



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

June 20, 2017

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report for Construction of Roundabout on SR 1772 & SR 1780,
Carrboro, U-5846 PA 15-11-0021, Orange County, ER 17-0997

Thank you for your May 24, 2017, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

- Bertha and Lennie Braxton House (OR0152)
- Roby and T.C. Lindsey House (OR0153)
- Taylor-Luther House (OR0154)

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

To: Renee Gledhill-Earley, NCHPO

From: Vanessa E. Patrick, NCDOT

Date: May 24, 2016

Subject: *Historic Structures Survey Report for TIP No. U-5846 -- Roundabout Construction on SR 1772 (North Greensboro Road) and SR 1780 (Estes Drive Extension), Carrboro, Orange County, North Carolina. PA Project 15-11-0021.*

EC 17
0997
Claudia - 6/15
e letters 7/17/17

Due 4/20/17

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting an evaluation of three historic architectural resources in the U-5846, Orange County project area (one hard copy and a CD).

The report addresses the Bertha and Lennie Braxton House (OR0152), the Ruby and T.C. Lindsey House (OR0153), and the Taylor-Luther House (OR0154) and recommends them as *not eligible* for the National Register of Historic Places.

Photographs, GIS data, and survey site forms (all on CDs) for the evaluated resources are also enclosed.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.



V.E.P.

Attachments



Historic Structures Survey Report
Construction of a Roundabout on SR 1772 (North Greensboro Road) and
SR 1780 (Estes Drive Extension)
Carrboro, Orange County, North Carolina
TIP No. U-5846
WBS No. 50236.1.1

Prepared for:
Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:
MdM Historical Consultants Inc.
Post Office Box 1399
Durham, NC 27702
919.906.3136

May 11, 2017

**Historic Structures Survey Report
Construction of a Roundabout on SR 1772 (North Greensboro Road) and
SR 1780 (Estes Drive Extension)
Carrboro, Orange County, North Carolina
TIP No. U-5846
WBS No. 50236.1.1**

Prepared for:

Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:

MdM Historical Consultants, Inc.
Post Office Box 1399
Durham, NC 27702
919.906.3136

May 11, 2017

Jennifer F. Martin, Principal Investigator
Mdm Historical Consultants, Inc. Date

Cynthia de Miranda, Principal Investigator
Mdm Historical Consultants, Inc. Date

Mary Pope Furr, Supervisor
Historic Architecture Group
North Carolina Department of Transportation Date

Historic Structures Survey Report
Construction of a Roundabout on SR 1772 (North Greensboro Road) and
SR 1780 (Estes Drive Extension)
Carrboro, Orange County, North Carolina
TIP No. U-5846
WBS No. 50236.1.1

Survey Site Number and Property Name	Address and PIN	NRHP Eligibility Recommendation	NRHP Criteria
Bertha and Lennie Braxton House OR0152	610 North Greensboro Street 9778882611	Not eligible under any criteria	n/a
Ruby and T.C. Lindsey House OR0153	612 North Greensboro Street 9778881621	Not eligible under any criteria	n/a
Taylor-Luther House OR0154	700 North Greensboro Street 9778789772	Not eligible under any criteria	n/a

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to build a roundabout on SR 1772 (North Greensboro Street) and SR 1780 (Estes Drive Extension) in Carrboro, Orange County, North Carolina. The project area is in the central section of the town of Carrboro. The Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The APE for this project is delineated in Figure 6.

In September 2016 under the terms of an open-end contract with NCDOT, Mdm Historical Consultants Inc. (Mdm) conducted an intensive-level architectural field survey, which included identifying, analyzing and evaluating all resources greater than approximately fifty years of age in the APE, developing historic and architectural contexts and eligibility requirements, completing preliminary evaluations of National Register eligibility, and presenting a building inventory to NCDOT staff. Furthermore, the consultant was required to identify any locally-designated properties or districts in the APE and provide contact names and numbers for those with jurisdiction in these areas.

The twenty-six properties documented during the project were presented to staff of the Historic Architecture Section of NCDOT. Of those twenty-six properties, three were selected for further study as to their historical and architectural significance. They were the Bertha and Lennie Braxton House (OR0152) at 610 North Greensboro Street, the Ruby and T.C. Lindsey House (OR0153) at 612 North Greensboro Street, and the Taylor-Luther House (OR0154) at 700 North Greensboro Street. All three properties had been documented during an early 1980s architectural survey of the town of Carrboro.

In March 2017, MdM conducted a historic architectural eligibility study of the three properties identified in the intensive-level survey. Jennifer Martin, an MdM principal, conducted the fieldwork on March 21 and 22, 2017, photographing and mapping all the built resources and landscapes associated with the three properties, all located within the APE. Ms. Martin conducted research at the Orange County Register of Deeds office, on the Orange County GIS website, and at the North Carolina Collection at the Durham Public Library. She interviewed Nancy Duffner and Susan Sharpe, owners of the Braxton House (OR0152) and William Loeser and Linda Saaremaa, owners of the house at 612 North Greensboro Street (OR0153). Ms. Martin authored this report.

After an intensive evaluation following the National Register of Historic Places (NRHP) criteria for eligibility, none of the evaluated resources is recommended eligible under any criteria.

The historic architectural survey within the APE associated with the building of the roundabout on SR 1772 (North Greensboro Street) and SR 1780 (Estes Drive Extension) in Carrboro, Orange County, North Carolina was carried out in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.



