



**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.

September 1, 2022

Debbie Bevin
Richard Grubb & Associates
525 Wait Avenue
Wake Forest, NC 27587

dbevin@rgaincorporated.com

Re: Construct Old Milburnie Road residential subdivision, 1521 Old Milburnie Road, Raleigh, Wake County, ER 22-1032

Dear Ms. Bevin:

Thank you for your letter of August 1, 2022, transmitting the Historic Structure Survey Report (HSSR), "Joseph Collier Farm (WA1679), Raleigh, Wake County, North Carolina," prepared by Richard Grubb & Associates. We have reviewed the HSSR and offer the following comments.

After reviewing the HSSR evaluating the National Register eligibility of the Joseph Collier Farm, we concur that the property is not eligible for the reasons listed in the report. We note that a corrected version of the HSSR was received on August 31, 2022. We do not recommend changes to the HSSR and accept this version as final.

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.

Sincerely,

for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Camden Brunick, Soil & Environmental Consultants

cbrunick@sandec.com

HISTORIC STRUCTURES SURVEY REPORT



JOSEPH COLLIER FARM (WA1679)
Raleigh, Wake County, North Carolina

SUBMITTED TO:

Lennar Corporation
1100 Perimeter Park Drive, Suite 112
Morrisville, North Carolina 27560

August 2022



RICHARD
GRUBB &
ASSOCIATES

HISTORIC STRUCTURES SURVEY REPORT

JOSEPH COLLIER FARM (WA1679)

Raleigh, Wake County, North Carolina

Principal Investigator:

Ellen Turco, MA

Author:

Debbie Bevin, MA

Prepared by:

Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, North Carolina 27587

Submitted to:

Lennar Corporation
1100 Perimeter Park Drive, Suite 112
Morrisville, North Carolina 27560

Date:

August 24, 2022

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- Appendix A: National Register of Historic Places Criteria
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1.0 MANAGEMENT SUMMARY

On behalf of Lennar Corporation, Richard Grubb & Associates, Inc. (RGA) has completed a Historic Structure Survey Report (HSSR) for the Joseph Collier Farm (WA1679), located at 1309 Old Milburnie Road in Raleigh, Wake County, North Carolina. The Collier Farm property is part of a proposed residential subdivision, and was identified during a due-diligence environmental review conducted by Soil & Environmental Consultants, PA. The State Historic Preservation Office (HPO) requested a National Register of Historic Places (NRHP) evaluation of the Collier Farm. The purpose of this HSSR is to evaluate the Joseph Collier Farm for the NRHP in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

In June 2022, RGA recorded the Joseph Collier Farm. It was evaluated using the NRHP Criteria for Evaluation (Table 1.1; Appendix A). As a result of the evaluation, for the purposes of compliance with the NHPA, as amended, RGA recommends that the Joseph Collier Farm is not eligible for the NRHP.

Table 1.1: Resource studied and summary of its NRHP eligibility.

Survey Site No.	Resource Name	NRHP Eligibility Recommendation
WA1679	Joseph Collier Farm	Not Eligible

2.0 PROJECT DESCRIPTION AND METHODOLOGY

In June 2022, under contract to Lennar Corporation, Richard Grubb & Associates, Inc. (RGA) completed a Historic Structures Survey Report (HSSR) and National Register of Historic Places (NRHP) evaluation for the Joseph Collier Farm (WA1679), in order to comply with Section 106 of the National Historic Preservation Act (NHPA), as amended.

2.1 Project Location and Setting

The Joseph Collier Farm is located approximately six miles northeast of downtown Raleigh in Wake County's St. Matthew's Township (Figures 2.1-2.2). The Collier Farm fronts Old Milburnie Road (SR 2217) which runs roughly north to south past the farm before terminating at U.S. 64. It occupies two of eight parcels totaling approximately 144 acres which are slated for development as a residential subdivision.

2.2 Project Description

Final plans for the proposed residential subdivision are still under development but are expected to include both single-family dwellings and townhomes. The Collier Farm property is slated to be subdivided into 108 single-family residential lots (Figure 2.3).

2.3 Background Research and Previous Surveys

The Joseph Collier Farm was first recorded in 1990 by Kelly A. Lally as part of her comprehensive survey of historic architectural resources in Wake County. Lally's survey file included photographs, a site sketch, an architectural description, and a historical background for the property. The report she produced at the conclusion of that survey, which was later edited for publication as *The Historic Architecture of Wake County, North Carolina* (Lally and Johnson 1993, Lally 1994), provided valuable background information on the history and architecture of Wake County. Research and fieldwork conducted by RGA in 2021 and 2022 for the Wake County Historic Farm Context (1918-1968) and Survey Update addressed twentieth-century farms and agricultural trends and aided in the identification of comparable properties. Primary sources consulted include newspapers, census records, land deeds, historic maps and plats, and wills.

2.4 Field Methods

RGA Senior Architectural Historian Debbie Bevin visited the property on June 7, 2022. The Collier Farm, its landscape, and associated structures were visually inspected, and the exteriors and settings of the buildings were documented with written notes and digital photographs. The interiors of buildings were not accessible and therefore were not photographed.

2.5 Reporting

The historical development, architecture, and cultural significance of the Collier Farm were assessed, and the property was evaluated within its historic context according to the established NRHP Criteria (Appendix A). The results of this intensive-level survey and NRHP evaluation are presented in this report. The report meets the requirements of Section 106 of the NHPA, as amended and the HPO's current *Historic Structure Survey Report Standards*. Ellen Turco, Principal Senior Historian, served as the Principal Investigator and reviewed and edited the report. Debbie Bevin, Senior Architectural Historian, conducted background research and fieldwork, documented the buildings, and authored the report. Ms. Turco and Ms. Bevin meet the professional qualifications standards of 36 CFR 61 set forth by the National Park Service (Appendix B). Emily Dale produced the report graphics, and Karrie Welborn served as technical editor and formatted the report.

