



GUILFORD COUNTY PLANNING AND DEVELOPMENT HISTORIC PRESERVATION COMMISSION

REGULAR MEETING AGENDA

Carolyn Q. Coleman Conference Room - Old Guilford County Courthouse
First Floor, 301 W Market St, Greensboro, NC 27401

September 15, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: August 18, 2026**
- IV. Rules and Procedures**
- V. Old Business**
 - A. CONSIDERATION OF ORDER TO APPROVE CERTIFICATE OF APPROPRIATENESS CASE #26-07-HPC-00006: 2058 BRENTWOOD ST, HIGH POINT, NC 27263 (MODEL FARM HOUSE)**

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Certificate of Appropriateness with respect to the application submitted by Rizwana Khan to construction of a 30-foot-by-60-foot accessory building at 2058 Brentwood Street (Model Farm House).

- VI. New Business**
 - A. CONSIDERATION OF A RESOLUTION IN SUPPORT OF THE NOMINATION OF THE SANDERS-GRAHAM-BLAYLOCK HOUSE LOCATED AT 1815 OAK RIDGE ROAD TO THE NATIONAL REGISTER OF HISTORIC PLACES**

The property owners Ms. Theresa Hammond and Mr. Roy Nydorf have requested a resolution in support of their application to the National Register of Historic Places for the subject Guilford County Landmark Property identified as the Sanders-Graham-Blaylock House located at 1815 Oak Ridge Road.

- VII. Other Business**
 - A. Board Member Training: Refresher on Legislative and Quasi-Judicial Procedures for Landmark Designation and Certificate of Appropriateness Decisions**

VIII. Staff Updates

A. Minor Work Certificates of Appropriateness Report

- The City of Greensboro issued a Certificate of Appropriateness on August 24, 2026, for the Carlson-Latham House, 605 North Church Street, Greensboro, NC 27401 (Guilford County Tax Parcel # 2241), to remove diseased and dying willow oak in the rear yard. The Stump shall be ground out or cut flush with grade.

IX. Commissioner Updates

X. Adjournment

(Insert Color Paper)

(Intentionally Left Blank)

**GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401

August 18, 2026

6:00 PM

Call to Order

Chair Dowell called the meeting to order at 6:10 p.m.

I. Roll Call

The following members were in attendance in person for this meeting:

Sean Dowell, Chair; Terry Hammond; Jerry Nix; Keisha Hadden; Louis Gallien; Haley Moloney; Mitt Rhodes; John Van Eerden (arrived at approximately 6:30 p.m.)

The following members were absent from this meeting:

Abigaile Pittman, Vice Chair (excused); Cory Rayborn (excused); Christie Lee (unexcused)

The following Guilford County staff members were also present:

Jason Hardin, Planning and Development Deputy Director; Troy Moss, Planner I; Amira Yassin-Fort, Planning Technician; Mitchell Byers, Information Technology GIS Analyst;

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: July 21, 2026

Mr. Nix noted that the HPC is an appearance committee and that all the properties need to be maintained. He asked that his comments on the graffiti currently existing on the North State Milling Co. Building to be added to the record. He also wanted to add that he mentioned a former member, Jo Ramsey Leimenstoll, won the Ruth Coltrane Cannon Award for preservation in North Carolina.

Ms. Moloney moved to approve the July 21, 2026, minutes as amended, seconded by Ms. Hadden. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Gallien, Hadden, Hammond, Nix, Moloney, Rhodes. Nays: None.)

IV. Rules and Procedure

Chair Dowell provided information to everyone present regarding the Rules and Procedures followed by the Guilford County Historic Preservation Commission.

V. Old Business**A. CERTIFICATE OF APPROPRIATENESS CASE #26-07-HPC-00005: 2003
YANCEYVILLE STREET, GREENSBORO, NC 27405 (REVOLUTION MILL)**

Mr. Dowell reported that the purpose was to adopt the Order for the Certificate of Appropriateness (COA) case approved at the last meeting. He asked anyone who was not in attendance for the presentation of the COA to identify themselves. Ms. Moloney, Ms. Hammond, and Mr. Gallien stated they were not present.

Ms. Hammond, Mr. Gallien, and Ms. Moloney each verbally affirmed that they had read the materials and were prepared to vote.

Ms. Moloney moved to adopt the Order for Certificate of Appropriateness Case #26-06-HPC-00005, seconded by Mr. Rhodes. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Gallien, Hadden, Hammond, Nix, Moloney, Rhodes. Nays: None.)

The Order was passed around for signatures at this time.

Mr. Van Eerden arrived at approximately 6:30 and introduced himself to the other Commission members.

VI. New Business

At this time, Chair Dowell swore in all attendees wishing to speak during tonight's evidentiary hearing.

Evidentiary Hearing Item(s)**B. CERTIFICATE OF APPROPRIATENESS CASE #26-06-HPC-00006: 2058
BRENTWOOD ST, HIGH POINT, NC 27263 (MODEL FARM HOUSE)**

Chair Dowell asked if any Commission members had any partiality to disclose on this case. No Commission members indicated any partiality.

Mr. Moss presented the staff report on CASE #26-06-HPC-00006 and reported that a public notice sign of the hearing was posted on the property. The meeting packet included the affidavit of notice stating each abutting/adjacent property owner was mailed a notice letter. He called the commission's attention to an aerial view of the property showing the area is a growing industrial site, a picture of the structure's façade as of August 6, 2026 and a street view of the property were presented to show how the property would appear from the right-of-way and was hidden from existing vegetation.

Mr. Moss stated the building was constructed in 1866 as an educational farm. The designation report was too extensive to simplify into a few paragraphs, so the entire significance section was included in the meeting packet for the commission's supplemental reference.

Mr. Moss explained that the property was listed on the National Register of Historic Places in 2011 as GF1550. The property was designated as a local historic landmark in 2001. The property's original landmark designation includes the interior and exterior of the Model Farm House and the surrounding 1.99 acres.

Mr. Moss passed around an additional resource from the National Parks website outlining New Construction within the Boundaries of a Historic Property.

Mr. Moss concluded the staff report and added that the applicant/owner of the property is in attendance to present and answer any questions the Commission members may have.

Mr. Gallien asked about the history of the Quakers on the property. Mr. Moss reported that the designation report included the property's history.

Chair Dowell wanted to clarify that the applicant is entitled to an impartial decision and asked whether any Board members had ex parte communication with the property owners. The Commission members confirmed that there was none.

Chair Dowell opened the evidentiary hearing and asked the applicant and anyone in favor of the request to come forward.

Rizwana Khan, 2058 Brentwood Street, the property owner, stepped to the podium. She reported that she purchased the property in late December of 2018 and the property was not in good shape. It was like a haunted house. Ms. Khan described herself as an artist from California and she already had a vision of how the property would look. She had worked to restore it over the past eight years. Her vision was to always place a barn on the property, but she had not been in a financial position to do so. The original barn was an Ambrose style barn that was closer to the house than what was being purposed. There was a fire approximately in the 1950's that burned down the original barn. Ms. Khan stated that her vision was to bring the community together by providing a flexible gathering space for educational purposes, community events, religious events, workshops and activities that celebrate the history of the Model Farm. She said she wanted the gatherings closer to the building. A letter was prepared to explain the size of the building and its location. Ms. Khan referred to the bird's-eye-view picture to show the proposed location.

Chair Dowell asked about the comparison of the barn and house architecture. Ms. Khan reported that it would be more barn-style and white. The contractor that is building it is Cornerstone Business. It is going to be white, it will be kind of plain, but it will have the Model Farm written on it.

Chair Dowell asked if the windows could be similar. Ms. Khan responded that they could be.

Chair Dowell asked if the design was final, and Ms. Khan confirmed that the color was.

Mr. Gallien asked Ms. Khan whether she had considered keeping the original barn design. Ms. Khan noted that she originally wanted to reconstruct the original barn, but obstacles had arisen, so she was told to do an A-frame.

Chair Dowell asked whether staff or a historic expert recommended doing an A-frame instead of reconstructing the original barn.

Ms. Khan answered that she was not going to discuss that.

Ms. Moloney asked whether the applicant planned to apply for historic tax credits. Ms. Khan stated that she was not planning to get any funds back from the renovation since the building was not a non-profit. Staff informed Ms. Moloney that the document handed out was for building new construction within the boundaries of historic property, was for informational purposes only, and was not meant to refer that the barn would receive additional tax incentives. Ms. Moloney stated that in North Carolina, residents could also apply for and use the State Historic Tax Credit Program for residential purposes. Chair Dowell added that because the property is already a nationally recognized property, she has already gone through the hard part.

Mr. Gallien asked how far the historic property designation went. Mr. Moss confirmed that it was the exterior, interior, and the lot.

Mr. Gallien asked to confirm if the barn was cost-prohibitive to maintain on the site. Chair Dowell clarified that the barn was already gone by the time the property was designated.

Ms. Khan didn't want to introduce the property until the project was complete to match her vision. She claimed that each room is special. When she first bought the property, there was honey dripping from the ceiling from a beehive. She relocated the queen bee to West Virginia.

Ms. Hadden asked if the property was her residence. Ms. Khan answered that she has an office there, but it is not her residence.

Ms. Moloney asked if the siding was proposed as white horizontal. Ms. Khan stated that she would have horizontal white siding.

Ms. Moloney asked if there was a reason to do two leans where the historic photograph showed one. Ms. Khan stated that she was trying to be flexible for all cultures and religions that may want genders to remain separate. She wants to diversify. Ms. Moloney asked if there was a reason to only do cupula. Ms. Khan stated that the designer had made that decision.

Mr. Gallien asked if the purpose of the cupula was to bring in light. Ms. Moloney answered that they are mostly used for airflow. Ms. Khan stated she thinks one would be fine because it is not a humongous building. Ms. Moloney replied that the original building had two.

Ms. Khan passed around pictures of the people visiting the property in the 1970's. Ms. Khan said she wants to shine a light back on the house, but it is dead right now because she is working on it alone.

Mr. Gallien asked if there were other outbuildings and if it was a working farm. Ms. Hadden answered that the designation report said there were more outbuildings historically. Ms. Khan stated that it was an educational farm. When soldiers came back from the Civil War, they didn't know how to farm, and the Quakers taught them.

Ms. Khan said that while cleaning the yard, she found bricks buried that she preserved.

Ms. Khan noted that she also wanted to bring in the mayor and the Historic Preservation Commission for dinners or meetings. Ms. Khan wants to bring people to High Point. She knows the property is not in the best area; that is why she put up security cameras and a fence.

Ms. Hadden read from the original designation report. She read, "In 1867, a new barn was built along with a grain house, hog pen, stockyard, and gristmill, of which none survive today. The barn stood northwest of the house and burned in the 1920s. Ms. Khan noted she wants the new barn as close to the original location as possible.

Mr. Gallien asked if the original barn had a second story. Ms. Moloney answered that the barn had a corn crib listed. Mr. Van Eerden added that a second story wouldn't be feasible to do a loft on a steel building. Ms. Khan said she is offering what she can afford.

Chair Dowell asked what the height of the barn would be. Ms. Khan answered 14 feet.

Ms. Hammond asked if the barn would have electricity because it was not included in the application. Ms. Khan answered that they would need utilities because it would be an event space.

Mr. Gallien added that no interior features were noted for the barn. Ms. Khan answered that would be something she would discuss with the City of High Point permitting and inspections department.

Ms. Hammond pondered if it is the right order to apply for a Certificate of Appropriateness before the permit. Ms. Khan said she needed a Certificate of Appropriateness before she can apply for a permit.

Mr. Hardin confirmed that a Certificate of Appropriateness must be approved before a building permit can be issued.

Ms. Khan said she applied for a Certificate of Appropriateness before she could apply for an interior upfit permit on her bathroom previously.

Chair Dowell asked staff if the new barn would affect her tax credit. Mr. Moss answered that the boundaries are defined by the ordinance which would not include the new barn.

Mr. Nix commented that he liked the building placement, as it is behind the house. He noted that most of the Commission would prefer if there was a second gable, but he understands that she is not recreating the original barn. He asked what color the metal roof would be. Ms. Khan confirmed it would be black. Mr. Nix asked about the siding. Mr. Van Eerden noted that the siding material appeared to be patent board. Ms. Khan confirmed that it was a patent board. The drawing had the siding as horizontal. Ms. Moloney stated that patent board is vertical, but everything shown on the barn is horizontal. Ms. Hammond noted that the drawing is horizontal. Mr. Van Eerden stated that the siding is corrugated.

Mr. Nix commented on a previous new construction case in Gibsonville that Hardie plank siding would better represent the building.

Chair Dowell closed the evidentiary hearing by acclamation.

Ms. Moloney raised concerns related to the standards set forth by the National Park Service. Restored or recreated buildings must not alter the historic character of the property, and the property's historic function must be evident even if there is a change in use. There was a change in use, but Ms. Moloney noted that she believed the historic function was evident. She stated that her concern related to the historic character. She referenced the historic photograph and said that changing the roofline from a gambrel to a gable would, by definition, change the historic character of the silhouette of the building. Also, adding the second lean. She likes the symmetry and believes it works nicely. She raised concerns about the number of windows given the scale element of the proposed building, but if they match the house, it may ease her concern. She stated that she would prefer two cupolas instead of one to match the historic character roofline. Ms. Moloney additionally raised concerns about the siding and stated that Hardie plank siding would be better and would match the house. She is unsure of the profile of the roof, but in the picture, it is standing seam. Because it is metal, she believes it is fine.

Mr. Van Eerden commented that it appeared to be prefabricated metal and materials for the roof and the siding. The challenge with such a package deal would be that changing siding and the like would be difficult. The cupola would not be a challenge, but the siding would be a challenge. Ms. Moloney said that in a previous case, the applicant was able to make concessions to the siding.

Mr. Gallien asked if that was a smaller building. Ms. Moloney answered it was a 2,500 sq. foot building. Mr. Van Eerden asked to clarify if it was prefabricated metal or wood. Ms. Moloney answered it was prefabricated metal. Mr. Van Eerden said he had never heard of that being done before. Mr. Rhodes said he had seen it with a Hardie panel.

Mr. Rhodes commented that the original barn did not match the house and had a very different architecture and vertical siding. He stated that he liked that the new building was not creating history but used modern technology to create a utilitarian building. He noted that the old barn appeared to have a metal roof that was painted multiple times before it burned down. He noted that he loved the old barn, but it did not exist when the property was originally designated. He appreciated the vision but noted he would like to see more windows and that it would be more historically appropriate. This is a barn of the day. He noted a past project for a public works facility that stayed within budget and was a utilitarian building.

Ms. Moloney commented that it was typical for Quaker architecture to have a barn that matches the house, so there was precedent for the two to work together even though they did not typically match. It is not common practice in the South but happens frequently in Pennsylvania.

Chair Dowell reviewed the Secretary of Interior Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The HPC agreed that there were no significant changes to the property's defining character.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The HPC agreed that, since no historic materials were removed, the historic character of the property was retained and preserved.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Chair Dowell noted that the differences in the proposed design may not be bad according to the third standard.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Chair Dowell noted that the Standards 4-7 did not apply.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Referred to later in the meeting.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Chair Dowell asked whether the location was appropriate. Ms. Moloney noted that it matched closely with the prior location. Chair Dowell agreed with Ms. Moloney's point.

Chair Dowell stated the new building was clearly new rather than trying to imitate the old barn, and it was compatible with the scale of other buildings given that it was shorter than the existing house. The building needs to be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Chair Dowell said it is 14 feet shorter than the current house and set to the back of the property. He does view it as a monolith located behind the property.

Ms. Hammond raised a question about the size of the house and barn. She said the 60 feet barn appears to be wider than the existing house. Mr. Rhodes stated that the barn was slightly smaller than the old barn. Ms. Moloney asked what the square footage of the existing house is. She added the proposed barn was 1,800 square feet.

Ms. Moloney commented that it was important to think of the proposal as a new building rather than a reconstruction. The lot designation would not be altered. Mr. Gallien noted that the proposed building is not meant to be a reconstruction.

Ms. Hammond stated that she wanted confirmation on whether the building was to scale.

Mr. Hardin reported that the total living area of the house was 2,630 square feet based on the Guilford County Tax Card, which was larger than the proposed barn. Ms. Moloney noted the proposed barn doesn't outshine the existing home.

Ms. Moloney commented that the symmetry of the barn worked well with the symmetry of the house.

Chair Dowell confirmed that the placement and sizing were acceptable.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The HPC agreed that the standard was met.

Ms. Moloney asked if anything would be damaged during construction. She asked if it was fenced and about utilities. Chair Dowell asked what specific concern Ms. Moloney has. Ms. Khan noted the gas line on the property map and reported that there was well water and a septic tank. The electricity was overhead. Ms. Moloney asked for clarification on the existing fence. Ms. Khan confirmed the fence is almost all the way around the property. Ms. Moloney noted the only possible obstruction is from overhead utilities.

Mr. Van Eerden asked about access to the barn. Ms. Khan stated that there were three access points, one on Brentwood, but a fence was put up to prevent the homeless from accessing the property. The second access point is from a private drive, and a third by a recycling plant.

Chair Dowell asked where everyone would park. Ms. Khan noted that there was an open area on the property and stated that she had a good relationship with the neighboring recycling person and might be able to have people park there.

Chair Dowell noted that, with the lot being designated, the property owner would have to attend the HPC if she wanted a permanent parking lot.

Ms. Moloney noted that she would not need to get a Certificate of Appropriateness if the parking is on grass.

Mr. Hardin confirmed that the utilities were overhead and ran down the private drive.

Ms. Hammond noted that the Commission skipped over standard 8 and asked about the impact on archeological resources. She added we don't know where historic items are. Ms. Moloney stated that, as she understood it, if anything was found, construction would stop and an archeologist would determine whether it was historic. Since it was near the site of the original barn, something could be found when digging, but it would likely only be wood posts. If smoothed rock was found, that would have to be reported.

Chair Dowell read from the designation report: "Though they had no part of the original farm, these and the original outbuildings no longer survive." Remnants of the springhouse, which carried water to the house and barn via lead pipes, are all that remain today. Ms. Hammond was still concerned that something might be found underground. Ms. Moloney noted that if anything was found underground, the builder would need to stop and see if the findings were historic.

Chair Dowell noted that the house is in its original location and is a farm. Ms. Moloney noted that the most likely thing to find would be wood planks in the ground and would likely be disintegrated. Barns of the time commonly had dirt floors.

Mr. Nix stated that they needed to determine the siding. The proposal indicated horizontal siding, is it going to Hardie board, board and baton. Ms. Moloney noted the application says it is horizontal. She noted that due to the proposed building being a new construction and not a recreation, the material does not need to be Hardie board. Ms. Moloney stated that since it was the same directionality as the house, it would be consistent with the house. A prior case was referenced, and it was noted that the same siding direction was used. Ms. Hadden referred to the record of the Gibsonville COA (ref. 25-11-HPC-00010). She stated that the roof will be vertical metal sheeting consistent with other metal roofs. The outside walls will be horizontal lapped metal sheeting to simulate the current lap board siding on the house. Chair Dowell highlighted that, in that case, the Commission went with the same direction as the existing house but used metal as the material.

Mr. Hardin pointed out that each quasi-judicial decision is an entity of its own, and the Board's decision set no precedent. The decisions were based on the findings of fact and the conclusions of law that the Board reached. Mr. Gallien asked if that opens the Commission to an appeal. Mr. Hardin reiterated that quasi-judicial decisions do not establish a precedent and any appeal would only regard the board's findings based on the individual case. Each are entities of their own based on the Board's findings of fact and conclusions of law.

Mr. Nix recommended including horizontal siding in the approval.

Ms. Hadden read the portion of the application that indicated the horizontal siding.

Ms. Moloney commented that she liked the barn's black-and-white contrast. Ms. Hadden noted that the existing structure is Turquoise.

Chair Dowell asked the applicant if the horizontal siding was consistent with the desire. Ms. Khan confirmed that she would build the barn with horizontal siding.

Ms. Khan asked if she could add additional testimony. Mr. Hardin noted that the evidentiary hearing is closed and new evidence could not be presented. The Commission can only ask the applicant clarifying questions.

Chair Dowell asked if it was pertinent. Ms. Khan said she can discuss it after the meeting.

Mr. Gallien left briefly. Mr. Hardin noted that if a motion was made, and voted on, his vote would be in the affirmative if he was absent.

The HPC discussed adding horizontal lapped siding as a condition. Mr. Rhodes noted that the application includes horizontal siding. Chair Dowell said that if the conditions are not included in the motion, then it may be lost in translation. Mr. Moss noted that if additional conditions are added, it is best practice to have the owner verbally consent to the additional conditions. Chair Dowell said that it is already in the application, so it would not be an additional condition. Ms. Moloney feels like it does not need to be included in the motion because it is already in the application. Ms. Hadden said it can be a part of the finding of fact. Mr. Hardin added that the findings of fact can state that the siding will be horizontal. Chair Dowell asked whether any changes to what is approved would require it to come back. Mr. Hardin confirmed that if there are changes to the application, then it would need to come back. Ms. Hadden reread the COA (ref. 25-11-HPC-00010). The roof will be vertical metal sheeting consistent with other metal roofs. The outside walls will be horizontal lapped metal sheeting to simulate the current lap board siding on the house. Chair Dowell highlighted that, in that case, the Commission went in the same direction as the existing house but used metal as the material. Mr. Nix believes the motion needs similar language.