Figure 1: North Greensboro Street looking toward its intersection with Estes Drive Extension, view to the northwest



Figure 2: 600 Block of North Greensboro Street, view to the southeast

TABLE OF CONTENTS

I.	Project Location Maps	5
II.	Introduction	7
III.	Methodology	7
IV.	Historical Background: The Development of Carrboro	8
V.	Lennie and Bertha Braxton House: Property Description and Evaluation	12
VI.	Ruby and T. C. Lindsey House: Property Description and Evaluation	21
VII.	Taylor-Luther House: Property Description and Evaluation	27
VIII.	Bibliography	32
	Appendix: Professional Qualifications	33

I. Project Location Maps

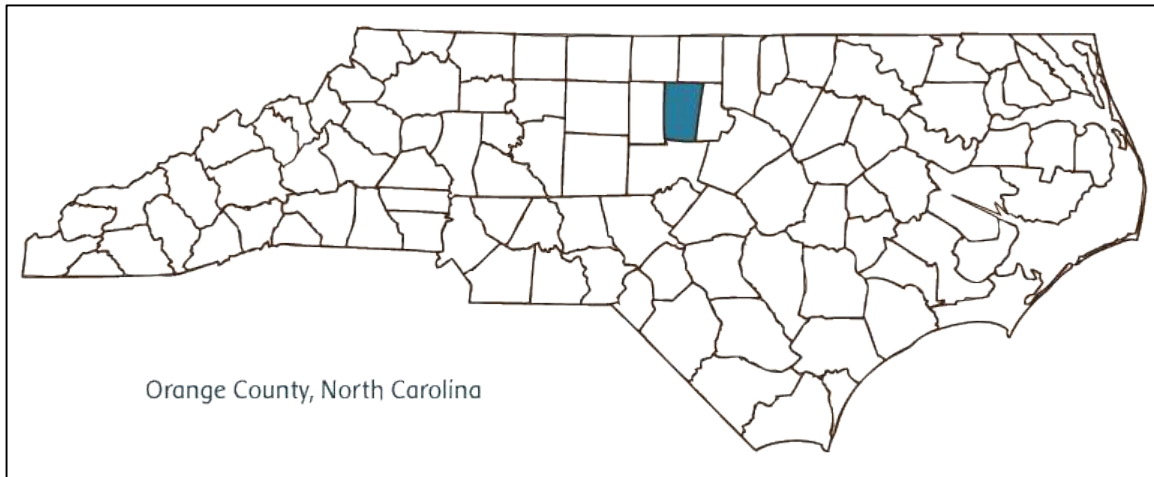


Figure 3: Location of Orange County in North Carolina (image courtesy of ncpedia.org)

