

WAKE COUNTY, NC 350
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/22/2008 AT 15:01:34

BOOK:013329 PAGE:01898 - 01904

Instrument prepared by: Raleigh City Attorney's Office
Brief description for Index: Borden Building
Parcel Identifier: 1704336679
Mail after recording to: City Planning Department
PO Box 590, Raleigh NC 27602
Attn: Martha Hobbs

STATE OF NORTH CAROLINA
COUNTY OF WAKE

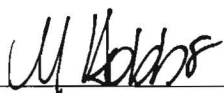
**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL
OR OTHER MINOR ERROR**
[N.C.G.S. 47-36.1]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Raleigh City Council Ordinance (1987) 982 adopted on 5/5/1987 and recorded in Deed Book 4014, Pages 88-91, Wake County Registry, contained the following minor error:

The ordinance did not include a statement of the owner(s) of record of the subject property on the date of adoption of the ordinance. Affiant makes this Affidavit for the purpose of correcting the above-described instrument by noting the said property owners of record, to wit: **The City of Raleigh.**

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is employed as Planner II for the City of Raleigh Planning Department.

A copy of the original instrument is attached as Exhibit 1.



Affiant
Martha Daniel Hobbs

State of North Carolina County of
Wake

Signed and sworn to (or affirmed)
before me, this the 19 day
of December,
2008

My Commission Expires 7-6-2010.

My Commission Expires:

Daniel L. Becker

Notary Public
Daniel L. Becker

(Affix
Official/Not
arial Seal)

City of Raleigh
P.O. Box 590
Rd., N.C. 27602

BOOK 4014 PAGE 88

FOR
REGISTRATION
MAY 14 9 58 AM '87

ORDINANCE NO. (1987) 982

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

AN ORDINANCE DESIGNATING THE BORDEN BUILDING OF THE METHODIST ORPHANAGE COMPLEX IN THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC PROPERTY

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

WHEREAS, the Raleigh Historic Properties Commission has made an investigation and recommended the following property be designated a Historic Property; and

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

WHEREAS, on the 5th day of May, 1987 a joint public hearing was held in the Council Chambers of the Municipal Building, Raleigh, North Carolina, by the Historic Properties Commission and the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic property; and

WHEREAS, all requirements of Part 3B, Article 19, Chapter 160A 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 THAT:

Section 1. The property designated as the Borden Building of the Methodist Orphanage complex, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a historic property. Said property being more particularly described as follows:

The Borden Building of the Methodist Orphanage complex, located in Fletcher Park approximately 475' northwest of the termination of North Boylan Avenue, and five feet of land surrounding it on all sides.

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

It was the first building opened as a part of the Methodist Orphanage operated by the North Carolina Conference of the Methodist Church and its location and investment affected the economic and geographic growth of the City of Raleigh.

Exhibit 1

BOOK 4014 PAGE 89

It was designed by Charles Pearson, one of North Carolina's first indigenous architects who attended North Carolina State and with Thomas Ashe, also a State College graduate and native of Raleigh, founded one of Raleigh's first local architectural firms.

It embodies the distinctive characteristics of a kind and type of domestically scaled and detailed institutional building which was in favor at North Carolina colleges, hospitals and similar institutions until growth in numbers and changes in building codes required a very different kind of institutional building.

Section 3. No building or structure that is designated in this ordinance located on the hereinbefore described site 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 Properties Commission or its successors.

Section 4. No building or structure which is designated in this ordinance on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Raleigh Historic Properties Commission or, after the Commission has received a completed request for demolition, one hundred eighty (180) days (or any other longer period of time required by N.C.G.S. 160-399.6 as it may be amended hereinafter) have elapsed.

Section 5. That all owners and occupants of the property hereinafter described, whose identity and addresses can be ascertained by the exercise of due diligence be sent by certified mail a copy of this ordinance.

