

WELCOME TO HIGH POINT!



It is my distinct pleasure to welcome you to Preservation North Carolina's Annual Conference in my hometown of High Point! Here in the center of our state, at the crossing of the North Carolina Railroad and the Great Western Plank Road, preservationists will gather to celebrate, learn, reunite, and make new friends. If this is your first or second conference, we extend a special welcome to you! If you're an old timer (like me), we can't wait to see you again!

High Point is an old town established by industrious Quakers who loved making things. At one time, High Point was our state's sixth largest city, an industrial boomtown, making furniture, socks, yachts, silk, and horse buggies. The past half century has seen an evolution of our city to service and education, resulting in nearly abandoned industrial sectors. However, new momentum is building to rethink these old places as new spaces, and in doing this, High Point has important lessons to teach preservationists across our state. Join us to learn about its Quaker roots, its important Black history, its industrial legacy, and its future as a city that honors its past.

Benjamin Briggs | President & CEO, Preservation North Carolina

AN EVENING AT COHAB.SPACE

Sunday, October 25



WELCOME RECEPTION at Cohab.Space

Join us at Cohab.Space, a vibrant creative campus located within the thoughtfully restored Melrose Hosiery Mill, a former textile factory that now serves as an inspiring example of adaptive reuse. By transforming this historic industrial building into a hub for artists, makers, and entrepreneurs, Cohab.Space demonstrates how preservation can breathe new life into historic places while fostering creativity and community. Generously sponsored by Downtown High Point, the evening will feature live music, dinner, and an open bar in one of the city's most exciting historic spaces.

4:00-7:00

Sponsored by



CONFERENCE SCHEDULE

Monday, October 26 at Market Square

8:00-9:15

REGISTRATION OPENS | Coffee & Conversation
Enjoy coffee and networking.

Sponsored by



9:15-9:45

PLENARY: Welcome to High Point!
Mayor Cyril Jefferson
Benjamin Briggs, President & CEO, Preservation North Carolina
Speakers will orient you to High Point and give a broad architectural overview.

MARION S. COVINGTON KEYNOTE ADDRESS

Victor Dover, Principal and President, Dover, Kohl & Partners Town Planning

Victor Dover is a nationally acclaimed leader in city planning, neighborhood design, and walkable communities who has been working in High Point for the past three years. Trained as an architect, his work combines design excellence with practical urban planning, revitalizing historic towns, designing pedestrian-friendly streets, and shaping vibrant neighborhoods around the world. A leading voice in the New Urbanism movement, he is the coauthor of *Street Design: The Secrets of Great Cities and Towns* (2014) and its newly released second edition (2026).

He has received the John Nolen Medal for contributions to urbanism, the 2024 Seaside Prize with his partner Joe Kohl, and the 2025 Addison Mizner Medal for Service from the Institute of Classical Art and Architecture. He is a Fellow of both the American Institute of Certified Planners and the Congress for the New Urbanism and serves as an adjunct faculty member at the University of Miami.

9:45-10:30

10:30-11:00

REFRESHMENT BREAK



**CONCURRENT
FIELD
SESSIONS**

11:00-12:30

NOTE ONE
ON-SITE
SESSION
OFFERING
FOR THOSE
WITH
MOBILITY
ISSUES

FIELD SESSION: Melrose Hosiery Mill Conversion to COHAB.SPACE (Trolley/Walking)

Michael Manes, Co-Executive Director, Cohab.Space

Located in the 1922-1956 Melrose Hosiery Mill, COHAB.SPACE functions as a collaborative community place with studio workspace, showrooms, and event venue supporting local artists, designers, and makers. See how this creative reuse has revitalized High Point's old West End.

