

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

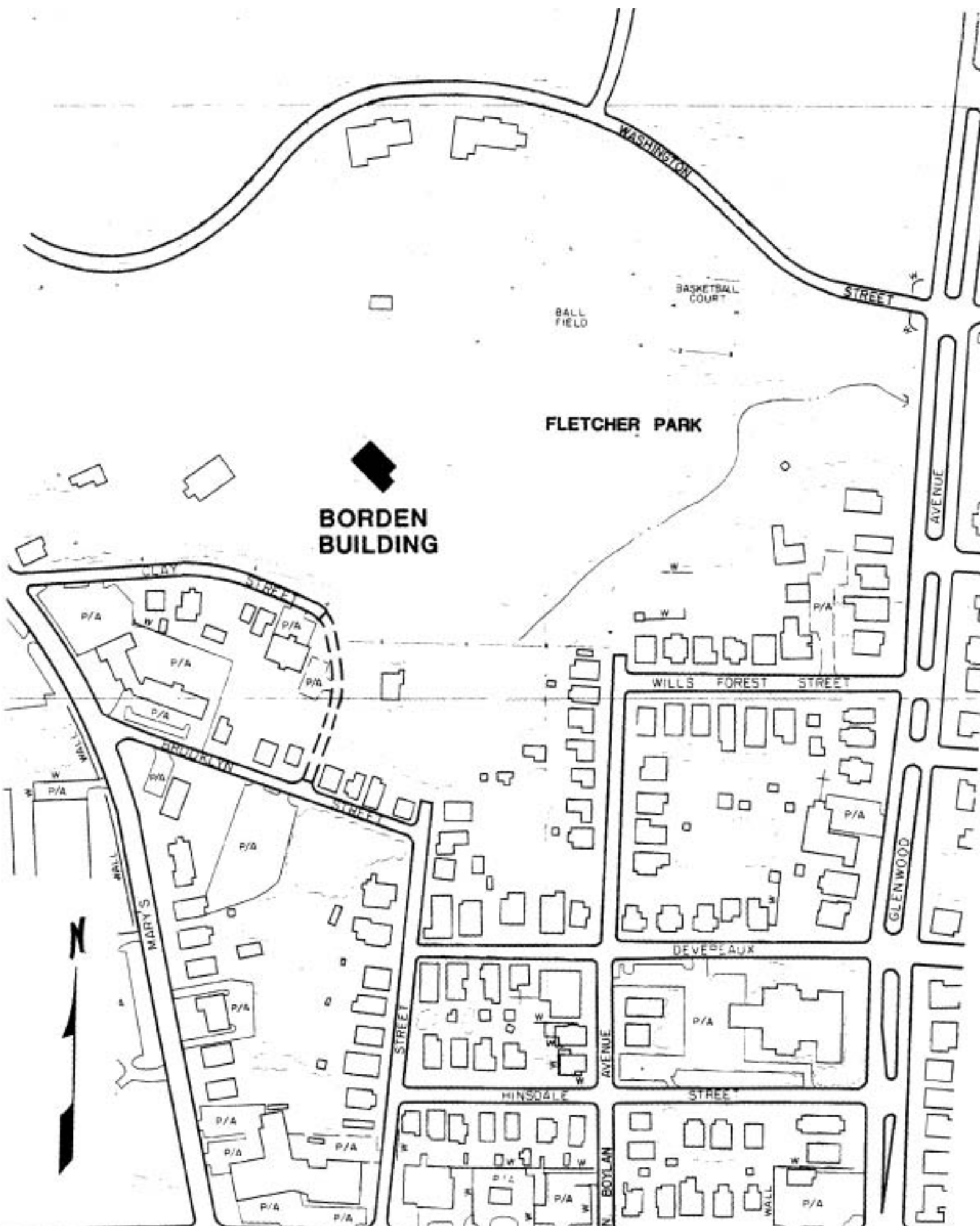
Earliest listing in City Registry

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

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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. <sup>1</sup> 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. <sup>2</sup> 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.

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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; Pidelis 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 Home 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



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Mrs. J. Ernest Erwin

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# PLANS FOR PUBLIC SCHOOLS HOUSES

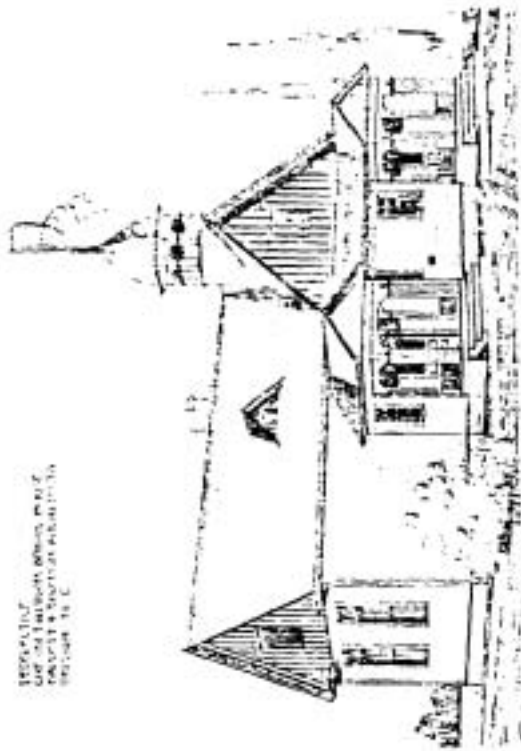
WITH  
EXPLANATIONS, SPECIFICATIONS,  
BILLS OF MATERIAL,  
AND ESTIMATES OF COST.