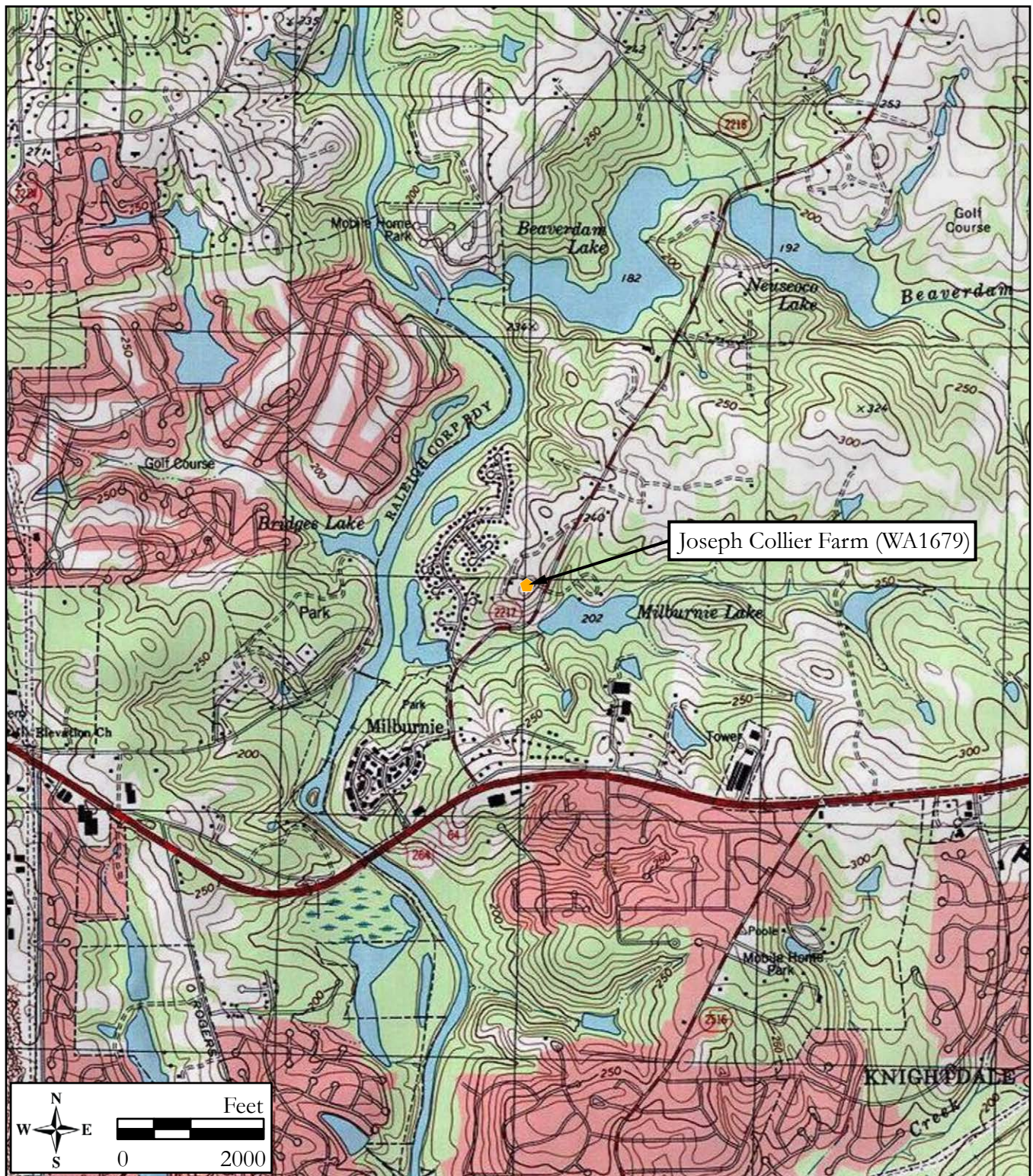


Figure 2.1: Location map, Joseph Collier Farm (1997 USGS 7.5' Quadrangle: Raleigh East, NC).

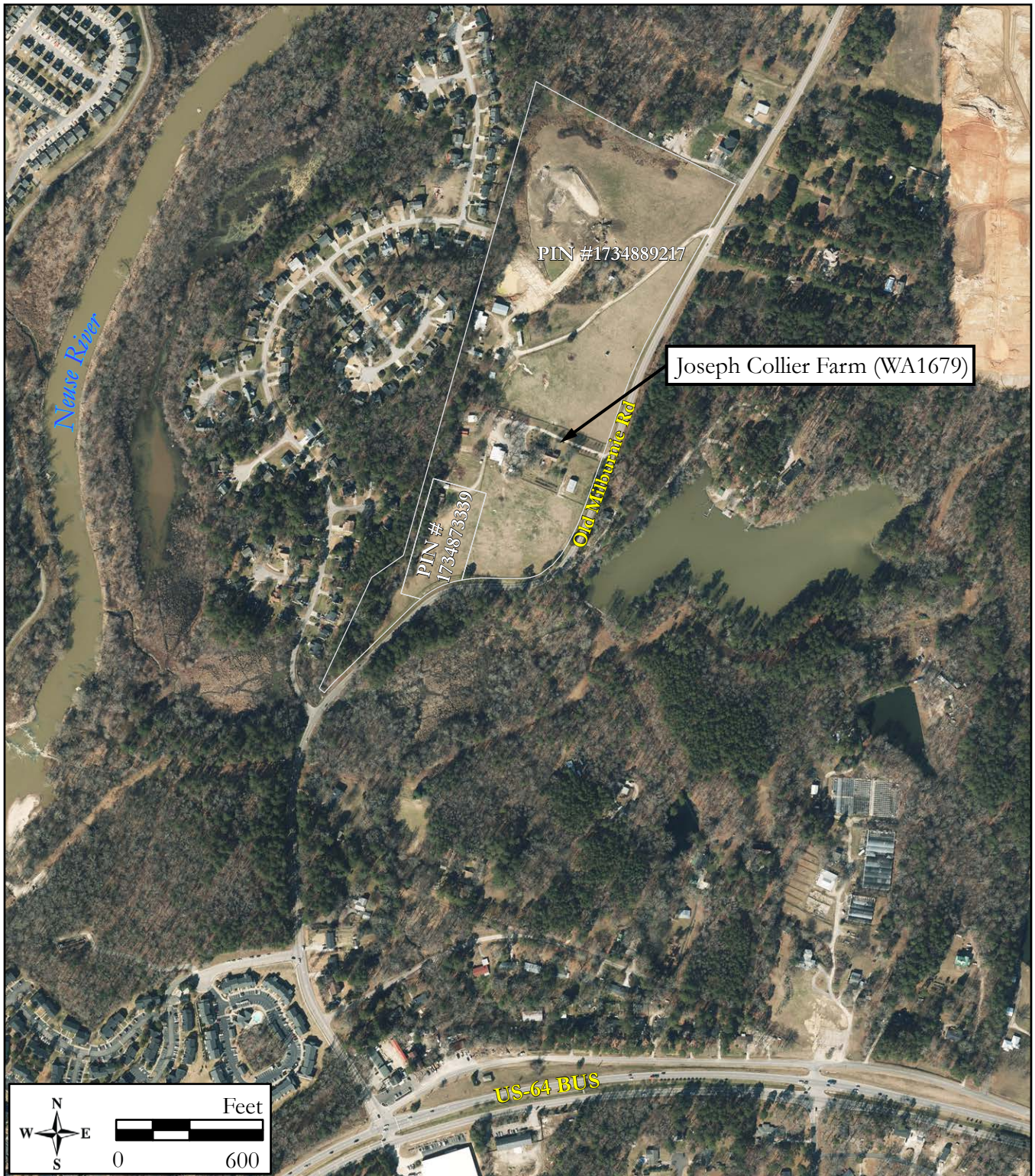
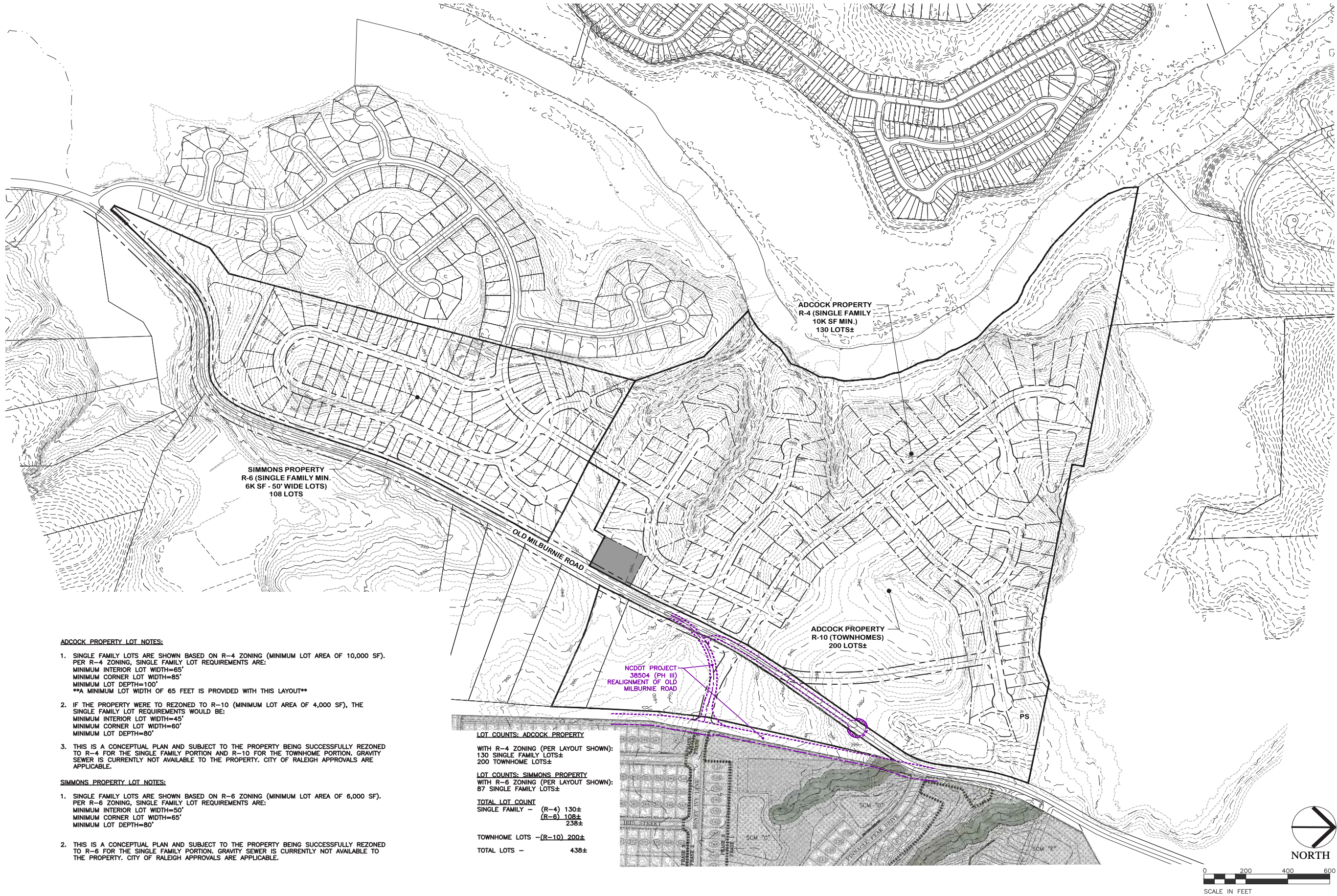


