

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
**Office of Archives and History**  
**Department of Cultural Resources**

**NATIONAL REGISTER OF HISTORIC PLACES**

**Model Farm**

High Point, Guilford County, GF1550, Listed 4/20/2011

Nomination by Gisele Taylor Wells

Photographs by Gisele Taylor Wells, March 2008



Façade view



Overall view

(Oct. 1990)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Model Farm  
other names/site number Swarthmore Farm

## 2. Location

street & number 2058 Brentwood Street N/A  not for publication  
city or town High Point N/A  vicinity  
state North Carolina code NC county Guilford code 081 zip code 27263

## 3. State/Federal Agency Certification

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
North Carolina Department of Cultural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.

other,  
(explain:) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Model Farm  
Name of Property

Guilford County, North Carolina  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in count.)

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

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

Contributing	Noncontributing	
1	1	buildings
0	1	sites
0	0	structures
0	0	objects
1	2	Total

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

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

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling / house  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Vacant / Not in Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Other: L-Plan House  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls WOOD: Weatherboard  
\_\_\_\_\_  
roof ASPHALT  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

AGRICULTURE  
ARCHITECTURE

**Period of Significance**

1867 - 1891

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government – Guilford Co. Planning Dept.
- University – Guilford College, Greensboro, NC
- Other

Name of repository:

Model Farm  
Name of Property

Guilford County, North Carolina  
County and State

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## 10. Geographical Data

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**Acreage of Property** 1.99

### UTM References

(Place additional UTM references on a continuation sheet.)

1 17 592040 3977420  
Zone Easting Northing

2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_

See continuation sheet

### Verbal Boundary Description

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

### Boundary Justification

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

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## 11. Form Prepared By

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name/title Gisele Taylor Wells

organization \_\_\_\_\_ date September 10, 2010

street & number 3502 Cloverdale Drive telephone 336-207-7523

city or town Greensboro state NC zip code 27408

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### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

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

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### Property Owner

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

name Ruth Blumer

street & number 1510 South Bascom Ave. # 76 telephone 408-828-5059

city or town Campbell state CA zip code 95008

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Model Farm  
Guilford County, North Carolina

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## Narrative Description

### Setting

The Model Farm house is located at 2058 Brentwood Street, approximately two and a half miles southeast of the center of High Point, North Carolina. It is situated on a 1.99-acre parcel bounded by Brentwood Street to the east and an unpaved service road to the south. The lot is largely open with wooded areas on the northeastern and western edges. A local television station is to the north and their satellite field is adjacent to the Model Farm's north property line. Two mature evergreen trees stand at the house's southern elevation. Foundation plantings line the front porch and wrap around the west elevation. Two large deciduous trees are located within fifty feet of the residence, one to the southeast and one to the northwest.

### Exterior Description

The Model Farm house, constructed soon after the Quakers established the farm in 1867, is a two-and-a-half-story, triple-A roofed, side-gabled, L-plan, frame building with twelve rooms. The weatherboarded residence faces south and rests on a six-to-one common bond continuous brick foundation. Large, gray, diamond-shaped asphalt shingles cover the main block and kitchen ell roofs, while rectangular asphalt shingles cover the three hip-roofed porches.

A one-story hip-roofed porch spans the façade's entire width. Six evenly spaced tapered wood posts on brick piers, an early-twentieth-century alteration, support the porch roof.<sup>1</sup> Four-inch wooden planks set perpendicular to the façade make up the floor of the porch. The façade encompasses two sets of paired four-over-four double-hung sash windows and a centrally-located front door flanked by sidelights at the first floor level, five six-over-six double-hung sash windows at the second floor, and one two-over-two sash arched window centered in the front gable at the third floor level. Two interior chimneys with corbelled brick stacks serve the main block. A third interior chimney in the kitchen ell has a replacement stack without corbelling.

A large three-sided bay window with two tall four-over-four double-hung sash windows flanking a central six-over-six double-hung sash window projects from the west elevation at the first floor level. A central paired four-over-four double-hung sash window illuminates the second floor, and an arched six-over-six double-hung sash window is centered in the side gable at the third floor.

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<sup>1</sup> Sidney Gayle, "File Memorandum: Interview with Hazel Clodfelter on the Model Farm," August 29, 1979, on file at the Guilford County Planning Department, 1.

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A two-and-a-half-story rear wing with a one-and-a-half-story kitchen ell extends from the north (rear) elevation. One large paired four-over-four double-hung sash window and a rear entry door with a three-light transom are at the first floor of the main block's north elevation. Two six-over-six double-hung sash windows are at the second floor of the main block. A small hip-roofed porch is located at the intersection of the north and west elevations of the main block. One painted four-inch square post supports the porch roof. Unpainted wooden replacement boards comprise the porch floor and stairs.

An additional rear entry door with a three-light transom; one narrow two-over-two double-hung sash window; and one six-over-six double-hung sash window are at the first-floor level on the west elevation of the rear projection of the main block and kitchen ell. The second story fenestration encompasses one six-over-six double-hung sash window and one tall, narrow two-over-two double-hung sash window.

One narrow two-over-two double-hung sash window is at the first floor level of the north elevation of the kitchen ell. Two small two-over-two double-hung sash windows are at the gable of the kitchen ell. An arched six-over-six double-hung sash window pierces the gable of the rear wing.

The cellar entrance is below the one-and-a-half-story kitchen ell on the north elevation; the dirt-floor basement runs the width of the kitchen ell, from the front to the back of the house. The crawl space underneath the rest of the main block has no visible exterior access point.

A small one-story hip-roofed side porch shelters the entrance door on the east elevation. Two unpainted four- by four-inch wooden replacement posts support the roof and extend to the ground below supporting the porch floor system. Wooden boards make up the porch floor and stairs leading to ground level. The east elevation includes a variety of windows. Four six-over-six double-hung sash windows and a tall, narrow two-over-two double-hung sash window illuminate the first floor; three six-over-six double-hung sash windows and a tall, narrow two-over-two double-hung sash window light the second floor; and an arched six-over-six double-hung sash window pierces the side gable at the third-floor level.

