

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 John D. McIver Farm

other names/site number _____

2. Location

street & number 2007 Windmill Drive N/A not for publication

city or town Sanford N/A vicinity

state North Carolina code NC county Lee code 105 zip code 27330

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 forth 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.)

William S. King, Jr.
Signature of certifying official/Title

6-22-93
Date

State of 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

John D. McIver Farm

Name of Property

Lee, N.C.

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 the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing

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

Historic and Architectural Resources of Lee Co., N.C.

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling, DOMESTIC/secondary structure, AGRICULTURE/agricultural outbldg., AGRICULTURE/storage

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling, DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Materials

(Enter categories from instructions)

foundation BRICK, walls WOOD, roof METAL, other STONE, ASPHALT

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Second half of the 19th century

Significant Dates

1855

Significant Person

(Complete if Criterion B is marked above)

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:

John D. McIver Farm
Name of Property

Lee, N.C.
County and State

10. Geographical Data

Acreage of Property 6.27 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

17	66,252,0	3,929,08,0
Zone	Easting	Northing

3

Zone	Easting	Northing

2

Zone	Easting	Northing

4

Zone	Easting	Northing

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 J. Daniel Pezzoni

organization Preservation Technologies, Inc. date January 13, 1993

street & number PO Box 7825 telephone (703) 366-7657

city or town Roanoke state Virginia zip code 24019

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 _____

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 listings. 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 20503.

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Section number 7 Page 1

John D. McIver Farm, Lee Co., N.C.

NARRATIVE DESCRIPTION

Summary

The John D. McIver Farm is located at 2007 Windmill Drive in the West Lake Valley subdivision of Sanford, North Carolina. The farm stands on the high ground on the west side of Big Buffalo Creek, a tributary of the Deep River. At the heart of the farm is a two-story, weatherboarded, mortise-and-tenon frame farmhouse dating to about 1855. The dwelling has an I house form, a brick and brownstone foundation, a standing-seam metal-sheathed gable roof, brick exterior end chimneys, an integral one-story ell, and extensive one-story rear and side additions dating to the second half of the twentieth century. The hall-parlor-plan interior features vernacular Greek Revival styling and an enclosed stair that rises from a rear shed room. Surrounding the farmhouse are a number of historic outbuildings and structures associated with the historic development of the farm. The area around the house is relatively open with mature shade trees, fruit trees, and ornamental plantings, some of which date to the beginning of the twentieth century or earlier. The area to the north of the house (the back of lots 0716 and 2961) is wooded.

The house and its adjoining domestic and agricultural buildings and structures are discussed in the following inventory. The inventory lists each resource by its historic function, followed by its date or period of construction, its status as contributing or noncontributing to the historic character of the property, and a description. The resources listed in the inventory are indicated on a map accompanying this report. Following the inventory is a discussion of the integrity of the property. More information on the architectural character of the property is contained in the Architecture Context section of this report.

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John D. McIver Farm, Lee Co., N.C.

Inventory

1. **House.** *Ca.* 1855. Contributing building.

The south-facing John D. McIver House is a two-story, mortise-and-tenon frame dwelling with an I-house form. The three-bay front elevation has 6-over-6-sash windows with modern, wooden, louvered shutters. (Most of the house windows have similar shutters). Attached to the lintels of the first-story front windows are mid-twentieth-century dentil moldings. The front entry has a mid-twentieth-century surround with a broken pediment, fluted pilasters, and a modern door. Over the first-story windows and entry is a molded strip representing the attachment point of the former front porch ceiling. In the eaves of the low-pitched gable roof are decorative rafter ends. The gable ends have 4-over-4-sash windows. The original chimney on the east gable end has a stepped brownstone base, a detached stack, iron hooks for a former lightning rod ground, and the star-shaped ends of two retaining rods. The chimney on the west gable end is a mid-twentieth century reconstruction that is faithful in appearance to the original. Both chimneys are stretcher bond. The exterior detailing of the one-story ell is similar to that of the main section of the house. The one-story east addition to the house dates to the mid-twentieth century and is of weatherboarded frame construction with an asphalt-shingled gable roof. Off the northeast corner of the east addition is a sun room dating to the early 1980s. The west addition dates to 1983-1984 and is similar in form and appearance to the earlier addition. Both additions have bay windows on their south (front) elevations. At the front entry is a brick stoop with brick steps. The area between the back of the house and the meat house is paved in brick.