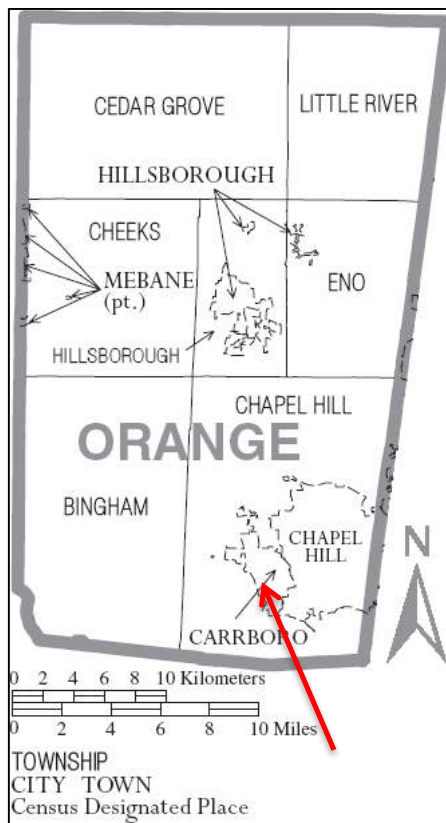


Figure 4: Project location on Orange County Township Map

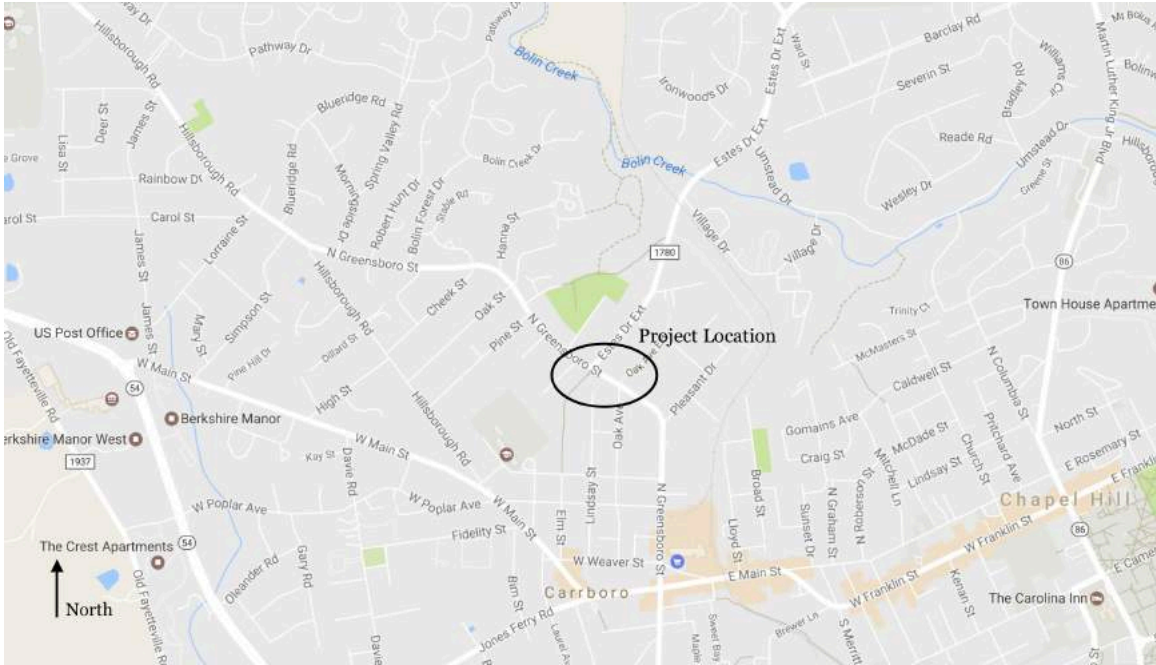


Figure 5: Location of project

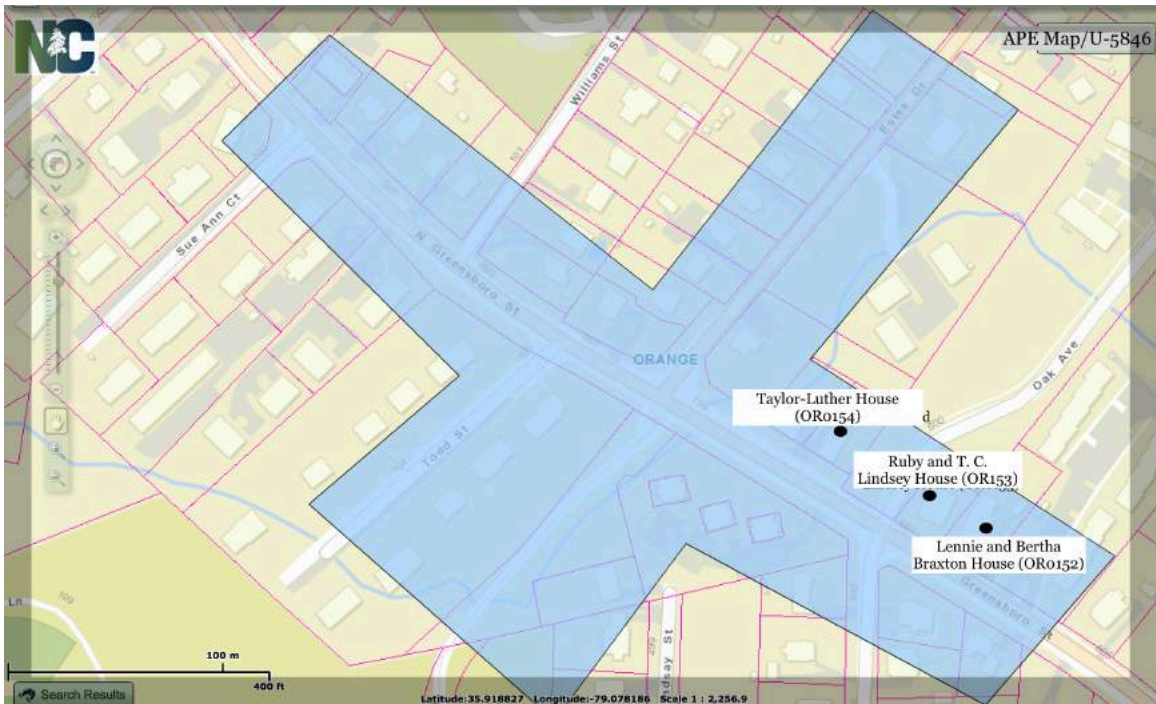


Figure 6: Map showing project APE and evaluated properties (Map from HPO Web)

TIP U-5846: Construction of a Roundabout on SR 1772 (North Greensboro Street) and SR 1780 (Estes Drive Extension) in Carrboro, Orange County, North Carolina May 2017

II. Introduction

The project area for U-5846 lies near the center of the town of Carrboro, North Carolina. Carrboro is in Chapel Hill Township, which occupies the southeast corner of Orange County. Carrboro had a population of 20,908 in 2013, the most recent year for which census figures are available.¹ Carrboro, located immediately west of Chapel Hill, covers just 6.5 square miles.

Three properties were evaluated for this report: the Bertha and Lennie Braxton House (OR0152) at 610 North Greensboro Street, the Ruby and T. C. Lindsey House (OR0153) at 612 North Greensboro Street, and the Taylor-Luther House (OR0154) at 700 North Greensboro Street.

Carrboro is mostly flat with some rolling hills. The project area centers around the intersection of North Greensboro Street and Estes Drive Extension. Twentieth-century dwellings and apartment buildings flank both sides of these streets. Sidewalks line North Greensboro Street, but Estes Drive Extension lacks sidewalks and dwellings are set close to the road with very little setback. Because of the proximity to the University of North Carolina, many residences house students and many dwellings have secondary residences behind them to accommodate off-campus residents. At peak times, traffic is heavy on both streets with backups common on Estes Drive Extension as it meets North Greensboro Street.

III. Methodology

The field survey was conducted on March 21 and 22, 2017. All resources historically associated with the Bertha and Lennie Braxton House (OR0152) at 610 North Greensboro Street, the Ruby and T. C. Lindsey House (OR0153) at 612 North Greensboro Street, and the Taylor-Luther House (OR0154) at 700 North Greensboro Street were photographed and recorded. Research on the project area was conducted by consulting Orange County GIS and tax records, the Orange County Register of Deeds website, the North Carolina Collection at the Durham Public Library, and census and other archival documentation available online. The principal investigator contacted all the property owners prior to conducting the fieldwork and interviewed Nancy Duffner and Susan Sharpe, owners of the Bertha and Lennie Braxton House (OR0152) and William Loeser and Linda Saaremaa, owners of the Ruby and T. C. Lindsey House at 612 North Greensboro Street (OR0153) during the site visits. The owner of the house at 700 North Greensboro Street did not respond to correspondence so that house was documented on the exterior only.

¹ U.S. Bureau of the Census, Population Estimates Program (PEP). Updated annually, <http://www.census.gov/popest/index.html>, accessed March 19, 2017.