Chair Dowell asked if Ms. Khan would consent to horizontal siding as a condition. Ms. Khan verbally accepted.

Mr. Nix moved to approve the Certificate of Appropriateness Case #26-06-HPC-00006 based upon the staff report, testimony, and evidence presented at this hearing, and that the Guilford County Historic Preservation Commission make the following findings of fact: the new construction of the barn is different from the original barn. The drawings submitted are sufficient. The placement of the barn is presented in an attached drawing. The building will have a framed metal roof and siding, with outside walls of horizontally lapped metal sheeting to simulate the current lap board siding on the house. Chair Dowell asked to add that the location is similar to the historical barn. Ms. Hadden added that the Secretary of Interior standards are met. Chair Dowell added that the proposed building is smaller than the existing structure.

Mr. Hardin asked for Mr. Nix to re-state the motion if he desired to add the points mentioned by the other board members to his motion.

Mr. Gallien asked if staff could take over making motions. Mr. Hardin noted that staff are not allowed to make motions for the HPC as that is the responsibility of the board members. There was additional discussion related to staff taking over some of the language for the motion, but no conclusion was reached.

Ms. Hadden noted that the City of Greensboro makes recommendations on COA's and has sample motions for the HPC to make with the appropriate Standards.

Mr. Hardin noted that a quasi-judicial decision should not have a staff recommendation, as best practice, as the decision is based on evidence provided in the record. He noted that staff can work to improve the motion template.

Ms. Moloney moved to approve the Certificate of Appropriateness Case #26-06-HPC-00006, a request for a Certificate of Appropriateness for construction of a 30-foot by 60-foot accessory building on the property located at 2058 Brentwood Street, High Point, North Carolina on the subject landmark property, identified as The Model Farm House, located at 2058 Brentwood Street High Point, NC 27263, being Guilford County Tax Parcel #192771 based upon the staff report, testimony, and evidence presented at this hearing, and that the Guilford County Historic Preservation Commission make the following findings of fact: the Secretary Standards for Rehabilitation are met by the proposed work; the proposed scale is compatible with the existing home and is differentiated from the existing elements; the proposed structure follows the design features of the existing historic home, including a symmetrical design with a wing on either side, a central doorway, a gable roof that is metal of materiality and black of color; the horizontal siding is horizontal-lapped metal sheeting to simulate current lap-board siding of the house; and there is a 14-foot height that is smaller to the house and to scale of the house; This motion also directs staff to draft a proposed order reflecting these findings and conclusions, and any other findings and conclusions consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting, seconded by Mr. Rhodes. The Board voted unanimously (8-0) in favor of the motion. (Ayes: Dowell, Gallien, Hadden, Hammond, Nix, Moloney, Rhodes, Van Eerden. Nays: None.)

Mr. Hardin noted that the next step for the applicant was to work with the City for building permit approval after the Order issuing the COA is adopted.

VII. Other Business

None

VIII. Staff Updates

A. Guilford County Interactive Online Landmark Map Project Presentation & Review

Mr. Hardin welcomed Mitchell Byers from the GIS Department. Mr. Hardin reported that they had worked on putting together a map of all the county landmarks to generate tour routes. They realized this was unrealistic as the project developed. Instead, the focus shifted to creating a map of individual landmarks. The County GIS already had a layer of all landmarks and historic properties, but the project would compile everything to host on the HPC website.

Mr. Byers reported that the map was built for simplicity so someone could spend an average of five minutes or less finding the information they needed. The inventory included more than just the landmark buildings an individual could view. The search function could be used to search by address and parcel number. Other selection options included a list of historical buildings by city and property type. All of the data had different filters that could be adjusted. A list of each historical building, filtered by each area, was available.

Mr. Gallien asked if there were any existing farms in Greensboro. Mr. Byers stated that there were none, based on the tagging of their data.

Ms. Moloney asked what would happen if you clicked on one. Mr. Byers stated that it would display any available data on the area, such as the address, the property's name, and the construction era. The data is currently incomplete but can be updated over time.

Ms. Hammond asked about national landmarks. It was clarified that the national landmarks were under another layer.

Mr. Byers noted that the website was ADA compliant.

Ms. Moloney asked if it was possible to add images. Mr. Byers confirmed that they were working on adding imagery. The County GIS layers included pictures.

Mr. Hardin stated that they wanted the GIS portion embedded on the HPC website to make it easily accessible.

B. Minor Work Certificates of Appropriateness Report

Mr. Moss reported that the City of Greensboro issued a Certificate of Appropriateness on July 17, 2026, for the C.P. Carmichael House, 314 Isabell Street, Greensboro, NC 27401 (Guilford County Tax Parcel # 244857), to install a new line of wooden picket fencing 42-46" high along the rear property line and replace the existing lattice fence on the Church Street property line with a wooden picket fence 42-46" high.

County Staff issued a Minor Work Certificate of Appropriateness on July 31, 2026, for the Vernon Building, 100 W. Washington Street, Greensboro, NC 27401 (Guilford County Tax Parcel #25) to replace the existing awning.

The City of Greensboro issued a Certificate of Appropriateness on August 4, 2026, for the Broadhurst-Meyers-Curran House, 200 Fisher Park Circle, Greensboro, NC 27401 (Guilford County Tax Parcel # 4407), to remove two trees that have been determined to be leaning and hazardous by a certified arborist.

IX. Commissioner Updates

Ms. Moloney reported that the Julius Cone house was being sold and the current owner was in discussions with Preservation Greensboro and Preservation North Carolina about exploring how the property could be presented to buyers. It did not seem that the building was protected, but the property owner was discussing salvaging the building if demolition occurred.

Ms. Moloney suggested sending an information packet to review how to protect it and the benefits. She expected it to be included in the Cone Mill Village area, but that had not been approved and was likely going to the NRAC in October 2026.

Mr. Nix noted that, under North Carolina statute, they could request money to purchase the home to save it.

Mr. Gallien noted that making the request would test how seriously the statute was being taken. Mr. Hardin responded that the statute enabled it, but it did not require the County to enact this program.

Ms. Moloney stated that the main benefit would be raising awareness of the HPC, the property, and the Commissioner's views on preservation. She said she believed it would help raise awareness.

Mr. Gallien commented on the all-time low interest in historic preservation.

Mr. Gallien recommended that further discussion be had with elected officials on the importance of historic preservation.

Chair Dowell asked if the HPC wanted to move forward with commissioning the County Commissioners for additional budget, including speaking to the cities, getting a budget, and trying to purchase the home.

Mr. Hardin clarified that the department had only a training budget, not one for the HPC specifically.

Mr. Gallien noted that making the request would test how seriously the statute was being taken.

Mr. Hardin stated that the statute enabled it, but it did not necessarily require the county to provide the funds.

Ms. Moloney stated that the main benefit would be raising awareness of the HPC, the property, and the Commissioner's views on preservation. She said she believed it would help raise awareness.

Mr. Gallien commented on the all-time low of preservation. He mentioned if the HPC is serious about preservation, the commission needs to take actions greater than only approving Certificates of Appropriateness'. He continued that the HPC has a larger job of preservation according to statutes.

Chair Dowell replied that there are other groups involved with historic preservation that are responsible for buying and maintaining historic properties. Ms. Moloney clarified that Chair Dowell was referring to Cheryl Pratt's development fund group.

Ms. Moloney noted that HPC doesn't have funding to buy property.

Ms. Moloney suggested placing a small brochure stand near the elevator for the new brochure. Mr. Hardin stated that they would look into it.

Ms. Hammond announced that her house was finally listed on the National Register as a landmark. The house was not in a historic district in Oak Ridge, but the property was an Oak Ridge landmark. She asked if Mr. Hardin needed to be notified. Mr. Hardin confirmed that they could send the notification to the County and the Town, since it was in its jurisdiction.

X. Adjourn

There being no further business before the Board, Chair Dowell adjourned the meeting at 8:40 p.m. by acclamation.

The next regular meeting of the Guilford County Historic Preservation Commission is scheduled for September 15, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Room, Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

(Insert Color Paper)

(Intentionally Left Blank)



**GUILFORD COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
400 W. Market St.
P. O. Box 3427
Greensboro, NC 27402
(336) 641-3334**

ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS

The Guilford County Historic Preservation Commission ("the HPC"), held a duly-noticed hearing on **Tuesday, August, 18, 2026**, to consider **Case #26-07-HPC-00006**, a Certificate of Appropriateness Application submitted by **Rizwana K. Khan** ("the Applicant"), seeking approval for the following proposed work on the local historic landmark known as the **Model Farm House**, located at **2058 Brentwood Street High Point, NC 27263**, being Guilford County Tax Parcel **#192771** ("the Property"):

Proposed work includes the construction of a 30-foot-by-60-foot white and black accessory barn with horizontal-lapped metal sheet siding, per the submitted application.

Having considered all of the evidence and arguments presented at the hearing, the HPC, based upon competent, material, and substantial evidence, upon motion duly made and seconded, and by unanimous vote, eight (8) to zero (0), makes the following FINDINGS OF FACT¹:

¹ The Board has made all factual findings herein by the greater weight of the evidence, placing the burden of proof on the Applicant.

- 1) The Secretary of the Interior's Standards for Rehabilitation are met by the proposed construction design provided in the submitted application.
- 2) The proposed structure follows the design features of the existing historic home, including a symmetrical design with a wing on either side, a central doorway, a gable roof that is metal of materiality and black of color.
- 3) The horizontal-lapped metal sheeting simulates current lapboard siding of the existing historic home; and the proposed structure is 14-foot in height which is smaller in scale than that of the historic home, thereby not retracting from the existing significance and integrity of the landmark.
- 4) The proposed structure will cause minimal changes to the defining characteristics of the property.
- 5) The proposed structure will not remove, or alter, the historic character of the property and the property's historic function will remain evident.
- 6) The proposed location, size, and material of the structure will be located in an area of the property that will not diminish historic materials which characterize the property.
- 7) The location of the proposed structure will be located in an area of the property that will ensure the essential form and integrity of the historic property will be unimpaired if the structure was to be removed.

Based on the foregoing FINDINGS OF FACT, the HPC draws the following CONCLUSIONS:

- 1) The Application is congruous with the special character of the historic landmark, the Model Farm House.

THEREFORE, on the basis of all the foregoing, **IT IS ORDERED** that the described Application for a Certificate of Appropriateness with respect to the Property is **APPROVED**, subject to compliance with all local, state, and federal laws.

(INTENTIONALLY LEFT BLANK)

ORDER APPROVED BY THE GUILFORD COUNTY HISTORIC PRESERVATION COMMISSION ON this the ____ day of September, 2026, as follows (N.C. Gen. Stat. 160D-406(i)):

Sean Dowell, Chair	☐ Approved ☐ Not Approved	_____	Signature
Abigaile Pittman, Vice-Chair	☐ Approved ☐ Not Approved	_____	Signature
Cory Rayborn, Member	☐ Approved ☐ Not Approved	_____	Signature
Theresa Hammond, Member	☐ Approved ☐ Not Approved	_____	Signature
Jerry Nix, Member	☐ Approved ☐ Not Approved	_____	Signature
Keisha Hadden, Member	☐ Approved ☐ Not Approved	_____	Signature
Louis Gallien, Member	☐ Approved ☐ Not Approved	_____	Signature
Christie Lee, Member	☐ Approved ☐ Not Approved	_____	Signature
Haley Moloney, Member	☐ Approved ☐ Not Approved	_____	Signature
Milt Rhodes, Member	☐ Approved ☐ Not Approved	_____	Signature
John Van Eerden, Member	☐ Approved ☐ Not Approved	_____	Signature

SO ORDERED, this the ____ day of September, 2026.

Sean Dowell, Chair
Guilford County Historic Preservation Commission

Witness

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that Troy Moss personally appeared before me this day and certified to me under oath or by affirmation that he is not a grantee or beneficiary of the transaction, and that Troy Moss witnessed/recognizes the signatures of Sean Dowell, Abigaile Pittman, Theresa Hammond, Jerry Nix, Keisha Hadden, Louis Gallien, Christie Lee, Haley Moloney, Milt Rhodes and John Van Eerden, and that the signatures are genuine.

Date: _____

Jessie H. Baptist, Notary Public

My commission expires: _____

Official Seal

(Insert Color Paper)

(Intentionally Left Blank)

GUILFORD COUNTY HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. 2026-01

A RESOLUTION IN SUPPORT OF THE NOMINATION OF THE SANDERS-GRAHAM-BLAYLOCK HOUSE TO THE NATIONAL REGISTER OF HISTORIC PLACES

WHEREAS, the Sanders-Graham-Blaylock House, located at 1815 Oak Ridge Road, in the vicinity of the historic Town of Oak Ridge, Guilford County, North Carolina, is a well-preserved rural dwelling constructed in three principal phases beginning ca. 1845, with a connecting one-story addition built ca. 1910 and a Craftsman-style remodeling of the front porch completed ca. 1930; and

WHEREAS, the property has been associated with three primary-owner families who each played significant roles in the Oak Ridge community, including farmer Thomas Sanders (1814-1854), farmer and merchant Thomas Graham (1854-1876), and farmer Marion F. Blaylock and his descendants (1876-1978); and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has determined that the Sanders-Graham-Blaylock House meets National Register Criterion C in the area of Architecture, as a strong, consistently finished, and well-preserved example of a mid-nineteenth-century Greek Revival-inspired vernacular house within Guilford County, retaining a high degree of historic integrity of location, setting, design, materials, workmanship, feeling, and association; and

WHEREAS, the property's Period of Significance spans ca. 1845 to ca. 1930, encompassing the construction of the two-story main house and one-story kitchen/dining ell, the ca. 1910 connecting addition, and the ca. 1930 Craftsman-style remodeling of the front porch; and

WHEREAS, the nomination of the Sanders-Graham-Blaylock House has been prepared in accordance with the standards of the National Park Service and has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on October 8, 2026, in Raleigh, North Carolina, as set forth in the notification letter from State Historic Preservation Officer Dr. Darin J. Waters dated August 26, 2026; and

WHEREAS, listing in the National Register of Historic Places is an honorific designation that recognizes the historic and architectural significance of a property, is compatible with continued private ownership and use, and places no obligation or restriction on a private owner's use of private resources to maintain or alter the property; and

WHEREAS, the Guilford County Historic Preservation Commission ("The Commission") is charged with identifying, evaluating, and encouraging the preservation of historic resources within Guilford County, and finds that National Register listing of the Sanders-Graham-Blaylock House furthers this mission by recognizing and helping to safeguard an important architectural and community resource for present and future generations;

NOW, THEREFORE, BE IT RESOLVED by the Guilford County Historic Preservation Commission that:

1. The Commission hereby expresses its full support for the nomination of the Sanders-Graham-Blaylock House, 1815 Oak Ridge Road, Guilford County, North Carolina, to the National Register of Historic Places.

2. The Commission respectfully urges the North Carolina National Register Advisory Committee and the State Historic Preservation Officer to recommend that the nomination be forwarded to the United States Department of the Interior, National Park Service, for listing in the National Register of Historic Places.
3. The Commission expresses their sincere appreciation to the property owners, Ms. Theresa Hammond and Mr. Roy Nydorf, for preserving this significant historic resource.
4. The Clerk to the Commission is directed to transmit a copy of this resolution to the North Carolina State Historic Preservation Office.

Adopted this the ____ day of September, 2026.

Sean Dowell, Chair
Guilford County Historic Preservation Commission

ATTEST:

Jason Hardin, Deputy Planning & Development Director
Clerk to the Commission



North Carolina Department of Natural and Cultural Resources
Division of Historical Resources

Ramona M. Bartos, Division Director, DSHPO

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

August 26, 2026

Ms. Terry Hammond and Mr. Roy Nydorf
1815 Oak Ridge Road
Oak Ridge, NC 27610

RE: Sanders-Graham-Blaylock House, Guilford County

Dear Ms. Hammond and Mr. Nydorf

We are pleased to inform you that the nomination of the above-referenced property to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on October 8, 2026, in Raleigh. The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation's official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of *National Register Fact Sheets* which includes a list of the criteria under which properties are evaluated. More than 2,700 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed *National Register Fact Sheet 1*.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, *private* property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4610 Mail Service Center, Raleigh, NC 27699-4610. The procedure for objecting is described on the enclosed *National Register Fact Sheet 5*. We would appreciate receiving comments by October 8, 2026, but statements of objection may be submitted and will be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

When a district nomination is prepared, each property within the district must be categorized as contributing or noncontributing if it contains built resources; vacant properties are not categorized and are

Sanders-Graham-Blaylock House

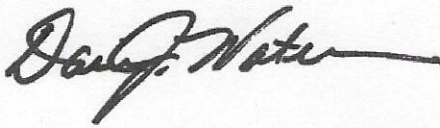
Page 2

August 26, 2026

not eligible for the benefits of listing. Please see "What the National Register Means for the Private Property Owner" on *National Register Fact Sheet 1* for an explanation of contributing and noncontributing properties. When a historic district is under consideration, a public information meeting within the community is very often held prior to the Advisory Committee meeting.

A copy of the nomination and information on the National Register and Federal tax benefits for historic properties are available from the above address upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Darin J. Waters", with a long horizontal flourish extending to the right.

Dr. Darin J. Waters
State Historic Preservation Officer

DJW/saw

Enclosures

cc: Chairperson of Board of Guilford County Commissioners
Oak Ridge Mayor

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Sanders-Graham-Blaylock House

other names/site number N/A

2. Location

street & number 1815 Oak Ridge Road not for publication N/A

city or town Oak Ridge vicinity X

state North Carolina code NC county Guilford code 081 zip code 27310

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
X meets does not meet the National Register Criteria. I recommend that this property be considered significant
nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the

National Register

See continuation sheet.

determined not eligible for the

National Register

removed from the National Register

other (explain):

Sanders-Graham-Blaylock House
Name of Property

Guilford County, NC
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>3</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>6</u>	<u>5</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structures</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions

(Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structures</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival
Craftsman

Materials (Enter categories from instructions)

foundation STONE
roof METAL
walls Weatherboard
LOGS
other BRICK
STUCCO

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Sanders-Graham-Blaylock House
Name of Property

Guilford County, NC
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1845
ca. 1910
ca. 1930

Significant Dates

ca. 1845
ca. 1910
ca. 1930

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Sanders-Graham-Blaylock House
Name of Property

Guilford County, NC
County and State

10. Geographical Data

Acreage of Property Approx. 3 1/2 acres (plus .013-acre right-of-way included in National Register Boundary)

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 _____
2 _____

Zone Easting Northing
3 _____
4 _____
X See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian

organization N/A date August 20, 2026

street & number 59 Park Blvd. telephone 336-727-1968

city or town Winston-Salem state NC zip code 27127

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Sanders-Graham-Blaylock House
Guilford County, North Carolina

7. DESCRIPTION:

SUMMARY:

The Sanders-Graham-Blaylock House is located at 1815 Oak Ridge Road approximately one-and-a-half miles southwest of the historic town of Oak Ridge in Guilford County, North Carolina.¹ The property's land is part of a ridge that is at the highest elevation in the county. The nominated property includes approximately 3.3 acres composed of three contiguous county lots—two fronting Oak Ridge Road and the third in the rear—and an additional strip of land connecting the front of the south lots to the edge of the road, totaling approximately 3.5 acres. All three lots are in possession of the current owners of the house, and in earlier years, all had been owned consecutively by members of the Sanders, Graham, and Blaylock families.

The primary feature of the property is the Sanders-Graham-Blaylock House, a two-story frame dwelling believed to have been built ca. 1845, a one-story two-room central rear ell that probably dates from around the same period as the main house or earlier, and a ca. 1910, one-story horizontal wing that joins the two older sections of the house. The two-story main body of the house has consistently-applied vernacular Greek Revival-style detailing and ca. 1930 Craftsman-style alterations to the front porch.

Numerous outbuildings of varying dates accompany the house. They include log, frame, and concrete-block buildings and structures, all within a shady setting. The main body of the house has undergone few alterations, and the house and the property as a whole have retained strong historic integrity.

