

ORDINANCE NO. : (1995) 701

AN ORDINANCE DESIGNATING the Dr. Z.M. Caveness House at 1804 Hillsborough Street IN THE PLANNING JURISDICTION OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a countywide Historic Preservation Commission for Wake County 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 City of Raleigh agreed to participate in the countywide Historic Preservation Commission through an interlocal agreement with Wake County; and

WHEREAS, the Wake County Historic Preservation 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 that the following property is eligible to be designated a historic landmark; and

WHEREAS, on the 1st day of August 1995, a public hearing was held in the City Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh 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 Statutes, preceding the adoption of this ordinance, have been met.

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

Section 1. The property designated as the Dr. Z.M. Caveness House, owned by Mary Moore Ritchie, in the planning jurisdiction of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The Dr. Z.M. Caveness House at 1804 Hillsborough Street, Raleigh, (Wake County PIN # 1704.17 01 6163), approximately thirty-six hundredths (.36) acre, including the entire parcel on which the building stands.

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

Exterior of the two-story brick foursquare house and brick garage, both built in 1916, including all of the parcel described in Section 1.

Section 3. No building, site, structure, or object 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 Wake County Historic Preservation Commission or its successors.

PRESENTED  
FOR  
REGISTRATION  
95 SEP 29 PM 1:15  
KENNETH C. WILLIAMS  
REGISTER OF DEEDS  
WAKE COUNTY

Section 4. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Wake County Historic Preservation Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Wake County Historic Preservation Commission of a request for demolition (or any longer period required by N.C.G.S. 160A-400.14 as it may be amended hereafter).

Section 5. All owners 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 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 Wake County Historic Preservation Commission are hereby authorized to have erected an appropriate sign on the site herein described setting forth the fact that said site has been designated a historic landmark by action of the Raleigh City Council and the Wake County Historic Preservation Commission.

Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of City of Raleigh, this ordinance may be repealed.

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

Council Member Meeker made a motion that the above ordinance be adopted. Council Member Reeves seconded the motion, and upon vote, the motion carried this the 1st day of August 1995

Effective Date: 8/1/95

Distribution:

- City Council
- City Manager
- City Attorney
- Planning Department (2)
- Inspections Department (3)
- Wake County Registrar of Deeds
- Wake County Geographic Information Services Department
- Wake County Historic Preservation Commission (3)
- file
- Property Owner
- Wake County Tax Supervisor



BK6693PG0074

*City Of Raleigh*  
*North Carolina*

STATE OF NORTH CAROLINA)

COUNTY OF WAKE )

\* \* \* \* \*

CERTIFICATION

I, Gail G. Smith, City Clerk & Treasurer of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1995) 701 adopted by the Raleigh City Council on 08/01/95.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 9th day of August, 1995.



*Gail G. Smith*  
Gail G. Smith  
City Clerk & Treasurer

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate \_\_\_ of \_\_\_

*Gail G. Smith*

Notar(y)(ies) Public is

(are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

KENNETH C. WILKINS, Register of Deeds

By *Patty Mendoza*  
Asst./Deputy Register of Deeds

OFFICES

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# WAKE COUNTY LANDMARK DESIGNATION APPLICATION

## 1. Name of Property

Historic Name: Dr. Z.M. Caveness House

Current Name: same

## 2. Location

Street Address: 1804 Hillsborough Street

City/Town/Jurisdiction: Raleigh

NC PIN Number: 1704.17016131

## 3. Owner Information (If more than one, list primary contact)

Name: Mary Moore M. Ritchie

Address/Phone: 1809 Falls Church Road

Raleigh, N.C. 27609 876-6255

## 4. Applicant/Contact Person

Name: Beth P. Thomas (consultant)

Address/Phone: 2200 Lash Avenue, Raleigh, NC 27607 881-0362

## 5. General Data/Site Information

A. Date of Construction and major additions/alterations: 1916

B. Number, type, and date of construction of outbuildings: 1 brick garage, 1916;

altered 1993 and currently used for storage

C. Approximate lot size or acreage: approx. .36 acres

D. Architect, builder, carpenter, and/or mason: H.P.S. Keller, architect

E. Original Use: residence

F. Present Use: business

## 6. Classification

A. Category (building(s), structure, object, site): building

B. Ownership (private or public): private

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

	<u>Contributing</u>	<u>Non-contributing</u>
Buildings	<u>2</u>	<u>          </u>
Structures	<u>1</u>	<u>          </u>
Objects	<u>          </u>	<u>          </u>
Sites	<u>          </u>	<u>          </u>

D. Previous field documentation (when and by whom): Charlotte Brown and Bill Bushong, 1983

E. National Register Status and date (listed, eligible, study list): Cameron Park HD (NR, 1985)

7. Signature of Applicant Beth Thomas

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

A. Photographs. Application must include at least two current black and white photos of different views. Photos must be labeled in pencil with the name of the property, its address or location, and the date. Additional photographs of the exterior or interior of the property are helpful. Black and white or color photographs or color slides are acceptable for additional views.

