



M. RUTH LITTLE

The Town and Gown Architecture
of Chapel Hill, North Carolina,
1795-1975

**AUTOGRAPHED
COPY**



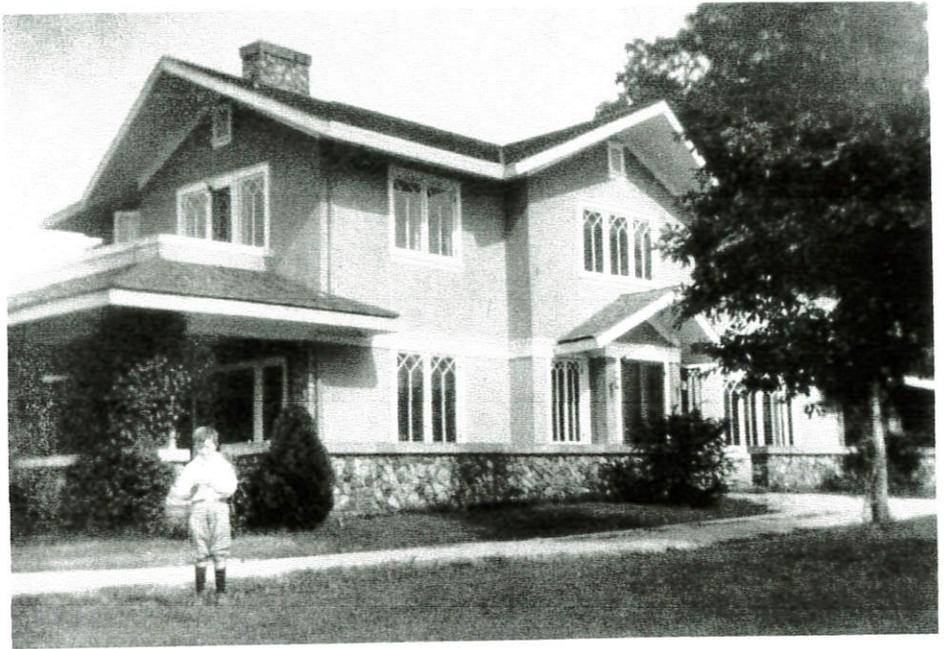
Fig. 28. President's H
1907, 402 East Frank
Street, by architect Fr...
Pierce Milburn (Photo by
Bill Garrett, courtesy of
the North Carolina Office
of Archives and History)

The house that Milburn designed in 1907 for the president on Franklin Street at the east edge of the campus has a welcoming monumental portico and one-story side porches that evoke an antebellum plantation house (Fig. 28). The resemblance is not accidental. Called "Southern Colonial," this style was used by the white elite in the South from the 1890s to the 1920s to reinforce their link with the plantation aristocracy of the antebellum South.⁴ The Colonial Revival style in general is a manifestation of a conservative nationalism prompted by the massive influx of foreign immigrants and the continuing dislocations of the Industrial Revolution.

Frank Lloyd Wright created the startlingly modern Prairie style in the Chicago area out of the Arts and Crafts mode early in the twentieth century. The full effect of modern architecture would not be felt in Chapel Hill until after World War II, but several professors' residences showed an awareness of the new national styles. In 1908 botany professor William C. Coker built the house that most closely resembles the Prairie style in Chapel Hill—his two-story stuccoed house on a tall stone foundation on his estate, "The Rocks," north of the village (presently 609 North Street) (Fig. 29). "The Rocks" features a decidedly modern fieldstone wainscot, stuccoed walls, and overhanging roof planes that integrate the house into the landscape. Large casement windows have Tudor-style muntins that create a more picturesque medieval mood than the Prairie-style houses of Wright. Coker's architect is unknown, but the design does not appear to be the work of Frank Milburn's firm.

Private residential architecture in Chapel Hill was generally more old-fashioned

Fig. 29. William C. Coker House ("The Rocks"), 1908, 609 North Street (Courtesy of the Southern Historical Collection, University of North Carolina, Chapel Hill)



than the new president's house or the Coker House. Modest Queen Anne-style frame houses were built along McCauley Street in western Chapel Hill during the first decade of the twentieth century. Thomas W. Strowd built a substantial two-story frame house with a high hip roof, a two-story bay window with scalloped fretwork, and a decorative wraparound porch at 220 McCauley Street about 1901. About 1905 John O'Daniel built a Queen Anne cottage at 237 McCauley Street; the house features a front wing, a bay window, a high hip roof, and a wraparound porch with a corner gazebo (Fig. 30). Archibald Henderson (1877–1963), a native of Salisbury, North Carolina, UNC class of 1898, was a mathematics professor at the university from 1898 to his retirement in 1948. He published works of history and literary criticism as well as mathematics. Henderson's 1949 book, *The Campus of the First State University*, is an important study of campus architecture. Henderson built his house at 721 East Franklin Street in 1905. His large frame house is loosely Colonial Revival, with such lingering Queen Anne features as diamond panes and Gothic-type window muntins and bay windows. The classical entrance with sidelights and transom, the classical porch wrapping around the front and sides, and the deep hip roof with widow's walk reflect the colonial and antebellum past (Fig. 31).

