



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

February 8, 2022

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

sreap@ncdot.gov

FROM: Ramona M. Bartos, Deputy
State Historic Preservation Officer

RMB for Ramona M. Bartos

SUBJECT: Historic Structures Survey Report, Widen NC 50 (Benson Road) between SR 2728 and Bridge 25 over Swift Creek, HL-0008J, Wake County, ER 22-0180

Thank you for your January 19, 2022, letter transmitting the above-referenced report. We have reviewed the report and concur that the Rand-Bryan Farm (WA0344) is not eligible for the National Register of Historic Places for the reasons outlined in the report.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mpfurr@ncdot.gov

Historic Structures Survey Report

**Widen NC 50 (Benson Road) between SR 2728 (Rand Road)
and Bridge No. 25 over Swift Creek, Wake County, North Carolina**

**TIP# HL-0008J
WBS# 49367.1.7
PA # 21-07-0007**

Prepared for:

Environmental Analysis Unit
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:

MdM Historical Consultants Inc.
Post Office Box 1399
Durham, NC 27702

December 2021

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December 2021

Jennifer F. Martin, Principal Investigator
MdM Historical Consultants Inc.

Date

Mary Pope Furr, Supervisor
Historic Architecture Team
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). A North Carolina Department of Transportation (NCDOT) architectural historian defined an Area of Potential Effects (APE) and identified and assessed all resources of approximately fifty years of age or more within the APE. Following this initial review, NCDOT staff identified two resources within the APE that warranted an intensive evaluation of individual eligibility for the National Register of Historic Places (NRHP).

The project involved the evaluation of two resources located within the APE in support of NCDOT's widening of NC 50 (Benson Road) between SR 2728 (Rand Road) and Bridge No. 25 over Swift Creek in Wake County, North Carolina (TIP# HL-0008J; WBS# 49367.1.7; PA # 21-07-0007). The properties are the Rand Farm (WA0344; PIN: 1619458482) at 2518 Benson Road and the farmstead at 1121 Rand Road (PIN: 1619445820).

During initial research of the two historic properties, Mdm Historical Consultants (Mdm) project manager Jennifer Martin discovered that the buildings on the farmstead at 1121 Rand Road have been part of the Rand Farm (WA0344) since at least the early twentieth century and its buildings were documented on the survey form for Rand Farm prepared by Kelly Lally during the intensive-level survey of Wake County from 1988-1991. In addition, a 101-acre parcel on the east side of NC 50 (Benson Road) and containing one historic outbuilding is also historically associated with the farm. For that reason, the three parcels, all under the same ownership, are evaluated in this report as one single resource and the principal investigator has renamed the property the Rand-Bryan Farm to reflect the farm's historic ownership under the extended Rand and Bryan families.

During the project, Mdm intensively evaluated the historic property and provided a written report that included photographs of the resources and landscapes; historic context necessary to evaluate the property; an evaluation of NRHP eligibility; and comparisons to similar types of resources.

In October and November 2021, architectural historian and principal investigator Jennifer F. Martin conducted fieldwork and research then authored this report with the assistance of Cynthia de Miranda. The following table identifies the resource evaluated and summarizes the recommendations regarding its eligibility.

Property Name and Survey Site Number	Address and PINS	NRHP Eligibility Recommendation and Criteria
Rand-Bryan Farm WA0344	2518 Benson Road Garner 1619458482 1619445820 1619537903	Not eligible under any criteria

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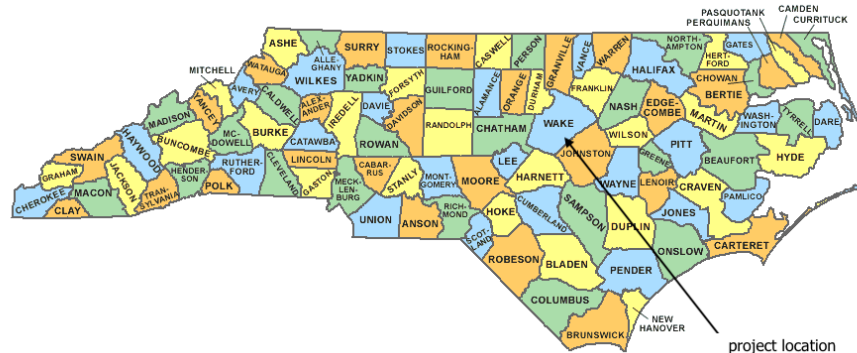
NC 50 (Benson Road) from Bridge No. 25 over Swift Creek, view to the south



Rand Road (SR 2728) looking toward NC 50 (Benson Road), view to the east

I. Project Description and Methodology

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). A North Carolina Department of Transportation (NCDOT) architectural historian defined an Area of Potential Effects (APE) and identified and assessed all resources of approximately fifty years of age or more within the APE. Following this initial review, NCDOT staff identified two resources within the APE that warranted an intensive evaluation of individual eligibility for the National Register of Historic Places (NRHP).



Project location map

The project involved the evaluation of two resources located within the APE in support of NCDOT's widening of NC 50 (Benson Road) between SR 2728 (Rand Road) and Bridge No. 25 over Swift Creek in Wake County, North Carolina (TIP# HL-0008J; WBS# 49367.1.7; PA # 21-07-0007). They are the Rand Farm (WA0344; PIN: 1619458482) at 2518 Benson Road and the farmstead at 1121 Rand Road (PIN: 1619445820).

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During the project, Mdm intensively evaluated the historic property and provided a written report that included photographs of the resources and landscapes; historic context necessary to evaluate the property; an evaluation of NRHP eligibility; and comparisons to similar types of resources.



Project area, map created from HPOWEB

In October and November 2021, MdM evaluated the Rand-Bryan Farm as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT's current Historic Architecture Group Procedures and Work Products, and the North Carolina State Historic Preservation Office (HPO) Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina. MdM began the report in October 2021 and completed it in November 2021. As a result of its analyses, MdM recommends that the evaluated resource is not eligible for the NRHP.

MdM project manager and architectural historian Jennifer F. Martin, who meets the Secretary of Interior's qualifications for architectural history (CFR 36 CFR Part 61), conducted the fieldwork and research, analyzed the resources, and drafted this report in October and November 2021. Cynthia de Miranda, architectural historian with MdM, contributed to the report. As part of this effort, Ms. Martin contacted the owner of the Rand-Bryan Farm to obtain access to the property and gather historical information about the buildings. On October 28, 2021, she interviewed the property owner and toured the farm. Ms. Martin consulted Wake County deeds, GIS data, plat maps, property and tax records, and Wake County survey files at the HPO. She conducted research at Special Collections at Hill Library at North Carolina State University and on historical and genealogical websites. To evaluate the context for the Rand-Bryan Farm, Ms. Martin conducted extensive fieldwork to document comparable properties in Wake County. Finally, with assistance from Ms. de Miranda, she

prepared of a report developed pursuant to the above-referenced laws, regulations, and guidelines. The report is on file at NCDOT and is available for review by the general public.