## Interior Description

The main entrance opens into a center hall with the main stair located on the hall's east wall. The stairs have simple rectangular balusters, molded handrail, and a turned newel post and cap. At the head of the single flight, winder stairs turn to the left to meet the second floor. A rear door with three-light transom is located on the north wall of the hall. Five rooms occupy the first floor: two parlors, a dining room, a bathroom, and a kitchen. The hall, parlors, and dining room have two-inch-wide oak floorboards, which are said to have been sawn from timber harvested from the property in the early twentieth century.<sup>2</sup> In the hall the flooring runs north to south; the flooring in the parlors and dining

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<sup>2</sup> Ibid.

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room runs east to west. The same eight-inch-tall baseboard and flat, two-part, five-and-a-half-inch-wide window and door surrounds are found throughout the first and second floors, except in the kitchen, bathroom, and the passageway between the dining room and the kitchen ell. The majority of the doors are pegged mortise-and-tenon construction with four raised panels, while some doors are two-panel.

Parlor one, in the main block's southeast (front) corner, has a fireplace on the north wall with a Greek Revival-style post-and-lintel mantel. Flat pilasters support the wide lintel and a simple rounded-edge shelf. A closet with a raised four-panel door and original hardware—cast metal hinges and a rim lock—is adjacent to the fireplace. The room's original wide pine floorboards are visible inside the closet. Parlor two, which occupies the house's southwest corner, has a projecting fireplace on the east wall with a Greek Revival-style mantel that has been stripped of paint; the lintel has a shallow flat arch at the bottom unlike the mantel in parlor one. The south and west walls have late-twentieth-century beadboard wainscoting that terminates five feet, ten-and-a-half inches above the finished floor.

The dining room north of parlor one is integrated into the floor plan of the two-story main block, creating the dwelling's L-plan. The room has an exterior door with a three-light transom on the west wall adjacent to the entrance from the hall. The only bathroom is in the dining room's northeast corner, tucked under the rear stairs, and was added in the 1940s by the Clodfelter family, replacing the food pantry and the steps that led to the cellar.<sup>3</sup> A short passageway with a built-in bench on the passage's east wall leads from the dining room to the kitchen ell. The hall bench—a later addition—is simplistic in design, constructed with plywood and painted a neutral tone.

The kitchen floors are four-inch-wide pine boards and the walls are sheathed with flush horizontal boards that vary in height from nine to eleven inches. On the kitchen's east wall, an exterior door opens on to the small side porch. A small door on the kitchen's south wall provides access to the enclosed rear stair, which leads to the second floor. The wooden painted stairs turn to the east, ending on the second floor in a narrow hall.

The second floor includes four bedrooms, a storage room for food stuffs not affected by extreme heat, and a central hall. The storage room, located over the kitchen, has walls that follow the roof slope and the same wide floorboards as the kitchen. Bedroom one is south of the pantry, through the small rear stair hall, and has a closet on the north wall. Bedroom two, located in the main block's southeast corner, has a fireplace with a simple post-and-lintel Greek Revival-style mantel and a closet on the north wall. The southwest room, bedroom three, is half the depth of the front block and has a fireplace with a short Greek Revival-style mantel in the northeast corner. Bedroom four is the mirror image of bedroom three, but has a modern blue-and-white tile fireplace surround and hearth, as well as late-twentieth-century beadboard wainscoting and a built-in corner cabinet. The stair hall is well-lit by

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<sup>3</sup> Gayle, 1-2. The bathroom was added in the first half of the twentieth century per Sidney Gayle's file memorandum and the toilet lid dated 1940. The owners at the time were the Clodfelter family.

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windows on the north and south walls. The simple rectangular balusters continue from the first floor, a similar newel post is seen at the base of the second flight of stairs.

The third floor encompasses three bedrooms and a center hall. The flooring consists of three-to-six-inch-wide pine boards, running east to west in bedrooms five and six, and north to south in the hall and bedroom seven. The door and window surrounds have simple butt joints with plain trim. A quarter-round molding runs around the floor's perimeter. All of the third-floor bedrooms have angled ceilings that follow the roof lines, meeting a kneewall at three feet, nine inches above the finished floor. Bedroom five is west of the main stairs. The room has a concrete-block chimney breast on the east wall with evidence of a hole for a stove pipe flue and a closet adjacent to the chimney breast. Bedroom six has a concrete-block chimney on the north wall with an adjacent closet. Bedroom seven is located north of bedroom six. All of the third-floor bedrooms are confined to the main block of the house.

## **Outbuilding, 1920s-1930s, noncontributing building**

The outbuilding located approximately one hundred feet from the edge of the wooded area northeast of the house does not relate to the original Model Farm operations. The outbuilding is credited to the Clodfelter family's ownership and is believed to date to the 1920s or 1930s.<sup>4</sup> The building is two-stories tall with an open base and an enclosed upper section. The lower level of the structure appears to have had a wooden board floor and there is evidence of vertical exterior cladding, while the upper level has horizontal wooden boards wrapping the exterior. Parts of the structure still retain a 5-V metal roof. Only wire nails were visible upon inspection of the structure.

## **Foundation, last quarter of the nineteenth century, non-contributing site**

Approximately thirty feet north of the wooden outbuilding is a deteriorated very low brick and stone foundation wall, rectangular in shape. The tallest section of the brick wall is extends approximately five courses above the stone wall. Extending perpendicularly from near the center of one of the foundation walls is a short length of brick wall two bricks in width. Visual inspection shows evidence of softer brick and wood pieces with cut nails. The construction date is based on the materials alone, and no historic information is available on this feature.

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<sup>4</sup> Ibid.

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## Integrity

The Model Farm house manifests a high degree of integrity due to its retention of its original, character-defining exterior architectural elements such as weatherboards, window and door surrounds, and the sidelights surrounding the front door. The interior also possesses good integrity, with original fireplace mantels, ten-foot ceilings, and door and window surrounds. The original stair design includes simple rectangular balusters and a turned newel post and cap. The original floor plan is intact other than the installation of a bathroom in place of the pantry between the dining and kitchen in the 1940s.

The house, which was originally situated on two hundred acres, now occupies an approximately two-acre parcel. Although the farm landscape has been replaced by commercial and industrial development to the north, east, and south, the property retains enough acreage to convey the dwelling's historic setting.