Similar houses of transitional late Queen Anne and Colonial Revival style were built by merchants in west Chapel Hill. Isaac W. Pritchard, an industrialist and developer who operated one of the earliest textile mills near the university depot in Carrboro, built his spacious frame house at 400 Ransom Street in the 1890s. Most



Fig. 30. John O'Daniel House, ca. 1905, 237 McCauley Street

(Below) Fig. 31. Archibald Henderson House, 1905, 721 East Franklin Street (Photo by Bill Garrett, courtesy of the North Carolina Office of Archives and History)



Fig. 32. Louis Round Wilson House, 1911, 607 East Rosemary Street



of his property was later developed into a portion of the Westwood subdivision. The house combines Colonial features such as a hip roof and Palladian dormer window with a Queen Anne entrance and a wraparound porch. Another of these early Colonial Revival-style houses was built for businessman Junius Webb at 302 Pittsboro Street about 1913. The two-story house has a deep hip roof, a hipped front dormer, large sash windows, and a wraparound classical porch.

The Arts and Crafts style, often called the Craftsman style, appeared in Chapel Hill in the early 1900s. Craftsman bungalows were one or one-and-one-half story houses, derived from India, and built in Great Britain and the United States as summer cottages beginning in the late 1800s. By the early 1900s the bungalow had become an ubiquitous suburban house type. Louis Round Wilson, a history professor and librarian at UNC in the first half of the twentieth century, had a large, comfortable Craftsman-style house built at 607 E. Rosemary Street in 1911 (Fig. 32). A good collection of bungalows was built in the Northside area in the 1910s and 1920s. The house at 307 Pritchard Avenue is a classic side-gabled, one-story bungalow with a large front dormer window. West of Church Street, in the African American section of Northside, carpenter Luther Hargrave built a similar bungalow at 308 Lindsay Street for his daughter and her husband, Ethel and Edward Perry, in 1920 (Fig. 33).

T. Felix Hickerson (1882–1968), an engineering professor who in the 1920s wrote a classic textbook on modern road design, *Route Survey and Design*, built his house based on the Colonial Revival style at 108 Battle Lane about 1915. The two-story weatherboarded house has a classical entrance porch combined with such practi-



Fig. 33. Ethel and Edward Perry House, 1920, 308 Lindsay Street

cal Craftsman features as a front bay window and a side porch topped by a sleeping porch.

State forester John S. Holmes built a large wood-shingled house at 204 Glenburnie Street in 1914.⁵ It is one of Chapel Hill's only reflections of the picturesque late-nineteenth-century Shingle Style, part Queen Anne and part Colonial Revival in inspiration, that was created by architects McKim, Mead and White for summer cottages in Newport, Rhode Island. The house has a front-gable roof, a front porch, a screened side porch, decorative bargeboards at the roofline, and diamond-paned window sashes.

Notes

1. President Edwin A. Alderman, in a letter of 1923, quoted in Henderson, *The Campus of the First State University*, 349.
2. Allcott, *The Campus at Chapel Hill*, 57.
3. Henderson, *The Campus of the First State University*, 227.
4. Bishir, "Landmarks of Power."
5. Doug Eyre, telephone conversation with author, August 31, 2004.

property on North Street. The frame house has a pyramidal roof that engages a large front porch with posts covered with weatherboard. Two additional rooms were added to the northwestern (rear) corner in 1924 in a similar style. Dr. Hamilton established the Southern Historical Collection at the university.