The project to widen NC 50 (Benson Road) between SR 2728 (Rand Road) and Bridge No. 25 over Swift Creek in Wake County, North Carolina is located entirely within Wake County. Its project area and location of the evaluated resource (Rand-Bryan Farm) is depicted on the following map.



Evaluated property in relation to project area, map created from Wake County GIS

II. Property Description and Evaluation

Resource Name	Rand-Bryan Farm
HPO Survey Site Number	WA0344
Location	2518 Benson Road
PINS	1619458482, 1619445820, 1619537903
Construction Date	1871, ca. 1920
Recommendation	Not eligible under any criteria



Rand-Bryan House, view to the west



Brick dairy barn, view to the southeast

Description

The Rand-Bryan Farm occupies three parcels totaling 132 acres on both sides of NC 50 (Benson Road). Two parcels totaling 31.72 acres lie on the west side of NC 50 immediately north of the junction of Rand Road (SR 2728). An additional 101.26-acre parcel currently and historically part of the farm lies on the east side of NC 50. Ten buildings or structures stand on the west side of Benson Road and one livestock barn and a modern cell tower stand on the east side of the highway on the 101.26-acre parcel.

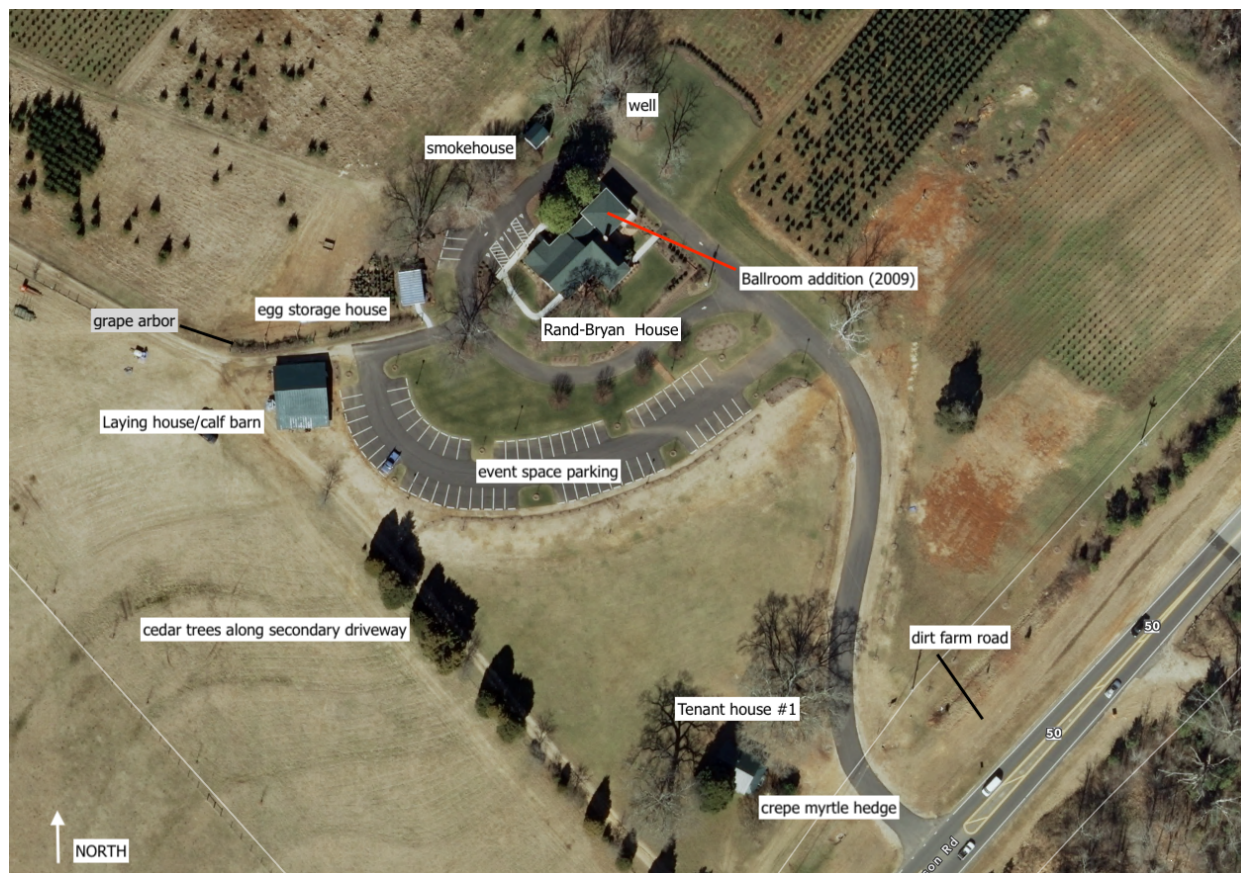
The farm is in a rural setting under intense development pressure. Traffic in both directions along NC 50 is almost constant as the road serves commuters traveling to and from the many subdivisions located south of farm. In November 2020, the Town of Garner announced that a major U.S. Department of Veterans Affairs medical facility will be built on seventeen acres on the southwest corner of NC 50 and Rand Road, a project that will significantly alter the surrounding landscape.

Grass covered fields occupy most of the two parcels on the west side of Benson Road. The major exception is along the north property line where remnants of a Christmas tree farm remain in the form of dense stands of evergreens. Mature crepe myrtles grow along the east property line just west of the NC 50 right-of-way. Two large white oaks and mature ornamental species such as Nandina and crepe myrtles grow near the brick barn complex at the southwest corner of Benson and Rand Roads.

The Rand-Bryan house stands on an elevated ridge on the west side of NC 50. A tree-lined paved drive leads from the highway up the hillside to the house, which now serves as an event space and wedding venue. From the house, the farmland slopes down toward the east where the topography levels out near the NC 50 right of way. Parking lots have been installed in front of and behind the house to accommodate patrons of the event space. A gravel driveway to the south mostly parallels the main driveway and is bordered on one side by cedar trees. This farm road leads from the chicken outbuildings that stand behind the dwelling to NC 50. A dirt farm lane parallels NC 50 on its east side and allows access among the farm's buildings without using the busy road.

Like most farms with multiple buildings and structures in North Carolina, the Rand-Bryan Farm is divided into zones with the main house and the domestic agricultural buildings grouped together. The agricultural buildings associated with livestock production stood apart from the domestic zone. The tenant houses occupied space near the agriculture buildings where the farm workers labored.

Several historic outbuildings or support structures stand behind or roughly west of the house. They include a well, smokehouse, egg storage house, laying house/calf barn, and early twentieth century grape arbor. At the bottom of the hill near NC 50 stands a tenant house.



