

WAKE COUNTY, NC 29
LAURA M RIDDICK
REGISTER OF DEEDS
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01/02/2015 09:07:28

BOOK:015883 PAGE:02020 - 02024

Return: City Clerks Office
City of Raleigh
PO Box 590
Raleigh, NC 27602

ORDINANCE NO. (2014) 350

AN ORDINANCE DESIGNATING THE **ATWATER-PERRY HOUSE** IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 904 East Hargett Street, Raleigh, North Carolina, is owned by Marie and Olivier Arondeau; and

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Development Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the Raleigh Historic Development Commission has made an investigation and recommended the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis and recommendation that the following property be designated a historic landmark; and

WHEREAS, on the 2nd day of September, 2014, a joint public hearing was held in the Council Chamber of the Avery C. Upchurch Municipal Complex, Raleigh, before the City Council of the City of Raleigh and the Raleigh Historic Development Commission to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA THAT:

Section 1. The property designated as The Atwater-Perry House, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The property located at 904 East Hargett Street, Raleigh, North Carolina, owned by Marie and Olivier Arondeau, that property described in deed book 15610, page 1813 recorded in Wake County Registry, comprising approximately .28 acre.

Section 2. Those elements of the property that are integral to its historical, prehistorical, architectural, archaeological and/or cultural significance or any combination thereof are as follows:

The 2-story, five-bay house with low-pitched hipped rooflines suggestive of a Prairie influence and the approximately .28 acre upon which it sits. The Atwater-Perry House is historically significant for its association with William A. Perry as an early African American mail carrier in the City of Raleigh, for its continuous ownership by the same family for nearly a century, and as a fine example of middle-class African American vernacular residential architecture.

First constructed as a likely modest one-story/4-room structure sometime between 1898 and 1899 the house was remodeled c. 1922 in the foursquare style. The house has 6/1 divided light wood doublehung sash windows; exposed rafter tails; tapered columns supported by brick pedestals; and a full-width, one-story front porch with a more Craftsman influence. In addition to weatherboard siding on the first floor of the house, the second floor is clad with wood shakes; a band board delineates the two levels. An exterior end common bond masonry chimney projects through the roofline. Changes include a rear addition with replacement windows and a fiberglass front door.

The lot consists primarily of recent landscaping including two trees of an unknown variety in the back yard, both of which appear to be in questionable health. The rear yard is remarkable for its undulating landscape. A cursory review of the site revealed an array of objects and other physical remnants suggestive of its intensely traversed and utilized past life. The site is at the proximate entrance to the North Carolina State Fairgrounds, Confederate and Federal training camps, and Freedman's Bureau facilities.

A detailed architectural description and history is found in the 2014 Raleigh Historic Landmark designation application and report and is hereby referenced.

Section 3. No portion of the exterior features of any building, site, structure, or object (including windows, doors, walls, fences, light fixtures, signs, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material or outer appearance occurs

unless and until a certificate of appropriateness is obtained from the Raleigh Historic Development Commission or its successors; provided however that the Raleigh Planning Director or designee may approve certificates of appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Raleigh Historic Development Commission.

Section 4. No building, site, structure, or object (including windows, doors, walls, fences, light fixtures, steps, pavement, paths, signs, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be demolished unless and until either approval of demolition is obtained from the Raleigh Historic Development Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C.G.S. 160A-400.14 as it maybe amended hereafter); provided however, that demolition may be denied by the Raleigh Historic Development Commission in the event that the State Historic Preservation Officer determines that the building, site, or structure has statewide significance as provided by N.C.G.S. 160A-400.14.

Section 5. The Raleigh Historic Development Commission shall have no jurisdiction over the interior features of the property.

Section 6. All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence shall be sent by certified mail a copy of this ordinance.

Section 7. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 8. City administration and the Raleigh Historic Development Commission are hereby authorized and directed to have erected an appropriate sign on the site hereinabove described setting forth the fact that said site has been designated a historic landmark by action of the Raleigh Historic Development Commission and the City Council of the City of Raleigh provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Raleigh Historic Development Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 9. In the event any building, site, structure, or object designated by this ordinance is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 10. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: October 7, 2014

Effective: October 7, 2014



City Of Raleigh
NORTH CAROLINA

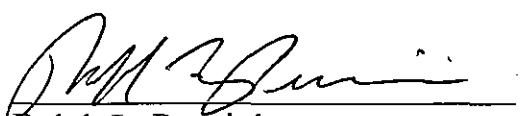
STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

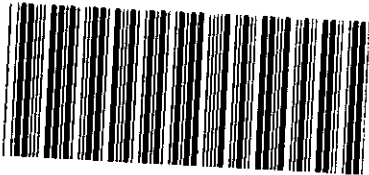
CERTIFICATION

I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh
Ordinance No. (2014) 350 adopted October 7, 2014.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 18th day of December, 2014.




Ralph L. Puccini
Assistant Deputy Clerk



BOOK:015883 PAGE:02020 - 02024



**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

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Raleigh, NC 27602
919-516-2626

www.raleighnc.gov/planning

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(Processing Fee: \$266.00 - valid until June 30, 2011 - Checks payable to the City of Raleigh.)