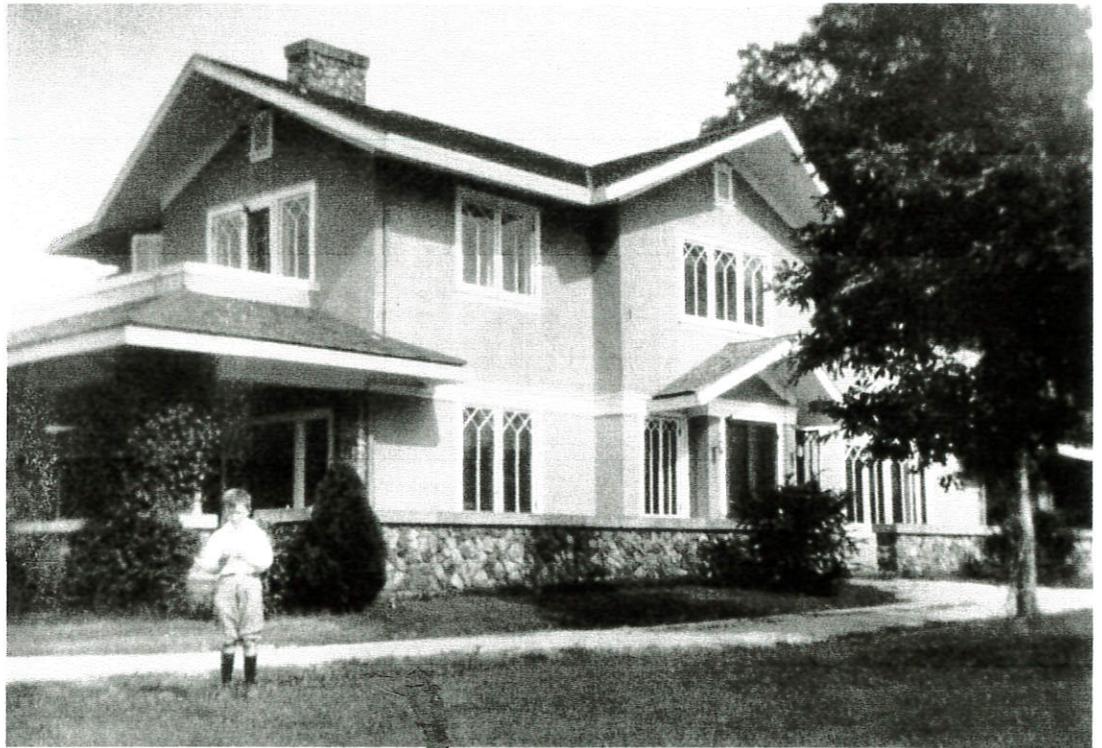
William C. and Louise Venable Coker House and Gardens ("The Rocks")

609 North Street
1908

In 1906 Professor William Chambers Coker and his wife, Louise, a daughter of university president Venable, purchased sixty-five acres north of the village. On a hill behind a dramatic out-

cropping of boulders, they built their house in 1908 and named it "The Rocks" for the natural landmark. Described as a "modified prairie-style house," the two-story stuccoed house has a slate hip roof with deeply overhanging eaves, a hipped porch with stone piers, and windows with Queen Anne decorative muntins. The house was surely designed by an architect, although his identity is unknown. Coker landscaped his property with orchards and gardens featuring native plants and exotic trees as an extension of his teaching garden at the campus arboretum—a demonstration of the potential of a town garden. Professor Coker died in 1953, and Mrs. Coker inherited the home place, comprising about fifty acres by this time. She remained here until her death in 1983, when a portion of the acreage was subdivided and developed residentially. The present owners have

William C. and Louise Venable Coker House and Gardens ("The Rocks")



restored the house and tend the garden, including the rock walls and stone pathways. The North Carolina Botanical Garden staff tend a small public park among the boulders on North Street. Mrs. Preston Fox provided the garden with a permanent endowment fund in memory of her aunt, Mrs. Coker.

Source: Joslin, *William Chambers Coker*, 112–116.

Robert Coker House

329 Tenney Circle

Ca. 1925

This two-story frame Colonial Revival–style house was built for Robert Coker, a professor of zoology who founded the UNC Institute of Fisheries Research at Morehead City and pioneered the development of the North Carolina seafood industry. Professor Coker built one of the first outdoor swimming pools in Chapel Hill here in his yard in 1945. He was a brother of William Chambers Coker, whose residence is nearby. Robert Coker lived here until his death in 1967. It is one of the older houses on Tenney Circle and has a sizable front yard with an ancient oak tree and a stone retaining wall. The five-bay-wide, side-gabled house has a center entrance with a transom, sidelights, and a shed entrance porch with paired Doric columns. A cross-gable with a rondel window provides a central focus at the roofline. Six-over-six sash windows illuminate the house. At the left is an open side porch, at right a sunporch.

Sources: Doug Eyre, interview with author, 2004; “Funeral Rites Held Today for Dr. Coker,” *Chapel Hill Weekly*, Oct. 4, 1967.



