

Rowan County Historic Landmarks Commission

P.O. Box 2646 • Salisbury, N.C. 28145-2646
704-216-8588

MEMORANDUM

TO: Chairman Chamberlain and Rowan County Board of Commissioners
FROM: James Rollans, Historic Landmarks Commission Chairman
DATE: May 22, 2008
RE: **HLC 01-08: *Richard Wainwright Barber Farm***
Owner(s)/Petitioner(s): Joyce Ann Barber & Rebecca Jane Barber Floyd
Request: Rowan County Historic Landmark Designation

BOARD OF COMMISSIONERS ACTION

- Receive report on Barber Farm
- Comments from petitioners
- Conduct public hearing
- Close hearing and discuss case
- Approve, Deny or Table request for HLC 01-08

BACKGROUND

The Rowan County Historic Landmarks Commission (*HLC*) will present the application from the Barber family to designate the 242-acre *Richard Wainwright Barber Farm* as a Rowan County Historic Landmark (See *Attachment D*). The Barber Farm has been in the ownership of the same family since 1794 and is located on Redmon Road just south of US 70 and west of NC 801. The farm is presently owned by Joyce Anne Barber and Rebecca Jane Barber Floyd and is identified as parcel (271 009) on the Rowan County Tax Map.

REQUEST

The Rowan County ordinance that governs Landmark Designation states, “ No property shall be recommended for designation as a ‘Landmark’ unless written consent from the property owner(s) is obtained and it is deemed and found by the Landmarks Commission to be of special significance in terms of its historical, pre-historical, architectural or cultural importance and to possess integrity of design, setting, workmanship, materials, character and/or association”. The owners have given signed written consent and have provided all necessary and requested information as seen in *Attachment A*.

The *HLC* reviewed the application, complete with photos and maps, and conducted an on-site investigation of the property including a tour of each of the seventeen structures. After the investigation the *HLC* concluded that the statements of description for both the surface land structures and the buildings have been accurately represented. Furthermore the *HLC* concluded that the:

- Historical significance had been accurately documented
- Architectural importance of the structures as well as preserved and restored examples of mid-19th century farm buildings were worthy of recognition
- Design of each structure and the undisturbed arrangement of all buildings possess integrity and have retained the original setting
- Skilled craftsmanship and selection of the highest quality materials for the original buildings and land structures are obvious to the visitor and the restoration process by the current owners has maintained the highest standards resulting in a pristine farmstead with genuine character and authenticity

HISTORIC LANDMARKS COMMISSION ACTION

The *HLC* conducted a requisite courtesy hearing on February 12, 2008 and subsequently filed a report with the North Carolina Department of Cultural Resources, State Historic Preservation Office (*SHPO*). The response from the agency, dated March 27, 2008 summarizes *SHPO*'s professional conclusion as to the significance of the property to Rowan County (See *Attachment B*, ¶s 2&4).

After receipt of this letter the *HLC* deliberated and voted unanimously to recommend that the 242-acre *Richard Wainwright Barber Farm* be presented for approval as a Rowan County Historic Landmark (See *Attachment C*).

Attachment A



Rowan County Planning
Department
402 North Main Street
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
Web <http://www.co.rowan.nc.us>

Case # HLC 01-08
Date Filed _____
Received By [Signature]
Amount Paid \$50.00
Office Use Only

Historic Landmark Designation Application

1. Name of property RICHARD WAINWRIGHT BARBER FARM
2. Owner's name and address
JOYCE ANN BARBER
REBECCA JANE BARBER FLOYD
PO BOX 430, 225 REDMON ROAD
CLEVELAND, NC 27013
3. Property location
225 REDMON ROAD
CLEVELAND, NC 27013
4. Amount of land to be designated
241.68 ACRES
5. Interior to be designated Yes No
6. Tax map 271 Parcel 009

Please complete the following information on separate sheets:

7. When was the structure erected? For Whom? (If you don't know the exact date, please give a general time frame.) Have there been additions or modifications? If so, describe and give dates.
8. Do you know the names of any of the craftsmen who worked on the structure (i.e., architects, carpenters, contractors, landscape designers, etc.)? Do any architect's plans or building accounts exist? Where?
9. Do you have any old photographs of the structure? If so, do you know the dates of the photographs?
10. How has the building been passed down through the years, from whom to whom (i.e., a quick chain of title)?

