

CASE SUMMARY • LOCAL LANDMARK STUDY LIST APPLICATION

Historic Preservation Commission Evidentiary Hearing • December 11, 2025

Project Planner | Alden Finholm | 910.772.4165 | alden.finholm@wilmingtonnc.gov

Address:	1115 South 5 th Avenue	District:	National Historic District (HD)
Request:	Place the parsonage of Immanuel Presbyterian Church on the Local Landmark Study List in anticipation of listing it as a Local Landmark		
Property Owner:	Macedonia F.B.H. Church P.O. Box 1348 Wilmington, N.C. 28401	Agent:	Cynthia Coke P.O. Box 1348 Wilmington, N.C. 28401



1115 S. 5th Ave | Front (west) Façade | Nov/2025 (City staff)

Case Overview

The applicant proposes to list the parsonage as a local landmark for its architectural, religious, and cultural significance.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the December 11, 2025 meeting are a part of this request unless otherwise noted.

Property Description

The following property description is adapted from the Wilmington Historic District Boundary Expansion and Additional Documentation report, dated 2003 (originally listed 1974).

Two-story Colonial Revival house with fanlight, sidelights and one-over-one sash. Side - porch. Dormers with arched windows. Pedimented porch roof. 1915 CD: not listed; 1928 CD: Rev. J. T. Pharr; 1943 CD: Rev. Smith Johnston (W), occupant.

Sanborn Fire Insurance Maps

- **1915 Map.** Plat laid out, no development was documented at this time
- **1951 Map.** 2 story brick building with a wood porch to the south of the structure. Building labeled parsonage at 1115. Emanuel Prebyterian church is located to the north of the property. A brick single story apartment is located east of the parsonage.
- **1955 Map.** No change

Current Conditions

- The subject building is a contributing resource to the Wilmington Historic District but is not located within any local historic district or historic district overlay.
- The property is zoned R-5, Medium-density mixed residential district.

Proposed Findings of Fact

Property Information

1. The subject building is a contributing resource to the Wilmington Historic District, originally listed in 1974 and updated in 2003.
2. The subject property is located between the blocks of Meares and Marsteller Streets on the east side of South 5th Avenue.
3. The following Certificates of Appropriateness have been issued for the property: N/A

Scope of Work

The applicant proposes adding the building to the Study List in anticipation of pursuing local landmark designation for the parsonage.

Staff Observations

4. Staff notes the following:
 - a. In 1922, the parsonage and church were dedicated and the major donor of the buildings was Dr. James Sprunt.
 - b. The parsonage and church were a two of the last few projects of architect James Gause.
 - c. The building was last used as a manse by Rev. Patrick Frazier and his family when he served as pastor at Macedonia F.B.H. Church from 1982-1994. He was later appointed Senior Bishop and Chairman of the Board of Bishops of the Fire Baptize Holiness Church of God of the Americas 2005-present.
 - d. The original floor plan was remodeled to have two apartments.
 - e. The original porches on the north and south façade have been removed.

Applicable Design Standards

4. The following Wilmington Design Standards for Historic Districts and Landmarks are applicable to this request: None

Recommended Conditions

If the commission elects to issue a Certificate of Appropriateness for this request, staff recommends the following conditions be applied.

1. Listing in the Study List does not mean the property is being designated as a local historic landmark and a formal Local Landmark application shall be completed before the property can be designated as an official local historic landmark.

Public Hearing Notice

Notification Type	Date
<i>Signs posted</i>	11/27/2025
<i>Notice mailed to adjacent property owners</i>	11/25/2025
<i>Newspaper advertisement date</i>	12/5/2025

Attachments

1. Application (Received 11/4/2025)
2. Case Map (Dated 11/19/2025)
3. Narrative (Received 11/4/2025)
4. Photos (Received 11/4/2025)
5. Bibliography (Received 11/4/2025)



1115 S. 5th Ave | Front (west) Façade | Undated (City archive)



1115 S. 5th Ave | Front (west) Façade | Nov/2025 (City staff)



1115 S. 5th Ave | Front (west) Façade | Nov/2025 (City staff)

STUDY LIST APPLICATION LOCAL HISTORIC LANDMARK DESIGNATION

This application initiates **preliminary consideration** of a property for local historic landmark status. This does not mean that a property is being designated as a local historic landmark at this time, nor does this application constitute a local historic landmark designation form. This application will be reviewed by the Wilmington Historic Preservation Commission. If the property meets the minimum requirements (see attached) for consideration as a local historic landmark you will be notified by the Commission on how to continue the nomination process. **This application enables evaluation of a property to determine if it is likely to qualify as a local historic landmark.**

Evaluation takes place as needed by the Commission; if approved by the Commission the property will be placed on the study list. Applicants will be notified of the Commission's action in writing. Once a property is approved for the study list, a formal application for local historic landmark designation may be prepared.

Please carefully consider the attached information which explains the minimum criteria to be considered as a local historic landmark property, and the subsequent effects of local historic landmark designation.