RALEIGH HISTORIC LANDMARK DESIGNATION APPLICATION

This application initiates consideration of a property for designation as a Raleigh Historic Landmark by the Raleigh Historic Districts Commission (RHDC) and the Raleigh City Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by the Research Committee of the RHDC, which makes its recommendation to the full commission which in turn makes its recommendation to the City Council. Procedures for administration by the RHDC are outlined in the Raleigh City Code, Section 10-1053.

Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. All materials submitted become the property of the RHDC and cannot be returned. Return completed application to the RHDC office at One Exchange Plaza, Suite 300, Raleigh or mail to:

Raleigh Historic Districts Commission
PO Box 829 Century Station
Raleigh, NC 27602

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: The Atwater-Perry House

Current Name: _____

2. Location:

Street Address: 904 E. Hargett Street

NC PIN No.: 1713183097

(Can be obtained from <http://imaps.co.wake.nc.us/imaps/>)

3. Legal Owner of Property (If more than one, list primary contact):

Name: Marie and Olivier Arondeau

Address: 904 E. Hargett Street

City: Raleigh State: NC Zip: 27601

Telephone No: (919) (606)-(2905) Fax No. () () -()

E-Mail: jqueenone@gmail.com

4. Applicant/Contact Person (If other than owner):

Name: Jenny Harper, Quatrefoil Consulting for RHDC

Address: 312 E. Cabarrus Street

City: Raleigh State: NC Zip: 27601

Telephone No: (919) (247)-(4885) Fax No. () () -()

E-Mail: raleighharper@yahoo.com

5. General Data/Site Information:

Date of Construction and major additions/alterations:

c. 1898, c. 1924, c. 1945

Number, type, and date of construction of outbuildings:

N/A

Approximate lot size or acreage:

.28 acres

Architect, builder, carpenter, and/or mason:

c. 1898 house, unknown; c. 1922 remodel, Fred or Jessie Perry (brother of William A. Perry)

c. 1945 addition, unknown

Original Use:

Proximate entrance to the original site of the first North Carolina State Fairgrounds (1853-1872);

Location of Civil War training camp and hospital (Camp Ellis) (1861-1865);

Location of Union training camp and freedman's refugee camp/hospital (1865-1868);

Residential use (approximately 1898-present)

Present Use:

Residential

6. Classification:

A. Category (check all that apply):

Building(s) ☒ Structure ☐ Object ☐ Site X ☐

B. Ownership

Private x ☐

Public ☐ Local ☐ State ☐ Federal ☐

C. Number of contributing and non-contributing resources on the property:

	Contributing	Noncontributing
Buildings	1	0
Structures	0	0
Objects		

D. Previous field documentation (when and by whom):

E. National Register of Historic Places Status:

Check One:

Entered ☐ Date:

Nominated ☐

Determined Eligible Date:

Determined Not Eligible Date:

Nomination Not Requested

Removed Date:

Significant changes in integrity since listing should be noted in section 10.B. below

7. Reason for Request:

To support the preservation of a cultural landscape significant to early Raleigh development, and the retention of a vernacular middle-class, owner-occupied African American residence, home to the first black mail carrier in the state capital.

8. Is the property income producing? Yes ☐ No ☒

9. Are any interior spaces being included for designation? Yes ☐ No ☒

10. Supporting Documentation (Attach to application on separate sheets. Please type or print):

A. Photographs/Slides:

At least *two sets of current exterior archival-grade photographic prints* (minimum print size 5"x7") of all facades of the building and at least one photo of all other contributing and non-contributing resources. If interior spaces of the property are being considered for designation, please include two sets of photos for these features. Prints may be created by using archival- grade black and white film photography and processing or digital photography. The minimum standard for a digital print is 5x7 at a resolution of 300 pixels per inch (ppi). This translates into a pixel dimension of 1950 x 1350. Digital images must be printed with an acceptable ink and paper combination as determined by the National Park Service Go to: <http://www.nps.gov/history/nr/publications/bulletins/photopolicy/index.htm>. All photographs must be labeled with the name of the structure, address and date the photograph was taken with pencil or archival-approved photo pen. In addition to prints, all digital images should be submitted on a CD-R in TIF format. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://imaps.co.wake.nc.us/imaps/>.

C. Architectural Significance:

Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If the owner is including interior features in the nomination for the purpose of design review protection; describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office. If so, who and when? (See application item

6.D.) Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

A. Photographs



Figure 1: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC; façade – view S (March 2014). Photo by author.



Figure 2: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC; North and East elevations – view SW (March 2014). Photo by author.



Figure 3: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
North and West elevations – view SE (March 2014). Photo by author.



Figure 4: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
front porch – view E (March 2014). Photo by author.



Figure 5: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
East elevation – view N (March 2014). Photo by author.