Section 6. 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 7. City administration and the Historic Properties 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 property by action of the Raleigh Historic Properties 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 Historic Properties Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

BOOK 3014 PAGE 93

Section 8. In the event any building or structure is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: 5/5/87

Effective: 5/5/87

Distribution: City Manager
City Attorney
Planning Department (2)
Inspections Division (3)
Historic Properties Commission
Wake County Tax Supervisor
Property Owner and/or Occupant
Register of Deeds
City Council

BOOK 4014 PAGE 91



City Of Raleigh
North Carolina

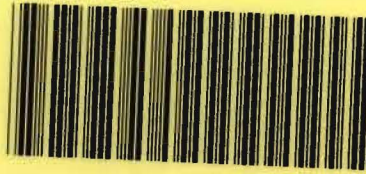
STATE OF NORTH CAROLINA }
COUNTY OF WAKE }

I, BRENDA N. ANDERSON, DEPUTY CITY CLERK OF THE CITY OF RALEIGH, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND EXACT COPY OF ORDINANCE No. (1987) 982 ADOPTED BY THE CITY COUNCIL IN THEIR MEETING HELD MAY 5, 1987.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE CAUSED THE SEAL OF THE CITY OF RALEIGH TO BE AFFIXED THIS 8TH DAY OF MAY, 1987.

SEAL

Brenda N. Anderson
BRENDA N. ANDERSON
DEPUTY CITY CLERK



BOOK:013329 PAGE:01898 - 01904

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



RALEIGH HISTORIC PROPERTIES

APPLICATION

I. General Information

Address of property to be designated as Raleigh Historic Property

Borden Building

Name of Applicant and address

Telephone _____

Owner of property and address

Telephone _____

Classification:

Building Structure Site Object

Ownership:

Public Private Both

Status:

Occupied Unoccupied Work in progress

Accessible:

Yes, restricted Yes, unrestricted No

Present use:

Commercial Museum Residential Other

Location of legal description:

Courthouse Reaistry of Deeds Other
(Give specific address if outside Wake County)

Part II. Significance of Property

Period: 1400-1499 1500-1599 1600-1699
 1700-1799 1800-1899 1900 to present

Areas of Significance

<input type="checkbox"/> Archeology Historic	<input type="checkbox"/> Conservation	<input type="checkbox"/> Museum
<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Economics	<input type="checkbox"/> Philosophy
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Palitics/Government
<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion
<input type="checkbox"/> Commerce	<input type="checkbox"/> Law	<input type="checkbox"/> Science
<input type="checkbox"/> Comnications	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Social/Humanitarian
<input checked="" type="checkbox"/> Community planning	<input type="checkbox"/> Military	<input type="checkbox"/> Other (Specify)

Part III. Basis for request of site desianation (check one)

Historical (attach additional sheets as necessary)
Describe the property as it existed at the time of historical event. How it now exist, if different, and how, if at all, it might have been altered.

— Architectural (attach additional sheets as necessary)
Describe briefly, but fully, in a factual, straight forward fashion. Begin with the overall form, and then describe primary features **common** throughout the building. Then describe main facade, then other sides, extensions, **a**lterations, and additions. Then ~~go~~ inside, describe the predominant floor plan, and introduce the overall character of interior, general characteristics of interior finish, general **a**lterations. Then as appropriate, describe features of individual rooms or sections. If you have learned the original function of specific **rooms**, outbuildings, etc. note these as well as the physical appearance.

Part V. Documentation

The following items must accompany this request:

