

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

NATIONAL REGISTER OF HISTORIC PLACES

Foust-Carpenter and Dean Dick Farms

Whitsett vicinity, Guilford County, GF4959, Listed July 1, 2009

Nomination by Heather Fearnbach

Photographs by Heather Fearnbach, 2009



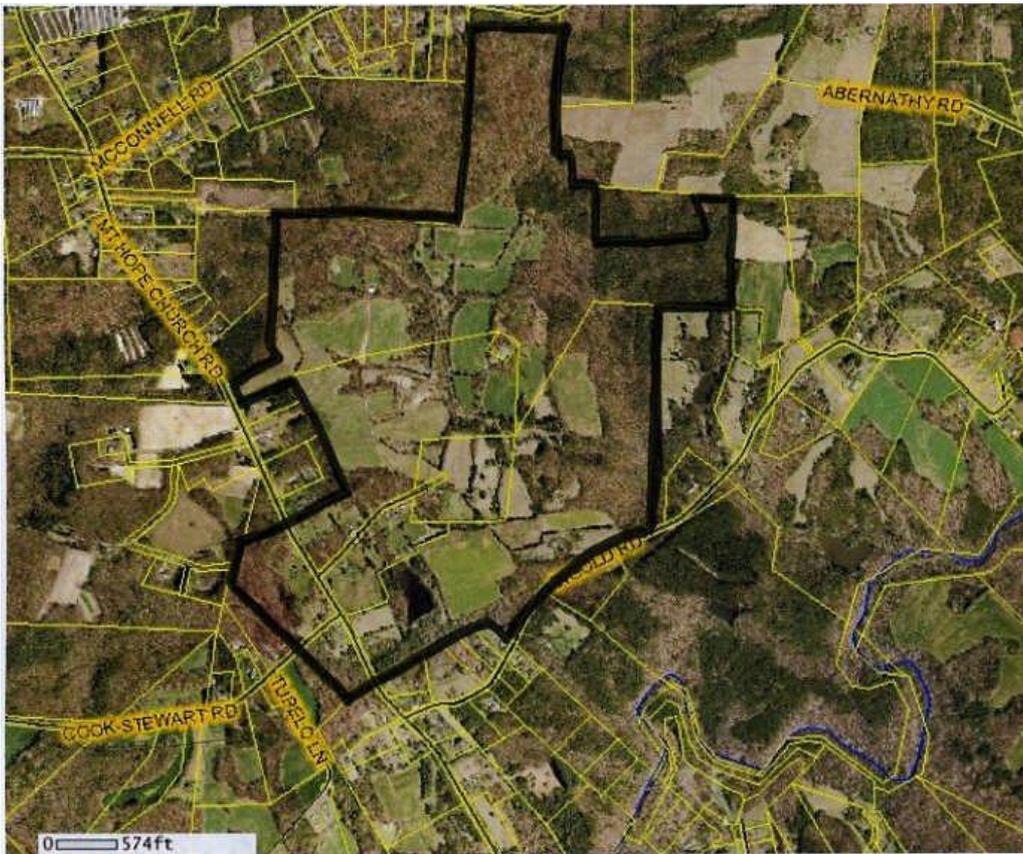
Foust House and barn



Dean Dick Farm



Carpenter Lake House



Aerial map of Farms

**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 Foust-Carpenter and Dean Dick Farms
other names/site number _____

2. Location

street & number East and west sides Mt. Hope Church Road, north and south sides **N/A** not for publication
Carpenter House Road
city or town Whitsett **X** vicinity
state North Carolina code NC county Guilford code 081 zip code 27377

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

Foust-Carpenter and Dean Dick Farms

Name of Property

Guilford County, NC

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in count.)

Table with 2 columns: Contributing, Noncontributing and 4 rows: buildings, sites, structures, objects, 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, DOMESTIC: Secondary Structure, AGRICULTURE: Agricultural Outbuilding, AGRICULTURE: Processing, AGRICULTURE: Storage, AGRICULTURE: Animal Facility, AGRICULTURE: Agricultural Field

Current Functions

(Enter categories from instructions)

- DOMESTIC: Single Dwelling, VACANT/NOT IN USE, DOMESTIC: Secondary Structure, AGRICULTURE: Agricultural Outbuilding, AGRICULTURE: Storage, AGRICULTURE: Storage, AGRICULTURE: Animal Facility, AGRICULTURE: Agricultural Field

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Two-story frame I-House

Materials

(Enter categories from instructions)

foundation BRICK, walls WOOD: Weatherboard, WOOD: Log, roof METAL, other

Narrative Description

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

Foust-Carpenter and Dean Dick Farms
Name of Property

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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
Ethnic Heritage: Black

Period of Significance

1880s-1950s

Significant Dates

1898, 1930s

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
- University
- Other

Name of repository:

Foust-Carpenter and Dean Dick Farm
Name of Property

Guilford County, NC
County and State

10. Geographical Data

Acreage of Property 325.24 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>623740</u>	<u>3986840</u>	3	<u>17</u>	<u>624440</u>	<u>3988400</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>623980</u>	<u>3988840</u>	4	<u>17</u>	<u>624300</u>	<u>3987480</u>

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.)

11. Form Prepared By

name/title Heather Fearnbach (with research assistance from Lindsey Hinds-Brown)
organization Edwards-Pitman Environmental, Inc. date 12/17/2008
street & number 3334 Nottingham Road telephone 336-768-6551
city or town Winston-Salem state NC zip code 27104

Additional Documentation

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.)

Property Owner

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

name Multiple—see continuation sheet
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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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Guilford County, NC

7. Description

Materials, continued.

Foundation: CONCRETE

Walls: ASBESTOS

SYNTHETICS: Vinyl

Roof: ASPHALT

Landscape, Contributing Site

The 325.24-acre Foust-Carpenter and Dean Dick Farms district, located approximately three miles south of Interstate 40/85 in southeastern Guilford County, encompasses six dwellings and thirty outbuildings on property abutting Mt. Hope Church Road on the west and Ingold Road on the south. The district's northern leg almost reaches McConnell Road, which runs east-west. Most of the district's acreage is on the east side of Mt. Hope Church Road, although the boundary extends west of the road to include a dwelling and two outbuildings. Cook-Stewart Road runs east-west through this section of the district. The district's edges—particularly the northern and eastern legs—are heavily wooded, separating the property from adjacent modern residential development.

The district's topography is gently rolling, allowing for the location of buildings, fields, and pastures on higher ground. The Foust and Carpenter families constructed a cluster of houses and agricultural outbuildings along Mt. Hope Church and Carpenter House Roads in the district's southwestern quadrant from the mid-nineteenth through the mid-twentieth century. The Dean Dick House stands on a hill at the end of a dirt farm road in the district's northern quadrant. Most buildings occupy small clearings bounded by wooded areas. Modern post-and-rail fences surround pastures north of the barn on Carpenter House Road. Tree stands serve as windbreaks bordering cultivated fields and livestock pastures to the south, east, and north of the residential areas. The Foust, Carpenter, and Dick families left the windbreaks as they cleared woodland to create fields and pastures. The remaining forested areas provided the farms with firewood and lumber.

Historic aerial photos indicate that the field patterns (relationship of tilled land to woodland) and road systems within the Foust-Carpenter and Dean Dick Farms district have been consistent from 1937 to the present. Approximately 110 acres are currently cleared, the same amount of acreage tenant farmers cultivated for the Carpenters in 1945. Eighteen multi-acre fields are irregularly shaped, conforming to the landscape contours, and range in size from just over one acre to almost nineteen acres. The fields in the district's northwestern section are terraced. Although the exact date of the field terracing is unknown,

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contour terraces were a popular soil erosion control method in the 1930s, so it seems likely that John B. Carpenter, Sr. had terraces constructed in his fields at this time. Crops were rotated on a regular basis. For most of the twentieth century, the farms have primarily produced tobacco, wheat, and corn. The soil's high clay content helps to retain moisture even in times of severe drought. In keeping with the district's historically agricultural function, the Carpenters continue to grow corn, barley, wheat, tobacco, and hay, and raise cattle.¹

Creeks and drainage ditches follow the same paths in many cases as the windbreaks surrounding the fields. The largest creek curves to the north and east through the property. A terra cotta pipe marks the location of a spring at a creek southwest of the Dean Dick House and fields. One creek system feeds the lake the Carpenters created south of Carpenter House Road; the lake in turn feeds a creek that runs southeast into Alamance Creek.

The Carpenters have maintained the dirt farm roads through continued use, so the farm road system remains intact, extending from Carpenter House Road throughout the property. McConnell Road originally served as part of the northern property line, but has been realigned further north. McConnell Road's original path is clearly visible through the woods north of the Dean Dick House. The old road bed was used to access the north side of the farm, the Dick sawmill, and the Greeson store, and to facilitate crop transportation.

The circa 1898 John C. and Barbara Foust House, which stands on the southwest corner of Mt. Hope Church and Cook Stewart Roads, is the district's most intact residence. The house faces Mt. Hope Church Road; a frame outbuilding is southwest of the dwelling. A late-nineteenth-century tenant house is located on the southeast corner of Mt. Hope Church and Carpenter House Roads. The tenant house faces Mt. Hope Church Road; an early-twentieth-century frame barn stands across the road on the west side of Mt. Hope Church Road; a circa 1930s frame barn, a frame corn crib, a frame pack house, two frame equipment sheds, and a circa 1980s storage shed are east of the tenant house off Carpenter House Road. A mid-to-late nineteenth-century log house with frame additions is further east on the south side of Carpenter House Road; several frame outbuildings are east of the house. The ruins of a log tobacco barn and five modern frame sheds are on the north side of the road.² A circa 1875 tenant house and three frame outbuildings

¹ United States Department of Agriculture Soil Conservation Service aerial photographs of Guilford County farms (1937, 1955, 1966, and 1977) and Farm Service Agency aerial photographs of Guilford County farms (1988) housed at the Guilford County District offices of each agency, 3309 Burlington Road, Greensboro; Guilford County GIS online data viewer, 2002 aerial photography, <http://gisweb02.co.guilford.nc.us/guilford/default.htm>. David Carpenter, correspondence with Heather Fearnbach, 2007-2008.

² This collapsed early-twentieth-century log tobacco barn with remnants of a brick flue on the north elevation was moved to its current location on the north side of Carpenter Road from the Dean Dick Farm further north around 1947.

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stand at the east end of Carpenter Farm Road. A circa 1950s equipment shed is at the edge of a field to the east. The log tobacco barn northwest of the tenant house complex was moved to its current location around 1947 from the Dick family property further north. A frame pack house is in the woods west of the tobacco barn. An unpaved farm road leads to fields, some of which were terraced in the 1930s, a circa 1980 hay shed, and the Dean Dick Farm, which includes a log dwelling, a log milk barn, a frame icehouse, and three modern outbuildings. The district's most recently constructed residence is a small frame house John B. Carpenter Jr. and his father John B. Carpenter Sr. erected by the lake in the southern section of their property in the 1940s.

Striking population growth has fostered subdivision and road construction that continually swallows Guilford County's historic buildings, sites, landscapes, and structures. Although a few farms, country crossroads, and small towns remain as evidence of the county's rural history, these landscapes have become increasingly fragmented. In some sections of the county, these physical remnants of the past are extremely rare. The Foust-Carpenter and Dean Dick Farms district is a significant collection of historic resources and agricultural acreage in southeastern Guilford County, which is facing intense development pressure. All of the surrounding farms have been subdivided, with the land bordering Mt. Hope Church and McConnell Roads being the most heavily developed as new houses were constructed along these primary transportation corridors. The Foust, Carpenter, and Dick families' continuous ownership of the land within the district since the mid-nineteenth and early twentieth centuries has allowed for the preservation of the most intact agricultural landscape in southeastern Guilford County's Jefferson Township.

Inventory

The inventory list organization reflects the arrangement of the farm buildings, structures, and sites throughout the 325.24-acre property. Primary building names are underlined; outbuildings are described after the primary resource they are closest to.