11. What was the structure's original use, if different from today? Has the building ever been moved? List the sources of your information.
12. What is the significance of this property? (Please be specific and to the point) Include a list of sources for your information.
13. Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration? Was the restoration done under the supervision of any historic preservation organization? If the property has not been restored, is any restoration planned for the property?
14. Is the property listed in any existing architectural or historical survey (i.e. the National Register of Historic Places)? If so, please give the title and date of the listing.

In addition to the written application, the following materials must be submitted simultaneously:

- * Digital color images showing all sides of the main structure and any outbuildings (may include architectural details, interior and exterior, which add to the property's significance).
- * A tax map showing the location of the property, including any buildings and appurtenant features.

(Please label the above materials with the name of the property owner)

APPLICATION FEE - \$50.00 (Payable to Rowan County)

The information contained herein this application is true and to the best of my knowledge.

1-29-08

Date

Rebecca Jane Barber Floyd
Signature of Property Owner

Mailing Address:

PO Box 430

225 REDMON ROAD

CLEVELAND, NC 27013

Telephone:

704-278-3620

Richard W. Barber Farm Landmark Application

Questions 7-14

The Richard Wainwright Barber Farm has been in the continuous ownership of the Barber family since 1794. In that year Elias Barber emigrated with twenty-one Episcopalian families to Western Rowan County from St. Mary's County, Maryland. The farm comprises 241.68 acres of pastures, cropland, and woodlands and sixteen buildings and structures, including terraces, greenways, weirs, and terrace spillways constructed in cooperation with the Civil Conservation Corps and Soil Conservation Service in the late 1930s. These were recognized as "structures" by the United States Department of the Interior, National Park Service when the entire farm was placed on the National Register of Historic Places (2003).

The R. W. Barber Farm is one of the most intact nineteenth and twentieth century agricultural complexes in Rowan County. The farm contains an outstanding complement of outbuildings consisting of log, frame, and stone buildings and structures. These date from the 1850s when the Jacob Franklin Barber House was built to the late 1940s when Richard Barber constructed this large cow barn. Particularly noteworthy is the preservation of the agricultural land structures, which with the coming of "no-till" farming increasingly are being removed. Those on the Barber farm are protected through a conservation easement granted to the Land Trust for Central North Carolina.

The complex of buildings on the farm, including the Jacob Barber House (ca. 1854), are grouped on a knoll which is immediately south of Redmon Road. The approach to the farmhouse is an ellipse-shaped driveway which proceeds uphill from Redmon Road. Most of the farm buildings -- the smokehouse, wheat house/granary, metal granary log horse barn, stone well house, log crib, carriage house, and school -- are located to west of the dwelling. A wooden fence connects several of the buildings. The pump house and the large cow barn are located south and east of the house. From the house, a farm road curves down the hill to the south and runs due south beyond the large cow barn to the farm fields and Withrow Creek. The right-of-way of the former North Carolina Midland Railroad (now the Norfolk Southern) cuts through farm in a generally southwest to northeast direction.

From the main house, the farm road leads east toward the Edward W. Barber House (1870s) which is located on the knoll and surrounded by pasture. The Edward Barber well house is located to the southeast of the house.

The location of the various Barber Farm structures are shown on the attached Tax Map.

1. Jacob Franklin Barber House
ca. 1854

The Jacob Franklin Barber House was the last in a trio of houses built in the 1850s for prominent western Rowan County families by a local carpenter-builder, James Graham. Graham also built the main dwelling in the Knox Farm Historic District (National Register, 1983) and house on the Hall Family Farm (National Register, 1982). Since its construction, the Jacob Franklin Barber House has remained the seat of the Elias Barber branch of the Barber family. The house is well-preserved and retains its original plan and finishes. It has been subject to extensive historic preservation rehabilitation in recent years by the current owners. These are being accomplished under the guidelines and certification of the North Carolina Department of Cultural Resources, Division of Archives and History.

