

- B. Contributing Object: STONE ENTRANCE (ca. 1930) (east entrance). The east post contains an inset marble plaque stating, “PMI 1902,” while the west post has a plaque stating “Class of 1927.”
- C. Contributing Object: STONE ENTRANCE (ca. 1930) (west entrance). These stone posts area identical to those on the east entrance and define the west main entrance to the campus. The plaque on the east post says “1903,” and the west post plaque reads “Class of 1924.”
- D. Contributing Structure: WATER TOWER (ca. 1930). This is a 50,000-gallon circular tank located at the southeastern corner of the athletic field.
- E. Contributing Building: MASSACHUSETTS CONGREGATIONAL WOMEN’S COTTAGE (ca. 1948). Located along US 70 near the east end of campus, the house is virtually identical to the Carrie M. Stone Cottage near the west end of campus. According to the original plans, the two were designed by Greensboro architect Charles C. Hartmann and were based on the design of the earlier Canary Cottage.
- F. Contributing Building: GALEN STONE HALL (1926–1927). This is a thirteen-bay, two-story, brick building with slate-covered hip roof, dormers, and a well-detailed Classical central portico with Doric columns and a pedimented, dentiled entablature. Stone Hall is the most architecturally impressive building remaining on campus and plans reveal that it was designed by prominent Greensboro architect Harry Barton. Located near the east end of campus, it was the girls’ dormitory and faced the nearly identical boys’ dormitory, Charles W. Eliot Hall, at the west end of campus. It was named for the school’s long-time friend and benefactor, Galen L. Stone of Boston.
- G. Contributing Building: KIMBALL HALL (1926–1927). This is a one-story, nine-bay, brick building with slate-covered hip roof, unusual Baroque attic ventilators, and a well-detailed central classical portico with clustered Doric columns and a dentiled, pedimented entablature. Named for benefactor Helen Kimball, this building, along with Stone Hall, Eliot Hall, and the Alice Freeman Palmer Building (destroyed), was one of the most architecturally impressive buildings on campus. It was used as the dining hall, with the basement housing the industrial and mechanical arts classes.
- H. Contributing Structure: BELL TOWER (ca. 1922). Believed to be the oldest structure remaining on campus, the bell tower signaled the time to rise, the time for bed, and the times for classes, meals, sporting events, and other campus functions.
- I. Contributing Building: BUS SHED. (ca. 1964). This is a frame shed with corrugated metal roof and siding, which housed the PMI bus.
- J. Contributing Building: FIREHOUSE (ca. 1930s). The shed-like building was used to store the school’s firefighting apparatus.
- K. Contributing Building: TEA HOUSE (ca. 1929). The Tea House functioned as the campus canteen and bookstore, but it also served as a “hands-on” learning center for business management.
- L. Contributing Building: STOFFLER HALL (1966). This is a one-story brick veneer building with a flat roof, windowless north and west walls, a small greenhouse attached to the east end, nine

windows across the rear (south elevation), and an open interior. It was used as the science building.