Each resource is designated as contributing or noncontributing to the historic significance and integrity of the district. The designation criteria are based on age and degree of alteration. Buildings are considered contributing if they were constructed by the Foust, Carpenter, or Dick families before 1958 and retain architectural integrity from the period of significance. Most noncontributing buildings postdate 1958 or were built before 1958 and have been heavily altered by the application of synthetic siding, replacement of original windows, enclosure of original porches, and/or the construction of large additions, and therefore have lost their architectural and historical integrity. In other words, a noncontributing building's historic form has been significantly altered and character-defining features have been lost. Each building's

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inventory entry includes a brief description followed by notes regarding variations within the type or alterations from the original appearance. Dates of construction are based on building technology, the style and form of the building, and interviews with family members.

John C. and Barbara Foust House, circa 1898, 1910, 1940s, 1950s, 2009, Contributing Building **2200 Mt. Hope Church Road**

Solomon and Letitia Foust purchased the John Marshall McLean property (57 acres) in 1853. According to Carpenter family tradition, the Fousts constructed a house shortly thereafter. The dwelling at 2200 Mt. Hope Church Road was traditionally assumed to be their residence, but building technology indicates that it was erected in the late nineteenth century, making it more likely that John C. Foust built the house for his family sometime after purchasing land from his parents in 1884. D. W. C. Benbow's 1895 Guilford County map illustrates that J. C. Foust still lived north of what is now US 70 in Sedalia at that time, and *Branson's North Carolina Business Directory* of 1896 lists J. C. Foust as the owner of a general store and farm in McLeansville, so it seems probable that Foust did not construct this house and move to his family property on Mt. Hope Church Road until after he rented both his Sedalia residence and store to Robert B. and Laura E. Andrew in 1898. (He subsequently sold the Sedalia property to the Andrews in 1906.) The dwelling has functioned as a tenant house since John C. Foust's death in 1918.

The John C. and Barbara Foust House—a circa 1898 I-house with a circa 1910 one-story, two-room ell extending from the main block's rear (west) elevation—faces east toward Mt. Hope Church Road. The weatherboarded dwelling has a deep boxed cornice with gable end returns and a metal roof. The brick end chimneys are laid in an irregular bond; the stack on the south chimney has been reconstructed. A replacement flat-roofed entry porch with turned posts and a concrete floor shelters the double-leaf front door, which has tall, arched, glazed panes over raised panels, some original hardware, and an early-twentieth-century screened door. The gabled entrance porch on the kitchen ell's north elevation has turned bracketed posts, a wood floor, and wood steps. The recessed porch on the ell's south elevation was enclosed to create a bathroom in the 1950s. Most of the windows contain six-over-six sash; the window flanking the chimney on the north elevation and some windows in the kitchen ell have four-over-four sash. The house rests on a continuous concrete block foundation. Restoration contractor Steven Cole repaired exterior siding and trim in 2009.

The interior retains flush board wall sheathing, beadboard ceilings, pine floors, four-panel doors, and post-and-lintel mantels. The flush board walls of the north first-floor room were covered with knotty-pine paneling in the 1940s. The ell encompasses a circa 1950s kitchen with paneled walls and a linoleum floor at the west end, a pantry at the southwest corner of the kitchen, a central room with flush board wall sheathing, and a circa 1950s bathroom south of the central room.

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Outbuilding, fourth quarter of the nineteenth century, Contributing Building 2200 Mt. Hope Church Road

One-story weatherboarded outbuilding with a front-gable metal roof and a board-and-batten door on the façade (north elevation). Wide circular-sawn horizontal boards sheath the interior.

Barn, early twentieth century, 2007, Contributing Building west side of Mt. Hope Church Road

Frame barn with a metal gable roof, board-and-batten siding, and a rear shed addition. All of the original lumber is circular sawn and fastened with wire nails. Stalls with small square windows and board-and-batten doors flank the central alley; a hay loft is above the stalls and alley. A large hip-roofed canopy shelters the lower half of the south elevation. Restoration contractor Steven Cole restored the building and reconstructed most of the rear shed in 2007.

Tenant House / John B. and Lucille Carpenter House, late nineteenth century, 1940s, 1980s, Contributing Building 5906 Carpenter House Road

It is likely that John C. Foust constructed this tenant house soon after purchasing property from his parents in 1884. Building technology indicates that it was erected in the late nineteenth century, however the residence does not appear on D. W. C. Benbow's 1895 Guilford County map or C. E. Miller's November 1908 Guilford County map. John B. and Lucille Carpenter occupied the dwelling by 1938, when they moved from their Greensboro residence to the farm. They remodeled the interior shortly thereafter. Their son Eugene was living in the house at the time of his father's death in 1979 and remained in residence until his death in 2003. Eugene installed the vinyl siding and replacement windows and enclosed the porch on the north elevation in the 1980s. Eugene's great-niece Gretchen Elena Carpenter Espinoza-Morales (John B. [Jack] and Helen Carpenter's daughter), her husband Victor, and their children currently reside in the dwelling.

The two-story, single-pile, side-gable-roofed dwelling faces west toward Mt. Hope Church Road. A two-story ell extends from the east (rear) elevation. The pointed-arch wood panel above the front door has a central carved floral motif. Alterations include vinyl siding, replacement windows (one-over-one sash) and doors, an enclosed porch on the north elevation, and one-story shed additions on the south and east elevations. During a mid-twentieth-century remodeling, interior walls were removed from the first floor of the main block to create a large living room and the walls were sheathed with knotty pine paneling.

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The second floor contains four bedrooms and a bathroom. A kitchen/dining room occupies the first floor of the rear ell.

Equipment Shed, early twentieth century, Contributing Building **North side Carpenter House Road (northeast of tenant house, west of barn)**

German-sided outbuilding with a front-gable metal roof and a one-and-one-half-story central block flanked by one-story, shed-roofed, one-bay wings. A square window above the entrance illuminates the central room.

Barn, circa 1930s, Contributing Building **North side Carpenter House Road (east of tenant house)**

Weatherboarded barn with a metal roof, a concrete foundation, and a central gambrel-roofed section flanked by two shed-roofed wings. Stalls with board-and-batten doors flank the central aisle; a hay loft is above the stalls and aisle.

Corn Crib, circa 1930s, 2009, Contributing Building **South side Carpenter House Road (east of tenant house, south of barn)**

One-story corn crib with a shallow front-gable metal roof and an entrance on the west elevation. Slatted board walls allowed for air circulation, while flush board sheathing at the base of the side elevations protected the corn from rodents. Restoration contractor Steven Cole rehabilitated the building in 2009, replacing the weatherboards on the façade, the slatted and flush board walls, the metal roof, and the board-and-batten front door. The building rests on stone piers.

Pack House, early twentieth century, Contributing Building **South side Carpenter House Road (east of tenant house, south of corn crib)**

One-story weatherboarded pack house with a front-gable metal roof and shed additions on the north and south elevations. Rolled asphalt and metal sheath portions of the exterior.

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Equipment Shed, early twentieth century, circa 1985, Contributing Building **South side Carpenter House Road (east of tenant house, south of pack house)**

German-sided outbuilding with a front-gable metal roof. One-and-one-half-story central block flanked by one-story, shed-roofed wings. This building originally stood on the west side of Mt. Hope Church Road beside the early twentieth century barn; Eugene Carpenter moved it to its current location circa 1985.

Storage Shed, circa 1980s, Noncontributing Building **South side Carpenter House Road (east of tenant house, southwest of equipment shed)**

Front-gable-roofed shed with a board-and-batten door on the west elevation and vinyl siding.

Log House, second half of the nineteenth century, circa 1980s, Noncontributing Building **5911 Carpenter House Road (South side)**

The original occupants of this house are difficult to discern, but it is possible that Solomon and Letitia Foust constructed this dwelling shortly after purchasing the fifty-seven-acre John Marshall McLean property in 1853. D. W. C. Benbow's 1895 Guilford County map shows that J. P. Starr occupied a dwelling at this location and the November 1908 C. E. Miller map of Guilford County illustrates that A. Stubbifield resided in the house. John C. Foust owned the property at that time, so it is likely that Starr and Stubbifield were tenant farmers. The dwelling served as a rental house until around 2005.

The one-and-one-half-story, vinyl-sided house has a single-pile log main block and one-room-deep frame shed additions on the façade (south elevation), east elevation, and rear (north elevation). The dwelling has a metal roof, with the exception of a small asphalt-shingled section on the east shed addition. A stone chimney with a corbelled brick stack stands on the main block's west elevation; a brick chimney stack extends above the rear addition's shed roof. The doors and all of the windows (with the exception of two wood pegged sash) are replacements. The main block's interior is sheathed with vertical flush boards on the lower level. The fireplace opening and hearth have been altered. The log walls are exposed in the loft area; the original chinking has been replaced with Portland cement.

Shed # 1, circa 1930s, Contributing Building **South side Carpenter House Road (east of log house)**

Small, gabled-roofed, vinyl-sided shed with a door on the west elevation.

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Shed # 2, circa 1930s, Contributing Building
South side Carpenter House Road (east of log house, south of Shed # 1)

Small German-sided outbuilding with metal shed roof, a door on the west elevation, and a narrow open equipment shed on the north elevation.

Outbuilding, circa 1930s, Contributing Building
South side Carpenter House Road (east of log house, south of sheds)

Weatherboarded outbuilding with metal front-gable roof, a door on the north elevation, and an open equipment shed on the east elevation.

Equipment Shed, circa 1950s, Contributing Building
South side Carpenter House Road (east of log house and other outbuildings)

Open equipment shed with a tall central gable-roofed section with metal sheathing in the gable ends; large shed-roofed two-bay sections extend from the east and west elevations.

Equipment Shed, circa late 1930s, Contributing Building
North side Carpenter House Road (east of log house)

Six-bay equipment shed with metal shed roof and weatherboarded end walls; open bays face Carpenter House Road.

Equipment Shed, circa 1952, 2007, Contributing Building
North side Carpenter House Road (east of log house)

Three-bay open equipment shed with a metal shed roof supported by stripped log posts; open bays face the unpaved farm road that extends north from Carpenter House Road. David Carpenter added an open bay and a shed-roofed, wood-sided garage bay with a double-leaf metal door to the equipment shed's south end in 2007.

Equipment Shed, 2007, Noncontributing Building
North side Carpenter House Road (east of log house)

Wood-sided equipment shed with a metal shed roof and two double-leaf metal doors; located on east side of unpaved farm road that extends north from Carpenter House Road.

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Equipment Shed, 2007, Noncontributing Building
North side Carpenter House Road (east of log house)

Wood-sided equipment shed with a metal shed roof and an open bay; located on east side of unpaved farm road that extends north from Carpenter House Road.

Equipment Shed, circa 1930s, Contributing Building
North side Carpenter House Road (east of two 2007 equipment sheds)

Two-bay weatherboarded equipment shed with metal shed roof; open bays face Carpenter House Road.

Tobacco Pack House, circa 1930s, Contributing Building
North side Carpenter House Road (west of tenant house at east end of Carpenter House Road)

Front-gable-roofed frame pack house with wide horizontal board siding partially covered with tar paper and metal sheathing, a board-and-batten door on the north elevation, and open equipment sheds on south and west elevations.

Tobacco Barn, circa 1920s, 1947, Contributing Building
North side Carpenter House Road (west of tenant house at east end of Carpenter House Road)

Front-gable-roofed tobacco barn with wide vertical board sheathing in the gable ends; board-and-batten door on east elevation; open equipment sheds on south and east elevations. This tobacco barn was moved to its current location around 1947 from the Dean Dick Farm further north.

Tenant House, circa 1875, circa 1930s, Contributing Building
5932 Carpenter House Road (east end of road)

According to Carpenter family tradition, this dwelling originally served as a tenant house and was constructed around 1875. Building technology supports a late nineteenth century construction date, but the residence does not appear on D. W. C. Benbow's 1895 Guilford County map or C. E. Miller's November 1908 Guilford County map. Tenant farmers occupied the dwelling for most of its history; John B. (Jack) Carpenter III has been in residence since 1976.