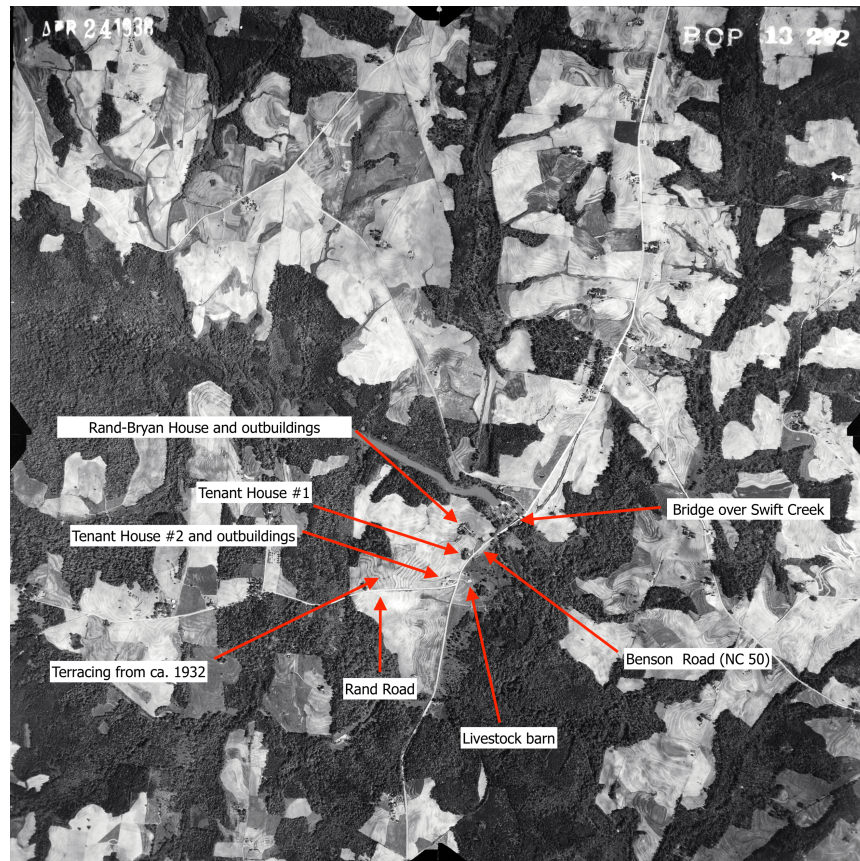
Rand-Bryan House and surrounding features. Created from Wake County GIS, 2010 aerial.

The grouping of buildings at the southwest corner of the farm including a second tenant house, the brick barn and brick milk house, and equipment shed/lounging barn occupy level topography. The 101.26 acres on the east side of Benson Road is mostly heavily wooded except at the grass covered area near the livestock barn. Swift Creek forms the east boundary of the larger parcel.

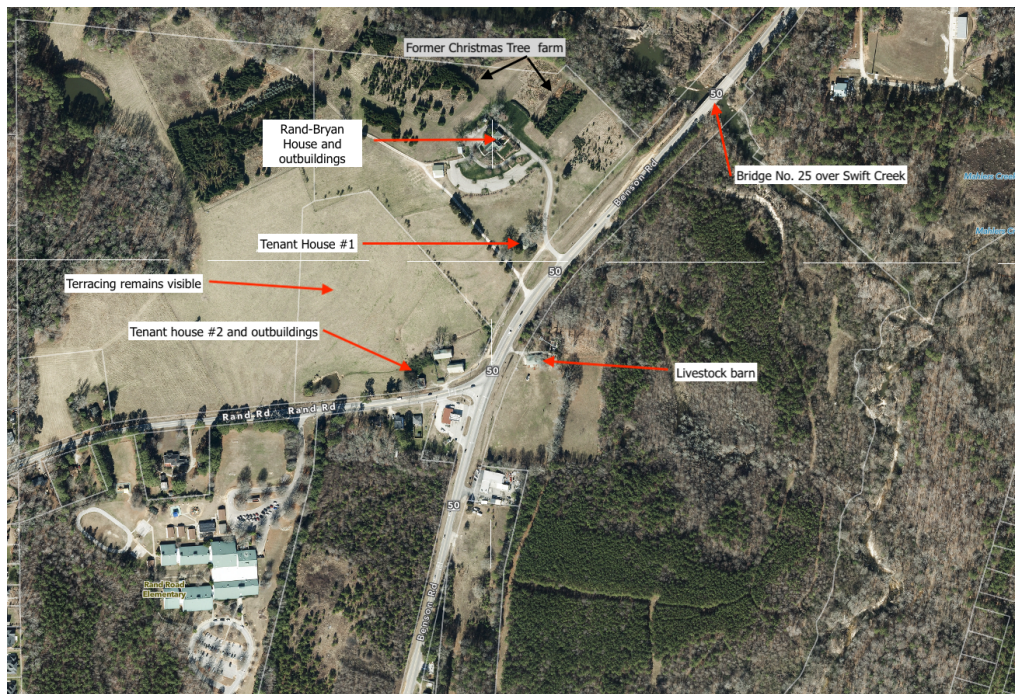


Agricultural outbuildings complex. Created from Wake County GIS, 2010 aerial.

Overall, the Rand-Bryan Farm retains the appearance of an early-twentieth century farm. A United States Department of Agriculture aerial photograph from 1938 (next page) clearly shows field patterns on the west side of NC 50 similar to today's composition of cleared and wooded land. The 1938 aerial also indicates the distinct graduated terracing built on the farm in the early 1930s. Although not as conspicuous, remnants of the terraces remain today. The historic aerial reveals that the farmland on the east side of NC 50 was mostly tree covered, except just along the highway.



U.S. Department of Agriculture Historical Aerial Photograph, 1938. From UNC Libraries GIS Services



2017 Aerial Photograph. Created from Wake County GIS

Inventory

Rand-Bryan House

Built 1871, renovated circa 1920, 2009

The one-and-a-half-story, L-plan house with weatherboard siding began as a side-gabled Greek Revival-style dwelling built in 1871 that was expanded with the addition of an intersecting front-gable wing and Craftsman-style wraparound front porch in the 1920s. Evidence of the original nineteenth century house remains in the corner boards with molding and simple caps on the south gable end and a transom and sidelights framing the late 1920s paneled wood and multi-lite front door. Returns mark the gable ends and six-over-six true divided-lite windows remain, although some are recent replacements. In 2009, the front porch was rebuilt with synthetic wood battered posts similar in appearance to the original. The brick porch plinths were made taller with the addition of historic brick to comply with local laws concerning porch railing height. Ceramic tile replaces the original wood porch floor. At the rear, a ballroom added in 2009 extends from the north (rear) side and a low-pitched gabled ell replaces a hipped-roof ell. The house rests on a brick foundation.

The interior was heavily renovated in 2009 but retains the turned newel and balusters on the hall stair, twelve-foot ceilings, portions of chair rail, beaded wainscot, and picture molding. The most significant alterations on the interior have been the blocking of the top of the stairs with a wall to prevent access to the upper story, the removal of a wall in the front-gabled wing, and the addition of the large ballroom at the north (rear) corner. Additionally, two bathrooms have replaced a bedroom that once occupied the space behind the stair.