FIELD SESSION: Johnson Place: A 1908 Streetcar Suburb (Trolley/Walking)

Coralie Cowan, High Point Preservation Society

Dr. Tom Hanchett, Community Historian at HistorySouth.org

Explore High Point's first street-car suburb with resident Coralie Cowan and historian Tom Hanchett 40 years after completing his 1986 inventory of this well-preserved special early twentieth century neighborhood, of late Victorians, Craftsman, Prairie, and Colonial Revival Architecture.

FIELD SESSION: Emerywood: Architectural Textbook Tour of Revival & Eclectic Styles (Trolley/Walking)

Heather Slane, Architectural Historian, hmwPreservation

Perhaps one of High Point's most significant contributions to North Carolina's architectural history is found in this neighborhood of Period Revival and Eclectic Style houses. Starting with Brantley Circle in 1912, the neighborhood was expanded as Emerywood in 1923 to include textbook examples of Colonial Revival, Tudor, Mission, Craftsman, Italian Renaissance, and Spanish Eclectic architecture.

FIELD SESSION: Brutalism Meets Historic Preservation, One Plaza Center (Walking)

Shane O'Quinn, Project Manager, Rehab Builders

Listed to the National Register in 2024, this Brutalist style office building was designed by J. N. Pease and Associates of Charlotte and has stood as a landmark at the foot of North Main Street since its completion in 1974. Join this tour to learn of its current conversion to housing by Richmond developer LBD Investments.

FIELD SESSION: Quaker Architecture in the Carolina Piedmont (Trolley/Walking)

Dan Warren, Local Historian

Brenda Haworth, Local Historian

Join us for a tour of three sites important to our state's Quaker community. The 1858 Third Springfield Meeting House was saved from demolition by historian John J. Blair when he established the Museum for Old Domestic Life in 1927. Learn more about the museum, the historic meeting house, the Allen Jay House, and the Model Farm.

FIELD SESSION: Exploring Black History at Oakwood Cemetery (Trolley/Walking)

Phyllis Bridges, Founder, Yalik's African American Art and Cultural Movement

Hop aboard the signature Heritage Trail bus operated by Yalik's African American Art and Cultural Movement (AAACM) for a special visit to Oakwood Cemetery's historic African American section. Led by local historian Phyllis Bridges, the experience will explore the stories of High Point's early Black community and the people, businesses, and institutions that helped shape the city.

CLASSROOM SESSION (ON SITE): Quaker Architecture in the Carolina Piedmont

Mac Whatley, Director of Local History & Genealogy Services, Randolph Co. Public Library

Few realize that North Carolina's early industrial investments were initiated by Quakers as a means of social equity. Join Randolph County Historian Mac Whatley who will reveal early initiatives, and their motivations, for the rise of our state's textile industry along the banks of the Deep River.

LUNCHEON & VICTOR DOVER BOOK SIGNING - ON SITE AT MARKET SQUARE

Lunch is included with ticket purchase.

Keynote speaker Victor Dover will be available for a book signing.

12:30-2:00

NOTE:

Preservation North Carolina's Annual Conference counts towards next year's annual CLG training requirements (FY2027).

Contact Kristi Brantley, CLG/Local Government Coordinator, for more information.
kristi.brantley@dncr.nc.gov

CONCURRENT SESSIONS

2:00-3:00

SESSION: The Price of Progress: Mirrored Effects of Urban Renewal on the Physical and Cultural Landscapes of the Warnersville and Hayti Communities

Julian Price, Preservation Greensboro Intern 2022-2023

Urban Renewal: What Were They Thinking? Urban renewal has a major impact on historic resources across our country, and was likely a leading concern that led to the National Historic Preservation Act of 1966. What was the impact of urban renewal on communities? How is research completed on these communities? What lessons can be learned by studying this chapter of American history? Julian Price will conduct a review of his work studying Warnersville in Greensboro and Hayti in Durham.