One-story, three-bay, single-pile, side-gable-roofed dwelling with shed-roofed, screened, front porch; a circa 1930s full-width gabled rear ell; four-over-four and one-over-one sash; and a stone foundation.

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Asbestos siding sheaths the main block and the rear ell's north elevation; the remainder of the rear ell retains German-siding and triangular eave brackets. The main block's interior flush board walls have been covered with circa 1970s paneling, but flush board ceilings, fluted window and door surrounds with bull's eye corner blocks, and simple mantel shelves are intact. The rear ell retains beadboard ceilings and wainscoting; a concrete block stovepipe chimney serves the kitchen.

Granary/Corncrib, circa 1930s, 2009, Contributing Building
5932 Carpenter House Road (northeast of tenant house on north side of unpaved farm road)

One-story front-gable-roofed shed with an open equipment shed on the east elevation. Restoration contractor Steven Cole rehabilitated the building in 2009, replacing the weatherboards, the slatted and flush board corn crib walls, the metal roof, and the board-and-batten front door and square loft shutter. The building rests on stone piers; stone steps lead to the entrance. The interior retains a grain bin that extends across the north elevation.

Granary, circa 1930s, 2009, Contributing Building
5932 Carpenter House Road (east of tenant house on south side of unpaved farm road)

One-story, front-gable-roofed shed with vertical board siding, a metal roof, and a door on the north elevation. Restoration contractor Steven Cole rehabilitated the building in 2009, replacing some of the vertical board siding, the board-and-batten door and the eight-pane window on the north elevation. The building rests on stone piers. The interior retains a grain bin in the southeast corner.

Shed, circa 1930s, Contributing Building
5932 Carpenter House Road (southeast of tenant house on south side of unpaved farm road)

One-story front-gable-roofed granary with vertical board siding, a metal roof, an open equipment shed on the east elevation, and a shed addition on the west elevation.

Wood Shed, 1984, 1995, Noncontributing Building
5932 Carpenter House Road (southwest of tenant house and other outbuildings)

One-story, two-bay, shed-roofed open wood shed.

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Equipment Shed, circa 1950s, Contributing Building

Located in a field off an unpaved farm road southeast of the tenant house at 5932 Carpenter House Road

Open equipment shed with a tall central gable-roofed section with metal sheathing in the gable ends; large shed-roofed two-bay sections extend from the north and south elevations.

Hay Shed, circa 1980, Noncontributing Building

Located in a field off the unpaved farm road in the north quadrant of the property

Low gabled metal roof supported by square braced posts.

Cell Tower, 2000, Noncontributing Structure

Nonfunctional metal cell tower surrounded by a chain-link fence.

Carpenter Lake House, 1940s, Contributing Building

2203 Mt. Hope Church Road

John B. Carpenter Jr. and his father, John B. Carpenter Sr., constructed this small one-story frame building by the lake in the south quadrant of the Carpenter property in the 1940s. The building was initially a one-room bathhouse with an open porch, but the family expanded it after World War II when John Jr. and Eugene returned from WW II service to encompass a large living/dining room, a kitchen, a bathroom, and two bedrooms. A stone chimney stands at the south end of the side-gable-roofed, German-sided dwelling; a shed-roofed screened porch extends from the west elevation. The interior retains pine floors and knotty pine paneled walls and ceilings. The Carpenters installed windows they purchased from the Overseas Replacement Depot in Greensboro. Nancy L. Carpenter inherited the property after her husband's death in 1976 and still uses the lake house.

Ernest "Dean" Dick Farm, late nineteenth century, 2006, Contributing Building

End of unpaved farm road in northeast quadrant of district

The original function of this building is unclear; it may have initially served as a farm outbuilding that was later converted into a residence. The only source of heat was a stove, making it unlikely that the building functioned as a dwelling before the late nineteenth century. Ernest "Dean" Dick, an African American farmer, began purchasing land in the area in 1905, eventually acquiring 19.55 acres by 1947. D. W. C. Benbow's 1895 Guilford County map shows that J. W. Andrew occupied a house at this approximate

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location. It is unclear whether Dean Dick moved into an existing dwelling or constructed a new home for his family, but, according to C. E. Miller's November 1908 Guilford County map, Dean resided in a house northeast of John C. Foust's home and store and J. A. Stubbifield's residence by that time. He is listed in the North Carolina Farm Census records in 1925 and 1945. (The 1935 North Carolina Farm Census records for Jefferson Township do not include statistics for any African American farmers. It is possible that the Dick family was included in the total count of seventeen persons residing on the J. B. Carpenter farm that year.) The Carpenters purchased the Dean Dick Farm from his estate in 1947. The function of the dwelling during the Carpenters' ownership is unknown, although it may have served as a tenant house. Restoration contractor Steven Cole rehabilitated the building in 2006 for David Carpenter (John B. Jr. and Nancy Carpenter's son) and his wife Rebecca Howe, who use it as a weekend retreat.

The one-and-one-half-story, side-gable-roofed, dovetail-notched log dwelling faces west. Shed porches extend from the front and rear elevations. Restoration contractor Steven Cole completed this building's rehabilitation in 2006 and the project won a Preservation Greensboro Incorporated award shortly thereafter. Cole salvaged the weatherboards in the gable ends from another historic building, along with components of the interior corner stair and the joists supporting the loft floor. The two-raised-panel doors, four-over-four sash windows, porch elements, and cedar shake roof are new. The building rests on stone piers; granite steps lead to both porches. A new stovepipe chimney rises from the south elevation

Icehouse, late nineteenth century, 2007, Contributing Building End of unpaved farm road in north quadrant of property, northwest of Dean Dick House

Extant icehouses are exceedingly rare in the Piedmont, making this intact example quite significant. The front-gable roof rests on a deep subterranean stone foundation. A board-and-batten door on the north elevation provides access to the building's interior; wooden steps lead down to the floor. A four-pane window on the east elevation illuminates the interior. Restoration contractor Steven Cole completed this building's restoration in 2007. Work included laying a stone floor, parging the interior foundation walls, constructing wooden steps, and installing a cedar shake roof.

Milking Barn, late nineteenth/early twentieth century, moved ca. 1947 and 2009, Contributing Building, End of unpaved farm road in north quadrant of property, southeast of Dean Dick House

The log, front-gable-roofed milking barn was moved to a field northwest of the tenant house complex at the east end of Carpenter House Road circa 1947 from the Dick family property further north and remained there until 2009, when restoration contractor Steven Cole returned the building to its original location and rehabilitated it. Work included situating the barn on stone piers, re-chinking the logs, constructing a board-and-batten stall door, and installing new weatherboards in the gable ends and a cedar shake roof.

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Pump Shed, 2007, Noncontributing Structure

End of unpaved farm road in north quadrant of property, southeast of Dean Dick House

Gable-roofed structure with hewn log posts, a cedar shake roof, and a wood platform and pump base. The pump historically associated with the property has been reused.

Wood Shed, 2007, Noncontributing Building

End of unpaved farm road in north quadrant of property, northeast of Dean Dick House

Open shed with a cedar-shake shed roof supported by stripped log posts.

Privy, 2007, Noncontributing Building

End of unpaved farm road in north quadrant of property, northeast of Dean Dick House

Shed-roofed building with rustic wood siding.

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8. Statement of Significance

The Foust-Carpenter and Dean Dick Farms district, located approximately three miles south of Interstate 40/85 in southeastern Guilford County, encompasses six dwellings and twenty-nine outbuildings on property abutting Mt. Hope Church Road on the west and Ingold Road on the south. The 325.24-acre district is eligible for the National Register under Criterion A for agriculture as an important and intact Guilford County agricultural property created through the efforts of the Foust, Carpenter, and Dick families. The farm epitomizes Guilford County's agrarian economy from the last quarter of the nineteenth through the mid-twentieth century, when farm families and farm laborers made up the majority of the population, and is thus of local significance.

Although the Foust-Carpenter Farm's period of significance begins when it achieved its maximum size in the last quarter of the nineteenth century, the farm has been in continuous operation since Solomon Foust purchased fifty-seven-acres from John Marshall McLean in 1853. Solomon's son, John C. Foust, began managing the farm in the 1880s and expanded it to include almost 407 acres by 1910. Foust supplemented his farm income by selling produce from a small store that stood next to his home on Mt. Hope Church Road. Solomon and John C. Foust, like most of their neighbors, relied on the livestock and poultry they raised and the crops they grew to provide an income for their families. Tenant farmers also contributed to the farm's annual production. John C. Foust's granddaughter Lucille inherited the property after his death in 1918 and, after her marriage to John B. Carpenter Sr. in 1922, also employed tenant farmers to cultivate the farm. The couple lived in Greensboro for almost twenty years, where John worked first as a banker and eventually as the Guilford County Registrar of Deeds. Around 1938, they moved to the Foust property, which was known as Lucar Farm by 1940, and raised prize-winning purebred American Hereford cattle as a hobby. In 1945, the Carpenters owned the second largest farm in Jefferson Township with 298 total acres.

The Foust-Carpenter Farm was much more extensive than African American farmer Ernest "Dean" Dick's adjacent subsistence farm, but, taken together, the farming operations reflect the broad range of Guilford County agricultural practices for over a century. Dick began acquiring land in Jefferson Township in 1905 and eventually owned 19.55 acres, where he lived with his family until his death in 1945. The Carpenters purchased Dean Dick's farm from his estate in 1947.

The Foust-Carpenter and Dean Dick Farms district contains a number of dwellings and outbuildings that manifest the farm's continuous agricultural function. Four of the district's six dwelling were constructed during the last quarter of the nineteenth century, reflecting the farm's prosperity and the necessity of housing for the Carpenters and tenant families. John B. Carpenter Jr. and his father, John B. Carpenter Sr.,

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constructed a small one-story frame building by the lake in the south quadrant of the Carpenter property in the 1940s for the family's recreational use, but most of the construction activity during the twentieth century was related to agricultural outbuildings.

The layout of the Foust-Carpenter and Dean Dick Farms district reflects the efficiency of the diversified, progressive farm. Twentieth-century agricultural practices are reflected in the majority of the district's outbuildings, including a barn, corn crib, granary, tobacco barn, pack house, and sheds constructed from the 1920s through the 1950s. The contours of terraced fields, a popular erosion control method in the 1930s, are visible in the property's northern quadrant. Aerial photographs indicate that the field patterns (relationship of tilled land to woodland) and road systems of the Foust-Carpenter and Dean Dick Farms district have been consistent from 1937 to the present. The Foust, Carpenter, and Dick families' continuous ownership of the land within the district since the mid-nineteenth and early twentieth centuries has allowed for the preservation of the most intact agricultural landscape in southeastern Guilford County. The period of significance for the Foust-Carpenter and Dean Dick Farms district ends in the 1950s, by which time the Carpenters owned one of Jefferson Township's largest farms.

Historical Background and Agricultural Context

Guilford County's rich farmland attracted European settlers beginning in the 1740s. German Reformed and Lutherans, British Quakers, and Scotch-Irish Presbyterians constructed substantial homes and churches and began farming along the Deep and Haw Rivers and their tributaries. The county's population was generally composed of self-sufficient farmers until the arrival of the North Carolina Railroad in 1856, which greatly improved transportation and encouraged commercial agriculture and industry. Even then, isolated rural subsistence farms and crossroads communities remained common.³

The origins of the Foust-Carpenter and Dean Dick Farms district date to the mid-eighteenth century during a time of intense Scotch-Irish settlement in Guilford County.⁴ John McLean (1724-1807) immigrated to Pennsylvania from Tyrone, Ireland, with his family at the age of thirteen. While in Pennsylvania, John met Jane Marshall, and the couple married in 1751. They immediately began a family, welcoming their first

³ Bill Sharpe, *North Carolina Counties* (Raleigh: Warren Publishing Company, 1948); Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: University of North Carolina Press, 2003), 322.