2. Cow Barn
ca. 1947

A large front-gabled-roofed barn, built by Richard Barber, stands to the southeast of the main house. Sheathed in pine German lapped siding, the building has metal roof and a poured and cast concrete foundation. A large interior storage area for hay is flanked by bays for feeding cattle. The front, or western end, of the barn, provides an area for farm equipment. Above this area are wooden bins for the storage of grain or prepared cattle feed. The centrally-located opening to the main portion of the barn faces the west, with sliding doors on both the north and south sides of the farm equipment storage assayer. The cattle feeding bays area on the north and south sides of the hay storage area are open the east to enable cattle to enter these areas. An attached shed roof shelters the east side of the barn.

3. Pump House/Well
ca. 1941

To the southeast of the main house stands a well and pump house built with fieldstone from the barber Farm. The structure has a low door on the north side, a dirt floor, and a front gable roof with exposed rafter tails and covered with cedar shakes. Richard W. Barber built the pump house in order to enclose a drill well, electric pump, tank, and associated equipment, which provided the first running water to the house. Although this well is no longer in use, the structure still houses a storage tank and water purification equipment for the family's water system it also serves a minor storage area.

4. Smokehouse
ca. 1870s

To the southwest of the house stands a rectangular board and batten smokehouse with a standing seam metal roof. The inset door is sheltered by the projecting gable-front roof on the east elevation. The interior contains hooks for hanging meat to be cured. The smokehouse was originally located outside the kitchen door on the east side of the house. It was relocated in the 1940s.

5. Wheat House/Granary
ca. 1855

Just to the north of the smokehouse is rectangular two-story granary covered by lapped pine weatherboard and topped with a standing seam metal roof. The door faces north and retains the original weatherboard and topped with a standing seam metal roof. The door faces north and retains the original hinges and lock. The first floor is divided into wooden bins for grain. The structure has wooden floor. First floor window openings are located on the south and west sides, and are covered by wooden shutters. An interior stair leads to the second floor. A second-story window is located on the south side. Richard Barber added a shed roofed addition on the south side in the 1940s to provide a covered area for farm machinery. This addition has pine weatherboard walls on the east and south sides and is open on the east.

6. Metal Granary
ca. 1955

Richard W. Barber built the metal-sheathed granary located on the west and north of the original granary. Doors pierce its east and west elevations. The structure has gable metal roof and is open on each end of the gable to provide ventilation.

7. Double Crib Log Barn (Horse Barn)
c. 1855

A double crib log barn stands west of the metal granary. The log portion of the barn is divided into three areas originally used for farm animals. A hay loft is located above animal stalls. Shed addition on the south, east and north sides provide covered storage areas and protect the log portion of the barn. A later frame addition was built on the west side of the log portion. Its sides are covered with lapped pine siding. The roof pitch of this addition is lower than the roof pitch of the log portion. The entire barn, including the sheds is currently covered with a metal roof, although the log portion was originally with wooden shakes.

This barn is currently undergoing extensive rehabilitation, including replacing structural members, siding and roof. All lumber used in the rehabilitation is oak, as was the original.

8. Stone Well House
ca. 1940

A mortared random-coursed fieldstone well house with a side-gable roof with exposed rafter tails which encases the original dug well for the house stands to the north of the metal granary and east of the double-crib log barn. The well and lifting winch remain intact, although the structure currently only provides a storage area for farm tools. It has a door and window on the east side. The structure has a gable shake roof with wooden lapped siding covering the gable ends.

9. Log Crib/Barn
c.a 1855/ca. 1940

A half-dovetail log crib and barn with a gable roof and an attached shed stands west of the house. The log crib on the south side of the structure originally provided storage for corn. A small door on its north side opens into the main portion of the barn. Vertical pine siding sheathes the walls. The barn is open to the east. Originally wood shingles covered the roof, but it is now covered with metal. The attached shed, covered by a metal roof, is located on the south side of the log crib and provides shelter for farm equipment. Vertical pine siding covers walls on the western and southern sides of this addition.

10. Carriage House
ca. 1890

A frame carriage house with vertically applied pine boards and a metal gable roof stands to the north of the log crib. Two swing doors open to the east. The carriage house was heavily damaged by Hurricane Hugo in 1989, but was repaired by the present owners without alteration. Most of the material used to replace the original was salvaged so that more than half of the exterior consists of historic fabric.