Photographs

Citations for Deed Recording

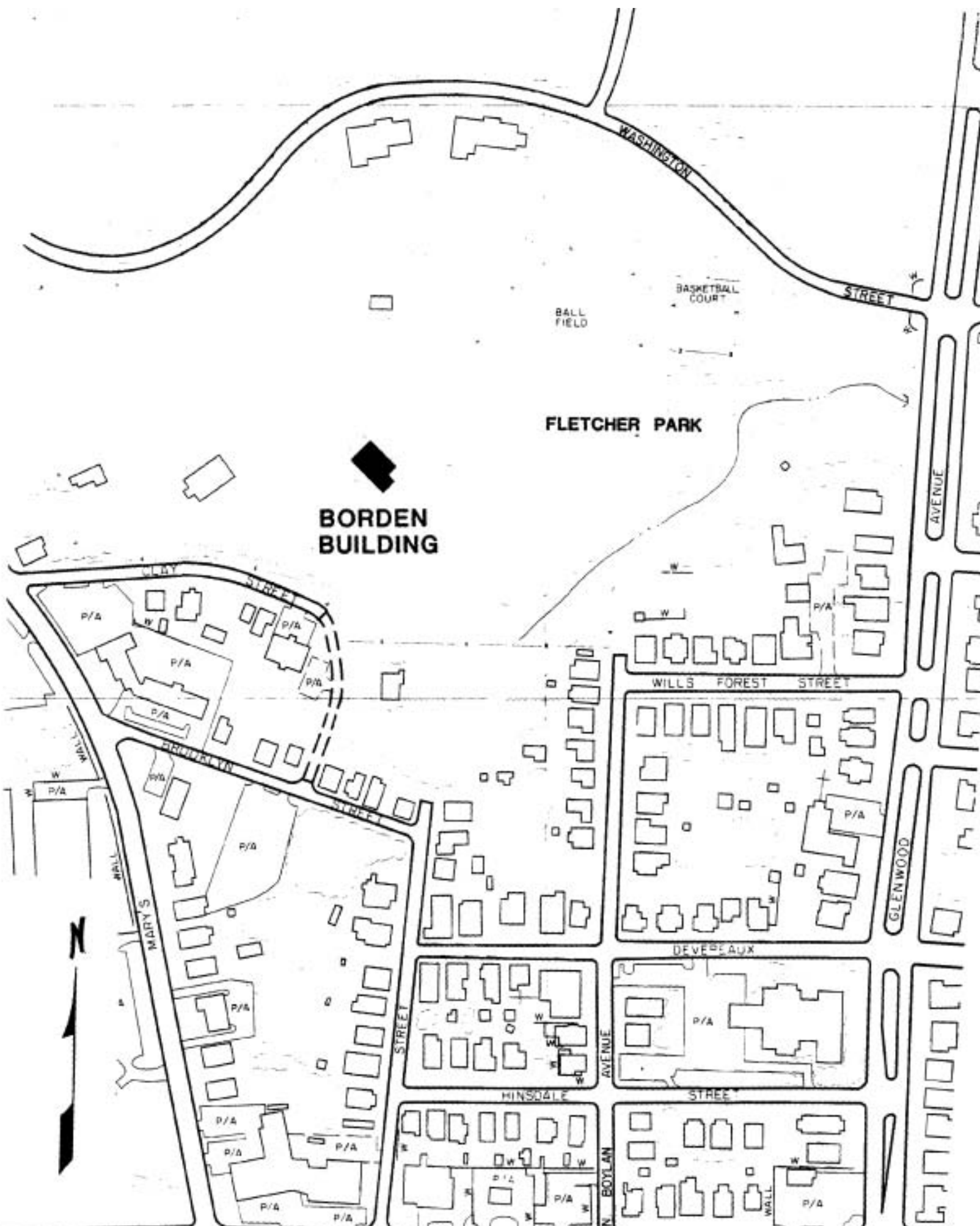
Earliest listing in City Registry

Evidence of original construction date and original owner, e. g.,
Deeds of Trust, family Bible, Sanborn Insurance Maps, publications,
personal mementoes.

For further information and/or assistance contact:

Raleigh Historic Properties Commission, Inc.
1 Mimosa Street
Raleigh, North Carolina 27604

832-7238



WASHINGTON STREET

BASKETBALL COURT
BALL FIELD

FLETCHER PARK

BORDEN BUILDING

AVENUE

WILLS FOREST STREET

GLENWOOD

DEVELOUX

HINSDALE

STREET

N. BOYLAN AVENUE

MARY S

N

P/A

P/A

P/A

P/A

P/A

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Physical Description:

The Borden building is located on the south side of the property formerly referred to as "the Methodist Orphanage," located in northwest Raleigh and bounded by Devereaw Creek and Clay Streets on the south, Glenwood Avenue on the east, The Methodist Conference property on the north, and St. Mary's Street on the west. Sited on a rise from the south property line along Devereaw Creek the building faces north and stands at the end of a former access lane to a row of three other buildings two of which are identical to it. The Borden building may be the first building erected by the Methodists in 1900. The Wilmington Messenger (12-1-1900) reported that Raleigh architect Charles Pearson designed the two-story brick building that was formally opened on November 30, 1900 by Bishop H. C. Morrison.

The building is a square, red brick, two-story central hall plan, double pile pyramidal roofed dwelling which is basically domestic appearance. The only important decorations on the building are the quoins worked in brick at the four corners and the quoins on either side of the central window on the second floor. The building is entered from a porch, on grade, which conceals the half-basement permitted by the steep slope south behind the building. A large dormer punctuates each of the four sides of the roof and lights the attic. A chimney stack rises from the center of the building near the slightly flattened peak of the slate roof. The three bayed building has a central door with side lights under a flattened arch and each window, two to a bay on the facade, one each on the east and west sides, is placed under a similar flattened arch devised from two soldier courses of brick. On the first floor the windows rest on tan stone stools; on the second they rest on a brick belt course which gives the wall relief. The thick walls of the building give the nine over nine sash windows (nine over plain on the second floor and all probably later) a splayed sill. All trim of the windows and doors is painted white.

