



Architectural Survey Update  
Salisbury Historic District  
Salisbury, Rowan County, North Carolina  
S&ME Project No. 23130012

PREPARED FOR:

**City of Salisbury**  
**Planning and Neighborhoods Department**  
**132 North Main Street**  
**Salisbury, North Carolina 28144**

PREPARED BY:

**S&ME, Inc.**  
**620 Wando Park Boulevard**  
**Mount Pleasant, SC 29464**

**October 2023**



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# **Architectural Survey Update Salisbury Historic District Salisbury, Rowan County, North Carolina**

## **DRAFT REPORT**

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A handwritten signature in dark ink, reading 'Heather L. Carpini'.

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Heather L. Carpini, M.A.  
Principal Investigator

Authors: Heather L. Carpini and Monica Hendricks

October 2023

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## **Architectural Survey Update**

### **Salisbury Historic District**

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



## **Management Summary**

This report summarizes the findings of the 2023 architectural survey update of the Salisbury Historic District in Salisbury, Rowan County, North Carolina. Intensive survey work took place within the boundaries of the Salisbury National Register Historic District (NRHD), and a windshield survey was conducted within an adjacent Boundary Increase Study Area. The main goals of the project were to provide current property data for decision-making by the City of Salisbury Planning and Neighborhoods Department and to assess the need for Boundary Increase(s)/Decrease(s) to, and/or an extension to the period of significance for, the Salisbury Historic District.

The project was funded by the City of Salisbury with a matching Historic Preservation Fund (HPF) grant for Certified Local Governments from the National Park Service, administered through the North Carolina State Historic Preservation Office (HPO). Survey records for 207 individual resources, 18 blockface files, and one historic district and its three Boundary Increases were updated, and 197 new survey records were created, many of which were the result of splitting the 18 blockface files into individual files. An increase to the boundaries of the Salisbury NRHD was recommended, as was an extension of the period of significance from 1950 to 1975. A Boundary Increase to the existing NRHD will likely require, or at least benefit from, Additional Documentation in the Area of Ethnic Heritage: Black and perhaps also the Area of Community Planning and Development.



# Table of Contents

Management Summary ..... i

Table of Contents ..... ii

Table of Figures ..... iii

1.0 Project Background and Overview ..... 1

2.0 Methodology ..... 5

3.0 Summary of Findings ..... 8

    3.1 Salisbury Historic District ..... 8

    3.2 Boundary Increase Study Area ..... 9

4.0 Recommendations ..... 24

    4.1 Salisbury Historic District ..... 24

        4.1.1 Period of Significance ..... 24

        4.1.2 Contributing Status ..... 25

        4.1.3 Boundary Increase ..... 25

5.0 References ..... 49



## Table of Figures

Figure 1. Street map showing the Salisbury Historic District boundaries. ....	3
Figure 2. Street map showing the boundaries of the current survey: the Salisbury Historic District and the Boundary Increase Study Area. ....	4
Figure 3a-e. Street map showing the Salisbury Historic District and the fieldwork sections (A–D). ....	7
Figure 4. Outline of the Boundary Increase Study Area. ....	10
Figure 5. Map showing approximate construction dates, by decade, for buildings and structures within the Boundary Increase Study Area. ....	11
Figure 6. Example of an Italianate-style residence with later porch posts, 906 South Church Street, facing northwest. ....	12
Figure 7. Example of a Queen Anne-style residence, 820 South Jackson Street, facing northwest. ....	12
Figure 8. Example of a Craftsman-style residence, 616 West Marsh Street, facing northeast. ....	13
Figure 9. Example of a Craftsman-Colonial Revival-style residence, 910 South Church Street, facing west. ....	13
Figure 10. Example of a Foursquare-type residence, 517 South Craig Street, facing southeast. ....	14
Figure 11. Example of a Minimal Traditional-style residence, 512 South Ellis Street, facing northwest. ....	14
Figure 12. Example of a Ranch-style and -type residence, 531 South Craig Street, facing southeast. ....	15
Figure 13. Coburn Memorial United Methodist Church, 901 South Church Street, facing east. ....	15
Figure 14. Haven Lutheran Church, 207 West Harrison Street, facing south. ....	16
Figure 15. Trinity Presbyterian Church, 303 South Caldwell Street, facing west. ....	16
Figure 16. Commercial buildings, 900-916 South Fulton Street, facing west. ....	17
Figure 17. Commercial building, 931 South Fulton Street, facing south. ....	17
Figure 18. Laundromat, 813 South Fulton Street, facing east. ....	18
Figure 19. Map showing evaluation of buildings and structures within the Boundary Increase Study Area. ....	19
Figure 20. Example of building characterized as "Appears to Contribute," 805 South Jackson Street, facing southeast. ....	21
Figure 21. Example of building characterized as "Likely Contributes," 916 South Jackson Street, facing northwest. ....	22
Figure 22. Example of building characterized as "Might Contribute," 614 South Ellis Street, facing west. ....	22
Figure 23. Example of building characterized as "Likely Does Not Contribute," 810 South Church Street, facing west. ....	23
Figure 24. Example of building characterized as "1950-1975," 324 South Caldwell Street, facing west. ....	23
Figure 25. Example of building characterized as "Post 1975," Gethsemane Missionary Baptist Church, 719 South Caldwell Street, facing south. ....	24
Figure 26. First Presbyterian Church Tower (RW1063), facing southwest. ....	26
Figure 27. Hunt House (RW2277), facing south. ....	26
Figure 28. Southern Bell Building (RW2343), facing north. ....	27
Figure 29. Rouser Apartments (RW0350), facing southeast. ....	27
Figure 30. Donald E. Nussman House (RW1118), facing southwest. ....	28
Figure 31. Map showing recommended Boundary Increase for the Salisbury Historic District. ....	29
Figure 32. Streetscape, 900 block of South Jackson Street, west side, facing northeast. ....	30
Figure 33. Streetscape, 800 block of South Jackson Street, east side, facing east. ....	30
Figure 34. Streetscape, 200 block of West Harrison Street, north side, facing north. ....	31
Figure 35. Streetscape, 800 block of South Church Street, east side, facing southwest. ....	31
Figure 36. Plat of the portion of the Boundary Increase Study Area east of Fulton Street, 1887. ....	32

**Architectural Survey Update**

**Salisbury Historic District**

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



Figure 37. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area east of Fulton Street. ....33

Figure 38. Streetscape, 800 block of South Ellis Street, east side, facing southwest.....34

Figure 39. Streetscape, 800 block of South Ellis Street, west side, facing northwest.....34

Figure 40. Streetscape, 800 block of South Ellis Street, east side, facing southwest.....35

Figure 41. Streetscape, 800 block of South Ellis Street, west side, facing northwest.....35

Figure 42. Plat of the 800 block of South Ellis Street, 1927.....36

Figure 43. Section of the 1931 Sanborn map showing the 800 block of South Fulton Street.....36

Figure 44. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area west of Fulton Street. ....38

Figure 45. Plat of the 500 block of West Horah Street, 1913.....39

Figure 46. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area between West Bank and West Monroe Streets. ....39

Figure 47. Streetscape, 600 block of West Bank Street, north side, facing north.....40

Figure 48. Streetscape, 400 block of South Caldwell Street, east side, facing southeast.....40

Figure 49. Streetscape, 500 block of West Horah Street, south side, facing south.....41

Figure 50. Streetscape, 500 block of West Caldwell Street, south side, facing south.....41

Figure 51. Location of the Reverend J. C. Fair House, facing north,.....44

Figure 52. Wiley I. Lash House, 526 West Monroe Street, and Johnson-Lash House (RW902), facing northwest.....44

Figure 53. Alphonso Patrick House, 529 West Monroe Street, facing northwest.....45

Figure 54. Historic photograph of the Alphonso Patrick House, circa 1953.....45

Figure 55. Mary A. Lynch House (RW0997), facing northwest.....46

Figure 56. House at 630 West Monroe Street, facing northwest.....47

Figure 57. House at 629 West Monroe Street, facing southwest.....47

Figure 58. Lee Clarence Jones Dentist Office (RW2412), facing west.....48

Figure 59. Mowery Building (RW2390), facing southwest.....48



## 1.0 Project Background and Overview

The Salisbury Historic District has nearly a 50-year history that has seen its original footprint expand to the south and northeast, mirroring the historic residential and commercial expansion of the Salisbury core (Figure 1). In 1975, the Salisbury Historic District was listed in the National Register of Historic Places (NRHP). The original district encompassed approximately 18 blocks, spanning north-south from Liberty Street to Monroe Street and east-west from Main Street to Ellis Street, and contained a mixture of residential, commercial, and governmental buildings and structures that constituted the historic core of Salisbury. The nomination for the original district did not specify an end to the period of significance, but for many years the City of Salisbury and the HPO operated under the assumption that the end of the period of significance was 1925, which was 50 years prior to the listing of the district.<sup>1</sup> The 1975 Salisbury Historic District nomination form inventories 236 buildings and structures within the boundaries of the district, but did not specify which, or how many, were contributing or non-contributing to the district.

In 1988, a single-building Boundary Increase to the Salisbury Historic District was added to the NRHP; this Boundary Increase added the 1897 former Salisbury Fire House to the district.<sup>2</sup> The following year, an additional Boundary Increase consisting of two separate geographic areas was listed in the NRHP. The largest part of the Boundary Increase was a residential section along the southern boundary of the district, which extended the southern boundary of the Salisbury Historic District to McCubbins Street; the other portion of the Boundary Increase consisted of two commercial buildings along the southeast corner of the original boundary that had been omitted from the 1975 nomination.<sup>3</sup> To more fully represent the expansion of the historic residential core of Salisbury during the early twentieth century, the period of significance for the 1989 Boundary Increase is listed as 1879–1940; the 1989 Boundary Increase included an inventory of 123 more properties, of which 108 were identified as contributing, 11 were noncontributing, and five were vacant lots.

A third Boundary Increase to the Salisbury Historic District, which consisted of 31 buildings located at the northeast corner of the original district, was added to the NRHP in 2000; of the 31 properties, 26 were identified as contributing and five were noncontributing, with six additional vacant lots noted in the inventory. This Boundary Increase encompasses additional commercial areas on streets adjacent to Main Street and extends the period of significance to 1950.<sup>4</sup>

Within the Salisbury Historic District are six resources that are individually listed in the National Register: the Maxwell Chambers House (RW0002); the Archibald Henderson Law Office (RW0004); the McNeely-Strachan House (RW0007); the Old Rowan County Courthouse (RW0009); the Hambley-Wallace House (RW0662); and the Ella Brown Cannon/Cannon-Gaule-Fisher House (RW1052). Of these individual listings, only the Hambley-Wallace House and the Ella Brown Cannon House's listing postdates the 1975 listing of the historic district in the NRHP.<sup>5</sup>

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<sup>1</sup> Robert Topkins and Mary Alice Hinson, "Salisbury Historic District," *National Register of Historic Places Inventory – Nomination Form*, 1975.

<sup>2</sup> Ray Manieri and Ruth Little, "Salisbury Historic District Extension: former Salisbury Fire House," *National Register of Historic Places Continuation Sheet*, 1988

<sup>3</sup> Ray Manieri and Ruth Little, "Salisbury Historic District Extension," *National Register of Historic Places Inventory – Nomination Form*, 1989.

<sup>4</sup> Laura A. W. Phillips and Langdon E. Oppermann, "Salisbury Historic District (Boundary Amendment and Additional Documentation)," *National Register of Historic Places Registration Form*, 2000.

<sup>5</sup> Information gathered from the HPO's GIS web service, HPOWeb.

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



In 1975, the City of Salisbury established the West Square Local Historic District, which includes the residential portion of the 1975 Salisbury National Register Historic District (NRHD) and most of the residential section of the 1989 Boundary Increase to the NRHD. In 2001, the City established the Downtown Salisbury Local Historic District. This local historic district is much larger than, but overlays, the commercial portions of the original 1975 Salisbury NRHD, as well as the 1988 Boundary Increase, the two commercial buildings in the 1989 Boundary Increase, and the 2000 Boundary Increase to the district.<sup>6</sup> Within the boundaries of the NRHD are three Local Historic Landmarks: the Empire Hotel and Montgomery Ward Department Store (RW2178), designated in 2018; the Moore House (RW1114), designated in 2021; and the Wright Hobson House, designated in 2023.<sup>7</sup>