11. School
ca. 1900

A one-story, board and batten school with a gable roof stands to the northwest of the main house, and to the north of the carriage house. William A. Barber built it for the home schooling of his children. The small structure has a plain board door on the east side.

Windows pierce the north, west, and south sides, but are currently covered by wooden shutters. The one-room building has a wooden floor.

12. Edward W. Barber House
ca. 1870s

The Edward W. Barber House stands on a knoll to the east of the Jacob Barber House and on the west side of the railroad right-of-way. It was built for Jacob Barber's son. The house follows the general model of the Jacob Barber House, but is a much more modest, scaled-down version. The two-story single-pile, side-gabled house faces west toward the east elevation of the Jacob Barber House. A one-story, board-and-batten kitchen ell with an open shed porch on the south side is attached to rear. Quarter-sawn heart pine siding sheathers the exterior. Windows are located on the western, southern, and northern sides of the first floor, and in the gable ends of the second floor.

For most of the twentieth century, the Edward Barber house housed farm tenants. It stood unoccupied for over thirty years and received extensive damage from Hurricane Hugo.

The current owners engaged in a massive rehabilitation of the Edward Barber House, which except for its historical value, was definitely not worth saving. All the lumber used in the house is either the original 130-year-old heart pine or freshly sawn heart pine that is at least 100-years-old. The windows were custom made of heart pine. The roof rafters were rough-sawn 2 x 4s, necessitating an additional underlying roof structure. Steel I-beams strengthen the first floor ceiling/second floor. The house was completely rewired and a heat pump was installed for heating and air conditioning. The chimney was completely rebuilt with hand-made brick. The roof is custom made standing seam metal. The kitchen area now serves as a home office.

The Edward Barber House rehabilitation has been certified by the National Park Service, United States Department of the Interior. It also is on the National Register.

13. Edward W. Barber Well House
1870s

A wooden well house stands to the southeast of the Edward Barber House. The modest rectangular structure features a gable-front, metal-covered roof overhanging the dug well and winching mechanism on the west elevation. The rock-lined well remains functional. The structure is covered with vertical oak board-and-batten. The owners recently restored the well house.

14. North Carolina Midland Railroad Right-of-way
ca. 1898

Around 1898, the North Carolina Midland Railroad, under ownership of the Southern Railway, constructed a railroad through the Barber Farm. The railroad enters the center of the western boundary of the farm and proceeds in a northeast direction across the property and exits at the northeast corner of the property, crossing US-70.

15. Farm Landscape

The Richard Wainwright Barber Farm is located in the gently sloping landscape of western Rowan County. Its rolling topography includes the Jacob Franklin Barber House, the

Edward Barber House, farm yards, fields, pastures, and woodlands watered by small branches that flow into Withrow Creek.

Well into the twentieth century, these fields were farmed with horses and mules. Conversion to mechanized farming began when Richard W. Barber purchased the farm from other relatives in the late 1930s. He was a leader in introducing the foremost conservation practices of that era, including terraced fields, spillways, greenways, and crop rotation. Contour farming slowed the rate of water runoff and conserved moisture for crop growth, reduced plant nutrient losses, and resulted in less soil erosion and improved surface water quality. The Civilian Conservation Corps constructed the terraces and a check dam and gully system which remain intact on the farm. The current owners have provided for the future protection of these structures through the conservation easement.

The configuration of the individual fields of the farm has remained virtually constant since 1940, although beginning in the later Richard Barber began moving away from reliance on row crops to cattle farming. This continued through the 1960s when the current mix between cropland and pastureland was implemented.

The configuration of the fields is also protected by the conservation easement.

16. Terraces
Late 1930s

As part of the restoration and improvement of the Barber Farm in the late 1930's, in accordance with the best agricultural practices of the time, Richard W. Barber had contour terraces constructed to prevent erosion of the soil. Terraces are earthen embankments, a channel, or a combination ridge and channel constructed across the slope that slow runoff and channel water to grassed waterways. With modern no-till farming, terraces are unnecessary and are being removed. The terraces on the Barber Farm remain and are protected by the conservation easement.