Throughout the hall-parlor-plan interior are original features such as wood floors, plain baseboards, and Greek Revival two-panel doors, and modern features such as plaster-and-lath wall and ceiling finishes (replacing similar original finishes), bed moldings, door hardware, and tile or marble fireplace surrounds. The downstairs east room (the "hall") has the most elaborate detailing in the house, with a paneled wainscot, door and window surrounds with molded trim, and a Greek Revival mantel with a two-panel frieze supported by tapered molded pilasters with base and cap blocks similar to the molded corner blocks of the room's door and window surrounds. Some of the woodwork in the east room appears to have been painted blue originally. The smaller downstairs west room (the "parlor") has knotty pine paneling, book shelves, and a mantel that date to the mid-twentieth century. The dining room, contained in the ell, has a Greek Revival mantel with attenuated triangular pilasters, flanking corner china shelves set in arched embrasures, and a wainscot formed by vertical molded boards. (The shelving and wainscot date to the mid-twentieth century.) Behind the front rooms and adjoining the

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ell are a pair of original shed rooms. The west shed room was formerly sheathed in flush boards (with original blue paint) that are now used to form a wainscot. The east shed room originally served as an inset porch or vestibule. Rising from this room forward through the front west room is an enclosed "back stair." At the base of the stair is a fan-like set of three steps below a one-panel door. The risers of the steps above the door are painted with a modern stencilled design. The upstairs east room has a mantel similar in composition to the dining room mantel. The upstairs west room has knotty pine paneling, closets, and wooden valences all dating to the mid-twentieth century. The roof is constructed of straight-sawn common rafters that meet at a ridge board. Visible in the basement under the east end of the main section and the ell are the straight-sawn joists and sills of the house. The basement, which was dug in the mid-twentieth century, has a brick floor and a brick and brownstone fireplace under the east chimney.

2. **Meat House.** *Ca.* 1855; mid-twentieth century. Contributing building.
The meat house is a one-story structure constructed of ashlar brownstone blocks painted white on the exterior, with a gable roof sheathed in asphalt shingles; a modern, weatherboarded frame shed addition across the rear; a five-panel door; and projecting courses of stone at the bases of the side walls and across the front gable (and possibly the rear gable). The modern roof incorporates an earlier roof structure of straight-sawn rafters and joists. The ceiling is sheathed in narrow, beaded, tongue-and-groove boards to which are affixed metal meat hooks. The floor is concrete. No evidence of charring is apparent, suggesting meat was cured by salting.
3. **Well No. 1.** *Ca.* 1855; mid-twentieth century. Contributing structure.
This well has an early brownstone curb sheltered under a rebuilt, circular-sawn canopy with an asphalt-shingled, hipped roof. The well retains a nineteenth-century winch with a wood cylinder turned by iron handles. The well shelter stands on a brick pad.
4. **Gate Posts and Fence Remnants.** Mid-nineteenth century. Contributing structure.
On axis with the front entry of the house at the end of a boxwood-lined walk are two stout wooden gate posts with exaggerated pointed tops. One of the posts is a hewn or straight-sawn original; the other is a circular-sawn replacement that probably dates to the mid-twentieth century. These posts were part of a mid-nineteenth-century iron fence that extended along the south and east sides of the house yard. Although this fence was dismantled in the mid-twentieth century, at least twelve fence panels, numerous fence posts, and a gate survive in storage on the property. The panels are constructed of looped and overlapping iron rods held in place at the top and bottom by long bars of wrought iron. The panels were bolted to iron posts set into brownstone blocks that were

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anchored in the ground. The gate, constructed of hand-wrought iron spikes and cross members, is hung on modern wooden gate posts located to the east of the house.

5. **Pump House No. 1.** Early twentieth century. Noncontributing structure. This brick pumphouse is built on a brownstone foundation and has an asphalt-shingled gable roof. The structure may incorporate material from an earlier structure. The structure was used to house a pump that formerly supplied water to the house.
6. **Pump House No. 2.** *Ca.* 1950. Noncontributing structure. This brick pumphouse has an asphalt-shingled gable roof. The structure contains a pump that supplies water to the swimming pool.
7. **Swimming Pool.** *Ca.* 1950. Noncontributing structure. The concrete swimming pool is enclosed by a picket fence.
8. **Corn Crib.** Mid-nineteenth century. Contributing structure. The corn crib is constructed of straight-sawn timbers 3.75" by 3.75" in cross-section that are laid horizontally like logs and joined at the corners with diamond notches. The timbers form two cribs approximately 16' by 7' separated by a 5'-9" drive-through and linked by a metal-sheathed gable roof. The overall dimensions of the crib are approximately 20' by 16'. The crib is raised on upright brownstone blocks approximately 2' above the ground surface. The front (west) ends of the cribs have small board doors reinforced with nails and hung on decorative iron strap hinges. A hatchway in the weatherboarded gable is also hung on strap hinges. The roof boards are straight-sawn and show evidence of former wood shingle roofing. The drive-through was enclosed and floored, probably in the late nineteenth century or early twentieth century.
9. **Carriage House.** Second half of the nineteenth century. Contributing building. The carriage house is a mortise-and-tenon frame building constructed of circular-sawn lumber. The carriage house may also have served as a stable in the nineteenth century. The building has a metal-sheathed gable roof; vertical board sheathing on the sides and gables attached with cut nails; sheathing on the gable ends attached with wire nails; a window with evidence of former interior shutters in the south gable; and brownstone footers. Affixed to the north gable end at eaves level are wooden hinges that formerly received pintels attached to the upper corners of large doors. Directly below the hinges at ground level, projections of the footing stones have holes that formerly received pintels at the lower corners of the doors. (The doors would have opened the entire north gable end of the building. Evidence for similar doors on the south gable end does not survive.)