Rand-Bryan House facade, view to the west



Modern porch floor and alerted brick plinths, view to the east



Rebuilt porch with replacement posts and altered plinths, view to the south



South elevation, view to the north



Southeast (front) corner, view to the northwest



Northeast (front) corner, view to the southwest



North end of ballroom, view to the south-southeast



Southwest (rear) corner, view to the east-northeast



View to front door from center hall, view to the east



Center hall stair has been blocked with drywall to prevent public access to upper level, view to the west



Parlor in front-gabled wing where wall has been removed, view to the southeast



Ballroom addition from 2009, view to the northeast



From ballroom into center hall (left) and kitchen (right), view to the south



Parking lot in front of house, view to the south

Well
Ca. 1950

An open-sided shelter built of sturdy square brick posts supporting a pyramidal roof protects the well located just north of the house. A concrete slab surrounds the three-foot-tall square, brick well head topped with a concrete tablet.



Well, view to the northwest

Smokehouse
ca. 1930

The tall weatherboard building with a metal-sheathed gable roof displays exposed rafter tails and an off-center batten wood door on its east (front) elevation.



Smokehouse, view to the west

Egg Storage House Ca. 1940

The one-story, shed-roofed, cinder block building with a rectangular footprint stands just west of the house. The window openings have been decreased in size and new sash installed. The door on the south elevation appears to be a replacement. Vents just under the overhanging eaves assured proper air flow.

In 1948, Wake County Agricultural Extension agent Carl H. Tower reported the Rands managed 2,000 laying hens. Tower described the Bryan's 12 x 14 cinder block egg storage house built according to agricultural extension specifications. Agent Tower reported "when Bryan gathers his eggs from the laying house, they are placed in wire baskets and allowed to cool in the egg house before being placed in crates. Such a practice assures the consumer of buying quality eggs."¹



Egg storage house, view to the northwest

¹ "Wake Has Profitable Poultry Farms," *News and Observer*, June 7, 1948.



Left, laying house/calf barn, view to the east; right, interior, view to the east

Laying House/Calf barn Ca. 1940

Just south of the egg storage house, the laying house is a one-story weatherboard barn with a low-pitched front gabled roof with rafter tails on the side elevations. Large open windows flank the wide entrance bays located on the gable ends and three window openings pierce each side elevation. The interior reveals all-wood framing and an earthen floor. The Bryans used the barn for their laying hens and for baby calves. An open shed for storing equipment that spans the south elevation was likely a later addition.

From the laying house, a gravel drive leads down the hill towards the east where the tenant house stands. A row of mature cedar trees lines the south side of the drive.



A gravel drive leads from the laying house eastward toward NC 50 where tenant house #1 stands, view to the east



Left, tenant house #1 facade, view to the southwest; right, rear elevation, view to the southeast

Tenant house #1 **Ca. 1927**

The small, front-gabled weatherboard dwelling on a brick foundation and with a standing seam metal roof stands at the bottom of the hill east of the main house on the west side of a dense thicket of mature crepe myrtles that provides screening from busy NC 50, which is immediately to the east.

The modest house is typical of farm tenant houses from the first decades of the twentieth century. Mostly intact, the vernacular Craftsman-style house includes triangular knee braces at the front and rear eaves, exposed rafter tails on the side elevations and porch, simple corner boards, and intact four-over-four double-hung sash. A brick chimney rises from the north side, while a brick flue is located on the exterior of the south elevation. Turned posts support the hip-roofed porch sheltering the three-bay façade.

Information about the individuals who lived in the tenant house remains unknown. In the 1930 federal population census, Mary and Parker Rand are listed as living on Rands Mill Road. The two families listed immediately before and immediately after the Rands were renting their houses and worked as farm laborers. The families had the surnames Hayes, Hinton, Avery, and Pardin. Two women in the families worked as cooks for private families. All four families were black. It is possible one of these families lived in the tenant house in 1930 but that is not certain.

Dairy Barn **Ca. 1927**

The English gambrel-roofed brick barn with weatherboard gable ends and a metal-clad roof stands in a small complex that includes a brick milk house, equipment shed/lounging barn, and tenant house #2. The load-bearing brick building rests on a concrete block foundation and displays exposed wood rafter tails on the side elevations and exposed wood purlins on the gambrel ends.

Wide centered openings are located on the front and rear and a wooden hayloft door pierces the west gambrel end. Metal frame windows remain on all elevations. A window on the front (east) elevation was bricked in and a wood batten door installed in its place when an interior concrete block wall was installed.

Originally, the post and beam barn with a concrete floor contained one large space on the main level. In the 1950s or 1960s, a concrete block wall with door openings was installed beneath the north beam so that animal stalls could be created along the north side of the interior. The rafters are horizontal to provide support for the hay loft floor. Exposed trusswork remains visible in the loft. A wooden stair in the southeast corner leads to this upper level.



East end, view to the west



West end, view to the east



South elevation, view to the north



Concrete block wall installed in the 1950s or 1960s, view to the east



Equipment shed or lounging barn, view to the north

Equipment Shed or Lounging Barn

Ca. 1927

A long, side-gabled outbuilding with a standing seam metal roof and exposed rafter tails stands immediately to the northwest of the brick barn. Six open bays for span the south elevation. A metal gate fronts each bay. Most recently the building housed equipment. Its form and materials make it possible that it was used as a dairy lounging barn. These barns were nearly always open on one side and used to shelter cows from inclement weather.

Brick Milk House

Ca. 1927

The small, gable-front brick building with exposed rafter tails and weatherboard gable ends stands just west of the brick barn. A wooden batten door is centered on the façade while a long horizontal window, now covered with wood, pierces the south side elevation. On the rear, a four-lite window is found in the weatherboard gable end. The building was likely used to store milk from the dairy operation.



North elevation of milk house, view to the south



Left, tenant house #2, view to the east; right, rear elevation, view to the south-southwest

Tenant House #2 **Ca. 1927**

The westernmost building on the farm, tenant house #2 is nearly identical to the farm's other tenant house. The small, front-gabled weatherboard dwelling on a brick foundation and with an asphalt shingle roof stands in the shade of an enormous white oak tree growing to the west. The intact, vernacular, Craftsman-style house includes triangular knee braces at the front and rear eaves, exposed rafter tails on the side elevations and porch, simple corner boards, and intact four-over-four double-hung sash. Square posts support the hip-roofed porch sheltering the three-bay façade.

Information about the individuals who lived in the tenant house remains unknown. In the 1930 federal population census, Mary and Parker Rand are listed as living on Rands Mill Road. The two families listed immediately before and immediately after the Rands were renting their houses and worked as farm laborers. The families had the surnames Hayes, Hinton, Avery, and Pardin. Two women in the families worked as cooks for private families. All four families were black. It is possible one of these families lived in the tenant house in 1930 but that is not certain.

Terracing **Ca. 1932**

Around 1932, F. O. Bartel, the drainage engineer for the state's department of agriculture and an expert on erosion, arranged for terraces to be built on Parker Rand's farm. According to Rand, the terraces enabled him to transform the "poor, badly-washed and gullied farm to a productive one that will now produce 40 to 50 bushels of corn to the acre, as well as a bale of cotton to the acre."²

² "County Agents Report Eastern Farm Activities," *News and Observer*, October 12, 1942.

The terraces are clearly visible on a 1938 aerial photograph and remain discernable on current aerials found on Wake County's GIS website. On the ground, they are more difficult to detect but the terracing is still in place.