B. Maps. Include a map showing the location of the property. Tax maps with the boundaries of the property are preferred, but sketch maps are acceptable. Please show street names and numbers and all structures on the property.

C. Boundary Description and Justification. Describe the property's designation boundary and justify the boundary chosen.

D. Architectural description and significance. Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If any interior features are to be designated, describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

E. Historical Significance: Note any significant events, people, and/or families associated with the property. Include all major owners. Please include a bibliography of sources consulted.

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Date Received: 3-31-95 Received by: KCL

11/94

#### **8c. Boundary Description and Justification**

The designation boundary for the Dr. Z.M. Caveness House is the 0.36-acre parcel historically associated with the property and containing the house and associated garage. Included in the designation are the exteriors of the house and garage and the lot upon which they are sited.

#### **8d. Architectural Description and Significance**

The Dr. Z. M. Caveness House is architecturally significant as a well-preserved brick foursquare house with influences of the Prairie School of architects. The foursquare form was widely utilized in the 1910s and 1920s. The Dr. Caveness House, the Hubert Benbury Haywood House (Blount Street, Raleigh), the G.S. Barbee House (Zebulon) and the R.B. Whitley House (Wendell) are notable surviving Wake County examples of substantial brick foursquares distinguished by the low forms, strong horizontal lines, earthy materials, and overall sense of simplicity and unpretentiousness which were hallmarks of the Prairie School. In the Dr. Caveness House these attributes are expressed through its spacious porch, porte cochere, orange-colored brick with reddish mortar, contrasting horizontal elements, and low-pitched roofs. The house is also significant as a surviving residential structure on a street which was once one of Raleigh's prime residential boulevards, but where today commercial encroachment is predominant.

The two-story with basement house is constructed of orange brick laid in a common bond. A symmetrical hipped roof, with single front and rear hipped dormers, covers the main block. Copper flashing and ridge ornaments decorate the roof. The first story of the three-bay front facade features two double-hung sash windows flanking a central entry covered by a low hipped roof portico supported on brick columns with concrete caps. Double-leaf oak doors within a molded and bracketed architrave are flanked by sidelights of beveled leaded glass set in an interlocking diamond pattern. A three-part transom, also of beveled leaded glass in a diamond pattern, surmounts the doors. The central bay of the second story consists of a large double-hung sash window flanked by narrower windows. All windows on the house are set on concrete sills. The windows on the main block are one-over-one sash except for the double-leaf, twenty-four light casements found in the sleeping porch on the north corner of the rear of the house, second story. Two interior chimneys with decorative brickwork pierce the roof, one at the rear and one on the west side of the house. Deep overhanging eaves enlivened with simple carved brackets and copper gutters encircle the main block of the house and also appear on the dormers.

An open porch connects the front and east (Woodburn Road) sides of the house and is enclosed by a low brick wall with concrete capping. Two sets of concrete steps lead from the front yard up either side of the front porch. The east porch features a low hipped roof portico supported by brick columns with concrete caps. Brick pilasters with the same caps flank the east entry, which consists of a double-leaf door, paneled below and with divided lights above. A simple transom surmounts this entry. On the west side of the house is a porte-cochere with three narrow curved brick steps leading from the driveway up to the west entry, which is similar to that on the east porch.

At the rear of the main block is a gambrel-roofed wing with shed extensions which retains its slate roof. Two shed dormers adjoin the wing at its junction with the main block and are sheathed in slate. The wing, which houses an enclosed porch, kitchen, and pantry, features a variety of window configurations and a coal chute into the basement. The rear enclosed porch is entered through a half-glazed door surmounted by an eight-light transom.

Standing on the north corner of the lot is a one-story, hipped-roof brick garage which appears to be contemporary with the house. The side and rear facades feature eight-over-eight sash windows topped by brick arches and set on brick sills. The main entrance facade has been altered to convert the building to storage uses. The entrance bays have been infilled with beaded siding. Two one-over-one windows in one of the bays and a similar window and modern paneled door in the other complete the alterations. The brick supports for the entrance bays remain visible, identifying the original configuration of the garage.

A low, cut-stone retaining wall runs along the sidewalk on the front and east sides of the lot. The rear of the lot is bounded by an alley. A concrete driveway enters the lot from Woodburn Road and circles through the porte-cochere before exiting onto Hillsborough Street. A large oak tree in the front yard, and a smaller oak in the east side yard, are the major plantings on the lot.

#### **8e. Historical Significance**

The Dr. Z. M. Caveness House is historically significant for its association with Dr. Zebulon Marvin Caveness, a prominent physician and civic leader in Raleigh for over forty years. The house was occupied by the Caveness family from its construction in 1916 until 1984. It was designed by Raleigh builder and architect Harry P.S. Keller.