NARRATIVE:

Resource List

Setting (19th-20th centuries), contributing site (not reflected on site map)
Sanders-Graham-Blaylock House (ca. 1845, ca. 1910, ca. 1930), contributing building
Woodshed (1994), noncontributing structure
Well 1 (19th century), contributing structure
Well 2 (1991), noncontributing structure
Log House (first quarter 19th century; 2015-2016), contributing building
Smokehouse (first quarter 19th century; 2016), contributing building

¹ The spelling of the surname fluctuated between Sanders and Saunders. For the sake of consistency, this document uses Sanders.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 2

Sanders-Graham-Blaylock House
Guilford County, North Carolina

Outhouse (ca. 1910 - ca. 1930; 2016), contributing building
Storage Shed 1 (ca. 1950), noncontributing building
Flower House (ca. 1950), noncontributing building
Storage Shed 2 (2024), noncontributing building

Setting: 19th-20th centuries, contributing site

The approximately 3 ½ -acre setting that surrounds the Sanders-Graham-Blaylock House and its outbuildings is fairly wooded, with some parts more so than others. A wide variety of trees are found on the property; according to the present owners, in 2021 there were forty-one types of nut, fruit, and other trees, including a pair of century-old Catalpa trees, a massive pecan tree, and spreading maples, along with large boxwoods. Many of these are clustered around the house. A large Red Maple at the southeast corner of the house tract was recognized by Guilford County as a Treasure Tree, meaning it is the largest documented Red Maple in the county. Later, after the Town of Oak Ridge initiated a treasure tree program, the same Red Maple along with the Pecan, Catalpas, and the Boxwoods were designated as the largest of these species in the town. Other old trees on the property include Pear, Mulberry, Cherry, Cedars, Magnolia, Walnut, and Hickory. Perennial gardens present when the current owners purchased the property in 1981 include Lillies of the Valley, Periwinkle, Yarrow, Tansy, Red Hot Poker, and Pampas Grass. At the rear of the main body of the yard is an expansive vegetable and flower garden, begun in the 1980s and an ongoing project by the present owners. Northeast of the garden are woods, always part of the Sanders-Graham-Blaylock property, but now serving largely as a site-protective function. At several places around the rear or west side of the property are neatly stacked piles of wood awaiting use by the owners for fireplaces or bonfires. Also scattered on the property, mostly in locations behind the house, are several works of art created by sculptor Roy Nydorf, one of the current property owners, and others. Near the southeast corner of the property close to the road stands a plaque on a pole proclaiming the Sanders-Blaylock House to have been designated as a Guilford County Historic Landmark in 1990. Drawing on work done in the Craftsman style in the 1930s, a portion of the setting introduces passersby to the house. Almost at the road in front of the house, two rubblestone steps with cushioned mortar joints bordered by rubblestone cheek walls with concrete caps mark the entrance to the house. Set within the front of the west cheek wall is a granite block with the initials T.M.B. inscribed in it. Thomas Marion Blaylock apparently liked having his name associated with the house. At the head of the grass front walk, just south of the front steps to the house, a concrete block flush to the ground with a hole in the center doubtless meant for a hitching block post has an initial on three of the four

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 3

Sanders-Graham-Blaylock House
Guilford County, North Carolina

sides: “T,” “M,” and “B.” At the east end of the property, another set of stone and concrete steps with flanking cheek walls leads from the road level to the east side yard.²

Sanders-Graham-Blaylock House: ca. 1845, ca. 1910, ca. 1930, contributing building

Exterior

The main body of the Sanders-Graham-Blaylock House is a two-story, heavy-timber frame dwelling that rests on a rubblestone foundation. It is three bays wide and one-room deep and is covered by a broad gable roof with widely overhanging eaves, all covered by Victorian-style metal-shingles. At each gable end, rising within the gable eaves, is a single-shouldered brick chimney covered in stucco.³ The house is weatherboarded with a baseboard around the bottom, and each corner is defined by a plain pilaster with a classical cyma reversa cap. The pilaster supports a wide frieze board with a cyma reversa molding along the top. Above the frieze are the wide eaves with a cyma reversa molding at the edge of the roofing material.

The house has six-over-six sash wood windows with plain surrounds, a window sill, and a drip ledge across the top. The first-floor windows in the front of the house have panes measuring 12 x 18 inches. The second-floor windows and the large windows in the rear ell have panes measuring 12 x 16 inches. Except for those on the rear of the house, each window is bordered by wood louvered shutters. A small wood louvered vent flanks the upper stack of each chimney. Several changes have been made to windows and doors in the two-story section of the house. A ca. 1895 photograph shows that at that time there was a door located on the north side of the west chimney. However, in 1989 the present owners removed the two-panel door, which had been boarded up, and replaced it with a window that matches the other original windows. (The door was later re-used in the rehabilitation of the log house on the property.) A second window alteration is found on the center bay of the second floor of the rear elevation. When the Blaylock family built the one-story addition across the rear of the two-story house ca. 1910, the addition's roof did not allow space for a window the size of the house's other windows. Therefore, that window was removed and boarded over. Wanting a window at that location, the present owners added one in 1989 with six-over-six sash, only smaller than the original window so that it would fit the currently available space. From the interior, it can be seen on the wall above the stair landing. The most significant window/door change of the two-story house relates

² Thomas and Mary Sanders are buried approximately 900 feet east of the homeplace, and their headstones are still intact. However, these burials are not within the boundary of the nominated property.

³ When the chimneys were stuccoed is not known, but photographs show that it had been done by 1977, when McKelden Smith conducted his architectural survey of Guilford County. The present owners of the house believe the stuccoing may have been applied in the 1960s or early 1970s, as a former neighbor, Lloyd C. Tilley, who lived across the road, recalled that an African-American craftsman stuccoed them.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 4

Sanders-Graham-Blaylock House
Guilford County, North Carolina

to the front entrance. Originally, it and the rear doorway were identical, having a pair of two-panel Greek Revival doors, a five-light transom, and three-light sidelights beneath which are solid panels. The rear doorway retains these features. However, the front doorway was modified in two ways around 1930u. While the transom and sidelights remained the same, the doors were replaced with two-panel French doors, each panel having ten panes of glass. Most dramatically, the whole composition was popped forward approximately two feet as part of the Craftsman design alteration of the porch.

The original front porch, or at least the porch that was present in a ca. 1895 photograph, was three bays wide with a hipped roof and simple classical posts. A later photograph made after the Blaylocks added the one-story addition across the rear of the house ca. 1910 shows that a balustrade (later removed) had been added between the front porch posts. According to Blaylock family history, during the Depression around 1930, the porch was remodeled in the then-popular Craftsman style. Verda Blaylock Solomon (1909-1983), daughter of Thomas M. and Goldie Blaylock, who would have been in her twenties at the time, recalled itinerant craftsmen doing the stonework on the porch.⁴ The porch retained its hipped roof, but the center bay acquired a broad front-gable with widely overhanging eaves. The gable, itself, had narrow vertical beaded boards with a wider vertical board at the center. Margaret Stevens, the owner prior to the current owners, removed the added center gable in 1979. The surviving Craftsman porch retains a narrow-board wood floor and distinctive features of the style, including classical wood half-posts set on rubblestone plinths with concrete slab tops—one on the west side with “Thomas” inscribed on it—and rubblestone and concrete-slab steps.

Immediately behind the two-story house, the Blaylock family built a one-story addition ca. 1910 that connects the two-story section with the two-room wing set perpendicular to the front part of the house. The ca. 1910 addition is nearly as wide as the two-story section. It has weatherboard siding with a baseboard matching that of the main body of the house, corner pilasters with simple caps, a frieze board, and overhanging eaves with a molded edge beneath a low hipped roof. At each end of the addition is a pair of nine-over-one sash windows with sills at the bottom and drip ledges at the top.

The last section of the house is perpendicular to the two-story house and is joined to it by the ca. 1910 Blaylock addition. A one-story, two-room, kitchen and dining room (now the sitting room) with a central stone chimney with brick stack, it was originally separate from the main house as was typical of mid-nineteenth-century houses for safety reasons. The central ell has the appearance of having been built around the same time as the house, although it is possible that it was built earlier and remodeled when the main house was constructed. It features weatherboard

⁴ Verda Solomon shared her memory of the itinerant craftsmen with the present owners of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 5

Sanders-Graham-Blaylock House
Guilford County, North Carolina

siding and a north-south gable roof covered with the same style metal shingles (installed in 1989), as used on the two-story front of the house. The east side of the sitting room has an old six-over-six sash window near the south end which the present owners found in the smokehouse and restored and used to replace a modern window at that location. They also replaced a modern door at the center of the east side with a custom-made six-light casement window matching an existing one in the kitchen. Near the south end of the west side is a six-over-six sash window, and near the center of that wall is a French door. Rising from the center of the T wing, between the two rooms, is a brick chimney stack stuccoed prior to the present ownership. The north room—the kitchen—has a six-light casement window within the south half of the east side and a six-over-six sash window near the north end of that side. In the center of the north end is a pair of smaller six-over-six sash windows. Near the center of the east side of the kitchen is a two-panel door, and opposite it on the west side is another two-panel door. The door on the east side opens to a small screened porch that runs from just south of the door to the north end of the kitchen. It rests on a stone pier foundation, has a shed roof, and has weatherboarded half walls beneath screened windows. The present east-side porch is a 1989 replacement made by the present owners closely matching the scale and materials of an earlier porch, only expanded in depth by twelve inches. The earlier porch, possibly dating from the 1940s, was referred to as the “pie porch” by the Blaylock family because that is where pies were placed to cool after baking. On the west side of the kitchen, the two-panel door opens to a long, screened porch that runs from just north of the door southward to the south end of the sitting room abutting the ca. 1910 addition. The west porch features a shed roof, a screened door opening to the outside beyond the kitchen door, and a half weatherboarded wall (replaced by the present owners in 1989) beneath a long band of screened windows. The west porch probably dates from ca. 1910, when the Blaylocks added the addition across the rear of the two-story section of the house. A door once led from the ca. 1910 bedroom of Jack Wanda Blaylock and later Robert “Lannie” Blaylock to the porch, but that door was removed by the present owners in 1989 when they added closets to the bedroom. The French door on the west side of the sitting room opens to the west porch.

At the rear of the house, immediately behind the pair of kitchen windows, is the projecting entrance to the root cellar, replaced by the present owners ca. 1989. It continues the rubblestone foundation of the house, has weatherboard siding, a broad gable roof with molding along the eaves, and a batten door in the center. Steps lead down to walls and shelves of large stones topped with mortar and a dirt floor.

Interior

Main, two-story section

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 6

Sanders-Graham-Blaylock House
Guilford County, North Carolina

The interior of the main, two-story section of the house follows a center-hall plan with a single large room on each side of the hall on the first floor. On the second floor, a single large room fills the space east of the hall, while a pair of rooms of equal size make up the space west of the hall. In its detailing, the house exhibits the Greek Revival style, and while it is relatively simple in its presentation, at the same time it is both surprisingly elegant, especially in the stair features, and consistently presented in its doors, windows, mantels, and other features. The walls are plaster over wood lath. The hall floor and those of the east first-floor room (the studio) and those on the second-floor are 5 ½" heart pine; the stairs have 11" heart pine treads and the risers are 6 ½". Within the closet under the stair, it can be seen that the wood of both the stair treads and risers are of the older pit-sawn variety rather than the later circular-sawn type. West of the hall, the parlor floor has been floored over (date unknown) with 2 ¼" red oak. Baseboards throughout the house are approximately 13" tall, although those on each side of the wall dividing the two rooms on the west side of the second floor are 9 ¼" tall. Original doors and door surrounds are heart pine as are the mantels. Both the stair newels and stair banister are black walnut.

Windows have unexpectedly plain surrounds with no stylish features. On the other hand, the doors are strongly reflective of the Greek Revival. As mentioned in discussing the exterior, the front entrance was modified ca. 1930y, but the rear entrance retains its two-panel doors surrounded by sidelights and transom. The other doors in the two-story section of the house are also two-paneled, and they have mitered surrounds that increase their Greek Revival effect. All the doors have white porcelain knobs. Especially impressive are the attached pair of doors that open to the two second-floor rooms on the west side of the hall. Two curious features are associated with the doors at the Sanders-Graham-Blaylock House. M. F. Blaylock, who purchased the house in November 1876, signed his name in pencil on the inner side of the closet door beneath the hall stair. Also, on the interior side of the front entrance, above the west sidelights, "Jan 21st, 1876" is written in pencil. Since that date was before Blaylock's purchase, who wrote that date, and why, remains a mystery.

The mantels in the two-story portion of the house are somewhat curious in that they are very consistent in their detailing, but they appear to be different from other Greek Revival-style mantels used in the area. The features are not only different but a little fancier than those that appear elsewhere. The two first-floor mantels are identical. Each is fairly simple, with a heavy mantel shelf, a wide, plain frieze, and pilasters whose caps have mitered undersides and base blocks have a molding across the top. The most notable feature is the ogee molding that runs along the top of the frieze as if supporting the shelf. The second-floor mantels are strongly related to those on the first floor but take a few liberties of design. The east room is the largest, running the full depth of this section of the house, and it has the largest mantel on the second floor. Like the others, it is a post-and-lintel mantel with a plain shelf, a wide frieze, and two side

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 7

Sanders-Graham-Blaylock House
Guilford County, North Carolina

pilasters. Like the first-floor mantels, it has an ogee molding running across the top of the frieze as if supporting the shelf. Like the other mantels it, too, has pilaster caps with mitered undersides. However, unlike the first-floor mantels, at the top of its pilaster base block, this one has a “flipped” ogee molding. Most unusual are the two mantels on the west side of the hall. Like all the other mantels, they have a pronounced ogee molding between their frieze and shelf. What makes them so unusual is that because this side of the second floor is divided into two rooms—with a solid wall between the two and a Greek Revival-style door opening into each—what would have been a mantel the size of the one in the east bedroom has been split in half to form two half mantels.

The most outstanding interior feature of the two-story section of the Sanders-Graham-Blaylock House is its stair, which rises from south to north along the east wall of the center hall. While the stair is relatively simple, its combination of artistry and engineering results in a design of unusual elegance. Each step has two rectangular balusters—one almost at the rear of the step and the other positioned approximately halfway between the midpoint and front edge of the step. Each baluster rests on an unusual mitered base. The balusters support a graceful, rounded handrail that straightens in a forward direction as it reaches the newel, where it ends with a backward slant atop the newel. The newel, itself, has a four-sided base with the top of each side rising in a slight curve. From there, a tall octagonal post sweeps inward from all sides at the top until it bursts forth in a ball, followed by a short cylinder that connects the newel to the underside of the handrail. On the last step before the landing where the stair changes direction, an identical newel supports a horizontal stretch of the handrail where it readies to change from the sweeping main upward run of the stair from the first floor to the transitional steps to the second-floor level. Immediately past the intermediate newel, the handrail makes a left-angle turn to the west, where at second floor level it combines in a mitered joint with the bottom of a vertical handrail-like stretch of wood that, at its top, combines in another mitered joint to become the handrail for the second-floor balustrade. The second-floor balustrade continues southward and then eastward bordering the stair well until it reaches the east wall of the center hall. The last of the signature newels (totaling three) stands at the southwest corner of the second-floor balustrade.

Ca. 1910 Addition

The rooms of the one-story addition, built ca.1910 during the Blaylock family ownership, have three-inch-wide heart pine flooring and beaded-board walls and ceiling, except for the laundry and bathroom, which have drywall that was likely added during the ownership of Margaret Stevens in 1979. The main entrance to the addition is through the double-leaf door at the rear of the center hall of the main house. The primary exit is through a two-panel door at the center of the north side of the addition's center room. The center room, now used as a personal office, opens by way of a five-horizontal-panel door to a bedroom on its west side. The door, as

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 8

Sanders-Graham-Blaylock House
Guilford County, North Carolina

do the other doors in this section of the house, has a plain surround, but its hinges are highly decorative. A pair of nine-over one sash windows on the west wall lights the bedroom. Midway on the south wall, a five-panel door (two tall vertical panels, one narrow horizontal panel, and two shorter vertical panels at the bottom) opens to the parlor. A door once opened from the north wall of the bedroom to the rear side porch, but the current owners removed it when they added built-in wood closets, cabinets, and drawers across the entire north wall. On the east side of the central room (office), a door with five horizontal panels and the same decorative hinges as the door to the bedroom, opens to a narrow north-south laundry and toilet room. East of the laundry room, another door with five horizontal panels opens to a narrow (north-south) full bathroom. Along its east wall are a pair of windows matching those on the west wall of the bedroom at the other end of the ca. 1910 addition. The present owners removed a mid-twentieth-century door and chimney from the bathroom. On the south wall, a five-horizontal-panel door opens to the midpoint of the north wall of the east room (studio) of the main house.

Two-Room "T" Wing—Dining Room (Present Sitting Room) and Kitchen

The sitting room has a plywood subfloor covered with linoleum and carpet. The walls have a plain baseboard above which are wide, hand-planed, unpainted, heart pine flush boards laid horizontally and fastened with square-head cut nails. An added narrow molding encircles the top of the walls, separating them from the lowered sheet-rocked ceiling, which covers the original wide board ceiling. Changes to the floor and ceiling were probably undertaken by owner Margaret Stevens in 1979. The doors and windows in the sitting room are framed by multi-part moldings with mitered upper corner joints, date unknown. The doors to and from this room are two-paneled and have Brown Bennington knobs. The panels on the south side of the door opening to the ca. 1910 addition are hand-planed and raised, while those on the north side are flat. The panels on both sides of the door opening to the kitchen are flat. The focal point of the sitting room is the mantel on the center of the north wall, whose firebox fits within the wing's large interior stone chimney. It is unlike the mantels in the two-story section of the house, but it has classical cyma reversa moldings similar, but not identical, to others in the house. Simple pilasters with plain bases support the focal point of the mantel, the bold upper section between a plain narrow board running across the mantel from one pilaster to the other and the narrow mantel shelf at the top. A heavy molding runs across the mantel beneath the shelf, and a narrower molding carries across the mantel above the lower shelf. Between these horizontal moldings, a paneled frieze runs between two wide vertical boards that look like two short upper pilasters.

The northernmost room of the house, and the northern of the two rooms that make up the T-shaped ell at the rear of the house, is the kitchen, whose focal point is the stone chimney and fireplace that projects from the south wall. The kitchen has 2 ¼"-wide red oak flooring installed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 9

Sanders-Graham-Blaylock House
Guilford County, North Carolina

(date unknown) above wide plank pine flooring. The walls are covered with wide, horizontal, flush-sheathed boards, but unlike in the sitting room, they are painted. Between the walls and the ceiling is a narrow molding, and as in the sitting room, the ceiling has been lowered and sheet rocked. The two-panel door leading into the sitting room has a plain surround, while the two two-panel doors on each side (east and west) of the kitchen each have surrounds with mitered upper corners. The dating of the red-painted brick facing and inner lining of the fireplace as well as the heavy wood beam that serves as the mantel shelf is not known, but was likely undertaken either by Margaret Stevens in 1979 or in the mid-twentieth century by members of the Blaylock family replacing an earlier wood mantel. Within the fireplace, an iron crane used to hold cooking pots stretches from the west corner to the east and is presumed to be considerably older, likely dating from the early years of the fireplace. Extending in front of the fireplace is a hearth composed of dark brown Mexican tiles added by the present owners ca. 1989. On the wall between the east side of the fireplace and the east wall of the kitchen is a wood cabinet. Its lower third has solid cabinet doors and the upper two thirds has a pair of glass-paned doors. Although its date of installation is unknown, its appearance suggests that it was likely added during the Blaylock ownership in the early twentieth century. In 2003, the present owners renovated the north side of the kitchen by adding modern cabinets and appliances.

Woodshed: 1994, noncontributing structure

An open woodshed, meant to hold firewood for the house, stands immediately northwest of the house. Hefty, round, wood posts support each corner of the rectangular structure while smaller round posts stand vertically between the corner posts at each end and along the sides. Much smaller-in-diameter wood poles run horizontally along the two long sides, while two smaller poles run horizontally across the two ends. A slightly sloping 5-V metal roof is supported by thin wood “joists” that rest on slender wood poles on the four outer edges.

Well 1: 19th century, contributing structure

A nearly square concrete-block structure three blocks high topped by a concrete slab inscribed with “MARGARET S 1979,” marks the location near the road of the old well. Beneath the concrete-block structure is a hand-dug, stone-lined well, approximately twenty-five feet deep, that is believed to be an original feature of the property. Margaret Stevens added the present cover during her ownership of the property.⁵

Well 2: 1991, noncontributing structure

⁵ Information on the underground make-up of the well and its believed age in relationship to the house was shared with the nomination consultant through personal correspondence from the current owners of the house, Theresa Hammond and Roy Nydorf, in 2025.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 10

Sanders-Graham-Blaylock House
Guilford County, North Carolina

Northeast of the old well is a 1991 well house designed for a well built in 1983 along with a water filter and pump. It has a concrete foundation, white-painted weatherboard siding, and a metal-shingled gable roof. It measures three feet wide, forty-two inches long, and approximately three feet tall.

Log House: first quarter 19th century; 2015-2016, contributing building

When Roy H. Nydorf purchased the lot on the which the Sanders-Graham-Blaylock House stands in 1981, the deed included within the purchase price the right for Nydorf to move within two years the dilapidated log house that stood on the adjacent lot to the west. With the log house being associated with the Sanders-Graham-Blaylock House and being threatened with demolition, in 1984 Roy Nydorf and Theresa Hammond moved it to the rear of their lot behind the main house. By that time, several additions had been built to the log house. These were removed, as was the stone chimney with its brick stack (the chimney materials were retained for when the house was moved back to its original site). In 2013, Nydorf and Hammond purchased the lot to the west of the house lot on which the log house had originally stood and where the smokehouse still stood. In 2015-2016 they moved the log house, constructed primarily of oak logs, back to its original location, where old building specialist Siler Rothrock of Reidsville, North Carolina, proceeded to rehabilitate it. Based on its features, particularly the curved rafter ends, Rothrock believed the house could have been built as early as ca. 1815. The basic house is a one-room structure with V-notched log corner joints, a side-gable roof with weatherboarded gable ends, a door with an adjacent window on each long side, and a small horizontal window on the south end. After being moved back to its original location, set on a rubblestone foundation, and rehabilitated, the basic form of the house remains, but some details have changed. Using the original materials, the stone chimney with its brick stack has been rebuilt on the north end of the house. At the south end, the small three-light window has been enlarged somewhat and given eight lights. A six-over-six sash window has been added to the south gable end. The roof is sheathed with 5-V metal. A porch with three unfinished wood poles supporting a shed roof has been added to the east and west sides of the house. Each porch shelters a two-panel door on each side and an adjacent window. The windows, which were four-over-four wood sash at the time of the building's move, are now six-over-six sash. The door on the west side of the log house is the reused door that stood on the north side of the west chimney of the main house, when that door was replaced with a window in 1989. The door on the east side of the log house is a period door obtained elsewhere (but not from the property). Inside, the log walls are exposed, as are the ceiling joists and rafters.