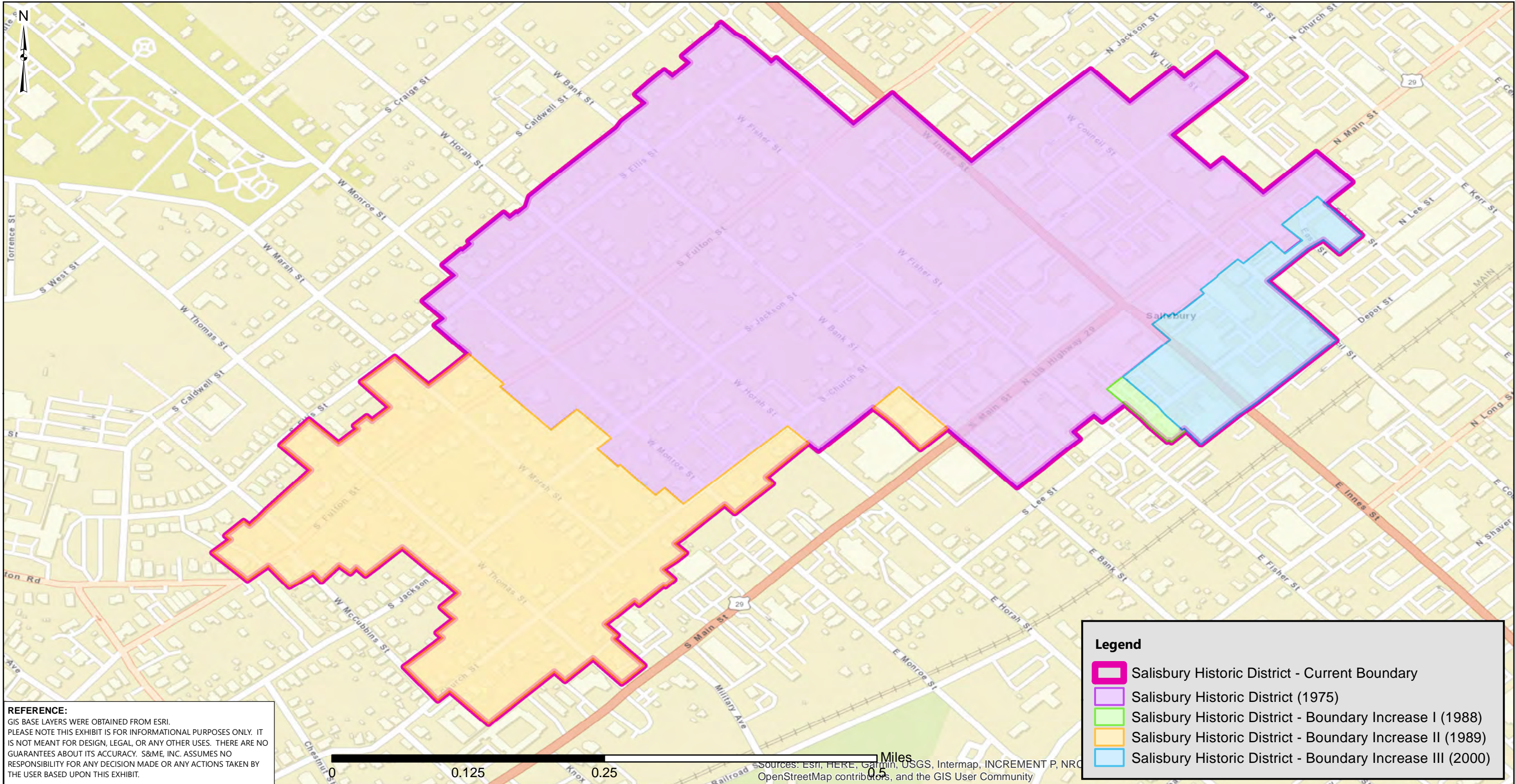
In 2022, the City of Salisbury received an HPF grant for Certified Local Governments from the National Park Service, administered through the HPO, and contracted S&ME to undertake an architectural survey update of the Salisbury Historic District and its three Boundary Increases, as well as an adjacent Boundary Increase Study Area (Figure 2). The project aims to create an inventory of buildings and structures within the Salisbury Historic District and its Boundary Increases, as well as to determine if there is potential for an extension of the district's period of significance, and/or a Boundary Increase within the Boundary Increase Study Area.


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<sup>6</sup> Information gathered from the HPO's GIS web service, HPOWeb.

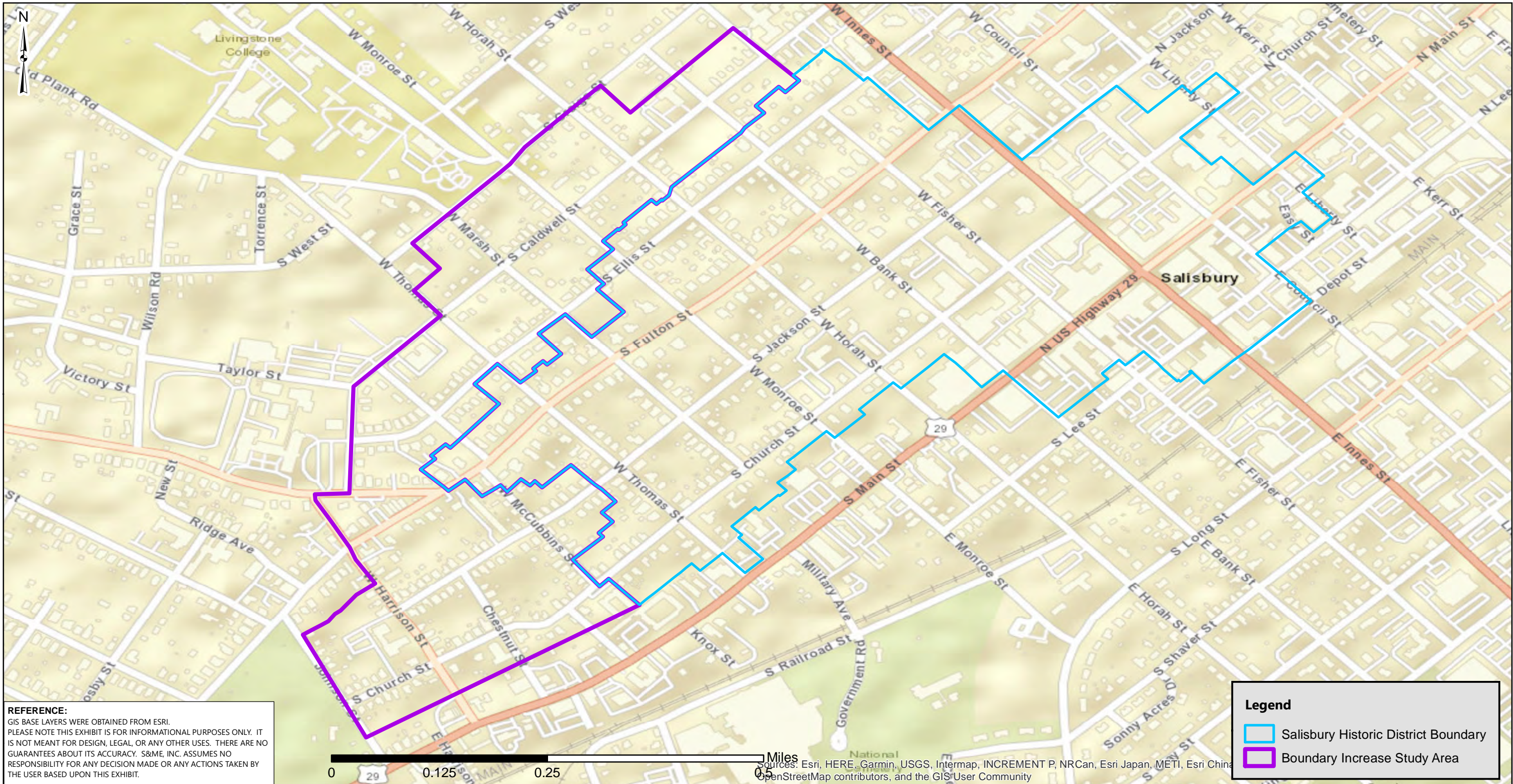
<sup>7</sup> Information gathered from the HPO's GIS web service, HPOWeb and the Salisbury Historic Resources GIS.






	SCALE:	1 inch = 457.14 feet	<b>Salisbury Historic District and Increase Area Boundaries</b> Salisbury Historic District Architectural Survey Update	EXHIBIT NO. <b>1</b>
	DATE:	10/26/2023		
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	S&ME PROJECT NO.	23130012		





	SCALE:	1 inch = 576.08 feet	<b>Salisbury Historic District and Increase Area Boundaries</b> Salisbury Historic District Architectural Survey Update	EXHIBIT NO. <b>2</b>
	DATE:	10/26/2023		
	DRAWN BY:	HLC	Salisbury, Rowan County, North Carolina	
	S&ME PROJECT NO.	23130012		



## 2.0 Methodology

The project required resurvey of 404 resources located within the Salisbury Historic District (listed in the NRHP in 1975) and its three subsequent Boundary Increases (listed in the NRHP in 1988, 1989, and 2000) (Figure 1). The goal of this portion of the survey was to inventory the extant buildings and structures within the Salisbury Historic District and its Boundary Increases, assign an individual survey site number to each resource, and produce updated or new survey files for the resources within the district. Additionally, the survey made recommendations for Additional Documentation that may be warranted to update the Salisbury Historic District nomination form, potentially including an extension of the district's period of significance and identification of additional Areas of Significance.

The project included a reconnaissance survey of an approximately 15-block Boundary Increase Study Area, which is located to the northwest, west, and southwest of the Salisbury Historic District (Figure 2). This area, bounded roughly by West Fisher Street, South Craige Street, South Caldwell Street, Johnson Street, and property lines between South Church Street and South Main Street, encompasses approximately 350 parcels. The survey of this Boundary Increase Study Area was conducted to identify another potential Boundary Increase to the Salisbury Historic District, or the existence of a prospective standalone historic district, within this adjacent survey area.

The intensive survey was guided by the HPO's *Architectural Survey Manual: Practical Advice for Recording Historic Resources* (2022), as well as the existing NRHP nomination forms and the HPO's architectural survey files. For the resurvey of the Salisbury Historic District and Boundary Increases, the area encompassing the current NRHP boundary was divided into four sections, each containing roughly 100 resources; these sections were mapped in S&ME's project GIS and were used to guide fieldwork (Figures 3a–3e). The Boundary Increase Study Area was mapped separately, and the reconnaissance survey was completed as a single survey section. For the purposes of the survey, S&ME utilized a grid that mirrors the street naming conventions of the City of Salisbury, with north located approximately 45 degrees off axis to the east; the streets with North and South direction prefixes were recorded with the side of the street with even addresses as west and the odd side of the street as east, while streets with East and West direction prefixes were recorded with the side of the street with even addresses as the north and the odd side of the street as the south.

S&ME Principal Investigator Heather Carpini and Architectural Historian Monica Hendricks completed the survey fieldwork for the intensive survey and the reconnaissance survey intermittently during March 2023 through June 2023. Individual properties within the Salisbury Historic District were documented using digital photography and field notes. Within the Boundary Increase Study Area, notes on the overall character of street blocks were taken, as well as information on resources that appeared significant and retained good integrity, particularly those directly adjacent to the existing boundaries of the district. Photographs of some individual resources, as well as streetscapes, were taken to illustrate the character of sections within the Boundary Increase Study Area. Concurrently with fieldwork, S&ME carried out additional research on individual properties, including the examination of historic maps, Rowan County GIS and Tax Assessor Records, Rowan County Register of Deeds records, and historic newspapers, as applicable, to provide additional data for significant properties and/or neighborhoods.

The survey provided information on demolitions of and alterations to resources previously documented in the nomination, as well as documented buildings and structures that were built after the period of significance of the original district. Additionally, the survey included a reconnaissance-level assessment of neighborhoods surrounding the historic district to the northwest, west, and southwest.

## **Architectural Survey Update**

### **Salisbury Historic District**

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



The intensive survey updated 232 existing survey records within the Salisbury Historic District, which included the records for the original district and its Boundary Increases, as well as the portions of two local historic districts that overlay the Salisbury Historic District. Of the 232 existing survey files, 18 of them were blockface files in which multiple buildings and structures along a full block shared a single survey site number. Prior the 2023 survey update, approximately half of the buildings and structures within the Salisbury Historic District had not been assigned an individual survey site number in the HPO's survey log. During the project, 197 new survey site numbers were assigned and associated survey records were created. Database records were created for newly assigned survey site numbers and were updated for the existing survey site numbers. Paper files, including printed database records, printed photo contact sheets, maps, and applicable additional information, were compiled for each surveyed property and submitted to HPO.

Digital survey photographs were taken from the public right-of-way using a DSLR camera. Photographs of both primary and secondary resources were labeled according to the guidelines developed by the HPO. Labeled contact sheets were printed for inclusion in the paper survey files and labeled digital photograph files were submitted to the HPO and the City of Salisbury via an electronic file sharing service and on a removable USB drive.

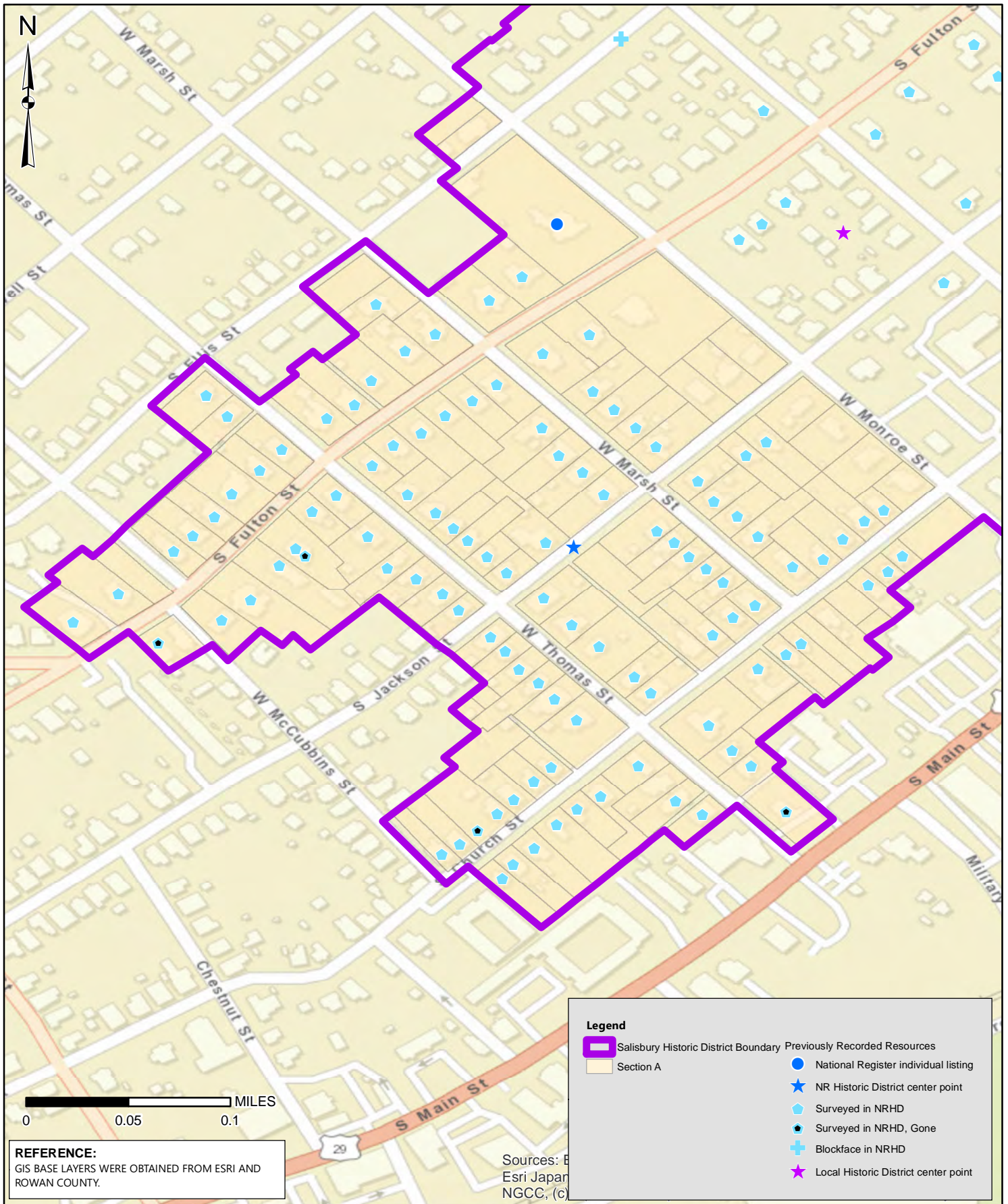
The location of each surveyed resource was verified using project maps and aerial photographs. S&ME used these locations to create a project GIS that includes a point shapefile that documents the location of each individual property included within the survey. The GIS data were submitted to the HPO and the City of Salisbury via electronic file sharing service.

