it is designated, does that prevent it from being torn down?” Chairman Johnson replied that designation would prevent the building from being torn down. Mr. Lee stated that he wants the buildings torn down as they are an eye sore and a fire and structure hazard. They sit only a few feet from the road and are a danger to traffic. He stated that people often walk through the building and the roofs, walls and floors are falling in and someone is going to get hurt. Mr. Lee doesn’t feel that restoration of this property is realistic as it is too far gone.

Chairman Johnson replied that this property is already protected from governmental action because it is on the National Registry and a designation as a local landmark protects from civilian action.

Mr. Whatley stated that the non-profit has raised over \$200,000 since the property was bought from Mr. Lee.

Ms. Qualls asked Mr. Whatley if the designation as a local landmark would help with obtaining more grants for the restoration. Mr. Whatley replied the designation would give them access to other grants that they have been unable to reach in the past.

Mr. Lee stated he would not object if someone with construction expertise investigated the property and advised if it is realistic to repair. Mr. Lee said that he just didn’t see any progress on the group’s restoration and as time goes by it just deteriorates even more.

**Shannon Whitaker** stated that she goes through there twice a day to and from Franklinville School and also has concerns of the building falling into the roadway.

Mr. Davis commented that it is the Commission’s responsibility to state significance of designation as a landmark, not the mechanics of the restoration.

Mr. B. Johnson asked that the Commission to carefully consider the way the Commission handles a designation because it sets precedence for future designations.

Ms. Qualls stated that the Commission doesn’t govern how or when it is restored and Ms. Andrews reiterated that the Commission’s job is to designate historic landmarks. Mr. Davis stated again that “historical significance” and not “condition” is what is stated in a recommendation to be designated.

Chairman Johnson reviewed that after the Commission recommends to a governing body, that the governing body will have the final say and how they make that determination is up to them.

Mr. Whatley added that it is already a “landmark” whether it is designated as a local landmark or not. Mr. Whatley then asked to be recused from the vote as a member of the non-profit that owns the property.

The Commission unanimously approved Mr. Whatley’s request to be recused.

*On a motion of Dixon, seconded by Andrews, the Commission voted 8-0 to approve the resolution of support for the Franklinville Town Commissioners' designation of the historic Franklinsville Manufacturing Company as a historic landmark, as follows:*

***Resolution Recommending Local Historic Landmark Designation  
1838 Franklinville Manufacturing Company***

***WHEREAS***, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

***WHEREAS***, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission and provided opportunities for municipalities within Randolph County to designate the Commission as a joint historic preservation commission, having the authority to exercise, within the planning jurisdiction of the municipalities, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

***WHEREAS***, the Town of Franklinville and the County of Randolph have entered into such inter-local agreement; and

***WHEREAS***, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the exterior of the 1838 Franklinville Manufacturing Company requested and filed by the Randolph County Historic Landmark Preservation Commission on January 28, 2009; and

***WHEREAS***, the North Carolina Department of Cultural Resources, State Historic Preservation Office, has been given the opportunity to review and comment upon the local landmark designation and noted that the exterior of the 1838 Franklinville Manufacturing Company possesses the requisite historical significance required for local landmark designation; and

***WHEREAS***, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and

***WHEREAS***, the 1838 Franklinville Manufacturing Company was a significant building in the growth and development of the Town of Franklinville and the County of Randolph; and

***WHEREAS***, the Randolph County Historic Landmark Preservation Commission finds that the 1838 Franklinville Manufacturing Company meets the following specific criteria outlined in the adopting Ordinance establishing the Commission: (1) Critical Part of the County's Heritage by having value as an example of the cultural, economic, historic, and social heritage of Randolph County; (2) The location of the 1838 Franklinville Manufacturing Company provides a unique and distinctive structure representing an established and familiar visual presence in the Town of Franklinville and Randolph County; and

***WHEREAS***, the property is more specifically described as follows:

*That portion of property containing the exterior building owned by the Randolph Heritage Conservancy, Inc. located at 1306 Andrew Hunter Road, PIN # 7792267079, Franklinville, North Carolina.*

***NOW, THEREFORE, BE IT RESOLVED***, this 25<sup>th</sup> day of February 2009, that the Randolph County Historic Landmark Preservation Commission approves the request for local landmark designation, and recommends to the Town Council of the Town of Franklinville, North Carolina, that the 1838 Franklinville Manufacturing Company be designated as a Local Historic Landmark.

Ms. Qualls stated that if the Town of Franklinville could endorse this project that it could be an educational tourist destination and an opportunity for the town to become well known again.