The south side of the building, the rear elevation, has an attached single story wing with basement, also of brick with the same details as the rest of the building. The wing was probably noted for kitchen, eating, and staff.

The present full facade front porch with a low center pediment is supported on paired Ionic columns at the corners and a triad of Ionic columns either side of the pediment. This porch is probably later than the original building; it is much more academically classical while the building itself is a typical domestic foursquare hybrid of Queen Anne and Colonial revival features. There is also physical evidence that the porch has been changed. The present porch cuts across window heads and joins the corners of the facade in an awkward way--the pilaster being cut out to avoid window stools and quoins. The original porch would have been like that of the two other buildings which match it on the row. Stubby brick piers under short wooden box columns support the more elaborate and steeply slanted roofs. Wooden balustrades between the pieces contribute to a more complete appearance.

The interior of the building has been considerably altered over the many decades of use but the basic central hall with stairs remains. The arrangement of the large rooms with high ceilings and large windows is also repeated in other buildings on the property.

Significance of the Building

The Borden building is, according to local recollection and testimony the first building erected on the Methodist Crphanage property. The Wilmington Messenger (12-1-1900) states that Bishop H. C. Morrison opened the orphanage "last afternoon" and describes the first building as built of brick with seven large rooms and four small ones, and a second floor of two large dormitories, bathrooms, lavatories, etc. This may be the same building that Charles Pearson, the architect, describes in his memoirs as one of the "cottages" he designed, along with the Main Building, for the Methodists between 1899 and 1901. (North Carolina State University Archives)

The Borden Building embodies a style and type of institutional building that is best described as domestic in feeling and scale. The row of cottages that joins Borden and the subsequent construction of many buildings of similar form over the site testify to the institutional philosophy of housing orphan children in a setting that attempted to avoid the worse features of orphan asylums which were famous for their cold, impersonal, dehumanizing size and the absense of personal attention and affection. The cottages functioned as nearly as possible like a large family unit.

This philosophy was shared by other institutions. Raleigh's Barrett and Tkomsom (fl. 1899-1920) designed Asbury Hall (1901) at Trinity College (now Duke University) in much the same way as Charlotte's premier architect, C. C. Hook (1869-1938) designed the Mary Ann Smith Dormitory at the University of North Carolina. ¹ Both are home-like in appearance. The same could be said for school building design Pearson's Wiley School (demolished) is comparable in its domestic character to schools that Barrett and Thomson illustrated in a 1903 publication for the North Carolina State Department of Public Instruction (see example attached). Within a decade numbers would change the appearance of the schools and dormitories. Many years would pass, however, before institutions recognized the inherent isolation of an institution like the orphanage. It was this recognition however which put an end to this way of housing children.

The Borden building also represents a major investment by the Methodist Church not only in a physical complex but also in the city of Raleigh. Other Methodist institutions in Durham or Louisburg would have made good locations for an orphanage but the North Carolina Conference decided to place the facility in Raleigh and bought land one mile west of the city. When the Glenwood Land Company bought and laid out the new Glenwood suburb in 1906 the Orphanage stood to gain neighbors in its immediate front yard. The developer had obtained a parcel that was almost equally divided by Glenwood Avenue; Boylan Avenue and Gaston Streets would have been extended through to Wade Avenue to form Glenwood's western north/south streets. But in 1908 before the great land auction the Methodists bought about fifty more acres, giving the property its present form on Glenwood Avenue. This gave the Methodists access to the streetcar line, Bloomsbury Park and the city. It also gave a visible, if not actual, park space to the inhabitants of the Glenwood neighborhood. ² Thus the physical and economic presence of the Methodist Orphanage helped shape the growth and development of that quadrant of Raleigh to the present day.

1. C. V. Brown, unpublished MSS. Architects and Builders in North Carolina: A History of the Practice of Building. Documents owned by author.

2. Glenwood neighborhood, National Register Nomination, filed Archives and History, Department of Cultural Resources, State of North Carolina; also available, City of Raleigh Preservation Planning.