⁴ Sallie W. Stockard, *The History of Guilford County, North Carolina* (Knoxville, TN: Gaut-Ogden Co., 1902), 13.

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child, Joseph, in 1752. In 1760, the young couple moved to Guilford County, North Carolina, in search of affordable land.⁵

Though the exact date is uncertain, John and Jane McLean built a home for their family near Alamance Creek sometime between 1760 and 1767. The McLeans crafted their dwelling with three-inch thick poplar planks pegged into oak beams; the stone gable end contained a fireplace that measured eleven feet wide and six feet tall. The building, which was sheathed with weatherboards and rested on a stone foundation, served as the McLean family homeplace for many generations. John and Jane McLean raised their children Joseph, John Jr., Jane, Thomas, Nelly, Elizabeth, Robert, Margaret, Polly, Marshall, and Nancy, in the dwelling.⁶ The McLeans continued to acquire property in the area; between 1779 and 1780 John and his eldest sons Joseph and John Jr. secured a series of land grants from the State of North Carolina. It appears that the present day Foust-Carpenter and Dean Dick Farms district encompasses a portion of the final two-hundred-acre land grant John Sr. received in 1780.⁷

⁵ The family would eventually grow to include eleven children. The family name is spelled a variety of ways, including McLain, McLaine, MacLaine, and McLane, but based on the earliest primary source documents, "McLean" is used throughout this application. "McLean (John)," William Calvin Rankin Papers #3717, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.

⁶ "A Historic Old House," *Greensboro Patriot*, March 20, 1898; Rev. S. M. Rankin, "McLean Home and Family," *Greensboro Daily News*, October 30, 1932; "View at Unveiling of McLean House Marker," *Greensboro Daily News*, October 20, 1932. The McLean House was located approximately halfway between US 70 and I-40 on the east side of Palmer Farm Road. The Daughters of the American Revolution Guilford Battle Chapter recognized the McLean dwellings' historic significance with the installation of a large stone marker and a bronze tablet at the southwest corner of the US 70/Palmer Farm Road intersection in 1932. By the 1950s, the McLean House was ruinous, and an antiques dealer acquired the building and stored the salvageable parts in a barn. The Museum of Early Southern Decorative Arts purchased the building remnants in the early 1960s and utilized them as part of the Piedmont Room, which also includes parts of other Piedmont North Carolina dwellings, the Friedland School (Forsyth County), and a Piedmont Virginia residence. A small section of the McLean House interior paneling was installed in the cross-passage between the Chowan Room and the Queen Anne Parlor. The Greensboro Historical Museum McLean Collection contains a child's arm chair, candlestand, chest of drawers, drop-leaf table, desk, glassware, medical items, ceramics, and a few documents. Palmer Memorial Institute and Bennett College now own much of what was the McLean property. McLean House Binder, MESDA Research Library, Winston-Salem; Jerry Nix, telephone conversation with Heather Fearnbach, September 21, 2007.

⁷ Deed Book 2, page 120, Office of the Register of Deeds, Guilford County Courthouse, Greensboro. Local tradition holds that the McLeans and their estate played significant roles in the American Revolution, in particular the Battle of Guilford Courthouse. Although Marshall, the youngest son, was too young to fight, the older four McLean sons enlisted and fought with the Continental Army in the American Revolution. Joseph McLean, an expert marksman, may have fought in the Battle of Guilford Courthouse. Special Staff Writers, *North Carolina: Rebuilding an Ancient Commonwealth, Volume 3* (Chicago: The American Historical Society, 1928), 137. Cornwallis' army was said to have camped on the property after the engagement, and Colonel William A. Washington, a war hero and relative of George Washington, purportedly spent the night in the family home. Two letters found among General Nathanael Greene's papers confirm this tale. On March 3, 1781, both Colonel Henry Lee and Colonel Otho Williams wrote to Greene from the McLean farm. Colonel Henry Lee, North Carolina; Colonel Otho Williams,

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After the Revolutionary War, two of the McLean boys, John Jr., and Thomas relocated to Tennessee, while Joseph and Marshall remained at home and became active members in Alamance Presbyterian Church.⁸ At his death, John McLean Sr. granted his son Marshall McLean (1769-1834) a tract of land on his original estate and appointed him guardian over his sisters' property, including one "negro boy" named Josh. The exact acreage of Marshall's plot is unclear, described only as the remainder of his father's estate less the land upon which his brother Robert lived.⁹ In 1809, two years after his father's death, Marshall married his second wife Hannah Greer (his first wife was Mary Thom). The couple lived in the home built by John McLean Sr., with their nine children (David, John Marshall, Calvin, Joseph, Mary, Jesse, Thomas, Melissa, and Marshall) and Marshall's three children from his previous marriage (Jane, Joel, and Levi).¹⁰

According to Marshall's will and the deed after his death in 1834, 120 acres of the family land passed to his son David in 1836.¹¹ Little is known about David McLean, although the *Greensboro Patriot*, a local newspaper, published numerous notices in the early 1840s by a David McLean advertising recurring review and inspection parades of the North Carolina Militia through the streets of Greensboro.¹² In 1838, two years after he acquired the McLean family property, David McLean sold the land plus an additional six acres to his brother John Marshall McLean.¹³

John Marshall McLean (1812-1892) lived in the original McLean family home with his wife Frances White.¹⁴ McLean may have owned one eighteen-year-old male slave in 1850.¹⁵ The couple had no

North Carolina, to General Nathanael Greene, March 3, 1781, Available on-line at North Carolina USGenWeb Archives, <http://ftp.rootsweb.com/pub/usgenweb/nc/guilford/military/revwar/letters/mclean65gmt.txt> and <http://ftp.rootsweb.com/pub/usgenweb/nc/guilford/military/revwar/letters/mclean66gmt.txt>.

⁸ Rankin, "McLean Home and Family." Twenty-three McLean family members are buried in the Alamance Presbyterian Church cemetery (Lynn Barnes, email correspondence with Heather Fearnbach, August 6, 2007).

⁹ Will Book A, page 270, Office of the Clerk of Court, Estates Division, Guilford County Courthouse, Greensboro. Robert McLean moved to Illinois in 1816.

¹⁰ "McLean (John)," William Calvin Rankin Papers #3717, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.

¹¹ Will Book B, page 503, Office of the Clerk of Court, Estates Division; Deed Book 24, page 37, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

¹² David McLean, "Attention," *Greensboro Patriot*, September 9, 1843.

¹³ Deed Book 26, page 7, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

¹⁴ "McLean chart," William Calvin Rankin Papers #3717, Southern Historical Collection, Wilson Library, University of North Carolina at Chapel Hill.

¹⁵ Seventh Census of the United States, 1850: Guilford County, North Carolina, Slave Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Census Records at the Greensboro Public Library). The Slave Schedule lists a John McLean as the owner of a black, male slave, but does not include John's middle initial, so it is unclear whether this is John Marshall McLean.

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children but developed a close relationship with their nephew Walter H. McLean, son of John's brother Joseph. One source suggests that John and Frances virtually adopted him as their own son.¹⁶

Although he retained a portion of his acreage, including the McLean family home, John Marshall sold fifty-seven acres of the McLean family land to Solomon Elisha Foust in 1853. The remainder of John Marshall's real estate, including the original family home, passed into the hands of his nephew Walter H. McLean through his will.¹⁷

Solomon Elisha Foust (1828-1888) was born to Christian and Margaret (Greeson) Foust. He married Letitia Wagoner on June 27, 1850, and the couple resided on Solomon's father's farm for a time after their marriage where Solomon worked as a blacksmith.¹⁸ Solomon and Letitia set up their own household in Jefferson Township in 1853 after acquiring the McLean property from John Marshall, likely building a dwelling—perhaps the log house on Carpenter Farm Road—soon after. Over the years the couple would acquire additional land from neighboring farms, including 160 acres from James L. Dick in 1856, 100 acres from Milton C. Wagoner in 1872, 5.75 acres from Robert L. Coble in 1883, and 96 acres from James A. Stewart in 1888. Solomon had previously purchased 179 acres from Hillary Huffman and sixteen acres from Richard Clark, both in 1849.¹⁹

By 1860, the Foust family had grown to include three children: John (9), Sarah (7), and Margaret (3). The census of that year also enumerates two other individuals—Abraham (23) and Pena Greeson (17)—residing with the family but does not record their race or occupation. Because the two individuals share Solomon's mother's maiden name, it seems likely that both Abraham and Pena were related to the family in some way. Solomon had since resigned his blacksmithing and followed the tradition of his father, supporting his family through farming.²⁰ According to the 1860 census, the Foust farm consisted of 160 acres valued at \$2000. Only sixty acres of the farm were improved. Solomon owned \$100 worth of farm equipment and raised a variety of livestock including 2 horses, 1 mule, 4 dairy and 8 other cows, 16 sheep, and 33 pigs

¹⁶ Rankin, "McLean Home and Family."

¹⁷ Deed Book 36, page 71, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

¹⁸ The family name is spelled a variety of ways, including Faust and Fauts, but based on the earliest primary source documents, "Foust" is used throughout this application. Ruth F. Thompson and Louise J. Hartgrove, *Abstracts of Marriage Bonds and Additional Data: Guilford County, NC, 1841-1868* (Greensboro, NC: Guilford County Genealogical Society, 1983), 68; Seventh Census of the United States, 1850: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Greensboro Public Library).

¹⁹ Deed Book 37, page 512; Deed Book 46, page 548; Deed Book 69, page 13; Deed Book 76, page 182; Deed Book 30, page 673; Deed Book 36, page 68, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

²⁰ Eighth Census of the United States, 1860: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Greensboro Public Library).

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valued at \$490. He harvested 45 bushels of wheat, 66 bushels of rye, 300 bushels of Indian corn, 80 bushels of oats, 10 pounds of tobacco, 1 bushel of peas, 13 bushels of Irish potatoes, 28 bushels of sweet potatoes, and 15 tons of hay. The annual sheep-shearing yielded 30 pounds of wool. Dairy cattle produced milk and 50 pounds of butter. Beehives on the property yielded 50 pounds of honey.²¹

The Model Farm, established in 1868 in the Springfield community (now part of High Point) by the Baltimore Association of Friends to Advise and Assist Friends of the Southern States, greatly influenced Guilford County farming practices in the reconstruction era. The Quakers constructed a frame farmhouse, rat-proofed corn crib, and bone fertilizer grist mill, among other buildings, in an effort to demonstrate improved agricultural methods and animal husbandry. The Model Farm also served to popularize the triple-A-roofed I-house as the prototypical farmhouse in Guilford County and throughout North Carolina.²²

Most southern farmers suffered great economic challenges including substantial losses of material goods, livestock, and labor during and after the Civil War. These stressors resulted in declining farm values. The Foust farm reflected this trend; by 1870, the property and farm equipment values had decreased in value by half, worth only \$1,000 and \$50 respectively according to the census of that year. The Fousts reported owning 180 acres (120 of which were improved with the remainder in woodland); livestock including 1 horse, 5 mules, 9 dairy and 6 other cows, 9 sheep, and 28 pigs valued at \$500; and paid farm laborers \$225 over the course of the year. Farm production remained about the same or increased, with a harvest of 195 bushels of wheat, 300 bushels of Indian corn, 80 bushels of oats, 50 bushels of Irish potatoes, 25 bushels of sweet potatoes, and 12 tons of hay. Wool production decreased to 14 pounds, and the farm produced molasses (280 gallons) for the first time. The farm orchard yielded 26 bushels of fruit. The Foust family continued to grow during this period. Although their daughter Sarah was no longer living with them, Solomon and Letitia had welcomed two more daughters, Mary and Emily, into the family, as well as a thirty-year-old white domestic servant named Susan.²³

The Foust farm continued to decline in worth during Reconstruction, but its production remained about average for Jefferson Township. By 1880 the value of the 175-acre farm had plummeted to \$100 (155

²¹ Eighth Census of the United States, 1860: Guilford County, North Carolina, Agriculture Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the North Carolina State Archives, Raleigh).