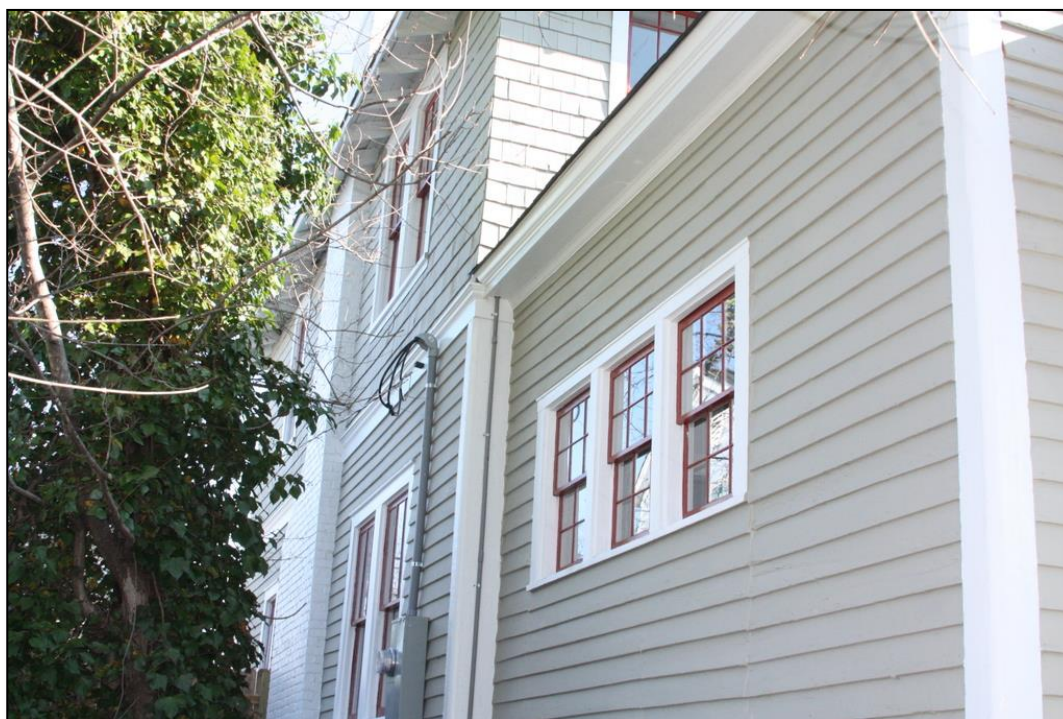


Figure 6: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
W elevation – view N (March 2014). Photo by author.



Figure 7: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC; rear elevation – view N (March 2014). Photo by author.



Figure 8: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC; rear porch – view E (March 2014). Photo by author.



Figure 9: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
c. 1922 window detail – view S (March 2014). Photo by author.



Figure 10: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
replacement window detail – view W (March 2014). Photo by author.



Figure 11: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
rear yard – view N (March 2014). Photo by author.

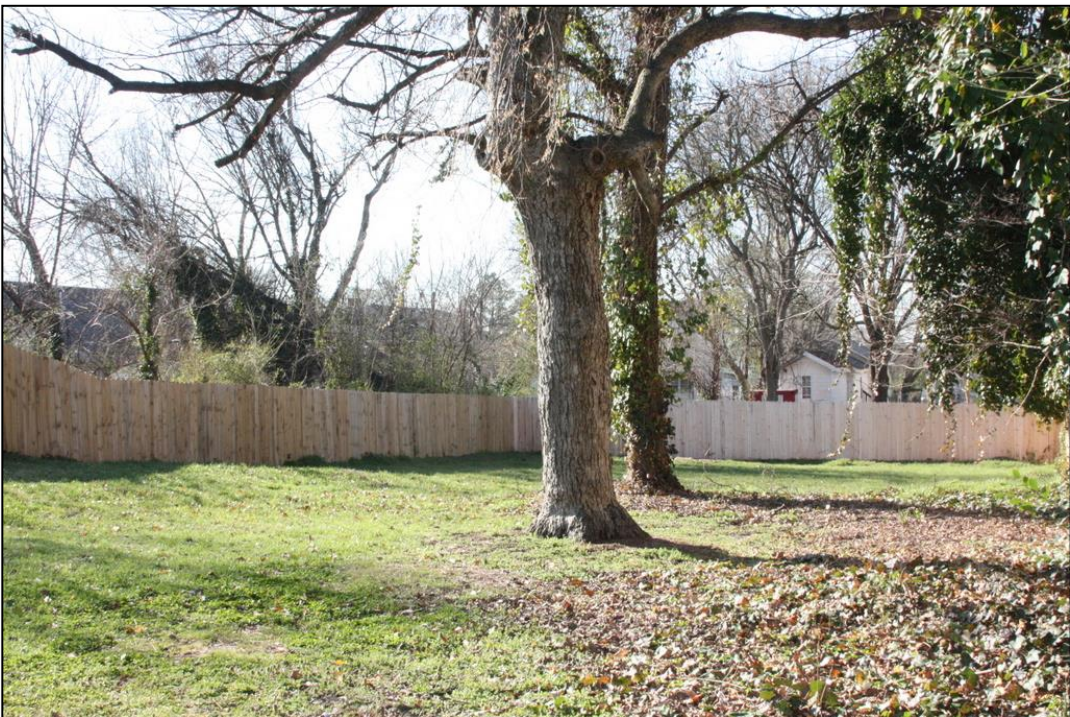


Figure 12: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC;
rear yard – view S (March 2014). Photo by author.