Figure 2.2: Location map, Joseph Collier Farm
(World Imagery, ESRI 2021).

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PLD

PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

OLD MILBURNIE ROAD
ADCOCK PROPERTY
OLD MILBURNIE ROAD
RALEIGH, NC

ISSUED: 31 MARCH 2021

REVISIONS:

DRAWN BY: JET
CHECKED BY: JDL

PROJECT: OMRMP

CONCEPT MASTER
PLAN - SIMMONS &
ADCOCK PROPERTY

DWG. NO. MP1.4

Figure 2.3: Proposed development plan (courtesy of Lennar Corporation).

3.0 HISTORIC CONTEXT

This section presents an overview of the history of Wake County's St. Matthew's Township and twentieth-century agriculture in eastern Wake County.

3.1 Early History of St. Matthew's Township

Wake County was formed in 1771 from parts of Johnston, Cumberland, and Orange counties. Prior to European settlement, the area was occupied by the Sissipahaw and Occaneechi Tribes (Powell 2006:1172). St. Matthew's Township, located in east central Wake, was founded in 1868 (Lally 1994:272). Due to its location in the fertile Neuse River basin, it was the location of several of the county's largest and most prosperous antebellum plantations, including Midway Plantation (WA0032), home of David Hinton and his wife Mary Bodie Carr (De Miranda 2007:8.11). The Joseph Collier Farm sits on land that was once part of Midway Plantation (Figure 3.1).

3.2 Twentieth Century Agriculture in Wake County

Despite the presence of large plantations like Midway in the eastern part of the county with enslaved workers producing labor-intensive crops, the majority of Wake County farms were operating at a modest subsistence level prior to the Civil War. That began to change after the Civil War with increasing dependence on commercial agriculture and the commodity crops of cotton and tobacco (RGA 2022:2.1). This trend continued into the early twentieth century, with tobacco eventually supplanting cotton as the county's most important cash crop after the boll weevil infestation of the late 1920s (Lally 1994:272). At the same time, tenant farming became commonplace as large tracts of land were subdivided and the average farm size decreased (Lally 1994:68). Tenants typically either worked as sharecroppers, keeping a portion of the crop for their own use, or paid the landowner some combination of rent and shares. Fifty-six percent of Wake County farms were operated by tenants in 1920, many of them Black (Lally and Johnson 1993:E.55). However, there was also a small but notable number of Black landowners operating farms in the late nineteenth and twentieth centuries (Lally and Johnson 1993:E.57).

The typical Wake County farm in the first quarter of the twentieth century consisted of 30 to 40 acres of small, single-crop plots, primarily cotton, tobacco, and corn for animal feed (RGA 2022:2.7-2.8). A modest, one-story farmhouse anchored the farm complex, usually facing the road, with a collection of dependencies, including barns, garages, corn cribs, and chicken houses organized around the dwelling. Tobacco barns, packhouses, and tenant houses might be located at the edges of cultivated fields some distance from the main dwelling. Landscape features such as fields, pastures and woodlands; vegetable gardens and orchards; and farm roads and fences surrounding the buildings, formed the setting for these rural properties (Lally and Johnson 1993:F.107-F.108).

Suburban growth on the outskirts of Raleigh, beginning in the mid-twentieth century, led to a gradual loss of open farmland in Wake County that has accelerated in the last 50 years. Some farmers initially sold off individual house lots with good road frontage at the edges of their landholdings while continuing to farm the remainder. More recently, rising land values have led to entire farms being subdivided for residential and commercial development that has transformed much of the county.