²² H. McKeldon Smith, *Architectural Resources: An Inventory of Historic Architecture, High Point, Jamestown, Gibsonville, Guilford County* (Raleigh: North Carolina Department of Cultural Resources, 1979), 22; Laura A. W. Phillips, "Ragsdale Farm," National Register of Historic Places Nomination, 1991; Julie Curry and Benjamin Briggs, ed. *Landmark Properties of Guilford County, North Carolina* (Greensboro: Guilford County Historic Preservation Commission, 2006), 94.

²³ Ninth Census of the United States, 1870: Guilford County, North Carolina, Population and Agriculture Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Greensboro Public Library and the North Carolina State Archives, Raleigh).

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acres were listed as improved), and Solomon owned \$100 worth of farm equipment and livestock valued at \$200 (3 horses, 3 dairy cows, 7 pigs, and 20 chickens). He paid white farm laborers \$150 during fifty weeks in 1879 to assist with the production of 125 bushels of wheat, 150 bushels of Indian corn, 125 bushels of oats, 30 bushels of rye, 10 tons of hay, 1 bushel of cow peas, and 50 pounds of butter. The orchard contained 60 apple trees that yielded 250 bushels of fruit and 60 peach trees that yielded 100 bushels of fruit. Beehives on the property produced 100 pounds of honey and 15 pounds of beeswax.²⁴ In 1884, Solomon and Letitia Foust sold 82.8 acres to their son John Crawford Foust (1852-1918). It was under the ownership of John C. Foust that the majority of what is now known as the Foust-Carpenter Farm property was united through a series of acquisitions.

John C. and Barbara E. Foust received the first parcel of land from his parents Solomon and Letitia Foust in August of 1884 with an additional seventy-acre parcel to follow in August of 1888 shortly before his father's death.²⁵ Also in 1884, John C. Foust purchased two nearby tracts of land totaling 205 acres from his maternal grandparents H. A. J. and Nancy Wagoner and his aunt Margaret M. Foust.²⁶ D. W. C. Benbow's 1895 Guilford County map illustrates that J. C. Foust still lived north of what is now US 70 in Sedalia at that time, and *Branson's North Carolina Business Directory* of 1896 lists J. C. Foust as the owner of a general store and farm in McLeansville, so it seems probable that Foust did not construct a house and move to his family property on Mt. Hope Church Road until after he rented both his Sedalia residence and store to Robert B. and Laura E. Andrew in 1898.²⁷ At any rate, John had already proven his farming aptitude, having managed a 457-acre farm valued at \$3500 in Rock Creek Township in 1880.²⁸

²⁴ Tenth Census of the United States, 1880: Guilford County, North Carolina, Agriculture Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the North Carolina State Archives).

²⁵ Deed Book 67, page 268; Deed Book 74, page 648, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

²⁶ Deed Book 74, page 719; Deed Book 93, page 430, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

²⁷ Deed Book 67, page 395; Deed Book 188, page 449, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; Jerry Nix, telephone conversation with Heather Fearnbach, September 21, 2007; Laura A. W. Phillips, "Palmer Memorial Institute Historic District," National Register of Historic Places Nomination, 1988; Levi Branson, *Branson's North Carolina Business Directory* (Raleigh: Levi Branson, 1896), 313, 318. J. C. and Barbara Foust purchased twenty-six acres from E. L. and Nancy Cummings Smith on September 26, 1878, and constructed a one-story frame house and a one-room general store. Foust rented both buildings to Robert B. and Laura E. Andrew in 1898, and sold the property to them in 1906. The Andrews family soon added a room to the store and expanded the Foust House with two-story addition. Robert Andrew served as the first postmaster of Sedalia Post Office, which was housed in the older section of his store. Jerry Nix moved the Sedalia Post Office to his property in 1993 and restored it. The building currently sits south of the Daniel P. Foust House at 439 Brightwood Church Road.

²⁸ Tenth Census of the United States, 1880: Guilford County, North Carolina, Agriculture Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the North Carolina State Archives).

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John's holdings were further expanded in June 1905 when he purchased two adjoining lots totaling forty-five acres owned by John F. and Callie Ingle.²⁹ His final recorded acquisition took place in September 1910 with the purchase of 3.37 acres from Daniel L. and Annie Burnside.³⁰ In order to manage the expanded farm, John and his wife Barbara employed their twenty-one-year-old nephew Clayton Whitesell and housed both him and his fourteen-year-old younger brother Ernest.³¹ The November 1908 C. E. Miller map of Guilford County shows a small store located adjacent to the J. C. Foust House. Carpenter family tradition holds that Foust sold apples, cider, and other farm products at the store.³²

Census records indicate that much of Guilford County's rural population at the close of the nineteenth century was engaged in farming. Guilford County farmers grew wheat, oats, rye, corn, potatoes, peas, beans, peanuts, sugar cane, tobacco, and cotton on 3,497 farms—averaging 111.2 acres in size—in 1900. Many farmers also raised dairy cattle and chickens and harvested honey and wax from bees. Most farmsteads had a vegetable garden, fruit trees, and berry bushes for the use of the family, and some families, like the Fousts, sold some of the surplus.³³

During the first decades of the twentieth century the average North Carolina farm size dropped but productivity increased in response to advances in farm machinery, soil conservation, crop rotation, pest control and fertilizer availability. Publications such as *The Progressive Farmer*, started in 1886 by Leonidas L. Polk, provided support and advice for southern farmers. Progressive farming introduced new crops, led to debates over agricultural practices, and sparked conversations among farmers regarding the best methods for selecting and caring for poultry and livestock.³⁴

Guilford County deeds and Federal Population Census data provide some information about John C. Foust's life in the late nineteenth and early twentieth centuries, but little is known about his farming practices. The Foust family celebrated the marriage of their daughter Ava Jeanette to Marshall C. Stewart

²⁹ Deed Book 180, page 77, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

³⁰ Deed Book 220, page 585, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

³¹ Thirteenth Census of the United States, 1910: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Greensboro Public Library).

³² C. E. Miller, "Map of Guilford County, N. C.," November 1908, Guilford County Public Library, Central Branch, Greensboro; Jack B. Carpenter, interview with Heather Fearnbach, August 17, 2007.

³³ William R. Merriam, *Census Reports, Volume V, Twelfth Census of the United States, Taken in the Year 1900, Agriculture Part I, Farms, Livestock and Animal Products* (Washington: United States Census Office, 1902), 108, 291, 613, 657; William R. Merriam, *Census Reports, Volume V, Twelfth Census of the United States, Taken in the Year 1900, Agriculture Part II, Crops and Irrigation* (Washington: United States Census Office, 1902), 177, 384, 433, 488, 566, 736.

³⁴ William S. Powell, *North Carolina through Four Centuries* (Chapel Hill: University of North Carolina Press, 1989), 425.

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in 1897, the same year Stewart opened the Greensboro Hardware Company at 223 Elm Street. Stewart sold a variety of building and agricultural supplies as well as household appliances and sporting goods. The company advertised that “the best none too good for our patrons [sic]” and prided itself in stocking the highest quality merchandise.³⁵ Marshall and Ava Stewart had a daughter, Ava Lucille, in 1901.

John C. Foust continued to farm until his death in February 1918. The *Greensboro Daily News* published an obituary describing him as “a member of a well known family of the county.”³⁶ He was buried at Mt. Hope Church outside Greensboro. Foust died without a will or an heir, as his daughter Ava Jeanette preceded him in death. His son-in-law Marshall Caldwell Stewart petitioned the court to be administrator of the Foust estate on behalf of his daughter Ava Lucille (Foust’s only grandchild by his daughter Ava). Stewart was granted rights to the estate on February 15, 1918.³⁷

Ava Lucille Foust (1901-1991) married World War I veteran John Bennett Carpenter (1896-1979) of Wadesboro, North Carolina on April 15, 1922. Presbyterian minister G. E. Hodgin performed the ceremony in Greensboro.³⁸ The couple took ownership of Lucille’s grandfather’s farm, but initially lived

³⁵ “Greensboro Hardware Company,” *The Greensboro Patriot*, May 3 1899; *Greensboro City Directories, 1907, 1912* (Richmond, VA: Hill Directory Company, 1921), 354, 377. The Stewart’s initially lived above the store, but resided at 322 Asheboro Street by 1912. “Greensboro Hardware Company,” *Progressive Greensboro* (1903) and C. E. Weaver, “Greensboro Hardware Company,” *City of Greensboro, North Carolina: Pen and Picture Sketches* (Richmond, VA: Central Publishing Company, 1917), located in “Retail Trade – Hardware”, Vertical File, Greensboro Public Library. A 1903 article proclaimed Greensboro Hardware as “one of the best class of Greensboro mercantile conveniences” while a 1917 write-up about the company boasted that the store “had an air of metropolitan dignity and carries a magnificent line of goods.” The 1921 *Greensboro City Directory* also notes that Stewart ventured into automobile sales by opening a store called the Central Motor Car Company on the corner of Washington and Greene Streets in downtown Greensboro. This endeavor appears to have been short-lived, as it does not recur in later editions of the city directories. *Greensboro City Directory, 1921*, 25.

³⁶ “John C. Foust, Aged 66, Died Yesterday Morning,” *Greensboro Daily News*, February 14, 1918.

³⁷ Appointment of Administrators Book 6, document 151, Office of the Clerk of Court, Estates Division, Guilford County Courthouse, Greensboro. Marshall Caldwell Stewart traced his lineage back to Finley Stewart who emigrated from Scotland to Lancaster, Pennsylvania in the eighteenth century. His grandfather Robert Stewart served as an officer for the Continental Army in the American Revolution. Marshall’s mother Elizabeth McLean Stewart claimed ties to another Revolutionary war soldier of Scotch-Irish decent and one of the original owners of the present-day Foust-Carpenter property. Her grandfather was Joseph McLean, the son of John McLean Sr. Special Staff Writers, *North Carolina: Rebuilding an Ancient Commonwealth*, 137.

³⁸ Marriage Licenses, Guilford County, 1920-1942 (Microfilm at Greensboro Public Library); Craighead-Dunlap Chapter, Daughters of the American Revolution, *Anson County in the World War, 1917-1919: A Compilation of the Various Activities and Services Performed During This Period of Stress* (Raleigh, NC: Edwards & Broughton Co, 1929), 75.

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in Greensboro at 311 Isabel Street. The 1925 North Carolina Farm Census reports no production, either by owners or tenants, on the John C. Foust estate, but notes that the farm contained a total of 305 acres.³⁹

The J. C. Foust estate was one of six Jefferson Township farms containing between three and four hundred acres in 1925. Farms of comparable size were those of Cornelius Clapp (318 acres), J. S. Clapp (320 acres), S. W. Cobb (316 acres), Mrs. S. A. Denny (351 acres), and R. S. Phipps (345 acres). Most Jefferson Township farms were much smaller, however. North Carolina Department of Agriculture census-takers enumerated 281 Jefferson Township farms in 1925, 184 of which encompassed less than 100 acres, 71 between 100 and 200 acres, 18 between 200 and 300 acres, and 2 over 400 acres.⁴⁰

The majority of Jefferson Township farms were small subsistence farms like that of Ernest “Dean” Dick, an African American farmer who had owned land in Jefferson Township since at least 1905, when he purchased two acres adjacent to the property of John C. Foust and Ben Gilmer from C. R. and Florence E. Fields.⁴¹ Dean was born in October 1877 in Rock Creek Township.⁴² By 1900, Dean resided with his older brother Alvin, who owned his home, and they both worked as day laborers, possibly for Thomas Lineberry—the African American timber dealer after whom they were enumerated in census records—or on a local farm. Many generations of the Dick family continued to live in Rock Creek Township. Dean and Alvin’s father Stephen Dick, his second wife Ebbie, and their combined household of nine children resided in close proximity to Alvin and Dean. Stephen, who also owned his home, was a farmer. Stephen’s parents Cain and Letitia and several of his siblings lived nearby.⁴³

African Americans operated 526 Guilford County farms—15 percent of the county’s total number—in 1900. The extended Dick family was among the 211 farmers who owned the property where they lived and

³⁹ North Carolina Department of Agriculture, Statistics Division, *Farm Census Reports*, 1925, Box 13 (Greene-Halifax Counties), North Carolina State Archives, Raleigh.