Robert Coker House



Erle E. Peacock House

Erle E. Peacock House

350 Tenney Circle

Ca. 1928

The two-story brick Colonial Revival–style house was built for Erle E. Peacock, professor of accounting at the university. Peacock served as Chapel Hill’s town auditor from the 1930s until his death in 1968. The house, which occupies a large lot with a deep front lawn, is representative of many of the nicer faculty residences built during the growth of the university in the 1920s

ESSAYS ON

William Chambers Coker,

Passionate Botanist

MARY COKER JOSLIN

Mary Coker Joslin



with drawings by

Sandra Brooks-Mathers

Sandra Brooks-Mathers

University of North Carolina at Chapel Hill Library

Botanical Garden Foundation, Inc.

Chapel Hill, North Carolina

Foreword

LIKE MOST institutions, universities have eras of greatness that catapult them into worldwide recognition and thrust them into roles of scholarship and intellectual and cultural leadership not previously experienced. No such advance occurs, however, without strong, productive, and creative faculty members teaching eager students, engaging in superior research and advanced study, and extending themselves into related public service.

William Coker was one of that sterling group of faculty colleagues who, by virtue of superior scholarship, brought the University of North Carolina into this national and international community of learning. Receiving his Ph.D. in 1901, he brought honor to the Johns Hopkins University by his dissertation on the developing seed of the bald cypress, a work that became in 1903 the first publication from the Botanical Laboratory of the Johns Hopkins University. William Coker came to Chapel Hill in the fall of 1902, and for the next forty-three years he fulfilled the role of distinguished scientist and scholar. Recognizing his valuable service, the University of North Carolina awarded him a Kenan Research Professorship in 1920.

Dr. Coker was an exceptional teacher, always stimulating his class to original inquiry, and, over the years, he produced an impressive galaxy of professional scientists. His published work on aquatic and fleshy fungi stimulated worldwide inquiry and activity that gained him early recognition as an innovative scientist and scholar.

It was Dr. Coker's gift of a half-century of individual attention and care for the natural beauty of the University campus, exemplified by the establishment and development of the Coker Arboretum, that inspires even the casual visitor to a new and richer appreciation of plants and trees and our relationship to all things natural. For those of us who love and deeply appreciate the natural beauty around us, our debt to him is great. We thank Mary Joslin for her enormous scholarship and uncommon devotion to bringing this remarkable story to us.

Dr. Coker's legacy is this most beautiful campus, a place of restful

for the acres surrounding his home a variety of both native and exotics, shrubs and trees, arranging them to border a lawn to the west of his refined prairie-style house. A vine-covered pergola, similar to that beside the Coker Arboretum on campus, led to garden "rooms" more formal in design than the plantings around the large lawn area. He welcomed friends and visitors, whom he and Mrs. Coker often entertained, and took pleasure in showing them around his unusual collection of shrubs and trees. In thanking him for his hospitality during the 1917 meeting of the North Carolina Academy of Science at Chapel Hill, Professor John F. Lanneau of Wake Forest called his home and grounds "unique in elegance and beauty."* One of his former students remembered the comment of an English visitor whom he accompanied on a stroll around the Coker home—that she had at last seen in the United States an English garden. The same student, Paul Titman, described his "valedictory" with Coker in his garden as follows: "He spent a long time talking about plants and that, looking at the Bhutan pine, looking at the fern-leaf bamboo, looking at the grove of pawpaws, on through the garden and all around somehow think that we both may well have known that this was our trip through this magic garden."³⁴

The garden at "The Rocks" was an extension of Coker's teaching and an example to all visitors of his vast knowledge of plants, his taste in garden design, and his love for the beauty of nature. It reflected, as did his extension work for school grounds and as do the Arboretum and the central campus of the University, William Chambers Coker's taste and his interest in the practical aesthetic use of plants.

* Letter of Lanneau, dated May 2, 1917. SHC. John Francis Lanneau, of a Chauvinist Huguenot family, was professor of physics and chemistry at Furman University 1888-1890. He served the Confederacy for four years in Hampton's cavalry and after the war taught physics and applied math at Wake Forest College in 1890. Later, he was professor of applied math and astronomy at Wake Forest from 1899 to 1921. See his obituary and photograph in *JEMSS* 37:1-2 (1921): 17-18.

meditation and great natural charm that renews our spirit and sense well-being. In this time of hurried existence, let us heed the lessons exemplified by the life of this distinguished scholar, teacher, and good public servant. We will be better and much wiser citizens when we do.