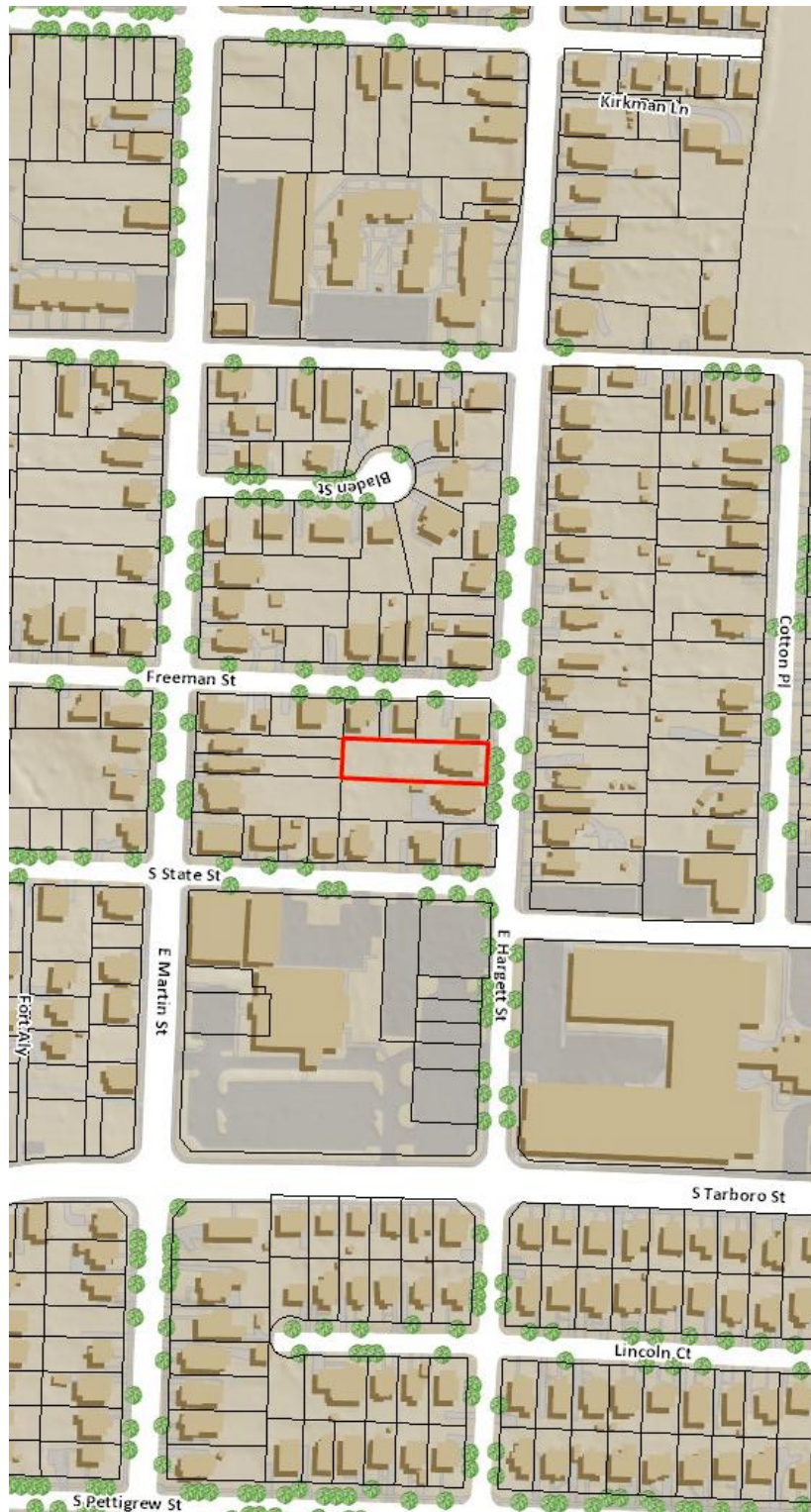


Figure 13: Atwater-Perry House, 904 E. Hargett Street, Raleigh, NC; Existing trees – view N (March 2014). Photo by author.



Figure 14: State Fairgrounds/subject property detail, Bird's eye view of The City of Raleigh by C.N. Drie. Reprinted courtesy of the Library of Congress (1872).

B. Boundary Map



The Atwater-House, 904 E. Hargett Street, Raleigh, NC.
Reprinted courtesy of Wake County iMAPS.

C. Architectural Significance

Located at 904 E. Hargett Street in downtown Raleigh, the Atwater-Perry House is a fine example of vernacular Foursquare architecture located within a residential and commercial enclave known as the Old Fairgrounds. It is representative both of Raleigh's African American settlement patterns following the Civil War, as well as middle-upper class vernacular architecture within a historically African American neighborhood.

