

WAKE COUNTY, NC 100  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01/10/2005 AT 09:51:25

BOOK:011178 PAGE:01114 - 01118

**ORDINANCE NO. (2004) 750**

**AN ORDINANCE DESIGNATING THE NORTH CAROLINA AGRICULTURAL EXPERIMENT STATION COTTAGE IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK**

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Districts 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 Districts 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 7th day of December, 2004 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 Districts 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 North Carolina Agricultural Experiment Station Cottage 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 2714 Vanderbilt Avenue, Raleigh, NC 27607, owned by Mitchell James Hazouri, that property described in deed book 03418, page 0424 recorded in Wake County Registry, comprising approximately 0.27 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 two-story frame house, and the 0.27 acre of land remaining from the original 10 acre tract of land.

Section 3. No portion of the exterior features of any building, site, structure, or object (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility 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 Districts Commission or its successors; provided however that the Raleigh Planning Director or his designee may approve certificates of appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Raleigh Historic Districts Commission.

Section 4. No building, site, structure, or object (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure 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 Raleigh Historic Districts 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 Districts 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 Districts 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 Districts 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 Districts 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 Districts 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: December 7, 2004**

**Effective: December 12, 2004**



*City Of Raleigh*  
*North Carolina*

STATE OF NORTH CAROLINA)  
COUNTY OF WAKE)

**C E R T I F I C A T I O N**

I, Gail G. Smith, City Clerk of the City of Raleigh, North Carolina,

do hereby certify that the attached is a true and exact copy of

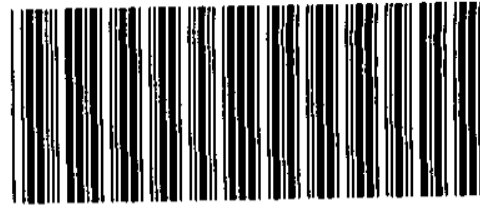
City of Raleigh Ordinance No. (2004) 750 adopted December 7, 2004.

IN WITNESS WHEREOF, I have unto set my hand and have caused the

Seal of the City of Raleigh to be affixed this 29<sup>th</sup> day of December, 2004.



Gail G. Smith  
City Clerk



BOOK:011178 PAGE:01114 - 01118

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



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina - Wake County

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

Notary(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.

Laura M. Riddick, Register of Deeds

By: [Signature]
Assistant/Deputy Register of Deeds

This Customer Group
# of Time Stamps Needed

This Document
New Time Stamp
# of Pages

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 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 Raleigh Historic Districts Commission (RHDC), which makes its recommendation to the full commission. The historic landmark program was previously administered by the Wake County Historic Preservation Commission but has been transferred back to the city; procedures for administration by 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 at 133 Fayetteville St Mall Suite 100, Raleigh NC. 27601 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: North Carolina Agricultural Experiment Station Cottage

Current Name: \_\_\_\_\_

2. **Location:**

Street Address: 2714 Vanderbilt Avenue

City/Town/Jurisdiction: Raleigh, NC 27607

NC PIN Number: (can be obtained from <http://imaps.co.wake.nc.us/imaps/>)  
0794722660

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

Name Mitchell Tames Hazouri

Address 2714 Vanderbilt Avenue

City/State/Zip Code Raleigh, NC 27607-7112

Email mhazouri@mindsprina.com Telephone 919/828-5968

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

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip Code \_\_\_\_\_

Email \_\_\_\_\_ Telephone \_\_\_\_\_

5. General Data/Site Information:

A. Date of Construction and major **additions/alterations:** 1886

B. Number, type, and date of construction of outbuildings: None

C. Approximate lot size or acreage: .27 acre

D. Architect, builder, carpenter, **and/or** mason: Ellington & Rovster, contractors

E. Original Use: Agricultural research; Domestic: single dwelling

F. Present Use: Domestic: single dwelling

6. Classification:

A. Category (check all that apply):

**Building(s)**  Structure  **Object**  Site

B. Ownership

Private:   
Public  Local  **State**  Federal

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

	Contributing	Noncontributing
Buildings	<u>1</u>	<u>    </u>
Structures	<u>    </u>	<u>    </u>
Objects	<u>    </u>	<u>    </u>

D. Previous field documentation (when and by whom): March 1990 -- Helen Ross

E. National Register of Historic Places status:

Check one:

Entered  (date 10/15/2001)      Nominated   
Determined eligible  (date     )      Determined not eligible  (date     )  
Nomination not requested       Removed  (date     )

7. **Reason for Request:** Honor and recognition

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:**

At least two sets of current exterior black and white photographs of all facades of the main building and at least one photo of all other contributing and non-contributing resources. If interior property is being considered for designation, please include two sets of black and white photos for these features. PHOTOGRAPHS MUST BE LABELED IN PENCIL ON THE BACK WITH NAME OF STRUCTURE, ADDRESS, AND DATE. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

B. **Map:**

Please include a map showing the location of the property. A tax map with boundaries marked is preferred, which can be found at <http://imaps.co.wake.nc.us/imaps/>. 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".