⁴⁰ Ibid.

⁴¹ Deed Book 256, page 135, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; North Carolina.

⁴² Dean’s twenty-nine-year-old father Stephen headed the Dick household in 1880. Dean, who is listed in the census records as David E. Dick, had two brothers and one sister. William, his youngest sibling, was only four months old; their mother may have died in childbirth or from complications shortly thereafter. Tenth Census of the United States, 1880: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Forsyth County Public Library, Central Branch).

⁴³ Twelfth Census of the United States, 1900: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Forsyth County Public Library, Central Branch); C. E. Miller, “Map of Guilford County, N. C.,” November 1908, Guilford County Public Library, Central Branch, Greensboro.

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worked. The majority of Guilford County's African American farmers (253) were sharecroppers; only 28 were tenant farmers paid cash wages.⁴⁴

Federal census records reveal that all of the Dicks had attended school—perhaps at Bethany Institute, an American Missionary Association school established near McLeansville in 1870, or at one of the twenty-three Guilford County schools that served African American children by 1877—and could read and write. Education was a community affair; Bethany, which evolved into Palmer Memorial Institute, an esteemed African American preparatory school, under the leadership of Charlotte Hawkins Brown in the twentieth century, drew students from eastern Guilford and the surrounding counties, many of whom boarded with local families during the Institute's early years. The Dicks' neighbor Ceola Smith was a public school teacher.⁴⁵

Dean Dick married Bertha Cummings, known as "Birdie," in 1901; they had five children—Ada (11), Anna (8), Ralph (6), Myrtle (4), and Mabel (2) by 1910. Census records indicate that Dean was working as a farmer and renting the home in which his family resided, which according to C. E. Miller's November 1908 Guilford County map, was northeast of John C. Foust's home and store and J. A. Stubbifield's residence. D. W. C. Benbow's 1895 Guilford County map shows that J. W. Andrew occupied a house at the approximate location of the Dick residence; it is unclear whether Dean Dick moved into an existing dwelling or constructed a new home for his family. In any event, Dean had lived in the Whitsett vicinity all of his life; he was thus probably on familiar terms with many of the area's large landowners and able to purchase a few acres when he was ready to start his own farm. His brother Alvin and his father Stephen continued to live and work on the Rock Creek Township farms they owned.⁴⁶

Dean slowly acquired more land in the 1910s; he paid the Ellis family \$30 for 2 acres adjoining his property and the John C. Foust farm on March 31, 1913, and purchased 7.75 acres adjoining the lands of John C. Foust, E. L. Burnside, and Ed Andrew from Wallace and Mamie Cosby on November 14, 1913

⁴⁴ William R. Merriam, *Census Reports, Volume V, Twelfth Census of the United States, Taken in the Year 1900, Agriculture Part I, Farms, Livestock and Animal Products* (Washington: United States Census Office, 1902), 108-109.

⁴⁵ *Ibid.*; Charles W. Wadlington and Richard F. Knapp, *Charlotte Hawkins Brown and Palmer Memorial Institute: What One Young African American Woman Could Do* (Chapel Hill: University of North Carolina Press, 1999), 35-36; John E. Batchelor, *Guilford County Schools: A History* (Winston-Salem: John F. Blair, Publisher, 1991), 36.

⁴⁶ C. E. Miller, "Map of Guilford County, N. C.," 1908, D. W. C. Benbow, "Map of Guilford County, N. C.," 1895; Guilford County Public Library, Central Branch, Greensboro; Thirteenth Census of the United States, 1910: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Forsyth County Public Library, Central Branch). Dean, Birdie, and their children are all enumerated as white in 1910 rather than African American. The census taker may have only met Dean, who, as illustrated in a family photograph, had a fair complexion.

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for \$120.⁴⁷ D. L. and M. A. Burnsidess sold him an additional 4.8 acres for \$96 on March 8, 1915 and he paid Benjamin Gilmer's widow Sarah Gilmer \$60 for 3 acres on September 1, 1915.⁴⁸

Dean Dick owned less acreage than the majority of Guilford County farmers (1,155), who operated farms encompassing between 50 and 99 acres in 1920, with an additional 958 farmers owning between 20 and 49 acres. Only 120 farms—including the property owned by the Carpenter family—included between 260 and 499 acres. Most farms, 2,977 out of a total of 4,021, were operated by owners rather than tenants. Farmers produced \$5,517,178 worth of crops and raised \$1,808,473 worth of livestock on the 145,795 improved acres in the county's farms. Guilford County's ratio of land area to acreage in farms and farm production was approximately 79 percent, about average for the Piedmont region.⁴⁹

Dean Dick was one of 664 African American Guilford County farmers in 1920, and one of four black farmers in Jefferson Township enumerated in 1925. He cultivated the majority of his 11.8-acre subsistence farm in 1925, leaving only half an acre in woods and pasture. Dean planted 1 acre in tobacco, 3 in wheat, half an acre in rye, 4 acres in field peas, 2.5 in small grains, half an acre in other grasses, one-tenth of an acre in Irish potatoes, and half an acre in a home garden. He owned 20 hens and 3 dairy cows.⁵⁰ According to David Carpenter, Dean Dick also operated a sawmill.

The Dick family continued to grow during the 1920s. Dean and Birdie had seven children living at home in 1930: David (20), Benjamin (16), Cora (13), Ruthie (11), John (9), Ebbie (6), and William (4), all of

⁴⁷ Deed Book 256, page 140; Deed Book 256, page 142, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; North Carolina.

⁴⁸ Deed Book 323, page 32; Deed Book 323, page 33, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; North Carolina. Sarah Gilmer's property was part of her inheritance from the Thomas McLean estate.

⁴⁹ William Lane Austin, *Census Reports, Volume VI, Fourteenth Census of the United States, Taken in the Year 1920, Agriculture Part 2, The Southern States* (Washington: Government Printing Office, 1922), 236, 246, 255.

⁵⁰ William Lane Austin, *Fifteenth Census of the United States: 1930, Agriculture Volume II, Part 2—The Southern States* (Washington: Government Printing Office, 1932), 359; Department of Agriculture, Statistics Division, *Farm Census Reports, 1925*, Box 13 (Greene-Halifax Counties), North Carolina State Archives, Raleigh. Ernest Dick is listed in a separate section for "colored" farmers in the 1925 and 1945 North Carolina Department of Agriculture *Farm Census Reports*. He does not appear in the 1935 *Farm Census Reports*, and his family was not enumerated in the 1920 Federal population census, perhaps due to the remote location of their dwelling. The 1925 *Farm Census Reports* lists five African American farm owners, but this information is rather confusing, as R. B. Andrew, the white postmaster in nearby Sedalia, is included in the list. Perhaps Andrew's farm was managed by a black tenant; nevertheless, it seems safe to conclude that Dean Dick was one of four African American farm owners enumerated in Jefferson Township in 1925. Maynard Nash and Nyly Logan of Gibsonville and O. W. Hines of McLeansville round out the list.

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whom could read and write. They may have attended the African American school located a few miles east of the Dick farm.⁵¹

The neighboring Foust-Carpenter farm was idle during the 1920s. John B. and Lucille Carpenter lived in Greensboro and had two sons during this period, John B. Jr., in 1924, and Eugene in 1928.⁵² The Carpenters mortgaged the farm for \$2000 in 1929.⁵³ A final report on the Foust estate was issued in July 1934 when Lucille's father Marshall C. Stewart enumerated the estate disbursements from 1918 to 1921, including funeral, hospital, and legal costs.⁵⁴

The Carpenters began improving their farm in the 1930s and moved into what was formerly a tenant house facing Mt. Hope by 1938. Early in their marriage, John worked as a secretary/cashier at Morris Plan Bank in downtown Greensboro for nine years, and he then served as chief clerk in the U. S. Department of Agriculture's Greensboro office for four years. In 1936 John became the Deputy Registrar of Deeds for Guilford County. He eventually rose to Assistant Registrar of Deeds by the mid-1950s and was appointed County Registrar of Deeds in 1959, a position he held until his retirement.⁵⁵

Tenant farmers operated the farm during John B. and Lucille Carpenter's ownership. The 1935 North Carolina Farm Census records indicate that seventeen individuals resided on the property, most of whom were probably tenant farming families who leased acreage and rented homes from the Carpenters. The Jefferson Township census does not enumerate any African American farmers, so it is possible that the Dick family was included in the total number of persons residing on the J. B. Carpenter farm that year. Coble's Home Almanac for 1930 and the 1935 North Carolina Farm Census list the Carpenter farm at 305 acres. Woodlands, swamps, and lots comprised 200 acres; the remaining 105 acres encompassed tilled fields and pastures. Tenant farmers cultivated 7.5 acres of tobacco, 22 acres of corn, five-fifteenths of an

⁵¹ C. E. Miller, "Map of Guilford County, N. C.," 1908, Guilford County Public Library, Central Branch, Greensboro; Fifteenth Census of the United States, 1930: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Forsyth County Public Library, Central Branch).

⁵² Fifteenth Census of the United States, 1930: Guilford County, North Carolina, Population Schedule, National Archives, Washington, D. C. (Microfilm of Manuscript Records at the Greensboro Public Library).

⁵³ Deed Book 638, page 174, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; North Carolina.

⁵⁴ Record of Settlements Book J, page 421, Office of the Clerk of Court, Estates Division, Guilford County Courthouse, Greensboro.

⁵⁵ *Greensboro City Directories, 1939, 1941, 1949, 1950, 1957, 1958, 1963*; "Retired Register of Deeds Dies," *Greensboro Daily News*, April 2, 1979.

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acre of wheat, 2 acres of small grains, 1.5 acres of hay, one-tenth of an acre of Irish potatoes, one-quarter of an acre of sweet potatoes, and 48 fruit-bearing trees, and tended 8 dairy cows and 5 horses and mules.⁵⁶

Neighboring Jefferson Township farms include that of Mrs. Camille Clapp (328 acres), the D. M. Greeson estate (270 acres), and D. L. Burnside's (173 acres). The Clapp farm reported the greatest tobacco, corn, and wheat production, but the numbers were only slightly higher than those of the Carpenter farm. Mrs. Clapp's tenant farmers cultivated 20 of the approximately 58 acres under production on her farm. C. E. Fogleman was the township's largest landowner in 1935. His estate encompassed 600 acres, 65 of which were planted in corn and 50 in tobacco. C. W. Holt had the township's largest orchard, with 200 fruit trees.⁵⁷

Guilford County farmers benefited from the expertise and equipment offered by the agricultural extension service, as the County operated a model dairy and two demonstration farms in addition to providing training and guidance. The extension service employed both white and African American agents in a program that was said to be one of North Carolina's broadest in scope. Based on the number of home visits, office and telephone calls, bulletin and letter distribution, and meeting, demonstration, and farm tour attendance, farm agents estimated that 2,500 of Guilford County's 3,864 farmers changed agricultural practices in 1936 as a result of extension service work. Farm agents developed crop rotation plans for six hundred Guilford County farms by 1937.⁵⁸

Building planning, financing, and construction was always an important part of farm operation, no matter the farm size or type, but became a particularly significant issue during the depression years of the 1930s. Farmers erected buildings in the most economical manner possible, using inexpensive, readily available, or salvaged materials. Farm buildings were often remodeled, expanded, or moved as productivity increased or needs changed. Utility was the primary consideration; appearance was secondary. Most farmers learned about trends in building construction and farm arrangement through interaction with specialists, reading agricultural extension service publications, and discussions amongst themselves. Their information network also included private industries, from building material and farm equipment manufacturers to seed

⁵⁶ Grady W. Coble, *Coble's Home Almanac for the Year 1930 and Rural Directory of Guilford County*, Greensboro, 1930; North Carolina Department of Agriculture, Statistics Division, *Farm Census Reports*, 1935, Box 54 (Greene-Guilford Counties), North Carolina State Archives, Raleigh.