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Partitions and a loft were inserted in the building in the twentieth century. To the east side of the carriage house are rows of brownstone blocks which may once have served as footers for a former building.

10. **Grape Arbor.** Twentieth century. Noncontributing structure.
The grape arbor is a small wood post structure for supporting a grape vine.

Integrity Statement

The John D. McIver Farm is one of the more intact nineteenth-century residential/agricultural complexes in Lee County, and one of the few to preserve antebellum farm buildings. The principal outbuildings--the corn crib, meat house, carriage house, and well house--appear much as they did during the period of significance. Of all the contributing resources on the farm, the farmhouse has undergone the greatest change. Most noticeable are the extensive one-story additions and the loss of the original front porch. However, the additions do not compromise the historic section of the house visually or through substantial loss of original fabric, and material from the porch is stored on the property, available for future reconstruction. There are also alterations to the farmhouse interior, such as the mid-twentieth-century remodeling of the west front rooms on both floors, yet much of the original interior detailing survives intact. As an ensemble, the John D. McIver Farm retains sufficient historic fabric and notable architectural features to satisfy the registration requirements for residential and farm complexes defined in the Multiple Property Documentation Form *Historic and Architectural Resources of Lee County, North Carolina*.

Modern (post-1942) houses are built on the lots adjoining the nominated acreage, the product of the conversion of the larger McIver farm into the West Lake Valley subdivision. Due to the wooded character of the nominated acreage and the adjoining lots, these houses are generally screened from view and do not intrude upon the historic character of the farm core. Located on lots 732 and 5335, diagonally across the intersection of Windmill Drive and Wilkens Drive, are two structures that are significant to the agricultural history of the McIver farm. These are a mortise-and-tenon frame well shelter and brownstone curb that probably date to the third quarter of the nineteenth century, and a 1930s Fairbanks-Morse New Eclipse windmill. The windmill is the only historic windmill identified in Lee County, and as such is important to the agricultural history of the county. However, the proximity of a modern residence located on the same lot compromises the integrity of setting of the two resources, and the difficulty of connecting them to the other resources without including the intersection of the the two modern suburban streets, has led to the decision not to include the windmill and second well house in this nomination.

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John D. McIver Farm, Lee Co., N.C.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The John D. McIver Farm, now located in suburban Sanford, ranks among the most significant architectural and agricultural complexes in Lee County, North Carolina. At the heart of the farm complex stands a two-story frame farmhouse constructed around 1855 that features vernacular Greek Revival styling and a notable stair arrangement. The farm's collection of domestic and agricultural outbuildings dates to the second half of the nineteenth century and includes a large brownstone meat house, the county's oldest identified corn crib, a carriage house and a well house, and remnants of historic fencing. The corn crib, with its diamond-notched, straight-sawn timber construction, is an especially rare and important early agricultural outbuilding. The John D. McIver Farm is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture, as defined by the Multiple Property Documentation Form *Historic and Architectural Resources of Lee County, North Carolina*. The period of significance is the second half of the nineteenth century, embracing the construction dates of the architecturally significant resources. Those resources are of local significance.¹

Historical Background

John Dalrymple McIver (1826-1911) was born into one of Lee County's wealthiest and most influential Highland Scot families, the son of John Ban and Mary Dalrymple McIver.² In 1850, McIver bought 350 acres including the present property from Haslin (?) Gilmore for \$350.³ By 1854, McIver had acquired an additional sixty-nine acres and his property was valued at \$425.⁴ The 1855 Moore County tax lists show a jump in value for the 419 acres to \$1,672, an indication that the present dwelling was built in that year or shortly before.