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 & Planning Branch of the NC State Historic Preservation Office at 919/733-6545 or <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

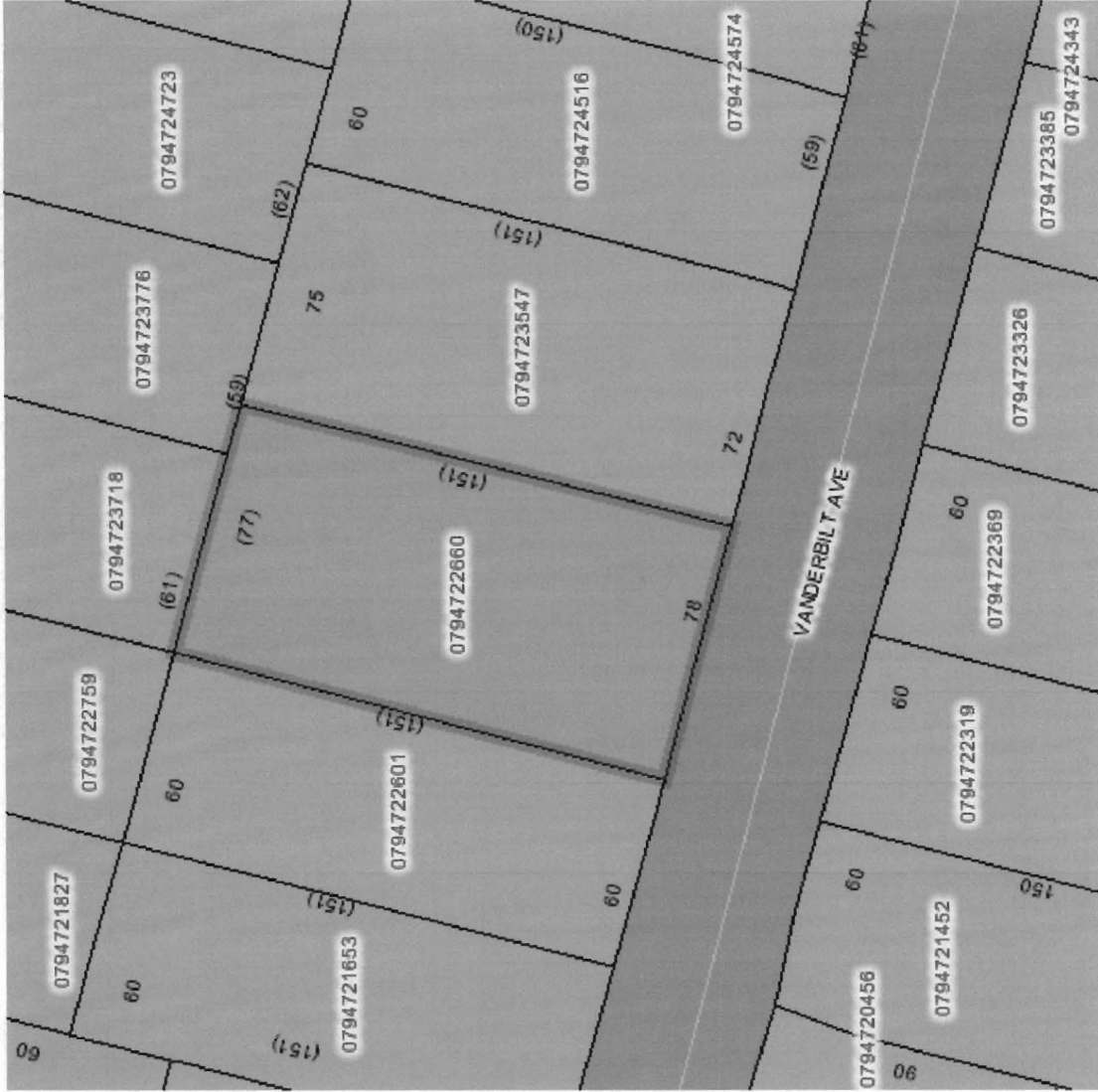
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FOR OFFICE USE ONLY Date Received: 10/22/04 Received by DB





