



Durham City-County Planning Department

LOCAL HISTORIC LANDMARK APPLICATION



Tracking Information (Staff Only)			
Case Number: LD1200001	Date rec'd: 3/22/2012	PID: 114833	PIN: 0821-11-66-2049
Fee: \$803	Rec'd by: L. MILLER	Case Planner: L. MILLER	
Jurisdiction: City	Tax Value:	SHPO Mailout:	Method:
Local District: Morehead Hill		SHPO Response:	Recommendation:
National Register District: Morehead Hill		DHPC Meeting:	Recommendation:
Individually Listed NR: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Governing Body:	Action:
Approved Landmark Name: GREYSTONE			

Applicant	
Name: LESLIE JONES BRAME	
Contact Person: Leslie Brame	Telephone: 919.688.1227
Address: 618 Morehead Avenue	Fax: 919.
City/State/ZIP: Durham, NC 27707	Email: lesliebrame@greystoneinn.info

Owner	
Name: Leslie and Randy Brame	
Contact Person: Leslie Brame	Telephone: 919.688.1227
Address: 6 Littlewood Lane	Fax:
City/State/ZIP: Durham, NC 27707	Email: lesliebrame@greystoneinn.info

Property Information	
Address: 618 Morehead Avenue	Durham, NC 27707
Proposed Landmark Name: Greystone	
Period of Significance: 1910 to the present	
Date Listed on the Local Historic Landmark Study List (required):	January 31, 2012
Most Recent Renovations (date and type):	Renovation of the carriage house 2000

Landmark Criteria

To be eligible for Local Historic Landmark Status a property must meet at least one of the criteria listed below. Indicate which criteria this property fits into. Check all that apply.

- The property is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history.
- The property is associated with the lives of persons significant in local, regional, national history.
- The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (i.e., the architecture alone is significant in its own right).
- The property has yielded or may be likely to yield, information important to Durham's history or prehistory.

Application Attachments

	Required	Optional
The following items must be submitted as part of this application:		
1. Written Description: Provide a thorough written description of the property/structure and its significance. The description should include all of the following elements: <ul style="list-style-type: none"> a. Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site. b. If the property has undergone any alterations from its original state, describe the original characteristics of the structure, the nature of the alterations, and when the alterations occurred. There should be documentation of what features are original to the structure, and what features are the results of later renovations or additions. c. Description of how the property meets the Landmark Criteria selected above, including documenting the relative uniqueness of this property in the context of the period of significance and today. Important cultural history, architects, builders and early owners should be included if known. 	12 copies	
2. Pre-submittal Conference Form: Include the form from the required pre-submittal conference.	<i>Lisa to</i>	<i>provide</i>
3. Other Explanatory Material: Applicants may submit any other supporting statements, drawings, or materials that they believe will assist in determining the historical significance of the property.	<i>n/a</i>	12 copies
4. Photographs Content: Include photographs clearly showing all sides of the exterior of the building as it exists today. Provide at least one image showing the entire site from a distance. In addition, photos of significant architectural details are highly recommended. If available, historic photographs should also be submitted, especially if they show the structure during the time listed as the period of significance. Any notable interior features should also be photographed and submitted; however, general photographs of the interior are not required. Format: Photographs must be full color (except for historic photos), and either digital at 300 dpi resolution minimum (submitted on CD), or prints at least 8x10 inches minimum.	1 CD or 12 prints	
5. Application Fee: A check made payable to the City of Durham in the amount of \$803.00 is required as part of this application.	✓	
6. Additional Fees: A fee (around \$25) for the recording of the landmark with the Register of Deeds and for the landmark plaque to be placed on the structure (around \$200) will be required if the landmark is approved by the governing body.	<i>NO</i>	✓ (if approved)

Process Overview

Pre-application: Prior to submitting a landmark application, a **pre-application shall be submitted** for approval by the Historic Preservation Commission. If this application is approved the property will be listed on the local historic landmark study list. Applications for landmark designation will only be accepted for properties listed on the study list.

Pre-submittal Meeting: Prior to submitting a landmark application, prospective applicants are required to meet with Planning Department staff to review their potential application, discuss the property's merits, and gather detailed information about the landmark designation process. A pre-submittal meeting may be scheduled by contacting: *Lisa Miller at (919) 560-4137, ext. 270 or Lisa.Miller@durhamnc.gov.*

Application Review Process: Landmark applications are accepted and processed by Planning Department staff. As part of the staff review a staff report is prepared for each case. Once the reports are finalized they are forwarded, along with a complete set of the application materials provided by the applicant, to the State Historic Preservation Office for their review and comment. After the State's review period their comments are forwarded with the staff report and complete application package to the Durham Historic Preservation Commission for a public hearing. If the Commission issues a favorable recommendation for the case it is then forwarded to the respective governing body (either the Durham City Council or the Durham County Board of Commissioners). The governing body also holds a public hearing on each case and then renders a decision.