Upon completion of the field survey and database records, a report was compiled using the information gathered during survey; the report outlines the project methodology and a summary of survey findings, and includes recommendations for further study. Included within the survey report are recommendations for a Boundary Increase to the Salisbury Historic District, as well as an extension of the period of significance from 1950 to 1975 and Additional Documentation in the Area of Ethnic Heritage: Black and potentially in the Area of Community Planning and Development. The text below explains these recommendations.









SCALE: 1 IN = 334.78 feet  
 PROJECT NO: 23130012  
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## Survey Section A

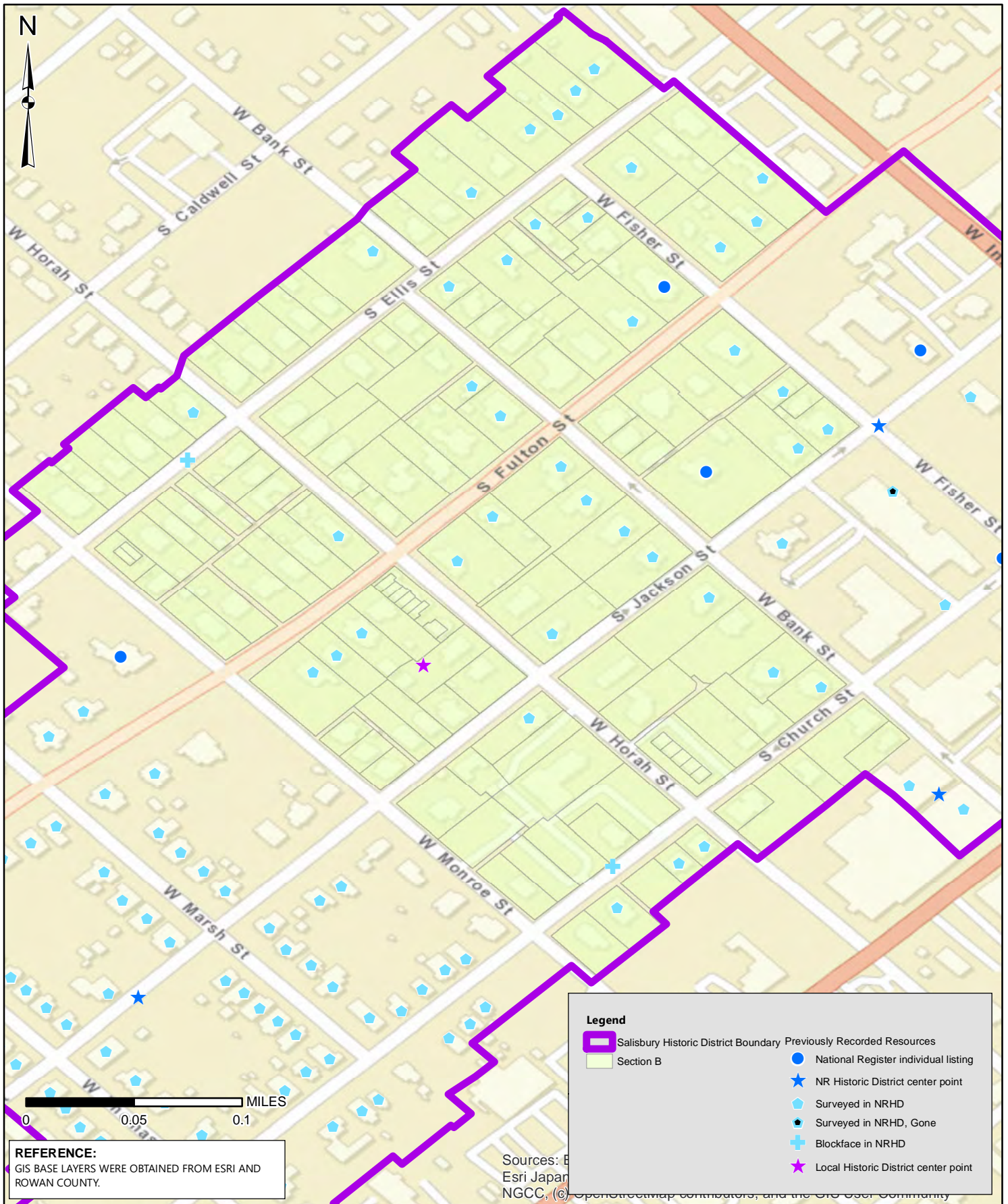
Salisbury Historic District Architectural Survey Update

Salisbury, Rowan County, North Carolina

EXHIBIT NO.

3b





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 PROJECT NO: 23130012  
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 DATE: 10/26/2023



## Survey Section B

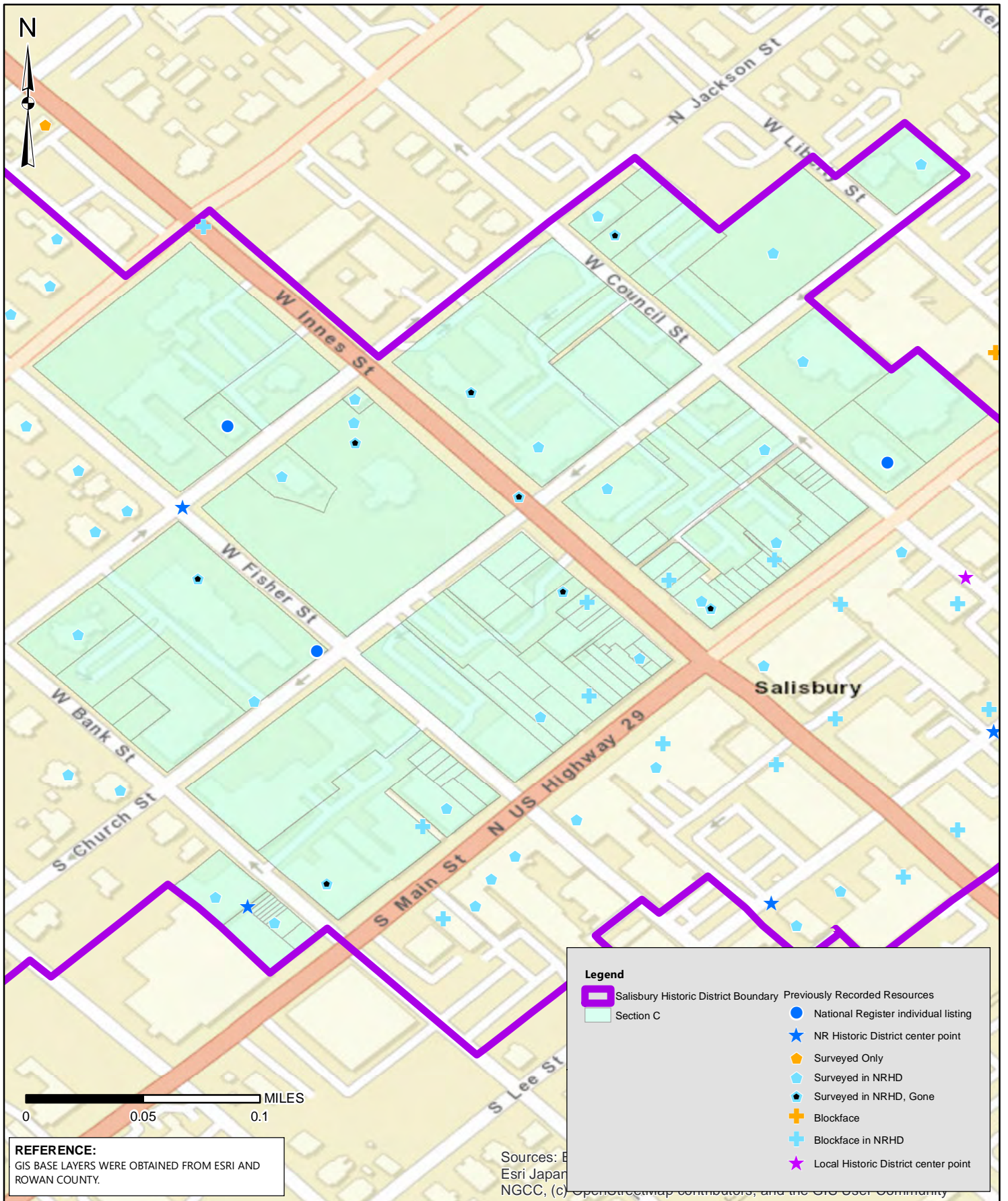
Salisbury Historic District Architectural Survey Update

Salisbury, Rowan County, North Carolina

EXHIBIT NO.

3c





SCALE: 1 IN = 291.67 feet  
 PROJECT NO: 23130012  
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 DATE: 10/26/2023



## Survey Section C

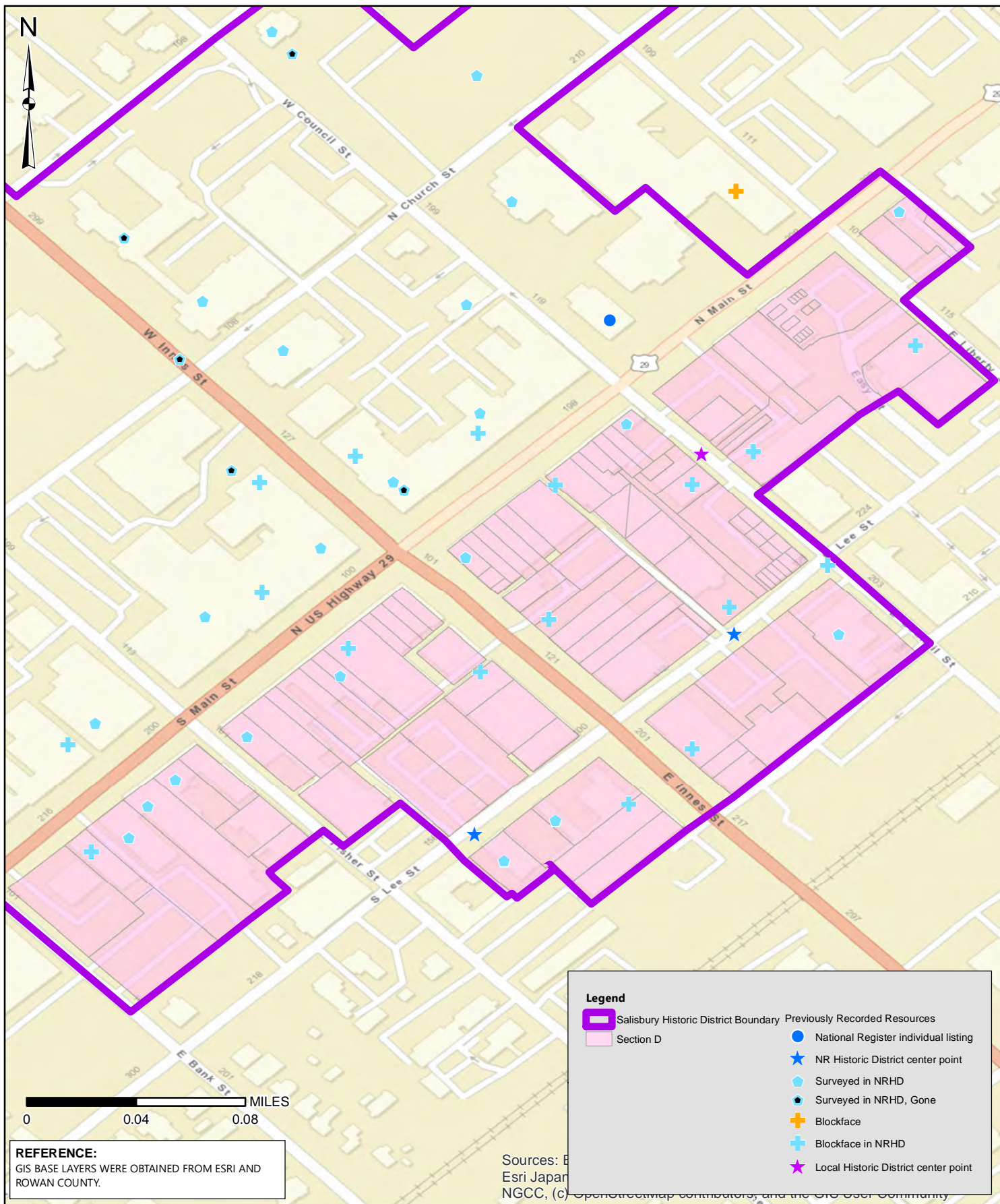
Salisbury Historic District Architectural Survey Update

Salisbury, Rowan County, North Carolina

EXHIBIT NO.

3d





SCALE: 1 IN = 250 feet

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## Survey Section D

Salisbury Historic District Architectural Survey Update

Salisbury, Rowan County, North Carolina

EXHIBIT NO.

3e

## 3.0 Summary of Findings

This survey updated existing survey files and created new survey files for previously unrecorded resources within the Salisbury Historic District, as well as those resources previously surveyed within blockface files, and completed a windshield assessment of the Boundary Increase Study Area.