Statement of Significance:

The Borden building, the first building of the Methodist Orphanage complex is significant because:

- a. it was the first building opened as a part of the Methodist Orphanage operated by the North Carolina Conference of the Methodist Church and its location and the investment effected the economic and geographic growth of the city;
- b. it was designed by Charles Pearson, one of North Carolina's first indigenous architects who attended North Carolina State and with Thomas Ashe, also a State College graduate and native of Raleigh, founded one of Raleigh's first local architectural firms;
- c. it embodies the distinctive characteristics of a kind and type of domestically scaled and detailed institutional building which was in favor at North Carolina colleges, hospitals, and similar institutions until growth in numbers and changes in codes required a very different kind of institutional building.

CHARLES PEARSON, ARCHITECT, OF RALEIGH, N.C.

From the Files of William Keaves, Wilmington

1901- Mr. Charles Pearson, the well known architect of Raleigh, and Mr. W.L. Holt, of Fayetteville, were arrivals in the city yesterday. (STAR, 1-9-1901)

*1900- The Methodist Orphanage, which is located one mile west of Raleigh, was formally opened by Bishop H. C. Morrison last afternoon. The dedication will not be held until the main building is completed. The first building just completed, comprises seven large rooms and four small ones. It is of brick, and the interior is finished in hand-finish natural pine. On the second floor are two large dormitories, bath rooms, lavatories, etc. The building is well constructed having been built by Zachary & Zachary. Charles Pearson is the architect. Work will soon begin on the main building which will cost some \$15,000.

(MESSENGER, 12-1-1900)

*1900- Charles Pearson, of Raleigh, was elected the first Secretary and Treasurer of the newly-organized Southeastern Architectural League, which met at Charlotte. (STAR, 12-29-1900)

April 7th., 1921.

PEARSON, Charles.

October 24th., 1873.

Ashville, North Carolina.

June 1894.

1894-5 Post Graduate work at N.C. State College.

1895 Associated with T.N. Ashe, '93, in practice of Architecture, as
to Pearson & Ashe, Architects, Raleigh, N.C.; designing and build
1901 ing:- State Museum Building, Raleigh; N.C. Home Insurance Co.
Building, Raleigh; Main Building and Cottages for Methodist
Orphanage, Raleigh; Carr Building, Chapel Hill; Riley School,
Raleigh; Murphy School, Raleigh; Fidelis Club, Mobile, Ala.;
Elks Club, Mobile, Ala.; Seblitz Brewing Co. Plant, Mobile, Ala.
and numerous other prominent buildings and residences. Also
during this period acted as Chief Engineer for the Raleigh &
Cape Fear Railroad, building some fine work such as the Gray Springs.

1901 Resident Engineer on construction of Mobile, Jackson & Kansas
to City Railroad, in South Mississippi. Also included contract
1903 works along Leaf River and other and several bridges crossing
Leaf River, Bogue River and other streams. In charge of trucking
laying on this road from Beaumont, Miss. to Laurel, Miss.

1903-04 With Bureau of Yards & Docks, U.S. Navy Department, as First
Class Structural Steel Work Draftsman and as draftsman-in-charge
at Charleston, S.C. Navy Yard. Has charge of design and construc-
tion of works costing in the aggregate about four million dollars
including Dry Dock No. 1 and a lot of the 25 foot deep concrete
Sea Wall.

1904-05 With Atlantic & North Carolina Co., as Principal Assistant
Engineer at New Berne, N.C. Rebuilt railroad from Weldon, N.C.
to Morehead City, N.C., including new steel bridges crossing
Neuse River at Kinston and Newport River at Newport.

1905-07 With General Contracting & Engineering Co. of New York, as
Chief Engineer. Located and built Atlantic & North Carolina
extension from Morehead City, N.C. to Beaufort, N.C.; located
and designed Norfolk & Southern bridge crossing Albemarle Sound,
Edenton to Mackey's Ferry, N.C.; located and built Charleston &
Summerville Electric Railway, Charleston to Summerville, S.C.

1907-09 With Georgia & Florida Railroad Co., as Resident Engineer
building their bridge across Altamaha River, near Milledgeville, Ga.,
entire structure being about one and three quarter miles long.

