



# **Planning and Inspections Department**

308 East Stadium Drive, Eden, North Carolina 27288 Phone: (336) 623-2110 Fax: (336) 623-4057

## **MEMO**

**To:** Honorable Mayor and City Council  
**Thru:** Brad Corcoran, City Manager  
**From:** Debbie Galloway  
**Subject:** **Local Landmark Designation Request**  
**John M. Morehead, II House**  
**420 Boone Road**  
**Date:** August 7, 2012

The Historic Preservation Commission has received a request for Local Landmark designation for the John M. Morehead, II house, located at 420 Boone Road. The Commission will hold a public hearing to consider this request at their regular meeting on August 20, 2012. Staff requests that Council hold a public hearing at the August 21, 2012, meeting to consider this request.

The City has received comments from the State Historic Preservation Office on this property as required by the N.C. General Statutes. These comments indicate that this property satisfies the criteria for Local Landmark designation.

Staff recommends in favor of the request.

If you have questions, please do not hesitate to call.

**PLANNING AND INSPECTIONS DEPARTMENT  
LOCAL LANDMARK APPLICATION REPORT  
August 7, 2012**

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<b>CASE NUMBER:</b>	<b>HPCL-12-01</b>
<b>REQUESTED ACTION:</b>	<b>Local Landmark Designation of 420 Boone Road</b>
<b>PROPERTY OWNERS:</b>	<b>Fair Funeral Home, Inc.</b>
<b>APPLICANT:</b>	<b>Neil Fair/Fair Funeral Home, Inc.</b>
<b>APPLICANT'S STATUS:</b>	<b>Property Owner</b>

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**PROPERTY INFORMATION**

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<b>LOCATION:</b>	420 Boone Road
<b>PIN:</b>	7070-19-60-4717
<b>ZONING DISTRICT:</b>	O&I (Office and Institutional)
<b>LAND USE:</b>	Event Center

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**STAFF ANALYSIS**

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The request was submitted by Neil Fair as a representative for Fair Funeral Home, Inc.

The John M. Morehead, II, house, located at 420 Boone Road, was built around the turn of the 20th century for John M. Morehead, II, son of John Lindsay Morehead and grandson of North Carolina Governor John Motley Morehead. The Morehead family lived in the home until around 1918. The home was occupied for a few years by the James D. Taylor family and later by the E.D. Pitcher family. Pitcher was an administrator for the Morehead and Mebane textile mills and later an executive for Marshall Field and Company when they purchased six mills in Spray and Draper. After the Pitchers, the house was occupied by several others until Benjamin Carter Trotter, attorney for Marshall Field and Co., moved in with his family in the mid-1930's. Mr. and Mrs. Charles Fair purchased the property after Mr. Trotter's death and lived in the house until their deaths in 2010. The home remained in the Fair family and is currently owned by Fair Funeral Home, Inc.

The Morehead house is an excellent example of the Queen Anne style with an irregular form and a variety of rooflines and materials. The home features several shed-roofed dormers accenting the gable, clipped gable and gambrel roofline. Materials include split-shake shingles, German siding and grids of decorative trim in the upper elevations. Ornamental bargeboard appears in the gambrel and one of the gables. The house has a deep wraparound porch with heavy turned posts, a porte-cochere with a spool frieze on the main façade, and a semicircular patio on the northeast elevation. The south end of the

porch has been converted into a sunroom which conceals a one-story polygonal bay, still indicated by the polygonal roof above. Several outbuildings which once stood on the property have been torn down, including two small servant dwellings. However, a water tower with a wind-mill powered pump still remains on the southeast corner of the property and a small smokehouse remains to the rear of the property.

The house remains in excellent condition with few alterations from its original appearance. The house is a contributing structure in the Boone Road Historic District, one of the City's four National Register districts. The property has recently been certified as historic for building code purposes by the State Historic Preservation Office due to its status as a contributing building within a National Register district.

Based upon the historical and architectural significance of the property and the above information, staff recommends in favor of the designation of the John M. Morehead, II, house as a local historic landmark.

**STAFF RECOMMENDATION:      Approval of the Local Landmark designation.**



**North Carolina Department of Cultural Resources**  
**State Historic Preservation Office**

Ramona M. Bartos, Administrator

Beverly Eaves Perdue, Governor  
Linda A. Carlisle, Secretary  
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History  
Division of Historical Resources  
David Brook, Director

June 5, 2012

Debra Galloway, Planner  
Eden Historic Preservation Commission  
308 E. Stadium Dr.  
Eden, NC 27288

**Re: John M. Morehead, II House, 420 Boone Rd., Eden, Rockingham County**

Dear Ms. Galloway:

Thank you for the landmark designation report for the John M. Morehead, II House. We have reviewed it and offer the following comments in accordance with General Statute §160A-400.6.