The farmhouse is closely related to the surrounding environment. Archaeological remains such as trash pits, wells, and other structural remains which may be present can provide information valuable to the understanding and interpretation of the property and may provide significant information about the life of the inhabitants or other important research topics. Information concerning use patterns, Quaker social structure, as well as structural details, is often only evident in the archaeological record. This information can supplement or contradict other sources, or, since historical archaeologists use material culture and the documentary record, this information may be used to answer different research questions than would be asked of on one line of evidence alone. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to document these remains fully, but it is likely that they exist, and this should be considered in any amendment to the documentation and future research.

Outside the western boundary of the nominated property is a large rectangular, stone foundation wall, with the ruinous remains of a collapsed frame building within it. It is located on a slightly sloped site, and the rubble stone walls are below the ground surface and exposed on three sides. It is highly likely this is a foundation of a farm building associated with the Model Farm.

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## Statement of Significance

The locally significant Model Farm meets National Register Criterion A for agriculture for its association with an important program of the Quakers to improve agricultural endeavors in the South in the decades after the Civil War. The Model Farm was established by the Baltimore Association of Friends to Advise and Assist Friends in Southern States in 1867 to educate Southern Quakers and other area farmers of the most modern methods to reclaim the soil, practice animal husbandry, and produce abundant crops. The Baltimore Association of Friends was motivated to establish the farm by the migration of Southern Quakers to eastern Tennessee, Ohio, Indiana, Iowa, and beyond in order to leave the slavery-based society that they firmly opposed.<sup>5</sup> This move west began in the early nineteenth century and continued through the post-Civil War era.

The Model Farm residence, constructed in 1867, also meets National Register Criterion C for architecture as an early L-plan house with the roof form referred to as a triple-A in the Guilford County area.<sup>6</sup> The term triple-A refers to the visual effect of two side gables and one center façade gable. This roof form became popular in North Carolina in the post-Civil War era through the early twentieth century. The Model Farm house's use of a triple-A roof may have influenced many of the later examples found in Guilford and other North Carolina counties.<sup>7</sup>

Noted architectural historian Catherine Bishir states that the house's "early use as a 'model' farm building is noteworthy, as is the ongoing linkage between Downing-influenced building and scientific farming."<sup>8</sup> The dwelling also reflects the Quakers' desire to bring about social change through housing and farming reform, as it was designed to promote a new and modern way of life. The period of significance for the Model Farm begins in 1867, when the house was constructed, and ends in 1891, when the Quaker community felt their mission to improve agriculture in Piedmont North Carolina was

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<sup>5</sup> Damon D. Hickey, "Pioneers of the New South: The Baltimore Association and North Carolina Friends in Reconstruction," *The Southern Friend* XI, 1 (Spring 1989): 31.

<sup>6</sup> H. McKelden Smith, ed., *Architectural Resources An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County* (Raleigh, NC: Government Publisher, 1979), 22. In addition to Smith's statement in this book, noted architectural historian Michael Southern has stated to Ann Swallow (NC SHPO) that he believes this is an early example of a center gable used in this manner (per letter from Ann Swallow to Gisele Taylor Wells, dated November 2, 2009).

<sup>7</sup> H. McKelden Smith, ed., *Architectural Resources An Inventory of Historic Architecture: High Point, Jamestown, Gibsonville, Guilford County* (Raleigh, NC: Government Publisher, 1979), 22.

<sup>8</sup> Catherine Bishir and Michael Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: The University of North Carolina Press, 2003), 345-55.

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complete and they sold the property to Duncan White, a member of the local Quaker Community.<sup>9</sup> The property was later sold to the Clodfelter family who operated a successful dairy until they began to sell off the land for development in the Post-World War II era.

The Model Farm meets Criteria Consideration A as a property owned by a religious institution which is important for its significant contribution to both agricultural education and architectural history in North Carolina. The Baltimore Association of Friends to Advise and Assist Friends in the Southern States was organized to offer support to southern refugees who passed through Baltimore, Maryland as they travelled west. Under the direction of Francis King, the Association expanded their mission to include more direct assistance to southern Quakers through education programs, one of which was the establishment of the Model Farm.<sup>10</sup>

**Historical Background**

The Society of Friends, or the Quakers, first came to the Carolina piedmont in the 1750s, establishing their New Garden Meetinghouse in 1754 in what is now Guilford County, North Carolina. The Quakers took a prominent role in the area's settlement and their Guilford County communities became the center for the North Carolina Quaker yearly meetings.<sup>11</sup> They also established additional meetinghouses in Guilford County at Deep River and Springfield.

Prior to the Civil War, agriculture was the predominant means of income in Guilford County.<sup>12</sup> According to the 1860 census, more than 85,000 of the 992,622 North Carolina residents were farmers. The 1860 cash value of Guilford County farms was calculated to be almost \$3.4 million, and by the close of the decade that value had dropped just over two million dollars.<sup>13</sup> At the conclusion of the Civil War soldiers returned home to find their homes and fields burned, livestock gone, and livelihoods destroyed. The arduous task of rebuilding and starting over was too much for many families and they decided to move west. Many of these families were Quakers, and, like their early nineteenth-century counterparts who moved west to begin Quaker communities in Tennessee, Ohio, Indiana, and Iowa, they began their

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<sup>9</sup> John J. Blair, "Scientific Farming In State Had Start At Model Farm Here Seventy Years Ago: Old Springfield Was Center That Started Program," *The High Point Enterprise – Piedmont Center of Industry – High Point, North Carolina*, Wednesday, October 7, 1936, 10.

<sup>10</sup> Hickey, 32.

<sup>11</sup> Hugh Barbour and J. William Frost, *The Quakers* (New York: Greenwood Press, 1988), 154.

<sup>12</sup> Alexander R. Stoesen, *Guilford County: A Brief History* (Raleigh: North Carolina Division of Archives and History, 1993), 15.

<sup>13</sup> *Eighth Census of the United States, Taken in 1860, Agriculture Report for the State of North Carolina Statistics* (Washington, DC: Government Printing Office, 1862), 104 - 107; *Ninth Census of the United States, Taken in 1870, Table IV Productions of Agriculture in Each State and Territory, by Counties* (Washington, DC: Government Printing Office, 1872) 214.