Chapel Hill
Fall 2001

William C. Friday
President Emeritus
University of North Carolina

message orange, which is not evergreen).²⁶ There will be joy in your heart at these transformations, and when, some day, you realize that the neighbors are trying to follow your example your full reward will appear."²⁷

Coker reveals himself unmistakably in these lighthearted articles on lawns to be the practical neighbor, eager to enhance the appearance of his community. As editor of the *Mitchell Journal*, he here grants himself a practical voice, which he might have denied in another aspirant for publication in this scholarly journal.

Efforts to Improve the University Campus

As chairman of the Grounds and Buildings Committee for the University from 1913 until the 1940s, Coker was tireless in his efforts to improve the appearance of the campus. In a letter to Mr. James Sprunt of Wilmington, dated October 28, 1920,²⁸ Coker suggested that he, along with four others, give \$1,000 each for improving University grounds:

I wish to say, in asking you to join us in getting up a fund for beautifying our surroundings here, that I am not doing so in a perfunctory way or as a matter of duty, but because I am most deeply interested in seeing this University make itself the most beautiful in the southern states, as an object lesson in methods by which we may introduce into our country the civilizing influences of more attractive surroundings. I have been working constantly to this end since my connection with the University, and I have little doubt that I can get you and others to help.

As to just how this money should be spent should be clearly designated now. On a rolling hillside adjoining Battle's Park the University is just completing a new development of ten cottages for the faculty, and I am now trying to get the grounds of this development in shape, as the building operations are about over. We have done a lot of grading and have started some road-making, and the place is beginning to show what could be done with it if the necessary funds were at hand. It seems to me that we could scarcely do anything better now than to assist the University in making this place really worthy as an object lesson in such suburban development. The present poverty-stricken condition of the University will prevent them from doing anything more than the most necessary grading, and I propose that we devote half of the money that we get together, that is \$2500, to the purpose of finishing and beautifying this place in best style.

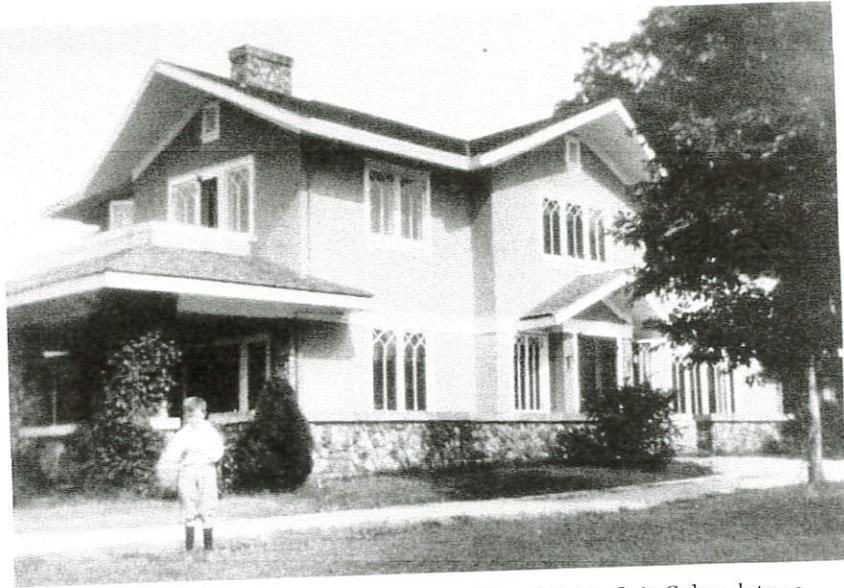
You perhaps know of our Arboretum, now including five acres,

that I have been developing for ten years. I am sending you some prints of views in it that will give you an idea of the place. I propose that the remaining \$2500 be spent in carrying out this work. Our plans include also the building of a few drives through the fine woods belonging to the University, leading to the main points of interest, as Piney Prospect, Meeting of the Waters, Judges' Spring etc., but this is not our immediate concern.²⁹

*The Home Garden of William Chambers Coker,
a Demonstration Garden at Chapel Hill*