Submittal Instructions

Deadline: Applications must be submitted between January 1 and April 1 for consideration in the current calendar year. Applications received outside of this timeframe will be processed during the following calendar year.

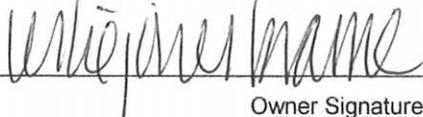
Submit To: Lisa Miller, Senior Planner
Durham City-County Planning Department
101 City Hall Plaza
Durham, NC 27701

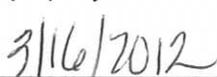
Certification

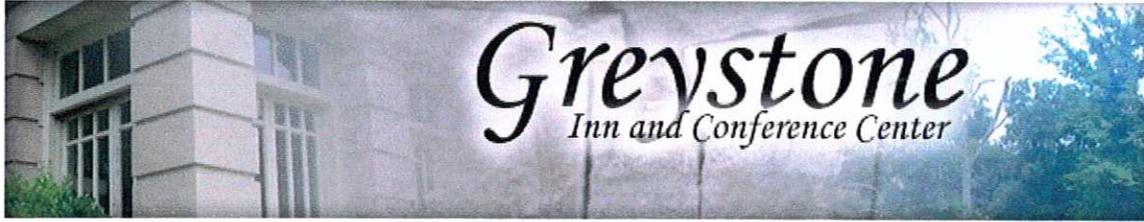
I (We), the undersigned, do hereby make an application for the designation of the above referenced property as a Durham Historic Landmark.

I (We) certify that all the application is complete and accurate, and I (We) understand that incomplete or inaccurate information may invalidate this application.

I (We) hereby give permission for staff and HPC members to make site visits onto the property.


Owner Signature


Date



618 Morehead Avenue, Durham, North Carolina 27707

Reason for Request of Historic Designation

During the 1960's many fine homes in Durham were destroyed. While people now are often impressed with the size of Greystone, at the time it was built, it was considered to be one of the more modest homes constructed at the height of the tobacco era in Durham. Sadly, Greystone is one of the only survivors of the many much larger mansions constructed at that time. Now more than 100 years old, Greystone became "large" by virtue of its survival. Many people refer to it as the last private home in Durham built by Duke Descendants. As such, the Duke Family has rented the space for several of their weddings, philanthropic events and family reunions.

There are many books written on Durham history referencing Greystone and many other beautiful mansions. It now stands conspicuously alone among many of the others mentioned. I am not a Durham native like my husband, and wasn't here during the raisings that occurred in the 1960's, but to review these books and realize what was lost is disturbing. When we originally purchased Greystone, we did so to save it. During our renovations and repairs to Greystone, we have stayed true – at great expense – to the original structure, systems and materials of the house expressly for the purpose of maintaining its relevance in looking back.

Following the example of their heirs, the Staggs and the Nicholsons were prominent in Durham for their cultural and philanthropic contributions. They are connected to many of the successful Durham endeavors of the time – American Tobacco, Southern Railroad, and Erwin and Pearl mills, to name a few.

Greystone has many architectural features that make it unique. One of very few Chateausque Revival Style homes in the state of North Carolina, Greystone displays amazing work of the artisans and materials of the time. During the renovations, as much as possible, we stayed true to the original architectural integrity of the property. As maintenance and repairs continue to be necessary, for the last 15 years, we have not had the advantage of the tax breaks associated with this type of project and designed to assist and encourage Durhamites to become involved in just such a project.

Greystone is on the National Historic Registry. This was done by the Nicholson family prior to our purchase. The home still means a lot to them and they have come and stayed at the house in their original bedrooms and places at the dining room table. They have responded very positively to the renovations and care of their home.