Please type, if possible or print. All submitted materials become the property of the Wilmington Historic Preservation Commission and cannot be returned.

1. NAME OF SITE OR PROPERTY PROPOSED FOR DESIGNATION:

HISTORIC NAME: Immanuel Presbyterian Church Manse (parsonage)

OTHER NAMES: Macedonia FBH parsonage

2. LOCATION:

Street and number: 1115 South 5th Ave. _____

Is this property located in a Local or National Register Historic District:

Yes x _____ No _____

Name of District (s): National Registry Historic District _____

3. LEGAL OWNER OF PROPERTY:

Name: Macedonia F.B.H. Church of God of the Americas_____

Address: 1103 South 5th Ave. (mailing address) P.O. Box 1348 Wilmington, N.C. 28401_

Telephone Number: William Frazier (Pastor)- (910) 991-6177; Mazell Huggins (Trustee)
(910) 297-3947; Cynthia Coke (Trustee) (718) 496-2583_____

4. GENERAL INFORMATION:

. Date(s) of Building(s); Immanuel Presbyterian Church and Manse 1922

. Outbuildings: ___No___

. Have any buildings on the property
been moved? Yes_____ ☒ No _____
Immanuel Church demolished 1998 and rebuilt

. Approximate acreage: 1.14 acres.

. Architect/or builder/ mason (if known): James F. Gause_____

Original Use: Parsonage_____

Present Use: Unoccupied_____

5. GENERAL ARCHITECTURAL DESCRIPTION

On an attached 8½" x 11" sheet, briefly describe architectural features, additions, remodeling, and any alterations not apparent in photographs. Also describe the setting, e/g/ rural, downtown, neighborhood, etc.

6. HISTORY

On an attached 8½" x 11" sheet, briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list any additional sources of information. Only material contained on the form will be used for evaluation.

7. **REASON FOR REQUEST:** That the physical, historical and cultural value of the manse be preserved. **We are investigating ways to efficiently and better utilize the property.** We are inquiring and considering partnering with a well established organization to provide temporary housing while their clients seek permanent housing.

8. SLIDES/PHOTOGRAPHS

Slides/photographs must be included for the Commission to consider an application. Slides and photographs should be labeled (name of structure, object, etc, address, owner). Slides and photographs should show all elevations of the structure(s) and significant architectural features or details.

Property Name- Macedonia FBH Church

9. MAP

Please include a map showing the location of rural properties. A sketch map is acceptable, but please note street and route numbers. Any outbuildings on the property should also be noted. Please include a north arrow.