Smokehouse: first quarter 19th century; 2016, contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 11

Sanders-Graham-Blaylock House
Guilford County, North Carolina

The smokehouse is located north of the log house. It, too, is built of V-notched logs and has a gable roof sheathed in 5-V sheet metal. Typical of smokehouses, its door is on the front (south), weatherboarded gable end and is sheltered by an overhanging gable extension. The building stands on a rubblestone foundation. The most significant feature of the smokehouse is its original vertical-board door with wrought-iron strap hinges with onion-shaped ends and rose-head nails that help suggest an early date of construction for the building. Old building specialist Siler Rothrock believes that, like the adjacent log house, it could have been built as early as ca. 1815. Inside the smokehouse, the joists and rafters are exposed, as was typical. When Si Rothrock was rehabilitating the smokehouse in 2016, he added two four-light windows in the north gable and a frame shed slightly inset on the north (rear) end. The shed has horizontally-laid wood siding on the north and east sides and a double-leaf, vertical-board door on the west side.

Outhouse: ca. 1910-ca. 1930; ca. 2016, contributing building

The outhouse was originally located in the northeastern sliver of the house tract. It was moved to its present location north and slightly east of the smokehouse after an older outhouse collapsed. Around 2016, when he was working on the property's log house and smokehouse, Si Rothrock rehabilitated this outhouse. In the process, he replaced the door with one of the period with narrow vertical boards and replaced the interior seat. The outhouse faces south. It is sheathed with horizontally laid German-sided boards with a vertical board at each corner. The overhanging roof, which is covered with standing-seam metal, is edged by a board about six inches in width. Typical of many outhouses, the roof slopes downward from front to rear.

Storage Shed 1: ca. 1950, noncontributing building

Northwest of the house and northeast of the smokehouse stands the older of two storage sheds on the property. The shed is nine feet wide and ten feet deep. It has concrete-block walls, a metal-shingled gambrel roof with wood-shingled gambrel ends, and a doorway at the south end. In the south gambrel end next to the door is a square window opening.

Flower House: ca. 1950, noncontributing building

West of the smokehouse is the flower house. Like the old storage shed of approximately the same age, it is a concrete-block building. It has a 5-V-metal shed roof that slopes downward from south to north and overhangs in the rear to create additional covered work space. A batten door is on the east end of the rectangular building, and windows are on the front (south) and west side. The front window is a pair of four-light sash, sealed shut now but potentially operable at an earlier time. A plain, square window is at the west end of the building.

Storage Shed 2: 2024, noncontributing building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 12

Sanders-Graham-Blaylock House
Guilford County, North Carolina

The current owners of the property added the most recent outbuilding in 2024, locating it west of the flower house and near the western edge of the property. The rectangular building stands on a base of gravel that extends outward from the building one foot on all sides. To keep “critters” from nesting under it, a wide strip of aluminum window screening has been attached around the bottom edge of the building and buried one-foot deep in the exposed gravel. The building, itself, rests on treated four-by-fours, and the walls are made of a wood product called Bond Board. The side-gable roof is covered by fiberglass shingles, and the gable ends have small fiberglass vents. The east side of the shed has a double-leaf, paneled, fiberglass door with metal hinges and a metal handle. On each side of the seventy-two-inch-wide door is a four-over-four sash window topped by a four-light transom.

INTEGRITY ASSESSMENT

The Sanders-Graham-Blaylock House possesses integrity in multiple areas that help illustrate its historic significance and qualify it for listing in the National Register. It retains its original location not far outside the historic town of Oak Ridge in Guilford County, North Carolina. Although it is no longer the seat of a large farm, as it was originally, it maintains a generous rural setting of more than three acres with a collection of outbuildings. All three sections of the house retain their historic materials. The two-story, most prominent section at the front of the house retains its Greek Revival design from the mid-nineteenth century, while the front porch introduces the Craftsman style from ca. 1930 and its associated materials popular at the time and desired by the Blaylock family, who had owned the house since 1876. The workmanship displayed in the Greek Revival section of the house is consistently applied and, especially in terms of the stair, outstanding. At the rear of the house, a two-room “T” shows the kitchen and (probably originally) dining room/now sitting room that reflects some Greek Revival features and was likely original to the house but separated from it for safety reasons as was typical of the period. Between the two earliest sections of the house, a ca. 1910 horizontal section built by members of the Blaylock family added materials and features from the early twentieth century and joined all parts of the house to create a united whole—not only physically, but expanding feelings and associations.

Archeology Statement: **TO BE ADDED BY ARCHAEOLOGY SECTION**
[Also See Appendix.]

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 13

Sanders-Graham-Blaylock House
Guilford County, North Carolina

8. SIGNIFICANCE

SUMMARY:

Located on the north side of Oak Ridge Road (NC Hwy 150) about one-and-a-half miles southwest of the historic town of Oak Ridge in northwestern Guilford County, the Sanders-Graham-Blaylock House is eligible for the National Register of Historic Places at the local level of significance. It meets Criterion C in the area of Architecture, for within a group of mid-nineteenth-century, Greek Revival-inspired, largely vernacular houses in Guilford County, it stands out as a strong, consistently finished, well-preserved example with a high degree of integrity. Three primary owners all played roles in the Oak Ridge community: wealthy farmer Thomas Sanders (ownership, 1814-1854); farmer, merchant, and entrepreneur Thomas Graham (ownership, 1854-1876); and farmer Marion F. Blaylock and descendants (ownership, 1876-1978). The Blaylocks took care to preserve the overall Greek Revival character of the house but also made two alterations of significance that had a positive effect on the house. Around 1910, they built a one-story, four -room addition that connected the two-story main dwelling to the one-story kitchen and dining room. Around 1930, they converted the classical front porch to one with a fashionable Craftsman design with wood posts set on rubblestone plinths with concrete slab caps and front steps to match. The Period of Significance for the Sanders-Graham-Blaylock House spans the years from the pivotal ca. 1845 construction of the two-story main house and the one-story kitchen/dining room ell, the ca. 1910 connecting addition, and the ca. 1930 remodeling of the front porch in the Craftsman style.

HISTORICAL BACKGROUND:

The Sanders-Graham-Blaylock House, the seat of what was once a large farm in northwestern Guilford County, is located on the north side of Oak Ridge Road (NC Hwy 150). The road was originally known as the Danville-Salisbury Road for the two large and important towns it linked: Danville to the northeast in Virginia and Salisbury to the southwest in North Carolina. Standing about one-and-a-half miles southwest of the historic community of Oak Ridge added to the desirability of the location of the house and farm. When Executor Jesse Benbow described the farm he was offering for sale after the death of Thomas Sanders in 1854, he noted that, "The lands are well improved, and all well-watered and in a state of high cultivation, and convenient to all the great markets of this, and the adjoining States—and will be still more so in a few years, when our Plank and Rail Roads shall be completed and in full

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 14

Sanders-Graham-Blaylock House
Guilford County, North Carolina

operation.”⁶ In addition, Benbow claimed that the farm was “in a moral and industrious community, and in the immediate vicinity of one of the finest Classical Schools to be found in the State.”⁷

Thus was the environment into which the Sanders-Graham-Blaylock House was built, but exactly when it was erected is not known. Its Greek Revival architectural styling suggests a date between 1840 and the early 1850s. In advertising the property for sale in 1854, executor Jesse Benbow described it as “the tract of land on which the deceased [Thomas Sanders] resided for many years,” suggesting that it dated from the earlier part of that period (1840s). And when the deed for the property was executed a year later to Thomas Graham, Benbow referred to the sale having taken place on September 21, 1854, “at the late residence of the said Thomas Sanders deceased the home place or tract of land. . . .”⁸ And yet, Sanders family history does not make clear when he built the house.⁹

Thomas Sanders was born on August 18, 1779, in Guilford County to Quakers Joel and Mary Sanders who were members of the Deep River Monthly Meeting.¹⁰ Initially a member of that monthly meeting, Thomas Sanders transferred to the Springfield Monthly Meeting in 1797.¹¹ However, he was not a model Quaker, for at the monthly meeting of December 7, 1799, complaints were lodged against Sanders for committing fornication, and on January 4, 1800, the Springfield Monthly Meeting disowned him. (Around that time, Sanders married Mary Betha (?))

⁶ *Greensboro Patriot* (Greensboro, NC), September 16, 1854, p. 4. Accessed August 15, 2024.

⁷ *Greensboro Patriot* (Greensboro, NC), September 16, 1854, p. 4. Accessed August 15, 2024. Jesse Benbow was referring not only to the village of Oak Ridge, but to the Oak Ridge Institute, a preparatory school for young men, which was established in 1851. Information on the Oak Ridge Institute can be found in Sallie W. Stockard, *The History of Guilford County*, 1902, Re-published by The Guilford County Genealogical Society, 1983.

⁸ Guilford County Deed Book 36, p. 521.

⁹ Research by the current property owners provides information on the prominence of the Sanders family in the Oak Ridge community in the early 19th century and the likelihood of Thomas Sanders building a substantial house like this one. Thomas’ father, Joel, purchased the Old Mill of Guilford in 1808 and served as its second miller until his death in 1814. Thomas’ older brother, Jesse, inherited the Mill, and other siblings inherited other real estate in Oak Ridge. Thomas’ older brother, Hezekiah, built Saunders Inn, completed in 1822 farther east on Hwy 150 in Summerfield. Thomas’ younger sister, Mary, married Charles Benbow in 1811. Their brick home (NR, 1984) was completed in 1823 and is a mile east of Thomas’ home. Thomas’ nephew, Dr. John H. Saunders, was a “prominent physician” and served as the first secretary of the Board of Trustees of the Oak Ridge Institute when it was being constructed in 1851.

¹⁰ Ancestry.com. U. S., Quaker Meeting Records, 1681-1935. Accessed August 19, 2024.

¹¹ Ancestry.com. U. S., Quaker Meeting Records, 1681-1935, North Carolina>Guilford>Springfield Monthly Meeting>Men’s Minutes>1790-1820, Vol.1, p. 91. Accessed September 17, 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 15

Sanders-Graham-Blaylock House
Guilford County, North Carolina

Pierce (?).¹² Furthermore, Quakers frowned on the practice of owning slaves, and by 1800, when he was only twenty-one years old, Thomas Sanders already owned one slave, a number that increased to seven by 1820, and to eight by 1840.¹³

When Joel Sanders died in 1814, he owned a large amount of real and personal property which he bequeathed to his wife, eight children, and others. To his son, Thomas, who was thirty-five years old at the time, he left a third of the Bullock tract near the Haw River and all of his land (about 110 acres) on the Deep River.¹⁴ It was on the land near the Haw River that Thomas Sanders established his large farm. Meanwhile, Thomas and his wife, Mary, already had produced six children, born between 1803-1813. Three more children were added to the family between 1815 and 1822. Where they all lived before the present, two-story house was built is not known. By 1840, one child had died at age twenty-four. Of the remaining eight, five moved away as adults—to Tennessee, Alabama, Louisiana, and Texas. According to the 1850 Census, three remained in their father's household: Ann and Priscilla, both unmarried, and Thomas J. with his wife, Laura (or Flora). Thomas Sanders's wife, Mary, had died in 1841.¹⁵ Although Sanders was seventy-one years old when the 1850 census was recorded (the census reports sixty-nine as his age), he was still listed as a farmer whose real estate, valued at \$2,000, was worth considerably more than the other properties near him. However, while he had eight enslaved people on his large farm, they likely could not have provided nearly as much assistance as one might expect, for of the eight, only two were adults. The remaining six were children ranging in age from two to twelve.¹⁶

In February 1849, Thomas Sanders made an important announcement in the *Greensboro Patriot*. He had decided to move and was offering for sale his plantation on the road leading from Danville to Salisbury, five miles east of the Kernersville crossroads. He bragged that the place had 700 acres, good buildings, good water, good orchards of peaches and apples, and extended to the Haw River. He said he was determined to sell.¹⁷ Nevertheless, Sanders must have

¹² Ancestry.com., U. S., Quaker Meeting Records, 1681-1935, North Carolina>Guilford>Springfield Monthly Meeting>Men's Minutes>1790-1820, Vol.1, 109-111, Accessed September 17, 2024; *Encyclopedia of American Quaker Genealogy*, Vol. 1. Accessed April 22, 2015.

¹³ "North Carolina Quakers and Slavery," library.guilford.edu/c.php?g=111813&p=722874. Accessed April 21, 2025; Ancestry.com. U. S. Federal Census, 1800, 1820, 1840, Accessed August 19, 2024.

¹⁴ Guilford County Will Book A, p. 374.

¹⁵ Prof. T. E. Whitaker, Oak Ridge Institute, "Early Oak Ridge Settlers," *News and Record* (Greensboro, N.C.), November 15, 1925, p. 9. Accessed September 17, 2024. Ancestry.com. U. S. Federal Census, 1850. Accessed August 19, 2024.

¹⁶ Ancestry.com. U. S. Federal Census, General Population and Slave Schedules, 1850. Accessed August 19, 2024;

¹⁷ *The Greensboro Patriot* (Greensboro, North Carolina), March 10, 1849. Accessed August 15, 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 16

Sanders-Graham-Blaylock House
Guilford County, North Carolina

changed his mind, for Guilford County deed records do not indicate any substantial sales of his land between the time of his advertisement in 1849 and his death in 1854.¹⁸

In addition to being a prominent area farmer, Thomas Sanders participated in civic activities that had an impact on his community and beyond. Among these were the North Carolina Railroad and the Oak Ridge Military Institute.

Planning for the railroad was ongoing from the 1840s until it opened for traffic between Goldsboro and Charlotte in 1856. It had reached Guilford County by 1851, facilitating shipping and economic growth and thereby serving as a significant boon to farmers and others. At a meeting held in Greensboro on May 16, 1848, Thomas Sanders was chosen to serve as a delegate to a Railroad Convention to be held in Greensboro in June of that year. At another Railroad Convention held in Salisbury in June of the following year, both Sanders and his son, Thomas Sanders, Jr., were named to serve on a committee in their section of Guilford County whose task it was to procure subscriptions to the capital stock in the North Carolina Railroad—an important job if the railroad was to proceed.¹⁹

In 1850, a group of forward-thinking citizens of Oak Ridge and the surrounding area believed that education was important and thus decided to build a school on the main road. They established a group of five trustees to oversee the plan and to gain subscribers to support the building of a school. Among the forty-three original subscribers was Thomas Sanders, who pledged \$10, a middling sum among all the pledged money that totaled \$629. The building was erected in 1851-1852, and the Oak Ridge Institute opened during the academic year of 1852-1853. The first principal was Thomas Sanders' nephew, Dr. John Saunders. The school was a success and survives today as Oak Ridge Military Academy (listed in the NR in 1983 as part of the Oak Ridge Military Academy Historic District).²⁰

In August of 1854, the *Greensboro Patriot* announced the death of Thomas Sanders on August 9th at his residence in Guilford County.²¹ He had prepared his will three days before his death, on August 6, 1854. In his will, Sanders stated that he desired a Christian burial, for his just debts and personal expenses to be paid, and that his Executor should sell all his lands and personal estate for the purpose of raising money to pay his debts and defraying the expenses of settling his estate. The remainder of his estate, including his "Negroes," were to be equally divided between his two single daughters, Ann Sanders and Priscilla Sanders. He noted that all

¹⁸ General Index to Real Estate Conveyances—Guilford County, N. C.—Grantors. Accessed April 23, 2025.

¹⁹ *Carolina Watchman* (Salisbury, N.C.), May 25, 1848, p. 2. Accessed October 4, 2024. *The Greensboro Patriot* (Greensboro, N. C.), June 30, 1849, p. 2. Accessed October 4, 2024.

²⁰ *Early Years of a Century of Service: Centennial Commencement, May 25-26, 1952*. (Raleigh, N.C.: Edwards and Broughton, 1952), p. 1 and handwritten list of subscribers with amounts. Accessed April 23, 2025.

²¹ *The Greensboro Patriot* (Greensboro, N.C.), August 26, 1854. Accessed August 26, 2024. Although the paper claimed that Sanders was "aged about 68," he was actually almost 75, having been born on August 18, 1779.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 17

Sanders-Graham-Blaylock House
Guilford County, North Carolina

his other children and grandchildren already had what he intended for them. Lastly, Sanders appointed his nephew, Jesse Benbow, as his Executor.²²

Jesse Benbow proceeded to carry out the wishes expressed in Thomas Sanders's will. After advertising to the public, on September 21, 1854, he held sales, both at Sanders's former residence and farm. Two different sales were held—one for Sanders's real estate—buildings and land—and the other for his personal property, which included a long list of farm-associated items as well as numerous household possessions that gave some sense of his level of wealth.²³

At the estate sale on September 21, 1854, Thomas Graham of Guilford County became the last and highest bidder, at the price of \$2,500, for Thomas Sanders's former residence and tract of land totaling 407 acres. Smaller amounts of land were sold to other buyers, but this, by far, was the bulk of the property. Another buyer, for example, was Thomas J. Benbow (uncle of Jesse Benbow), who purchased 79 acres described as "east of the plantation" for \$305. Thus, the house and its associated farm passed out of the Sanders's family ownership forever.²⁴

The sale of Thomas Sanders's real estate property took place in September 1854, but the sale of his personal property was not held until December 18, 1854, likely because it took more time to organize the numerous items for sale. There were both items related to the farm and items related to the house, and the two do not appear to have been handled separately. At least, in the report prepared after the sale, the two are joined in the same list. The list is organized into three columns, with the purchaser's name in the left column, the item sold in the middle column, and the sale price in the right column. Somewhat curiously, Thomas Graham, purchaser of Sanders's house and a large part of his farm, did not acquire any of Sanders's personal property—either that related to the farm or to the house.²⁵

The farm-related items included a few animals, such as two mares, a horse, and a cow and calf; a wagon, stacks of hay and oats, fodder, and all manner of farm equipment. The long list of household items offered for sale provides a sense of Thomas Sanders's lifestyle and the substantial house he needed to provide a comfortable space for the household furnishings he owned. In addition to various kitchen utensils, there were many furnishings for a dining room and parlor—a large table, three other tables, seven chairs, five plates, six dishes, six cups and saucers, additional glass plates and glasses, two tea pots, and two cupboards. In addition, there was a candle table, a candle stick, a looking glass, frames and portraits, a thermometer, a chest, a clothes press, and four beds, bedsteads, and mattresses. And then there was Thomas Sanders's

²² Thomas Sanders Will. Ancestry.com. Guilford County Wills and Estate Papers, 1663-1978, File No-0103.1. Accessed April 24, 2025.

²³ *The Greensboro Patriot* (Greensboro, N.C.), September 15, 1854, p. 4. Accessed August 15, 2024.

²⁴ Guilford County Deeds, Book 36, pp. 521-522; Book 358, p. 563.

²⁵ Thomas Sanders Estate Papers, Guilford County Wills and Estate Papers, 1663-1978, pp. 1-8. Ancestry.com. Accessed April 24, 2025.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 18

Sanders-Graham-Blaylock House
Guilford County, North Carolina

library. In addition to a note book and an account book, several books were listed by title. Though hard to read in the Estate Account script, they appear to have been biographical and geographical titles, and a dictionary. Other books were listed only as 2 Books, 1 Book, 4 Books, etc., adding up to twenty-four books. More were grouped as "Lot of Books." Judging by the size of his library, it appears that Sanders was intellectually inclined. No one buyer acquired his library in whole; rather eleven men purchased one or more of Sanders's books.²⁶

Like Thomas Sanders, Thomas Graham played an active role in the Oak Ridge community. He served on the board of trustees at what became the renowned Oak Ridge Institute at its beginning in 1852-1853, and when the school burned to the ground in 1866, he was one of the subscribers who helped fund its rebuilding. In 1856, Graham was one of the delegates appointed to the Democratic State Convention. Graham also served as Postmaster for the town of Oak Ridge in 1859 and 1860. Whether he served additional years is not known.²⁷

On January 22, 1857, Thomas Graham (1821-1894) married Emma G. Williamson of Caswell County.²⁸ He was sixteen years older than she. Like the Sanders, the Grahams produced many children, eight in fact, between 1857 and 1873, though the last two did not live to adulthood. According to the 1860 U. S. Census, a sixteen-year-old enslaved woman was also living with the Grahams at that time. Census records provide other clues to Thomas Graham's life. In 1860, his occupation was listed as both farmer and merchant. There were also substantial values listed for his property, with his real estate listed as \$6,000, and his personal estate listed as \$10,000. By 1870, however, after all the losses resulting from the Civil War, the value of his property had diminished to \$2,000 for his real estate and only \$1,800 for his personal estate. In addition, his occupation was listed as a retired merchant.²⁹

As Thomas Graham retired from being a merchant, his business life followed a different path, one that initially appeared would bring him great success. On May 17, 1870, the stockholders of the North Carolina Central Iron and Manufacturing Company met at the company office in Philadelphia and chose Thomas Graham to serve on the Board of Directors. The same day, the Board met and elected Graham President.³⁰ Two years later, a news report

²⁶ Thomas Sanders Estate Papers, Guilford County Wills and Estate Papers, 1663-1978, pp. 1-8, Ancestry.com. Accessed April 24, 2025.