REID: 0012138  
 OWNER1: HAZOURI, MITCHELL JAMES  
 ADDR1: 2714 VANDERBILT AVE  
 ADDR2: RALEIGH NC 27607-7112  
 ADDR3:  
 DEED BOOK: 03418  
 DEED PAGE: 0424  
 DEED DATE: 1/18/1985  
 DEED ACRES: 0.27  
 BLDG VAL: 140298  
 LAND VAL: 70000  
 BILLING CLASS: INDIVIDUAL  
 DESCRIPTION: PT LT 162 LTS 163-164 FAIRMONT BM 1926-8  
 MAP NAME: 079415  
 PIN NUM: 0794722660  
 PIN EXT:  
 CITY: RAL  
 PLAN JURIS: RA  
 TOWNSHIP: RALEIGH  
 YEAR BUILT: 1932  
 SALE PRICE: 26500  
 SALED DATE: 1/1/1974  
 TYPE USE: Single Family  
 DESIGN STYLE: Conventional  
 UNITS: 1  
 LAND CLASS: RESIDENCE-< 10 ACRES-HOME SITE  
 OLD PARCEL NUMBER: D026-D0122-0024  
**RALEIGH SITE ADDRESS 1**  
 STREET NUM: 2714  
 STREET SUITE:  
 STREET DIR PRE:  
 STREET NAME: VANDERBILT  
 STREET TYPE: AV  
 STREET DIR SUF:



Parcel Number: 0794722660  
 Map created on 10/22/2004 3:36:09 PM.

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name North Carolina Agricultural Experiment Station Cottage  
other names/site number College Station, Hazouri House

2. Location

street & number 2714 Vanderbilt Avenue

N/A not for publication

city or town Raleigh vicinity N/A  
state North Carolina code NC county Wake code 183 zip code 27607

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Jeffrey Crow SHPO 8/17/01  
Signature of certifying official Date

North Carolina Department of Cultural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register \_\_\_\_\_  
 See continuation sheet.

determined eligible for the National Register  
       See continuation sheet.

       determined not eligible for the National Register  
       removed from the National Register

       other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper                      Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
Contributing      Noncontributing

<u>  1  </u>	<u>  0  </u> buildings
<u>  0  </u>	<u>  0  </u> sites
<u>  0  </u>	<u>  0  </u> structures
<u>  0  </u>	<u>  0  </u> objects
<u>  1  </u>	<u>  0  </u> Total

Number of contributing resources previously listed in the National Register   N/A  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

  N/A  

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic: single dwelling

Other: agricultural research

Current Functions (Enter categories from instructions)

Cat: Domestic: single dwelling

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)  
Late Victorian: Gothic, Italianate, Queen Anne

Materials (Enter categories from instructions)

foundation brick  
roof metal  
walls weatherboard  
other wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)  
=====

8. Statement of Significance  
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Agriculture  
Architecture

Period of Significance 1886-1926

Significant Dates 1886, 1926

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Ellington & Royster, contractors

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

=====

10. Geographical Data

=====

Acreage of Property .27 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	710380	3963150	3		
2				4		

       See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====  
11. Form Prepared By  
=====

name/title M. Ruth Little under contract with Raleigh Historic Districts Commission  
organization Longleaf Historic Resources date February 27, 2001  
street & number 2709 Bedford Ave. telephone 919-836-9731  
city or town Raleigh state NC zip code 27607  
=====

=====  
12. Additional Documentation  
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====  
Property Owner  
=====

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_  
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 1**  
**North Carolina Agricultural Experiment Station Cottage**  
**Wake County, North Carolina**

**Section 7: Description**

The two-story frame farmhouse at 2714 Vanderbilt Avenue in Raleigh, located one block north of Hillsborough Street (the north boundary of the North Carolina State University campus), was constructed in 1886 as the residence and office of the North Carolina Agricultural Experiment Station. In later years the house was surrounded by a streetscape of early to mid-twentieth century houses along the north side of Vanderbilt Avenue. It is located on two-and-one-half lots of the 1926 Fairmont subdivision, with a street frontage of seventy-five feet. The house is closely flanked by subdivision houses, but stands out distinctly in the streetscape with its deeper setback, its frame construction (the surrounding dwellings are of brick), its two-story height, and its eclectic Victorian architectural design featuring elements of the Gothic Revival, Italianate, and Queen Anne styles.

The deep front yard is landscaped with a grassy lawn, small trees, foundation shrubs, and a brick sidewalk that extends to the entrance bay of the porch. A privacy fence extends along the rear lot line, screening the very narrow back yard. A gravel driveway extends along the east side of the lot to the rear yard.