Figure 7: Estes Drive Extension with view towards North Greensboro Street, view to the southwest

IV. Historical Background: The Development of Carrboro

European and colonial settlement in today's Orange County dates to the 1730s, when whites traveled down the Great Wagon Road from more northern colonies in search of cheap land. Growth was so rapid that parts of Bladen, Johnston, and Granville counties were combined to establish Orange County in 1852. The original county boundaries were more expansive than today's, and continued immigration precipitated the formation or expansion of the surrounding counties of Caswell, Guilford, Alamance, Chatham, Wake, and Durham from original Orange County land. The current Orange County boundaries have been in place since 1881.²

While Chapel Hill was developing in the early 1790s, the area that would become Carrboro remained rural containing small farms and sparse settlement throughout much of the nineteenth century. In 1882, the Richmond and Danville Railroad extended its line that previously terminated at University Station, ten miles north of the University of North Carolina, to a location one mile west of the post office in Chapel Hill in an area

² Two histories of Orange County were written in the mid-twentieth century, Hugh Lefler and Paul Wager's *Orange County 1752-1952*, published in 1953 and reprinted by Southern Historical Press in Greenville, SC, in 2013 and Ruth Blackwelder's *The Age of Orange*, published in Charlotte by William Loftin in 1961.

that became known as West End. The railroad terminus would later be called Carrboro.³

The railroad hub at West End developed into a trade and processing center as area farmers began sending their bounty to markets via the railroad. In 1883, a grist mill and cotton gin opened followed by a flour mill in 1886. Several modest dwellings went up in the area as merchants and craftspeople set up businesses. The small settlement expanded in 1899 when Thomas F. Lloyd established Alberta Cotton Mill, an enterprise that took advantage of the presence of cheap labor, abundant cotton yields, and the accessibility of the railroad. Blanche Hosiery Mill opened in a portion of Alberta Cotton Mill in 1902.⁴

In 1909, Julian Shakespeare Carr, owner of Durham Hosiery Mills, purchased both Alberta Cotton Mill and Blanche Hosiery Mill, expanding the prosperous industrial empire he was creating in nearby Durham. Carr later acquired Thomas F. Lloyd Manufacturing Company, another cotton mill established in West End by Thomas Lloyd before his death in 1911. Alberta Cotton Mill became Durham Mill No. 4. and Lloyd Manufacturing became Durham Mill No. 7. By the early 1920s, the two mills employed 278 workers. The mill built a village of company-owned houses for its workers as was common in industrial towns across North Carolina in the early twentieth century.⁵

In 1911, the village surrounding the depot incorporated as Venable, named in honor of Francis P. Venable, who served as president of the University of North Carolina from 1900 to 1914. In 1913, the town agreed to change its name to Carrboro after Julian Carr on the condition that Durham Hosiery Mills supply electricity to the community of approximately one thousand residents.⁶

Architectural Context: Domestic Architecture in Carrboro in the 1920s and 1930s

In addition to houses built by the mills for their workers, private individuals also constructed dwellings in Carrboro in the first decades of the twentieth century. On land near the mills, farmers and business people constructed houses as rental property or for speculative sale. By the 1920s, mill workers occupied many of these houses, either as renters or owners.

Dwellings from the 1920s and 1930s in Carrboro followed a few basic forms: one to one-and-a-half stories, usually with a rear ell. Gable or hipped roofs topped the one- or two-room deep houses, almost always sided in weatherboard. Builders introduced variety to these forms with the introduction of dormers, decorative shingles or vents in the front gables, and porch posts that were turned or chamfered, sometimes enhanced with ornamental spandrels. In general, domestic architecture from this period in Carrboro

³ Claudia Roberts Brown, Burgess McSwain, and John Florin, *Carrboro, N. C.: An Architectural and Historical Inventory* (Carrboro: Carrboro Appearance Commission, 1983), 10.

⁴ Brown et al., 10-12.

⁵ Brown et al., 13-14.

⁶ Brown et al., 15.

remains modest, reflecting the social and economic environment of the small mill town.

Several bungalows were built in Carrboro in the 1920s and into the 1930s including four frame Craftsmen-style houses in the 200 block of Hillsborough Street. The house at 213 Hillsborough Road is a side-gabled, weatherboarded bungalow with triangular knee braces and sidelights with lower wood panels flanking a single-leaf door. The house retains its tapered wood posts on brick plinths that support the prominent front-gabled porch sheathed in decorative wood shingles. Windows have been replaced with three-over-one sash similar to the original sashes. The side-gabled bungalow at 212 Hillsborough Street displays beveled wood siding and a shed dormer. The porch supported by tapered wood posts on brick plinths extends to create a porte-cochère on the north (side) elevation. Two additional bungalows on this block, the Miles Andrews House at 214 Hillsborough Road and the Dwight Ray House at 218 Hillsborough Road, retain their integrity with original siding, porches, and front entrances.

Elsewhere in Carrboro, bungalows remain scattered throughout the neighborhoods that developed around the town's mills. The side-gabled, weatherboarded bungalow at 401 Poplar Avenue is typical of the form. Wood tapered posts on brick plinths supported the engaged porch spanning the façade. The house retains its original three-over-one windows and pair of interior brick chimneys with corbelled caps. W. B. Glenn built a bungalow at 503 Oak Street in the early 1920s. The side-gabled, weatherboarded dwelling includes a front-gabled, shingled dormer, and solid spandrels between the weatherboard-clad porch posts on brick piers.



Figure 8: Bungalow at 213 Hillsborough Road, view to the southwest



Figure 9: Bungalow at 401 Poplar Avenue, view to the north



Figure 10: W. B. Glenn House at 503 Oak Street, view to the west

V. Lennie and Bertha Braxton House: Property Description and Evaluation

Resource Name	Lennie and Bertha Braxton House
HPO Survey Site #	OR0152
Location	610 North Greensboro Street
PIN	9778882611
Construction date	Ca. 1925
Recommendation	Not Eligible for the National Register under any criteria



Figure 7: South (front) elevation of the Braxton House, view to north

Description

The Lennie and Bertha Braxton House faces southwest overlooking a stretch of North Greensboro Street south of its intersection with Estes Drive Extension. The house is northwest of the commercial heart of the town of Carrboro in Chapel Hill Township, which occupies the southeast corner of Orange County.