Thank you for your consideration,

Leslie Brame

Greystone Inn

and Conference Center

618 Morehead Avenue Durham, North Carolina 27707
(919) 688-1227

HISTORICAL SIGNIFICANCE AND FEATURES

The construction of Greystone, the residence of Mr. and Mrs. James E. Stagg (1860-1915) of Durham, began in 1906. Stagg was the son of Francis Asbury Stagg, secretary-treasurer of the North Carolina Railroad, great nephew of Washington Duke and Sarah (nee Durham) sister to Dr. Bartlett Durham for whom the city of Durham was named. After graduating from Guilford College in Greensboro, James Stagg served first as Private Assistant to Col. A.B. Andrews for 12 years and then to his cousin Benjamin Duke. Later endeavors included being Vice-President of the Durham and Southern Railway, director of the Erwin and Pearl cotton mills, a trustee of Trinity College, and owner of Greystone Rock Quarry in Vance County for which he later named his Durham home. James Stagg's wife was Mary Washington Lyon (Mamie) - the granddaughter of Washington Duke. Their wedding was written up in the Durham Morning Herald as "one of Durham's most dazzling triumphs." Trinity Methodist Church was said to be "resplendent" in its decoration and "the loveliest scene [the] people had ever been permitted to look upon". Both Staggs contributed generously to the community. Mary donated the hand-carved chancel rail at Trinity Church to honor her mother, financed the carillon programs at Duke Memorial Methodist Church, was one of the largest donors to the Washington Duke Hotel. In 1930 Mary built Spruce Pines Lodge on Lake Michie which was either donated to, or acquired by, the city of Durham in 1950. The chimes in Duke Memorial Methodist Church were donated by the Staggs where Mr. Stagg served as steward and trustee.*

Mr. Stagg died unexpectedly only five years after Greystone was completed, but Mrs. Stagg remained in the house for 30 more years where she continued to raise their three children. When son, Stagg Jr., was killed in a car accident, the youngest daughter, Elizabeth, who by that time had married Sterling Nicholson, was expecting their first child. The young Nicholson Family moved into Greystone with Mrs. Stagg and raised their five children in the home. Following the death of Mrs. Nicholson, the children divided the furniture, fixtures and other appointments of the home and split the house into eight apartments thus allowing them to preserve the main structure of Greystone and maintain family ownership. It was during the early 1960's that the much larger Four Acres, also designed by Mr. Hook, and so many other Durham Treasures were razed.

A documented work of the architect Charles C. Hook of Charlotte's Hook and Rodgers, Greystone is unusual in its "Chateausque" exterior design. Other Durham buildings by Hook include the Benjamin Duke House (demo 1960), the Duke Memorial Methodist Church, and several buildings on the Duke University campus. As designed, Greystone is a large four story mansion made of dressed limestone and pressed yellow brick. The same brick found on many of the buildings of Duke Campus, Duke Memorial Methodist Church, and the Granite Pavillion on East Campus which was donated by James and Mary Stagg. Another exterior feature is the ninety-two foot long, covered veranda which extends the full length of the front of the house and is built of Heart Pine and complete with scuppers. The house was thought to have cost \$40,000.00 and was constructed by N. Underwood. The grounds were originally landscaped by Nello Teer.

The handsome Georgian Revival woodwork in the interior was executed by the Boston firm of Irving and Casson, which was also responsible for the woodwork executed in Duke Chapel and the John Sprunt Hill House. During the late 1960's and early 1970's, tenants painted over much of the woodwork, but the majority has since been restored. Beautiful tiger oak, Italian walnut, and mahogany are now exposed again. Much of the original furniture was also crafted by Irving and Casson though only 4 pieces remain at Greystone. The first public event held by the Stagg family at Greystone was an inaugural tea in December of 1910 for the incoming president of Trinity College, William Few. Few later became the first President of Duke University.

In 1996, my husband, Randy and I bought the property. At the time of the purchase, our purpose was to preserve Greystone and prevent Durham from losing another treasure. Other than that, we didn't know what we would end up with. We ventured forward, purchased antiques of the period, stripped the wood that had been painted over, removed walls, kitchens, and bathrooms that had been added and tried to bring the era back to life. Touring with the Nicholson Family was helpful because there are no known existing floor plans of the original house. Greystone was essentially restored to its original floor plan with only three changes to the original floor plan. The kitchen layout was changed only slightly and the sun porch enclosed. A few years later we finished half of the attic space so there would space for an apartment and office. People who knew of our Greystone purchase began asking about doing events at Greystone and before we knew it, we were in the special event business. Initially, only the main floor underwent renovations and tenants in the second floor apartments continued to live at Greystone. As they eventually moved out, we began to renovate the second floor which lent itself nicely for an Inn. We have been operating primarily as an Inn and off-site meeting place for about 9 years now.