- M. Contributing Building: CANARY COTTAGE (1926–1927). This was the personal residence of Dr. Charlotte Hawkins Brown and was described in the 1935 school bulletin as “a Dutch Colonial bungalow type.” Canary Cottage was the model for the Carrie M. Stone Cottage and the Massachusetts Congregational Women’s Cottage, both of which were erected ca. 1948.
- N. Contributing Building: CARRIE M. STONE COTTAGE (ca. 1948). This is a one-and-a-half-story brick veneer house that is virtually identical to the Massachusetts Congregational Women’s Cottage near the east end of campus. It was designed by Greensboro architect Charles C. Hartmann (according to plans) who based the design on Canary Cottage. Named for the wife of Galen Stone, the house was used as a residence for single female members of the PMI faculty.
- O. Contributing Building: CHARLES W. ELIOT HALL (1934). This is a two-story, eight-bay, brick building with slate-covered hipped roof, dormers, and a well-detailed Classical portico with Doric columns and a dentiled and pedimented entablature (Figure 4). Used as the boys’ dormitory, Eliot Hall would have been identical to Galen Stone Hall had not the construction of the south five bays been prevented by a shortage of funds. It was likely designed by the architect of Galen Stone Hall, Harry Barton. Eliot Hall was named for the president of Harvard University who was a supporter of PMI.
- P. Contributing Building: BRIGHTSIDE COTTAGE (ca. 1930). This is a small one-story weatherboarded bungalow with a gable roof, widely overhanging eaves, and a gable end chimney. Named for PMI supporter Mrs. Osborn Brightside, it was used as housing for married faculty.
- Q. Contributing Building: GARAGE (ca. 1950s). This is a frame garage behind and between Brightside and Gregg cottages.
- R. Contributing Building: GREGG COTTAGE (ca. 1930). This is a one-story frame bungalow identical in form and design to the Brightside Cottage next door except for the minor alterations to the porch. Like Brightside, it was used as married faculty housing. It was named for the son of benefactors Galen and Carrie Stone.
- S. Contributing building: BRICE-MAYE COTTAGE (ca. 1965). This one-story frame building was moved to the campus from Palmer Farm Road and was used to house the youngest students.
- T. Contributing building: REYNOLDS HALL (ca. 1966). This is a two-story, eleven-bay, brick veneer building with brick quoined corners, Colonial Revival-Style entrances, and a pedimented gable roof. The westernmost building on campus, Reynolds Hall replaced Eliot Hall in use as the boys’ dormitory.
- U. Contributing Building: REV. JOHN BRICE HOUSE (1926–1927). This is a one-and-a-half-story weatherboarded bungalow with gable-end façade, overhanging braced eaves, a timbered truss decoration in the gable peak, and a hip-roofed front porch with paired and tripled posts set on stone plinths and a plain balustrade. The house was constructed for Rev. John Brice by PMI students under the supervision of Mr. Driver, the industrial training teacher. Dr. Brice was chaplain and instructor in religion at PMI from ca. 1919 to 1950 and served for a quarter of a century as pastor of Bethany Church across the road. After Brice retired, the house was sold in 1953 to Haywood E. and Vina (Wadlington) Webb. Haywood Webb was the first black

agricultural extension agent in North Carolina, serving in Guilford County and later starting programs in Alamance and Vance counties.

2. BETHANY UNITED CHURCH OF CHRIST AND CEMETERY

- A. Contributing Building: BETHANY UNITED CHURCH OF CHRIST (1870, remodeled ca. 1925, 1975). This is a one-story brick veneered church with a front belfry and three-bay façade. Lancet-arched stained glass windows flank the double-leaf, central entrance with a round-arched, stained glass transom. Bethany Congregational Church was established in 1870, and soon thereafter a school was started in the church. Originally the church was a simple frame structure with a gable roof and plain doors and windows. Because of its additional school function, the sanctuary was lined with blackboards. In 1925 the stained glass windows were added, the center posts in the sanctuary were removed, the pulpit area was raised, the desk-pews were replaced, and electricity was installed. In 1975 an education and fellowship wing was added to the rear of the church, and the entire building was brick veneered.
- B. Contributing Site: BETHANY CHURCH CEMETERY (Late 19th century–present). The cemetery is spread out across the deep lot that runs downhill behind Bethany Church. Among its gravestones, which date from the late nineteenth century to the present, are those of numerous persons associated with both PMI and the church.

3. Non-contributing Building: CHARLES W. BUNDRIDGE HOUSE (1972). This is a one-story brick veneer Ranch-style dwelling with a front- and side-gable roof. It was built in 1972 by Burlington contractor James Gilliam for Charles W. Bundridge, the last president of PMI. Prior to Bundridge's purchase of the property, it served as PMI's sweet potato field, a part of the school's agricultural operation.

4. DEMOLISHED Non-contributing Building: OLLIE MAE BURNSIDE HOUSE (Ca. 1953). This was a simple asbestos-shingled cottage with a gable roof, a five bay façade, and a plain entrance stoop. The house originated as part of an army barrack at a supply camp in Greensboro. After World War II, the barracks were broken up and sold as houses.

5. ROBERT B. ANDREW FARM

- A. Contributing Building: ROBERT B. ANDREW HOUSE (ca. 1910). This is a two-story, three-bay frame vernacular farmhouse with a center-hall plan. The triple-A roof features interior rear chimneys. The wraparound porch is supported by slender turned posts and sawn work brackets. A one-story ell is attached to the rear elevation and features a secondary porch. Attached to the rear ell by a breezeway is a board-and-batten-sided structure which was likely the kitchen of an earlier house on the property.
- B. DEMOLISHED-Contributing Building: SMOKEHOUSE (Late 19th–early 20th century). This was a typical log smokehouse (now sheathed with vertical boards) featuring wide overhanging gable eaves on the front. Attached to the west side was a log (1/2 dovetail-notched) animal pen.
- C. Contributing Building: BARN (Late 19th–early 20th century). This is a center passage, double-pen barn with a side gable roof and broad shed roof extension across the front. Only the west pen is of log (v-notched) construction, while the east pen and rear sheds are frame.