⁵⁷ Ibid.

⁵⁸ "County Shows Way to Better Farming, Dairying," *Popular Government*, September 1937, p. 19. Article in Guilford County Agriculture vertical file at the Greensboro Public Library.

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companies, who offered technical assistance as they promoted products designed to increase labor efficiency, reduce maintenance and operational costs, and increase output.⁵⁹

John C. Foust, John Carpenter, and Dean Dick erected farm buildings based on information garnered from a variety of sources, which may have included farm agents, as the buildings manifest forms, materials, and construction methods promoted by the agricultural extension service. The circa 1930s gambrel-roofed barn, for example, is quite similar to the barns constructed at Guilford County's extension service farms. The large barn on the west side of Mt. Hope Church Road, the corn crib, the granary, the pack houses, the tobacco barn, and the storage and equipment sheds reflect the efficiency and cost-effectiveness standards published in extension service bulletins such as "Tobacco Culture in North Carolina," which outlines every step of tobacco production, from planting to harvesting and curing. The bulletin includes detailed specifications for constructing a curing barn and representative photographs. State agricultural colleges and the USDA disseminated more than 2,800 plans for farm buildings and equipment by 1929.⁶⁰

The layout of the Foust-Carpenter and Dean Dick Farms district reflects the efficiency of the diversified, progressive farm. Building arrangement was intended to take advantage of the topography while economizing labor. Farm buildings were placed in high, well-drained areas, with outbuildings located at least several hundred feet from the house in order to minimize odors, insects, noise, and fire danger, but not so far away that chore completion routes were needlessly long. Outbuildings and structures associated with the domestic sphere were closest to the family dwelling, while buildings associated with crop and livestock production were farther away. Farm buildings were grouped according to function.⁶¹

In the case of the Foust-Carpenter Farm, houses and agricultural outbuildings line Mt. Hope Church and Carpenter House Roads in the district's southwestern quadrant. Some common outbuilding types, such as a smokehouse, dairy, privy, and chicken house are no longer extant. The outbuilding complex associated with the late-nineteenth-century tenant house at the west end of Carpenter House Road includes a corn crib with slatted walls to provide air circulation for the stored corncobs and some metal sheathing added to discourage rodents. Most of the domestic animals were quartered in stalls on the lower level of the district's two barns, while hay bales were stored in the barn lofts. Pack houses, tobacco barns, and hay sheds stand close to farm roads and fields. Equipment sheds were conveniently located in farmyards and

⁵⁹ Gemini Research, *Historic Context Survey of Minnesota Farms, 1820-1960* (St. Paul: Minnesota Department of Transportation, Office of Environmental Services, 2005), 5.1-5.9. Accessed online at http://www.dot.state.mn.us/environment/cultural_res/farmsteads.html.

⁶⁰ Ibid., 5.18; E. H. Mathewson and E. G. Moss, "Tobacco Culture in North Carolina," Bulletin 237 (Raleigh: North Carolina Agricultural Experiment Station, April 1917), 35-36.

⁶¹ *Historic Context Survey of Minnesota Farms*, 6.179.

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along the farm roads. Some farm machinery, carriages, and later automobiles were housed and serviced close to the houses, while the large tractors, plows, and harvesting machines were stored in the large equipment sheds closer to the agricultural fields. A granary, where field crops such as small grains, shelled corn, or soybeans were stored in wooden bins and protected from rodents and insects by fully sided walls, was located near the ca. 1875 tenant house at the east end of Carpenter House Road to allow for easy access to livestock feed.⁶²

Soil type, drainage, topography, crop rotation plans, and farming methods dictated the number, size, and location of fields and pastures on the Foust-Carpenter and Dean Dick Farms. Erosion control projects such as contour terracing became popular soil conservation methods nationally in the 1930s. After the Mendenhall Farm in neighboring Randolph County was successfully terraced in 1934 as part of a federal erosion control project, Guilford County Commissioners created a terracing program supervised by extension agent A. N. Tatum. It is likely that the fields at Carpenter Farm were terraced during this period. A September 1937 *Popular Government* article lends credence to this assertion, as it reports that “Guilford was the first county [in North Carolina] to help its farmers purchase a tractor and terracing unit, and the work was so successful that the Guilford County Soil Conservation Association has purchased two additional units which last year terraced, subsoiled, and disced 2,640 acres and built 201 miles of terrace, all at cost figures to the individual farmers.” Farmers initially paid \$2.50 an hour for terracing services, which were in such high demand that extension agents operated their terracing equipment “day and night” before the spring planting and after the fall harvest seasons.⁶³ John Carpenter certainly would have been aware of this opportunity to improve the quality of his farm’s fields.

By 1940, Carpenter’s farm was known as Lucar Farm, and he raised prize-winning purebred American Hereford cattle as a hobby.⁶⁴ Guilford County’s agricultural production remained strong, with farmers growing corn, cotton, tobacco, peanuts, potatoes, wheat, oats, rye, barley, soybeans, and cowpeas, in addition to commercial truck crops and home gardens, on 5,160 farm tracts encompassing 321,210 acres. Although factory and service industry positions provided income for many rural residents during the mid-

⁶² Ibid., 6.61, 6.233.

⁶³ “County Shows Way to Better Farming, Dairying,” *Popular Government*, September 1937, p. 19; Guilford County Board of Commissioners, *Guilford County Agriculture: Past, Present, Future* (Board of Commissioners and Board of Agriculture, 1938), 18.

⁶⁴ American Hereford Registration Cards, 1930s-1960s, issued by Kansas City office, records in the possession of Gretchen Carpenter Espinoza-Morales; “Carpenter’s Prize Bull Sells for \$1,250,” *Greensboro Daily News*, December 17, 1951.

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twentieth century, 15,370 people resided on farms owned and operated by their families, and an additional 7,300 county residents lived and worked on farms as tenants.⁶⁵

In 1945, Jefferson Township's largest farm belonged to John S. Clapp and encompassed 306 acres. John B. and Lucille Carpenter owned the township's second largest farm with 298 total acres. The North Carolina Farm Census of that year reports that eleven people resided on his property. Tenant farmers cultivated 110 acres, producing 18 acres of corn, 12 acres of oats, 45 acres of hay, 10 acres of tobacco, and 20 fruit-bearing trees. The farm also supported livestock including 3 hogs, 85 hens and pullets, and 4 milk cows. The no longer extant chicken houses, where hens laid and incubated eggs, and the hog shelter were located downwind of the family home.⁶⁶

Dean Dick passed away on January 5, 1945 and was survived by his wife Birdie, six sons, and seven daughters.⁶⁷ The 1945 *Farm Census Reports* indicate that his 15-acre farm was average in size when compared with that of other African American farmers in Jefferson Township. The Dick family cultivated 8 acres that year, planting 2 acres in corn, 4 acres in tobacco, 1 acre in hay, and 1 fruit tree. They owned 10 hens and 1 dairy cow. The overall number of Guilford County farms owned by African Americans decreased to 564 farm tracts encompassing 22,701 total acres in 1940; the 1945 Farm Census enumerated 44 black Jefferson Township farmers.⁶⁸

John B. and Lucille Carpenter added acreage to their farm over the years, purchasing two acres from Augustus Stewart in 1946 and 19.55 acres from Dean Dick's estate in 1947. The 1952 Guilford County *Farm Plat Book and Business Guide* indicates that J. B. Carpenter owned a 325.24-acre farm in southeast Jefferson and southwest Rock Creek townships, a much greater holding than the average Guilford County farm size of 65.2 acres in 1950. He purchased a plot of unspecified acreage from the Millikan Family in 1961. In 1966 a portion of the property was divided equally between the Carpenters' sons, Eugene S. Carpenter and John B. Carpenter Jr. (along with his wife Nancy L. Carpenter).⁶⁹ John and Nancy's allotment included the lake house the Carpenters constructed in the 1940s.

⁶⁵ Frank Parker, Agricultural Statistician, ed. *North Carolina Farm Survey, 1941, as reported in January, 1942. Cooperative Crop Reporting Service; county farm inventory of acreage, number of farms, crop comparisons, productive livestock, etc.* (Raleigh: North Carolina Department of Agriculture, Bureau of Agricultural Economics, 1942), 305, 341, 407.

⁶⁶ North Carolina Department of Agriculture, Statistics Division, *Farm Census Reports, 1945*, Box 102 (Guilford-Halifax Counties), North Carolina State Archives, Raleigh.

⁶⁷ "Ernest Dick" Obituary, *Greensboro Daily News*, January 7, 1945.

⁶⁸ Ibid.; Frank Parker, Agricultural Statistician, ed. *North Carolina Farm Survey, 1941*, 305.

⁶⁹ Deed Book 1132, page 586; Deed Book 1188, page 634; Deed Book 1957, page 557; Deed Book 2306, page 341, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; *Farm Plat Book and Business Guide, Guilford County, N.C., sponsored by P. & H. Farm Equipment Co. in cooperation with Guilford County Granges* (Rockford, Illinois:

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The Carpenters continued to grow tobacco, corn, hay, and soybeans and raise beef cattle on the property through the 1960s. Two tenant families lived on the farm during this period, the Kirbys and the McDaniels.⁷⁰ A 1971 article entitled "Farm Folks Deliver the Goods" in the *Greensboro Daily News* reported that livestock (dairy, beef and pork), poultry and tobacco farms were the most prolific and lucrative Guilford County agricultural operations. A North Carolina Department of Agriculture report indicated that corn, tobacco, wheat, oats, soybeans, hay, and potatoes were the major crops harvested on Guilford County's 244,036 farm acres in 1971.⁷¹

Eugene S. Carpenter continued to purchase additional property, acquiring the nearby Andrew family lands in 1969. His parents conveyed an additional 10.93 acres to him in 1978 with the guarantee of their use of the land during their lifetimes. John and Nancy Carpenter's son Jack moved into the 1875 tenant house in 1976 and assisted with farm management. John B. Carpenter Jr. died in 1976 and his father passed away after a short illness in 1979. By 1990 Lucille Carpenter had granted Eugene power of attorney and her remaining property, at least 23.96 acres of her land. In 1992, Eugene acquired 14.7 acres of the adjoining Norman family lands.⁷²

A 1.73 acre portion of the Carpenter Farm was leased to SBA Towers for a telecommunications tower in 2000. Eugene Carpenter placed the Carpenter Farm lands into a revocable trust with Donald D. Shelton in September of 2003, only one month before his death on October 14, 2003. In November 2004 the trustees of Carpenter's estate conveyed 154.45 acres to the Piedmont Land Conservancy. In January 2006, the limited liability company Lucar-Dabec Farms, LLC (John B. and Nancy Carpenter's son David Carpenter and his wife Becky Howe), acquired 139.45 acres of the 154.45-acre property and granted a conservation easement back to the Piedmont Land Conservancy.⁷³

Rockford Map Publishing, 1952), pp. 47 and 49, loose pages in the Guilford County Maps vertical file at the Greensboro Public Library; "Number and Size of County Farms Show Decreases," September 30, 1955, clipping (publication unknown) in the Guilford County Agriculture vertical file at the Greensboro Public Library.

⁷⁰ Nancy Carpenter, conversation with Heather Fearnbach, May 19, 2007.

⁷¹ Ed Gray, "Farm Folks Deliver the Goods," *Greensboro Daily News*, May 29, 1971; *Guilford: 1972 Land Utilization and Crop Acreage with 1971 Comparisons* (Raleigh: North Carolina Department of Agriculture and the Board of County Commissioners, 1973).

⁷² Deed Book 2427, page 205; Deed Book 3256, page 245; Deed Book 3256, page 246; Deed Book 3702, page 387; Deed Book 3864, page 1103; Deed Book 3864, page 1105; Deed Book 3864, page 1107; Deed Book 3936, page 1669, Office of the Register of Deeds, Guilford County Courthouse, Greensboro; "Retired Register of Deeds Dies," *Greensboro Daily News*, April 2, 1979; Jack B. Carpenter, interview with Heather Fearnbach, August 17, 2007.