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migration west through Baltimore, Maryland.<sup>14</sup> Southern Quakers began to migrate west in the early nineteenth century, some moved west to take advantage of the available free land, but many left to escape the slave-based society of the southern states, as owning slaves violated their religious beliefs. Quakers were also conscientious objectors to military service in the Civil War; this combined with their anti-slavery beliefs caused them to be the “subject of special harassment.”<sup>15</sup>

The massive migration caught the attention of Francis T. King, a member of the Baltimore Association of Friends. King felt that it was his religious duty to offer aid to southern Friends to enable them to remain in North Carolina.<sup>16</sup> The Baltimore Association of Friends to Advise and Assist Friends in the Southern States was formed in 1865 to address the growing concern for the welfare of Southern Quakers and their communities. As the majority of North Carolinians were farmers, King and the Association decided to open an agricultural school to train farmers in the most modern methods of farming and “serve as a central distribution point for seeds, implements, and fertilizer”.<sup>17</sup>

In 1867 the Association purchased 200 acres adjacent to the Springfield Meetinghouse in Guilford County for a demonstration farm to educate local residents about modern farming techniques and equipment. They acquired the land from the Hunt family for \$4,400, with \$700 coming directly from the local Quaker community.<sup>18</sup> The existing structure was torn down due to its “dilapidated” condition and “a model farm house” was built in its place.<sup>19</sup> Springfield was the location of the largest primary school in Guilford County and two-and-a-half miles from the growing city of High Point, which King thought would become the center of Quaker activity in the state.<sup>20</sup> The Association named the site Swarthmore Farm, but it quickly became known as the Model Farm.<sup>21</sup>

William A. Sampson of Maine, a man trained in scientific farming techniques, was selected to manage the farming operations, give lectures on agricultural subjects, form agricultural clubs, and

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<sup>14</sup> Hickey, 31.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid, 32.

<sup>17</sup> Ibid, 34.

<sup>18</sup> Nathan Hunt was the first Mayor of High Point, North Carolina. The Quakers purchased the property that became the Model Farm from the Hunt family. Reference to purchase of the Hunt land in *Baltimore Association Papers 1867 Annual Report*, Section on Agriculture and North Carolina, 8.

<sup>19</sup> *Baltimore Association Papers 1867 Annual Report*, Section on Agriculture and North Carolina, 8.

<sup>20</sup> From the Haworth article “The Springfield Schools 1775-1928”. Founded by the Quakers in 1775 and housed in a series of buildings, the school operated until 1928 when all the children were reassigned to the Allen Jay School. The intervention of the Baltimore Association helped to reopen the school after the Civil War. The Clodfelter children would later attend this school.

<sup>21</sup> Allen Jay, *Autobiography of Allen Jay: Chapter 23 Final Work of the Baltimore Association: The Model Farm*, (Philadelphia: The John C. Winston Company, 1910), 222.

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establish a point of sale for seeds, livestock, and equipment at cost.<sup>22</sup> Sampson's scientific approach to farming was a reflection of the ideals found in the Agricultural Revolution, brought to America in the 1780s from England, and its revival in the fifteen years prior to the Civil War. The proponents of this movement sought to improve the efficiency of farming operations and the quality of the crops produced by promoting the use of modern farm equipment and soil restoration through cover crops suitable for plowing under. The movement used newspapers, almanacs, books, journals, and the establishment of Agricultural Societies to disseminate information to farmers.<sup>23</sup> Francis King, in an 1869 letter to his friend Samuel Bewly, credits Sampson with the formation of seventeen agricultural clubs with over 1500 members and 450 subscribers to their agricultural papers.<sup>24</sup>

Under Sampson's supervision, the Hammond Lumber Company of Bush Hill handled the construction of the farm buildings.<sup>25</sup> The complex consisted of a suitable dwelling, a barn, and numerous outbuildings, which included hog and poultry houses, a rat-proof corn crib, granary and seed barns, and sheds for farming implements and fertilizers. Lead pipes were installed to convey water from an old spring on the property to the house and barn, powered by a hydraulic ram.<sup>26</sup> A small stream running through the property powered the water wheel of an existing grist mill, which was converted into a mill for making bone meal fertilizer.<sup>27</sup> The farming equipment included a Walter A. Woods' mowing machine and reaper, a horse-wheel hay rake, a grain drill, a clover seed header and clover huller, sulky plows, folding harrow, drag and roller. Farm livestock consisted of Alderney and Jersey cattle (donated by Friends in Baltimore), registered Berkshire and Poland hogs, and a large flock of Southdown sheep. The farm's focus was soil amendment through the cultivation of clover, cow peas, and other cover crops that could be plowed under to enrich the soil.<sup>28</sup>

In addition to serving as a distribution point for seeds, implements, and fertilizer for the surrounding community, the Model Farm gained recognition for having farm wagons with iron axles and beautifully painted box beds, which attracted attention when hauling materials along the old plank road

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<sup>22</sup> *Baltimore Association Papers 1867 Annual Report*, Section on Agriculture and North Carolina, 8.

<sup>23</sup> Cornelius O. Cathey, *Agriculture in North Carolina Before the Civil War* (Raleigh: Division of Archives and History North Carolina Department of Cultural Resources, 1974), 18-19, 24.

<sup>24</sup> Jay, 220-221.

<sup>25</sup> *Guilford County Agriculture, Past-Present-Future*, Complements of the Board of County Commissioners and Board of Agriculture Guilford County, North Carolina (1938), 9.

<sup>26</sup> *Ibid.*, 8.

<sup>27</sup> *Ibid.*, 8.

<sup>28</sup> John J. Blair, "A Decade Pertaining to Education, Manufacturing and Agriculture in North Carolina Immediately Following the Civil War – Model Farm", ed. High Point North Carolina Chamber of Commerce. In *The Building and the Builders of a City* (High Point, NC: Hall Printing Company, 1947), 62.