Property Description: House

Located just one block outside the northeast boundary of the East Raleigh-South Park National Historic District, the Atwater-Perry House was first constructed as a likely modest one-story/4-room structure sometime between 1898 and 1899.

As the Atwater-Perry family continued to grow, the home was enlarged (c. 1922). Modified in the Foursquare style so popular during the 1920's in particular, the newly altered home reflected a style that epitomized an architectural departure from the elaborate ornamentation of the Victorian period. Favored among the middle class in particular, the simple Foursquare provided an inexpensive way to deliver large amounts of living space on a relatively small footprint. Variety in window and porch treatments was encouraged; round porch columns and a Palladian window might reflect a Colonial Revival influence, while stained glass windows, transoms, and sidelights were more suggestive of a Queen Anne.

In the case of the Atwater-Perry House, the newly remodeled 2-story, five bay house now featured low-pitched hipped rooflines suggestive of a Prairie influence. In addition, 6/1 divided light doublehung sash windows; exposed rafter tails; boxed columns supported by brick pedestals; and a full-width, one-story front porch suggested a more Craftsman influence. In addition to weatherboard siding on the first floor of the house, the second floor was clad with wood shakes; a band board delineates the two levels. An exterior end common bond masonry chimney projects through the roofline.

During the 1940's, the front porch flooring was removed and replaced with poured concrete. Also, an addition to the back of the house was likely constructed at this time, and is presently a mix of weatherboard and hardiplank siding. In addition, it features replacement vinyl windows, French doors, flooring, beadboard ceiling, lighting, and hardware. At an indeterminate time, aluminum siding was installed, though it has recently been removed and the weatherboard and shakes repaired/replaced as necessary. In addition, the second floor (SE corner) window was removed, and a fiberglass front door installed in place of the original, also at an unknown date.

Other recent changes to the exterior include the removal of gutters and restoration of the house's exposed rafter tails; the installation of code-compliant handrails off the back porch; the replacement of square columns in favor of tapered wood columns; and the installation of a new matchstick balustrade along the front porch.

Property Description: Site

The Atwater-Perry House is located on a .28-acre parcel. According to Camille N. Drie's 1872 Bird's Eye View map of Raleigh, the lot is located at the proximate entrance to the original site of the North Carolina State Fairgrounds. The larger tract was also used as a Confederate training camp during the Civil War (Camp Ellis); a Union training camp during the Federal occupation; and finally as a Freedman's refugee center and hospital before it was subdivided into residential lots in the early 1870's.

At present, the only mature vegetation remaining is a sugar maple located in the front right-of-way, and two trees of an unknown variety in the back yard, both of which appear to be in questionable health. All other landscaping features, save a spot of English ivy growing in the NW corner of the back yard, are recent additions.

The rear yard is remarkable for its undulating landscape. The uneven terrain features a number of valleys and deep depressions. A cursory review of the site revealed an array of objects and other physical remnants suggestive of its intensely traversed and utilized past life.

D. Historic Significance

The Atwater-Perry House is architecturally significant as representation of an owner-occupied African American middle-class dwelling in an area that was predominantly working class rentals. Its first owner-occupant, William Atwater, purchased the 4-room house in 1904 for his wife Emma and three children. Around the time of William Atwater's passing in 1924, the home was enlarged to accommodate his daughter Esther, her husband William A. Perry, their six children, and Esther's stepmother Della Atwater. According to the Perry family, and substantiated by a City Directory review, it is likely that William Perry was the first black mail carrier in Raleigh. The house remained under the ownership of the Atwater-Perry Family for nearly a century, until it was sold in 1999.

The greater parcel is historically significant as a cultural landscape: for its association with early Raleigh development as the proximate entrance to the first site of the North Carolina State Fairgrounds; its war time role during the Civil War and Reconstruction; and is symbolic of African American speculative residential development in East Raleigh, beginning in the early 1870's through the early part of the 20th century.

Historic Context: Antebellum Period

When the City of Raleigh was chartered as the first planned U.S. capital in 1792, its boundaries went as far as its geographical street names suggest: North, South, East, and West. In 1819, the General Assembly authorized the sale of a large tract of state-owned land in what would eventually be known as East Raleigh. Between 1820 and 1860 in particular, nearly two dozen large homes were built by whites along New Bern Avenue, as well as E. Hargett, E. Davie, and E. Lenoir Streets.

In an interest to promote agricultural reform during the early part of the 19th century, the North Carolina Agricultural Society was founded, also in 1819. During its initial development, organizers attempted to establish a state fair, but the idea met with lukewarm reception. Due to ineffective leadership, the state society was dissolved just a few short years following its establishment.

During the 1840's, concerted interest in agricultural reform re-emerged. While the planter elite remained engaged in the latest agricultural methods, crops, and livestock, the majority of North Carolina's "dirt farmers" remained uneducated and largely unreachable. During this period, county agricultural societies formed to discuss agricultural problems and techniques, establishing a handful of local agricultural fairs in the process.