The Rand Farm's hillside location was the perfect landscape for terracing in the 1930s. During the land's transformation, steps, known as terraces, were built onto a slope. When it rained, the soil's nutrients flowed to the next terrace instead of down to the bottom of the hill where they would be wasted. Terraces also kept crops in place during heavy rains and prevented soil erosion.

Terracing like the kind created on the Rand Farm was first developed near Wake Forest by farmer Priestly H. Mangum in 1885. Beginning in 1888, the Agricultural Experiment Station at North Carolina State College promoted cultivatable terraces for soil conservation. The college published instructions for creating the terraces in 1896. In the early twentieth century, the practice spread throughout the South and eventually to other parts of the country.³ During the Great Depression, Civilian Conservation Corps workers built terraces on farms throughout North Carolina, which helped to further encourage the progressive farming method.



Livestock barn, view to the east

Livestock Barn Ca. 1935

A shed-roofed animal barn stands on the east side of Benson Road on the 101-acre parcel. The gradually sloping shed roof covers the metal-sided building resting on a concrete slab foundation. Wide rafter tails support the roof overhang. A pent roof tops the open shed on the south elevation. A wide wooden barn door and a single-leaf batten wood door pierce the west elevation.

Cell Tower

A modern cell tower is just north of the livestock barn.

³ Douglas Helms, "Mangum Terrace," NCPedia, www.ncpedia.org, accessed November 9, 2021.



Entrance lane from NC 50 (Benson Road) to the main house, view to the northwest



Farm lane paralleling NC 50 (Benson Road), view to the north from the brick barn



Grape arbor just south of the egg house



Agricultural outbuildings at south end of farm: equipment shed/lounging barn (left), dairy barn (center), and milk building (right), view to the east

History of Rand-Bryan Farm:

The Rand-Bryan Farm chronicles the history and evolution of an extended family whose roots in southern Wake County originate in the late eighteenth century. The farm includes domestic and agricultural buildings constructed primarily by members of the Rand family and dating from just after the Civil War to the middle of the twentieth century.

William Harrison Rand (1840-1916), son of Elizabeth and Harrison Burchett Rand, built the main house in 1871 after a fire destroyed the previous dwelling that stood on the site. He grew up on the property, which was a portion of the original Rand Plantation established in the late 1700s.⁴ William Rand farmed and operated the family's water-powered saw and grist mill on Rand's Mill Pond, which was located just northeast of the house.⁵ The mill, built in 1780, would endure until it burned around 1900. Soon after the fire destroyed the mill, a flood caused a log to flow downstream and punch a hole in the original dam.⁶

In the 1920s, Mary Tomlinson Rand (1892-1969) and Parker R. Rand (1893-1967) acquired the property. Parker Rand and William Harrison Rand were related through Nathaniel Green Rand (1796-1883), who was Parker Rand's great-grandfather and William H. Rand's uncle. Both Parker and William Harrison Rand descended from Walter Rand (1761-1812), a Revolutionary War soldier who was born in Isle of Wight County, Virginia in 1761 and migrated to the Swift Creek falls area of Wake County in 1785.⁷

A native of Johnston County, Parker Rand attended North Carolina State College of Agriculture and Engineering, now North Carolina State University, where he was a cheerleader and played football. After graduating in 1916, he served in the United States Army during World War I. He married Mary Tomlinson of Johnston County, a graduate of Randolph-Macon Women's College, in 1917 and after the war ended, he worked for his uncle building a dam at Holt's Lake in Johnston County. After the couple acquired the Rand farm, Parker Rand rebuilt the mill and dam on Rand's Mill Pond, completing the mill building on October 26, 1920. He rebuilt the dam in concrete on the site of the original. Parker Rand operated the mill for seven years. After the City of Raleigh bought the pond to use as a source of water in early 1927, Parker Rand closed the mill. The City of Raleigh replaced the dam with a taller structure in 1953.⁸

Along with the mill pond, Mary and Parker Rand acquired the 1871 William H. Rand House that stood just south of Rand's Mill Pond. The couple expanded the house with a front-gabled wing and the addition of a bungalow-style wraparound porch. The Rands replaced the

⁴ Martha Bryan Liles, interview with Jennifer Martin, October 28, 2021.

⁵ U.S. Census of Manufacturing, 1850, Wake County, North Carolina, Eastern Division, microfilm, State Archives, Raleigh, North Carolina.

⁶ "Rand's Mill: Wake Landmark," *News and Observer*, March 13, 1955.

⁷ P.B. Fries, "Walter Rand Sr.," Find a Grave, "findagrave.com, accessed November 4, 2021; *Rand, Hale, Strong, and Allied Families: A Genealogical Study with the Autobiography of Nettie Hale Rand* (New York: N.H. Rand, 1940), 12.

⁸ "Tomlinson-Rand," *News and Observer*, April 19, 1917; P.B. Fries, "Parker Rand," Find a Grave, "findagrave.com, accessed November 4, 2021; "Rand's Mill: Wake Landmark," *News and Observer*, March 13, 1955.

chimney, wood floors, and some windows. Mary and Parker Rand also likely built three tenant houses, two of which remain, and several outbuildings that stand on the property.

Under Mary and Parker Rand, the farm produced typical row crops such as cotton, tobacco, corn, soybeans, and vegetables for home use. The Rands became known for raising enormous Poland China hogs, a breed Parker Rand described as “big boned.” He ground corn and fish meal at his mill to feed the animals, some of which reached well over one thousand pounds. Rand reported keeping fifty head on the farm at a time and raising about seventy-five hogs per year. In February 1927, the *News and Observer* reported “Mr. Rand has good pastures, both permanent and temporary, where his younger hogs grow into lusty healthfulness.”⁹ Parker Rand’s hogs garnered so much attention they became the object of thievery in February 1942. According to Rand, the perpetrators stole nine hogs valued at \$50 from the pasture located only 200 feet from the public road.¹⁰ Later that year, the Wake County agricultural extension agent reported Parker Rand took good care of his hogs, maintaining a feed lot with a concrete floor that would accommodate about twenty-six hogs.¹¹

The Rands, like many of their neighbors, engaged in progressive farming methods meant to improve soil conditions and crop yields. In 1942, Parker Rand reported that terraces constructed on his farm ten years earlier by F. O. Bartel, the drainage engineer for the state’s department of agriculture and an expert on erosion, enabled him to transform the “poor, badly-washed and gullied farm to a productive one that will now produce 40 to 50 bushels of corn to the acre, as well as a bale of cotton to the acre.”¹² By the 1950s, the family grew cedars to be used as Christmas trees.¹³

Parker Rand belonged to various agricultural and civic groups including the North Carolina Cotton Growers Cooperative Association.¹⁴ He served on the executive committee of the State College alumni committee in the 1930s and remained a stalwart supporter of the school his entire life.

On December 14, 1947, Parker Rand advertised his 184-acre farm for sale in the *News and Observer*. The advertisement described the farm located three miles south of Garner on Highway 50 as including “one 9 room house with hardwood floors, steam heat, lights and water. One four-room house with lights and deep well, two four-room houses with lights and water. One large machinery shed and all other necessary buildings.” Parker Rand’s terms for sale indicated he would accept one-fourth of the cost as a down payment with the balance due over a ten-year period at five percent interest. The sale also included a one-year-old tractor, four horses, and assorted farm equipment.