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from the depot at High Point. Before the creation of the Model Farm, primitive wagons with sloping beds and feed box and tar buckets were typical equipment.<sup>29</sup>

According to the 1870 census, the Model Farm consisted of 191 acres valued at \$2800. Of the total acreage, 125 acres were improved and 66 acres were left woodland. The farm owned \$900 worth of farming equipment and raised a variety of livestock including 4 horses, 2 mules, 6 dairy and 4 other cows, 21 sheep, and 15 pigs valued at \$1000. The farm harvested 311 bushels of wheat, 160 bushels of Indian corn, 120 bushels of oats, 40 bushels of barley, 20 bushels of sweet potatoes, and 160 bushels of Irish potatoes, 12 tons of hay, and 4 bushels of clover seed. The annual sheep-shearing yielded 48 pounds of wool. Dairy cattle produced milk and 180 pounds of butter.<sup>30</sup>

The farm had a far-reaching impact on the regional agricultural community. From 1867 to 1869, the farm went from selling only 500 pounds of clover seed to over 19,000 pounds, reflecting the number of farms that had begun cultivated grass for livestock.<sup>31</sup> Near the end of his term, Governor Worth (1865 – 1868) is “said to have remarked that the Model Farm was the ‘only green spot’ in North Carolina.”<sup>32</sup> In 1871 William Sampson reported that more than 1,000 people from all parts of the state had visited the Model Farm property to see the modern farming techniques and learn how to apply the knowledge to their own farms.<sup>33</sup> In the same report he states that ten thousand acres in the area had been successfully sown in clover due to the example set by the Model Farm.<sup>34</sup>

The Quaker community spent \$36,000 on the Model Farm operation during their twenty-four years of ownership.<sup>35</sup> In 1891 the Baltimore Association was dissolved as they felt their mission to improve the lives of Quaker and non-Quaker farmers in South was complete and sold the farm to Duncan White; the proceeds from the sale were given to Guilford College.<sup>36</sup> The property then passed to John Tate, who later conveyed the property to Henry Kearns.<sup>37</sup> In 1910, the property was conveyed to the Clodfelter family, who operated the Model Farm Dairy from 1910 to the early 1940s. After World War II the family began to sell land for single-family housing development, and, in the 1970s, Sidney Gayle

<sup>29</sup> Hickey, 34; *Guilford County Agriculture, Past-Present-Future*, 9.

<sup>30</sup> *Ninth Census of the United States, 1870: Guilford County, North Carolina, Agricultural Schedule*, National Archives, Washington, D.C. (Microfilm of Manuscript Records at University of North Carolina, Chapel Hill, Davis Library). The 1880 census records did not list a William Sampson on the Guilford County, North Carolina, Agricultural Schedule and the 1890 records burned, so additional farm statistics could not be gathered for inclusion in this report.

<sup>31</sup> Hickey, 35.

<sup>32</sup> Smith, 22.

<sup>33</sup> Jay, 221-222. Also noted in John J. Blair, 62.

<sup>34</sup> Alice Paige White. “The North Carolina Model Farm,” *The American Friend* (January 13, 1955): 8.

<sup>35</sup> Jay, 222-224.

<sup>36</sup> Jay, 222. Also discussed by Michael Hill. “Dedication of the Model Farm Historical Marker,” *The Southern Friend* XIX, 2 (Fall 1997): 32.

<sup>37</sup> Blair, “Scientific Farming In State Had Start at Model Farm Here Seventy Years Ago,” 10.

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purchased the last 1.99 acres and the house for use as a photography studio. The Model Farm House was selected to be the Sherwin Williams paint showhouse in 1973 and was featured in the company's national ad campaign.<sup>38</sup> Mr. Gayle conveyed the property to the current owner, Ruth Blumer, in 2005.<sup>39</sup> The property is currently vacant, though it is still sporadically used for photo shoots.

**Architectural Context**

In the two decades after the Civil War, the Greek Revival style continued to influence domestic architecture, while pattern books popularized picturesque expressions of design on both a grand and modest scale.<sup>40</sup> The influence of Andrew Jackson Downing's *Cottage Residences* (1842) can be seen in a number of rural North Carolina houses built in the 1870s.<sup>41</sup> One of the styles Downing's writings popularized was the Gothic Revival style, expressed through "steeply pitched roofs, board-and-batten siding, sharply pointed dormers, and ornamentation on gables."<sup>42</sup> Picturesque house designs promoted in pattern books may also be the source for the addition of a gable at the central bay of the front facades on side-gable and other traditional house forms in the late nineteenth century. Houses with this gable are known in North Carolina as a "triple-A" houses for the visual effect of the two side gables and one center façade gable.<sup>43</sup>

Post-Civil War domestic architecture saw a shift in preferred house forms away from rectangular forms, such as the very popular I-house, to L-plans and, to a lesser extent, T-plans. These new floor plans were promoted in the fashionable architectural books of the period.<sup>44</sup> Noted architectural historians Catherine Bishir and Michael Southern, in *A Guide to the Historic Architecture of Piedmont North Carolina*, identified many examples of L- and T-plan farmhouses of one or two stories constructed after

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<sup>38</sup> Katie Beaver. "Homeowner, panel debate house's fate: 135-year-old 'model farm' may see horticultural look," *High Point Enterprise Newspaper*, June, 29, 2001.

<sup>39</sup> Guilford County, NC, Deed Book 2447, pages 90-93.

<sup>40</sup> Jennifer F. Martin. "Chapter 6: From Banks and Bungalows: The Architecture of New Growth, 1876-1945." In *Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina* (Rose Hill, NC: Duplin County Historical Foundation, 1999) 44-45; Kelly A. Lally, "Architecture between the Civil War and World War I 1861-1918." In *The Historic Architecture of Wake County, North Carolina* (Raleigh: Wake County Government, 1994), 101.

<sup>41</sup> Lally, 101.

<sup>42</sup> Clifford E. Clark, Jr. "Domestic Architecture as an index to Social History: The Romantic Revival and the Cult of Domesticity in America, 1840-1870." In *Material Life in America, 1600-1860*. Edited by Robert Blair St. George (Boston: Northeastern University Press, 1988), 536.

<sup>43</sup> Lally, 105.

<sup>44</sup> Lally, 101.

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the Civil War. These farmhouses typically included a rear ell containing a kitchen and sometimes a dining room, replacing the need for a freestanding kitchen.<sup>45</sup>

The Model Farm residence, constructed soon after the Quakers established the farm in 1867, is an early example of a triple-A-roofed, L-plan house in Guilford County. Like the I-houses commonly erected in the area, this dwelling was designed to present its long façade to the road which would have projected a more impressive appearance. Originally the Model Farm was approached from Model Farm Road, bringing guests to the prominent façade.<sup>46</sup> Today, due to development of the surrounding area, the property is only accessible from Brentwood Street, which is east of the house.