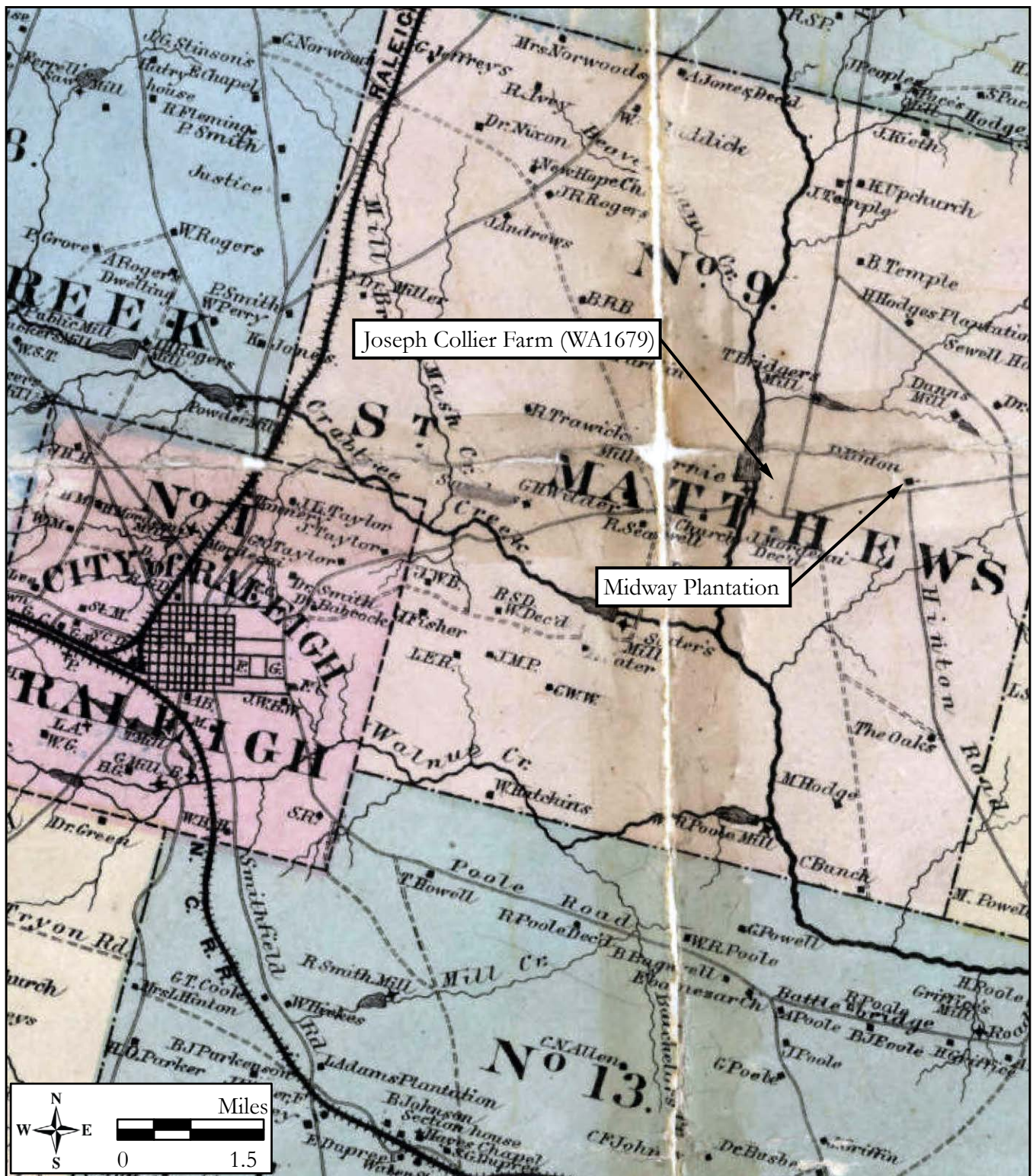


Figure 3.1: Portion of the 1871 Fendol Bevers Map of Wake County showing the location of Midway Plantation (WA0003) (North Carolina Maps Digital Collection).

4.0 NATIONAL REGISTER EVALUATION OF THE JOSEPH COLLIER FARM (WA1679)

This section contains a description of the Joseph Collier Farm (WA1679) and its setting, as well as a history of the property, an architectural context, comparable properties, and an evaluation of the property by applying the NRHP Criteria for Evaluation.

Table 4.1 Joseph Collier Farm Information (WA1679)

Resource Name	Joseph Collier Farm
HPO Survey Site #	WA1679
Location	1309 Old Milburnie Road, Raleigh
PIN #s	1734889217; 1734873339
Date of Construction	1935
Recommendation	Not Eligible



4.1 Setting

The Joseph Collier Farm (Figure 4.1-4.2) is situated on the west side of Old Milburnie Road approximately six miles northeast of downtown Raleigh. It sits on high land on the east side of the Neuse River, one-half mile northeast of the site of the former Milburnie Dam (WA1677), which served gristmills at that location during the eighteenth through early twentieth centuries. Between the farm and the river is the circa-1990 Beachwood residential subdivision. Across Old Milburnie Road from the farm is the Milburnie Fishing Club, a private social and recreational club established in 1913. There has been scattered single-family development of parcels along Old Milburnie Road since the mid-twentieth century, and currently, dense residential development is taking place to the northeast. The 34-acre Collier Farm is one of only a few large tracts of undeveloped land remaining in the area.

The main house sits on a hill and is accessed by a long, straight, concrete drive which is lined by crepe myrtles. The main house is surrounded by mature trees and shrubs and its yard is enclosed by wooden fencing. Wood board fencing also encloses the pastureland to the south of the house and the tobacco fields to the north. A second driveway near the northern border of the parcel provides access from Old Milburnie Road to Tenant House #2 and cuts diagonally through the field to intersect with the first driveway behind the main house.

4.2 Description

Joseph Collier House, 1935, circa 1970s, 2006 (Figures 4.3-4.18)

The Joseph Collier house is a small, one-story, front-gable house clad with a distinctive multi-colored, irregular granite veneer with prominent, flattened mortar joints. It has a solid masonry foundation and is topped by an asphalt-shingled roof which is pierced by two stone chimneys. The original house consisted of a rectangular, front-gable block with a nested, gabled rear wing. A projecting gabled entry vestibule towards the rear of the north side elevation and a projecting porch off the rear of the south side elevation gave the house a subtle T-shape. The east-facing façade of the original house is obscured by a 2006 addition. Windows in the original house are paired and single wood, double-hung, six-over-six sashes with stone sills. The south side porch has original stone piers but its enclosure with glass is a later alteration. The porch has a stone floor and there are two 15-light doors opening into the house from it.



Figure 4.1: Setting, Joseph Collier Farm
(World Imagery, ESRI 2021).



Figure 4.2: Site plan, Joseph Collier Farm
(World Imagery, ESRI 2021).



Figure 4.3: Joseph Collier house, photo locations (World Imagery, ESRI 2021).



Figure 4.4: Joseph Collier house, view facing southwest.



Figure 4.5: Joseph Collier house, view of north side elevation, facing southwest.



Figure 4.6: Joseph Collier house, view of portion of original north side elevation, facing south.