²⁷ *Early Years of a Century of Service: Centennial Commencement, May 25-26, 1952* (Raleigh, N.C.: Edwards and Broughton, 1952), pp. 7, 22. Accessed April 23, 2025. *The Weekly Standard* (Raleigh, N.C.), April 7, 1856, p. 2. Accessed September 12, 2024. A. Earl Weatherly, *The First Hundred Years of Historic Guilford 1771-1871* (Greensboro, N.C.: Greensboro Printing Company, 1972), p. 89. Accessed April 28, 2025.

²⁸ *The Greensboro Patriot* (Greensboro, N. C., February 6, 1857), p. 3. Accessed August 16, 2024. The marriage was also announced in newspapers in Raleigh and Fayetteville.

²⁹ U. S. Federal Census, General Population and Slave Schedules, 1860 and 1870. Ancestry.com. Accessed August 19, 2024.

³⁰ *The Greensboro Patriot* (Greensboro, N. C., June 16, 1870), p. 2. Accessed August 16, 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 19

Sanders-Graham-Blaylock House
Guilford County, North Carolina

noted that Graham had returned from Philadelphia with Prof. J. P. Lesley and planned to put a large force to work in his coal mines in Stokes County immediately as well as in his iron mines near Friendship. These and other mining activities in 1872 were considered by the news to be good indications for the mines in Guilford County.³¹ Despite Graham's promising future, things did not work out as he had anticipated, and on February 6, 1873, he was declared bankrupt.³² By 1880, he, his wife, and five of their children were living in Winston, where he was working as a store clerk.³³

On November 4, 1876, Thomas Graham and his wife, Emma, sold their homestead consisting of 167 acres to Marion F. Blaylock for \$2,500.³⁴ When Thomas Graham had purchased the homestead twenty-two years earlier in 1854, it was also valued at \$2,500, but it included 407 acres, making a difference of 240 acres between the two sales. Because of Graham's near perpetual debt during those decades, he was selling parts of his land frequently. Three known deeds between 1868 and 1871 amounted to 230 and ¼ acres. Along with the 167 acres sold to Blaylock and another unknown deed, the total land that Graham sold probably amounted to his original 407 acres.³⁵

Marion Francis Blaylock (1851-1904) and Ann Eliza Garner (1850-1928), both of Guilford County, married on October 31, 1872. Their first two children died in 1877 of diphtheria. Their last three children—Robert Luther, Florence, and Thomas Marion, were all born in the 1880s and lived to adulthood. According to the 1900 U. S. Census, M. F. Blaylock was a farmer who had mortgaged his land.³⁶ Like the two previous owners of his homestead—Thomas Sanders and Thomas Graham, M. F. Blaylock played various roles in his local community. At the end of the century (at least 1899), he served as a justice of the peace, and from 1901 until his death, he was postmaster for the town of Oak Ridge.³⁷

³¹ *The Greensboro Patriot* (Greensboro, N. C., February 22, 1872), p. 3. Accessed September 12, 2024.

³² *Greensboro North State* (Greensboro, N. C., March 5, 1873), p. 3. Accessed August 16, 2024. Various deeds show that Graham was continuously in debt, and one in 1868 referred to him as living in Philadelphia.

³³ U. S. Federal Census, General Population Schedule, 1880. Ancestry.com. Accessed August 19, 2024. Although the census says the Grahams were living in Winston, it also says they were living on Salt Street, which is in Salem.

³⁴ Guilford County Deeds, Book 51, pp. 506-507.

³⁵ Guilford County Deeds, Book 40, pp. 169-173; Book 43, pp. 250-251; Book 44, pp. 402-403.

³⁶ Theresa Hammond, "The Sanders-Graham-Blaylock House and Farm," Accessed Summer 2024; Martin Blaylock Family Tree, Ancestry.com. Accessed Summer 2024; *The Greensboro Patriot* (Greensboro, N.C., Sept 5, 1877, p. 3; Sept. 12, 1877, p. 2) Accessed September 27, 2024. U. S. Federal Census, General Population Schedule, 1880. Ancestry.com. Accessed August 19, 2024. Guilford County Deeds, Book 100, pp.593-596.

³⁷ *The Greensboro Patriot* (Greensboro, N. C., November 1, 1899), p. 12, Accessed September 27, 2024; *The Weekly High Point Enterprise* (High Point, N. C., October 9, 1901), p. 2, Accessed September 27, 2024; *The Greensboro Patriot* (Greensboro, N. C., February 12, 1902), p. 7, Accessed September 27, 2024. Theresa Hammond, "The Sanders-Graham-Blaylock House and Farm," Accessed Summer 2024.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 20

Sanders-Graham-Blaylock House
Guilford County, North Carolina

M. F. Blaylock died in 1904, apparently without leaving a will. His oldest son, Robert Luther, was named administrator of his estate.³⁸ Marion Francis Blaylock's father, Robert Allen Blaylock, became owner of his son's property until his own death in 1911. In his will he bequeathed the property that had been occupied by his son, M. F., known as the Graham place (and additional property) to his grandson (and son of M. F.) Thomas Marion "Lanier" Blaylock, and his daughter-in-law Eliza (widow of M. F.).³⁹

Census records show that like his father before him, Thomas M. Blaylock was listed for decades as a farmer. In 1908 he married Goldie Esta Walker, and they had three children: Verda (1909-1983), Thomas Marion "Tom" Jr. (1914-1975), and Jack Wanda (1925-2016). Thomas M. Blaylock's mother, Eliza, continued to live with them in the family home for some years. However, according to her 1928 obituary, at her death "she had made her home for a number of years" with her daughter Florence Crews and her husband, William. Goldie Blaylock (died 1961) and T. M. Blaylock Sr. (died 1966) continued to reside in the Blaylock family homeplace until their deaths.⁴⁰ Thereafter it was rented for some years or was uninhabited.

The Blaylock family occupied the house for nearly a century, during which time they had an impact on its physical appearance. Immediately behind the original two-story house, they built a one-story addition with three rooms, probably ca. 1910, that connects the two-story main house with the one-story, two-room wing set perpendicular to it.⁴¹ The three-room-wide addition (the east room now divided into two rooms for a total of four rooms) stretches east and west nearly as wide as the three-bay-wide two-story main house and is finished with nearly the same exterior features.

The Blaylocks preserved the original features of the interior of the two-story house except for the front entrance, which they modified when they remodeled the front porch in the fashionable Craftsman style ca. 1930. Opening to the porch, the original doors were replaced with French doors while retaining the original sidelights and transom, and the whole composition was extended forward approximately two feet as part of the porch's new Craftsman design. The original full-height Classical porch posts were modified to half posts and set on rubblestone plinths with concrete slab tops (one on the west side having "Thomas" inscribed on it) and rubblestone and concrete-slab steps. Other stonework and the initials "TMB" were included in

³⁸ *The Greensboro Patriot* (Greensboro, N. C., May 11, 1904), p. 8, Accessed September 27, 2024.

³⁹ Guilford County Wills and Estate Papers. Will Book H, pp. 390-391.

⁴⁰ T. M. Blaylock Sr. spent the last 82 days of his life at Butner Hospital in Granville County due to a "chronic brain disease."

⁴¹ The ca. 1910 date for the addition is based on the supposition that it would have been a likely time for Thomas Marion Blaylock and Goldie Walker, who had married in 1908, to make such a practical change, as well as because both the interior and exterior features have the architectural appearance of dating from that time.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 21

Sanders-Graham-Blaylock House
Guilford County, North Carolina

steps by the road and elsewhere.⁴² Verda Blaylock Solomon, daughter of Thomas M. and Goldie Blaylock, who would have been in her twenties at the time, recalled that itinerant craftsmen prepared the work on the porch and steps at that time.⁴³

After the 1975 death of T. M. “Tom” Blaylock Jr., the two surviving children of Thomas M. and Goldie Blaylock—Jack W. Blaylock and wife and Verda Blaylock Solomon (widow)—along with multiple other Blaylock heirs sold 2.23 acres of the homestead property facing Hwy. 150 to Margaret D. Stevens on December 20, 1978.⁴⁴ However, her ownership was brief, for she died the following August. Then owned by the heirs of Margaret Stevens, the 2.23 acres were divided into two lots, and on September 18, 1981, William P. H. Stevens Jr. sold Lot 1, which included the house, to Roy H. Nydorf.⁴⁵ Lot 2, immediately to the west, remained with the Stevens family. On that lot stood the log house and log smokehouse associated with the Sanders-Graham-Blaylock House.⁴⁶ The log house was threatened with demolition, but Nydorf’s deed for the house lot had included within the purchase price the stipulation that he could move the dilapidated log house on Lot 2 within two years. In 1984, Nydorf moved the structure to the rear of Lot 1, behind the main house.⁴⁷ On December 27, 2013, Kristina Ann Stevens, an heir of Margaret Stevens, sold Lot 2, the lot adjacent to the house lot on the west, to Roy H. Nydorf and his wife, Theresa N. Hammond.⁴⁸ Two years later, Nydorf and Hammond were able to move the log house back to its original location and had restoration specialist Siler Rothrock of Reidsville rehabilitate both it and the smokehouse.⁴⁹ Meanwhile, in 1992, Nydorf and Hammond had purchased a third lot behind the house lot from Lena Blaylock.⁵⁰ Just over one acre, the wooded

⁴² The Blaylocks seem to have been overly interested in leaving their “marks” on the house. In connection with the porch and related work done in the 1930s, “TMB” for Thomas Marion Blaylock, the owner, was left in two places, while “Thomas,” probably representing T. M. Blaylock’s son, T. M. Blaylock Jr., (1914-1975), was hand inscribed on a concrete slab top of a porch plinth. But from the beginning of the Blaylocks’ period as owners of the house, going back to Marion Francis Blaylock, whose ownership spanned the years from 1876 until his death in 1904, they left their signatures or initials. M. F. Blaylock signed his name in pencil on the inner side of the closet door beneath the hall stair.

⁴³ Verda Solomon shared her memory of the itinerant craftsmen with the present owners of the house.

⁴⁴ Guilford County Deeds, Book 2963, pp. 602-603.

⁴⁵ Guilford County Deeds, Book 3176, p. 428.

⁴⁶ Guilford County Plats, Book 67, p. 142.

⁴⁷ Theresa Hammond, “The Sanders-Graham-Blaylock House and Farm,” Accessed Summer 2024.

⁴⁸ Guilford County Deeds, Book R 7562, pp. 966-967.

⁴⁹ Theresa Hammond, “The Sanders-Graham-Blaylock House and Farm,” Accessed Summer 2024.

⁵⁰ Guilford County Deeds, Book 3945, pp. 291-292.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 22

Sanders-Graham-Blaylock House
Guilford County, North Carolina

land helps preserve more of the property's original landscape. It is adjacent to land still in the possession of the Blaylock descendants.⁵¹

ARCHITECTURE CONTEXT

Exactly when the Sanders-Graham-Blaylock House was built is not known, but given its form and Greek Revival-style features along with references to the house when the property was being auctioned after Sanders's death in August 1854, a date from the 1840s seems likely. That date, extended elsewhere up through the 1850s, corresponds with other Greek Revival-style houses in the county.

The architectural survey that H. McKelden Smith supervised in the mid-1970s and then edited as *Architectural Resources: An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County* was a great source of information in developing an architecture context for understanding the Sanders-Graham-Blaylock House. (The city of Greensboro was surveyed and published separately.) Smith divided his view of rural Guilford County into the Northeast, Southeast, Southwest, and Northwest sections of the county. The Sanders-Graham-Blaylock House is part of the Northwest section, and while that area was the focus of the study for this nomination, houses in other areas were also reviewed. Survey files for houses in rural Guilford County from the same period as the Sanders-Graham-Blaylock House were reviewed at the State Historic Preservation Office. In exploring those files, two factors that had an impact on developing an architecture context were noted. First, four Greek Revival-style houses of interest no longer survive—two in Northwest Guilford County and two in Southwest Guilford. In addition, within the five areas reviewed, a total of seven property files had no interior photographs, rendering them useless for interior comparative purposes. Still, there were fourteen properties that could be considered and, of those, four had various features that were similar to some of the features seen at the Sanders-Graham-Blaylock House.

Of the mid-nineteenth-century two-story frame houses considered in developing an architecture context for the Sanders-Graham-Blaylock House, all have a center-hall plan typical of the Greek Revival style and subsequent Romantic styles. Two—the Jesse Benbow House II (NR, 1983) in the Northwest section and the Elihu Mendenhall House (NR, 2025) in the Southwest section—stand out for being the only surviving mid-nineteenth-century well-preserved examples with a double-pile plan (two-rooms deep).⁵² Other houses from the period,

⁵¹ On the adjacent property mentioned is a stone-lined spring located close to the property line. Blaylock descendant Joann Williams (1934-2020) recalled that it was her job as a youngster to scrub the stones with sand to keep it clean, as it served as an early refrigerator.

⁵² Information on houses discussed in the Architecture Context section was drawn from survey files used in the File Room at the State Historic Preservation Office, Raleigh, and from H. McKelden Smith, *Architectural*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 23

Sanders-Graham-Blaylock House
Guilford County, North Carolina

including the Sanders-Graham-Blaylock House, are single-pile (one-room deep). The double-pile houses have interior chimneys, while the single-pile houses, including the Sanders-Graham-Blaylock House, have gable-end chimneys. The Shubal Coffin House I in Jamestown (part of Jamestown Historic District, NR 1973) is the most ornate Greek Revival-style house in Guilford County with a pedimented temple form Doric entrance portico (another such porch on the side), full entablatures over the windows, and rich detailing on the interior. The Dr. Joseph A. McLean House (NR, 1995) in the Northeast section of the county mimics the front portico of the Shubal Coffin House I, but its detailing is much simpler. The exteriors of the county's other Greek Revival period houses, including the Sanders-Graham-Blaylock House, are much more modest in both their exterior form and detail. Typically, they exhibit a three-bay façade, a side-gable roof with overhanging eaves and gable-end chimneys, and a hip-roofed or shed-roofed front porch with simple classical posts. If they are especially refined, like the Sanders-Graham-Blaylock House, they have classical corner posts with molded caps and a frieze with decorative moldings across the top and beneath the eaves. While other houses in the county cannot compare with the Shubal Coffin House I in its rich Greek Revival detailing, two houses, in particular—the Jesse Benbow House II and the Elihu Mendenhall House—stand out because of the wealth of painted wood graining and marbling that survive on their interiors. If the Sanders-Graham-Blaylock House had similar interior painting, it does not survive.

In terms of interior features, houses built during the mid-nineteenth-century in Guilford County as well as elsewhere in North Carolina's Piedmont region normally exhibit doors with two flat panels and mantels of the post-and-lintel form, both reflecting the Greek Revival style. Some of these doors have plain surrounds (Charles W. Wilson House-Northwest section), heavily molded mitered surrounds (Dr. Shubal Coffin House I), or cornerblock surrounds (Dr. Joseph A. McLean House). Some houses have both two-panel and six-panel doors reflecting two periods, such as the Harper Johnson House (part of Jamestown Historic District, NR 1973) and six-panel doors with cornerblock surrounds (Alexander Strong Martin House-Northwest section). Houses such as the Harper Johnson House that contain doors from two periods have mantels from two periods as well—a grand Federal-style mantel and a more simple but well-built Greek Revival-style post-and-lintel mantel. A wealth of post-and-lintel mantels can be seen in mid-nineteenth-century houses in Guilford County, ranging from stocky examples (Dr. Shubal Coffin House II (part of Jamestown Historic District, NR-1973), Charles H. Wilson House-Northwest section, and Boone House, gone, Northwest section) to those that are more stretched out horizontally or tall and slender: Dr. Joseph A. McLean House, Jesse Benbow House II, and Henry Cobb House-Northeast section). Of particular note is a mantel in the Dr. Shubal Coffin House I, which has fluted pilasters, a two-part frieze, and an ogee molding beneath the mantel

Resources: An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County (Raleigh: North Carolina Department of Cultural Resources Division of Archives and History et al., 1979).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 24

Sanders-Graham-Blaylock House
Guilford County, North Carolina

shelf. This use of an ogee molding beneath the mantel shelf is a rare example of this form in Guilford County. In the study for this nomination, it was seen otherwise only on the mantels at the Sanders-Graham-Blaylock House.

The center-hall stair of a mid-nineteenth-century Greek Revival-inspired house is often the focal point of the stylistic character of the house interior. Two houses with examples of simple, tightly positioned stairs with plain features are the Henry Cobb House and the Joyner House (part of Jamestown Historic District, NR-1973). The Henry Cobb House has two balusters per step, a square newel, and a handrail that runs into the newel. The Joyner House stair is steep with only one baluster per step and the handrail runs into a plain, slender, square-in-section newel. The stair in the Harper Johnson House shows slightly more flair in that it has a tall and multi-shaped newel into which the handrail runs. However, the stair “disappears” into the second floor, where a railing borders the opening at that level. As opposed to these rather conservative stairs, several in addition to the stair in the Sanders-Graham-Blaylock House are more elaborate and graceful. At the Dr. Shubal Coffin House I, the hall is wide, there is a chair rail along the wall beside the stair, the newel is square-in-section with a peaked cap, and the handrail runs into the newel beneath the cap. The rounded handrail rises to where it ramps upward to a landing, turns right, ramps upward again, and ramps upward and turns again until reaching the second-floor level, where it follows the edge of the stair opening. The Elihu Mendenhall House also has a wide hall, which allows it to have a stair with room for several levels of gentle ramping with its rounded handrail as it goes from one floor to the next to the next. At the bottom of the stair, the handrail runs into the circular top of the newel, which has multiple broad and narrow circular turns. The center hall of the Dr. Joseph A. McLean House does not appear as generously spaced as that in the Elihu Mendenhall and Dr. Shubal Coffin I houses. Nevertheless, it has noteworthy stair features, including sawnwork brackets on the sides of the stair steps, a very slender turned newel, and a rounded handrail that rests atop the newel and ramps upward in a curve at the landing on its way to the second floor. The stair at the Jesse Benbow House II is very similar in feeling to the stair at the Sanders-Graham-Blaylock House. Although their newels are not the same, they each exhibit both relative simplicity and fine craftsmanship. In both cases, the rounded handrail extends past the steps at the bottom of the stair, crossing over the top of the newel. At the top of the first flight of steps, in each case the handrail ramps up to the next level of the stair.

Within this group of mid-nineteenth-century, Greek Revival-inspired, largely vernacular, houses in Guilford County, the Sanders-Graham-Blaylock House stands as a strong, consistently finished, and well-preserved example. Believed to have been built during the 1840s, it is the two-story, main portion of today’s house that is the primary reflector of the Greek Revival style. The once-separate dining room and kitchen behind the house, which was connected to the main house by an addition built by the Blaylock family ca. 1910, also reflects some Greek Revival features

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 25

Sanders-Graham-Blaylock House
Guilford County, North Carolina

in its doors and dining room mantel. The Sanders-Graham-Blaylock House displays the typical exterior form of the mid-nineteenth-century single-pile frame houses in Guilford County with its weatherboard siding, three-bay façade with six-over-six sash windows, side-gable roof with widely overhanging eaves, gable-end brick chimneys (later stuccoed), and hip-roofed front porch. Exterior refinements include corner pilasters with classical cyma reversa caps, a wide frieze with a cyma reversa molding along the top, and a cyma reversa molding along the edge of the roof. Front and rear entrances were identical until ca. 1930, when the front entrance and porch were modernized in the Craftsman style. Both front and rear entrances are strongly Greek Revival in having three sidelights over panels, five-light transoms, and on the rear entrance, a pair of solid two-panel doors. The doors on the front entrance were replaced in the ca. 1930 remodeling with two-panel French doors, each with ten panes of glass, and with the whole doorway popped out approximately two feet. Adding to the fashionable Craftsman appearance of the front porch, the former full-height classical posts were replaced with half-height classical posts set on rubblestone plinths with concrete slab tops.

The interior features of the Sanders-Graham-Blaylock House are relatively simple, but at the same time impressive because of the Greek Revival traits that are consistently applied. The doors are two-paneled with mitered surrounds. Especially noteworthy are the side-by-side pair of two-panel doors with mitered surrounds on the west side of the second-floor hall that open into two half-sized bedrooms (one now a bathroom). Nearly identical Greek Revival post-and-lintel mantels can be found in all five rooms, although the two in the first-floor rooms are slightly more refined. All have an ogee molding beneath the mantel shelf. The mantel in the second-floor east room even has an ogee molding at the top of its pilaster base block that has been flipped upside down, a suggestion of extra creativity. A most unusual feature appears with the mantels on the west side of the second floor—the rooms into which the pair of Greek Revival doors enter. What was one large room on the east side is divided by a wall into two rooms on the west side, and what was one large mantel on the east side becomes two half mantels on the west side. Although neither of the west-side half mantels has a flipped ogee molding atop the pilaster base block (these may have been present originally), both sides have an ogee molding beneath the mantel shelf. The most outstanding feature of the interior of the Sanders-Graham-Blaylock House is its stair. While it does not have a curving banister like the Shubal Coffin House I and the Elihu Mendenhall House, it demonstrates a combination of artistry and engineering that results in a design of uncommon elegance. An unusual feature, not seen elsewhere, is that each baluster rests on a mitered wood base. The balusters, two per step, support a rounded handrail that straightens in a forward direction as it nears the newel and ends with a backward slant atop the newel. The handrail at the Jesse Benbow House II is treated in the same manner in relationship to its newel. The newel at the Sanders-Graham-Blaylock House is a slender combination of a four-sided base, an octagonal post, and a ball at the top beneath the handrail. The newel is repeated twice—once

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 26

Sanders-Graham-Blaylock House
Guilford County, North Carolina

near the top of the stair where the first turn to the second floor is made and second, at the southwest corner of the second-floor balustrade. The various moves from the end of the stair's ramped handrail to the full second floor level and its balustrade is angular rather than curving and is similar to the stair landing at the Jesse Benbow House II, only more complicated. It has the appearance of an elegant engineering feat not seen elsewhere in the county.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 27

Sanders-Graham-Blaylock House
Guilford County, North Carolina

9. BIBLIOGRAPHY

Ancestry.com.