### 3.1 Salisbury Historic District

The current survey updated existing individual survey records and created new survey records for buildings that had not been previously assigned a Survey Site Number (SSN). Of the total number of buildings and structures identified within the original 1975 district boundaries and the three Boundary Increases, only approximately 9 percent have been lost to demolition since the nominations in which they were inventoried were written. Additionally, only 3 percent of the inventoried buildings and structures were constructed since 1975. Together, these statistics contribute to the retention of a high degree of integrity of the Salisbury Historic District's overall setting, design, materials, workmanship, and feeling. A summary of the results of the resurvey of the Salisbury Historic District is below:

- ◆ Total survey records: 404
- ◆ Existing individual survey records updated: 207
- ◆ New survey records created: 197
- ◆ Demolitions<sup>8</sup>: 35
  - Eight properties demolished before 1975 but assigned an SSN after demolition (Boyden Family House [RW0946]; William Chambers House [RW0950]; State Bank of North Carolina [RW1022]; Taylor House [RW1023]; Cicero Barker House [RW1044]; First Presbyterian Church [RW1061]; Mansion House [RW1108]; Vanderford Hotel [RW1179])
  - Sixteen within the 1975 NRHD boundaries (Dr. Robert Vance Brawley House [RW1048]; Capitol Theater [RW1053]; House at 224 West Council Street [RW1077]; Commercial Buildings at 117-121 West Fisher Street [RW2187]; First Bank [RW2247]; 215 North Jackson Street [no individual SSN]; 420 South Church Street [no individual SSN]; 424 South Church Street [no individual SSN]; 119-121 North Church Street [no individual SSN]; 224 West Council Street [no individual SSN]; 125 West Innes Street [no individual SSN]; 127-127 ½ West Innes Street [no individual SSN]; 208 West Fisher Street [no individual SSN]; 225 South Main Street [no individual SSN]; 201 North Main Street [no individual SSN]; 209-213 North Main Street [no individual SSN])
  - Six within the 1989 Boundary Increase (J. D. Lawrence House [RW0352]; McCubbins-Massey-James House [RW0838]; McCanless-Spangler-Lanier Rental House [RW0391]; Calloway-Clark Rental House [RW0400]; Calloway-Clark Rental House [RW0401]; Floyd Apartments [RW1065])
  - Five within the 2000 Boundary Increase (Foil Motor Company Car Sales Shed [RW1598]; 202 East Innes Street [no individual SSN]; 206 East Innes Street [no individual SSN]; 201 East Innes Street [no individual SSN]; 119 East Liberty Street [no individual SSN])

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<sup>8</sup> Properties identified as having "no individual SSN" were inventoried in their respective National Register nominations but were not given an individual SSN at the time the nomination was prepared. They have been demolished since the writing of the respective National Register nomination and therefore were not given SSNs as part of this survey.

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012

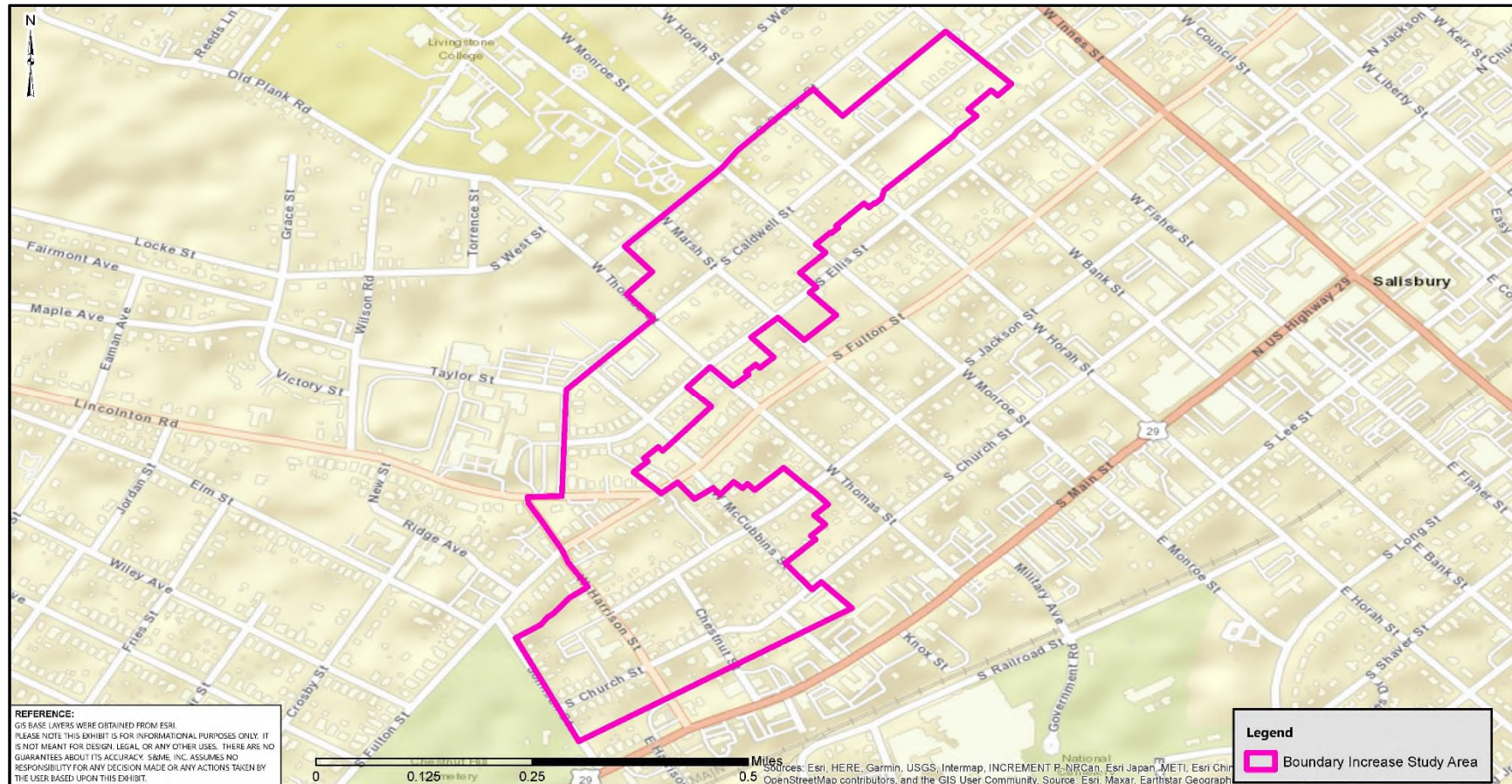


- ◆ Relocated properties: 8; 5 post-1975
  - 4 moved within the NRHD and its Boundary Increases; 3 pre-1975 (Heilig-Hodge-Johnson House [RW0311], moved circa 1919 from 500 block of South Fulton Street to 600 South Church Street, about 900 feet south-southeast; Coggin-Walton Apartment House [RW0395], moved circa 1940 from 129 West Thomas Street to 715 South Church Street, approximately 75 feet southwest; Ramsay-Putzel House [RW2265], moved circa 1920 from 228 South Fulton Street, about 125 feet northwest; Kluttz-Dorset House [RW2274], moved in 1991 from 509 East Innes Street, approximately 0.5-mile east)
  - 3 moved into the NRHD from outside its boundaries (Robert Rowan Crawford House [RW1057], moved 1976 from the vicinity of 515 East Innes Street; Maxwell-Propst House [RW1145], moved 1985 from 203 South Lee Street; Shaver-McKenzie House [RW2241], moved circa 1990 from 407 Mocksville Avenue)
  - 1 moved from within the NRHD and its Boundary Increases to outside the current NRHP boundary (Confederate Monument [RW1055], removed 2020 and installed in the Old Lutheran Cemetery)
- ◆ New construction since 1975: 12 buildings
- ◆ Major alterations to inventoried buildings: 2 (Salisbury City Hall [RW1130], major renovation of former Security Bank and Trust Company Building, 1995-1998; St. John's Lutheran Chapel and Education Building [RW2443], major modern addition, 2015)

### 3.2 Boundary Increase Study Area

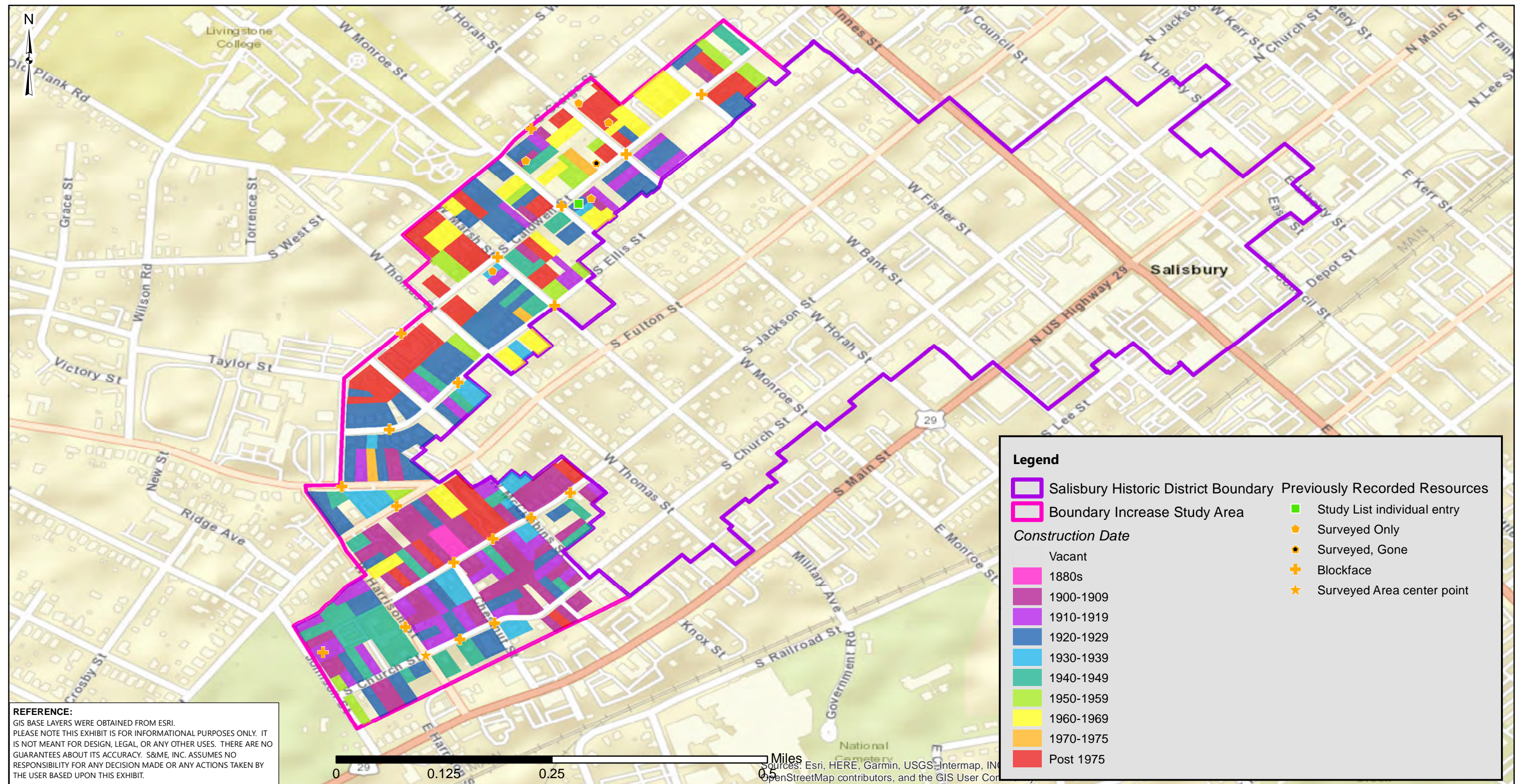
As part of the resurvey of the Salisbury Historic District, an approximately 15-block Boundary Increase Study Area was included to explore the potential for additional Boundary Increase(s) to the current historic district (Figure 4). Using county tax assessor records as a guide, the approximate date of construction for each building or structure within this Boundary Increase Study Area was mapped on a color-coded map, to help determine the growth and development of the area in relation to the current Salisbury Historic District and its period of significance (Figure 5). This map illustrates that the majority of the resources (61 percent) within the Boundary Increase Study Area were built prior to 1930 and that the largest decade for residential construction was the 1920s, with nearly 28 percent of the resources built between 1920 and 1929. East of Fulton Street, the concentration of resources built pre-1920 is higher, although later infill is scattered throughout this area; there is also a smaller number of vacant lots in this section of the Boundary Increase Study Area. West of Fulton Street, development of residential areas came later, with a higher percentage of resources built post-1920 and a significantly higher concentration of both 1950s and 1960s resources, as well as a larger number of vacant lots. The majority of the Boundary Increase Study Area is residential, with houses representing an array of architecture styles that were popular during the period of 1900 to 1975, including Queen Anne, Craftsman, Colonial Revival, and Ranch houses (Figures 7–12). Interspersed within the residential area are churches, which were an important fixture in early-twentieth-century neighborhoods (Figures 13–15). There is also a small corridor of mid-twentieth-century commercial buildings near the intersection of Lincolnton Road and South Fulton Street, which are two heavily-traveled thoroughfares that create physical boundaries for the surrounding residential areas; the growth of automobile usage over the first half of the twentieth century led to the development of commercial buildings utilized by the adjoining neighborhoods (Figures 16–18).






**Figure 4. Outline of the Boundary Increase Study Area.**





	SCALE:	1 inch = 575.82 feet	<b>Saisibury Historic District Boundary Increase Study Area Assessment</b>	EXHIBIT NO. <b>5</b>
	DATE:	10/26/2023		
	DRAWN BY:	HLC	Salisbury, Rowan County, North Carolina	
	S&ME PROJECT NO.	23130012		





**Figure 6.** Example of an Italianate-style residence with later porch posts, 906 South Church Street, facing northwest.