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



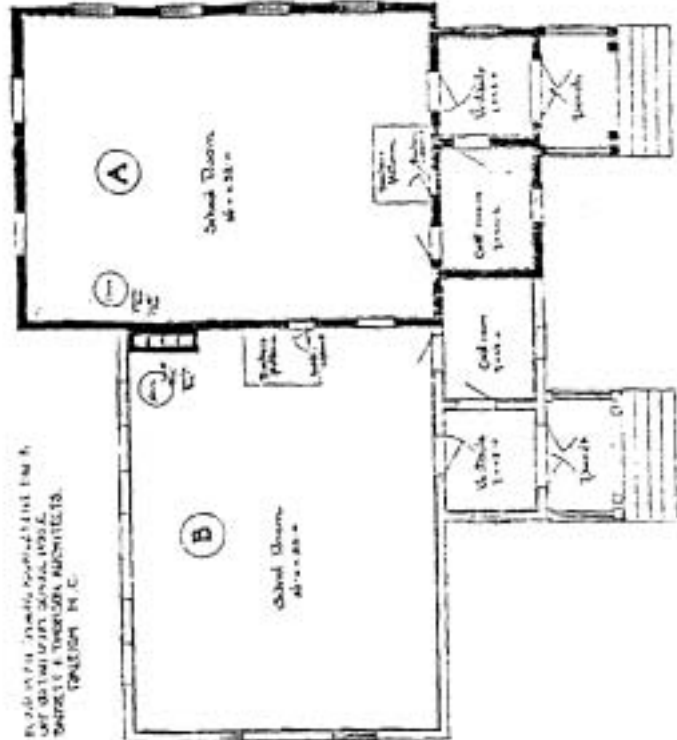
RALEIGH, N. C.  
PUBLISHED BY THE STATE SUPERINTENDENT OF PUBLIC INSTRUCTION  
1900

FIGURE 1  
 PERSPECTIVE VIEW OF THE  
 PROPOSED BUILDING  
 IN CHARLOTTE, N. C.



PERSPECTIVE PLAN NO. 1

FIGURE 2  
 PERSPECTIVE VIEW OF THE  
 OFFICE BUILDING, CHARLOTTE, N. C.  
 DRAWN BY THE ARCHITECTS  
 CHARLOTTE, N. C.



PLAN NO. 1.

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.

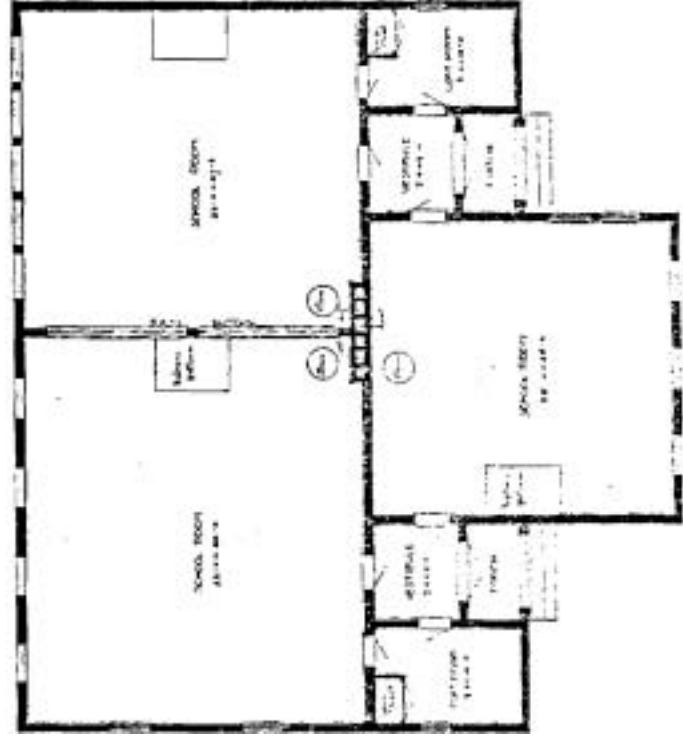
When a one-room building is required, build Room A, Plan No. 1, with accompanying coat room, vestibule and porch, shown by heavy black lines. When a second room is required, build Room B, with coat room, vestibule and porch, shown in light outline. If strict economy must be practiced, leave off the tower, 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. 2.



where two or more districts may be consolidated, Plans Nos. 3, 4 and 5 have been prepared.