Lennie and Bertha Braxton House, ca. 1925, ca. 2002, ca. 2012

The Braxton House stands in a densely-residential area of Carrboro. It occupies a slight rise above North Greensboro Street and just north of the entrance to Somerset Place Condominiums. The yard surrounding the house displays mature and well-tended landscaping. A concrete driveway from North Greensboro Street extends along the south

side of the dwelling and terminates at a modern garage just off the dwelling's east corner. A modern front-gabled shed stands in the backyard. The patio with a fire pit was installed around 2015.

The one-and-a-half-story, side-gabled Craftsman bungalow with original weatherboard siding is topped by a standing-seam metal roof and rests on a continuous brick foundation. A porch with battered posts on brick plinths extends across the façade. A front-gabled dormer with exposed rafter tails is centered on the front roof slope. A rear front-gabled dormer has been extended to incorporate a glassed sun porch. Windows are replacements from 2012. A large picture window pierces the façade to the left (north) of the front door. A gable-roofed ell and porch—the rear portion of which is screened—extend from the rear. In the 1950s, a bathroom and bedroom were added to the ell. Formerly a garage was incorporated into the ell and was located where the screened porch was added within the last five years.

The interior is organized around an asymmetrical plan with the front door opening into a parlor. The stair originally rose from just inside the front door, but was rebuilt so that it rises from the rear of a central passage. Tongue and groove walls, ceilings, wood floors, and the newel post are original, but stairs are new and mantels throughout are new. The upstairs was unfinished space until the current owners finished it within the last five to seven years. The kitchen, located in the ell, was expanded during a recent remodel.

Shed, 2004

A small, gable-front, weatherboarded garden shed with a metal roof and exposed rafter tails stands in the rear yard facing the rear of the house.

Garage, 2002

The single-story, front-gable-roofed frame building with weatherboard siding accommodates one car. The rear of the building contains a storage room.

History

According to the current owners, Lennie Ira Braxton (1900-1983) built this house in the mid-1920s for his wife, Bertha Jones Braxton (1901-1992), and himself. A native of Alamance County, Lennie Braxton grew up on a farm, but later relocated to Carrboro where he worked as a carpenter and cabinet maker and in the building department at the University of North Carolina. Lennie predeceased Bertha, who lived in the house until her death in 1992. The current owners purchased the house that same year and have carried out an extensive remodeling of the bungalow.⁷

⁷ Nancy Duffner, interview with Jennifer Martin, March 22, 2017.

Evaluation

The Lennie and Bertha Braxton House stands in its original location and therefore retains *integrity of location*. Overall, the house retains original fabric at the interior and exterior. The exception is the windows, which have been recently replaced. The replacement compromises the dwelling's *integrity of materials* and *integrity of workmanship*. The replacement windows, expanded rear dormer, and replacement and re-orientation of the first floor stair compromise its overall *integrity of design*. The house remains in a residential area and despite the construction of a new garage, shed, and patio, it retains its *integrity of setting, integrity of feeling, and integrity of association*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Braxton House is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to the local, state, or national history.

Bertha and Lennie Braxton, who built the house, did not achieve any particular significance on the national, state, or local level. The house therefore is not recommended eligible for the NRHP under Criterion B.

The Bertha and Lennie Braxton House is a bungalow, a common type in Carrboro of which there are several remaining intact examples. Compared to other bungalows in Carrboro, the Braxton house does not retain sufficient integrity to convey the distinctive characteristics of this dwelling type. It does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Baxton House is recommended not eligible for the NRHP under Criterion D.



Figure 11: View of driveway and sidewalk along North Greensboro Street, view to the northwest



Figure 12: West corner of front of house, view to the east



Figure 13: Front porch, view to the west-northwest



Figure 14: Rear (northeast) corner of house, view to the southwest



Figure 15: Interior central hallway with view to the southwest toward the front door



Figure 16: Front north side parlor with new mantel, view to the north into dining room



Figure 17: Upstairs central passage, view toward the rear dormer to the northeast



Figure 18: Upstairs east side bedroom, view to the northwest



Figure 19: South elevation of house, driveway, and modern garage, view to the northeast



Figure 20: Rear yard patio and modern shed, view to the northeast



Figure 21: Site plan

VI. Ruby and T. C. Lindsey House: Property Description and Evaluation

Resource Name	Ruby and T. C. Lindsey House
HPO Survey Site #	OR0153
Location	612 North Greensboro Street
PIN	9778881621
Construction date	1925
Recommendation	Not Eligible for the National Register under any criteria



Figure 22: Lindsey House facade, view to the northeast

Description

The Ruby and T. C. Lindsey House at 612 North Greensboro Street faces southwest overlooking a stretch of North Greensboro Street south of its intersection with Estes Drive Extension. The house is located northwest of the commercial heart of the town of Carrboro in Chapel Hill Township, which occupies the southeast corner of Orange County.

Ruby and T. C. Lindsey House, 1925

The house stands in a densely-residential area of Carrboro. It occupies a slight rise above North Greensboro Street immediately south of the entrance to Oakwood Apartments. The yard surrounding the house displays mature landscaping. A dirt and gravel driveway off

Oak Avenue extends along a portion of the north side of the parcel. No outbuildings remain on the parcel.

The one-and-a-half-story, side-gabled Craftsman bungalow with aluminum siding is topped by an asphalt-shingle roof and rests on a continuous brick foundation. A porch with battered posts on brick plinths extends across the façade. A front-gabled dormer is centered on the front roof slope. Windows are original four-over-one, double-hung sash. A pair of interior brick chimneys rises from the roof ridge. As was typical in dwellings of this period, the formerly open porch that occupied a portion of the rear was enclosed to create additional interior space several decades ago.

The interior is organized around an asymmetrical plan with the front door opening into a small vestibule. Plaster walls, some tongue-and-groove ceiling finishes, wood floors, five-panel doors, and mantels are original. A portion of the ceiling is sheathed in synthetic tile. The stair is not original, but was installed several years ago when the house was converted from apartments to single-family housing.