The cross-gable-roofed house stands in nearly unaltered condition. The two-story, three-bay-wide house has a gable metal roof, a center front gabled wing, a corresponding center rear gabled wing, and a tall center brick chimney. Walls are covered with plain weatherboard, with wide beaded cornerboards. Tall six-over-six sash windows illuminate the upper facade, sides, and rear. The front upper bay has paired sash. Beneath the front porch, a floor-length six-over-six sash illuminates the west side of the wing. Queen Anne-style trim decorates the front porch and the four roof gables. A sawnwork quatrefoil bargeboard with pendant at the roof peak outlines each of the gables. In the center of the front and side gables is a six-over-six sash window, while the rear gable has a louvered ventilator of the same size as the windows of the other gables. The front gable window has louvered shutters. These appear to be quite old, although a 1920s photograph of the house indicates that there were no shutters on the facade at that time. A one-story piazza extends across the facade, wrapping around the center wing. Heavy chamfered posts with decorative sawnwork brackets and simple Chippendale balustrade enclose the piazza. The main entrance, in the east bay of the facade, consists of a double ornately detailed-Queen Anne style glazed and paneled door with two-pane transom. The west facade bay contains a replacement glazed and paneled door with two-pane transom that leads into the original office. All openings have wide plain surrounds.

The rear elevation contains a rear door opposite the front door. The original kitchen is a one-story, gabled wing behind the two-story rear wing. The house rests on brick piers, originally infilled with wood lattice, now infilled with solid brick. A basement bulkhead, its original gabled entrance removed, descends to a dirt-floored cellar beneath the kitchen.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2

North Carolina Agricultural Experiment Station Cottage  
Wake County, North Carolina

Only minor alterations have been made to the residence during the past seventy-five years that it has served as a private residence (Fig. 1). The original wood shakes of the roof are covered with metal roofing. The original engraving of the house features wood shake wainscots at the first and second-story levels. However, only the lower wainscot was apparently executed, in beadboard rather than shakes. This has been replaced with plain weatherboard. The front gable was distinguished by a turned wooden finial that has disappeared. The center first story window was originally a pair of floor-length sash, but this was replaced by a French door. The east side of the piazza was opened up to create a second porch entrance. The west side of the piazza was originally the entrance to the office door. The section of railing taken from the east side was used to close up the west side. The piazza that originally extended along the west side of the rear wing has been enclosed as a storage room. Along the east side of the rear wing, a wooden deck with latticework railing has been added. The original rear door opening onto this deck has a replacement glazed door.

The interior of the former Agricultural Experiment Station residence is as intact as its exterior. The original floor plan, consisting of a side entrance hall with stair to the second floor, a front parlor, a dining room, an office, and a rear kitchen and pantry, remains unaltered and the rooms largely retain their original usage. The original pantry between the dining room and kitchen has become a breakfast room, with a door cut through to the kitchen and another door cut to the exterior. A portion of the rear piazza adjacent to the office was converted into a bathroom, and the rest of the piazza became a storage room. Upstairs, the original three bedrooms remain unchanged. At the front of the upstairs hall is a small original room, perhaps used as a trunk room, that has been converted into a bathroom.

In keeping with the eclectic Victorian design of the exterior, the station residence's interior finish is of similar, simple design. Eleven-foot-high ceilings on the first floor and ten-foot ceilings on the second floor create a grand scale. Throughout the house are original pine floors, high molded baseboards, plaster walls and ceilings, four-panel doors, and molded surrounds around doors and windows. Original wooden Victorian-style mantels remain in the office and the three upstairs bedrooms. The three fireplaces on each floor are served by the same central chimney. Those in the center rooms are corner fireplaces, while those in the west side rooms are centered in the wall. The mantels are identical, with chamfered pilasters supporting a shallow arched frieze and molded shelf. The focus of architectural interest inside the house is the staircase, which winds up to the second floor with a dazzling array of turned balusters, a heavy turned newel post, molded hand rail, and quatrefoil sawnwork brackets which decorate the open string and continue around the upstairs stair landing. The wall beneath the staircase is richly paneled, with a small four-panel door to a closet. Several of the original four-panel doors that open between the hall, parlor and dining room have been cut in half to create double doors. The mantels in the parlor and dining room were replaced with brick Craftsman style mantels, probably in the 1930s. The house has no outbuildings.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 3**

**North Carolina Agricultural Experiment Station Cottage  
Wake County, North Carolina**

**Section 8: Statement of Significance**

The North Carolina Agricultural Experiment Station cottage, built in 1886 on a ten-acre tract on the western edge of Raleigh, bordering the State Fairgrounds, was the location of agricultural research for the benefit of North Carolina farmers from its construction until 1926 when the station closed. North Carolina's experiment station was established in 1877 by the state legislature, the second such facility in the United States after the Connecticut station, founded in 1875. The agency is now known as the North Carolina Agricultural Research Service, a component of the School of Agriculture and Life Sciences. In 1887 the state's land-grant college, the North Carolina College of Agriculture and Mechanic Arts (now North Carolina State University), was founded on a large tract of land across Hillsborough Street from the station. At this time the station became a part of the college, and served as an important facility of the school for over fifty years. In addition to plant research, including crops such as tobacco, cotton, rice, and peas, the station conducted experiments in fertilizer, soil properties, insect control, and poultry science, and operated a weather station for a number of years. In later years the station's functions expanded into various departments of the university. Although the farmland and the associated laboratory and other buildings are gone, the "cottage," which served as the superintendent's residence and office and as a model farmhouse, remains a landmark to the important institution. The station house is eligible for the National Register of Historic Places under Criterion A for its statewide significance from 1886 to 1926 as the first agricultural experiment station in North Carolina, and the second in the nation. The house qualifies under Criterion C as a well-preserved example of eclectic Victorian design intended to be a model of up-to-date farmhouse architecture for North Carolina's farmers.