⁷³ Deed Book 5126, page 359; Deed Book 6209, page 1843; Deed Book 6465, page 2758; Deed Book 6465, page 2763, Office of the Register of Deeds, Guilford County Courthouse, Greensboro.

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The 325.24-acre Foust-Carpenter and Dean Dick Farms district is one of the few intact agricultural landscapes in what was once a primarily agrarian section of southeastern Guilford County. Tree stands create windbreaks bordering cultivated fields and livestock pastures to the south, east, and north of the district's residential areas. In keeping with the district's historically agricultural function, the Carpenters continue to grow corn, barley, wheat, tobacco, and hay, and raise cattle. Significant landscape components include the farm road system and field patterns, including the circa 1930s terraced fields in the district's northern section. Historic aerial photos indicate that the field patterns (relationship of tilled land to woodland) and road systems within the Foust-Carpenter and Dean Dick Farms district have been consistent from 1937 to the present.⁷⁴

The acreage owned by the Fousts and Carpenters fluctuated as family members bought and sold adjacent property, including the Dean Dick Farm. Solomon and Letitia Foust purchased 418.75 acres in Jefferson Township by 1888. John C. and Barbara Foust owned 406.17 acres by 1910. The farm decreased in size after John C. Foust's death in 1918, encompassing 305 acres in 1925 and 1935 and 298 acres in 1945. Over the years, John B. and Lucille Carpenter added acreage to the farm, purchasing two acres from Augustus Stewart in 1946 and 19.55 acres from Dean Dick's estate in 1947. By 1952 the Carpenters owned 325.24 acres. John and his son Eugene continued to acquire adjacent acreage in subsequent years, but the 325.24 acre-district boundary reflects the Foust-Carpenter Farm size during the period of significance.

Extensive development coupled with a changing economy has dramatically impacted many farms. Rural residents often worked in part- or full-time factory and service industry positions in addition to or rather than on farms throughout the mid- and late-twentieth century. Although large farms were once the norm in rural parts of Guilford County, farm size has been steadily decreasing. The United States Department of Agriculture 2002 Census of Agriculture reported 769 Guilford County farms in 2002, a significant decline from 864 farms in 1997. More farms (302) had between 10 and 49 acres than any other category, and over half (539) encompassed 99 acres or less. Only 33 farms—including the property owned by the Carpenter

⁷⁴ United States Department of Agriculture Soil Conservation Service aerial photographs of Guilford County farms (1937, 1955, 1966, and 1977) and Farm Service Agency aerial photographs of Guilford County farms (1988) housed at the Guilford County District offices of each agency, 3309 Burlington Road, Greensboro; Guilford County GIS online data viewer, 2002 aerial photography, <http://gisweb02.co.guilford.nc.us/guilford/default.htm>.

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family—including between 260 and 499 acres. Farms in that category encompassed 5,252 of the county's 34,056 harvested acres.⁷⁵

Statistics from the 2007 Census of Agriculture reflect a slight increase in the overall number of Guilford County farms to 963, but the amount of harvested acreage remained about the same, 34,986. Once again, most farms (450) ranged in size from 10 to 49 acres. The acreage bracket including the Foust-Carpenter and Dean Dick Farms was expanded to encompass farms containing between 180 and 499 acres, so more farms (98) fell into this category. Statistics regarding exactly how many farms included between 300 and 350 acres were not available.⁷⁶ Nevertheless, the Foust-Carpenter and Dean Dick Farms district's agricultural landscape is significant and rare survival.

Only one of Guilford County's historic agricultural properties has been formally recognized for its important agricultural heritage. Ragsdale Farm (NR 1991), also known as Magnolia Farms, located at 404 East Main Street in Jamestown, includes thirty-two resources on approximately thirty-nine acres. The circa 1880 Ragsdale House, which may encompass an earlier dwelling, is a simply finished, triple-A-roofed I-house that was greatly expanded in size and level of ornament in 1900 to create an imposing Colonial Revival residence. Outbuildings constructed from the late nineteenth century through the 1940s include a cow barn, horse barn, granary, corn crib, smokehouse, garage, pump house, dog house, rabbit pen, chicken coop, fowl house, well house, and tenant houses. The domestic landscape, consisting of gardens and lawns adjacent to the house, and the agricultural landscape, including fields, pastures, and wooded areas, are also intact.⁷⁷ Like the Foust-Carpenter Farm, Ragsdale Farm reflects evolving agricultural practices over several generations of family ownership.

A North Carolina State Historic Preservation Office survey database query revealed that thirty-one Guilford County properties identified as farms have been recorded during countywide and transportation-related architectural surveys. Only a few retained significant acreage in 2009, with one farm encompassing more than 200 acres, three between 100 and 199 acres, five between 50 and 99, six between 10 and 49, and seven

⁷⁵ United States Department of Agriculture, National Agricultural Statistics Service, "2002 Census of Agriculture, Vol. 1, Chapter 2, North Carolina County Level Data, Table 9. Harvested Cropland by Size of Farms and Acres Harvested: 2002, and 1997," http://www.nass.usda.gov/census/census02/volume1/nc/st37_2_009_009.pdf, accessed on October 1, 2007.

⁷⁶ United States Department of Agriculture, National Agricultural Statistics Service, "2007 Census of Agriculture, Vol. 1, Table 1, County Summary Highlights: 2007," http://www.agcensus.usda.gov/Publications/2007/Full_Report/Volume_1,_Chapter_2_County_Level/North_Carolina/st37_2_001_001.pdf, accessed on May 11, 2009.

⁷⁷ Laura A. W. Phillips, "Ragsdale Farm," National Register of Historic Places Nomination, 1991.

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between 1 and 9 acres. At least three have been demolished.⁷⁸ The status of the remaining six properties cannot be confirmed for a variety of reasons, from missing survey files to inadequate location information. Almost all of the farms had experienced a reduction in acreage since they had originally been surveyed, and, in a few cases, only a house and a few outbuildings were left, surrounded by recent development.

The largest and most comparable property to the Foust-Carpenter Farm in terms of production and continued use is Reedy Fork Farms at 7092 Sockwell Road near Elon College, which contains a circa 1885 I-house that was remodeled in the Craftsman style in 1923 and brick-veneered in the 1930s; a sizable outbuilding complex including barns, silos, and a brick wellhouse; and approximately 225 acres on two parcels. George Kernodle built the house; Charles and George R. Sockwell owned the farm in the 1920s and 1930s, respectively. Their descendants, George and Franklin Teague, currently own the property.⁷⁹

Like John Carpenter, George Sockwell was well-versed in diversified, progressive farming practices. Sockwell served on the Guilford County Board of Agriculture and operated a four-hundred-acre cooperative farm in 1938. Five tenant farmers cultivated two hundred acres for him, rotating crops of corn, small grains, and red clover or lespedeza every three years. Mr. Sockwell maintained all of the farm machinery and feed and housed the livestock at a central location, requiring each sharecropper to give him half of their grain crop as payment. All of the tenant farmers participated in general farm activities such as “mowing and housing the hay, hauling manure, liming land, building and repairing fences, roads, and terraces, harvesting seed, and sowing legumes.”⁸⁰

⁷⁸ Kaye Graybeal, “Reedy Fork Farm House,” Guilford County Historic Resource Inventory Photo Update Survey File, 1995, located at the NCSHPO, Raleigh; Langdon E. Oppermann, “I-85 Greensboro Bypass: Architectural Report,” March 1991, located at the NCSHPO, Raleigh; Guilford County property record cards, http://gcgis.co.guilford.nc.us/guilford_new/, accessed in March 2009.

⁷⁹ Kaye Graybeal, “Reedy Fork Farm House,” Guilford County Historic Resource Inventory Photo Update Survey File, 1995; Guilford County property record cards, http://gcgis.co.guilford.nc.us/guilford_new/, accessed in March 2009.

⁸⁰ Guilford County Board of Commissioners, *Guilford County Agriculture: Past, Present, Future*, 21-22.

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10. Geographical Data

UTM References, continued

5. Zone 17, 623340 Easting, 3986880 Northing
6. Zone 17, 623080 Easting, 3987260 Northing
7. Zone 17, 623200 Easting, 3988340 Northing

Verbal Boundary Description

The nominated property consists of Guilford County tax parcel numbers 051811790021200019, 051811790023600021, 051811790021200029, 051811790023700011, 051811790023600001 (360.1 acres), as indicated by the heavy solid line on the enclosed tax map. Small sections on the east and west edges of tax parcel number 051811790021200019 have been excluded as they were acquired after 1952, the date of the last farm plat during the period of significance. The resolution of the map at 1" = 200' scale is not very clear, so five site plans showing the house and outbuilding distribution are also attached.

Boundary Justification

The nominated tract includes the 325.24 acres associated with the Foust-Carpenter and Dean Dick Farms in the 1950s at the end of the period of significance. The acreage owned by the Fousts and Carpenters fluctuated as family members bought and sold adjacent property, including the Dean Dick Farm. Solomon and Letitia Foust purchased 418.75 acres in Jefferson Township by 1888. John C. and Barbara Foust owned 406.17 acres by 1910. The farm decreased in size after John C. Foust's death in 1918, encompassing 305 acres in 1925 and 1935 and 298 acres in 1945. Over the years, John B. and Lucille Carpenter added acreage to their farm, purchasing two acres from Augustus Stewart in 1946 and 19.55 acres from Dean Dick's estate in 1947. By 1952 the Carpenters owned 325.24 acres, which is reflected in the *Farm Plat Book and Business Guide* published that year.

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11. Additional Documentation

Photo Catalog

Photographs by Heather Fearnbach, 3334 Nottingham Road, Winston-Salem, NC, in May and August 2007, December 2008, and April 2009. Digital images located at the North Carolina SHPO.

1. Barn and John C. and Barbara Foust House, Mt. Hope Church Road, looking south
2. John C. and Barbara Foust House, façade, 2200 Mt. Hope Church Road
3. Tenant House / John B. and Lucille Carpenter House, façade, 5906 Carpenter House Road
4. Barn, north side Carpenter House Road
5. Equipment Sheds, Carpenter House Road, looking east
6. Fields and Farm Road, Foust-Carpenter Farm
7. Dean Dick Farm: icehouse, Dean Dick House, and milking barn
8. Carpenter Lake House and lake, 2203 Mt. Hope Church Road

Property Owners

Lucar-Dabec Farms LLC (David Carpenter and Rebecca L. Howe; David is John B., Jr., and Nancy Carpenter's son)

3711 Bontura Drive

Greensboro, NC 27455-3207

139.45 acres

Ernest "Dean" Dick House and ice house, modern outbuildings

Parcel Number 051811790021200019

Gretchen Elena Carpenter Espinoza-Morales (Jack and Helen Carpenter's daughter, married to Victor M. Espinoza-Morales)

5906 Carpenter House Road

Whitsett, NC 27377

93.21 acres

Lives in late-nineteenth-century tenant house/John B. and Lucille Carpenter House; owns the John C. and Barbara Foust House; the log dwelling with the stone and brick chimney; outbuildings; and the celltower site

Parcel Number 051811790023600021

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Victor M. Espinoza-Morales
5906 Carpenter House Road
Whitsett, NC 27377
11.44 acres, no buildings
Parcel Number 051811790021200029

John Bennett Carpenter III (Jack) and Helen V. Carpenter (Jack is John B., Jr., and Nancy Carpenter's son)
5932 Carpenter House Road
Whitsett, NC 27377
16 acres
circa 1875 tenant house and outbuildings
Parcel Number 051811790023700011

Nancy L. Carpenter (was married to John B. Carpenter, Jr., who is deceased)
217 Homewood Avenue
Greensboro, NC 27403
100 acres, 1940s lake house
Parcel Number 051811790023600001