Constructed circa 1903, the John M. Morehead, II House is worthy of consideration for landmark designation as an excellent example of Queen Anne architectural design. The windmill and the brick smokehouse both contribute to the historic setting and character of the property. We have suggested additional technical revisions or additions to you via electronic mail. We believe that, once these changes have been made, the report will provide the local governing board with enough information to determine whether or not the property has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes the property as one worthy of preservation because of its special significance and integrity in the local community. Any substantial change in design, materials, and appearance are subject to the design review procedures of the historic preservation commission. The owner may receive an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains special significance and integrity (N.C.G.S. §105-278 *et seq.*).

Please note that if the local governing board wishes to extend the commission's authority to significant interior features, the owner must give consent and the designation ordinance must specify the particular features subject to review and describe the nature of the commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only. Once the necessary public hearing or hearings have been held, the governing board may proceed with the designation decision. Please find enclosed a designation confirmation form and notify me of the local governing board's action at your earliest convenience. Also, if applicable, please let me know of any provisions in the designation ordinance that differ from those specified in the report.

Please do not hesitate to contact me if you have any questions regarding our comments.

Yours truly,

A handwritten signature in black ink that reads "J.R. Crawford IV".

J.R. Crawford IV  
Preservation Commissions Coordinator

**REQUEST FOR DESIGNATION CONFIRMATION**

**To:** Debra Galloway, Eden Historic Preservation Commission  
**From:** Rob Crawford, Preservation Commissions Coordinator  
**Date:** June 5, 2012

When the local governing board has concluded its action on the designation ordinance for the **John M. Morehead, II House, 420 Boone Rd., Eden, Rockingham County**, please inform me via either:

1. the form below, mailed to me at 4617 Mail Service Center, Raleigh, NC 27699-4617,
2. the form below, sent to me by fax at 919/807-6599, or
3. call me at 919/807-6580 with the information requested below.

Also, please let me know of any provisions in the ordinance that are different from those specified in the report (such as boundaries). Thank you for your cooperation.

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**To:** Rob Crawford  
**From:** Eden Historic Preservation Commission  
**Date:** \_\_\_\_\_

The designation ordinance for the **John M. Morehead, II House, 420 Boone Rd., Eden, Rockingham County**, has been adopted by the local governing board.

**Yes** \_\_\_\_\_ **No** \_\_\_\_\_ **Date** \_\_\_\_\_

Ordinance provisions different from designation report:

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Prepared by and Return to:  
Erin B. Gilley, City Attorney

AN ORDINANCE DESIGNATING THE JOHN M. MOREHEAD, II HOUSE  
TO BE A HISTORIC LANDMARK

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BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after the Eden Historic Preservation Commission and the City Council of the City of Eden having fully complied with all legal requirements, including publication of notices of public hearings and the holding of separate public hearings relative thereto, and the Eden Historic Preservation Commission having proposed the designation of the John M. Morehead, II House located at 420 Boone Road as a Historic Landmark and the North Carolina Department of Cultural Resources State Historic Preservation Office having deemed that the John M. Morehead, II House at 420 Boone Road has the requisite special significance and integrity for landmark designation, the following described property is hereby designated to be a “Historic Landmark”:

Section 1: Description of the property:

Being all of that property commonly known as 420 Boone Road located on the east side of Boone Road described in Deed Book 1419, page 2366, Rockingham County Registry, and identified by the Rockingham County Tax Dept. as PIN 7070-19-60-4717-00 and Parcel ID #107575.

Section 2: Name of Owner: Fair Funeral Home, Inc.

Section 3: Elements of the Property Integral to Historical Value: The John M. Morehead, II, house, located at 420 Boone Road, was built around the turn of the 20th century for John M. Morehead, II, son of John Lindsay Morehead and grandson of North Carolina Governor John Motley Morehead. The Morehead family lived in the home until around 1918. The home was occupied for a few years by the James D. Taylor family and later by the E.D. Pitcher family. Pitcher was an administrator for the Morehead and Mebane textile mills and later an executive for Marshall Field and Company when they purchased six mills in Spray and Draper. After the Pitchers, the house was occupied by several others until Benjamin Carter Trotter, attorney for Marshall Field and Co., moved in with his family in the mid-1930’s. Mr. and Mrs. Charles Fair

purchased the property after Mr. Trotter's death and lived in the house until their deaths in 2010. The home remained in the Fair family and is currently owned by Fair Funeral Home.

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Section 4: The waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes entitled, "Historic Districts and Landmarks," shall be observed prior to any demolition on the property.

Section 5: Filings and Notices of Ordinances: The Eden Historic Preservation Commission shall:

- (a) file this Ordinance in the Office of the Register of Deeds of Rockingham County, North Carolina;
- (b) file a copy of this Ordinance with the Codes Inspector, City of Eden; and
- (c) notify the Tax Supervisor of the Rockingham County Tax Department of the adoption of this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of August, 2012.

CITY OF EDEN

BY: \_\_\_\_\_  
John E. Grogan, Mayor

ATTEST:

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Sheralene Thompson, CMC  
City Clerk