**Historical Background**

The story of the North Carolina Agricultural Experiment Station begins in 1877, when the state legislature, led by a coalition of state agricultural leaders, established the Department of Agriculture and the Station. The coalition included President Kemp Plummer Battle of the University of North Carolina at Chapel Hill, State Geologist William C. Kerr, Dr. Columbus Mills, head of the state Grange, and progressive agriculturist Leonidas Polk. The station's mission was to perform analysis on fertilizers, soils, marls, and water. This was the first Experiment Station in the South, and the second in the country, following one in Connecticut.<sup>1</sup> After the agricultural devastation of the Civil War, North Carolina farmers had a critical need for guidance in agricultural methods and research. Until construction of the rural station in 1886, the agency operated out of an office, originally at the university in Chapel Hill, later in the new agricultural building in Raleigh.<sup>2</sup> The director of the

<sup>1</sup> *Annual Report of the Agricultural Experiment Station*, 1888, 1.

<sup>2</sup> The following sources offer extensive documentation of the founding and early years of the institution: Schaub, *North Carolina Agricultural Experiment Station: The First 60 Years-1877-1937* (1955); Reagan, *North Carolina State University: A Narrative History* (1987); and *North Carolina State University Bulletin*, LVI, No. 49, February 20 and 22, 1985. The latter source reprints an article in the *News and Observer* by Col. Fred A. Olds that describes the opening ceremony for the station. In addition, Helen Ross's

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 4  
North Carolina Agricultural Experiment Station Cottage  
Wake County, North Carolina

station worked in this office, and continued to occupy an office in the Department of Agriculture throughout the history of the station.

In 1886 the Experiment Station purchased ten acres of land adjoining the State Fairgrounds, and received the use of twenty-five acres of adjoining land belonging to the State Agricultural Society. Work began on four buildings—a superintendent's residence, laboratory, plant house, and barn--on the ten-acre tract in mid-April. On July 22, 1886, a gala founding ceremony was held at the station farm. A large procession of people, brought to the site by a special train from Raleigh, made its way to the highest point of the farm, where excavations for the four buildings had been made. Gov. A. M. Scales laid a cornerstone at one of the sites, and asked for the cooperation of the gathering to complete this important enterprise. Then the procession marched down the hill into the State Fair Exposition building and heard a number of distinguished leaders praise the project. By mid-October the laboratory-greenhouse building was completed, and the cottage was ready for occupancy several months later.<sup>3</sup>

Although Director Charles Dabney, Jr. planned the buildings, they were drawn up by a professional, as proven by the picturesque engraving, complete with floor plans in a corner vignette, published in the 1887 annual report (Fig. 1). The designer's monogram, "K. R.(?)," is in the lower right corner, and "Photo Eng. [Engraving] Co., N.Y." in the lower left corner. Convicts from the state penitentiary dug the basement and foundations, and local sash and blind factory owners and contractors Ellington & Royster erected the buildings. In planning the cottage, the Experiment Station personnel desired "to have a neat, compact and attractive house, which any well-to-do farmer might imitate, and large enough for a moderate-sized family."<sup>4</sup> The cottage contained an up-to-date and commodious floor plan with front and rear piazzas, a side stair hall, adjoining parlor and dining room, and rear kitchen wing. The plan, including a fifteen x fifteen foot first-floor west room, adjoining the piazza, designated as a "private office," marks the cottage as the residence/office for the superintendent of the station.<sup>5</sup>

Milton Whitney, first superintendent of the station, which became known as the College Station, had previously worked at the Connecticut station. He faced the difficult task of converting the new station's poor land, that had not been farmed in many years, into a productive research farm. The eroded and uneven land along Hillsborough Road was seeded with grasses and clovers. Behind this, tobacco test plots with different fertilizers, and plots of cotton, forage, rice, and peas were planted with assistance by prisoners from the State Penitentiary. The laboratory was a one-story building of similar Victorian design to the cottage, with a glass greenhouse extending

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survey file of this property, prepared in 1990 (copy at NCSHPO office), laid the foundation for this nomination.

<sup>3</sup> *Agricultural Experiment Station Annual Report*, 1886, 11; Olds, "The Experiment Farm," *Raleigh News and Observer*, July 23, 1886 (reprinted in *North Carolina State University Bulletin*, LVI, No. 49, February 20 and 22, 1985).