In June of 1906, Coker bought sixty acres from H. H. Williams, wife, as well as five acres from O. B. Tenney and his wife, land then the village of Chapel Hill.³⁰ His purchase included both cleared forested land and several tenant houses. The most striking feature of the property was a large outcrop of boulders. Here in 1908, on a hill overlooking these boulders, he built his house, which he called "The Rocks." He surrounded the surrounding land with orchards and gardens that featured native plants and certain exotic trees. Rhodes Markham of Chapel Hill was a gardener at his home place for many years. At the time of Coker's death the land around his house comprised fifty acres. In the final settlement of his estate in 1954, Mrs. Coker was assigned the home place, where she remained until her death in 1983. Thereafter a portion of the property was subdivided and sold for homesites. The present owners who reside at "The Rocks," Dr. Walter Woodrow Burns and Mrs. Mary Jane Burns, have preserved the home and tend there a lovely garden which includes the venerable *Cedar of Lebanon* of which Dr. Coker was so proud. They have endeavored to preserve some of Dr. Coker's original plantings and landscape features, such as rock walls and stone pathways. They also help to work along with the North Carolina Botanical Garden staff, a small park located among the boulders on North Street, which Mrs. Preston Fox provided with a permanent endowment fund in memory of her husband, William Coker.³¹ Dr. James Peacock and Mrs. Florence Peacock care for the garden that includes what was once the formal garden, bounded on the north by a tall hedge of American holly (*Ilex opaca*), which Coker brought from the woods nearly ninety years ago as an experiment to determine their uses and to demonstrate the great variety exhibited in native plants.³²

During his lifetime and beyond, Coker's lovely garden at "The Rocks" was a demonstration of what could be done with property in the mountains as the Arboretum was a demonstration of a campus garden. He c



"The Rocks," home of W. C. Coker in 1923. The child is Coit Coker, later a marine biologist and hero of D day in World War II. He was the son of W. C. Coker's first Cousin, Professor R. E. Coker, who arrived in Chapel Hill in 1922 as professor of zoology. *Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.*



W. C. Coker garden at "The Rocks" with house in the background, 1923. The child on the wall is Coit Coker. *Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.*



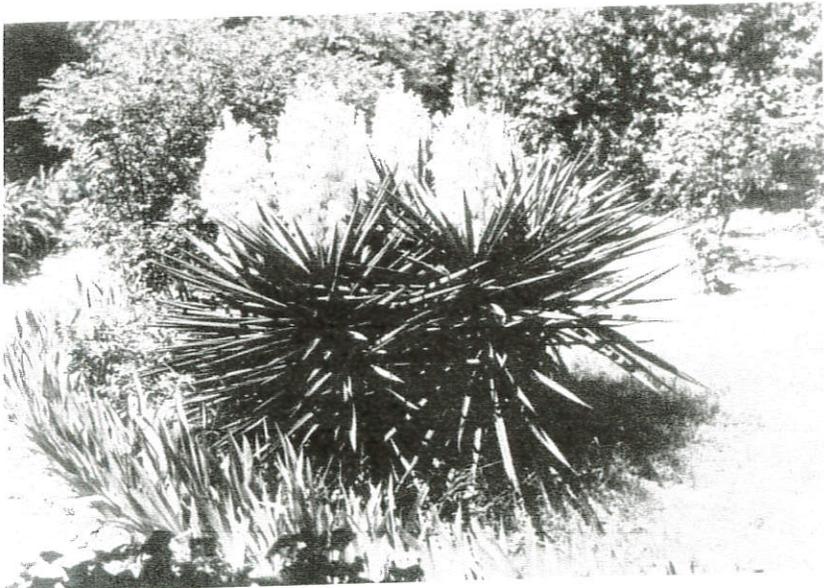
Former Coker home as restored by Dr. and Mrs. Woodrow Burns, late 1990s.
Photograph courtesy of Mrs. Mary Jane Burns.



Scene of conifers on the W. C. Coker home grounds after a snowfall. Photo taken by Dr. J. K. Small of the New York Botanical Garden and first published in the *Bulletin of the New York Botanical Garden* 31, pl. 251, 1920. *Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.*



our visitors in the long pergola at the W. C. Coker home garden, probably in the 1920s. *Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.*



Six-stemmed yucca in bloom in the W. C. Coker garden, date unknown. *Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.*

3

RETURN TO: Alexander & Associates,
P. O. Box 659, Chapel Hill, NC 27514 Prepared by Sydenham Alexander
Grantee's address: 610 E Rosemary St., Chapel Hill, N. C. 27514

STATE OF NORTH CAROLINA BOOK 543 PAGE 383
COUNTY OF ORANGE

HISTORIC PRESERVATION AGREEMENT

THIS AGREEMENT made this the 31st day of October, 1985
by and between KRISTINA K. LEE, W. WOODROW BURNS and wife, MARY
JANE BURNS (hereinafter referred to as "Grantors"), and the
Chapel Hill Preservation Society, Inc., a non-profit organization
existing under the laws of the State of North Carolina with its
principal office being in Chapel Hill, North Carolina
(hereinafter referred to as the "Preservation Society").