**Figure 7.** Example of a Queen Anne-style residence, 820 South Jackson Street, facing northwest.





**Figure 8. Example of a Craftsman-style residence, 616 West Marsh Street, facing northeast.**



**Figure 9. Example of a Craftsman-Colonial Revival-style residence, 910 South Church Street, facing west.**





**Figure 10. Example of a Foursquare-type residence, 517 South Craige Street, facing southeast.**



**Figure 11. Example of a Minimal Traditional-style residence, 512 South Ellis Street, facing northwest.**





**Figure 12. Example of a Ranch-style and -type residence, 531 South Craige Street, facing southeast.**



**Figure 13. Coburn Memorial United Methodist Church, 901 South Church Street, facing east.**





**Figure 14. Haven Lutheran Church, 207 West Harrison Street, facing south.**



**Figure 15. Trinity Presbyterian Church, 303 South Caldwell Street, facing west.**



**Figure 16. Commercial buildings, 900-916 South Fulton Street, facing west.**



**Figure 17. Commercial building, 931 South Fulton Street, facing south.**





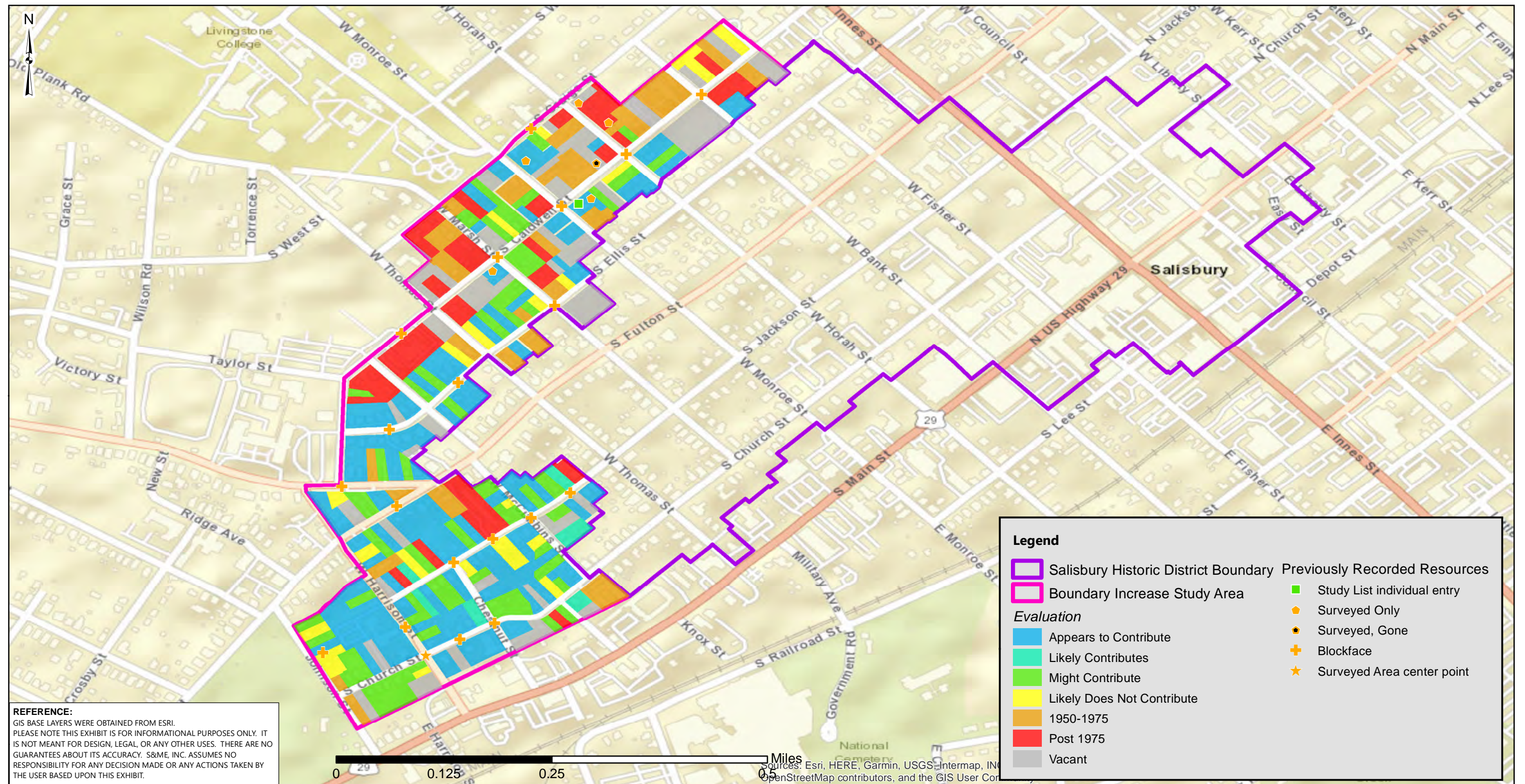
**Figure 18. Laundromat, 813 South Fulton Street, facing east.**


A windshield survey of the proposed Boundary Increase Study Area was used to generate a map of properties within its boundary and coded to indicate which resources could be contributing to a Boundary Increase, which likely would not be contributing, and which were vacant lots; additionally, because of the proposed extension of the period of significance, those resources built between 1950 and 1975 that could contribute to a district with a period of significance that ended in 1975, were noted (Figure 19).

Resources within the Boundary Increase Study Area that were built prior to 1950, the end of the current period of significance for the district, were divided into four categories: appears to contribute, likely contributes, might contribute, and likely does not contribute. These categories were determined using an evaluation of their integrity of design, materials, workmanship, and feeling; as most of the resources within the historic district retain integrity of location and setting, these two aspects of integrity were not evaluated. The assessment of integrity for each resource was for the individual building and its components; it was based on a visual inspection of the physical characteristics of the buildings from the right-of-way. Integrity of historic association, beyond the relationship to the development of the district, was not assessed, as that could not be ascertained from a windshield survey.

The resources throughout the Boundary Increase Study Area were characterized using the same criteria and categories, without considering the location of the resource or the historic context of the surrounding neighborhood. Although the categories were used as a guide for the proposed Boundary Increase for the historic district (see Recommendations), the development of each section of the Boundary Increase Study Area was evaluated individually. Areas that were historically African American residential neighborhoods were evaluated less on the retention of original materials and workmanship in individual resources, and the overall design and feeling





	SCALE:	1 inch = 575.82 feet	<b>Salisbury Historic District Boundary Increase Study Area Assessment</b>	EXHIBIT NO.  <b>19</b>
	DATE:	10/26/2023		
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	S&ME PROJECT NO.	23130012		



## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



of the area was prioritized over the integrity of specific resources.<sup>9</sup> The National Park Service has not, to date, issued updated guidance or responded to the ongoing discussion of undervalued resources in minority communities; therefore, these new strategies for evaluating minority resources can only be implemented on a case-by-case basis through consultation with National Park Service staff. Currently, the Areas of Significance for the Salisbury Historic District are Architecture and Commerce. In order to assess the potential significance of the physical changes over time within the historically black neighborhoods within the Boundary Increase Study Area, Additional Documentation in the Area of Ethnic Heritage: Black would provide greater context for the specific social and economic factors that shaped the development of black neighborhoods than the Area of Architecture can provide alone.

The characterization of each category is:

- ◆ Appears to Contribute (Figure 20) – these are resources that appear to retain a high degree of integrity of the four evaluated aspects. They fit within the character of the district as a whole and represent architectural types and styles that were in use during the period of significance. Multiple contiguous properties in this category would constitute an area that was considered as a potential Boundary Increase to the district.
- ◆ Likely Contributes (Figure 21) – these are resources that appear to retain a high degree of integrity in at least one of the four aspects evaluated (design, materials, workmanship, and feeling) and a moderate degree of integrity in the other three. These resources may have modern materials, such as windows, or an unsympathetic addition, but overall exhibit the architectural character of the historic district. Properties in this category would be considered contributing and included in the recommended Boundary Increase but would probably not merit extending a Boundary Increase through multiple lower-category resources to include them.
- ◆ Might Contribute (Figure 22) – these resources appear to retain moderate integrity of at least two of the four aspects evaluated (design, materials, workmanship, or feeling), but have often withstood loss of the other aspects, including installation of modern siding and windows, large additions, changes to exterior finishes, or similar alterations. Although they are still recognizable as being constructed within the period of significance and fit into the overall character of the district, these resources may need additional investigation to determine whether they retain sufficient integrity to be contributing. Large groupings of resources in this category would likely constitute areas not recommended for a Boundary Increase, although these types of resources interspersed among resources from the two categories above were considered for increase areas.
- ◆ Likely does not contribute (Figure 23) – these are resources that have undergone significant changes to their design, materials, workmanship, and feeling, rendering them potentially unrecognizable as resources built within the period of significance. Resources in this category were generally excluded from Boundary Increase recommendations if located along the edges of the boundary but were

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<sup>9</sup> This approach was informed by ongoing discussions of ways in which historic preservation and the National Register have inherently undervalued resources associated with minority communities, including discussions in: Taurean J. Merriweather, "Preservin' Blackness: Assessing the Values and Perceptions of Historic Districts in Neighborhoods of Color" (Master's Thesis, University of Florida, 2018); Ned Kaufman, "Historic Places and the Diversity Deficit in Heritage Conservation," *CRM: The Journal of Heritage Stewardship* 1:2 (Summer 2004); Sarah Kautz, Rachel Leibowitz, and Joanna Doherty, "Repairing National Register nominations: underrepresented communities and integrity," *History@Work*, blog, National Council on Public History, July 21, 2020.

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



included if surrounded by properties from the Appears to Contribute and the Likely Contributes categories. If a National Register inventory is prepared within the Boundary Increase Study Area, these resources are likely to be noncontributing.

Additionally, resources built after 1950 were divided into two categories. The 1950-1975 category identifies resources that were built after the end of the current period of significance and before the end of the proposed extension of the period of significance; these resources would likely be considered contributing to a historic district with a period of significance ending in 1975 (Figure 24). The post-1975 category is resources that were built after the proposed end date for the extended period of significance for the Salisbury Historic District (Figure 25). Of the 302 parcels located within the Boundary Increase Study Area, the breakdown of evaluation categories is:

- |                                  |                 |
|----------------------------------|-----------------|
| ◆ Appears to Contribute: 103     | ◆ 1950-1975: 30 |
| ◆ Likely Contributes: 7          | ◆ Post 1975: 28 |
| ◆ Might Contribute: 60           | ◆ Vacant: 52    |
| ◆ Likely Does Not Contribute: 22 |                 |



**Figure 20. Example of building characterized as “Appears to Contribute,” 805 South Jackson Street, facing southeast.**





**Figure 21.** Example of building characterized as “Likely Contributes,” 916 South Jackson Street, facing northwest.



**Figure 22.** Example of building characterized as “Might Contribute,” 614 South Ellis Street, facing west.





**Figure 23.** Example of building characterized as “Likely Does Not Contribute,” 810 South Church Street, facing west.



**Figure 24.** Example of building characterized as “1950-1975,” 324 South Caldwell Street, facing west.



**Figure 25.** Example of building characterized as “Post 1975,” Gethsemane Missionary Baptist Church, 719 South Caldwell Street, facing south.

## **4.0 Recommendations**

The recommendations developed during the survey are detailed below.

### **4.1 Salisbury Historic District**

The Salisbury Historic District is a large district that currently includes 404 buildings and structures within its boundaries. The resources within the Salisbury Historic District are a mixture of commercial, residential, governmental, and religious buildings, which represent the growth and development of Salisbury from its founding through 1950. The existing NRHD, with its multiple Boundary Increases, encompasses residential sections that consist of houses of both modest size and little individual architectural significance to those that are expansive and significant examples of their architectural styles, some of which were architect-designed. The resources within the current boundaries range from intact buildings with few changes to their exterior appearance, to those with changes to materials and those with changes to design and usage. Arguments for significance have been adapted since the district’s original listing in 1975 to envelope these diverse characteristics.

#### **4.1.1 *Period of Significance***

The current period of significance for the Salisbury Historic District is 1770 through 1950, based on the update to the period of significance in the most recent Boundary Increase (2000). As Salisbury has been an ever-growing and adapting community, thus the period of significance for its primary NRHD should represent the changes that have occurred in the district since the 2000 Boundary Increase and should be extended to 1975. Although this ending

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



date is slightly more recent than the 50-year threshold for NRHP listing, it was chosen based on the assumption that by the time documentation of the proposed period of significance and a potential Boundary Increase was completed it would likely be the 50-year cutoff; additionally, the difference between using 1973 and 1975 as the cutoff affected the characterization of just two resources. The extension of the period of significance to 1975 incorporates the nascent years of the historic preservation movement in Salisbury, including the founding of the Historic Salisbury Foundation in 1972, and the beginnings of work to establish and retain a thriving historic district. Notably, the demolition of the First Presbyterian Church (RW1061) in 1971, leaving the First Presbyterian Church Tower (RW1063) as a free-standing structure (Figure 26), and the campaign and ultimate decision to preserve the tower as a landmark in Salisbury, would be covered by a period of significance ending in 1975, which might allow the Tower to contribute to the district in its own right, with the addition of an appropriate Area of Significance, such as Conservation.

#### 4.1.2 *Contributing Status*

Since the original district has a somewhat ambiguous period of significance, presumably ending in 1925, which was 50 years before the nomination was written, and subsequent Boundary Increases have extended the end date to 1940 and then 1950, without a complete re-inventory of the district, there is a gap in the contributing and noncontributing status of several resources within the district. The 1975 nomination did not identify contributing or noncontributing status for the properties listed in its inventory, although some were clearly identified as being constructed after 1925, such as the Hunt House at 201 South Ellis Street (RW2277) and the Southern Bell Building at 220 South Church Street (RW2343) (Figures 27 and 28). Within the 1989 Boundary Increase, there are resources that were built post 1940 that were identified as noncontributing, but which may contribute to a district with a period of significance that ends later than their construction date. For instance, the Rouser Apartments (RW0350), circa 1950, and the Donald E. Nussman House (RW1118), circa 1948, are both located within the 1989 Boundary Increase, but are both listed as noncontributing fill (Figures 29 and 30). Additionally, there are other resources that were originally identified as noncontributing because of unsympathetic changes that may have been reversed after they were listed in the inventory. The contributing/noncontributing status of each building and structure within the district should be definitively reevaluated based on the agreed-upon period of significance for the district as a whole, including the recommended Boundary Increase and extension of the period of significance.