10. APPLICANT OR CONTACT PERSON INFORMATION: (IF OTHER THAN OWNER)

Name Cynthia Coke (Trustee) _____ Phone (718) 496-2583 _____

Address 2109 Camellia Drive _____

City/State Wilmington, N.C. _____ Zip Code 28401 _____

Signature

Date

11. This application is submitted: (check one of the following)

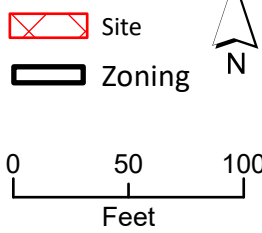
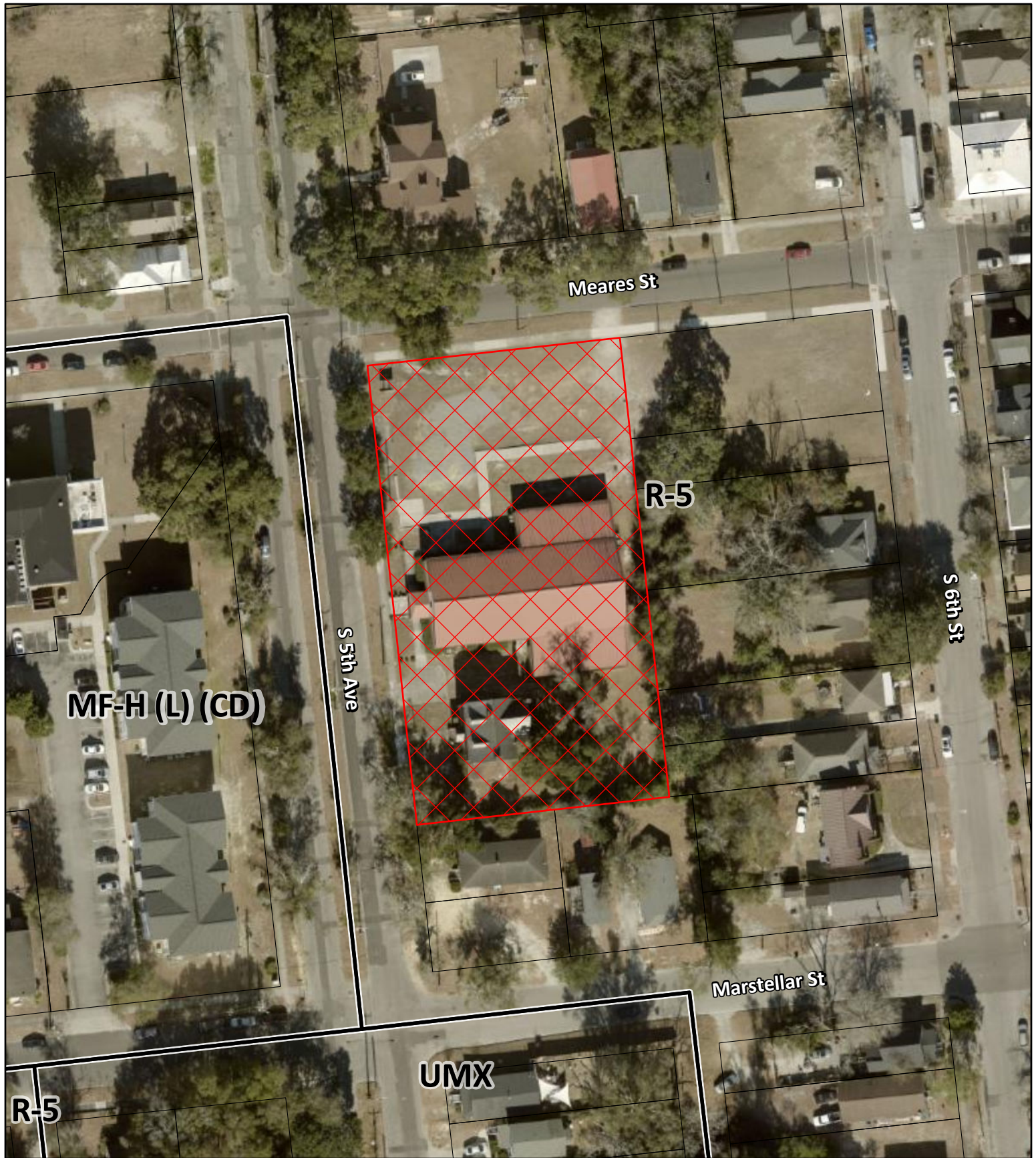
- ☒ at the request of the owner
☐ with the owner's knowledge but not at his or her request
☐ without the owner's knowledge

Return to: Historic Preservation Planning Division
City of Wilmington
Post Office Box 1810
Wilmington, NC 28402

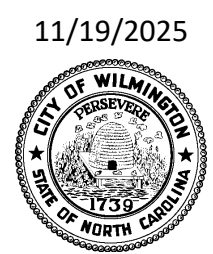
Telephone: (910) 341-3251

Fax: (910) 341-3264

Landmark study list app 2



Historic Preservation Commission
LLD-04-2612 Attachment 2 — Case Map
1103 S 5th Ave



History of Immanuel Presbyterian Manse (parsonage)

The new church, Immanuel Presbyterian Church and parsonage were dedicated 1922. The handsome house of worship almost wholly gifted by Dr. James Sprunt. Dr. Sprunt always gave liberally to the Presbyterian Church. He is remembered as exporter, Cape Fear historian, philanthropist, writer, as well as a blockade runner during the Civil War.

The building was last used as a manse by Rev. Patrick Frazier and his family when he served as pastor at Macedonia F.B.H. Church from 1982-1994. In 1994 he was appointed Bishop of the 2nd Episcopal Diocese. He was later appointed Senior Bishop and chairman of the board of Bishops of the Fire Baptize Holiness Church of God of the Americas 2005-present.

The Immanuel Presbyterian Church and manse appears to be James Gause last completed architectural work. According to an article in Architects and Builders, the Wilmington Morning Star of April , 1922, reported that the Cape Fear Country Club , designed by Gause, was to be among the handsomest and best equipped country clubs in the Carolinas. These projects where underway when Gause was stricken ill in May and died in June, 1922. The Wilmington Morning Star described as a leading architect in the city and the state another paper stated he was “widely known” in the south.

General Architectural Features

The style of the architect is of the Georgian Period. Construction is of brick veneer, hot air heating and slate roofing.

The original floor plan: First floor contained the pastor's study, living room, dining room, den and kitchen. Second floor 4 bedrooms and 2 baths.

The original floor plan was remodeled to two apartments.























































































References

North Carolina Architects & Builders; A Biographical Dictionary:

Immanuel Presbyterian Church (buildings/B003262)

Tetterton, B. (2005) Wilmington: Lost But Not Forgotten and

Conser Jr., H. (1999) Sacred Spaces: Architecture and Religion in Historic Wilmington

History of Immanuel Presbyterian Church 1865 – 1944 Corner Fifth and Meares Sts
Wilmington, North Carolina

By Rev. W. McC. Miller (Article in New Hanover County Library).

Wilmington Morning Star (02/12/1922) pages 1-7: New \$150,000 Immanuel Presbyterian Is
To Be Dedicated Today. (Article in New Hanover County Library).