- D. Contributing Building: GRANARY (Late 19th–early 20th century). This is a V-notched log granary (now sheathed with vertical boards) with typical enclosed frame sheds along both sides and across the rear.
- E. DEMOLISHED-Non-contributing Building: GARAGE (20th century). This was a frame garage or equipment shed with a gable roof and vertical board siding.
- F. DEMOLISHED-Contributing Building: STORE & (FORMER) SEDALIA POST OFFICE (Late 19th century, ca. 1910). The front portion of the building was probably built by Andrew soon after he purchased the property in 1906. This section was lined with shelves and was used as the store, while the older, rear section was used as the post office and as a storage room.



Figure 4. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), view of campus of Palmer Memorial Institute, looking southwest from Visitor Center toward 1934 Charles Eliot Hall (Resource 1O on the site plan [see Figure 3]).



Figure 5. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), looking south from Sedalia Post Office toward PMI campus, with US 70 in foreground and Massachusetts Women's Congregational Cottage on the left and Galen Stone Hall on the right partially obscured by trees (Resources 1E and 1F respectively on the site plan [see Figure 3]).



Figure 6. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), view of northeast corner of Charles Eliot Hall, looking southwest (Resource 1O on the site plan [see Figure 3]).



Figure 7. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), view looking west from vicinity of Charlotte Hawkins Grave Site (south side of US 70) with Canary Cottage in foreground and Carrie Stone Cottage in background (Resources 1M and 1N respectively on the site plan [see Figure 3]).



Figure 8. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), view of Andrews Farmhouse, looking northeast from along US 70 (Resource 5A on the site plan [see Figure 3]).



Figure 9. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), Bethany Church, looking northwest from US 70 (Resource 2A on the site plan [see Figure 3]).



Figure 10. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), 1966 Reynolds Hall, looking southeast from parking area (Resource 1T on the site plan [see Figure 3]).



Figure 11. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), Bryce-Maye Cottage, north elevation, looking south from in front of Reynolds Hall (Resource 1S on the site plan [see Figure 3]).



Figure 12. NCDOT Survey #41, Palmer Memorial Institute Historic District (GF-0180), 1966 Stoffler Hall, looking northwest with the east gable end of Canary Cottage just visible in the background (Resource 1L on the site plan [see Figure 3]).

Historical Background: Palmer Memorial Institute, which began as a rural school focused on preparing African-American youth for rural living and productive work, evolved into a nationally known preparatory and finishing school for black students by the mid-1950s under the guidance of its founder Dr. Charlotte Hawkins Brown. The history of Palmer Memorial Institute begins with the birth of Lottie Hawkins on June 11, 1883 in Henderson, North Carolina. After moving to Cambridge, Massachusetts when she was six years old, Hawkins entered into Salem State Normal School. Just one year into her college career, she accepted a position as a teacher at a small school east of Greensboro, sponsored by the American Missionary Association (AMA) (Phillips 1988).

In the fall of 1901, Hawkins arrived at the school known as Bethany Normal and Industrial Institute, which was housed in Bethany Church in the small Sedalia community. The following spring, the AMA withdrew support from its one- and two-teacher schools, including Bethany Institute. Instead of accepting a transfer, Hawkins founded a school of her own, named Palmer Memorial Institute in honor of Alice Freeman Palmer, the first woman president of Wellesley College, who died in 1902 (Phillips 1988). The school offered both primary and high school education. The first 15 acres of land were deeded to the trustees of PMI for use by the school by Rev. Manual Liston Baldwin, the pastor of Bethany Church, and his wife (GCDB 176:128). PMI was formally incorporated on November 23, 1907, and in 1908, Helen F. Kimball of Brookline, Massachusetts gave the school additional land for a farm (GCDB 202:267). The Andrews House and farm buildings are the sole extant reminders of this agricultural aspect of PMI's history. In 1911, Hawkins married Edward S. Brown, and even though their marriage lasted only a few years, she kept his last name.