#### 4.1.3 *Boundary Increase*

Using the information gathered during the windshield survey, including the assessment of individual resources' potential contributing status (Figure 19), the potential for a Boundary Increase for the Salisbury Historic District was explored. The residential development of the Boundary Increase Study Area as a whole, and of specific sections within the area, was examined and a recommendation for a Boundary Increase was developed. Based on the evaluation of the resources within the Boundary Increase Study Area and a review of the history of the development of the area, there is a recommended Boundary Increase to the west and south of the current boundaries of the Salisbury Historic District (Figure 31). As noted in the evaluation of construction dates of resources within the Boundary Increase Study Area, the areas east of and west of Fulton Street have distinctively different characters, but both sections of the proposed Boundary Increase convey separate aspects of the settlement and development of residential neighborhoods around the historic core of Salisbury.





**Figure 26. First Presbyterian Church Tower (RW1063), facing southwest.**



**Figure 27. Hunt House (RW2277), facing south.**





**Figure 28. Southern Bell Building (RW2343), facing north.**



**Figure 29. Rouser Apartments (RW0350), facing southeast.**



**Figure 30. Donald E. Nussman House (RW1118), facing southwest.**

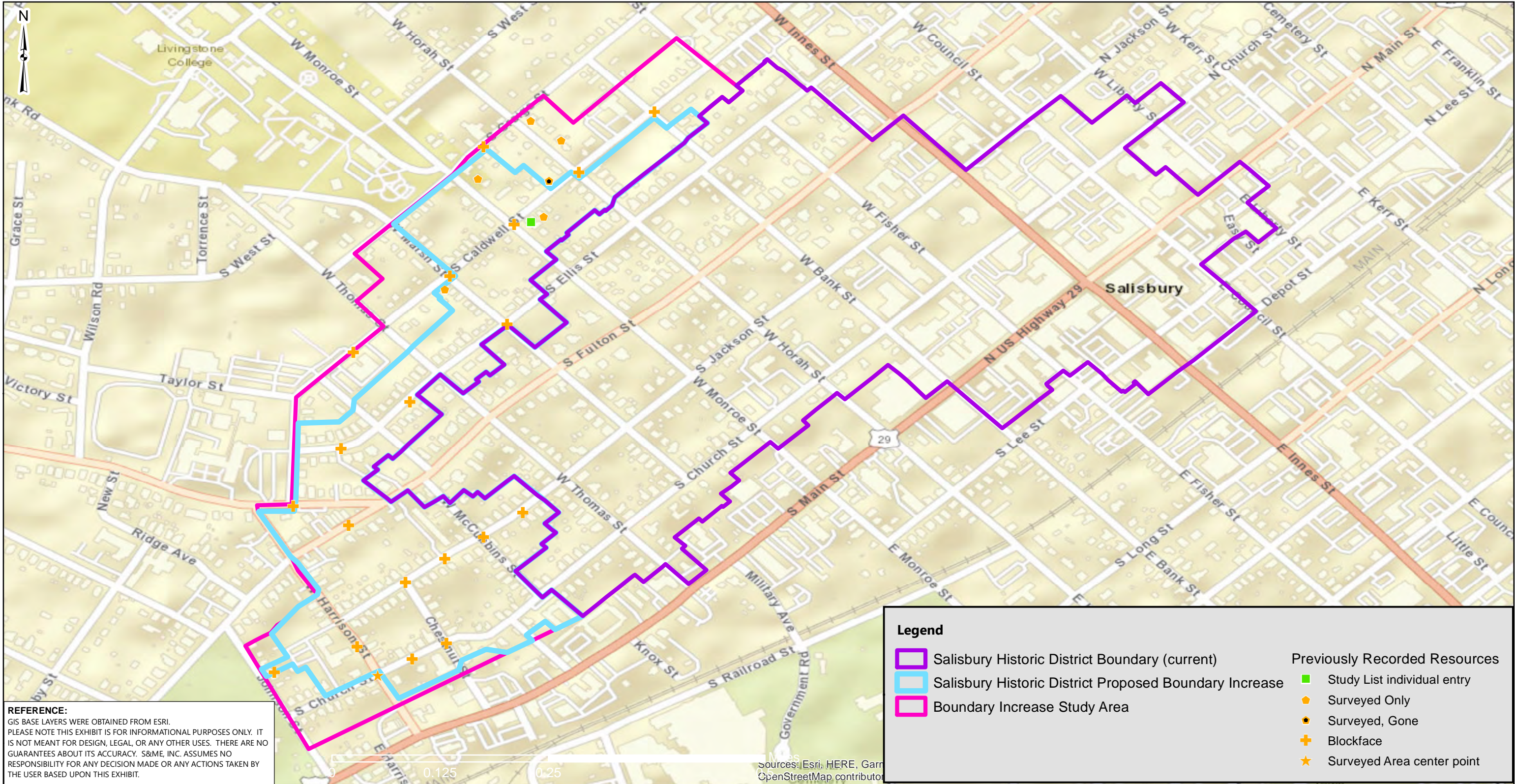
The area east of Fulton Street retains a greater degree of integrity in its overall resources and it represents the expansion of white settlement along South Church, Jackson, and Fulton streets, as well as the cross streets of each block (Figures 32–35). Much of this area was depicted as part of the Chestnut Hill subdivision on the 1913 Sanborn map but had been incorporated into the city of Salisbury by 1922.<sup>10</sup> However, a plat that encompasses the majority of the lots in this section, dated 1887, shows it as the former land of S. R. Harrison that was being subdivided by the Dixie Land Company, with the section of Jackson Street roughly between West Thomas Street and West Harrison Street being the earliest laid out into lots and the sections along South Church Street and on Harrison and Johnson streets following shortly afterward (Figure 36). Although smaller than the expansive houses that had been constructed along both Fulton Street and in areas to the north, the residences in this area were examples of middle-class white housing and the lots were mostly built up by the mid-1920s (Figure 37).


More aligned with the development east of Fulton Street than the area to the west, the portion of the proposed Boundary Increase that has the highest concentration of buildings and structures that retain a significant amount of integrity is the area located south of McCubbins Street, along Ellis and Fulton Streets and Lincolnton Road. This is especially evident along the 800 block of South Ellis Street, where 14 resources dating from between 1925 and 1930 remain standing, with only one lot that was historically occupied by a building being vacant (Figures 5 and 19). Along the east side of the block are three historic two-story apartment buildings and four one-story residences, while along the west side are five single family residences and two historic two-story duplexes (Figures 38–41). This block, which had Boyden High School (now Salisbury High School) as its distinct southern boundary, was platted in 1927 and fully built out by 1931 (Figures 42 and 43).

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<sup>10</sup> Sanborn Map Company, Salisbury, North Carolina, November 1913 (New York: Sanborn Map & Publishing Co, 1913); Sanborn Map Company, Salisbury, North Carolina, February 1922 (New York: Sanborn Map & Publishing Co, 1922).





	SCALE:	1 inch = 575.46 feet	<b>Salisbury Historic District Proposed Boundary Increase</b> Salisbury Historic District Architectural Survey Update	EXHIBIT NO. <b>31</b>
	DATE:	10/26/2023		
	DRAWN BY:	HLC	Salisbury, Rowan County, North Carolina	
	S&ME PROJECT NO.	23130012		





**Figure 32. Streetscape, 900 block of South Jackson Street, west side, facing northeast.**



**Figure 33. Streetscape, 800 block of South Jackson Street, east side, facing east.**





**Figure 34. Streetscape, 200 block of West Harrison Street, north side, facing north.**



**Figure 35. Streetscape, 800 block of South Church Street, east side, facing southwest.**



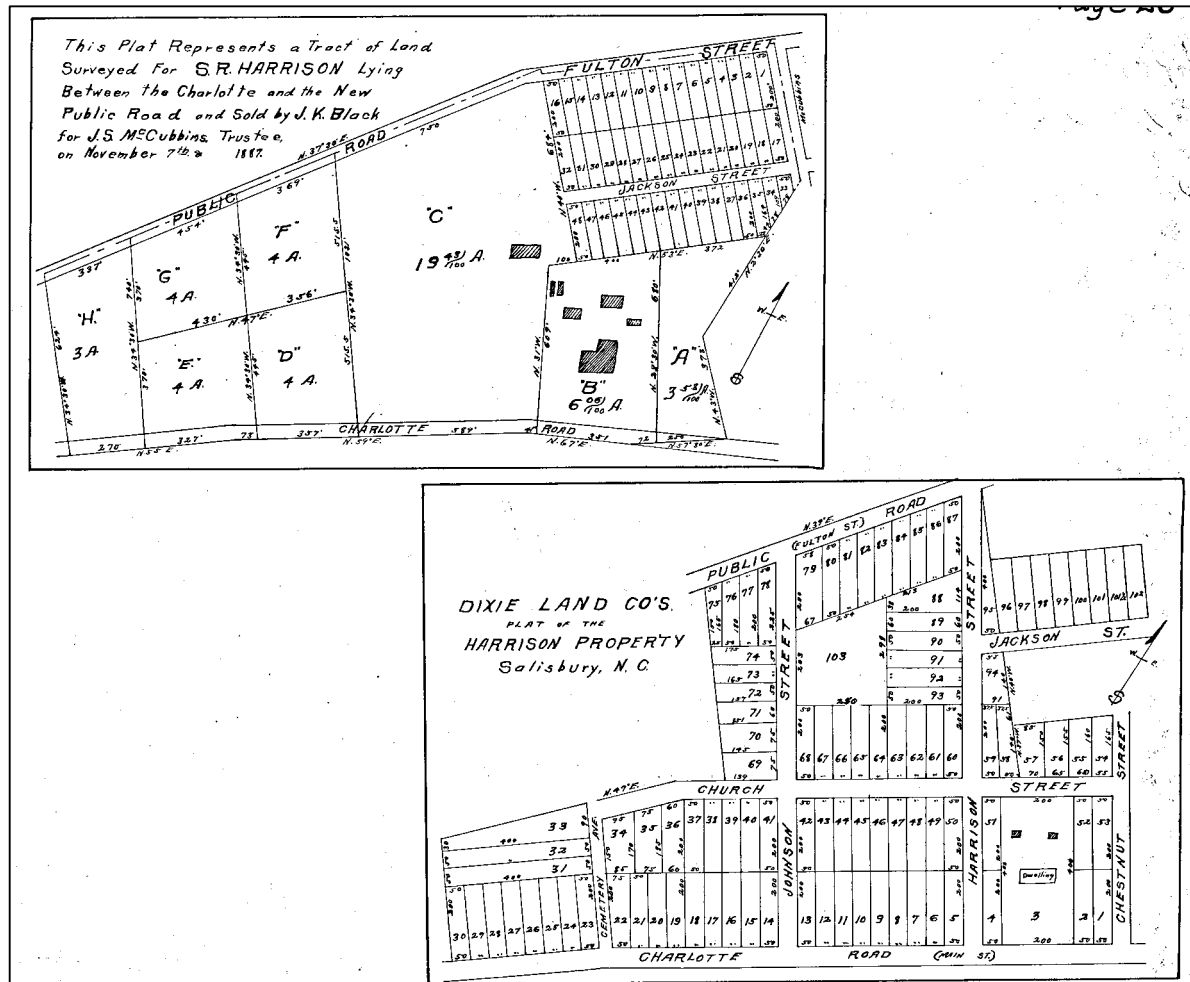


Figure 36. Plat of the portion of the Boundary Increase Study Area east of Fulton Street, 1887.<sup>11</sup>

<sup>11</sup> Rowan County Register of Deeds, 1887, Plat Book 1:23

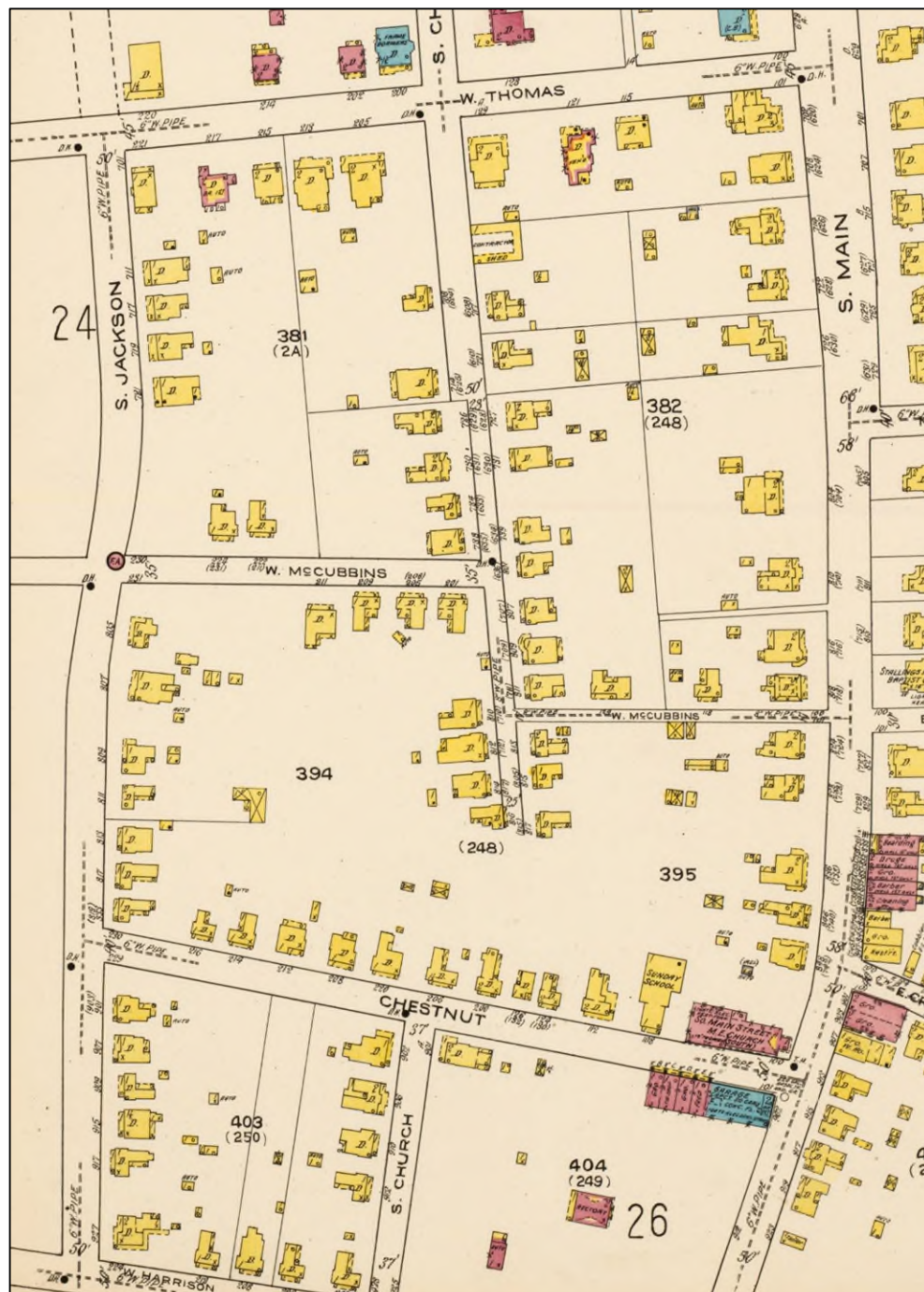


Figure 37. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area east of Fulton Street. <sup>12</sup>

<sup>12</sup> Sanborn Map, Salisbury, 1922, sheet 25.