The house reflects the mid-nineteenth century change in attitude toward technology and the family dynamic. Advocates for this change used architectural reform as a method to express their views regarding domestic values.<sup>47</sup> Noted architectural historian Clifford E. Clark Jr. draws the connection between architectural reform of the mid-nineteenth century and the anti-slavery/temperance movement of both northern and southern protestant religious organizations, one of those being the Quakers. When the Quakers designed the Model Farm house they may have chosen a triple-A-roofed, L-plan house form to reflect society's changing attitudes toward domesticity and as a symbol of modernity. Part of that change was the specialization of rooms within the house design; a shift from communal, multi-function spaces to rooms with specific uses such as the entrance hall, front parlor or drawing room, family or sitting room, dining room, and kitchen. Parents were encouraged to give each child a separate bedroom in order to foster a sense of ownership.<sup>48</sup> There was also a changing attitude toward social interaction and the need to clearly define public and private spaces.<sup>49</sup> Private spaces were removed from the main floor of houses to further stress the separation of spaces. To accommodate this new sensibility of specialized spaces and separation of private and public, the Model Farm House is much larger than the typical three-room Quaker plan that was common within the Quaker community in North Carolina before the Civil War.

The Model Farm house reflects the specialization of rooms on all three floors, as well as presenting a clear distinction between public and private spaces. The first floor originally held an entrance hall, two parlors flanking the entrance hall, a dining room, and an attached one-story kitchen.<sup>50</sup> Each of the first floor rooms had clearly defined uses and moves from public spaces by the front entrance to private spaces in the rear. There are a total of seven bedrooms on the second and third floors,

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<sup>45</sup> Bishir and Southern, 42.

<sup>46</sup> Gayle, 1.

<sup>47</sup> Clark, 536.

<sup>48</sup> Ibid, 542-543.

<sup>49</sup> Ibid, 541-542.

<sup>50</sup> Gayle, 2. There is currently a bathroom adjacent to the dining room that was added in the 1940s replacing a pantry and stair to the cellar.

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representing the shift toward individual, private spaces with specific uses located away from the public spaces on the first floor.

This period also saw an emphasis on room arrangement to meet the needs of the women in the household. Floor plans encouraged separation of public from private spaces, placing importance on convenience and economy within the home.<sup>51</sup> The Model Farm house, with its clearly defined spaces on the first floor and numerous bedrooms on the second and third floors, speaks to that separation of spaces within the domestic sphere. Like many of the L-plan houses built in the post-Civil War era, the house was constructed with a rear ell kitchen, which eliminated the need for a freestanding kitchen structure.<sup>52</sup> Above the kitchen ell is a storage room with a narrow stair leading from the kitchen to the second floor space. In addition to the second floor storage room, there is full-height cellar below the kitchen that runs north to south the length of the house. The cellar was originally accessed through a stair off a pantry between the kitchen and dining room, today the only access is from the exterior of the house. The design of accessible storage may have been a reflection of the desire to make the typical domestic tasks more efficient. In addition to easily accessible storage, the Model Farm house had running water in the house and other buildings on the property. Lead pipes carried water from a spring on the property to the house and barn.<sup>53</sup> The availability of water in the house would have added to the efficiency of the household.

The house represents many of the typical features of a late-nineteenth-century house with its large windows, wide façade, and balloon frame construction. The house differs from its late-nineteenth-century counterparts with much of the interior woodwork being hand-crafted versus machine-made. This could be a result of the house being built so soon after the end of the Civil War and the craftsmen not having access to machine-made items or it could be a reflection of the Quaker belief in simplicity of material and design. The interior features simple Greek Revival-style mantels, wide baseboards, raised-four-panel doors, and turned newel posts on the stairs.

The numerous windows allow abundant light to enter every room, creating an environment well-suited for domestic tasks. The bright interior may be a manifestation of Quaker ideals such as cleanliness and the belief that each person possesses an inner light.<sup>54</sup> Large windows also embody the industrial advances that allowed for larger panes of glass to be manufactured, thus reflecting the most modern materials available.

Architectural historian H. McKelden Smith stated that “the wide popularity” of the triple-A roof house type in Guilford County “is perhaps due in part to the design of the Model Farm. ... They document a developing technology of building and changing tastes in design, but reflect the continuing

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<sup>51</sup> Clark, 543.

<sup>52</sup> Bishir and Southern, 42.

<sup>53</sup> Sidney Gayle, 3.

<sup>54</sup> Howard Brinton, “Friends and their Spiritual Message.” From Friends General Conference of the Religious Society of Friends (Quaker). Downloaded from [http://www.fgcquaker.org/library/welcome/fa-spiritual\\_message.html](http://www.fgcquaker.org/library/welcome/fa-spiritual_message.html) on March 4, 2009.

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demand for simple, straightforward architecture.”<sup>55</sup> Later examples of Guilford County triple-A-roofed dwellings include the circa 1895 Jesse Lee Armfield House, the circa 1903 W.A. Boone House, and the circa 1910 R.B. Andrews House.<sup>56</sup> The Quaker communities in and around Guilford County contain numerous examples of the triple-A-roofed houses that date to the post Civil War era, serving as reminders of the popularity of this house type within their community. In addition to its popularity in the Quaker community, the triple-A-roofed house form appears in quantity throughout North Carolina in the decades after the Civil War. The circa 1867 Model Farm house remains one of the earliest examples of a triple-A-roofed house in the Piedmont, and moreover, one of the most intact.<sup>57</sup>

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<sup>55</sup> Smith, 22-23.

<sup>56</sup> Ibid, 22.

<sup>57</sup> Smith, 22. In addition to Smith’s statement in this book, noted architectural historian Michael Southern has stated to Ann Swallow (NC SHPO) that he believes this is an early example of a center gable used in this manner (per letter from Ann Swallow to Gisele Taylor Wells, dated November 2, 2009).

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## Verbal Boundary Description

The nominated property consists of Guilford County tax parcel #18-00-0247-0-0001-00-008 (1.99 acres), as indicated by the heavy solid line on the enclosed map.