Early Years of a Century of Service: Centennial Commencement, May 25-26, 1952. (Raleigh, N.C.: Edwards and Broughton, 1952).

Encyclopedia of American Quaker Genealogy, Vol. 1.

General Index to Real Estate Conveyances, Guilford County, N.C.—Grantors.

Guilford County Deeds.

Guilford County Plats.

Guilford County Wills and Estate Papers.

Hammond, Theresa. "The Sanders-Graham-Blaylock House and Farm."

Martin Blaylock Family Tree.

"North Carolina Quakers and Slavery." library.guilford.edu/c.php?g=111813&p=722874.

Smith, H. McKelden. *Architectural Resources: An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County*. Raleigh: North Carolina Department of Cultural Resources Division of Archives and History et al., 1979.

Stockard, Sallie W. *The History of Guilford County*, 1902. Republished by the Guilford County Genealogical Society, 1983.

U. S. Federal Census: 1880, 1820, 1840, 1850, 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940

U. S. Quaker Meeting Records, 1681-1935, North Carolina>Guilford>Springfield Monthly Meeting>Men's Minutes>1790-1820, Vol. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 28

Sanders-Graham-Blaylock House
Guilford County, North Carolina

Weatherly, A. Earl. *The First Hundred Years of Historic Guilford 1771-1871*. Greensboro, N.C.
:Greensboro Printing Company, 1972.

NEWSPAPERS:

Carolina Watchman (Salisbury, N. C.)
May 25, 1848

Greensboro North State (Greensboro, N.C.)
March 5, 1873.

The Greensboro Patriot (Greensboro, N.C).
March 10, 1849.
June 30, 1849.
August 26, 1854.
September 15, 1854.
September 16, 1854.
February 6, 1857.
June 16, 1870.
February 22, 1872.
September 5, 1877.
September 12, 1877.
November 1, 1899.
February 12, 1902.
May 11, 1904.

News and Record (Greensboro, N.C.).
November 15, 1925, Whitaker, Prof. T. E., Oak Ridge Institute, "Early Oak Ridge
Settlers."
July 3, 1928.

The Weekly High Point Enterprise (High Point, N.C.)
October 9, 1901.

The Weekly Standard (Raleigh, N.C.).
April 7, 1856.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 10 Page 29

Sanders-Graham-Blaylock House
Guilford County, North Carolina

10. GEOGRAPHICAL DATA, cont'd.

Latitude: 36.160283

Longitude: -80.009887

Verbal Boundary Description:

The National Register boundary of the Sanders-Graham-Blaylock House is delineated by the heavy white line on the accompanying National Register Boundary Map which defines the property's 3.43 acres, including the three contiguous lots that make up the current tax parcel numbers 165487, 165519, and 165532 along with the right-of-way along the southeast parcel lines and Oak Ridge Road.

Boundary Justification:

The nominated property originally was part of the much larger farm acreage associated with the Sanders, Graham, and Blaylock families. Today, the property includes under single ownership only the historic house, related surviving outbuildings, and adjoining land behind the house lot that was part of the original farm.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Photographs Page 30

Sanders-Graham-Blaylock House
Guilford County, North Carolina

PHOTOGRAPHS

The following photographs are keyed to the nomination floor plans. On the plans, 1➔ indicates the number and direction of the photographs, which are listed here.

Laura A. W. Phillips took photos #16, 17, and 20 in August 2024 and photos #1, 2, 3, 4, 5, 6, 7, 11, and 12 in September 2025. Theresa N. Hammond took photos #8, 9, 10, 13, 14, 15, 18, and 19 in August 2024.

1. Façade from road, view to N.
2. Façade, view to N.
3. Cornice and eaves moldings, view NW.
4. East elevation, view to W.
5. View of main house, 1910 addition, and ell, view to NW.
6. Ell, 1910 addition, and house, view to SE.
7. Façade and west side, view to NE.
8. Original rear entrance, view to N.
9. Center hall stair, view to NE.
10. Stair newel, view to E.
11. Transition at stair landing, view to SW.
12. Transition at stair landing, view to SE.
13. Pair of Greek Revival doors on second floors, view to SW.
14. Half-mantel in SW room of second floor, view to NW.
15. Mantel in second floor east room, view to E.
16. Parlor mantel in first floor west room, view to W.
17. Detail of parlor mantel with ogee molding beneath shelf, view to W.
18. Dining room (sitting room) in 1-story ell, view to NW.
19. Kitchen fireplace with view to S toward front of house.
20. Smokehouse from rear with view South to log house and rear ell of house to left.

United States Department of the Interior
National Park Service

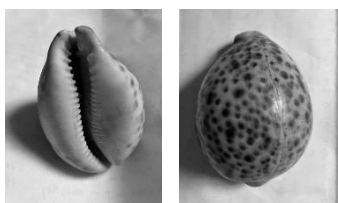
National Register of Historic Places Continuation Sheet

Section Number Appendix Page 31

Sanders-Graham-Blaylock House
Guilford County, North Carolina

Appendix: (Theresa Hammond)

Archaeological Finds on the Sanders-Graham-Blaylock Property



1. Large Cowrie shell found in the dirt when we initially moved the log house from its original location. It had been underneath the house. It measures 3-1/4" high x 2-1/4" wide x 1-5/8" deep. We surmise this may have been a treasured object owned by a person enslaved on the property.⁵³
2. A selection of some of the twenty-or so white "rocks" we found in the chinking of the log house chimney and in the dirt in the surrounding area. A local historian, Bob Benbow, told us they were used in milling. Thomas Sanders' father, Joel, purchased



the Old Mill of Guilford in 1808, and left it to his eldest son, Jesse, in his will (1814). Jesse continued to operate it until 1822. Robert Blaylock, the father of Marion Francis, also served as a miller there. After searching the image online, we believe they might be "ceramic-media milling balls."

⁵³ [Cowrie Shells: Cultural and Economic Ties in the 18th-Century Atlantic World](#) accessed 09-09-25

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Appendix Page 32

Sanders-Graham-Blaylock House
Guilford County, North Carolina



3. A 19th century stoneware ginger beer bottle was found in the backyard.



4. A broken, 19th century, 3 gallon stoneware crock with applied handle was also found in the backyard. It shares some traits of 19th c. Randolph Co. pottery by John A. Craven, in terms of its form, handle-type and the incised line around collar.



5. Fragment of a China saucer with transfer-ware floral design and gilt decoration, including a monogrammed "B," presumably for Blaylock.



6. Two shards of transfer-ware ceramic dishes. The left is blue and white; the right is deep pink and white.



7. Mold-made, porcelain doll's head, measuring 1" h. x 1/2" w x 1/2" d.

United States Department of the Interior
National Park Service

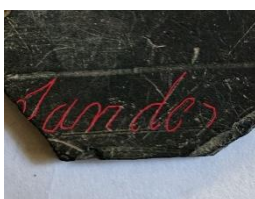
National Register of Historic Places Continuation Sheet

Section Number Appendix Page 33

Sanders-Graham-Blaylock House
Guilford County, North Carolina



8. American Indian stone arrowheads and clay gaming ball. Left: Early Savannah River fragment (c. 3000 B.C. to 1900 B.C.); center: Yadkin-earred point (c. 500 A.D.); right: Palmer (10,000 B.C. to 8,000 B.C.) The land on which we live, and that now forms Guilford County, was “previously cared for and claimed, at various times, by the Keyauwee, Saura, and Saponi Peoples, some of whom such as the Occaneechi Band of the Saponi Nation, maintain a strong presence in the area, caring for it still.”⁵⁴



9. A broken piece of slate, found in the west side yard between the log house and smokehouse, inscribed on one side with what looks like the name “Sanders” written between a horizontal line above and a double narrower scored line below; on the verso, a wheel with hub and spokes. (First image edited with red marker to highlight name.)



10. Handmade brick, inscribed with number “1620,” was among the bricks in the log house chimney stack. It was readily visible, but mounted upside down, prior to the house being moved (to prevent demolition) in 1984.

⁵⁴ <https://coda.io/@c-wess-daniels/ugrr-tour-guide/land-acknowledgement-16>, Accessed 9-9-25. While employed at Guilford College, property owner Theresa Hammond was involved with a committee drafting this Land Acknowledgement statement.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Appendix Page 34

Sanders-Graham-Blaylock House
Guilford County, North Carolina



11. Wrought iron fireplace gudgeon from log house chimney was saved in 1984 when the chimney was dismantled and the cabin was moved.⁵⁵



12. Variety of metal nails, including a rosehead nail (2nd from left), a keyhole plate and split cotter pin. We have not yet used a metal detector on the property.

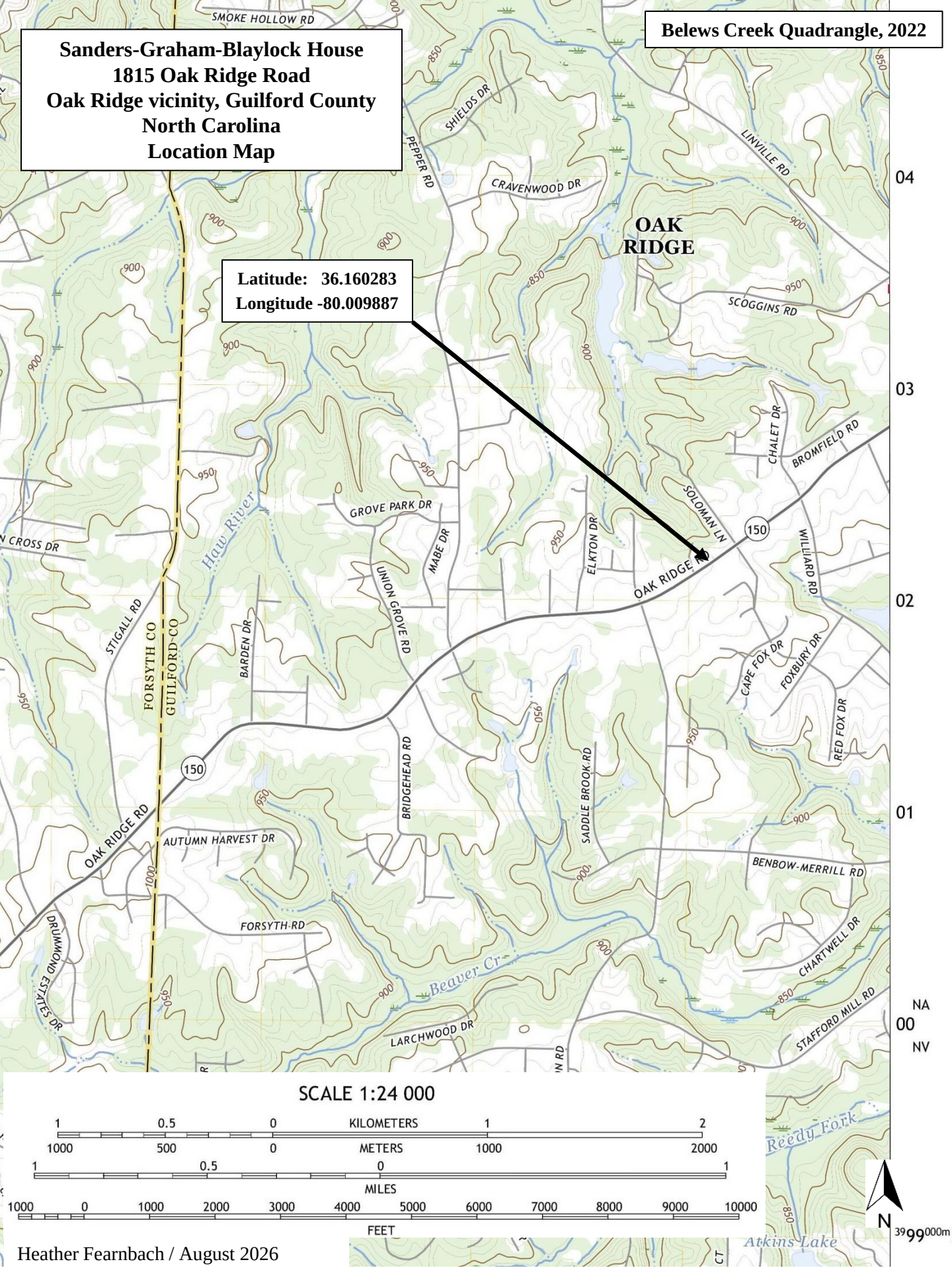
⁵⁵ <https://www.archipedianewengland.org/1767-nantucket-ma-18-india-street-silas-paddock-house/> Accessed 9-9-57 This article documents restoration of the Silas Paddock House in Nantucket, and the last photo shows an original gudgeon damaged in chimney collapse with hand-wrought replacement that looks identical to ours.

SMOKE HOLLOW RD

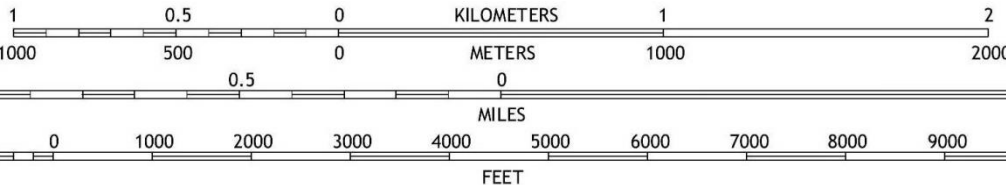
Belews Creek Quadrangle, 2022

Sanders-Graham-Blaylock House
1815 Oak Ridge Road
Oak Ridge vicinity, Guilford County
North Carolina
Location Map

Latitude: 36.160283
Longitude -80.009887



SCALE 1:24 000



National Register Boundary
Guilford County Tax Parcels
165487, 165519, and 165532
and right-of-way (3.43 acres)

**Sanders-Graham-
Blaylock House**
1815 Oak Ridge Road
Oak Ridge vicinity
Guilford County
North Carolina
National Register
Boundary Map

Latitude: 36.160283
Longitude -80.009887

0.13-acre right-of-way included
in National Register Boundary

Heather Fearnbach / August 2026
Base 2022 aerial photograph from Guilford County
GIS @<https://gisdv.guilfordcountync.gov/guilford/>

0 50 100ft



National Register Site Plan

Sanders-Graham-Blaylock House
1815 Oak Ridge Road
Oak Ridge vicinity
Guilford County, North Carolina
ca. 1845, ca. 1910, ca. 1930, CB

Woodshed, 1994, NCS

Outhouse, ca. 1910-1930, 2016, CB

Smokehouse, ca. 1800-1825, 2016, CB

Flower House, ca. 1950, NCB

Storage Shed II, 2024, NCB

Log House, ca. 1800-1825, 2016, CB

Storage Shed I, ca. 1950, NCB

Well II, 1991, NCS

Well I, 19th century, CS

OAK RIDGE RD

CB = Contributing Building
NCB = Noncontributing Building
CS = Contributing Structure
NCS = Contributing Structure

Heather Fearnbach / August 2026
Base 2022 aerial photograph from Guilford County
GIS @<https://gisdv.guilfordcountync.gov/guilford/>



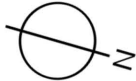
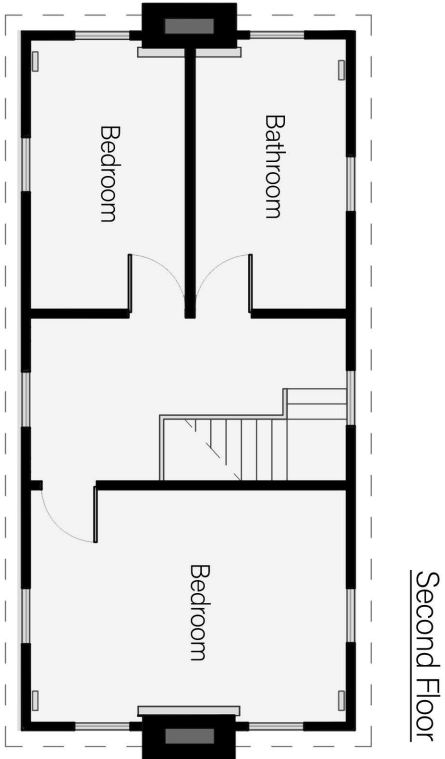
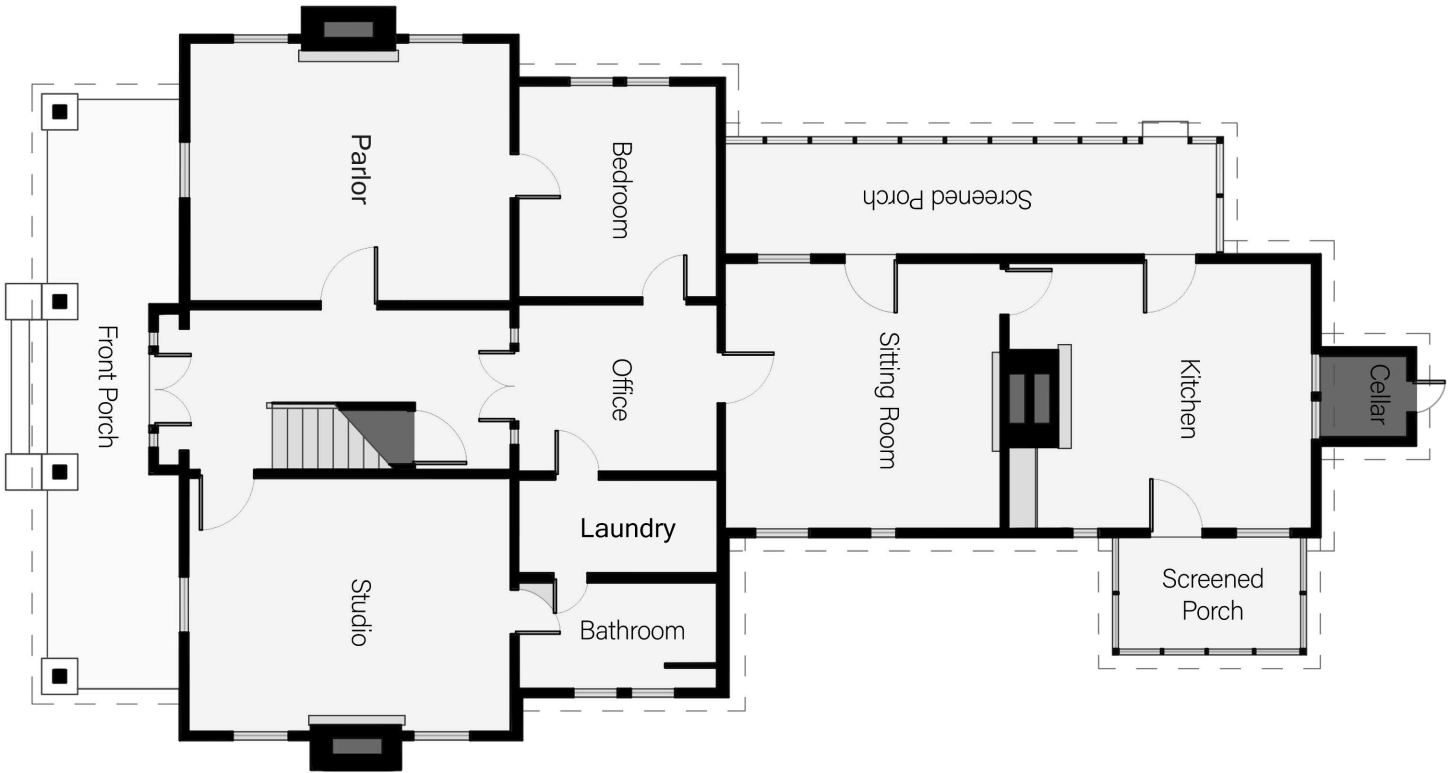
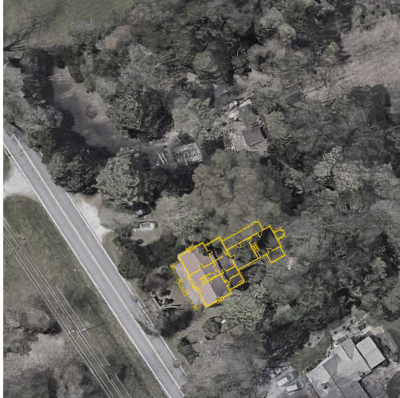
Sanders-Graham-Blaylock House