Figure 4.7: Joseph Collier house, view of original entry vestibule on north side elevation, facing southwest.



Figure 4.8: Joseph Collier house, view of 2006 addition to entry vestibule on north side elevation, facing south.



Figure 4.9: Joseph Collier house, view of north side elevation showing rear wing addition, facing south.



Figure 4.10: Joseph Collier house, view of 2006 façade addition, facing southwest.



Figure 4.11: Joseph Collier house, view of south side wing, facing west.



Figure 4.12: Joseph Collier house, view of south side wing and 2006 addition, facing northwest.



Figure 4.13: Joseph Collier house, view of south elevations of original house and rear wing, facing north.



Figure 4.14: Joseph Collier house, view of original side porch with later glass enclosure, facing northeast.



Figure 4.15: Joseph Collier house, view of original side porch piers, facing east.

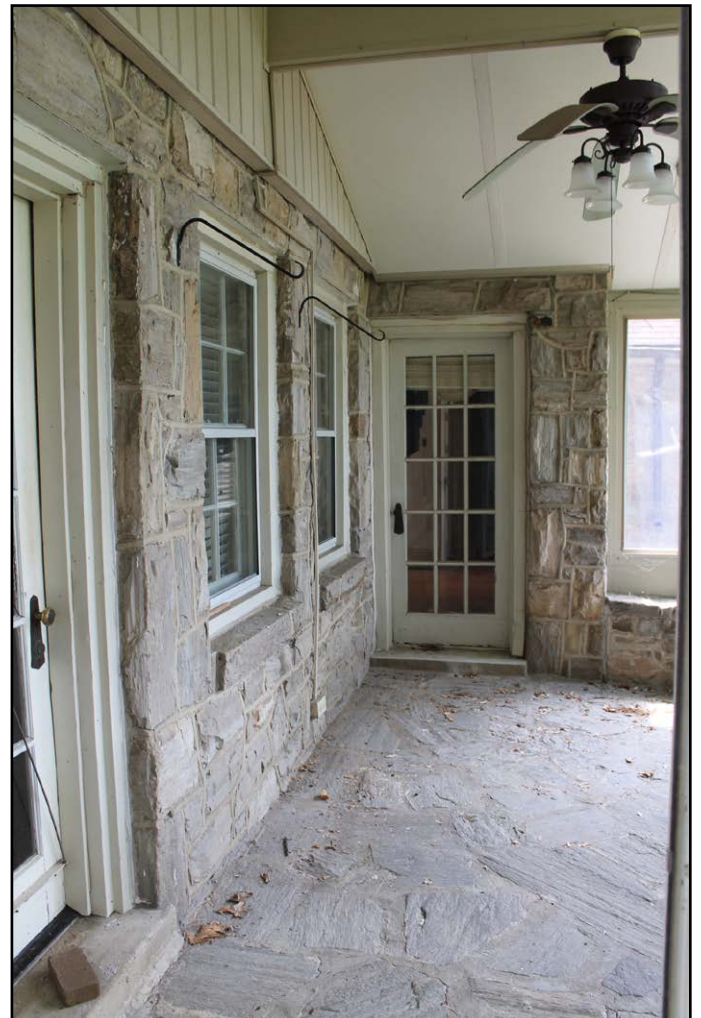


Figure 4.16: Joseph Collier house, view of original side porch interior, facing east.



Figure 4.17: Joseph Collier house, view through broken window into rear of original house, facing north.



Figure 4.18: Joseph Collier house, view of rear elevation, facing east.

Rectangular gabled wings added between 1971 and 1985 project from the rear (west) and south elevations. These wings are clad in a stone veneer that is indistinguishable from that of the original house. The wings are lit by a combination of bay windows and fixed rectangular windows set high in the wall. There are glazed entries on the rear (south and west) elevations of the wings. An extensive wood deck built in 1985 wraps around the rear elevations.

In 2006, a gabled and shed-roofed wing was added to the front of the house. The wing has vinyl siding and a lattice-covered pier foundation. It is lit on three sides by large central window units composed of a semi-circular pane over a strip of three vertical panes. Flanking the central window units are single-pane vertical windows. There is a glazed entry door accessed by wood steps on the north side of the wing. A second, gabled, vinyl-sided wing constructed at the same time projects from the north side entry vestibule and is finished similarly to the front wing.

The interior of the house was not accessible but looking through windows it appears that the circa-1935 core of the house retains original oak flooring, wide baseboards, and two fireplace surrounds of irregular granite blocks

Grape Arbor, mid-twentieth century (Figure 4.19)

South of the house, at the edge of the fenced yard, is a double grape arbor supported by wood posts.

Carport, circa 1990 (Figure 4.20)

A large, flat-roofed, free-standing carport supported by steel beams is located behind the house to the west.

Storage Building, circa 1930s (Figure 4.21-4.22)

This gabled frame building was moved at an unknown date to its present location along the fence southwest of the house. It has vertical wood sheathing and rests on concrete block piers. It has a metal roof and exposed rafter tails on its north and south side elevations. There is a shed-roofed porch and batten pedestrian entry on the north elevation. It is currently used for storage, but its original use and location are unknown.

Barn converted to dwelling, circa 1930s (Figures 4.23-4.24)

This barn with multiple side and rear sheds was converted to a dwelling at an unknown date in the twentieth century. The barn is clad with diagonal wood boards and has a metal roof and exposed rafter tails. There is a central, two-story, side-gabled section. A set of wood stairs and a second story deck attached to the east side elevation provide access to the interior. Window and door openings are not original and reflect its current domestic use. There are one-story enclosed sheds on each side (north and south) elevation. There is an open bay on the rear of the north side shed, plus an attached, partially enclosed, shed-roofed section on the rear of the building. The rear sheds appear to have retained some agricultural function.

Corn Crib converted to chicken house, circa 1930s (Figure 4.25)

This small, frame building originally served as a corn crib but was converted to a chicken house at an unknown date. It has a gabled roofline, vertical wood sheathing, a metal roof, and a wood pier foundation. A batten door on the south elevation is accessed by a set of wood steps. There is an open shed on the east side elevation.

Tenant House #1, circa 1900 (Figures 4.26-4.27)

This tenant house is located against the tree line west of the main house. It is a one-story, side-gabled dwelling with a full-width rear shed. The house has a stone foundation, is clad with vinyl siding, and has a metal roof with a single interior brick chimney. The three-bay façade, which faces east, is sheltered by a shed-roofed porch on slender posts. It has an off-center entry and two replacement vinyl, one-over-one, double-hung windows.

House, 1992 (Figure 4.28)

The one-story, side-gabled house with telescoping side wings is clad with a combination of composite wood siding and brick veneer. It is located at the edge of the pasture south of the Joseph Collier house. It sits on a parcel which was subdivided from the larger farm in 1991.



Figure 4.19: Grape Arbor, view facing east.



Figure 4.20: Carport, view facing southeast.



Figure 4.21: Storage building, view of north side elevation, facing southeast.



Figure 4.22: Storage building, view of south side elevation, facing north.



Figure 4.23: Barn converted to dwelling, view of east elevation, facing west.