Zebulon Marvin Caveness (1876 - 1957) was born in Randolph County, the son of Dr. Isaac Caveness Fields and Mary Ann Bray Caveness. Encouraged to follow in his father's footsteps as a physician, Zebulon studied medicine at the turn of the century under Dr. H. A. Royster at Rex Hospital in Raleigh. (Historic Preservation Foundation, n.p.). In May, 1903 Caveness, along with three others, received the first M.D. degrees granted by the newly-established medical school at the University of North Carolina. (Battle, p. 621)

Upon completion of his medical training, Caveness married Mary Corrina Jones in Raleigh on December 4, 1904. The couple soon moved to Zebulon, where Dr. Caveness set up his medical practice and, along with E. C. Daniels, established a pharmaceutical business. Zebulon and Corrina's first child, Zebulon Marvin Caveness, Jr., was born in 1906, followed by a second son, William Fields Caveness, in 1908. (Historic Preservation Foundation, n.p.)

Around 1912 the Cavenesses moved to Raleigh and purchased Montford Hall at 308 S. Boylan Avenue. Zebulon Marvin Caveness, Jr. died in 1913 at age six and the bereaved parents decided to move away from the house which held their memories of the lost child. (Historic Preservation Foundation, n.p.) On September 3, 1913 Dr. Caveness and J. W. Bunn purchased, for \$7,000, Lots 1, 2, and 3 of Block 4, Hillsborough Street, from the Parker-Hunter Realty Company.



(Wake County Deeds, p. 402) The property lay within the Cameron Park neighborhood, one of Raleigh's first 20th century suburbs. Hillsborough Street, in particular, was a major boulevard from downtown and quite a fashionable address in the early decades of the 20th century. Development of Cameron Park had begun in 1910 and, as a result of far-sighted comprehensive planning, it became a significant entity in Raleigh's urban landscape. The neighborhood attracted middle class, especially professional, residents and the homes they built compose a significant collection of architectural styles popular in the pre-World War I decades. (Harris, p. 172)

To design his home Dr. Caveness chose architect Harry P.S. Keller. Keller's original designs are dated April 1, 1914 but the house was not completed until 1916. Keller (1878 - 1938) was trained in construction, design and drafting by Raleigh builder William P. Rose and had established a successful building practice in Raleigh and Wilmington during the first two decades of the 20th century. At the time of the Caveness commission he had already completed several buildings on the campus of North Carolina State University; he also designed the Raleigh Savings and Loan on Fayetteville Street and the Globe Building, which formerly stood on Wilmington Street. Later in his career he primarily built schools in eastern North Carolina. (Harris, p. 215)

Dr. Caveness practiced medicine in Raleigh for over 40 years. Beginning in 1915 his office was located at the Citizens National Bank Building. (Raleigh City Directory 1915-1916, p. 175) Between 1919 and 1926 Dr. Caveness was involved with the Raleigh Chamber of Commerce, serving as President in 1922. During his tenure with the Chamber the group dealt with many issues facing a growing city and which helped to shape modern Raleigh, including the State Fair, transportation planning and business growth in downtown Raleigh. Dr. Caveness is said to have had a great dream for Raleigh, one part of which included a beltline around the city. This particular idea came to fruition in the 1960s. (Historic Preservation Foundation, n.p.)

Dr. Caveness was appointed to the Board of Trustees of the Baptist Female Institute (forerunner of Meredith College) in 1919 and served until 1949. He was chairman of the Building Committee in 1924 and in this capacity was involved in the planning and completion of the move of the Institute from downtown Raleigh to its new site on Hillsborough Street. After the move the school was renamed Meredith College and Dr. and Mrs. Caveness provided a scholarship there annually until his death in 1957. They also frequently opened their home to students and faculty for Sunday dinners after church at Pullen Memorial Baptist, where the Cavenesses were stalwart members. The family provided substantial donations to their church in the form of an organ and five stained glass windows in the chancel. (Historic Preservation Foundation, n.p.)

Dr. Zebulon Marvin Caveness died in 1957 at the age of 81. Mary Corrina Jones Caveness continued to occupy the house and remained active in her church and social group. In 1981 her son William Fields died after a distinguished career as a neurologist in Washington, D.C. After this Mrs. Caveness was unable to participate actively in the community and spent most of her time at home with a housekeeper. She celebrated her 100th birthday in 1983 and Mary Corrina Jones Caveness died on May 7, 1984. (Historic Preservation Foundation, n.p.)

Angela Caveness, widow of William Fields Caveness, inherited the house but never resided there. It remained empty until 1986, when it was purchased by the Historic Preservation Foundation of North Carolina, Inc. for its headquarters.. Mary Moore M. Ritchie purchased the



home in 1993 to house her business, Court Reporting Services of Raleigh, which continues to occupy the building.