Although the terraces are difficult to see in ground photographs, they can be clearly seen in the attached aerial photograph.

17. Check Dam and Gully System
Late 1930's

As part of the conservation plan initiated by Richard Barber, the Civilian conservation Corps also grassed greenways in which water from terraces emptied and flowed in the large branch on the northeastern edge of the farm. Include were concrete check dams (weirs) built to slow the flow of water. The CCC also built concrete spillways at the ends of some of the terraces.

Summary

The Richard W. Barber Farm, also called "Luke Land" after the family's ancestral home in St. Mary's County, Maryland, is a preserved and protected example of the best of Rowan County agricultural practices in the 1940s and 1950s. Elias Barber (1754-1842) acquired the land upon which the farm is located after arriving in Rowan County from Maryland in 1794. The farm passed from Elias to his son William (1783-1854). The earliest buildings on the farm date to circa 1854 and were built by William's son Jacob Franklin Barber (1826-1876). He built a Greek Revival house, a granary, a double-crib log barn, and a

log crib/barn. Successive generations of Barbers have worked the farm and added buildings and structures as agricultural practices have evolved and their families expanded. In the 1870s, a small house was built for Edward Barber, Jacob Barber's son. At the end of the nineteenth century, William A. Barber (1856-1934), son of Jacob Barber, built a smokehouse and a carriage house. Around 1910 he constructed a modest school building for his children. After he acquired the farm in 1939, Richard W. Barber (1903-1977) built a substantial cow barn, a pump house, and a well house. He also worked with the Civilian Conservation Corps to build a system of terraces, greenways and check dams. The present owners, Joyce Ann Barber and Rebecca Jane Barber Floyd, inherited the farm from Richard Wainwright Barber and are preserving, restoring and rehabilitating the farm structures.

Interior Features of the Edward Barber House

The interior of the Edward Barber House is simple. Like the exterior, all the surfaces -- floors, walls and ceilings -- are heart pine, either original or freshly sawn wood that is at least 100 years old. The downstairs was originally built as one room. It was divided into living room, hall and bedroom by non-structural walls. The upstairs is under the steeply pitched roof with two windows flanking the chimney on the southern end and one window on the northern end. During the recent restoration, steel i-beams were placed in the ceiling of the downstairs to better support the upstairs floor. Custom windows made of heart pine replaced the deteriorated originals. The windows on the upper floor are pocket windows.

The ell kitchen is now an office with a small bathroom under the stairs to the upper floor. Another full bathroom was constructed on the upper floor.

The original chimney was deteriorated beyond repair and was replaced faced with hand-made brick.

Interior Features of the Jacob Franklin Barber House

Although two exterior porches have been incorporated into the interior of the house, the Jacob Franklin Barber House occupies its original footprint. The house was electrified and inside plumbing was installed in 1940, and part of the porch on the southeastern side of the house was turned into a bathroom at that time. The remainder of the porch was converted into a sun porch. The porch on the southwestern side of the house was incorporated into the kitchen. In 1996, two utility rooms on the southwestern side of the house were made into a breakfast room and a second bathroom.

All the walls except in the kitchen area are hand-planed heart pine. All the ceilings are heart pine. The upstairs floors and the floor of the downstairs bedroom are also heart pine. The original pine floors in the living and dining room and the downstairs hall were covered with oak flooring in 1940. All the windows except in the kitchen area are the original 1854 ones.

The house contains five fireplaces. The mantles in the living room and the three bedrooms are all original with the house. The chimneys had deteriorated over the years and were replaced in 2002. They are faced with hand-made brick, as is the kitchen chimney.

The staircase in the central hall has a double landing. All the woodwork in the staircase is original with the house.