Figure 23: Rear elevation, view to the southwest

History

In December 1924, T. C. Lindsey (1886-1952) bought 6.69 acres from A. L. Farrell.⁸ Lindsey and his wife Ruby Fay Lindsey (1893-1975) had the house built soon thereafter. According to the current owners, the area behind the house was farmland where the Lindseys raised cattle, but T. C. Lindsey worked mostly as a carpenter and rock mason. By 1940, the couple had six children living in the house with them.⁹ T. C. Lindsey died in 1952 followed by Ruby Fay Lindsey in 1975. Their daughter, Mattie Lindsey Coe, sold the house to Southside Land Company in 1979.¹⁰ It was during the period when Southside Land Company owned the house that it served as apartments. The current owners purchased the house and one acre in 1986.¹¹

Evaluation

The Ruby and T. C. Lindsey House remains at the location where it was constructed in 1925 and therefore retains its *integrity of location*. The house possesses *integrity of setting* because it remains in a residential setting where it was constructed. The house's *integrity of material* has been compromised by the application of aluminum siding to the exterior. The house possesses *integrity of association* because, except for the aluminum siding, it is mostly intact and overall retains the appearance and form it had when built. Because the aluminum siding covers the exterior and any exterior elements that were originally on the house, the house lacks *integrity of feeling*. The house lacks the building technology or aesthetics of its historic period because of the aluminum siding and therefore does not possess *integrity of workmanship*. Finally, the composition of elements that constitute the form, plan, space, and style are not intact and therefore the house lacks *integrity of design*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Lindsey House is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to the local, state, or national history.

Ruby and T. C. Lindsey, who built the house, did not achieve any particular significance on the national, state, or local level. The house therefore is not recommended eligible for the NRHP under Criterion B.

⁸ Orange County Deed Book 83, page 585, December 5, 1924, Orange County Register of Deeds, Hillsborough, NC.

⁹ 1940 Census of the Population, Orange County, North Carolina, www.Ancestry.com, accessed March 22, 2017.

¹⁰ T. C. Lindsey Certificate of Death, Orange County, North Carolina, www.Ancestry.com, accessed March 22, 2017; Ruby Fay Lindsey Certificate of Death, Orange County, North Carolina, www.Ancestry.com, accessed March 22, 2017; Orange County Deed Book 303, page 411, January 12, 1979, Orange County Register of Deeds, Hillsborough, NC.

¹¹ William Loeser, interview with Jennifer Martin, March 20, 2017.

The Ruby and T. C. Lindsey House is a bungalow, a common type in Carrboro of which there are several remaining intact examples. Compared to other bungalows in Carrboro, the Lindsey house does not retain sufficient integrity to convey the distinctive characteristics of this dwelling type. It does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Sisk House is recommended not eligible for the NRHP under Criterion D.



Figure 24: West elevation, view to the northeast



Figure 25: East elevation, view to the northwest



Figure 26: mantel is northeast room, view to the southeast



Figure 27: Aerial photo showing the Lindsey House

VII. Taylor-Luther House: Property Description and Evaluation

Resource Name	Taylor-Luther House
HPO Survey Site #	OR0154
Location	700 North Greensboro Street
PIN	9778789772
Construction date	Ca. 1930
Recommendation	Not Eligible for the National Register under any criteria



Figure 28: House at 700 North Greensboro Street, view to the northwest

Description

The Taylor-Luther House faces southwest overlooking a stretch of North Greensboro Street south of its intersection with Estes Drive Extension. The house stands northwest of the commercial heart of the town of Carrboro in Chapel Hill Township, which occupies the southeast corner of Orange County.

The Taylor-Luther House is a one-story, hip-roofed dwelling with a full-façade recessed porch. Square synthetic porch posts have replaced the original square posts that stood on brick plinths. According to the survey publication, *Carrboro, N. C.: An Architectural & Historical Inventory*, the house is constructed of concrete block with stucco applied to the exterior. The stucco has been covered in vinyl siding. Vinyl windows have replaced the original and distinctive tall sash noted in the early 1980s architectural survey. An original hip-roofed dormer with louvered vents occupies the front roof slope. An east elevation brick chimney has been removed since the early 1980s.

Shed, ca. 2007

A large, side-gabled shed with vertical wood or composite wood siding stands in the rear yard.

History

Numa and Florence Taylor are credited with the construction of this house dating to the 1930s, but it is likely it was built by earlier owners, possibly W. G. and Minnie Fields. The Fields sold the property to the Taylors in May 1939.¹² In 1944, the Taylors sold the house to J. M. and Myrtle Luther.¹³ After her husband's death, Myrtle Luther sold the house to Roy and Gracie Brown in 1996.¹⁴ The house has served as rental property for the many years.

Evaluation

The Taylor-Luther House remains at the location where it was constructed in the 1930s and therefore retains its *integrity of location*. The house possesses *integrity of setting* because it remains in a residential setting where it was constructed. The house's *integrity of material* has been compromised by the replacement of the original windows, replacement of the original front door, the removal of the chimney, the removal of the original porch posts, and the application of vinyl siding to the exterior. The house lacks *integrity of association* because it is no longer intact and does not retain the appearance it had when built. The Taylor-Luther House does not evoke the aesthetic or historic sense of a 1930s dwelling and therefore does not retain *integrity of feeling*. The house lacks the building technology or aesthetics of its historic period because of unympathetic alterations and therefore does not possess *integrity of workmanship*. Finally, the composition of elements that constitute the form, plan, space, and style are not intact and therefore the house lacks *integrity of design*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Taylor-Luther House is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to the local, state, or national history.

¹² Orange County Deed Book 113, page 332, May 31, 1939, Orange County Register of Deeds, Hillsborough, NC.

¹³ Orange County Deed Book 118, page 471, January 19, 1944, Orange County Register of Deeds, Hillsborough, NC.