<sup>4</sup> *Annual Report of the N. C. Experiment Station*, 1886, 66-70. Ellington & Royster are named as contractors on page 66.

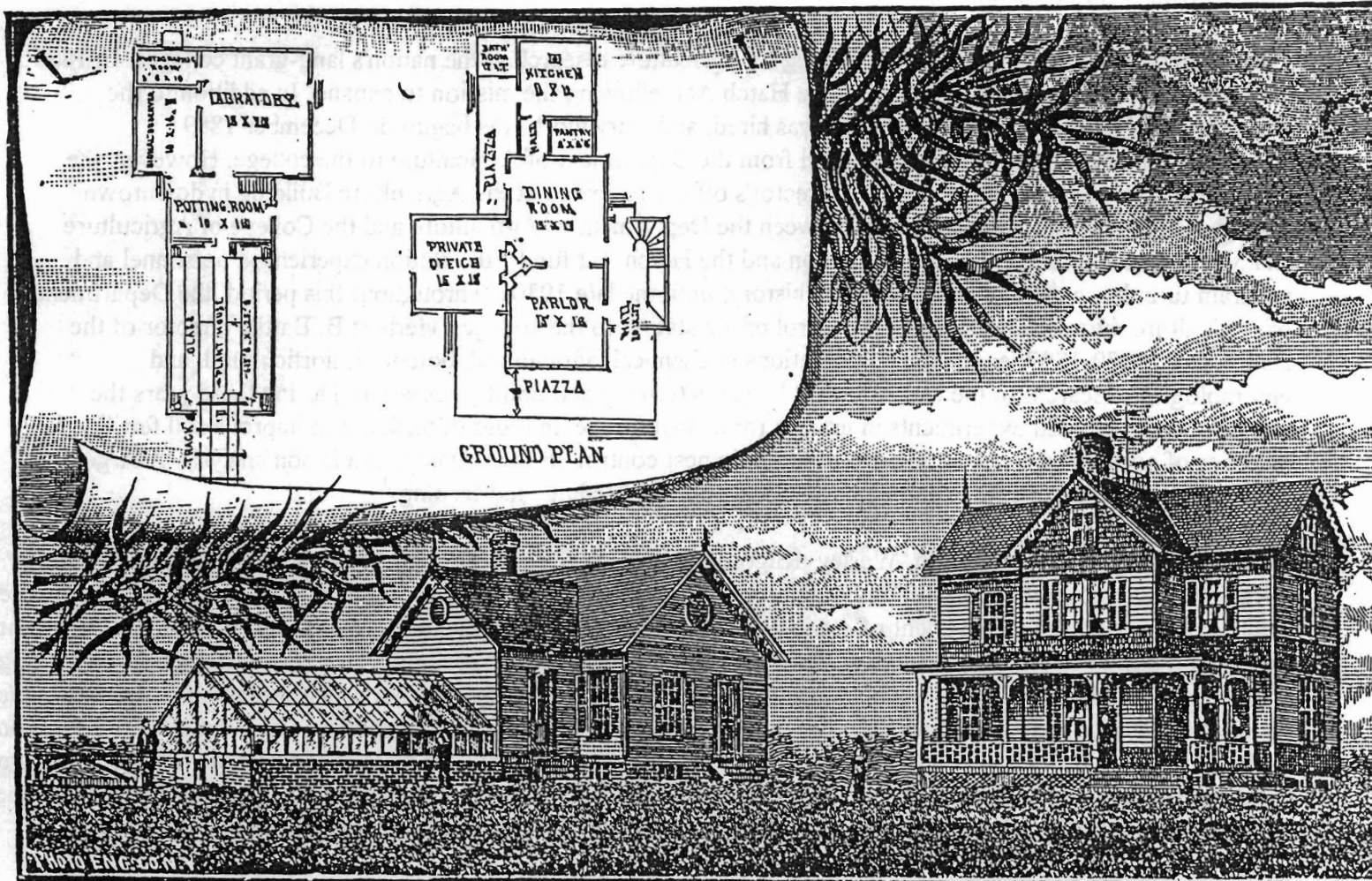
<sup>5</sup> Schaub, *The First 60 Years*, 28-29.