W I T N E S S E T H:
9788-59-9705 7.79.1
9788-59-0736 7.79.1
9788-59-1600 7.79.E

WHEREAS, the Grantors own certain real property consisting
of approximately 4.1 acres located in the Town of Chapel Hill,
Chapel Hill Township, Orange County, North Carolina (hereinafter
referred to as the "Coker Property") which is described more
fully by a Plat entitled "The Final Division of the Mrs. W.C.
Coker Homeplace" prepared by Freehold Land Surveys, dated
September 11, 1985 and revised October 8, 1985 recorded in the
Register of Deeds of Orange County in Plat Book 42 at Page 184 to
which reference is made for a more complete description of the
same; and

WHEREAS, the Subject Property currently has certain
permanent improvements consisting of a two-story Masonry dwelling
and certain formal gardens and surroundings; and

REC'D BY THE CLERK OF ORANGE COUNTY
OCT 1 1985

WHEREAS, the dwelling and gardens located on the property are generally recognized as having historical, architectural and botanical significance; and

WHEREAS, the Preservation Society and Grantors both desire that the property be adapted, where necessary, to provide for contemporary uses, while at the same time retaining their historically and architecturally significant features; and

WHEREAS, the Grantors desire to donate a preservation easement for these purposes to a charitable organization qualified to receive the easement donations pursuant to Section 170 of the Internal Revenue Code of 1954; and

WHEREAS, the Preservation Society is a charitable organization which accepts preservation easements for property having historical or architectural importance, said easements subjecting such property to restrictions that will insure that they are preserved and maintained for the benefit of future generations; and

WHEREAS, the North Carolina General Assembly has enacted the Historic Preservation and Conservation Agreements Act validating restrictions, easements, covenants, conditions or otherwise, appropriate to the preservation of a structure or site historically significant for its architecture, archaeology or historical associations.

NOW, THEREFORE, for and in consideration of the Grantors' interest in historic preservation and its support for the Preservation Society and its purposes, and for and in consideration of the sum of One Dollar (\$1.00), the Grantors, by

themselves, their successors and assigns, hereby covenant and agree to abide by the following restrictions, hereinafter referred to as "covenants", said covenants to be restrictions of record to attach to the land described and defined as the Coker Property:

1. These covenants shall be administered by the Chapel Hill Preservation Society, Inc., its successor in interest or assigns; and in all subsequent conveyances of Subject Property, the Preservation Society, its successor in interest or assigns shall be the sole party entitled to administer these covenants. In the event that the Preservation Society, or its successors in interest cease to exist, then in such event the Preservation Society shall assign all of its rights and interests in these easements, covenants and conditions subject to such duties and obligations which it assumes hereby to a non-profit corporation of responsibility which exists for substantially the same reasons as the Preservation Society itself (as described hereinabove); if no such organization be available for such assignment then, under such circumstances such assignment shall be made to the State of North Carolina which shall be the sole party entitled to administer these covenants.

2. The lots shall be restricted in use to single family residential purposes. To the extent that there is any other use made of the property, such as apartment rental or home office, such use shall be restricted to being a secondary use which shall not diminish or affect the primary use of each lot as a single family residential lot.

3. The Grantors covenant and agree to maintain, repair and administer the building described herein and in accordance with the Secretary of Interior's Standards for Rehabilitation so as to preserve the historical integrity of features, materials, appearance, workmanship and environment of the premises.

4. After the house has been restored, no alteration and no physical or structural change and no changes in the color, material or surfacing shall be made to the exterior or the interior of the house without the prior written approval of the Executive Board of the Preservation Society. Interior unpainted woodwork, the original mantels and the stonework are recognized as features of exceptional architectural merit which shall be carefully maintained and not altered.

5. Neither the house nor any parts thereof may be removed or demolished without the prior written approval of the Executive Board of the Preservation Society.

6. The Parties agree that the property shall not be further subdivided from that division indicated on the Plat referenced above. With regard to Lot No. 3 of the Plat, on which is situated the house, this restriction shall terminate and be of no further force or effect in the event that the house is damaged beyond restoration, as defined in Paragraph 12 below, as a result of fire or other catastrophe.

7. The area designated on the above referenced plat as the "Rocks" Easement shall be maintained in perpetuity in its natural state as a geological preserve.

8. The Grantors shall abide by all federal, state and local laws and ordinances regulating the rehabilitation, maintenance and use of the property described herein.

9. Representatives of the Preservation Society shall have the right to enter the premises at reasonable times, after giving written reasonable notice, for the purpose of inspecting the buildings and grounds to determine if there is compliance by the Grantors, their successors and assigns with the terms of these covenants.

9. No soil, trash, ashes, junk, garbage, waste or other unsightly or offensive material shall be dumped or stored on the Subject Property.