In 1852, the North Carolina State Legislature gifted all county agricultural societies with an annual stipend of \$50 to promote reform efforts. In addition, the Legislature funded capital improvements to an assortment of privately owned railroad and plank road companies to facilitate easier transportation of crops. This same year, state government also established the state's first comprehensive public school system, an effort largely geared towards educating the state's rural masses.

While the spirit of agricultural reform continued to sweep the upper echelons of North Carolina's planter class, filtering information and reaching the common farmer challenged early reformers. Many advocates, including editors of agricultural journals, believed a state agricultural society and fair would provide the most effective means towards reaching and educating farmers from across the state.

Respected editor of Bath's *Farmer's Journal*, Dr. John F. Thompkins, began a campaign in 1852 to establish agricultural societies in each of North Carolina's counties, suggesting that delegates be sent to Raleigh in July of that year to ultimately form a state society. When interest among the counties faltered, Thompkins then pressed for such a meeting to occur in October of 1852, when the state legislature was already convened for an additional session. By the end of this meeting, a revitalized state agricultural society emerged. Not only did the body's bylaws recommend the founding of agricultural societies in every county, but also called for an annual state fair to be held each October in Raleigh following harvest. Not only would a state fair disseminate new agricultural methodologies and industrial developments to farmers across the state, but it held powerful promise to become a popular and beloved social event for North Carolina farmers and their families.

The new fair was to be partially funded by an annual membership fee to the society. When these funds proved insufficient, Dr. Thompkins and members of the new society appealed to Wake County commissioners to provide funds to support the fair, and to Raleigh residents with the promise of economic benefit resulting from the fair's many attendees. The commissioners agreed to fund half of the amount needed to secure land and buildings up to \$5,000, and only if the society successfully matched these funds through group membership and donations. For its part, the City of Raleigh generously donated a 16-acre tract bordered by E. Hargett and E. Davie Streets.

During the summer of 1853, fair organizers oversaw the construction of the fair's first buildings. Floral Hall, the main exhibition building, housed a variety of exhibits including fancy needlework, household and pantry goods, as well as floral and fruit arrangements. A smaller Farmer's and Mechanic's Hall was constructed to house machinery and agricultural implements, as well as field crops. In addition, a "refreshment room" for ladies, as well as a "sunk room" for drinking water were also built. To facilitate attendance, the agricultural society negotiated with the state's railroad carriers to provide reduced fare to event attendees; all exhibited goods were transported free of charge.

The first North Carolina State Fair took place on October 18, 1853, and by all accounts was a rousing success. By 1854, additional livestock stalls and an amphitheater were added to the grounds. Attendance, and the fair's popularity and influence, grew each year. By 1858, more than 8,000 attended the weeklong fair, and by 1859, more than 1,300 exhibits were featured.

Historic Context: War and Reconstruction

While normal fair operations took place in 1860, the winds of war brought much change to the North Carolina State Fairgrounds. During the Secession Crisis of 1860-1861, the Ellis Light Artillery organized, using the fairgrounds for drilling. Following the May 1861 vote to formally separate from the Union, the fair was suspended and the entire campus turned over for wartime operations. Designated as the first training camp for the state's hastily mustered volunteers, the facility was named Camp Ellis after sitting Governor John W. Ellis. Also that month, the fair's exhibition buildings were converted into a military hospital to serve the sick and wounded, known as the Fair Grounds Hospital. Raleigh surgeon, Dr. Edmund Burke Haywood, acted as its director throughout the war.

Within a few short weeks following secession, thousands of men flooded the state capital to be trained at Camp Ellis and fulfill their military duty. They camped anywhere they could find space: on

Burke and Caswell Squares; railroad depots; the Dorothea Dix campus; in boarding houses and in pine groves. Living on his estate close to the fairgrounds, former Governor Charles Manly stated the entire city had “become a military camp”.¹ Of note, Henry Lawson Wyatt of Tarboro, one of many soldiers having trained at Camp Ellis, was the first Confederate soldier from North Carolina to be killed in battle, dying in Virginia at the Battle of Big Bethel in June of 1861. Until contradictory research came forth in the early 2000’s, Wyatt was long considered the Confederacy’s first loss, as his statue on Union Square in front of the North Carolina State Capitol denotes.

Accommodations for soldiers at the fairgrounds were less than luxurious. In his later recollections, private R.H. Bradley of the Bethel Regiment, remembered his camp accommodations as “horse stall No. 55”.² Unable to meet such strenuous demands, Camp Ellis soon became overcrowded and thus unhealthy. To mitigate the volume of would-be soldiers entering the city for training, Adjutant General John Franklin Hoke ordered the establishment of two other training camps located close to the city: Camp Mangum (adjacent to the present day North Carolina Museum of Art), and Camp Crabtree (also known as Camp Carolina), on the plantation of Kimbrough Jones just north of the city.

When Union troops entered Raleigh in April of 1865, they set fire to many of the fair’s buildings, badly damaging or destroying most of the structures. During the Reconstruction period, Federal troops occupied the campus, and the site was eventually turned over as a refugee camp and hospital to support both the Freedman’s Bureau and the droves of emancipated African Americans entering the city.