SESSION: Putting the “Main” Back in Main Street

Margaret Flippen, AICP, Senior Planner, Dover, Kohl & Partners

Brett C. Sturm, MSHP, Restoration Services Branch, State Historic Preservation Office

Rebekah McGee, President & CEO, Downtown High Point

Jonathan Anzolitto, City Planner, City of Asheville

High Point's Main Street is at the center of a larger conversation about preservation, community, and economic development. Drawing on the rehabilitation of the Ellwood at 101 S. Main, Southwest Renewal Foundation's work in Southwest High Point, Dover, Kohl & Partners' planning for South Main Street, and URBAN3's research on land use and tax values, this session explores how preserving historic properties can strengthen the vitality of downtown.

SESSION: Preserving Legacy: Historic Structures at HBCUs and Their Cultural Significance

Valerie A. Johnson, Ph.D.

Tamara Holmes Brothers, Ph.D.

Discover why North Carolina's Historically Black Colleges and Universities (HBCUs) are among the nation's most significant cultural and historic landscapes. This informative session explores the architectural, historical, and cultural legacy of HBCU campuses and highlights innovative preservation strategies, advocacy efforts, adaptive reuse, and collaborative partnerships that ensure these treasured places continue to educate and inspire future generations.

SESSION: Archaeology and the Commission: An Introduction to Archaeological Practices and How Commissions Can Better Protect Their Resources

CJ Idol, RPA, Kernersville Chair, Forsyth County Historic Resources Commission

Dr. David Crass, Former Georgia State Historic Preservation Officer and Director of the Georgia Historic Preservation Division

Drawing on more than a decade of combined experience serving on the Forsyth County Historic Resources Commission, this session offers an introductory look at archaeology and the role local commissions can play in protecting archaeological resources. Presenters will share lessons from their work in Old Salem, explore strategies for incorporating archaeological preservation into local standards, and discuss how National Register Criterion D can be better leveraged during Section 106 reviews and other preservation efforts.

3:00-3:30

REFRESHMENT BREAK



2026 Honor Awards Presentation

Celebrate Preservation North Carolina's 2026 Honor Awards Recipients!

GERTRUDE S. CARRAWAY AWARDS OF MERIT

Cohab.Space, Building 1, High Point

Sanford Savings and Loan Building

Kadesh A.M.E. Zion Church, Edenton

Eliza Battle Pittman Auditorium at St. Mary's School, Raleigh

Historic Commons at Lees-McRae College, Banner Elk

Stamey Holland III, Statesville

Old Cherry Inn, Tarboro

3:30-5:00

ALEXA AYCOCK GRASSROOTS LEADERSHIP AWARD

Stanly Avengers, Albemarle

DEWAYNE H. ANDERSON SR. AWARD FOR HOUSING

The Lofts at Osage Mill, Bessemer City

MINNETTE C. DUFFY LANDSCAPE PRESERVATION AWARD

Friends of Green Hill Cemetery, Greensboro

L. VINCENT LOWE, JR. BUSINESS AWARD

Gateway Building Company, Durham

STEDMAN INCENTIVE GRANT

Vaudeville Playhouse Balcony Preservation, Washington

ROBERT E. STIPE PROFESSIONAL AWARD

Sarah Woodard, Raleigh

RUTH COLTRANE CANNON AWARD

Jo Ramsay Leimenstoll, Greensboro

5:00-8:00

HIGH STREET RAMBLE

Begin the evening at Pandora's Manor, a beautifully restored 1905 home built by furniture manufacturer Henry Fraser and named in honor of his wife, Pandora. Now a boutique inn and event venue, the manor is a wonderful example of High Point's rich architectural heritage. Enjoy beer and wine with a variety of sliders and savory sides, before setting out on a High Street Ramble with exclusive access to a unique collection of historic homes and hidden architectural gems in a charming corner of High Point that is not typically open to the public.



CONFERENCE SCHEDULE

Tuesday, October 27 at Market Square

8:00-9:00

REGISTRATION OPENS | Coffee & Conversation
Enjoy coffee and networking.