¹⁴ Orange County Deed Book 1462, page 23, May 3, 1996, Orange County Register of Deeds, Hillsborough, NC.

Neither the Fields, the Taylors, nor the Luthers achieved any particular significance on the national, state, or local level. The house therefore is not recommended eligible for the NRHP under Criterion B.

The Taylor-Luther House does not retain sufficient integrity to convey the distinctive characteristics of this dwelling type. It does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Taylor-Luther House is recommended not eligible for the NRHP under Criterion D.



Figure 29: West elevation, view to the east



Figure 30: Taylor-Luther House, ca. 1982 (source: North Carolina State Historic Preservation survey file, Raleigh, NC)



Figure 31: Ca. 2008 outbuilding behind the house, view to the northeast



Figure 32: Taylor-Luther House site plan

VIII. Bibliography

1940 Census of the Population, Orange County, North Carolina. www.ancestry.com. Accessed March 22, 2017.

Brown, Claudia Roberts, Burgess McSwain, and John Florin. *Carrboro, N. C.: An Architectural & Historical Inventory*. Carrboro: Carrboro Appearance Commission, 1983.

Duffner, Nancy. Interview with Jennifer Martin, March 21, 2017.

Loeser, William. Interview with Jennifer Martin, March 20, 2017.

Orange County Deeds, Orange County Register of Deeds Office, Hillsborough, North Carolina.

Ruby Fay Lindsey Certificate of Death, Orange County, North Carolina. www.ancestry.com, accessed March 22, 2017.

T. C. Lindsey Certificate of Death, Orange County, North Carolina. www.ancestry.com. Accessed March 22, 2017.

U.S. Bureau of the Census, Population Estimates Program (PEP). Updated annually. <http://www.census.gov/popest/index.html>. Accessed March 19, 2017.

Appendix: Professional Qualifications

JENNIFER FRANCES MARTIN

POSITION: Founding Principal

EDUCATION: M.A. History with Emphasis in Historic Preservation
Middle Tennessee State University

B.A. History and B.A. Sociology
University of South Carolina

Commission Assistance and Mentoring Program (CAMP)
Presented by the National Alliance of Preservation Commissions
Durham, North Carolina

Introduction to Section 106 of the National Historic Preservation Act, University of Nevada, Reno

PROFESSIONAL AFFILIATIONS: Preservation Durham
Preservation North Carolina
City of Durham Historic Preservation Commission
Vernacular Architecture Forum
Southeast Chapter Society of Architectural Historians

EXPERIENCE:

Jennifer F. Martin has worked as an architectural historian and preservation planner since 1991 and is a founding principal with MdM Historical Consultants. She has documented scores of historic properties through successful completion of architectural surveys, National Register of Historic Places nominations, and local landmark designation reports. She has worked with local governments and commissions on programs to identify, document, and protect historic and cultural resources. She has further contributed to the field through publication and well as by making presentations at academic and professional conferences.

Ms. Martin was previously the Carolinas Regional Manager for Edwards-Pitman Environmental, where she oversaw a staff of architectural historians, preservation planners, and archaeologists working on projects in the Carolinas and Virginia. Ms. Martin was responsible for scoping projects, preparing budgets, and monitoring and overseeing cultural resource surveys, nominations to the National Register of Historic Places, environmental documents necessary for compliance with federal and state laws, and consultations with historic preservation commissions throughout the region. Prior to

joining Edwards-Pitman Environmental, Ms. Martin worked for the North Carolina State Historic Preservation Office as the National Register Coordinator in Raleigh and as the Historic Preservation Specialist in Asheville. Ms. Martin is the award-winning author of *Along the Banks of the Old Northeast: the Historical and Architectural Development of Duplin County, North Carolina* and a co-author of *The Historic Architecture of Western North Carolina*.

Some projects Ms. Martin has been involved with are listed below.

- *North Carolina Department of Transportation Historic Structures Survey Report for NC 279 (Dallas-Cherryville Highway) Improvements from SR 1438 to NC 275, Gaston County, North Carolina (2017)*
- *North Carolina Department of Transportation Intensive-Level Architectural Field Survey NC 279 (Dallas-Cherryville Highway) Improvements from SR 1438 to NC 275, Gaston County, North Carolina (2016)*
- *North Carolina Department of Transportation Historic Structures Survey Report for the Construction of Roundabouts at the Intersection of SR 1315 and SR 1307 and the Intersection of SR1315 at SR 1316, Union County, North Carolina (2016)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Secondary Road Improvements to SR 1137, Watuaga County, North Carolina (2016)*
- *Golden Belt Historic District Preservation Plan, Durham, North Carolina (2016)*
- *Orange County Architectural Survey Update, Orange County, North Carolina (2015)*
- *Dr. Neil and Nancy Elizabeth Culbreth House National Register Nomination, Whiteville, North Carolina (2015)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 224, Stokes County, North Carolina (2015)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Interstate 26 Widening, Buncombe and Henderson Counties, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report for six bridges in Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 192, Macon County, North Carolina (2014)*
- *Penderlea Homesteads Historic District National Register Nomination, Pender County, North Carolina (2014)*
- *Brunswick County Historic Architecture, ongoing preparation of publication manuscript, Brunswick County, North Carolina (2012-2013)*
- *Sunset Hills Historic District National Register Nomination, Greensboro, North Carolina (2013)*
- *Wilkesboro School Historic Tax Credit Application, Wilkesboro, North Carolina (Approved 2013)*

- *Richard B. Harrison School National Register Nomination*, Selma, North Carolina (2012)
- *Bray-Paschal House National Register Nomination*, Chatham County, North Carolina (2011)
- *West Selma Historic District National Register Nomination*, Selma, Johnston County, North Carolina (2011)
- *Downtown Selma Historic District National Register Nomination*, Selma, Johnston County, North Carolina (2010)
- *Perry School National Register Nomination*, Franklin County, North Carolina (2010)
- *Johnson Farm National Register Nomination*, Harnett County, North Carolina (2009)