**Figure 38. Streetscape, 800 block of South Ellis Street, east side, facing southwest.**



**Figure 39. Streetscape, 800 block of South Ellis Street, west side, facing northwest.**





**Figure 40. Streetscape, 800 block of South Ellis Street, east side, facing southwest.**



**Figure 41. Streetscape, 800 block of South Ellis Street, west side, facing northwest.**



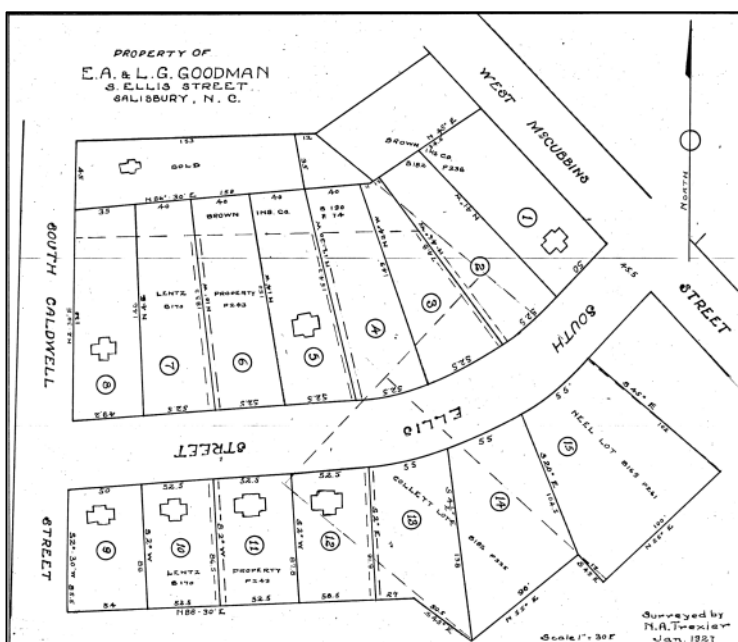


Figure 42. Plat of the 800 block of South Ellis Street, 1927.<sup>13</sup>

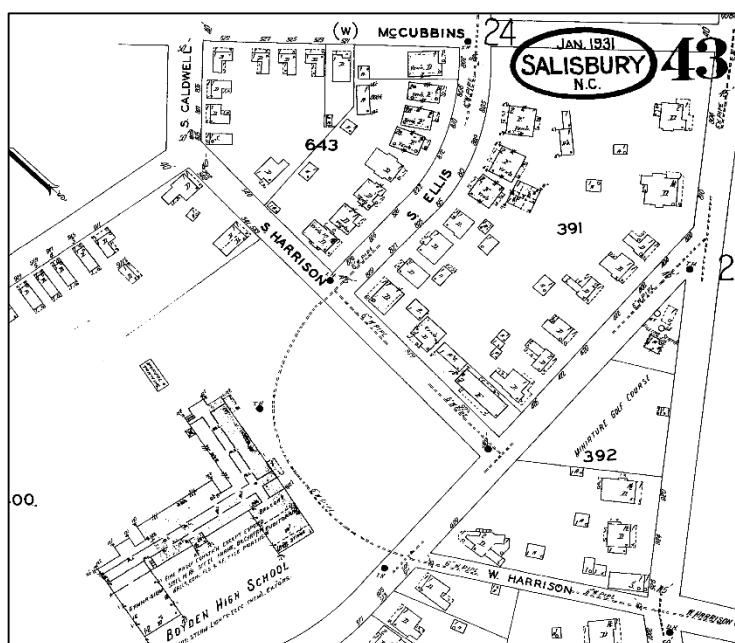


Figure 43. Section of the 1931 Sanborn map showing the 800 block of South Fulton Street.<sup>14</sup>

<sup>13</sup> Rowan County Register of Deeds, 1927, Plat Book 1:181.

<sup>14</sup> Sanborn Map, Salisbury, 1931, Sheet 43.

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



In general, the remaining area west of Fulton Street was part of early-twentieth-century African American residential areas, which were historically located on the fringes of white residential areas, allowing black residents relative proximity to domestic jobs in white homes, but at the same time keeping the races distinctly separate. The later development, with a higher number of post-1920 resources, and a higher concentration of mid-twentieth-century infill in this area, can be attributed to the historic association with houses occupied by black residents. The section bounded by McCubbins Street, South Craigie Street, West Marsh Street, and South Ellis Street, as well as the 600 block and a portion of the 500 block of West Monroe Street, were identified on Sanborn maps as being African American neighborhoods during the 1920s through the 1950s (Figure 44). On West Monroe Street, for example, there were houses standing on the 600 block and blocks to the west at the turn of the twentieth century, but until after 1913 there was a two-block buffer zone between the westernmost white residences and the easternmost black residences, with the 400 and 500 blocks of West Monroe Street being essentially vacant.<sup>15</sup> By 1917, white residential development had begun to move westward, ending approximately halfway through the 500 block, and by 1922, the west half of the 500 block was firmly entrenched with black residences, while the east half remained white residences.<sup>16</sup> However, the west half of the 500 block and the entire 600 block remained sparsely built, leaving lots available for later infill, which began in the 1930s and continued into the 1940s. At the same time, the 300 block through the 800 block of South Caldwell Street, spanning between West Bank Street and Harrison Street, was also comprised of black residents.<sup>17</sup> And, unlike the areas of white residential development, most of the lots in this area were not platted on subdivision maps, outside of a small section of lots along West Horah and South Caldwell streets, suggesting that the growth of the area was more organic than planned (Figures 45 and 46). The demographic makeup of the people who lived on these blocks accounts for the generally smaller lot size, and subsequently smaller building footprints, of the buildings and structures in this area. It also played a large role in the larger number of vacant lots in this area, as marginalized communities were heavily impacted by urban renewal and "slum clearance" efforts in the 1950s through the 1970s, resulting in the removal of large areas of traditionally black housing stock.

This area has a greater incidence of infill, both between 1950 and 1975 and post 1975, and many of the houses do not have the same degree of individual integrity as those in the area east of Fulton Street (Figures 47–50). While not cohesive enough to form its own, standalone historic district, this portion of the Boundary Increase Study Area does retain enough integrity to be appended to the existing Salisbury Historic District. Such a Boundary Increase would tell the story of a broader history of Salisbury, one that includes the black residents who coexisted along with their white neighbors, in houses that were often smaller and sometimes situated on more marginal land, with lots that were generally less desirable because of topography, drainage, and travel distance to commercial centers.

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<sup>15</sup> Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1907-1908* (Asheville: Piedmont Directory Company, Inc., 1908); Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1913-1914* (Asheville: Piedmont Directory Company, Inc., 1914).

<sup>16</sup> Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1917* (Asheville: Piedmont Directory Company, Inc., 1917); Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1922-1923* (Asheville: Piedmont Directory Company, Inc., 1923); Sanborn Map Company, 1922.

<sup>17</sup> Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1922-1923* (Asheville: Piedmont Directory Company, Inc., 1923); Piedmont Directory Company, *Salisbury-Spencer, North Carolina, City Directory, 1928-1929* (Asheville: Piedmont Directory Company, Inc., 1929); Baldwin Directory Company, *Salisbury, North Carolina, City Directory, 1935* (Charleston: Baldwin Directory Company, 1935); Baldwin Directory Company, *Salisbury, North Carolina, City Directory, 1938* (Charleston: Baldwin Directory Company, 1938); Baldwin Directory Company, *Salisbury, North Carolina, City Directory, 1942* (Charleston: Baldwin Directory Company, 1942).



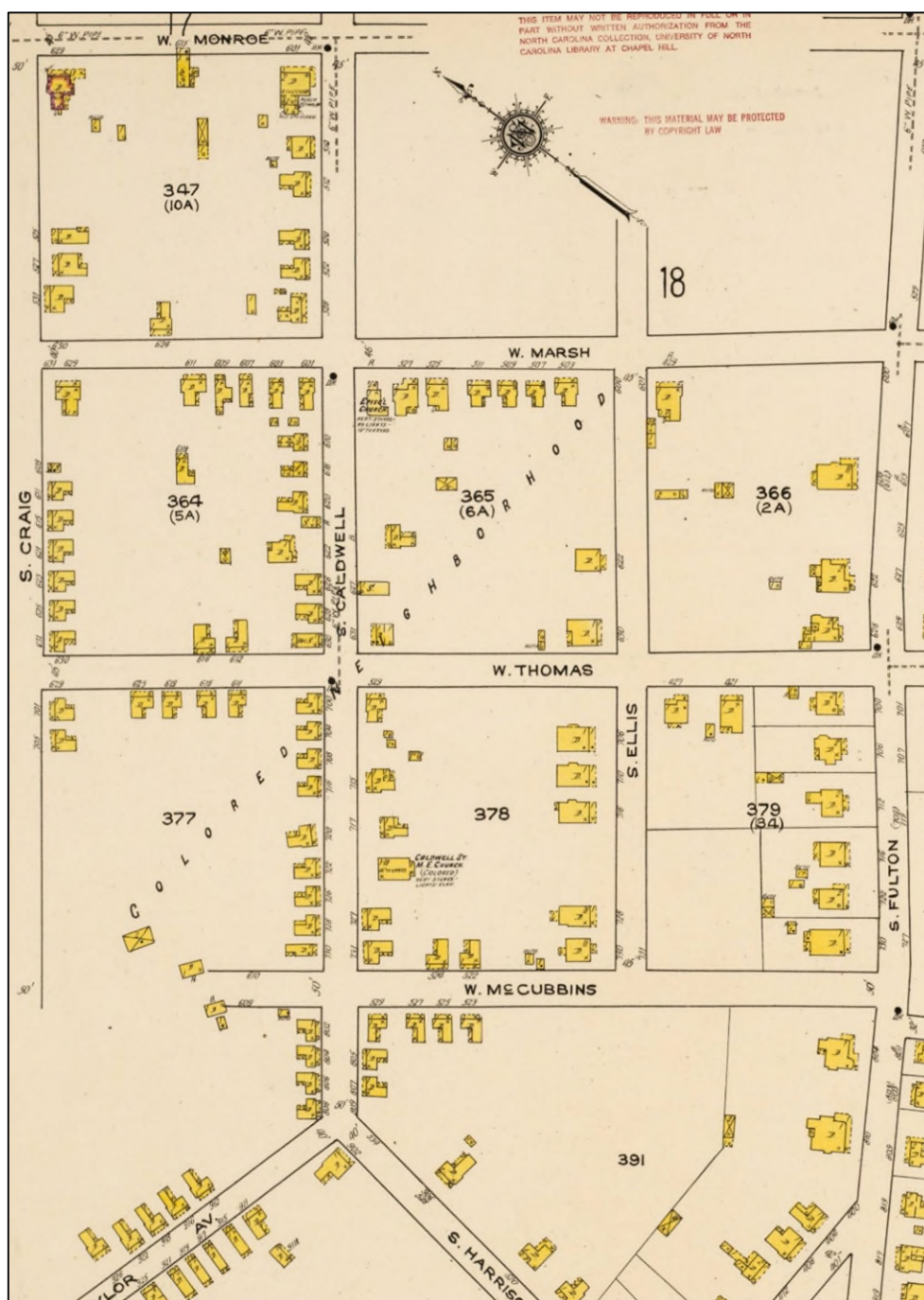


Figure 44. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area west of Fulton Street.<sup>18</sup>

<sup>18</sup> Sanborn Map, Salisbury, 1922, sheet 24.