Sponsored by



FIELD SESSION: Saving Our Iconic Depot - Downtown Walking Tour (Walking)
Marian Inabinett, Curator of Collections at High Point Museum

High Point's Southern Railway Passenger Depot is at the heart of our city, and its symbolic heart. Built in 1906-1907, this Richardsonian Romanesque jewel remains remarkably intact despite the construction of the nearby "FDR Canal" in 1937-1938. Join this tour to learn more about this building and preservation efforts that began in 1990 to save it from demolition.

FIELD SESSION: Johnson Place: A 1908 Streetcar Suburb (Trolley/Walking)
Coralie Cowan, High Point Preservation Society
Dr. Tom Hanchett, Community Historian at HistorySouth.org

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FIELD SESSION: Emerywood: Architectural Textbook Tour of Revival & Eclectic Styles (Trolley/Walking)

Heather Slane, Architectural Historian, hmwPreservation

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FIELD SESSION: Written in Stone (Trolley/Walking)

Harrison Ogburn, Stone Mason, Ogburn Stonecrafts, LLC

High Point has a rich history of stone construction, and American College of Building Arts architectural stone graduate Harrison Ogburn will lead a walking tour to 'read' different stone buildings, including the First Presbyterian Church built of Crab Orchard Stone; designs by Hobart Upjohn; the work of Waldensian stonemasons; Mount Airy granite; and other features such as brick and stucco.

FIELD SESSION: Quaker Architecture in the Carolina Piedmont (Trolley/Walking)

Dan Warren, Local Historian

Brenda Haworth, Local Historian

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FIELD SESSION (ON SITE): Explore Historic Market Square (On Site/Walking)

Joel Weston, Director of Trade Show Events, Andmore

Jackson Hoggard, Double Hung Windows

Tour the historic Tomlinson Furniture Factory, one of North Carolina's earliest historic tax credit projects. Today, the sprawling historic mill hosts hundreds of thousands of visitors to High Point twice a year for its famed furniture and home furnishings market.

CLASSROOM SESSION (ON SITE): Tales from the Crypt: Preservation Planning in our Historic Cemeteries

Jason Harpe, AIA, Director of Cemetery Conservation, Richard Grubb & Associates, Inc.
Melissa Timo, Office of State Archaeology, Historic Cemetery Specialist

Across North Carolina, stewards of historic cemeteries, whether volunteers, universities, churches, municipalities, or descendant communities, are increasingly motivated to take action to preserve these irreplaceable cultural landscapes without any plan in place. Learn about making a clear preservation plan to avoid damage to historic materials, enhance landscape features, preserve archaeological context, and make long-term repairs.

**CONCURRENT
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9:00-10:15

NOTE TWO
ON-SITE
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10:45-11:30

PLENARY: Preservation Year in Review

Join leadership from Preservation NC and the State Historic Preservation Office to hear about ongoing projects around the state. Election of PNC's board of directors will also occur during this time as part of PNC's annual business meeting.

11:30-12:15

PLENARY: "What Does PNC Do?!" Understanding the Endangered Properties Program

Jack Thomson, Western Regional Director

Cathleen Turner, Piedmont Regional Director

Maggie Gregg, Eastern Regional Director

Whether you're new to Preservation North Carolina or looking to learn more, this session offers an inside look at our mission and programs, our primary methods for protecting historic properties, and the many ways we work with communities to preserve places that matter.

12:15-1:00

LUNCHEON - ON SITE AT MARKET SQUARE

Lunch is included with ticket purchase.

SESSION: Best Practices for Local Designation Reports

Annie McDonald, Senior Architectural Historian, Richard Grubb & Associates, Inc.

Kristi Brantley, CLG/Local Government Coordinator, NC State Historic Preservation Office

Learn about the benefits of local landmark and local historic district designation, along with the process for preparing and submitting Local Designation Reports (LDRs). This session will cover HPO best practices, common pitfalls, and practical guidance for identifying strong candidates and producing high-quality designation reports, drawing on experience from both the state review process and report preparation.