⁹ “Pigs is Pigs Down on Swift Creek,” *News and Observer*, February 7, 1927.

¹⁰ “Nine Pigs Are Taken from Garner Farmer,” *News and Observer*, February 17, 1942.

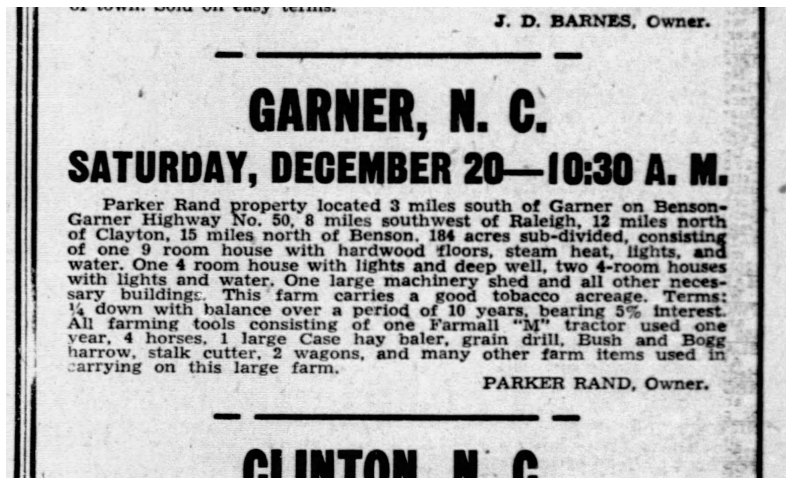
¹¹ “County Agents Report Eastern Farm Activities,” *News and Observer*, December 28, 1942.

¹² “County Agents Report Eastern Farm Activities,” *News and Observer*, October 12, 1942.

¹³ “Tree Blazed on Property Near Garner,” *News and Observer*, December 13, 1951.

¹⁴ “Farmers Endorse Bankhead Policy,” *News and Observer*, May 15, 1935.

Clarice H. and Phillip Rand Bryan purchased the Parker Rand farm in two transactions. In March 1949, they bought seventy-nine acres. In 1960, the Bryans purchased another 104 acres from Parker Rand and his wife, Mary.¹⁵ Rand Bryan and Parker Rand were cousins. Rand Bryan was related to the Rand family through his paternal grandmother, Flora Rand, who was the daughter of Nathaniel Green Rand (1796-1883) and who, in 1872, married Rand Bryan's grandfather, George B. Bryan (1849-1905).¹⁶



On December 14, 1947, Parker Rand advertised the farm for sale in the *News and Observer*

Clarice Holder and Rand Bryan married in Roanoke, Virginia in March 1940. Clarice Holder Bryan (1911-1997) graduated from Meredith College, worked as teacher at Garner High School, and became an active member of the local home demonstration club.¹⁷ She worked alongside her husband on the farm and in raising their family. Rand Bryan (1909-1990) attended Garner High School where he participated in sports including basketball and pole-vaulting.¹⁸

Between the time the Bryans bought the first seventy-nine-acre portion of Parker Rand's farm in 1949 and their 1960 purchase of the additional 100 acres, a significant change occurred in the community when the City of Raleigh transformed Rand's Mill Pond into a lake. The city purchased the lake and dam in 1927 to use as a municipal drinking water source. In 1953, the city built a taller dam to create a large lake.¹⁹ In February 1955, Rand's Mill Pond was renamed Lake Benson, after Councilman Baxter B. Benson, who had recently died.²⁰

The Bryan farm was typical in that it produced diverse crops and livestock with a focus on cattle and laying hens. In the 1940s and early 1950s, the Bryans concentrated on beef cattle production. In January 1945, the county agricultural agent reported, "Rand Bryan of Garner,

¹⁵ Wake County Register of Deeds book 1019, page 15; Wake County Register of Deeds book 1392, page 267.

¹⁶ Ancestry.com, accessed November 3, 2021.

¹⁷ "Miss Clarice Holder Marries Rand Bryan," *News and Observer*, March 3, 1940; "Home Club Names Project Leaders," *News and Observer*, January 26, 1950.

¹⁸ "Nine Entries in School Contests," *News and Observer*, March 21, 1925; "New Hanover Wins: Raleigh, Dunn, and Garner Win in Tourney," *News and Observer*, March 4, 1928.

¹⁹ "Raleigh Now Boasting Ample Water Supply," *News and Observer*, July 24, 1955.

²⁰ "Benson Lake," *News and Observer*, February 3, 1955.

Route 1, has had some excellent temporary grazing for his beef herd since November from a mixture of barley and oats planted early in the season. He plans to cease grazing the crop on February 1 and harvest it for grain. The mixture was fertilized with 400 pounds of 5-7-5 per acre.”²¹ Rand Bryan was one of the incorporators of the Wake Hereford Breeders Association Inc., a group aimed at encouraging and promoting beef production.²²

Clarice and Rand Bryan raised a significant number of chickens. In 1948, Carl H. Tower, a county extension agent, reported the Rands managed 2,000 laying hens and grew small grains and tobacco, as well as raising beef cattle. Tower remarked that “Bryan, who has been a commercial poultryman for 18 years, is following sound managerial practices in an effort to market quality poultry products.” He described the Bryan’s 12 x 14 cinder block egg storage house built according to agricultural extension specifications. Agent Tower reported “when Bryan gathers his eggs from the laying house, they are placed in wire baskets and allowed to cool in the egg house before being placed in crates. Such a practice assures the consumer of buying quality eggs.”²³

Around 1954, Clarice and Rand Bryan turned their focus to dairy cows, a business they took over from another farmer, according to their daughter, Martha Bryan Liles. Clarice Bryan’s father, Harvey Holder, worked as a dairy farmer for thirty-five years so she was likely familiar with the requirements and processes. The Bryans sold their dairy products to Pine State Creamery Company, which was founded in Raleigh in 1919 by Benjamin Kilgore and a group of dairy farmers. By 1928, fifty-five Raleigh area farmers supplied the company with milk. The Raleigh Health Department supervised the farms, barns, and cows that furnished milk to Pine State Creamery.²⁴ According the Bryan’s daughter, Martha Liles, the brick barn where her parent’s dairy business operated was already standing when her parents entered the business. In addition to the dairy and egg business, the Bryan family, like Parker Rand, grew Christmas trees on the farm from 1980 to 2010.²⁵

Upon the death of Rand and Clarice Bryan in 1990 and 1997, respectively, their surviving child, Martha Liles Bryan, inherited the property. In 2009, Ms. Liles converted the main house and surrounding acreage to an event venue. For this transition, Ms. Liles had the house renovated and the large ballroom added to the rear (north) corner. During the renovation, the front porch was renovated and the stairs leading to the second floor were blocked off with drywall in order to comply local fire safety laws.

²¹ “County Agents Report Eastern Farm Activities,” *News and Observer*, January 15, 1945.