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Fig. 1. Architect's Rendering of the N. C. Agricultural Experiment Station Cottage and Laboratory, from *Agricultural Experiment Station Annual Report, 1886.*



FARM LABORATORY, PLANT-HOUSE AND COTTAGE AT THE FARM OF THE N. C. AGRICULTURAL EXPERIMENT STA'

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to the rear. The earliest Sanborn Fire Insurance Map that shows the station, dated 1896, depicts four buildings: the "supts residence," the laboratory located in front of and slightly west of the house, the plant house behind the house, and a one-and-one-half-story barn to the rear. The U. S. Army Signal Corps operated a weather station at the farm from 1886 to 1895.<sup>6</sup>

The 1887 Hatch Act provided federal funding for agriculture research at the nation's land-grant colleges. In 1888 the station received its first funding from the Hatch Act, allowing the mission to expand. In addition to the chemists working on fertilizers, a botanist was hired, and dairy work was begun. In December 1889 administration of the station was transferred from the Department of Agriculture to the college. However, the farm remained a separate entity, and the director's offices remained at the Agriculture Building in downtown Raleigh. Due to bureaucratic bickering between the Department of Agriculture and the College of Agriculture and Mechanics over control of the institution and the Hatch Act funds, the station experienced personnel and program turbulence throughout most of its history, until the late 1930s. Throughout this period, the Department of Agriculture refused to relinquish its control of the station to the college.<sup>7</sup> Herbert B. Battle, director of the station from 1889-1897, expanded its operations in chemical, agricultural, botanical, horticultural, and entomological research. In the early 1890s it began veterinary and poultry research.<sup>8</sup> During these years the station's work included experiments in grasses for animal forage, in types of fertilizer to improve soil fertility, in varieties of cotton and tobacco, in crop rotation, in pest control, in seed quality, and in soil analysis. A large pasture was fenced to allow experiments in stock-raising, breeding, and feeding.<sup>9</sup>

Former state chemist Benjamin Wesley Kilgore served as Station Director in the early twentieth century. Wrangling over control of the station continued, and from 1907 to 1912 two offices existed—one operated by the college and one by the Department of Agriculture. In spite of these aggravations, beneficial research took place at the station during this period, including work on eradication of the Texas Cattle Tick, the introduction of the hog cholera serum, introduction of soybeans, and the introduction of creameries and cheese factories. In 1917, the dairy at the station pasteurized milk for the first time in North Carolina for the soldiers stationed at Camp Polk on Hillsborough Road.<sup>10</sup> The 1909 Sanborn Map shows that by this time the laboratory had been demolished and two poultry buildings—an incubator and a long poultry house—had been added. A documentary photograph of the station, taken in 1921, shows a herd of pigs grazing on the lush lawn in front of the cottage (Fig. 2).<sup>11</sup>

By the mid-1920s, the college transferred the Experiment Station to a site on the southwestern corner of the

<sup>6</sup> Sanborn Fire Insurance Maps, 1896, 1909, N. C. State Archives microfilm; Schaub, *The First 60 Years*, 28-29.

<sup>7</sup> Reagan, *North Carolina State University*, 12, 29-30.

<sup>8</sup> Reagan, *North Carolina State University*, 30.

<sup>9</sup> Annual Reports of the Agricultural Experiment Station, 1887, 1888, 1893, 1900. Copies at the North Carolina State Library, Raleigh.

<sup>10</sup> Reagan, *North Carolina State University*, 57-58.

<sup>11</sup> Sanborn Fire Insurance Map, 1909, N. C. State Archives microfilm; Neg. #5, "Poultry farm," N. C. State Archives.

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Fig. 2. N. C. Agricultural Experiment Station, November 28, 1921. N. C. State Archives Neg. #5.



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campus, and the old Station site on Hillsborough Street became a poultry farm. About the same time, the State Fair had outgrown its adjacent site. In 1926 the North Carolina Agricultural Society and the State purchased a new site further west on Hillsborough Street, where the State Fair is still held. North Carolina State College sold the ten-acre College Station tract to developer Dan Allen in August 1926. Allen and the Agricultural Society apparently collaborated on the subdivision of their combined twenty-five acres, and engineer and state professor Carroll Mann drew up a plan for the Fairmont subdivision, the plat of which still exists. The College Station cottage in the center of the ten-acre tract was sandwiched into two of the subdivision's 30-foot-wide lots, lots 163 and 164, along a new street called Arlington Street. The poultry barns were apparently demolished at this time. In November 1926, the Agricultural Society held an auction and sold the lots to individual buyers.

The new owner of the College Station cottage was Loula C. Norwood, who purchased lots 162 and 163 from the Agricultural Society on November 23, 1926, and lots 164, 165 and 166 from Daniel Allen on the same day.<sup>12</sup> Thus Norwood bought buffer lots flanking the cottage that allowed it to retain some semblance of its rural setting. No mention of the cottage is made in either of the deeds. The outbuildings were apparently torn down. During the late 1920s and 1930s new houses were built around the old cottage, and the first wave of Fairmont homeowners moved in. Loula Norwood retained the house throughout her lifetime, then the Raleigh Savings and Loan bank managed it for her heirs. Apparently it was always a rental property. In the late 1920s the Sigma Tau Beta fraternity occupied the house. From 1930 to 1970 it was occupied by a succession of tenants, the longest term being salesman Frank T. Abbott and his wife, who occupied the house from 1950 to 1970.<sup>13</sup> Norwood converted it to a duplex by the mid-1930s, by turning the front center bay window into a door for the downstairs unit, and using the original entrance as the door for the upstairs unit. In 1974 Mitchell Hazouri and his wife Sandra P. Hazouri purchased the property from Raleigh Savings and Loan Association.<sup>14</sup> Unaware of the precise history of the house, they nonetheless admired its vintage architectural style, and they carefully refurbished it. Mitchell, only the second private owner of the cottage, continues to live there and to carefully maintain its architectural integrity.<sup>15</sup>