The Library
of the

University of North Carolina



Collection of North Caroliniana

This book was presented

by

Mrs. J. Ernest Erwin

CP 971.6

B21.1

c. 2

PLANS FOR PUBLIC SCHOOLS HOUSES

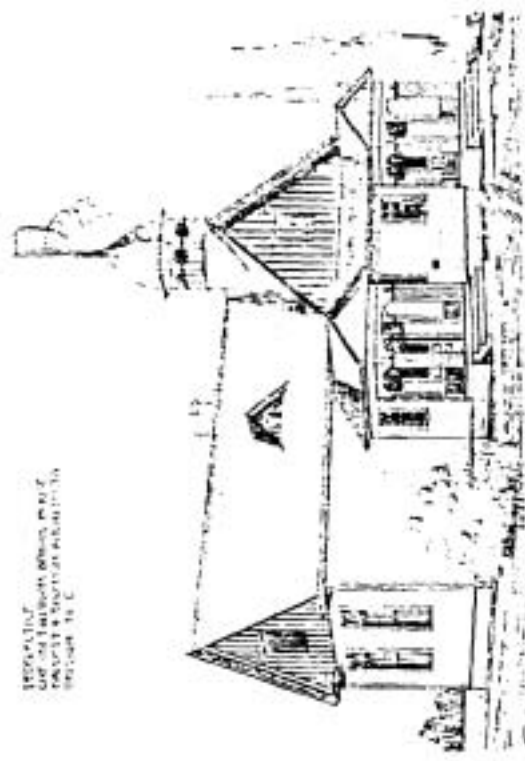
WITH
EXPLANATIONS, SPECIFICATIONS,
BILLS OF MATERIAL,
AND ESTIMATES OF COST.

PREPARED FOR
THE STATE SUPERINTENDENT OF PUBLIC INSTRUCTION
BY BARRETT & THOMSON, ARCHITECTS,
RALEIGH, N. C.



RALEIGH, N. C.
W. B. BOYD, STATE PRINTER
1900

FIGURE 1
 PERSPECTIVE VIEW OF THE
 PROPOSED BUILDING
 IN THE DISTRICT OF
 COLUMBIA



The accompanying plans have been prepared especially to meet the growing demand for better and more attractive school buildings for the country districts of the State of North Carolina.

The first point to be considered in the erection of the building is the site. This should be naturally as attractive as can be found without going outside the prescribed limits. A level or rising ground, sloping in all directions, is preferable. If such a site can not be had, the grounds around the building should be properly drained.

The earth taken from the excavation for foundation should be graded under and around the building in such manner as to carry the surface water away from the walls. The size of the building will be governed by the present or probable needs of the district in which it is to be built.

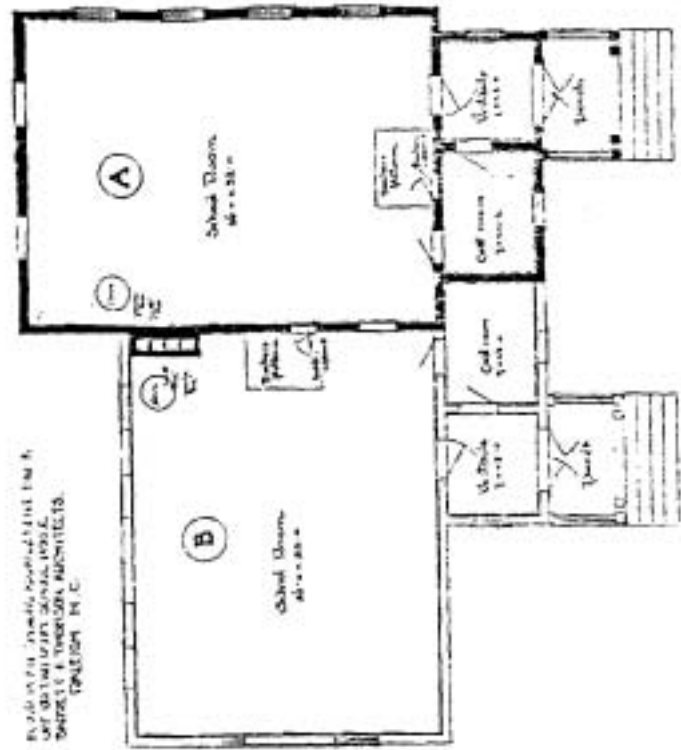
When a one-room building is required, build Room A, Plan No. 1, with accompanying coat room, vestibule and porch, shown by heavy black lines. When a second room is required, build Room B, with coat room, vestibule and porch, shown in light outline. If strict economy must be practiced, leave off the tower, the small gable ventilator on the main roof, and the porches shown on the Perspective No. 1. Where Room A is first built, and there is a probability of Room B being added later, the smoke and vent flue for B should be built at the time of building Room A.