Plan No. 3 shows two rooms of the series. When more room is required, add the hall and Rooms C and D, Plan No. 4. This will make a complete four-room building on one floor. See Perspective No. 4. If more room is required, add the stairway and rooms E and F, second floor plan No. 5, and later rooms G and H, on same plan.

If a four-room, two-story building is desired, build A and C, E and F. Plans No. 4 and 5, shown by heavy black lines, and later add rooms B and D on the first, and G and H on the second floor, shown in light outline.

When additions are to be made, the smoke and vent flues should be built at first, as suggested with Plan No. 1.

By beginning with two rooms, Plan No. 3, and adding to from time to time, a complete two, four, six or eight-room building can be had without in any way interfering with the rooms already built.

In the same manner the plan can be developed from one to eight rooms by first building room A and adding B, C and D on the first floor, next E and F together, and later G and H. This development will give a one, two, three or four-room building on the first floor, and six, seven or eight by adding rooms on second floor. By building rooms A and C on first floor, E and F on the second, and later adding B, D, G and H, this development will give a two-room one-story, a four-room two-story, and five, six, seven and eight rooms as required.

Only a slight change in the construction will be required in making the various additions, and comparatively no materials lost.

Perspective No. 3 shows the appearance of rooms A and B, Plan No. 3 used as a two-room building and ready for additions.

Perspective No. 5. shows the four-room two-story building with rooms B and D in the rear.

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.

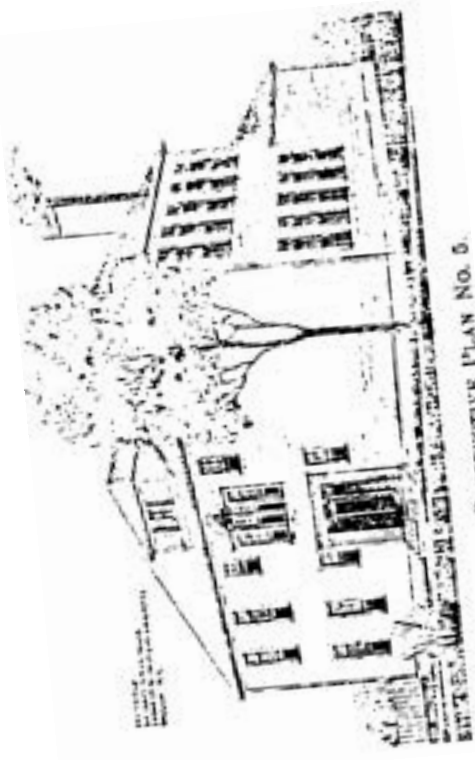
One of the best heaters on the market for this work is the Grossius School Room Ventilating Stove, manufactured by John Grossius Sons, Cincinnati, Ohio. The stove cost, at the present time, \$32.50 f. o. b., Cincinnati, and can be had for burning wood or coal.

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

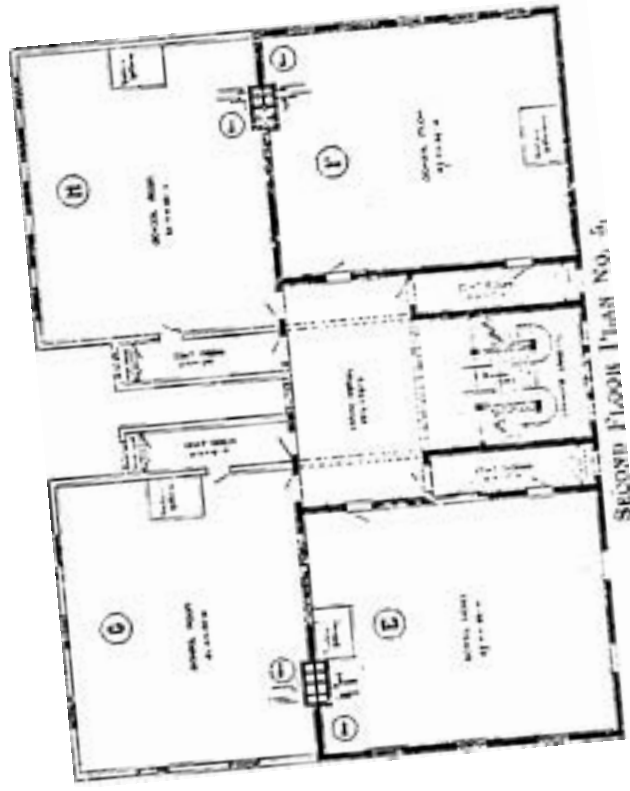
- The working drawings referred to will consist of:
    - Floor plans.
    - Foundation and roof plan.
    - Four elevations and miscellaneous details clearly showing the construction.
- Copies of these drawings may be had by addressing the  
 BARNETT & THOMSON,  
 Raleigh, N. C.

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.