## Boundary Justification

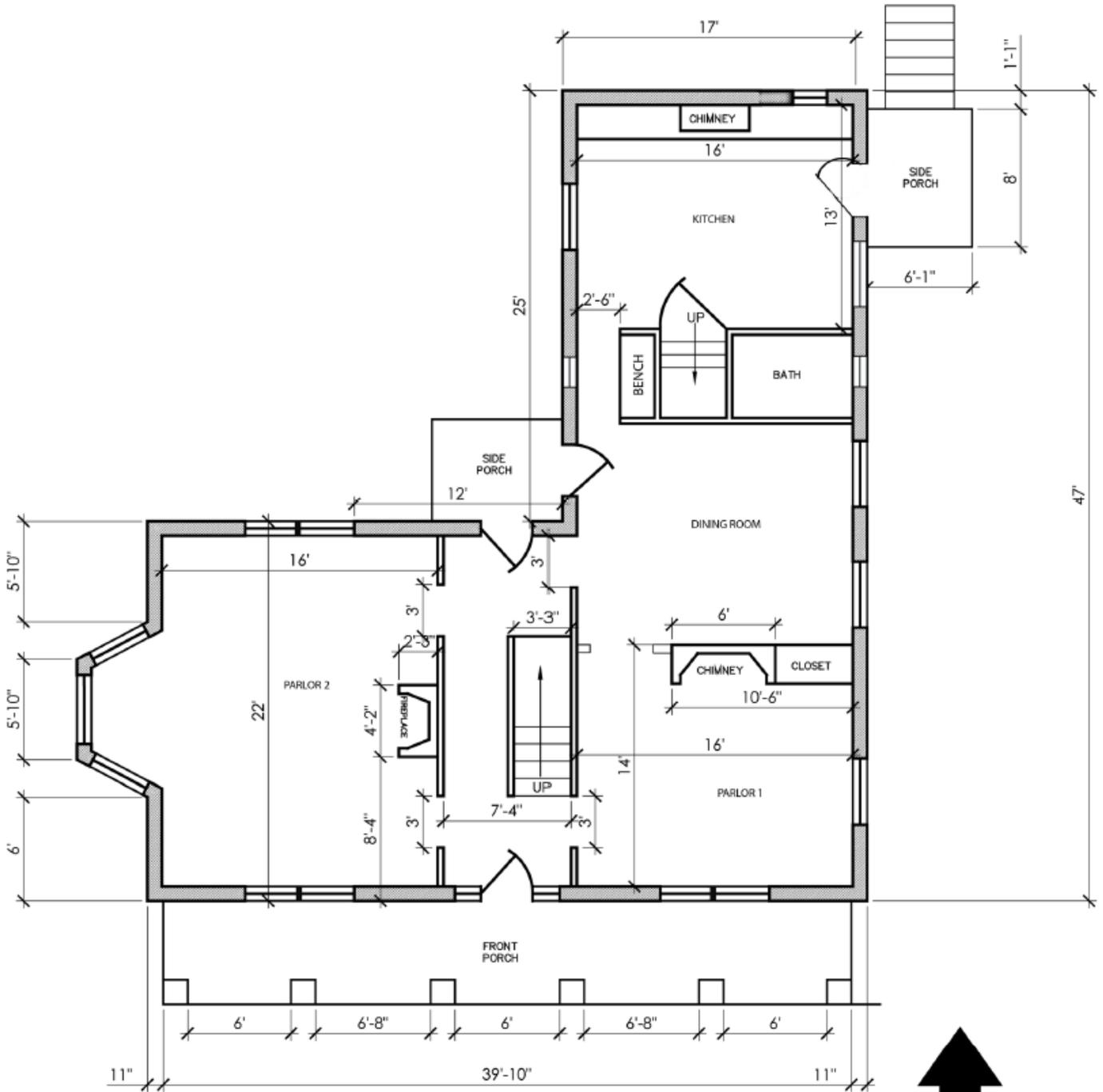
The nominated tract is the residual intact acreage associated with the Model Farm.

## Photo Catalog

Photographs by Gisele Taylor Wells, 3502 Cloverdale Drive, Greensboro, NC 27408 in March and July 2008, and February 2010.

1. Model Farm House, façade, looking north
2. Model Farm House, west elevation, looking east
3. Model Farm House, west and north elevations, looking southwest
4. Model Farm House, east elevation, looking west
5. Model Farm House, first floor stair, looking northeast
6. Model Farm House, parlor 1, looking northeast
7. Model Farm House, parlor 2, looking northwest
8. Model Farm House, bedroom 2, looking northeast
9. Model Farm, non-contributing twentieth century outbuilding, looking east
10. Model Farm House, exterior, looking northwest