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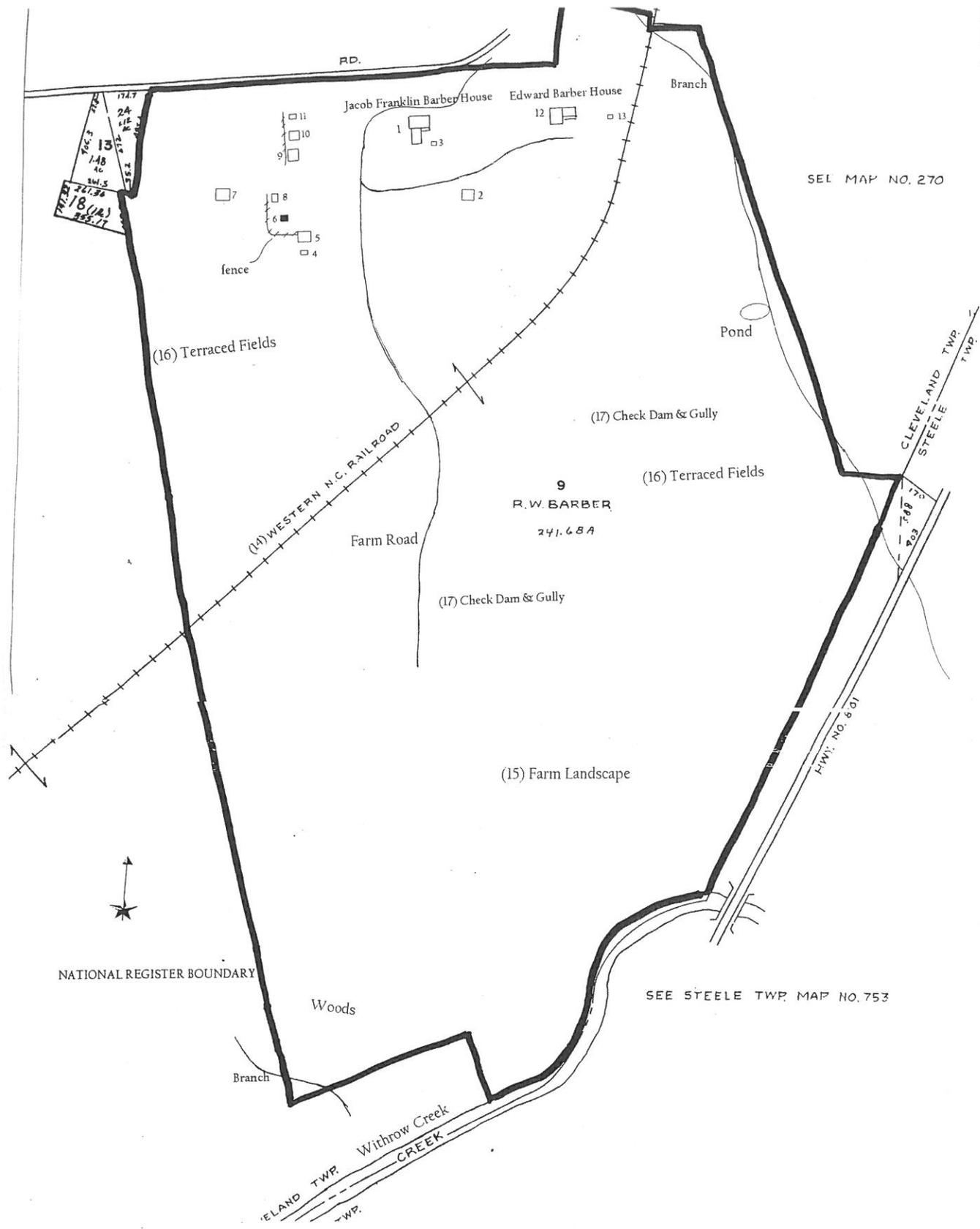
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SEE MAP NO. 270

SEE STEELE TWP. MAP NO. 753

SITE PLAN	
Barber Farm 225 Redmon Road Cleveland vic., Rowan County, NC	
□	Contributing Resource
■	Noncontributing Resource
Resources are keyed to inventory	
Source: Rowan County Tax Office Scale: 1"=400'	
1. Jacob Franklin Barber House	10. Carriage House
2. Cow Barn	11. School
3. Pump House/Well	12. Edward Barber House
4. Smokehouse	13. Edward Barber Well House
5. Wheat House/Granary	14. WNC Railroad Right-of-Way
6. Metal Granary	15. Farm Landscape
7. Double Crib Log Barn	16. Terraces
8. Stone Well House	17. Check Dam and
9. Log Crib	