1815 Oak Ridge Road, Oak Ridge, Guilford County, North Carolina

Floor Plan and Photograph Key

06/25

Floor plans drawn by Justin Par
Annotations by Laura A. W. Phillips



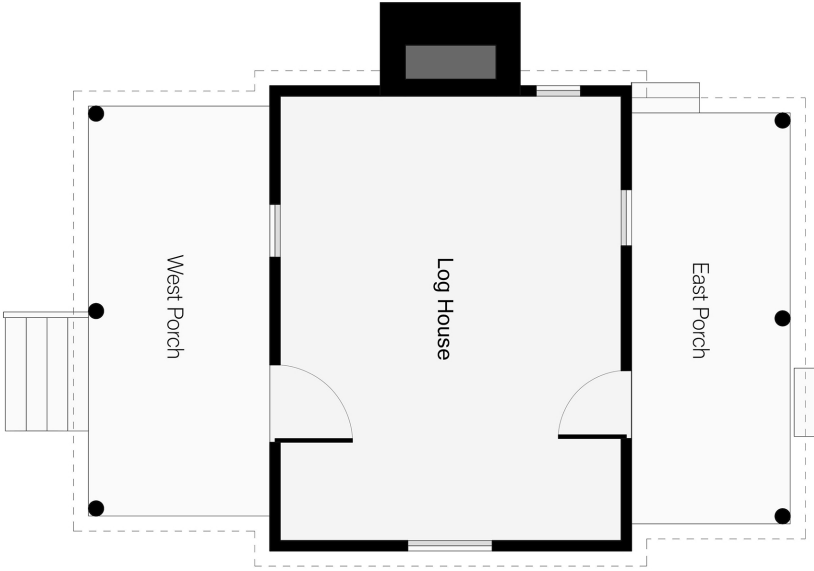
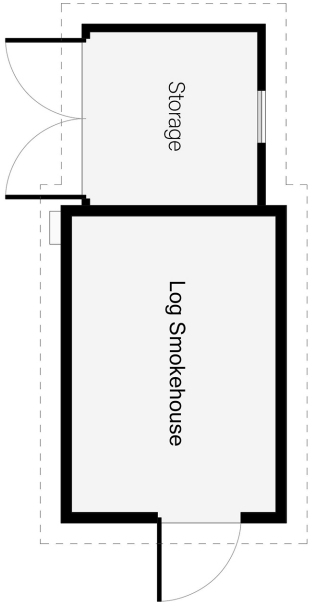
Sanders-Graham-Blaylock Outbuildings

1815 Oak Ridge Road, Oak Ridge, Guilford County, North Carolina

Floor Plan and Photograph Key

06/25

Floor plans drawn by Justin Par
Annotations by Laura A. W. Phillips



(Intentionally Left Blank)

(Insert Color Paper)

(Intentionally Left Blank)

FOR TRAINING PURPOSES ONLY



WILLIAM MEBANE HOUSE LOCAL LANDMARK REPORT

3247 Alamance Church Road
Julian, North Carolina 27283

Application for Guilford County Local Landmark Designation
Prepared by Gate City Preservation L.L.C.
January 2023

FOR TRAINING PURPOSES ONLY

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be supplied in a *report format* before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (A minimum of eleven (11) reports are required)

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark. See examples on page 3. *Copies from JW Jones and Sumners*
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled. *Example from Sumners House.*
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and *describe* newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** *Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format*
6. *Bibliographies, footnotes and chain of title are necessary to be considered a complete report.*

I. Abstract

Statement of Significance

The William Mebane House, originally constructed in c. 1818, is one of few remaining early 19th century properties in Guilford County.¹ The house is locally significant for its Federal style architecture. During the Civil War, the structure reportedly served as a residence, tavern, and post office. The oldest section of the house was constructed with logs and designed in the hall-parlor plan, a ubiquitous form in North Carolina from the 1800s into the 1840s. A later, frame construction addition on the east elevation converted the form to a center-hall plan. The period of significance is the home's c. 1818 construction date.

Archaeological Comments

No known archaeological features are present at this time.

Integrity Statement

- **Location:** The William Mebane House remains in its original location.
- **Design:** The log and frame traditional vernacular design has been retained. The current property owners have taken great care to preserve period-appropriate design features. In 1997, a rear addition was added to the property to accommodate a larger kitchen, dining room, living room, and upstairs main bedroom, laundry room, linen closet, and full bathroom. The addition is differentiated from the main house because it is shingle-clad. The historic log and frame portion of the house is clad in period-appropriate weatherboard siding.
- **Setting:** The rural setting on 30.19 acres has been retained. There has been little to no development in the surrounding area. Changes to the landscape on the parcel itself include a rental house that was constructed c. 1970 to the east of the main house. Over the years, several of the original outbuildings have deteriorated over time and many are now gone. Only a historic tobacco barn remains, which was updated for tractor parking in 2015. A man-made, 3-acre, spring-fed pond was constructed to the rear (north) of the property c. 1970 and landscaping, hardscaping, and carports were constructed c. 1990. Old growth, native plants like cedars, oaks, and boxwoods, were retained in the new landscaping.
- **Workmanship:** The skillful workmanship of the original builders and the workmanship of other craftsmen and restoration specialists who have worked on the home over the years has been carefully and thoughtfully undertaken to preserve the home's architectural details and features.
- **Materials:** Many of the period-appropriate materials and finishes of the home have been preserved or restored. From the weatherboard siding, wood windows, interior doors, moldings, Federal staircase, Federal mantle, and floors, the home has retained a high level of integrity on the interior and exterior, despite the 1990s addition to the rear of the historic structure. The roof of the home, once wood shingle, is now metal. The porch posts, historically turned, were replaced with square posts in the 1990s. There is a fabulous Federal mantle in the east parlor, but the west parlor mantle is not original to the house. It was salvaged from a nearby historic property and installed c. 1990.
- **Feeling:** Due to the care taken by owners over the years, the home's feeling has been retained. When approaching the house, the forested setting and careful landscaping design along with the retained, period-appropriate details, contribute to the historic feeling of the home.
- **Association:** The home has always been utilized as a residence.

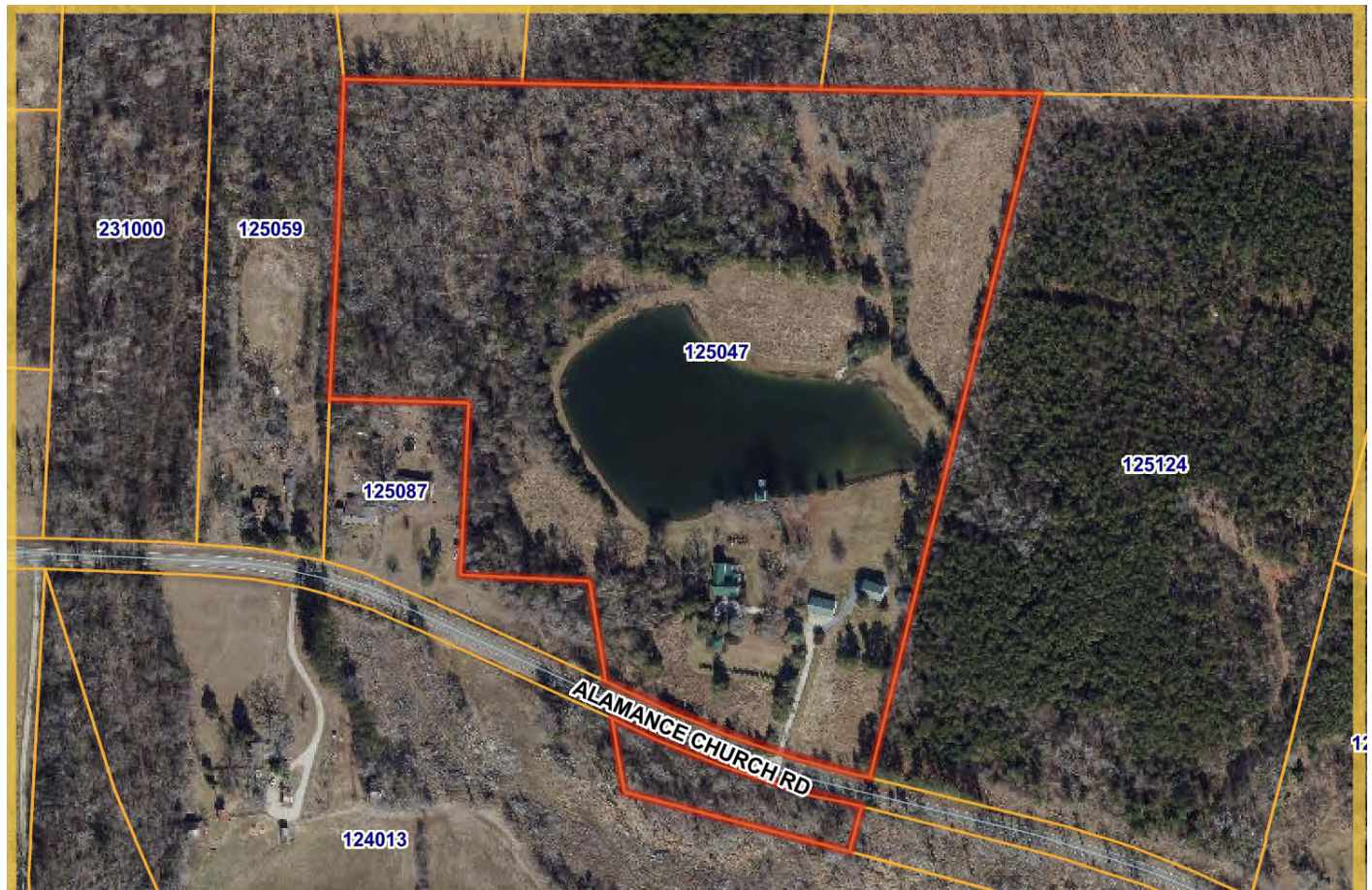
¹ Bisher, Catherine W. and Michael T. Southern, "A Guide to Historic Architecture in the Piedmont of North Carolina," Chapel Hill: University of North Carolina Press, 2003.

Proposed Boundary Justification

The proposed boundary for Local Landmark Designation is the property's current 30.19 acre parcel (PIN: 8811-23-8314). This designation will cover both the exterior and interior of the historic resource.

II. Maps and Floor Plans

Guilford County Tax Map



III. Architectural Assessment

Architectural Context

In the Piedmont of North Carolina, there are several buildings from the Early National Period that are still standing; however, in Guilford County specifically, few early 19th century structures remain.² The most prolific architectural style found throughout the early 19th century American South was the Federal style. The Federal style, and hall-parlor plan specifically, dominated this region. When William Mebane began construction of his home, he utilized log framing (Photo 20) to build a traditional vernacular hall-parlor home with simple Federal detailing, found in the decorative brackets on the staircase (Photo 14a-b) and simple rounded chair rail in the west parlor. Today, this early section of the house is comprised of the entrance hall and west parlor on the first floor and the two rooms on the second floor.

Later on, possibly in the 1830s when he made his second land purchase, Mebane added on to the home utilizing a frame construction. The second phase building extension included a large east parlor with a similar footprint large second-floor bedroom, reportedly used to house overnight tavern guests. The eastern wing addition transformed the home's simple hall-parlor plan into a center-hall plan by opening the central entryway to a large east parlor with an incredible, Federal style mantle. In the third building phase c.1860s, a northeast frame addition was built off the east parlor allegedly used as a post office during the Civil War.

Mebane's architectural decisions in the expansion of his home mirror popular design trends and styles among yeoman farmers in this region. Although traditional hall-parlor plans continued to dominate into the 1830s and even 1840s in the North Carolina Piedmont, the 1830s saw a dramatic rise in fashion of the classical styles of architecture, which valued symmetry and artistic embellishment. Changing aesthetic values in the 1830s and 40s led many homeowners to make adjustments of proportion to their homes that trended towards these classical values of symmetry and craftsmanship.³ This trend holds true for William Mebane, who decided to transform his small, simple hall-parlor house into a symmetrical center-hall plan with dramatic architectural detailing reflected in his choice of mantle in the new east parlor of his home.

Although no written documentation could be found to support this claim, oral tradition passed down from previous owners of the William Mebane House report that the home was used not only as Mebane's residence, but also as a tavern/Quaker wayfarer's inn (food and drink in the east parlor and rooms for boarders upstairs) and post office (in the room north of the east parlor) during the Civil War. Architecturally, this is potentially possible. The William Mebane House bears a remarkable resemblance to the Wright Tavern (c. 1816) in Wentworth (Fig. 1).

The Wright Tavern (c. 1816- NR 1970) in Wentworth, North Carolina follows a similar building pattern and building use history as the Mebane House. Like the Mebane House, the earliest portion of Wright Tavern was a simple, two story hall-parlor plan with a large room off the entrance hall.⁴ A later addition expanded the home into a larger, more symmetrical plan. The Mebane House and Wright Tavern both have identical, one-story shed roof porches that extend across the entire facade. Both buildings were also reportedly used as taverns and post offices during the Civil War. The structures differ however, because the Wright House

² Bisher, Catherine W. and Michael T. Southern, *"A Guide to Historic Architecture in the Piedmont of North Carolina,"* Chapel Hill: University of North Carolina Press, 2003, p. 25-29.

³ Bishir, Catherine W. *North Carolina Architecture*, Chapel Hill: University of North Carolina Press, 2005, p. 69.

⁴ Zehmer, J. C. and Sherry Ingram. "Wright Tavern." National Register of Historic Places Nomination Form. Washington, D.C: U.S. Department of the Interior, National Park Service, 1970.

expansion was completed in a unique, “dog-run” fashion, meaning its two sections are separated by an open stair passage that provides a dual indoor-outdoor, public-private space.⁵

Another property similar to the Mebane House is the Maxwell-Chambers House (c. 1819- NR 1971) (Fig. 2) in Salisbury. The properties are similar in their Federal style architectural details. Both houses exhibit the delicate Neoclassicism of the Federal period in their stylish pedimented gable ends.⁶ In their interiors, both houses exhibit high-style Federal detailing in their curved staircases with decorative brackets and their high-style Federal mantles. Both houses represent the stylistic values of the late Federal Period and are two of the increasingly few examples of Federal houses in the Piedmont.⁷

Similar to the Mebane House, Mendenhall Plantation House (c. 1811- NR 1972) (Fig. 3) in Jamestown, North Carolina is part of a larger farm complex, however many of the Mendenhall outbuildings are still extant. The Mendenhall Plantation House follows a hall-parlor plan. Similar to the Mebane House, the Mendenhall Plantation House has six-paneled Federal style doors.⁸ Like the upper room of the Mebane House, the Mendenhall Plantation House features Greek Revival mantles in some rooms. The houses differ in that the Mendenhall Plantation House is constructed of brick and underwent a complicated process of additions that have left the interior room configurations rather convoluted.

Architectural Description

Setting

The William Mebane house is situated on a 30.19 acre lot in southeast Guilford County. The property is located on Alamance Church Road, a rural two-lane highway historically known as Greensboro-Kimesville Road. The long driveway leading up to the main house significantly adds to the historic feeling of the property. Mature cedars, oaks, and a rare specimen hemlock tree surround the main house, contributing to the historic landscape (Photo 1). Although there are three, newer structures surrounding the main house, they do not detract from the historic feeling of the home. In the front (south) side of the main house, several period-appropriate plantings, including boxwoods and cedars, have been retained. A 3-acre, spring-fed pond, built in the 1970s by previous owner David A. Wagoner is situated at the rear (north) side of the main house. Between the pond and house, a native plant pollinator garden, established by current owner Minta A. Phillips provides a lush landscape for the beehives she keeps on her property. Unfortunately, the majority of the historic outbuildings around the property, which once included log cabin dwellings for enslaved workers, are now gone. Only a historic tobacco barn remains, which was upfitted in 2015 to serve as a garage for tractors (Photo 2a-b).

Front (South) Elevation

The front (south) elevation of the William Mebane House has a remarkable level of integrity (Photo 3). Although the overall design is traditional vernacular, there is a Federal flair in the pedimented eaves of the

⁵ Bishir, Catherine W. *North Carolina Architecture*, Chapel Hill: University of North Carolina Press, 2005, p. 83.

⁶ Bisher, Catherine W. and Michael T. Southern, “*A Guide to Historic Architecture in the Piedmont of North Carolina*,” Chapel Hill: University of North Carolina Press, 2003, p. 32.

⁷ Wells, John B., “Maxwell Chambers House,” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1971.

⁸ Survey and Planning Unit Staff, State Department of Archives and History, “Richard Mendenhall Plantation Buildings” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1972.

house and its double-entrance and center-hall form (Photo 10). The six-over-six wood sash windows and wide weatherboard siding have all been restored and are period-appropriate. The 1977 surveyor reported traces of beaded siding among the plain exterior siding. The five square porch posts on the full-length, one-story, shed-roof porch are replacements (Photo 8). In survey photos from 1977, these posts were once turned, matching the inset pilasters on the far west and east side of the facade (Photo 9). It is unclear what the original porch posts and inset pilasters looked like. The crawl space foundation of the home is constructed of common bond brick and the chimneys are a fabulous example of stepped shoulder common bond. The roof, originally wood shingle, has been replaced with metal.

Side (West) Elevation

The side (west) elevation of the main house reveals two six-over-six windows (Photo 19) on the first story, the chimney, and the side of the front porch (Photo 4). The west side of this elevation, constructed in the 1970s and rebuilt in 1997, is clad with cedar shingles. It is five bays wide.

Rear (North) Elevation

The rear (north) elevation of the house mostly reveals the 1997 addition, including the kitchen/dining room/living room addition, the master bathroom on the second story, and a screened-in porch (Photo 5). The east side of this elevation reveals the c. 1860 addition of a northern room off the east parlor, reportedly used as a post office during the Civil War.

Side (East) Elevation

The side (east) elevation reveals the 1830 eastward addition which converted the house to a center-hall plan and the 1860 northward “post office” addition (Photo 6). This elevation is unique from the others because of its half-width windows compared to the six-over-six standard wood sash found throughout the rest of the home (Photo 7a-b). From south to north, this elevation is comprised of a thin six-over-six window, a stepped shoulder chimney, and another thin six-over-six window, a pattern that is symmetrically mirrored on the second story. The one-story “post office” addition on the northern side of this elevation also includes two windows in the thinner style.

Interior

The interior of the William Mebane House has an exceptional level of integrity, especially considering the home's age. The center-hall entrance of the home (Photo 11) reveals original, thick, horizontal paneling, an original Federal staircase with fabulous details, an original Federal mantle in the east parlor (Photo 13), original heart pine floors (Photo 18), original Federal-style six paneled doors with flat panels, and original, thick paneled ceilings. A simple molded chair rail was added to the entrance hall in the 1970s by David A. Wagoner to match the historic chair rail relief found throughout the rest of the home. Current property owner Minta Phillips has also added chair rail to match the historic relief. The two large rooms on the second floor (Photo 15-16) of the home's historic section have retained much of their original fabric, including beaded horizontal siding (Photo 17), Federal six-paneled doors, simple molded chair rails, and in the east room, a simple, early Greek Revival mantle (Photo 13).

IV. Historical Background

William Mebane Ownership

On April 1, 1770, parts of Rowan County and Orange County were annexed to form Guilford County.⁹ Over the next several decades, other counties like Randolph and Rockingham were carved out and boundary lines between these Piedmont counties continued to shift. When William Mebane purchased 3.5 acres from the State of North Carolina on March 9, 1818 (Fig. 4), and, in 1830, when he expanded his land by purchasing 214 more acres (Fig. 5), his property was located in Orange County. By the 1930s, the William Mebane House and acreage were located in the Clay Township of Guilford County. Today, this area of Guilford County is still referred to as Clay Township (Figure 6).

As an affluent farmer with substantial acreage in the early 19th century North Carolina Piedmont, William Mebane was also an enslaver. There are multiple William Mebanes living in this region of North Carolina during this period, making it difficult to connect him with full certainty to this document, however, a September 1850 Slave Schedule for “The Southern Division” of Guilford County lists a “William M. Mebane” and three enslaved individuals, a thirty year old woman, a four year old boy, and a two year old boy (Fig. 7).¹⁰ Other Slave Schedules from earlier periods list “William Mebane” with dozens of enslaved individuals, however it is unclear if this is the same William Mebane because these documents do not specify location outside of the general county. It is likely that between 1818-1840, as Mebane drastically grew his acreage and wealth, that he enslaved many more individuals who would have been working the land. This is substantiated by Mebane’s ability to purchase over 200 acres in 1830, when he was only able to purchase 3.5 acres in 1818, and his financial ability to expand his house and include finer Federal detailing in the expansion. This is also substantiated by the multiple dwellings (now gone) for enslaved laborers that were recorded in the 1977 survey of the property. Unfortunately, no additional records for William Mebane or the people he enslaved could be found. There are also no known records of deed or estate transfer that record William Mebane leaving the property. It is likely that at the end of the Civil War, with the emancipation of enslaved individuals and subdivision of large plantations, that William Mebane’s fortunes from exploiting enslaved labor became depleted. Like other large plantations in this region at the close of the Civil War, it is probable that the Mebane acreage was broken up into smaller plots, still owned by wealthy white families, and worked by disenfranchised Black and white sharecroppers.¹¹

Frazier Family Ownership

Evidence of the Frazier family living in the Clay Township of Guilford County first appears in the 1930 United States Federal Census (Fig. 8). Originally from Deep River, closer to the Guilford-Forsyth county line, the Fraziers continued to buy land in Deep River even after relocating Clay Township. Soon after the death of Jabez Lee Frazier’s mother, Jane Elizabeth Caldwell, in Deep River in 1928, the family moved to the historic Mebane House. No deed or estate record could be found of this land purchase, so there may be a chance that the land was inherited by Jabez Frazier after his mother’s death. In the 1920 and 1930 United States Federal Census, the first in Deep River and the second in Clay Township, the Fraziers are listed as “farmers.” Lula and Jabez Frazier had three children who were all in their young adult years when the Jabez

⁹ David Leroy Corbitt, *The formation of the North Carolina counties, 1663-1943*. NCPedia, 2000, p. 113-114 (Accessed December 2, 2022) <<https://digital.ncdcr.gov/digital/collection/p16062coll9/id/289888>>.