By the end of the Reconstruction period, plans to resurrect the fair began in earnest. In the spring of 1869, Kemp P. Battle, the newly elected president of the Agricultural Society and later president of the University of North Carolina, oversaw the restoration of the fairgrounds to its pre-war condition. Among other improvements, buildings were repaired and replaced and the racetrack expanded. The 1869 fair was hugely popular, as were the following two years. Indeed, under Battle’s expert leadership, the State Fair grew so significantly that its existing site could no longer meet demand. Competition from other towns, and a lack of funding from the legislature for facility improvements, jeopardized its very existence. In 1872, the *Reconstructed Farmer* issued a withering attack on the fair, citing disrepair and small grounds as “disreputable to the State...As long as you have a Floral Hall better fitted for a shuck house than anything else, you need not expect an exhibition creditable to North Carolina.”⁴ It further implored Raleigh citizens to either remedy the situation, or face the relocation of the State Fair to Wilmington, Goldsboro, or Charlotte, among other suggested municipalities.

In 1872, the decision was made to relocate the North Carolina State Fairgrounds from its original location to a roomier 55-acre site, presently the Fairmont neighborhood adjacent to NC State University. The fair remained at its second location until 1928, when it moved to its current 200-acre home.

Historic Context: African American Speculative Residential Development

Prior to the Civil War, East Raleigh was considered a fashionable residential enclave for whites. However, by the end of the war, free blacks began to settle around the environs of the state fairgrounds due to its close proximity to freedman facilities. In addition, with the fortunes of many of Raleigh’s elite in tatters following the Civil War, many of the area’s large homesites and former plantations were subdivided and sold off for development. Upon the fair’s relocation to Hillsborough Street, the land known as the “Old Fair Grounds” was itself divided into 68 individual lots. The majority of parcels closed in 1873, mostly purchased by white real estate speculators. By 1881, three new streets were laid out and 50 homes were on the property, almost all of which were rentals.

An 1877 newspaper article illustrated the area's sudden and transitional growing pains, citing "...the locality known as the "Old Fair Ground" is a perfect nuisance...and should be brought into the city limits and be within the jurisdiction of the chief of police. There is hardly a day passes without a row of some kind, and on Sundays it is a perfect rendezvous for drunken rowdyism, profanity, obscenity, and all manner of wickedness. Almost every day there is an assault and battery case before some justice of the peace...The place has become perfect pandemonium."⁴

For freedman seeking new opportunities and a new life in the state capital, East Raleigh quickly evolved as a popular residential area. Around the Old Fair Grounds, other residential communities were established, including St. Petersburg, Cotton Place, and Hungry Neck.

By the late 1880's, the Old Fair Grounds environs included merchants, craftsmen, laborers, porters, drivers, and domestics among the most common professions.

Historic Context: The Genesis of 904 E. Hargett Street and the Atwater-Perry Family

In April of 1873, Henry Fendt and his wife Cornelia purchased 904 E. Hargett Street from the North Carolina Agricultural Society for \$220, platted as lot no. 15 of the Old Fairgrounds property. Fendt, a native of Germany, immigrated to the United States in 1856. Listed as a "variety merchant" in the 1870 census, he had amassed \$10,000 in real estate and \$5,000 in personal goods at a time when many Raleigh citizens were still struggling. Between 1870 and 1880, Fendt opened a successful confectionary store, which he operated until his death. He and his family resided at 110 W. Martin Street, at the present location of the News and Observer.

In July of 1877, the Fendts sold 904 E. Hargett to John Martin and Theodore Staebelin of Baltimore. Though the reasons for this interstate transaction are unknown, it is worth noting that not only were Martin and Staebelin confectionary merchants like Fendt, but they immigrated to the United States from Fendt's home state of Hesse-Darmstadt, Germany. The two held the property for more than a decade, selling to Charles H. Beine, a farmer living at 608 E. Hargett, in 1889. In addition to numerous real estate holdings, Beine also owned another parcel of the Old Fair Grounds, lot no. 56, which fronted E. Davie Street. Sometime between 1898 and 1899, Beine likely constructed a modest 1-story dwelling for use as a rental. According to an 1899 Raleigh City Directory, the first resident at 904 E. Hargett was Azel G. Massey. Massey, along with his brother George (who lived across the street at 901 E. Hargett), operated a saloon and grocery next door at 900 E. Hargett. In 1903, Massey moved out and William M. Farrell moved in, taking over Massey's grocer operations.

In 1900, the parcel was sold to prolific Raleigh businessmen, brothers William Carter (W.C.) Stronach and Alexander Barron (A.B.) Stronach. W.C. lived in Oakwood on his 15-acre pleasure farm, Geranium Valley, at 601 N. Bloodworth Street. Alexander also lived in Oakwood at 411 N. Bloodworth, presently the Oakwood B&B. Their houses were part of the original 11 residences in the neighborhood.