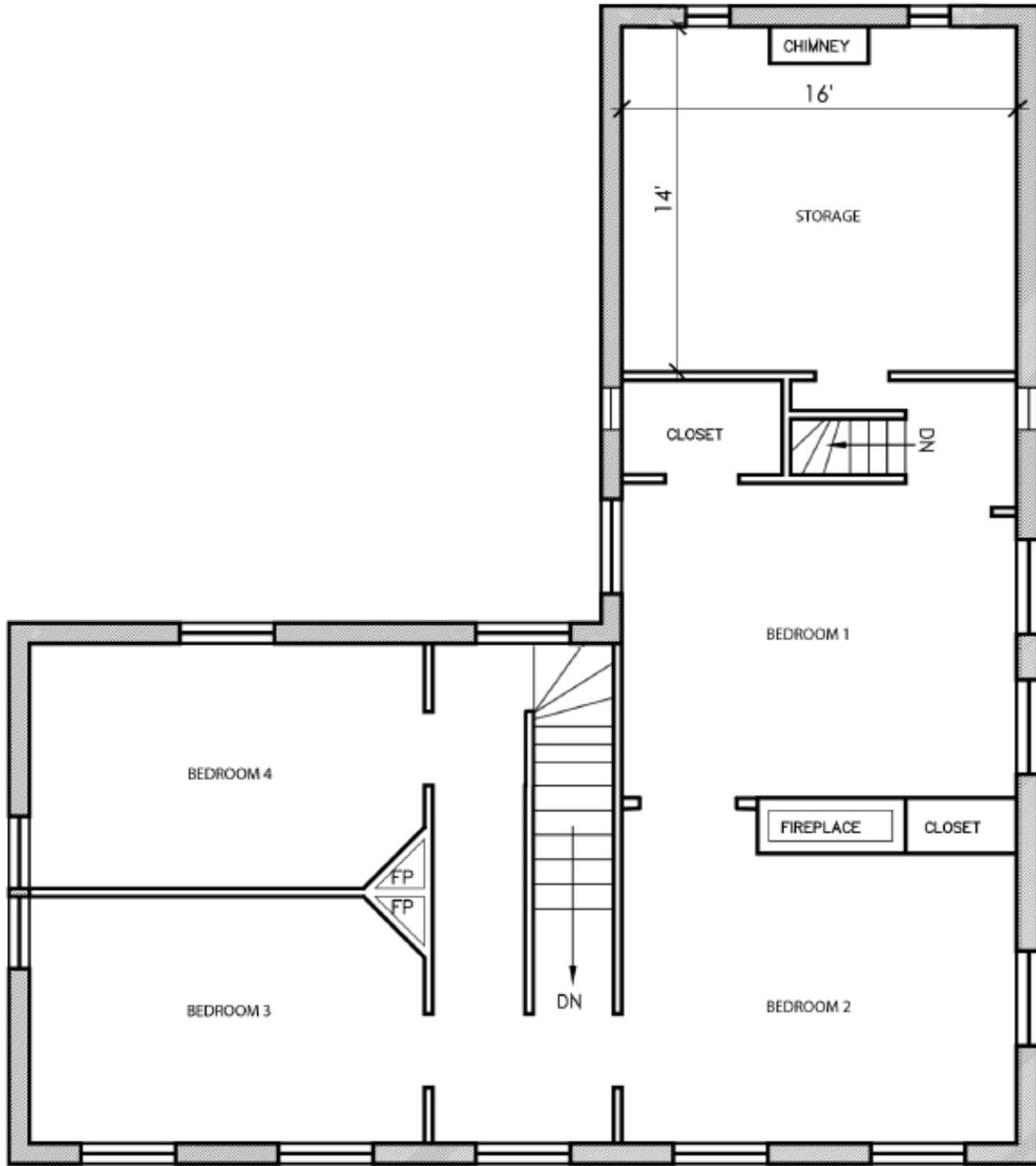
MODEL FARM  
 2058 BRENTWOOD STREET  
 HIGH POINT, GUILFORD COUNTY, NORTH CAROLINA  
 PLANS BY ARCHITECTS S.W. COFER, PLLC, ASHEBORO, NC  
 MODIFICATIONS TO PLANS BY GISELE TAYLOR WELLS



FIRST FLOOR PLAN  
 NOT TO SCALE



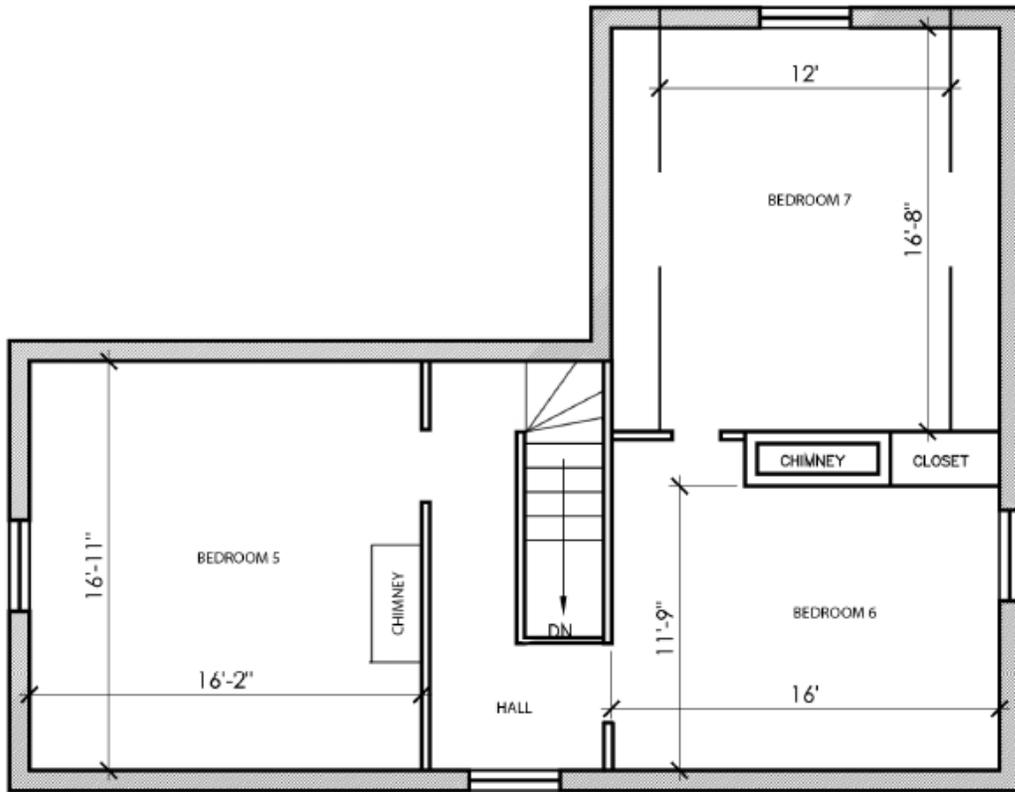
MODEL FARM  
2058 BRENTWOOD STREET  
HIGH POINT, GUILFORD COUNTY, NORTH CAROLINA  
PLANS BY ARCHITECTS S.W. COFER, PLLC, ASHEBORO, NC  
MODIFICATIONS TO PLANS BY GISELE TAYLOR WELLS



SECOND FLOOR PLAN  
NOT TO SCALE



MODEL FARM  
2058 BRENTWOOD STREET  
HIGH POINT, GUILFORD COUNTY, NORTH CAROLINA  
PLANS BY ARCHITECTS S.W. COFER, PLLC, ASHEBORO, NC  
MODIFICATIONS TO PLANS BY GISELE TAYLOR WELLS



THIRD FLOOR PLAN  
NOT TO SCALE





Scale 1" = 200'-0"

Model Farm  
2058 Brentwood Street  
High Point, NC 27263

Guilford County Tax Parcel # 18-00-0247-0-0001-00-008, outlined on the map above.

- Brick Foundation
- ★ Wooden Outbuilding