¹⁰ Southern Division of Guilford County, Slave Schedule, 1850

¹¹ Leloudis, James, and Kathryn Walbert. "Life on the Land." *Like a Family, The Making of a Southern Cotton Mill World*. (Accessed December 5, 2022) <<https://www.ibiblio.org/sohp/laf/land.html>>.

and Lula Frazier moved to the Mebane House. None of the children are listed as living at the Mebane House in 1930. Their children, in order of birth, were Ralph Alton Frazier (1904-1993), Roy Lee Frazier (1907-1988), and Leota Lula Frazier (1909-2006). On January 19, 1941, Lula Lee Bloejack Frazier, who was 13 years older than Jabez, died at the age of 73.

After Jabez Frazier's death in 1959, his estate was split into three parcels and inherited by his three children. His daughter Leota Frazier Cobb and her husband Numa W. Cobb inherited 28 acres, likely farmland with no properties attached. Jabez Frazier's son, R. Alton Frazier and his wife Lessie C. Frazier also inherited 28 acres of farmland. The 30.19 acre parcel that includes the William Mebane House, now owned in its entirety by Minta Phillips, passed to Roy and Arliene Frazier. Roy and Arliene retained the property for eight years before selling it to David A. Wagoner.

David A. Wagoner Ownership

David A. Wagoner purchased the 30.19 acre lot and historic home from Roy and Arliene Frazier on January 31, 1968 (Fig. 9). He lived there until he passed away in 1995. While David Wagoner owned the home, he added a simple molded chair rail in the entrance hall, replaced a mantle where it had been missing in the west parlor with a popular 1970s style multicolor brick with a rustic walnut wood shelf mantle, constructed a second residence to the east of the main house, and built a 3-acre spring-fed pond behind the house.

Minta Phillips Ownership

Minta Phillips, owner of the home and property since 1996 and sole owner of the property since 1998, constructed a rear addition to the house in 1997 (Fig. 10-11). The addition was designed to be differentiated from the exterior historic fabric by utilizing cedar shake shingles, a period-appropriate material, but differentiated from the original weatherboard paneling. This addition allowed for the opening of a kitchen/family room, a second story main bedroom, second story full bath, laundry room, and linen closet. This 1997 work also included restoration of the chimneys and covering of the west parlor 1970s brick mantel with a historical mantel recovered from a nearby demolition. In c. 2005, a detached carport was built and the historic exterior shutters (deteriorated and in disrepair) were replaced with working, painted wood shutters (period appropriate).

Chain of Title

- **Deed Book 16 Page 131 (Orange County Register of Deeds)**
 - Recorded on March 9, 1818
 - Grantor: William Mebane
 - Grantee: The State of North Carolina
- **Deed Book 25 Page 152 (Orange County Register of Deeds)**
 - Recorded on April 2, 1830
 - Grantor: William Mebane
 - Grantee: State of North Carolina
- **Missing Deed c. 1920-1930 (Guilford County Register of Deeds)**
 - Grantor: William Mebane (or his assigns)
 - Grantee: Jabez Lee and Lula Frazier
 - The 1930 United States Federal Census records Jabez (J.) Lee and Lula Frazier as living in the Clay Township of Guilford County (the location of the William Mebane House)



Property Information

Case Number: XX-XX-HPC-XXXXX
Property Name: William Mebane House
Property Address: 3247 Alamance Church Road Julian, North Carolina 27283
Tax Parcel Number: 125047
Lot Size: 30.19
Property Owner(s): Phillips, Minta E Trustee; Minta Elizabeth Phillips Revocable Trust

Proposed Designation Boundary: The exterior and interior of historic resources identified as the house, carport, tobacco barn/tractor garage, rental house, and the entire 30.19-acre lot.

Landmark Designation Criteria

The two criteria for local historic landmark designation are **significance** and **integrity**.

1. A property possesses **significance** if it meets at least one of these criteria:
 - a. It is associated with events that have contributed significantly to our history.
 - b. It is associated with the life of a person significant in our past.
 - c. It embodies the distinctive characteristics of a type, period, or method of construction.
 - d. It represents the work of a master or possesses high artistic values.
 - e. It has yielded or is likely to yield important historical or prehistorical information.
2. A property possesses **integrity** if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined. These aspects of properties contribute to their integrity:
 - a. Design: The combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
 - b. Setting: The property's physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
 - c. Workmanship: The physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
 - d. Materials: The physical elements that originally were combined to form a property. For a rehabilitated property to have integrity of materials, its historical materials must have been preserved; it must be an actual historic property, not a re-creation.
 - e. Feeling: A property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
 - f. Association: A property's direct connection with a significant event or person. To have integrity of association, the property must be where the significant event or activity occurred, and it must be sufficiently intact to convey the connection to an observer.



Example Motion (Recommending Approval)

If moving to recommend **approval** of the landmark designation request, you will need to (1) discuss how the property **is** significant AND (2) discuss how the property **does** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **approval**:

*I move that the Guilford County Historic Preservation Commission recommend **APPROVAL** of Landmark Designation Case #XX-XX-HPC-XXXXX, an application for landmark designation of the subject property, identified as the William Mebane House, located at 3247 Alamance Church Road Julian, North Carolina 27283, being Guilford County Tax Parcel #125047, comprising 30.19 acres, and owned by Phillips, Minta E Trustee; Minta Elizabeth Phillips Revocable Trust.*

This recommendation is based on the following:

1. *The subject property **DOES** possess special significance in terms of its [historical, prehistorical, architectural, and/or cultural] importance, as follows:*

2. *The subject property **DOES** possess integrity of [design, setting, workmanship, materials, feeling, and/or association] sufficient to convey its significance, as follows:*



*I further move that the designation should include the following elements of the property that are integral to its **[historical, prehistorical, architectural, and/or cultural]** value:*

The exterior and interior of historic resources identified as the house, carport, tobacco barn/tractor garage, rental house, and the entire 30.19-acre lot.

If designated as a local historic landmark by the governing board, any proposed alterations to the property or features designated will be subject to review and issuance of a Certificate of Appropriateness by the Historic Preservation Commission or its staff designee(s).

Pursuant to North Carolina General Statutes § 160D-947(b), the consent of the property owner(s) for review of any interior features designated is established by the signed statement contained in the application and will bind future owners if recorded in the Guilford County Register of Deeds and indexed according to the name of the owner(s) of the property.



Example Motion (Recommending Denial)

If moving to recommend **denial** of the landmark designation request, you will need to (1) discuss how the property **is not** significant OR (2) discuss how the property **is** significant but **does not** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **denial based on lack of significance**:

*I move that the Guilford County Historic Preservation Commission recommend **denial** of Landmark Designation Case #XX-XX-HPC-XXXXX, an application for landmark designation of the subject property, identified as the William Mebane House, located at 3247 Alamance Church Road Julian, North Carolina 27283, being Guilford County Tax Parcel #125047, comprising 30.19 acres, and owned by Phillips, Minta E Trustee; Minta Elizabeth Phillips Revocable Trust.*

This recommendation is based on the following:

1. The subject property **DOES NOT** possess special significance in terms of its historical, prehistorical, architectural, or cultural importance, as follows:

Here is an example motion to recommend **denial based on lack of integrity**:

*I move that the Guilford County Historic Preservation Commission recommend **denial** of Landmark Designation Case Landmark Designation Case #26-00-HPC-00000, an application for landmark designation of the subject property, identified as the William Mebane House, located at 3247 Alamance Church Road Julian, North Carolina 27283, being Guilford County Tax Parcel #125047, comprising 30.19 acres, and owned by Phillips, Minta E Trustee; Minta Elizabeth Phillips Revocable Trust.*

This recommendation is based on the following:

1. While the subject property **DOES** possess special significance in terms of its **[historical, prehistorical, architectural, and/or cultural]** importance, it **DOES NOT** possess integrity of design, setting, workmanship, materials, feeling, or association sufficient to convey its significance.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation Commission
Staff Report for
Landmark Designation**

DRAFT

(Intentionally Left Blank)

(Insert Color Paper)

FOR TRAINING PURPOSES ONLY



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission⁶⁷ APPLICATION for CERTIFICATE of APPROPRIATENESS

Case Number: _____

Name of Designated Landmark (Historic and/or Common):

Tabernacle United Methodist Church - Chapel and Cemetery

Property Address/Location: 5721 Methodist Road, Greensboro, NC 27406-9761

Tax Parcel Number: 1 2 2 3 3 3

Staff Use Only

Date Received: 01/24/2023

Major ☒ Minor ☐

Date Approved/Denied: _____

For major COAs, which require a public hearing, the application must be received by 12:00 noon on the 3rd Tuesday of the month. Please note: All materials submitted with the application become the property of the Guilford County Historic Preservation Commission and cannot be returned.

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

☒ Applicant ☐ Owner

Conrad B. Ehrhardt

Name (please print legibly)

5721 Methodist Road

Mailing Address

Greensboro, NC 27406-9761

City, State and Zip Code

336-674-2941 (church office)

Phone Number 336-312-9262 (cell)

office@tabernacle-umc.org

E-mail Address

Conrad B. Ehrhardt

Signature Board of Trustees, Chairman

☐ Applicant ☐ Owner

Name (please print legibly)

Mailing Address

City, State and Zip Code

Phone Number

E-mail Address

Signature



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation Commission⁶⁵
Staff Report for
Certificate of Appropriateness

6. Access to the cemetery, which is part of the landmark, is requested to be controlled by the gates to limit vandalism and property damage to gravesites.
7. Gates are see-through and will not obstruct the view of the cemetery or church, nor will it conceal any character-defining architectural features of the building or site.
8. The gates at the Liberty Road entrance are to be set 24 feet back from the NCDOT right of way.
9. NCDOT has reviewed the request and had no reported issues with the gate locations.

The Secretary of the Interior's Standards for Rehabilitation:

The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

To meet the Standards for Rehabilitation, new site elements should:

1. Preserve significant landscape features on the site.
2. Be compatible with the historic character of the property.

Basic guidance for new site features that will meet the Standards is:

1. New site features should be compatible with the building(s) and the significant landscape features on the site.
2. Additionally, new site features should be consistent with the historic use of the property.
3. New site features should be as unobtrusive as possible in both location and design.
4. New site features should preserve the historic relationship between the building(s) and the significant landscape features.

Proposed Conditions:

1. Any exposed conduit or electrical outlets shall be located behind the gates and screened from view from the public right-of-way by evergreen shrubs, if visible.
2. Gates shall either open inward into the site, or they shall open parallel. They shall not open outward toward the parking lot or toward Liberty Road.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation Commission APPLICATION for CERTIFICATE of APPROPRIATENESS

Case Number: _____

Please use this template to describe the project. Use additional sheets as needed.

Architectural feature/elements to be repaired, replaced, or altered (if applicable):

Addition of gates to control access to cemetery

Approximate dates of features/elements to be repaired, replaced, or altered (if applicable):

Style to be compatible with general age of cemetery

Current condition of existing features to be repaired, replaced, or altered (if applicable):

NONE exist currently at the proposed locations

Please provide a summary of proposed project. (Use additional sheets as needed):

- Site Plan / Boundary Survey attached.
- Installation of new iron/steel gates at locations indicated as points (B) and (C).
- See attached photograph of gate style and profile. Similar gates have been installed at other cemeteries of similar age and historical significance.
- Architectural grade welded construction - powder coated finish with "Black" color - same as photograph (see sketch)

Gate C will be automatic, Gate B will be manual entry

FOR TRAINING PURPOSES ONLY



[illegible]



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation Commission⁶⁴
Staff Report for
Certificate of Appropriateness

Meeting Date: 02/21/2023

Name of Designated Landmark (Historic and/or Common): Tabernacle United Methodist Church (UMC)

Property Address/Location: 5721 Methodist Rd, Greensboro, NC

Applicant / Owner Name: Conrad Ehrhardt on behalf of Tabernacle UMC

Tax Parcel Number: 122333

Project Summary:

Tabernacle United Methodist Church is requesting a certificate of appropriateness to install two black, double, powder-coated steel entry gates to control access to the historic cemetery on site. The gates will be utilitarian in design as opposed to ornamental, which will allow them to blend in with the setting. The gates are designed to prevent unauthorized access to the site and to prevent potential damage by heavy church traffic and/or vandals.

Exterior Changes Proposed:

1. New 6'4"-tall powder-coated black steel double entry gates located at the Liberty Road entrance to the cemetery. The gates will be automatically-controlled. These are identified as location "C" on the attached map.
2. New 6'4"-tall powder-coated black steel double entry gates located at the cemetery entrance accessed from the southernmost asphalt parking lot. The gates will be manually-controlled. These are identified as location "B" on the attached map.

Interior Changes Proposed:

None.

Background Information for the Project:

1. The landmark designation includes the original church building built in 1891, the interior and exterior of the church building, all decorative features including moldings, pews, alter, floors, ceilings, walls, light fixtures, windows, and the cemetery, and it was designated as a Historic Landmark in August of 1995.
2. The church was listed on the National Register of Historic Places in March of 1995.
3. The architecture of the 1800s church building is Gothic Revival.
4. The chosen style of steel entry gates is simple and utilitarian to avoid being conjectural in style.
5. Fences and gates for non-residential uses shall not exceed eight feet in height above grade, including the posts and caps, per the Unified Development Ordinance (UDO).



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Historic Preservation Commission⁶⁵
Staff Report for
Certificate of Appropriateness

6. Access to the cemetery, which is part of the landmark, is requested to be controlled by the gates to limit vandalism and property damage to gravesites.
7. Gates are see-through and will not obstruct the view of the cemetery or church, nor will it conceal any character-defining architectural features of the building or site.
8. The gates at the Liberty Road entrance are to be set 24 feet back from the NCDOT right of way.
9. NCDOT has reviewed the request and had no reported issues with the gate locations.

The Secretary of the Interior's Standards for Rehabilitation:

The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

To meet the Standards for Rehabilitation, new site elements should:

1. Preserve significant landscape features on the site.
2. Be compatible with the historic character of the property.

Basic guidance for new site features that will meet the Standards is:

1. New site features should be compatible with the building(s) and the significant landscape features on the site.
2. Additionally, new site features should be consistent with the historic use of the property.
3. New site features should be as unobtrusive as possible in both location and design.
4. New site features should preserve the historic relationship between the building(s) and the significant landscape features.

Proposed Conditions:

1. Any exposed conduit or electrical outlets shall be located behind the gates and screened from view from the public right-of-way by evergreen shrubs, if visible.
2. Gates shall either open inward into the site, or they shall open parallel. They shall not open outward toward the parking lot or toward Liberty Road.

FOR TRAINING PURPOSES ONLY

Example Motion (Approval)

Here is an example motion for **approval**:

*I move to **APPROVE** Certificate of Appropriateness Case #XX-XX-HPC-00XXX, a request for a Certificate of Appropriateness for PROPOSED WORK on the subject landmark property, identified as LANDMARK NAME, located at ADDRESS, being Guilford County Tax Parcel #XXXXXXX. based upon the staff report, testimony, and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following findings of fact [list relevant findings of fact]:*

*Identify the appropriate **Secretary of Interior** standards met by the proposed work and the justification:*

The following additional evidence was presented justifying the Commission's decision:

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.

FOR TRAINING PURPOSES ONLY

Example Motion (Denial)

Here is an example motion for **denial**:

*I move to **DENY** Certificate of Appropriateness Case #XX-XX-HPC-00XXX, a request for a Certificate of Appropriateness for PROPOSED WORK on the subject landmark property, identified as LANDMARK NAME, located at ADDRESS, being Guilford County Tax Parcel #XXXXXXX. based upon the staff report, testimony, and evidence presented at this hearing, the Guilford County Historic Preservation Commission make the following findings of fact [list relevant findings of fact]:*

*Identify the appropriate **Secretary of Interior** standards **not** met by the proposed work and the justification:*

The following additional evidence was presented justifying the Commission's decision:

This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Commission's decision and supported by the evidence and the law, for the Commission's consideration at its next meeting.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Historic Preservation Commission⁶⁵
Staff Report for
Certificate of Appropriateness

6. Access to the cemetery, which is part of the landmark, is requested to be controlled by the gates to limit vandalism and property damage to gravesites.
7. Gates are see-through and will not obstruct the view of the cemetery or church, nor will it conceal any character-defining architectural features of the building or site.
8. The gates at the Liberty Road entrance are to be set 24 feet back from the NCDOT right of way.
9. NCDOT has reviewed the request and had no reported issues with the gate locations.

The Secretary of the Interior's Standards for Rehabilitation:

The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

To meet the Standards for Rehabilitation, new site elements should:

1. Preserve significant landscape features on the site.
2. Be compatible with the historic character of the property.

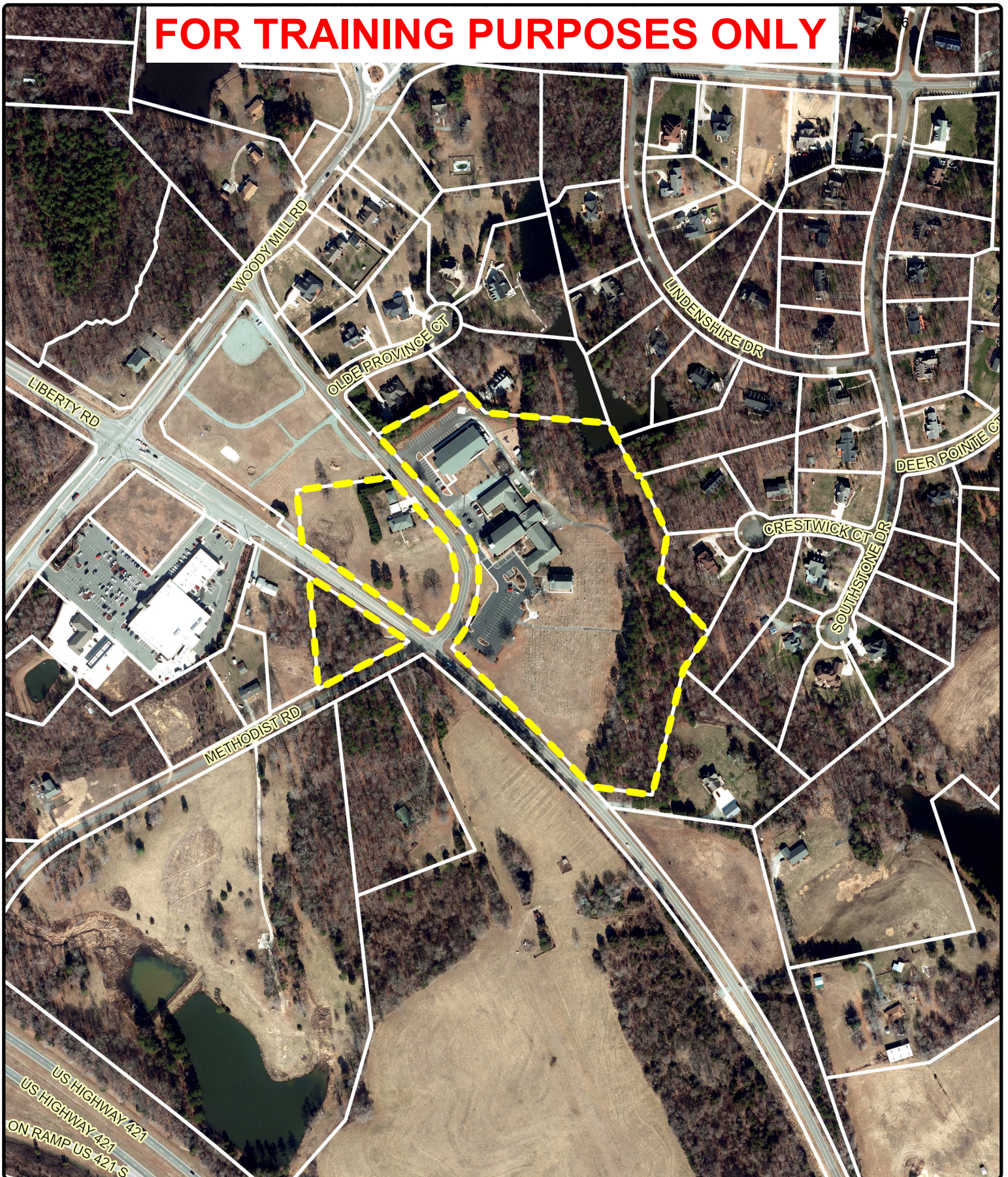
Basic guidance for new site features that will meet the Standards is:

1. New site features should be compatible with the building(s) and the significant landscape features on the site.
2. Additionally, new site features should be consistent with the historic use of the property.
3. New site features should be as unobtrusive as possible in both location and design.
4. New site features should preserve the historic relationship between the building(s) and the significant landscape features.

Proposed Conditions:

1. Any exposed conduit or electrical outlets shall be located behind the gates and screened from view from the public right-of-way by evergreen shrubs, if visible.
2. Gates shall either open inward into the site, or they shall open parallel. They shall not open outward toward the parking lot or toward Liberty Road.

FOR TRAINING PURPOSES ONLY



Tabernacle United Methodist Church
5721 Methodist Road



Scale: 1" = 400'