North Carolina gradually expanded the Agricultural Experiment program from the initial station to a network of sixteen stations across the state by 1937. Following the lean years of the Depression, the College Station, on its new site, and the other stations expanded their program through cooperation with the Soil Conservation Service and the Agricultural Extension program and through the introduction of many more agricultural programs at State

<sup>12</sup> Wake Co. Deed Book 512, 106 and 512, 123.

<sup>13</sup> Raleigh City Directories, 1926-1977.

<sup>14</sup> Wake County Deed Book 2280, 134.

<sup>15</sup> Mitch Hazouri interview, Sept. 1, 2000. Mr. Hazouri recalled that Mrs. Norwood and her husband owned the house. She died in the late 1940s. He stated that he bought the property from the Norwood Trust, with the bank as trustee.

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College.<sup>16</sup> The program that was the catalyst for the establishment of State College has grown and changed along with the college itself, and is now known as the N. C. Agricultural Research Service. Agricultural research still remains vital to the campus's (now North Carolina State University) educational mission.

**Agricultural Experiment Stations: Agricultural and Architectural Context**

The agricultural reform movement and the push for "scientific" farming began as a movement in England during the eighteenth century and was brought over to the United States during the last decades of the century. The movement began to flourish in the United States during the 1830s and 1840s through the work of gentleman farmers and agricultural societies. It peaked in the New England and mid-Atlantic regions during the mid-nineteenth century, and spread to the mid-west and south after the Civil War. During this era, many houses and outbuildings were drawn, designed, and built as model farm buildings. The farmhouse of the 1830s and 1840s, based on symmetrical classical architectural models, was a conceptual whole reflecting the integration of home and work typical of farm life. By the late 1800s the model farmhouse was a collection of specialized rooms that separated people not only by leisure and work activities, but also by age, class and sex. Although the urban parlor appeared in many of these model farmhouses, its stigma as a pretentious and superfluous affectation led to its redefinition as a more generalized sitting room in many model farmhouses of the late 1800s.<sup>17</sup>

The North Carolina Experiment Station cottage plan was consciously designed to be a model of both utility and stylish design for North Carolina rural dwellings. With its decorative exterior and floor plan featuring a side hall with front parlor, central dining room, and rear kitchen, the cottage resembles many standard urban houses of the period. Yet a number of features make it a farmhouse that its creator, Director Charles Dabney, Jr., thought that "any well-to-do farmer might imitate." The parlor, connected to the dining room by a set of double doors functions as more of a sitting room or family room than as a formal parlor used only on important occasions. The parlor opens through floor-length windows to a spacious piazza wrapping around it. Both the front piazza and the rear piazza open the house to the sunlight and vistas of the countryside. The "private office" for the farm manager is situated overlooking the laboratory, away from the path of family life, with a door opening to the front piazza. The unknown designer of North Carolina's model farmhouse created an attractive hybrid of stylish urban dwelling and functional farmhouse. The cottage is eligible for the National Register for its statewide significance under criterion A for agriculture and criterion C for architecture as the first "experimental station" in North Carolina and the second in the nation.

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<sup>16</sup> Reagan, *North Carolina State University*, 105-217.

<sup>17</sup> McMurry, *Families and Farmhouses in 19<sup>th</sup> Century American*, 5; chapter 5 "City Parlor, Country Sitting Room."

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**Section 10: Boundaries**

**Boundary Description**

The boundary of the nominated property, Parcel #0794.15.72.2660, is shown on the attached Wake County Tax Map, outlined in black, at a scale of one-half inch = 143 feet.

**Boundary Justification**

The designated boundary includes the entire parcel of land that has been associated with the Agriculture Experiment Station cottage since 1926.

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**Section Photos Page 12**

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**Photographs:**

The following information pertains to all photographs:

Photographer: M. Ruth Little

Date: September 2000

Location of negatives: North Carolina State Historic Preservation Office, Raleigh

- A. Overall view from south
- B. Streetscape from southeast
- C. Side and rear view, from east
- D. Detail of facade, west bay
- E. View of interior staircase
- F. View of dining room
- G. Office mantel
- H. Front bedroom mantel