Figure 4.24: Barn converted to dwelling, view of north side elevation, facing southeast.



Figure 4.25: Corn crib converted to chicken house, view facing northwest.



Figure 4.26: Tenant House #1, view of façade (east elevation), facing west.



Figure 4.27: Tenant House #1, view of south side elevation, facing north.



Figure 4.28: 1992 house, view facing southwest.

Tobacco Barn converted to dwelling, circa 1920 (Figure 4.29)

This former tobacco barn was converted into a dwelling at an unknown date prior to 1990. It is clad with vinyl siding and sits on a concrete block foundation. The non-historic window and door openings, porches, and an exterior stair reflect its domestic use.

Tenant House #2, circa 1920 (Figure 4.30)

This ruinous tenant house is located in the center of the fields towards the northern end of the parcel. It is a side-gabled dwelling with a rear ell. It is clad with wavy-edge asbestos siding and has a small gabled hood with brackets over its front entry. The window sash and doors have been removed from the house and the rear ell is collapsing.

Outbuilding, circa 1920 (Figure 4.31)

This small outbuilding sits in the center of the tobacco field. The front-gable building has vertical wood siding and a metal roof with exposed rafter ends. Rectangular openings centered on the gable end access the first level and loft level above. Its original use is unknown.

Pumphouse, mid-twentieth century (Figure 4.32)

This small, shallow-gabled pumphouse is located at the edge of the tobacco field. It has horizontal wood siding, an asphalt shingle roof, and a single plywood door on its gable end.



Figure 4.29: Tobacco barn converted to dwelling, view of north side elevation, facing south.



Figure 4.30: Tenant House #2, view facing northwest.



Figure 4.31: Outbuilding, view facing east.



Figure 4.32: Pump House, view facing east.

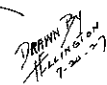
4.3 History

The Joseph Collier Farm was built on land once associated with the Hinton family's Midway Plantation (WA0032 NRHP 1988), which was originally located one-and-one-half-miles to the southeast on what was then known as the Tarborough Road (now U.S. 64). The earliest land record located for the Collier Farm property is an 1871 mortgage deed for a parcel on the east side of the Neuse River stretching from Peachtree Branch on the south to Beaverdam Creek on the north and bounded by "David Hinton's fence" in one section. The mortgage agreement was between Harry H. Powell and St. Augustine's Normal School and Collegiate Institute, which lent him \$1,500 at an annual interest rate of eight percent and was secured by the property (Wake County Register of Deeds [WCROD] 1871). A second mortgage between the parties for the same amount and terms was made one year later in 1872 (WCROD 1872). Research for this project did not reveal whether St. Augustine's had a practice of lending to landowners in the postbellum period, but it is a worthy avenue for future inquiry. Deed records indicate that Powell held onto the property until 1884, when he apparently defaulted on his loan and St. Augustine's sold the property at public auction to Jeremiah Smith, a Black former farm laborer, for \$525 (WCROD 1884). The house and farm were mortgaged during Smith's ownership but appeared to be clear of liens in 1924 when the property was deeded to his daughter, Mary Smith Alston (WCROD 1924). Mary Alston died shortly thereafter, and her widower, Frank Alston, sold the property to J.W. Bunn, who owned adjacent land to the north (Figure 4.33; WCROD 1927). Bunn promptly sold the property with a \$2,000 mortgage to Mann and Mattie Bridgers, another Black couple (WCROD 1928). When the Bridgers defaulted on the loan during the Depression, Bunn sold the property to R.B. Whitley for \$500 (WCROD 1932). The 49-acre property changed hands once more before it was purchased in 1934 by Joseph Roby Collier for \$1,600 (WCROD 1934).

Joseph Collier (1892-1974) was a World War I veteran who was born in Washington, D.C. As a young man, he lived in Philadelphia and worked as a machinist for the Baltimore and Ohio Railroad (Ancestry.com). Following his military service, he moved to Raleigh and in 1930 was living as a roomer with the Gleason family downtown at 801 Halifax Street (U.S. Census 1930) while working for the Seaboard Railroad. He married Annie E. Harris (1909-1992) in 1935, and the two moved into a new house on the 49-acre farm Collier had recently acquired. The farm produced tobacco, with labor provided by tenants living in at least two tenant houses which are extant. Collier's occupation was listed as Machinist throughout the 35 years he owned the property, suggesting farming was not his primary source of income (U.S. Census 1940, 1950). The names of Colliers' tenants are not known.

The earliest aerial photograph of the property dates to 1938, shortly after the Colliers bought it (Figure 4.34). The majority of the property is cleared, with cultivated fields occupying the northern and eastern portions of the parcel, which extend on both sides of Old Milburnie Road. The new Collier house is visible in the southwest part of the property, as is the large barn and corn crib behind it to the west. The yard around the house is dotted with trees and shrubs. There are two clusters of buildings located at the center of the fields on the west side of Old Milburnie Road. One cluster includes the extant Tenant House #2, and one cluster appears to include several agricultural outbuildings including tobacco barns and possibly a packhouse or strip room which are no longer extant. Tenant House #1 is not visible on the 1938 aerial, but it may be obscured by trees. The tenant houses and outbuildings likely pre-date the Colliers' ownership, and the Collier house may be located on the site of an earlier dwelling. There are no extant buildings which appear to date to the nineteenth century.

By 1959, the area around the house was fenced, the property to the south was used for pasture, and the farmland to the north and east was divided into smaller plots with erosion control terracing visible (Figure 4.35). Joseph and Annie Collier owned the property until 1970 but moved to Florida around 1960 (The News-Press 1974). Shortly after acquiring it from the Colliers, the farm's new owner, Patrick H. Simmons, subdivided the section on the east side of Old Milburnie Road into four lots for single-family residences (WCROD 1976). Another subdivision was made in 1992 for construction of a dwelling southwest of the Collier house.