The three-room building, Plan and Perspective No. 2, is intended for use only where three rooms are required, and where no addition is to be made. An attractive feature of this plan is the sliding partition between two of the rooms. This partition can be run up overhead and the two rooms thrown together for school exercises or entertainments. This feature can also be carried out in the larger buildings, if desired.

In order to meet the demand for a building suitable for erection in a fast-growing community, or small town, or

PERSPECTIVE PLAN NO. 1

PLAN NO. 1
 PERSPECTIVE VIEW OF THE
 PROPOSED BUILDING
 IN THE DISTRICT OF
 COLUMBIA



PLAN NO. 1

register near door line. As soon as a fire is lighted in the heater the smoke will pass into the smoke flue (S), thereby heating the brick partition between the flues. The radiant heat of same rarifies the air in the ventilating flue (V) which causes the air in same to rise upward. The air is replaced by the foul air in the bottom of the room through the ventilating register (VR), which in turn is carried upward and outward. The heater being supplied with fresh air from outside heats it moderately and sends it into the room. The ventilating flue being heated by the smoke flue exhausts the foul air, thereby causing a constant change of air in the room.

The temperature in the school room should be kept as even as possible between 68 and 70 degrees.

One of the best heaters on the market for this work is the Grossius School Room Ventilating Stove, manufactured by John Grossius Sons, Cincinnati, Ohio. The stove cost, at the present time, \$32.50 f. o. b., Cincinnati, and can be had for burning wood or coal.

Following will be found a complete specification with bill of material for each building:

The working drawings referred to will consist of:
 Floor plans.
 Foundation and roof plan.

Four elevations and miscellaneous details clearly showing the construction.

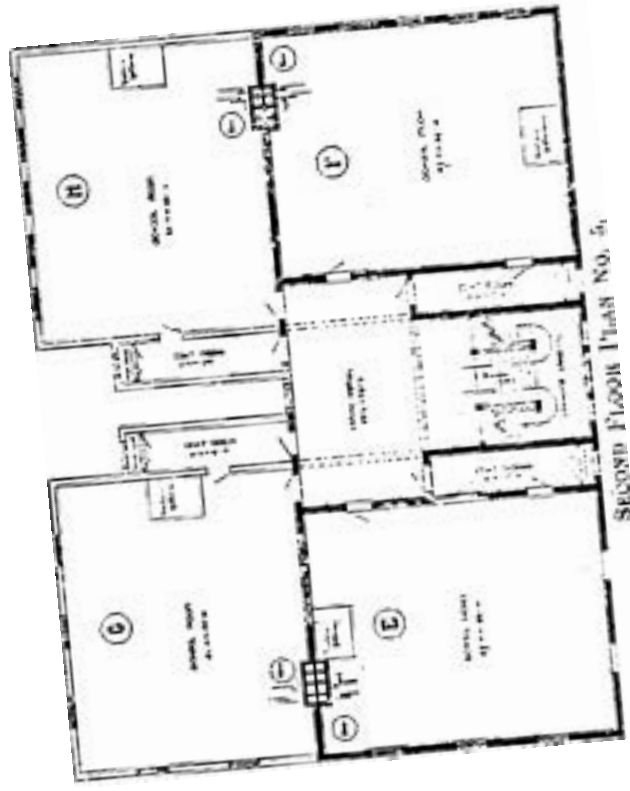
Copies of these drawings may be had by addressing the
 BARNETT & THOMSON,
 Raleigh, N. C.

SPECIFICATIONS

These specifications are intended to embrace all materials and labor necessary for the construction and completion, ready for occupancy of a room frame school building for the School, District of County, North Carolina.



PERSPECTIVE PLAN NO. 5.



SECOND FLOOR PLAN NO. 5.

Architects mentioned in the essays:

Thomas Ashe. born, Raleigh, February 11, 1876, died July 10, 1900.

Charles Barrett. born, Kansas, 1869, flourished in Raleigh until ca. 1910.

C. C. Hook. born, West Virginia, February 18, 1869, died, Charlotte, 1938.

Charles Pearson. born, Asheville, October 24, 1875, died, Charlotte, July 26, 1966.

Frank Thomson. fl. 1873-1917 in Raleigh.

Zachary and Zachery. The construction company mentioned in the newspaper account was active in Raleigh and Wilmington between 1894 and 1902.