The sons of an Irish stonecutter brought to North Carolina specifically to work on the State Capitol, the Stronach brothers were head of a number of prominent Raleigh businesses including both a grocery and dry goods stores. In addition, W.C. owned a tobacco warehouse along S. Wilmington Street (along present day Stronach's Alley), as well as a large tobacco salesroom fronting the 300 block of S. Wilmington Street, doubling as an event space for inaugurations, balls and various receptions. Both brothers were active within the community, with W.C. being an organizer of the Confederate Soldiers' Home across the street from the Old Fair Grounds site, and A.B. serving as police chief, among their many civic duties.

According to deed research, William Atwater purchased 904 E. Hargett from the Stronach family in March of 1904. With earlier occupations listed as driver, concrete worker, and laborer, Atwater served as grocer in his later years at 910 E. Hargett. Along with his wife Emma and their three children, Atwater was the first African American owner (and resident) of the property.

In October 1913, Emma Atwater passed away. Around that time, daughter Esther married William A. Perry, a porter. The young couple remained in her parent's home, where they started a family. By 1919, William Perry had transitioned from porter to mail carrier for the U.S. Postal Service, a position he would hold for more than three decades. According to Frieda Perry Rapelyea, the last of William and Esther Perry's children still living, William Perry was the first African American mail carrier in Raleigh.

Also in 1919, William Perry purchased the corner store at 910 E. Hargett Street, which he and his wife operated for many years. The following year, the Perry's also acquired the house at 908 E. Hargett Street, likely for use as a place in which to live while alterations were ongoing at 904 E. Hargett; it was later used as a rental.

By the early 1920's, the Perry's had several small children, and William Atwater was remarried to Della. Outgrowing the constraints of the original house, William Perry's brother, a builder, helped to construct the Atwater-Perry's modified and greatly enlarged home at 904 E. Hargett, likely around 1922.

In 1924, William Atwater passed away. Though she continued to live there until her death in 1933, Della Atwater sold the house to her stepdaughter and son-in-law on January 1, 1928 for \$1,600. At the time of Della's passing, the Atwater-Perry household included nine residents.

In 1943, William Perry became the pastor of Baptist Grove Church, located nine miles away on Leesville Road. He continued to serve as mail carrier simultaneously, retiring from the postal service in 1952 to pastor full-time. Perry served in this capacity until 1970, and passed away in 1979. His wife Esther died in 1992, leaving the property to her children. By the time her heirs sold 904 E. Hargett in 1999, the property had remained in the same family for nearly a century.

E. Special Significance Summary

The Atwater-Perry House at 904 E. Hargett Street is significant for its association with William A. Perry as the first black mail carrier in the City of Raleigh, for its continuous ownership by the same family for nearly a century, and as a fine example of middle-class African American vernacular residential architecture.

Also, as the site of the proximate entrance to the North Carolina State Fairgrounds, Confederate and Federal training camps, Freedman's Bureau facilities, and as a reflection of African-American residential development patterns, the greater parcel is significant as a cultural landscape.

A present window and door inventory is as follows:

North elevation:

- Two pairs of 6/1 doublehung wood sash windows (1st story – NE and NW corners)
- Replacement 6-panel steel entry door (1st story – center)
- Two pairs of 6/1 doublehung wood sash windows (2nd story – NE and NW corners)
- Single 6/1 doublehung wood sash window (2nd story – center)

East elevation:

- Single 6/1 doublehung wood sash window (1st story – NE corner)
- Pair of 4/4 vinyl replacement windows (1st story – center)
- Pair of 1/1 vinyl replacement windows (1st story – SE corner)
- Single 6/1 doublehung wood sash window (2nd story – NE corner)
- Pair of 6/1 doublehung wood sash windows (2nd story – SE corner)

South elevation:

- Single 6/6 vinyl replacement window (1st story – SE corner)
- Pair of multi-light vinyl French doors (1st floor – center)
- 6/1 doublehung wood sash window (2nd story – SW corner)
- 6-light wood ribbon window (2nd story – center)

West elevation:

- Set of three 6/6 doublehung sash windows (1st story – SW corner)
- Pair of 6/1 doublehung wood sash windows (1st story – center)
- Single 6/1 doublehung wood sash window (2nd story – NW corner)
- Pair of 6/1 doublehung wood sash windows (2nd story – SW corner)

ENDNOTES

1. E.M. Thomas, L. J. Gordon, and J.S. Inscoe, *Inside the Confederate Nation: Essays in Honor of Emory M. Thomas* (Baton Rouge: Louisiana State University Press, 2005), 45.
2. Walter Clark, *Histories of the Several Regiments and Battalions from North Carolina, in the Great War 1861-'65* (Raleigh: E.M. Uzzell, 1901), 577.
3. Melton A. McLaurin, *The North Carolina State Fair: The First 150 Years* (Raleigh, NC: Office of Archives and History, NC Department of Cultural Resources, 2003), 17.
4. Karl E. Larson, *A Separate Reality: The Development of Racial Segregation in Raleigh, North Carolina, 1865-1915* (Raleigh: North Carolina State University, 1983), p. 34.

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