4-23

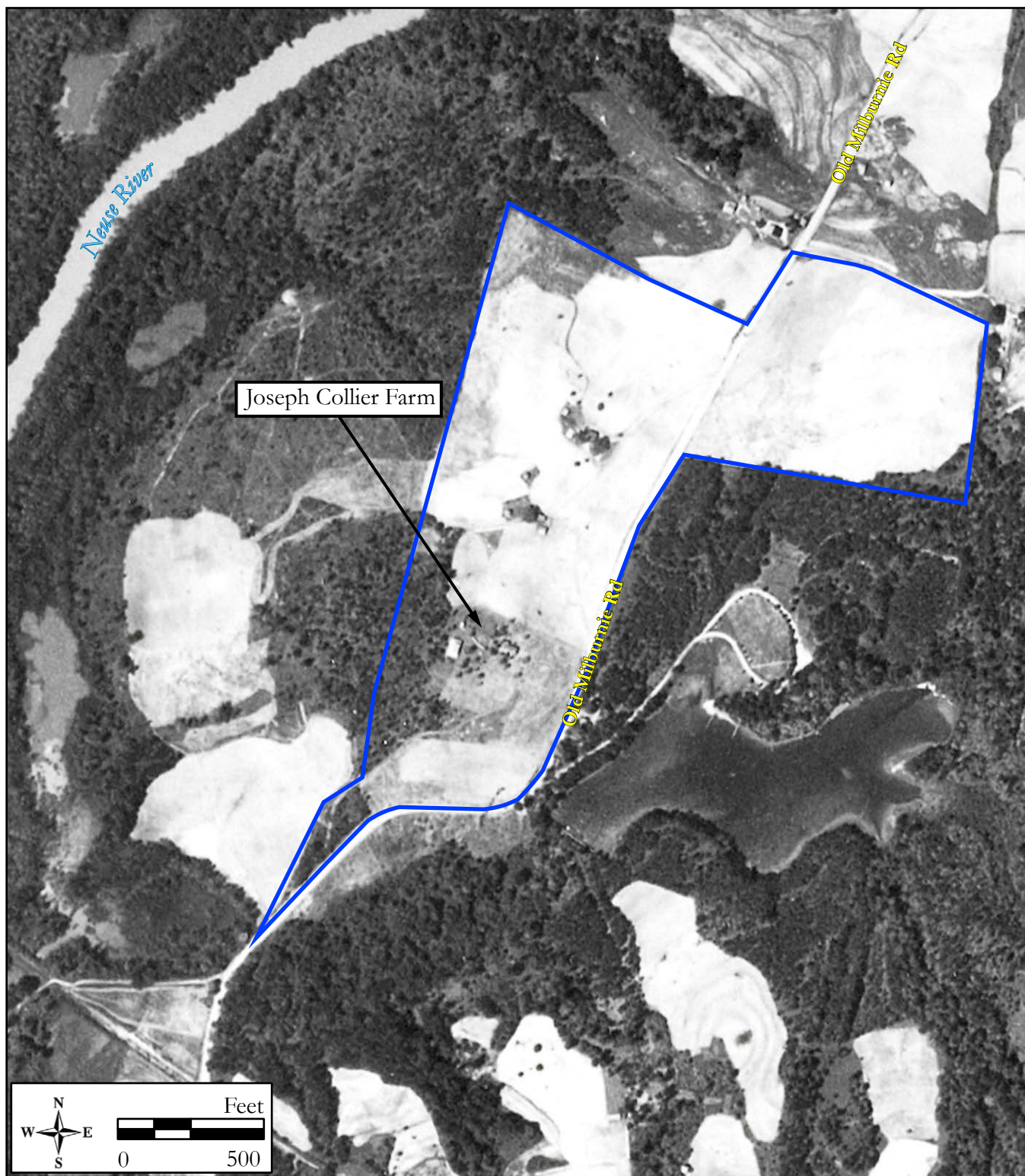


Figure 4.34: 1938 aerial view of Joseph Collier Farm (United States Department of Agriculture [USDA]).

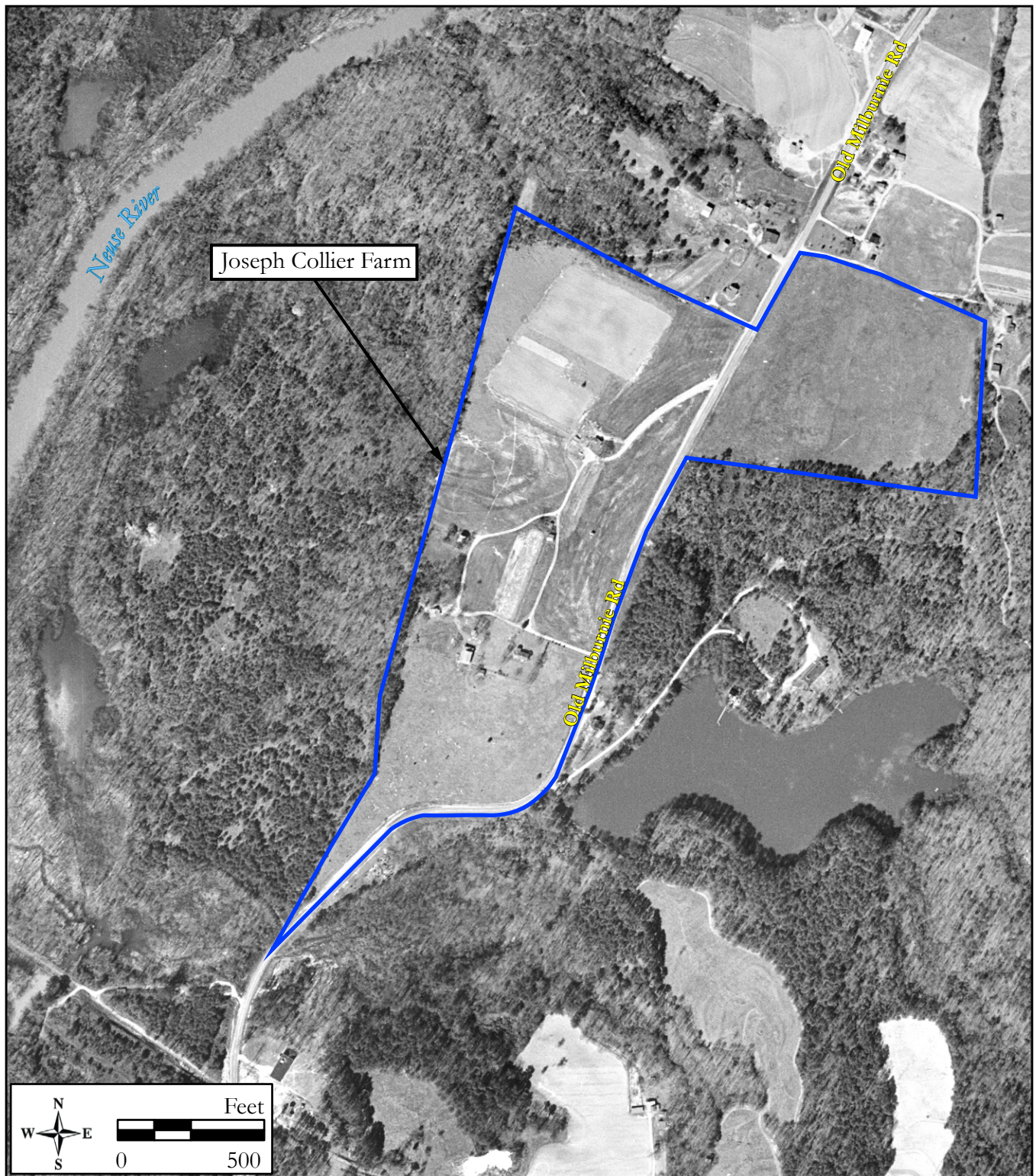


Figure 4.35: 1959 aerial view of Joseph Collier Farm (USDA).

It was during Simmons' ownership of the farm that multiple additions were made to the original Collier house. The south side wing and the rear (west) wing were built between 1971 and 1990 when Kelly Lally recorded the property (USDA 1971). Since 1990, there have been additional alterations to the house, including a vinyl-sided addition to the front (west elevation) of the house which obscures the original entry, a second vinyl-sided addition on the north side elevation, and extensive decking on the rear. At an unknown date, several of the Collier Farm outbuildings were converted to dwellings, including the large barn behind the house and two tobacco barns, one of which is no longer extant.