²² “New Corporations,” *News and Observer*, January 29, 1952.

²³ “Wake Has Profitable Poultry Farms,” *News and Observer*, June 7, 1948.

²⁴ “Pine State Plant Open to Visitors,” *News and Observer*, November 1, 1928.

²⁵ Martha Bryan Liles, interview with Jennifer Martin, October 28, 2021.

National Register of Historic Places Evaluation

Comparable Properties in Rural Wake County²⁶

A common lament in once-rural Wake County is the staggering loss of agricultural land in the last several decades. In southern Wake County, the once distinct towns of Cary, Apex, and Garner have expanded and morphed to create one continuous and dense collection of repetitive neighborhoods and their attendant strip malls. Dotted among this development stand islands of historic farm complexes, most diminished in their acreage, but retaining enough fabric to convey their history as the principal building blocks of Wake County's economy during decades before the population explosion that occurred around the middle of the twentieth century.

Like the Rand-Bryan Farm, the H. T. Lawrence Farm at 3228 Olive Chapel Road straddles both sides of a busy suburban road constantly buzzing with fast-moving traffic. It remains an excellent example of the middling farmer's farmstead in the general period of the Rand-Bryan Farm. The main dwelling at the Lawrence Farm is a circa 1898 I-house with wraparound porch, two-over-two sash, gable end returns, and a rear ell that includes an older house and later alterations. Prominent among the outbuildings is a circa 1940 gambrel-roofed frame barn with a center aisle. Nearby stands a pyramidal-roof tool shed. A tiny building for a Delco power generator survives, as do potato sheds, a packhouse, and a single-car garage. All are frame buildings dating from the first half of the twentieth century. Two tile tobacco barns survive as well as a concrete block outbuilding. A log crib and early frame garage documented by historian Kelly Lally during the Wake County survey do not survive. There are no cultivated fields, but the farmstead stands at the center of a large, cleared parcel edged with wooded tracts that block views of modern development.



H.T Lawrence Farm, left photograph, view of house and barn to the north; right, tobacco barns, view to the northeast

Although the agricultural setting at the John H. Seagroves Farm at 1617 Ten Ten Road in southeast Apex has been transformed into a suburban development, the farmstead is intact and also remains an excellent example of an early twentieth century farm in this area. The

²⁶ All comparable properties were field checked in November 2021. All photos taken by MdM.

circa 1910 single-story triple-A house has a front porch and a weatherboard exterior with diamond-shaped shingles and louvered vent in the gable end. Turned posts support the porch roof and windows are 2/2 sash. The house was relocated about forty feet north in 2008 to accommodate the widening of Ten Ten Road. Spreading out to the east across the rest of the parcel are several early twentieth century weatherboard outbuildings, including a smokehouse, four sheds, and a gable-front barn. A brick well house dates to the 1970s. Between Lally's original survey in 1989 and an update completed in 2007, several of the northernmost outbuildings had been demolished, including tobacco barns, a packhouse, and a tenant house. Along with the dwelling, two sheds were moved slightly north in the 2008 road widening, and the house and the outbuildings closest to it were rehabilitated. Despite the loss of some outbuildings and the larger setting, the property was designated a Wake County local landmark in 2011. The HPO concurred at the time that the farmstead "possesses significance in the history of Wake County as a substantially intact turn-of-the-twentieth-century tobacco farm complex" and that the house and six outbuildings were substantially intact.²⁷



John H. Seagroves House, view to the northwest

²⁷ John H. Seagroves Farm (WA0676), File Room, NC HPO, Raleigh. The letter from NC HPO concurring with the property's significance for Local Landmark designation is in the file.



Outbuildings on Seagroves Farm, view to the northeast

The Rand-Bryan Farm shares characteristics with the Maynard Farm (WA0845) at 1216 South Salem Street south of Apex. The early-twentieth century farm includes a one-story, side-gabled weatherboard house with an intersecting front-facing, off-center gable. The L-plan house displays a two-bay, side-gabled addition to the main block that dates to around 1920. The interior remains mostly intact except for the wood paneling and drywall installed in the rear ell. Twelve wood-sided outbuildings remain on the farm, including a smokehouse, gambrel-roof livestock barn, tenant house, and four tobacco barns.

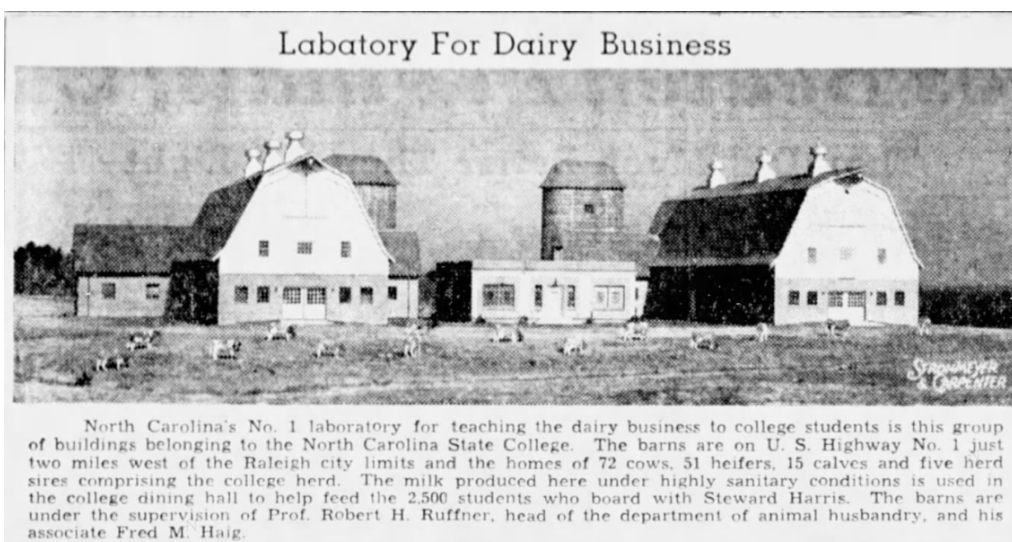


Dwelling on Maynard Farm, view to the northwest



Gambrel-roofed livestock barn on the Maynard Farm, view to the northwest

Farms with masonry gambrel roof barns like the one on the Rand-Bryan Farm are not common in Wake County. The most prominent examples are the brick dairy barns at the North Carolina State University Veterinary School (WA2055) on the north side of Hillsborough Street and immediately east of the state fairgrounds. The pair of imposing gambrel-roofed brick barns, much larger than the one on the Rand-Bryan Farm, were originally used as a milking barn and a cow barn with stalls. Constructed partly with Public Works Administration funding in 1939, they were part of the University Dairy Farm, where students were taught the principles and practices of modern dairying. When the barns were built, the farm encompassed 700 acres two miles west of the Raleigh city limits. In addition to operating the dairy operation, students grew crops necessary to feed the cattle. Today, the barns stand at the center of the modern veterinarian school on an approximately 200-acre parcel.²⁸