10. The Grantors' covenant to carry out the duties specified herein and these restrictions shall be covenants and restrictions running with the land, which the Grantors, their successors and assigns, covenant and agree, in the event the premises are sold or otherwise disposed of, will be referenced in the deed or other instrument conveying or disposing of the premises.

11. In the event of a violation of these covenants and restrictions, all legal and equitable remedies, including injunctive relief, specific performance and damages, shall be available to the Preservation Society. No failure on the part of the Preservation Society to enforce any covenant or restriction herein nor the waiver of any right hereunder by the Preservation Society shall discharge or invalidate such covenant or restriction or any other covenant, condition or restriction

hereof, or affect the right of the Preservation Society to enforce the same in event of a subsequent breach or default.

12. Unless otherwise provided, the covenants and restrictions set forth above shall run in perpetuity and shall terminate and be of no further force or effect with regard to Lot 3 of the property only in the event that the house is damaged beyond restoration as a result of fire or catastrophe. Damage beyond restoration is defined as damage to an extent exceeding fifty (50%) of the insurable value of the building.

IN WITNESS WHEREOF, the parties have caused this instrument to be signed this the 31st day of October, 1985.

Kristina K. Lee
KRISTINA K. LEE

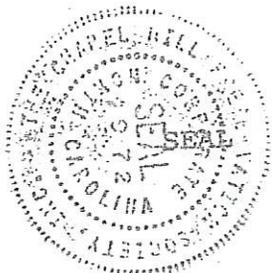
W Woodrow Burns Jr.
W. WOODROW BURNS, JR.

Mary Jane Burns
MARY JANE BURNS

Chapel Hill Preservation Society,
Inc.

Mary Anne Staudemire, Pa

BY Jan W. Tence, Secretary



BOOK 543 PAGE 391
SECRETARY OF THE INTERIOR'S STANDARDS
FOR REHABILITATION
(as of September 1, 1983)

1. Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any rehabilitation project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

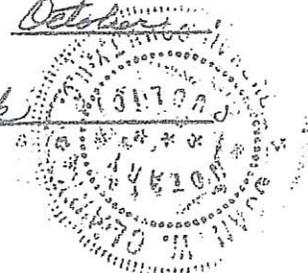
STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Jean M. Clark, a Notary Public of Durham County and State aforesaid, certify that KRISTINA K. LEE personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and seal this the 31st day of October 1985.

Jean M. Clark
Notary Public



My commission expires:

2-21-88

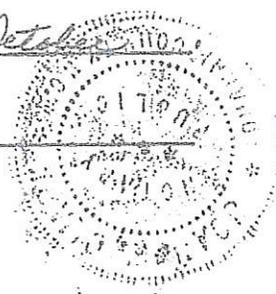
STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Jean M. Clark, a Notary Public of Durham County and State aforesaid, certify that W. WOODROW BURNS personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and seal this the 31st day of October 1985.

Jean M. Clark
Notary Public



My Commission Expires:

2-21-88

STATE OF NORTH CAROLINA

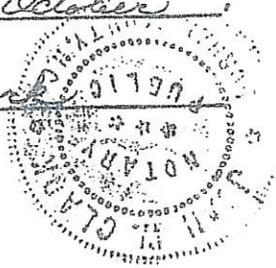
BOOK 543 PAGE 390

COUNTY OF ORANGE

I, Joan A. Clark, a Notary Public of Durham County and State aforesaid, certify that MARY JANE BURNS personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and seal this the 31st day of October, 1985.

Joan A. Clark
Notary Public



My Commission Expires:
2-21-88

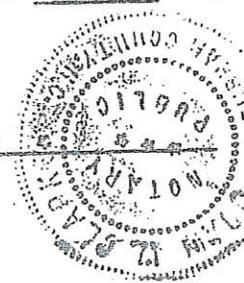
STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Joan A. Clark, a Notary Public of Durham County, North Carolina, certify that Jean Wetzel Nance personally came before me this day and acknowledged that he/she is Secretary of CHAPEL HILL PRESERVATION SOCIETY, INC., a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Secretary.

Witness my hand and official stamp or seal, this 31st day of October, 1985.

Joan A. Clark
Notary Public



My Commission Expires:
2-21-88

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of Joan W. Clark,
A Notary ~~(Notary)~~ Public of the designated Governmental units ~~is~~ (are) certified to be correct. Filed for r
tion this the 1st day of November, 1985, at 4:43 o'
in Record Book 543 Page 383
Return: _____
By Deborah B. Brerly
Betty June Hayes, Register of Deeds
Assistant/Deputy
Register of Deeds