## **Bibliography**

Battle, Kemp Plummer, History of the University of North Carolina Vol II 1868-1912, Edwards and Broughton Printing Company, Raleigh, N.C., 1912.

Cameron Park Historic District National Register Nomination, State Historic Preservation Office, 1985.

Harris, Linda L., The Raleigh Historical Inventory, The City of Raleigh Planning Department, Raleigh, N.C., 1978.

Hill's Raleigh City Directory 1913-1916, Hill Directory Company, Inc., Richmond, Virginia, 1915.

Historic Preservation Foundation of North Carolina, Inc., The Caveness House, unpublished manuscript.

Keller, Harry P.S., architectural drawings for Dr. Z.M. Caveness house, April 1, 1914.

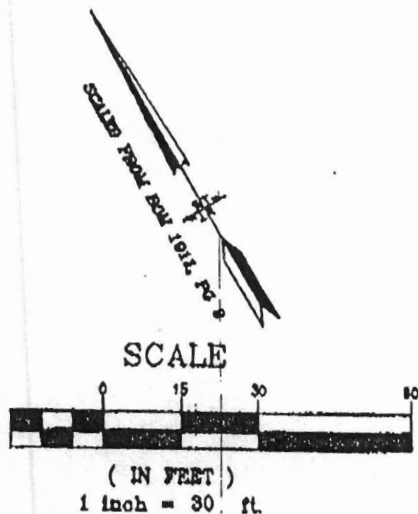
Lally, Kelly, The Historic Architecture of Wake County, North Carolina, Wake County Government, 1994.

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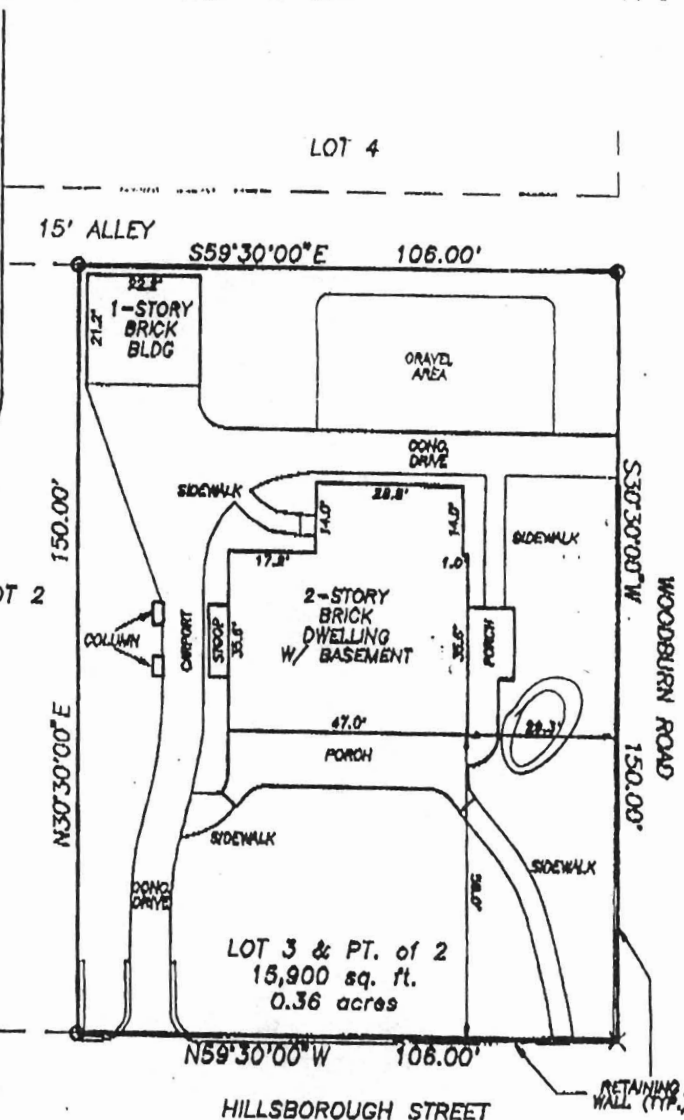
The News and Observer, "Spirit likes calling Raleigh house his home," October 26, 1989, Section T.

Wake County Deeds 1913-1914, p. 402.

Wake County Genealogical Society, Wake County Heritage, Hunter Publishing Company, Winston-Salem, N.C., 1983.



immolation expires 4-24-95



Signed James H. L. Dineen



C.N. = <u>AM/PTCHIE</u>	MARY MOORE RITCHIE		
	LOT #3 & PT. OF #2 1804. HILLSBOROUGH ST. BLOCK 4, CAMERON PARK PROPERTY RALEIGH, N.C.		
	DATE: 10/27/03	DWR. NO.	1

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