4.4 Architectural Context and Comparable Properties

Post-World War I Farm Complexes (1919-1941) in Wake County

Kelly Lally's 1988-1991 comprehensive survey of historic architectural resources in Wake County provided context for understanding and evaluating buildings dating from the earliest European settlements to just prior to World War II. The Multiple Property Documentation Form (MPDF) produced at the conclusion of her survey identified seven property types including farm complexes, with separate categories for individual dwellings and outbuildings. Lally noted that "using the farm complex as a property type in itself is a very general way of classifying the properties found with the greatest frequency on the Wake County landscape. Wake County is filled mostly with modest dwellings, surrounded by dependencies that, together with the house, often reveal more about Wake County's history than could any house by itself" (Lally and Johnson 1993:F.105).

The Joseph Collier Farm is an example of a Post-World War I Farm Complex (1919-1941), a property type identified in the MPDF. The MPDF notes that "many of the small to medium-sized tobacco farms from the 1920s through the 1940s are distinguishable from their predecessors only in the types of dwellings in which their owners and tenants lived, and perhaps in the materials they chose for construction of outbuildings." New houses often reflected the popular Craftsman and Colonial Revival styles, and older, traditional houses were sometimes updated to reflect those styles (Lally and Johnson 1993:F.114-F.115). Properties falling into the Post-World War I Farm Complex category represented the youngest Wake County farms surveyed by Lally, some barely 50 years old at the time. As a result, only a few exceptional examples with substantial dwellings and/or extensive collections of outbuildings were initially placed on the State Study List or listed in the NRHP. However, Lally recorded many small tobacco farm complexes from this period with modest dwellings and a handful of agricultural outbuildings. Since then, more farm complexes from this period have been identified and evaluated through survey updates conducted between 2007 and 2019 and Section 106 consultation for highway construction or commercial and residential developments throughout the county. RGA's recent Wake County Historic Farm Context (1918-1968) and Survey Update revisited many of the previously identified resources and made preliminary assessments of NRHP eligibility.

Despite intense development throughout the county, there are surviving farm complexes dating to the 1920s and 1930s which retain both relatively intact main dwellings and a complement of domestic and agricultural outbuildings, along with components of the farmed landscape. The 1938 James Ragan Farm (WA1071) has a large, brick-veneered Craftsman bungalow as well as log, frame, and bulk tobacco barns depicting changing agricultural practices throughout the first half of the twentieth century (Figure 4.36-4.37). The house at the center of the Montezuma Pearce Farm (WA1799) in northeastern Wake County reflects a circa 1925 remodeling of an earlier house. Surrounding the house are a woodshed, smokehouse, potato house and garage, while three tobacco barns and a strip room are located along the tree line adjacent to cultivated tobacco fields (Figure 4.38). Similarly, the Snipes Farm (WA4785) house was remodeled in the 1930s and anchors an impressive complex of agricultural outbuildings related to tobacco production (Figure 4.39)

Twentieth Century House Types (circa 1910-1941)

Houses built in the first half of the twentieth century in rural Wake County and its small towns followed national trends favoring the Craftsman, Colonial Revival, and Tudor Revival styles. While there are examples of elaborate interpretations of these styles, more common are simple houses



Figure 4.36: James Ragan Farm (WA1071), view of house



Figure 4.37: James Ragan Farm (WA1071), view of log, frame, and bulk tobacco barns.



Figure 4:38: Montezuma Pearce Farm (WA1799).



Figure 4:39: Snipes Farm (WA4785).

incorporating references to one or more of them. According to the MPDF, “the popularity of the (Craftsman) bungalow apparently influenced the proliferation of very simple one-story, gable-front, frame houses throughout the county in the early to mid-twentieth century. Plainly finished perhaps with Craftsman style porch supports or exposed rafter ends, gable-front houses rivaled side-gable-roofed houses as the most popular form for tenant and small farm dwellings in the twentieth century” (Lally and Johnson 1993:F.138-F.139).

The Joseph Collier house is an example of one of these simple front-gable dwellings found throughout rural Wake County. Most of these houses were of frame construction and had frame exteriors, such as the circa 1930 Yancey Farm house (WA0589; Figure 4.40), but there are brick veneered examples as well, such as the house at the Buffaloe Farm (WA4829; Figure 4.41) in southern Wake County. The Collier house’s stone veneer cladding is less common, particularly on modest houses, but there are other examples of houses from the period with stone exteriors, including the 1940 house at 321 North First Avenue in nearby Knightdale (WA7678; Figure 4.42), which is a contributing resource in the Study Listed Knightdale Historic District. While this house is a larger, one-and-one-half-story, Craftsman bungalow, it has a very similar stone surface treatment to that of the Collier house.



Figure 4.40: Yancey Farm (WA0589), view of house.



Figure 4.41: Buffalo Farm (WA4829), view of house.



Figure 4.42: House at 321 North First Avenue, Knightdale (WA7678).

4.5 NRHP Evaluation

Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, the property must possess significance under at least one of the four NRHP evaluation criteria. The Joseph Collier Farm remains in its original location and is actively farmed, giving the property integrity of location, setting, feeling, and association. However, the individual buildings which comprise the farm have diminished integrity of design, materials, and workmanship. Extensive alterations and additions to the main house have resulted in a sprawling dwelling that bears little resemblance to the small farmhouse built by Collier in 1935. The remaining outbuildings have lost integrity through material alterations related to changes in use or have suffered from disuse and deterioration.

Criteria Evaluation

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). The Joseph Collier Farm is a surviving representative of the small tobacco farms which were commonplace in the first half of the twentieth century in Wake County. However, the farm complex has lost integrity through alterations, additions, changes in use, and deterioration of its component buildings, so that the farm no longer conveys its significance as a representative of this property type. In particular, the loss of buildings related to tobacco production and the substantial alteration of the one remaining tobacco barn diminish the farm's integrity. There are other surviving twentieth-century tobacco farms in Wake County with greater physical integrity, including the James Ragan Farm (WA1071), the Montezuma Pearce Farm (WA1799) and the Snipes Farm (WA4785). These properties better represent the small farm complexes that played an important role in Wake County's twentieth century history. Therefore, the Joseph Collier Farm is recommended not eligible for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons of significance within the community, state, or national historic contexts (see Appendix A). Neither Joseph Collier nor any of the prior owners of the farm were known to be of transcendent importance to local, state, or national historic contexts. Therefore, the Joseph Collier Farm is recommended not eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value (see Appendix A). The buildings which comprise the Joseph Collier Farm are substantially altered or deteriorated examples of common domestic and agricultural building types and lack sufficient integrity for architectural significance. Therefore, the Joseph Collier Farm is recommended not eligible for the NRHP under Criterion C.

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix A). There are no above-ground resources associated with the farm which are likely to yield new information about tobacco farming. The archaeological potential of the area will be assessed separately.

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APPENDIX A: NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) that are associated with the lives of persons significant in our past, or
- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or
- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or
- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or
- g) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.