PUBLICATIONS:

“Biltmore Complex,” “Biltmore Forest School” and “Appalachian Rustic Architecture” in *The Encyclopedia of Appalachia*. East Tennessee State University, 2006

Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina. Duplin County Historical Foundation, 2000

A Guide to the Historic Architecture of Western North Carolina (co-author). University of North Carolina Press, 1999

PRESENTATIONS

“Introduction to Raleigh’s Historic Architecture,” Preservation North Carolina Annual Conference, Raleigh, North Carolina

“Restoration of the Morganton and Marion Depots,” Preservation North Carolina Annual Conference, Asheville, North Carolina

“Nominating Rosenwald Schools to the National Register of Historic Places,” National Rosenwald School Conference, Nashville, Tennessee

AWARDS:

2004 Award of Merit from the American Association for State and Local History for the series that includes *A Guide to the Historic Architecture of Western North Carolina*

2003 Special Book Award Recognizing an
Outstanding Guide Book Series from the Southeast
Society of Architectural Historians for the series
that includes *A Guide to the Historic Architecture of
Western North Carolina*

2001 Certificate of Commendation from the
American Association for State and Local History
for *Along the Banks of the Old Northeast*

2000 Griffin Award for Notable Research and Publication presented by the Preservation
Society of Asheville and Buncombe County

CYNTHIA DE MIRANDA

POSITION:	Founding Principal & Architectural Historian
EDUCATION & TRAINING:	B.A. Public Policy Studies Duke University Introduction to Section 106 of the National Historic Preservation Act, Washington DC Commission Assistance and Mentoring Program (CAMP) Presented by the National Alliance of Preservation Commissions, Lynchburg, Virginia
PROFESSIONAL AFFILIATIONS:	Preservation North Carolina Preservation Durham, Board Member Vernacular Architecture Forum Southeast Chapter Society of Architectural Historians

EXPERIENCE:

Cynthia de Miranda, a founding Principal of MDM Historical Consultants, has worked as an architectural historian and preservation planner since 1993. Ms. de Miranda has successfully prepared National Register nominations, local landmark designation reports, architectural surveys, design review guidelines, and preservation plans. She has documented historic properties in North Carolina, South Carolina, Virginia, Minnesota, Michigan, Illinois, South Dakota, Wisconsin, and Washington State. She has also contributed to the field through publications and presentations at academic and professional conferences.

Prior to forming MDM Historical Consultants, Inc., Ms. de Miranda worked as an architectural historian with Edwards-Pitman Environmental, Inc., in Durham, North Carolina, and with Hess, Roise and Company of Minneapolis, Minnesota. Ms. de Miranda has also worked on the staffs of the Advisory Council on Historic Preservation in Washington, D.C., and the Raleigh Historic Districts Commission (now the Raleigh Historic Development Commission) in Raleigh, North Carolina.

Some projects Ms. de Miranda has been involved with are listed below.

- *Owen and Dorothy Smith House Local Designation Report*, Raleigh, North Carolina (2015)
- *Leonard Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Tyler Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Crabtree Jones House National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)

- *Raleigh Business District Walking Tour for RaleighHistoric Mobile App*, Raleigh, North Carolina (2014)
- *Historic Architecture of Brunswick County*, publication, Brunswick County, North Carolina (2014)
- *Wachovia Building Company Tract House National Register Nomination*, Raleigh, North Carolina (2014)
- *Proximity Print Works National Register of Historic Places Nomination*, Greensboro, North Carolina (2014)
- *Garland S. and Toler Moore Tucker House Local Designation Report and National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)
- *St. Matthew's School Local Designation Report*, Raleigh, North Carolina (2014)
- *Merrimon-Wynne House Local Designation Report and National Register of Historic Places Nomination (2013)*
- *John and Belle Anderson House Local Designation Report*, Raleigh, North Carolina (2013)
- *William and Georgia Holleman House Local Designation Report*, Raleigh, North Carolina (2013)
- *John Beaman House Local Designation Report*, Raleigh, North Carolina (2013)
- *South Brick House National Register of Historic Places Nomination*, Wake Forest, North Carolina (2013)
- *Downtown Durham Historic District Additional Documentation*, Durham, North Carolina (2012)
- *Wrights Automatic Machinery Company National Register of Historic Places Nomination*, Durham, North Carolina (2012)
- *Scott and Roberts Dry Cleaners National Register of Historic Places Nomination*, Durham, North Carolina (2011)
- *Summerfield School Gymnasium and Community Center National Register of Historic Places Nomination*, Summerfield, North Carolina (2011)
- *Special Character Statement: S. Blount-S. Person Street Historic District*, Raleigh, North Carolina (2011)
- *Pope House Application for Determination of Statewide Significance*, Raleigh, North Carolina (2011)
- *Paul O. and Elsie Stahl House Local Landmark Designation Report*, Raleigh, North Carolina (2010)
- *Harwell Hamilton and Jean Bangs Harris House and Office National Register Nomination*, Raleigh, North Carolina (2010)
- *Carpenter Farm Supply Company Complex Local Landmark Designation Report*, Wake County, North Carolina (2010)
- *Dillard and Mildred Teer House Local Designation Report*, Durham, North Carolina (2009)
- *Fayetteville Modern Architectural Survey*, City of Fayetteville, North Carolina (2009)

- *Wilbur and Martha Carter House National Register Nomination*, Greensboro, North Carolina (2008)

PUBLICATIONS:

The Historic Architecture of Brunswick County, North Carolina, Brunswick County, 2014.
Coauthored with Jennifer F. Martin.

“Safety and Showmanship: Corporate Requirements for the Hardy Hydroelectric Plant,” *IA: Journal of the Society for Industrial Archaeology* 26, 2: 19-30 (2000).

“Country Life in the Suburbs: Spruce Shadows Farm,” *Hennepin History Magazine* 58, 2: 20-29 (1999).