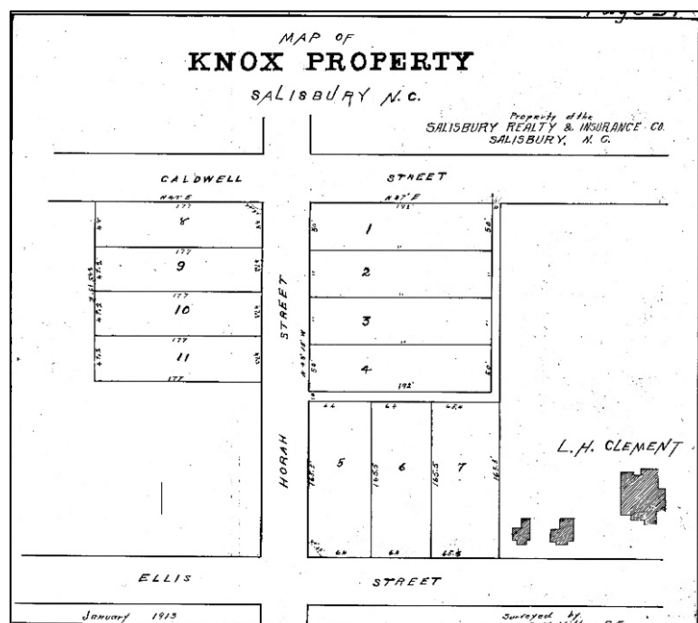


Figure 45. Plat of the 500 block of West Horah Street, 1913.<sup>19</sup>

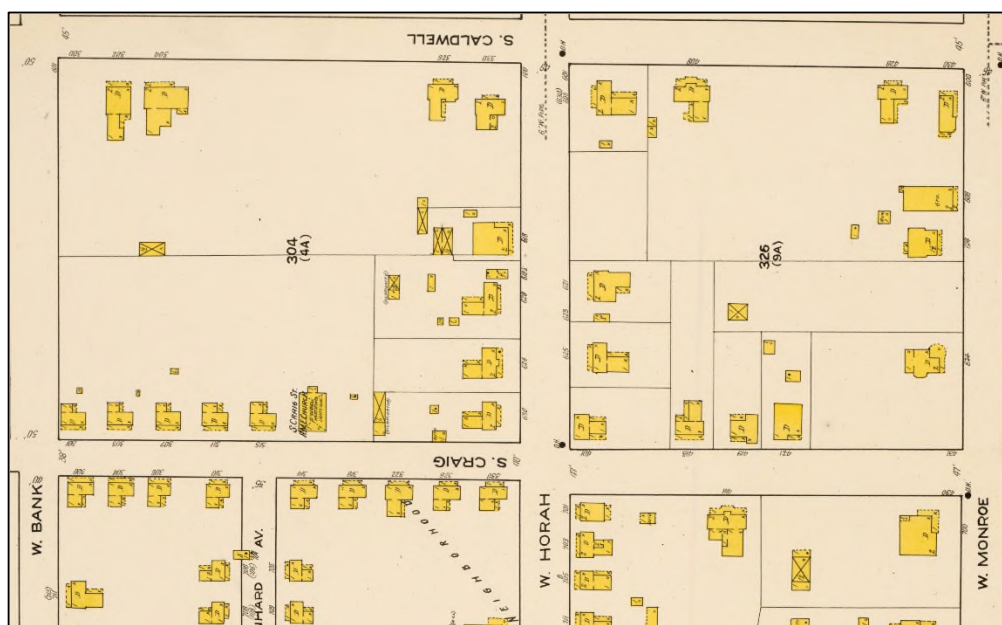


Figure 46. Section of the 1922 Sanborn map showing a section of the Boundary Increase Study Area between West Bank and West Monroe Streets.<sup>20</sup>

<sup>19</sup> Rowan County Register of Deeds, 1913, Plat Book 1:51.

<sup>20</sup> Sanborn Map, Salisbury, 1922, sheet 17.





**Figure 47. Streetscape, 500 block of West Bank Street, north side, facing north.**



**Figure 48. Streetscape, 400 block of South Caldwell Street, east side, facing southeast.**





**Figure 49. Streetscape, 500 block of West Horah Street, south side, facing south.**



**Figure 50. Streetscape, 500 block of West Caldwell Street, south side, facing south.**



## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



The resources within this section of the proposed Boundary Increase also tell the story of generational disparity in housing, opportunities, and ultimately wealth, which influenced the material integrity that the extant buildings have.<sup>21</sup> Two separate sets of circumstances may have contributed to the changes over time to resources in these traditionally African American neighborhoods. In properties owned by black residents, which were often less expensively built, these houses may have faced more maintenance issues than those of white counterparts; combined with less income available for non-essential spending, this may have resulted in deferred maintenance and expedient fixes of emerging issues. Other resources may have been owned by white landlords, who sought to maintain their rental housing stock only enough to keep it standing and rentable.<sup>22</sup> Additional research may reveal if both forces were at work in Salisbury, or if one was more prevalent than the other, but regardless of the underlying system, the result was the same.

This historically black portion of the proposed Boundary Increase also includes some buildings that have been previously assigned individual Survey Site Numbers. These are: the Johnson-Lash House (RW0902), the Wiley Dodge, Jr. House (RW0956), the Samuel E. Duncan, Sr. House (RW0957), the Reverend J. C. Fair House (RW0961), the House at 618 West Horah Street (RW0979), and the Tower of Power United Holy Church of America (RW1025). The Wiley Dodge, Jr. House (RW0956) and the Reverend J. C. Fair House (RW0961) are no longer extant (Figure 51). The Johnson-Lash House (RW0902) was placed on the North Carolina Study List in 2005, but little research has been done on the other three extant properties. In-depth research is recommended for these and for other potentially significant resources associated with the African American community, including the circa 1937 residence of Wiley I. Lash, a long-time businessman and influential member of the black community as well as the first black mayor of Salisbury, at 526 West Monroe Street, and the circa 1940 house of Alphonso Patrick, a successful African American contractor, at 529 West Monroe Street (Figures 52–54).

In addition to the buildings on the 500 block of West Monroe Street, there are three residences in the 600 block of West Monroe Street that have strong ties to both Salisbury's black community and Livingstone College, a staple institution in African American education and in the local black community.<sup>23</sup> The Mary A. Lynch House (RW0997) at 624 West Monroe Street is the only one of the three residences that has been surveyed (Figure 55). Constructed around 1907, the house was the residence of Mary A. Lynch, who served as the librarian at Livingstone College and was instrumental in the organization of the African American arm of the women's temperance movement, as well as in relief societies. Following her death in 1928, the house was occupied by other important figures in the local black community, including Frederick White, who was identified as a teacher at Livingstone College; his wife Narvie White, who worked as the secretary for Livingstone President William J. Trent from 1938 into the 1940s; and John W. Nicholson, who was a teacher and chair of the science department at Price High School, the African American high school in Salisbury, from 1949 into the 1960s.<sup>24</sup> Architecturally, this one-and-one-half-story, cross-gabled residence has stylistic influences from the Victorian era and a unique combination of details, including a

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<sup>21</sup> Casey Cep, "The Fight to Preserve African-American History," *The New Yorker*, January 27, 2020.

<sup>22</sup> This absentee white landlord phenomenon was documented in Charlotte's Third Ward in the 1930s and could possibly have been a factor in the historical development of African American neighborhoods in Salisbury. Susan Mayer, "Landmark Designation Report for the Franks House, Charlotte, North Carolina," report prepared by SVM Historical Consulting for the Charlotte Mecklenburg Historic Landmarks Commission, Charlotte, North Carolina, July 2022.

<sup>23</sup> Dave Brown, "Livingstone College Historic District," National Register of Historic Places Inventory – Nomination Form, 1982.

<sup>24</sup> Reginald Brown, "The Home of Mary Lynch: a sanctuary of temperance," *Salisbury Post*, March 10, 2016. *Salisbury City Directory, 1907-1908; Salisbury City Directory, 1913-1914; Salisbury City Directory, 1917; Salisbury City Directory, 1922-1923;*

## Architectural Survey Update

### Salisbury Historic District

Salisbury, Rowan County, North Carolina

S&ME Project No. 23130012



flat-roofed circular entry porch at its southeast corner, a two-sided oriel window with a carved support bracket, and eyebrow dormers on both the east and west sides of the front gable.

Located adjacent to the Mary A. Lynch House (RW0997) to the west is 630 West Monroe Street (Figure 56). Built around 1925, this two-and-one-half-story, brick-veneer residence exhibits influences of both Victorian-era and Colonial Revival-style architecture. The main hipped roof has lower cross gables and the fully pedimented gable sections have asphalt siding, in contrast to the brick on the remainder of the house, while the western cross-gable extends to a three-sided projecting bay and the wide, hip-roofed porch wraps from the front elevation to the east elevation to form a porte-cochere. Colonial Revival elements include the square brick porch piers, dentil molding along the roofline and porch eaves, and quoins at the corners of the house. Although not originally owned by a Livingstone College official, the house was the home of President, and later President Emeritus, William J. Trent from 1949 through 1958, and President Samuel Duncan in 1962. Additionally, the original owner, William Onslow Ferron, who is identified in census records as a porter, was the superintendent of the grounds at Livingstone College and the city schools; he and his wife Mary opened their home to boarders, including Edward Pierce and Ann Swanson, both teachers at the college, in 1940.<sup>25</sup>

The house at the southeast corner of Monroe and Craig Streets, 629 West Monroe Street, is nearly a mirror image of 630 West Monroe, which is directly across the street (Figure 57). This house has a three-bay projection on its front gable, as well as on the west-facing cross gable, and has a shingle-covered second story above a Flemish-bond, brick-veneer first story; the wraparound porch is supported by tapered square columns that rest on brick piers, and the supports for the porte-cochere are stacked brick columns that narrow from bottom to top. This house, built slightly before 630 West Monroe, was the home of Dr. William A. Coleman from 1922 through 1962. Dr. Coleman, who was from Barbados, operated a medical office on North Lee Street in the 1920s and 1930s and on East Council Street in the 1940s and 1950s, but also served as the physician for Livingstone College during that period.<sup>26</sup>

Research into these properties and surrounding properties in the historically black residential area, as well as into other properties within the existing historic district boundaries that have connections to the African American community, notably the Lee Clarence Jones Dentist Office (RW2412) and the Mowery Building (RW2390), may support Additional Documentation in the Area of Ethnic Heritage: Black (Figures 58 and 59).

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*Salisbury City Directory, 1928-1929; Salisbury City Directory, 1935; Salisbury City Directory, 1938; Salisbury City Directory, 1942; Nelsons' Baldwin Directory Company, Nelsons' Baldwin's Salisbury, North Carolina, City Directory, 1955 (Charleston: Nelsons' Baldwin Directory Company, 1955); Nelsons' Baldwin Directory Company, Nelsons' Baldwin's Salisbury, North Carolina, City Directory, 1958 (Charleston: Nelsons' Baldwin Directory Company, 1958); Nelsons' Directory Company, Nelsons' Metropolitan Salisbury, Faith, Granite Quarry, Rockwell, North Carolina, City Directory, 1962 (Charleston: Nelsons' Baldwin Directory Company, 1962); Sixteenth Census of the United States, 1940: Rowan County, North Carolina, Population Schedule, National Archives, Washington, D.C.*

<sup>25</sup> Natalie Anderson, "Spirit of Rowan 2022: African American Heritage Trail continues to highlight Black history, culture 20 years later," *Salisbury Post*, March 27, 2022. *Salisbury City Directory, 1942; Salisbury City Directory, 1955; Salisbury City Directory, 1958; Salisbury City Directory, 1962; United States Census 1940.*

<sup>26</sup> Clara W. Corry, "My turn molding today from embers of yesteryear," *Salisbury Post*, March 16, 2015; Reginald Brown, "Dancy-Reid House has rich foundation of history," *Salisbury Post*, March 12, 2017; *Salisbury City Directory, 1922; Salisbury City Directory, 1928; Salisbury City Directory, 1935; Salisbury City Directory, 1938; Salisbury City Directory, 1942; Salisbury City Directory, 1955; Salisbury City Directory, 1958; Salisbury City Directory, 1962.*





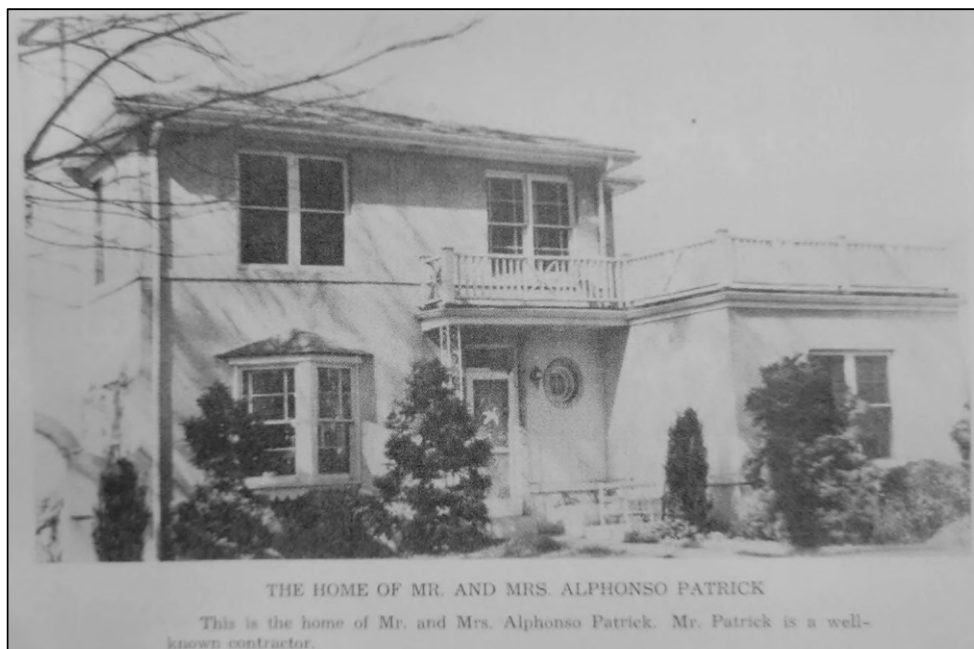
**Figure 51. Location of the Reverend J. C. Fair House, facing north.**



**Figure 52. Wiley I. Lash House, 526 West Monroe Street, and Johnson-Lash House (RW902), facing northwest.**



**Figure 53. Alphonso Patrick House, 529 West Monroe Street, facing northwest.**



**Figure 54. Historic photograph of the Alphonso Patrick House, circa 1953.<sup>27</sup>**

<sup>27</sup> Progress Committee of Rowan County, *Negroes in Progress, 1943-1953* (Salisbury, North Carolina: Progress Committee of Rowan County, 1953), 101.





**Figure 55. Mary A. Lynch House (RW0997), facing northwest.**



**Figure 56. House at 630 West Monroe Street, facing northwest.**



**Figure 57. House at 629 West Monroe Street, facing southwest.**





Figure 58. Lee Clarence Jones Dentist Office (RW2412), facing west.



Figure 59. Mowery Building (RW2390), facing southwest.



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