** More research has cleared the confusion of the Stagg family relationship to the Duke family. While we have always been told that James Stagg was a nephew and cousin of the Duke family, it was never clear in the documentation exactly how. One thing or person would say his mother was a sister to Washington Duke, another that his father was the relative. Another story I had been told was that Francis had just shown up as a young man. With all of the publications indicating he was a cousin and referring to him as such in family letters, I was still a bit confused. I was finally able to understand the story clearly after more interviews with family members and acquaintances. Washington Duke came accidentally upon a young Francis Ashbury Stagg alone in the streets at the coast. Recognizing him, Washington took him in as a ward when he learned of the fate of Staggs's father who's ship was lost at sea during an intended trip to England to settle a family estate. Francis was raised by Washington Duke as a cousin to Benjamin, James Buchanan and Broadie Duke. So, while the Duke family letters and documents on file in the Duke Library and Durham history books do refer to James Stagg as a nephew and cousin of Duke descendants, and while he was raised as such, he was not a blood relative of the family. Therefore, I have left the references to James Stagg, as the family accepted him. He was raised by Dukes and continued their legacy of community activity and philanthropy.*

Greystone Inn

And Conference Center
618 Morehead Avenue Durham, NC 27707

Architectural Significance

Greystone is situated on a 3.05 acre lot at the northeast corner of Vickers and Morehead Avenues in what is the Morehead Hills neighborhood of Durham. Greystone faces Morehead Avenue with broad expanses of green lawn and large shade trees. The original, more formal landscaping of Durham businessman Nello Teer was removed for a simpler plan when the house was renovated into apartments in 1961. The northeast corner of the original land used to drop off to adjoining wooded acreage, but in 2000 the Brames purchased an additional 3.75 acres which were subsequently cleared and are planted in grass.

The exterior of the four story house, designed by Charlotte architect Charles C. Hook, is best described as "Chateausque" in style, according to local Durham publications on fine homes in Durham in the early 1900' [1]. A deep, covered heart-of-pine porch with port-o-cochere, runs across the six-bay façade of the house. Greystone is supported by ten square limestone columns. A stone balustrade tops the flat roof of the porch and encloses the 2nd floor balcony. In 1998, during extensive porch renovations, Randy Brame took great care to retain the architectural features of the time. Full scuppers, complete with copper troughs, or channels, run the perimeters of the porch and drain at the east end of Greystone. A significant portion of the wood on the front porch was repaired again in 2010 due to water damage. Two large three-bay projections appear on the balcony of the second floor, with three windows between them. Three closely spaced, hipped dormers appear in the attic between the conical roofs of the second floor projections. The side and rear elevations of the house are irregular in design and fenestration, especially in the rear where the service wing is attached at a 45 degree angle to the larger rear wing. This irregularity of symmetry, the receding irregular wall planes, tall chimney stacks and the high hipped roof with numerous dormers, create what is referred to by Durham history books as a "Chateausque" style. The foundation of the house is granite, the first floor wall beneath the porch is limestone, and the body of the house is a tan pressed brick. The porch columns and balustrade, window sills, chimney caps, and cornice are constructed from limestone. All of these materials were mined from Greystone Quarry in Vance County owned by Mr. Stagg. [2] The windows of the house are large one-over-one sash with a fixed transom above. The roof consists of heavy, yellow-green clay tiles.

The interior of Greystone features notable Georgian Revival woodwork executed by the Boston firm of Irving and Casson. As originally built, the library, music room, living room, dining room, and loggia opened off the large stair hall; a smaller hall led to the breakfast room, lavatory, and service wing. The entrance hall features a paneled wainscot and heavy dentil cornice with egg and dart molding. Rising from the left side of a low landing with a handsome Tiffany stained glass window, the stair reaches another landing before returning on itself to the second floor. The stair is trimmed with a mahogany handrail, elaborately turned balusters, and carved foliated brackets. The approach to the stair is framed by fluted columns and pilasters. The library and music room flank the front door on the south side of the hall; both rooms are rectangular in shape. The library features a paneled wainscot of mahogany, built-in bookcases, and a Georgian Revival console mantel. The smaller music room has applied recessed panels with rosettes above the wainscot. The large living room at the east end of the hall is trimmed with a heavy tiger oak paneled wainscot and a handsome mantel similar to the one in the library. The dining room, opening from the north side of the hall, is the most elaborately treated room in the house. The Mahogany paneled wainscot extends three-fourths the height of the wall. The entrance is flanked by built-in

china cupboards with glazed doors, and two bronze sconces remain on the wall. The mahogany mantel has a paneled over-mantel with fluted pilasters with curved console supports. The ceiling is outlined by a raised plaster oval of elaborately modeled foliage. The small breakfast room next to the dining room is completely paneled with Italian walnut and features another built-in china cupboard as well as a large wall safe concealed behind the paneling.