SESSION: Substitute Materials in Practice

Dorothy Darr, Executive Director, Southwest Renewal Foundation of High Point

Historic houses of worship have long served as anchors for their communities, but many now face the challenge of finding sustainable new uses while preserving their historic character. Learn how grantmaking through the National Fund for Sacred Places helps congregations reimagine these treasured buildings through preservation and adaptive reuse, with First Baptist Church serving as a compelling local case study.

**CONCURRENT
SESSIONS**

1:00-2:00

SESSION: The Green Book in North Carolina: Documentation and Legacy

Pofue Yang, Architectural Historian, Richard Grubb & Associates, Inc.

Natalie Rodriguez, Associate Director, NC African American Heritage Commission

Published from 1936 to 1966, The Negro Motorist Green Book guided Black travelers to welcoming businesses and safe havens during the Jim Crow era—sites that formed an essential network of community resilience across North Carolina. Richard Grubb & Associates, Inc. (RGA) will present findings from their recent architectural survey of Green Book sites in North Carolina, discussing the historic contexts and property types. The North Carolina African American Heritage Commission (NCAAHC) will highlight the enduring legacy of these places and the resources available to support the ongoing stewardship of community history.

PART 1 OFF-SITE SESSION: Washington Street: A State Treasure of Black History

Phyllis Bridges, CEO/Founder, Yalik's African American Art & Culture Movement

Washington Street was the center of High Point's Black community during the segregated Jim Crow Era, anchored by churches, schools, civic institutions, professional offices, and entrepreneurial businesses. Though disinvestment has taken its toll on the street since abandonment occurred in the 1970s, the community was listed to the National Register in 2010, and was designated a local district by High Point's City Council in 2023. Phyllis Bridges will share the story of Washington Street, its William Penn High School, and recent work to preserve the childhood home of jazz musician John Coltrane.

THIS IS A TWO-PART SESSION, LOCATED OFF-SITE ON WASHINGTON STREET. PART ONE IS A CLASSROOM SESSION. PART TWO (BELOW) IS A WALKING TOUR.

2:00-2:30

REFRESHMENT BREAK

SESSION: Small Town Grants, Big Impacts

Ann Schneider, Town of Oak Ridge

Sandra Smith, Town Clerk, Town of Oak Ridge

Emily Vanek, Planner, City of Salisbury

Dana Corson, Preservation Planner, City of Wilson

Hear from leaders in the Town of Oak Ridge about their innovative municipal grant program to encourage and support historic preservation projects.

SESSION: Navigating the Threats to Section 106

As the proposed changes to Section 106 continue to evolve, this session will provide an update on where things stand and action steps for preservationists.

SESSION: The Adaptive Use of Historic Correctional Institutions

Amanda Molson, Architectural Historian

Correctional institutions of the Gilded Age and the Progressive Era encapsulated America's transition from imprisonment as profit-making reprimand to aspirational inmate rehabilitation. It can be challenging to find a serviceable and sensitive new use for such purpose-built structures while preserving what matters from the past. Learn about the intersection of culture and design in the justice system during these historical periods, how to determine what merits saving and sharing from their stories, and best practices to breathe new life into these challenging buildings today.

PART 2 OFF-SITE SESSION: Washington Street TOUR: A State Treasure of Black History

Phyllis Bridges, CEO/Founder, Yalik's African American Art & Culture Movement

Walk along Washington Street, touring several sites discussed in the part one classroom session, including William Penn High School and the John Coltrane House.

THIS IS A TWO-PART SESSION, LOCATED OFF-SITE ON WASHINGTON STREET. PART ONE (ABOVE) IS A CLASSROOM SESSION. PART TWO IS A WALKING TOUR.

CONCURRENT SESSIONS

2:30-3:30