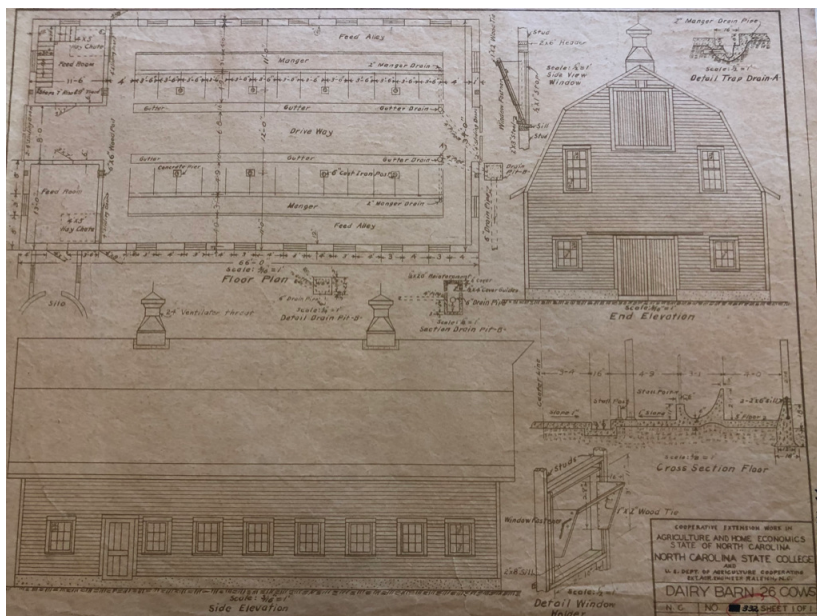
Brick dairy barns at North Carolina State College Dairy Farm, News and Observer, September 15, 1947

²⁸ "College's Dairy is Modern Plant," *News and Observer*, September 15, 1941.



Brick dairy barn at North Carolina State University Veterinary School, view east

The dairy operation on the Rand-Bryan Farm operated on a much more modest scale



Barn plan from North Carolina State College Department of Biological and Agricultural Engineering Records, Folder 73, NCSU Special Collections

compared to the farm at North Carolina State College. It is possible the inspiration for the brick dairy buildings on Parker Rand's farm originated at the college he attended and supported. Beginning in the early twentieth century after the passage of the Smith-Lever Act of 1914, county agriculture cooperative extension offices worked closely with North Carolina State College to promote sound farming practices across the state. Chief among the activities of the extension and college was the development and distribution of building plans for barns and outbuildings. The plans created

by the State College's Department of Biological and Agricultural Engineering included a variety of barns and outbuildings. Newspaper reports confirm that Parker Rand and Rand Bryan met with extension agents on the farm. And according to the June 7, 1948 edition of the *News and Observer*, Bryan built his 12 feet x 14 feet cinder block egg storage house according to agricultural extension specifications. Parker Rand's motivation to construct the brick barn cannot be confirmed at this time.



Structural terra cotta tile outbuildings on the Weatherspoon Farm at 9104 Penny Road. Photos from Realtor.com

Modest masonry gambrel-roofed dairy barns survive in southern Wake County. The Blanch and R. Bruce Weatherspoon Farm (WA-R174) at 9104 Penny Road boasts three masonry outbuildings. The impressive collection of notable outbuildings stands behind the circa 1900 house altered around 1960. Three outbuildings are constructed of structural terra cotta block: a gambrel-roof barn, gambrel-roof garage, and gable-front pump house. A concrete block barn, also topped with a gambrel roof, occupies the back yard. Just over two acres remains with the house and outbuildings. Blanch and R. Bruce Weatherspoon purchased the property in 1917. Blanch Weatherspoon died in 1922 and Mr. Weatherspoon remained unmarried and on the farm until his death in 1966. Their daughter, Doris Weatherspoon Vaughn, acquired the farm and owned it until her death in 2020.



Weatherspoon House with structural terra cotta tile buildings in the background, view to the southeast. Photos from Realtor.com

Integrity of the Rand-Bryan Farm

The Rand-Bryan Farm retains only some the aspects of integrity necessary for listing in the NRHP. The property remains in the place where it was established and where it evolved over time and therefore it retains its integrity of location. Although most parts of southern Wake County have seen intense suburban development, the immediate surrounding area of the farmstead still retains a mostly rural appearance. The farm therefore retains integrity of setting. The house on the Rand-Bryan Farm has been substantially altered with a rebuilt front porch, reorientation of the stair that makes the upper level inaccessible, reconfiguration of interior spaces, and the addition of a ballroom at the rear corner. These changes compromise the house's integrity of design, materials, and workmanship. While the house has been significantly altered, the outbuildings and farm landscape are minimally altered and continue to convey their roles in the workings of a diversified farm developed principally in the first half of the twentieth century. As a complex with the house serving as a noncontributing resource, the farm retains some integrity of design, materials, and workmanship.

Criterion A

The Rand-Bryan Farm is not eligible for the NRHP under Criterion A in the area of Agriculture. To be eligible under Criterion A, the property must retain integrity and be associated with a specific event marking an important moment in American prehistory of history or a pattern of events or historic trend that made a significant contribution to the development of a community, state, or nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.

The Rand-Bryan Farm represents a small and diversified farm from mainly the first half of the twentieth century when traditional agrarian practices prevailed even as progressive agricultural methods emerged thanks in part to the influence of county extension agents working with North Carolina State College. The farm maintains well-preserved tenant houses, a gambrel-roofed brick barn, and outbuildings associated with egg production set against 132 bucolic acres. However, the loss of integrity of the farmhouse coupled with the property's discontinuation as a farm since the 1990s impacts its ability to convey significance in the area of agriculture.

Criterion B

The Rand-Bryan Farm is not eligible for the NRHP under Criterion B. For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past and be associated with a person's productive life, reflecting the time period when that person achieved significance. No one associated with the Rand-Bryan Farm, including any members of the Rand or Bryan families, gained importance within a specific profession or field that can be documented with historical research.

Criterion C

The Rand-Bryan Farm is not eligible for the NRHP under Criterion C for Architecture. For a property to be eligible under this criterion, it must retain integrity and either embody distinct

characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Rand-Bryan Farm contains a collection of outbuildings fairly typical for the first few decades of the twentieth century. They were built following standard construction practices and in forms common on farms of the period in Wake County. The loss of integrity of the farmhouse negatively impacts the integrity of the complex as a whole. Further, many rural examples of better-preserved, one-story, L-plan houses remain in the county including the circa 1911 Wayland E. Poole House (WA315, NRHP 2003), a vernacular Queen Anne-style house with cross-gabled wings and wraparound porches. Located in the Auburn community of Wake County, the Poole house retains original features including a slate roof and most interior finishes. Built around 1900, the Marshall Partin House (WA1131) near Willow Springs carries the basic L-plan form of the Rand-Bryan house but is embellished with decorative trim including alternating pendants and sawn cornice brackets.

Criterion D

The Rand-Bryan Farm is not eligible for the NRHP under Criterion D. For a property to be eligible under Criterion D, it must have or have had information that contributes to our understanding of human history or prehistory and the information must be considered important.

The Rand-Bryan Farm is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of education or building design not obtainable through above ground resources.

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