3. The 1922 County Rest Home Note: this public hearing was originally set for March 25, 2009. However, Chairman Johnson determined that it was feasible to hold the public hearing at this February meeting. The hearing was duly noticed pursuant to the HLPC ordinance guidelines.

Chairman Johnson asked Randal Brim of the Planning Department to elaborate on the Power Point presentation. The first picture was of the very first County Home. Mr. Brim then showed the current property on a zoning map with an overlay of where the first home most likely sat in respect to the current roads and properties. Mr. Brim read from the early 1827 minutes of the Wardens of the Poor, where it was stated that Benjamin Moore was paid \$2.90 for digging a well. The December 29, 1827 minutes cited dimensions of the well and that Mr. Moore was paid forty more dollars for 21 days of work on the completed well dug at the County Home. Mr. Brim stated the well is still there but has been filled in.

Chairman Johnson stated that the County began building the next home in 1921. He asked Mr. Whatley to also elaborate on this designation. Mr. Whatley stated that seeing the picture of the first County Home really defined the saying of going from the poor house to the big house. Mr. Whatley said, architecturally, the 1922 County Home is an interesting example of a transition from the boxy turn-of-the-century Craftsman or “American Foursquare” style of residential design, to the Bungalow style. The plan of the complex of buildings is the familiar service wing-and-hyphen “plantation house” design that goes all the way back to English Baroque examples, and was first seen in America in the Governor’s Palace in Williamsburg, Va. He also feels that there was a psychological message in the plantation style giving a lift of importance to the residents. Mr. Whatley inferred that indigent relief was considered a function of local county government according to the Constitution of 1777, when “An Act Providing for the Support of the Poor” was passed by the General Assembly. The County purchased this property in the early 1900’s and moved 15 white and five colored people from the previous home into the new County Home in May 1922. It was remodeled in 1961.

*On a motion of Ivey, seconded by Dixon, the Commission voted unanimously to approve the resolution of support for the Asheboro City Council’s designation of the historic 1922 County Rest Home as a historic landmark, as follows:*

***Resolution Recommending Local Historic Landmark Designation  
1922 County Rest Home***

***WHEREAS***, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

***WHEREAS***, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission and provided opportunities for municipalities within Randolph County to designate the Commission as a joint historic preservation commission, having the authority to exercise, within the planning jurisdiction of the municipalities, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

***WHEREAS***, the City of Asheboro and the County of Randolph have entered into such inter-local agreement; and

***WHEREAS***, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the exterior of the 1922 County Rest Home requested and filed by the Randolph County Board of Commissioners on January 28, 2009; and

***WHEREAS***, the North Carolina Department of Cultural Resources, State Historic Preservation Office, has been given the opportunity to review and comment upon the local landmark designation and noted that the exterior of the 1922 County Rest Home possesses the requisite historical and architectural significance and integrity required for local landmark designation; and

***WHEREAS***, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and

*WHEREAS, the 1922 County Rest Home was a significant building in the growth and development of the City of Asheboro and the County of Randolph; and*

*WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the 1922 County Rest Home meets the following specific criteria outlined in the adopting Ordinance establishing the Commission: (1) Critical Part of the County's Heritage by having value as an example of the cultural, economic, historic, and social heritage of Randolph County; (2) Exemplification of an architectural type distinguished by overall quality of design, detail, materials, and craftsmanship; (3) The location of the 1922 County Rest Home provides a unique and distinctive structure representing an established and familiar visual presence in the City of Asheboro and Randolph County; and*

*WHEREAS, the property is more specifically described as follows:*

*That portion of Randolph County property, upon which is located the 1922 County Rest Home building, at 2210 South Fayetteville Street, PIN # 7750513961, Asheboro North Carolina.*

*NOW, THEREFORE, BE IT RESOLVED, this 25<sup>th</sup> day of February 2009, that the Randolph County Historic Landmark Preservation Commission approves the request for local landmark designation, and recommends to the City Council of the City of Asheboro, North Carolina, that the exterior of the 1922 County Rest Home be designated as a Local Historic Landmark.*

### **Landmarks for Study List**

Ms. Andrews stated that she would like to nominate the Trinity Museum which is the Winslow House built in 1855. Chairman Johnson stated that the staff would move forward with that nomination, the Dempsey Brown house and the Mt. Shepherd pottery site.

### **Adjournment**

*On a motion of Davis, seconded by Andrews, the Commission voted unanimously to adjourn at 3:58 p.m.*

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Hal Johnson, Chairman

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Amanda W. Varner,  
Clerk to the HLPC