The school continued to grow, and by 1916 PMI featured four primary frame buildings. Following fires, many of these frame buildings were replaced with the brick structures that remain today. In order to secure funding for the school in the 1920s, the AMA assumed the operation of PMI, however, this arrangement was short-lived, and by 1934, the school was returned to independent status (Phillips 1988).

By the 1930s, public education for African-Americans began to slowly improve, and as a result PMI faced new challenges. With the opening of the Sedalia Public School in 1937, PMI's elementary department closed. Thereafter, PMI began to function primarily as a finishing and college preparatory school, and even served as a junior college for seven years, ending in 1939. The school continued to prosper and began hosting students from across the nation as well as other countries. In 1952, Charlotte Hawkins Brown stepped down as president of PMI, after a 50-year career, and died on January 11, 1961. She is buried on the PMI campus near her home, Canary College (Resource 1M). Following her death, the school remained open for a decade, although racial integration of schools, the civil rights movement, and the growth of student unrest greatly impacted the enrollment at PMI. Following a fire that destroyed the Alice Freeman Palmer Building—the focal point of the school—PMI closed in the fall of 1971 (Phillips 1988). The last building erected within the PMI boundaries was the Bundridge House, built in 1972 for PMI's last president.

Following the closure of PMI in 1971, the campus was vacant for several years. In 1973, Bennett College, an African-American women's college in Greensboro, purchased the property (GCDB 2581:280), but the buildings remained vacant until 1981, when Muhammad Mosque No. 2, Inc., of Chicago, Illinois purchased the property (GCDB 3121:344). On June 4, 1987, the State of North Carolina acquired the property, and in November 1987, the former Palmer Memorial Institute campus opened as a North Carolina Historic Site (GCDB 3596:64). Today the site operates the Charlotte Hawkins Brown Museum in the Carrie M. Stone Teacher's Cottage (NCHS 2010).

Statement of Integrity: The PMI Historic District retains its integrity of location, design, materials, workmanship, and feeling. No longer operated as a school, it lacks integrity of association, although this was the case when it was placed on the NRHP in 1988. Three buildings, the Sedalia Post Office and two

barns from the Andrews Farm have been demolished since the 1988 nomination, but this only minimally impacts the setting of the historic district.

NRHP Criteria Assessment: The PMI Historic District is recommended **eligible** for continued listing in the NRHP under Criterion A on the state level for its association with the history of African-American education in North Carolina. According to the NRHP: “[t]o be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property’s specific association must be important as well” (NPS 1990:12). Palmer Memorial Institute, which began as a rural school focused on preparing African-American youth for rural living and for productive work, evolved into a nationally known preparatory school for black students by the mid-1950s under the guidance of its founder Dr. Charlotte Hawkins Brown. It was the foremost educational institute of its kind in North Carolina and continued in operation until it closed in 1971. The Andrew House and its farm buildings are associated with the agricultural history of PMI. Bethany Church, the original home of the Bethany Normal and Industrial Institute (predecessor to PMI), and its cemetery (burial place for many individuals associated with the history of PMI) are also integral parts of the PMI grounds. The Charles Bundridge House was built in 1972, after the district’s period of significance and is a non-contributing resource in the historic district.

It is recommended that the period of significance be extended to 1971 to reflect the entire period of the school’s operation, even though this period extends to less than 50 years ago. Several buildings date from after 1963, including Randall and Stouffer Halls, reflecting continued building activity and modernization of the school’s facilities during the 1960s.

The PMI Historic District is **eligible** for continued listing in the NRHP under Criterion B for its association with prominent North Carolina educator Charlottes Hawkins Brown. According to the NRHP: “[f]or a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person’s productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person’s historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group” (NPS 1990:15). Dr. Brown made a lasting impact on her students and the history of education for African-American North Carolinians during her 50-year tenure at PMI, and the campus and PMI buildings, including her home, are closely associated with her life and educational career.

The PMI Historic District is recommended **eligible** for continued listing in the NRHP under Criterion C on the state level for its collection of campus buildings embodying the characteristics of the early-twentieth-century Classical Revival Style. According to the NRHP: “[f]or a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction” (NPS 1990:18). The academic buildings, both in their layout and individual design reflect the nationally popular Classical Revival Style of the early twentieth century and include examples of the work of prominent North Carolina architects of the day, including Harry Barton and Charles C. Hartmann.

The PMI Historic District is **not eligible** for the NRHP under Criterion D. According to the NRHP: “[f]or a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or