All openings of the first floor are of three-part architrave trim, with the major doorways being adorned with wood molding at the flooring. The doors are of solid mahogany with brass curtain rods and rings. The library, music, living and dining rooms all contain window paned pocket doors, which were restored to operation during the 1997 renovations.

On the second floor, six bedrooms and five baths open to the large hall. The trim of the second floor is simpler than that of the first, with plain cornices, three-part architrave trim, and heart of pine flooring beneath the carpeting, with oak on the exposed borders of the rooms. The mantels are in a variety of robust Colonial Revival designs.

The bathrooms have a high white marble wainscot, and retain their original John Douglas "Vitruvian China" fixtures. One mahogany toilet seat remains, along with the mahogany vanity door covers made by Irving and Casson in 3 of the 5 bathrooms.

The large attic was floored and partitioned, and had large cedar-lined lockers for storage prior to the 2001-2002 renovations. Originally attic space, that floor now houses an apartment for the Innkeeper and the Greystone offices. The basement is only partially finished, containing the current day laundry room for the facility. Upon the first renovation, it contained individual gas, electric and water systems for each of the 6 apartments in the main house. Those were removed when the apartments were removed and is now an attractive room with windows and white painted brick walls.

Circa 1961, the first floor of Greystone was made into two apartments, the second floor into three apartments, and two of the three stories of the service wing into a single apartment. Changes to the first floor were the additions of two bathrooms on the porch east side of the house and the enclosure of the Loggia fireplace, removal or enclosure of windows and doors, and the addition of a closet, kitchen and bathroom. Other major changes to the first floor were the division of parts of the entrance hall, stair railings and landing. The interior doors were structurally reduced to a modern day standard door size and the original pocket doors hidden in the walls behind them. In the Brame renovation, all of the doors and trim of the new walls were matched to their original dimensions and state of workmanship.

On the second floor of Greystone, the stair hall was closed off at the west end, some closets removed for a kitchen, a small room at the east end of the hall was opened for a fire escape passage, and a sleeping porch was enclosed and up fitted for use as a kitchen. At the time, these changes were carefully considered by the Nicholson Family in order to take advantage of the room configuration while maintaining Greystone's exterior architectural integrity. One of the necessary evils of the renovation a bright red fire escape stair added to the east end of the house, was removed and the walls restored in the 2000 renovation.

During the renovations made by the Brames, care was taken to see that Greystone is put back to its original floorplan to whatever extent possible. Renovations have included the use of like materials and techniques to restore such features as plaster and marble walls and marble and heart of pine flooring. The exceptions to this rule was the the kitchen, which was modified and slightly reconfigured, the sleeping porch (mentioned above), which was converted into a sun porch; and finishing parts of the attic to create an apartment and offices.

In 1997, Greystone was included in the Durham Historic Society's Old Durham Home Tour with only partial renovations completed and in 1999, Randy and Leslie Brame were awarded the George and Mary Pyne Preservation Award for their renovations to the first floor of the building.

Also in 1999, prior to the renovations of the second floor, carriage house or attic renovations, the Brames were issued a Citation for Architectural Conservation.

Also on the property is the large, V-shaped carriage house constructed of the same tan brick as the house. The carriage house originally featured a high, clay-tiled roof like that of the main house. During the apartment conversion, it was discovered that the roof timbers had deteriorated, and the tiles were removed and the roof flattened. Constructed to house the Stagg family horses and carriages, the carriage house was never utilized in that way. During the four years it took to construct Greystone, the car was invented, and the carriage house was instead utilized as a garage. When the carriage house went through renovation late in 2000, the interior was redone and is now a part of Greystone's Overnight Accommodations. The right hand apartment of the carriage house still exists as it was renovated in the 1960's, and a permanent tenant still is housed there.

[1] According to Wikipedia, "The style frequently features buildings incongruously ornamented by the elaborate towers, spires, and steeply-pitched roofs of sixteenth century châteaux, (themselves influenced by late [Gothic](#) and Italian [Renaissance](#) architecture). Despite their French ornamentation, as a [revival style](#), buildings in the châteauesque style do not attempt to completely emulate a French château. Châteauesque buildings are typically built on an asymmetrical plan with an exceedingly broken roof-line and a facade composed of advancing and receding planes".

[2] These same materials are found on the east campus of Duke University and at Duke Memorial United Methodist Church.