The 1860 census provides information on the make-up of McIver's household and slave workforce and the operations of his farm. The only member of McIver's household other than himself was John D. Sinclair, a sixteen-year-old white farmhand. (There is no record of McIver ever marrying.) McIver owned only two slaves--a twenty-six-year-old male and a twenty-year-old female--although it is possible he hired or borrowed slaves from his mother, who owned seventeen slaves, or his brother Wesley, who owned twelve.⁵ The 1860 agricultural schedules list McIver as owning a 360-acre farm valued at \$2,000, only sixty acres of which were improved. McIver's livestock included four horses, four milk cows, twelve other cattle, ten sheep, and fifteen swine, and the farm produced 375 bushels of corn, 150 bushels of oats, 100

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bushels of wheat, and eight 400-pound bales of cotton as well as peas, beans, Irish and sweet potatoes, butter, honey, beeswax, wool, and \$5 worth of orchard products.

John D. McIver enlisted as a private with Company A of the 5th Regiment of North Carolina Cavalry (also known as the 63rd Regiment of Volunteers) on March 17, 1864, along with his neighbor and relative Matthew Henry McIver (father of educator Charles D. McIver), and several other Lee County men.⁶ Company A fought in a number of engagements in Virginia during the Summer and Fall of 1864. McIver was either wounded or became ill, for on November 28, 1864, he was furloughed from a hospital in Richmond, and there is no record of him having served afterwards.⁷

After the war, McIver resumed his life as a farmer. The 1870 census indicates that his farm had grown to 425 acres, including 150 acres of improved land, 175 acres of woodland, and 100 acres classified as other. The number of livestock and the quantity of grains produced on McIver's farm remained approximately at 1860 levels, but the amount of cotton produced rose to twelve 450-pound bales, indicative of the emphasis in cotton production in post-war Lee County. McIver was undoubtedly assisted in his farming activities by former slaves living in the vicinity--probably as tenants--many of whom shared the McIver surname. McIver was also assisted by the only other member of his household, an eighteen-year-old, white laborer named J. M. Couch. In 1872, McIver's farm was listed as the fourth most valuable in the Jonesboro Post Office district at \$1,500.⁸

In the early 1870s, the town of Sanford developed on a portion of John D. McIver's farm and that of his brother, Wesley McIver. Over the following decades, McIver engaged in real estate and commercial ventures in the bustling railroad hub. In 1875, McIver owned thirty-one undeveloped lots in the town.⁹ By 1877, John D. and Matthew Henry McIver had opened McIvers General Store on the northeast corner of Chatham and McIver streets in Sanford, one of the first commercial establishments in the town.¹⁰ In the 1880s, "McIvers" stocked a wide selection of dry goods and clothing as well as jewelry and stationery.¹¹ John D. McIver's nephew, Duncan E. McIver, joined the firm for a few years in the early 1890s. McIvers was listed as "J. D. McIver & Co." in 1898.¹² In that same year, McIver owned fifteen lots in Sanford worth \$3,000.¹³

Another business venture of John D. McIver's during the period was the cotton gin located on his farm. McIver's cotton gin was in operation by 1877, and it continued in operation at least through 1898.¹⁴ The gin was contained in a two-story, mortise-and-tenon frame "gin house" with weatherboard siding located diagonally across the intersection of two modern streets from the McIver farmhouse. Near the gin were a wooden cotton press, a well, and a windmill. (The

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latter two structures are still standing; the windmill dates to the 1930s, after the cotton gin ceased operations.) Although the cotton gin is not mentioned in the documents relating to the dispensation of McIver's property after his death, the gin house was still standing as late as the 1950s.¹⁵

In 1880, three servants shared John D. McIver's household: James Campbell, a twenty-seven-year-old white male; Willis Campbell, a ten-year-old white male; and Malcolm McIver, a thirty-year-old mulatto male. The residence enumerated immediately after McIver's was that of Soaphia McIver, a fifty-year-old black woman whose occupation is listed as "keeping house." (Presumably Soaphia kept house for John D. McIver.) In 1900, only Bettie Harrington, a twenty-year-old black cook, lived with McIver, and in 1910 McIver is listed as living alone.¹⁶ The 1880 agricultural schedules (the last census year for which detailed farm information survives) indicate a gradual increase in the size and output of the McIver farm. Of McIver's 600-acre farm, 100 acres were tilled, 100 acres were used as pasturage, and 400 acres were wooded. The value of the farm was listed as \$5,000, the value of farm product in 1879 was \$2,000, and \$1,000 was paid in wages for farm labor. The number of livestock remained about the same as in 1860 and 1870, with the exception of the sheep herd, which had grown to forty head. Thirty acres of the farm were devoted to the production of 750 bushels of corn and twelve acres were devoted to the production of twelve bales of cotton--a sizable cotton crop for the vicinity, but by no means the largest. McIver's apple orchard occupied four acres with 100 trees bearing 200 bushels of fruit, and his one-acre peach orchard had twenty-five trees bearing fifty bushels of fruit. McIver had one of only four vineyards enumerated for the Jonesboro district. The quarter-acre vineyard produced enough grapes for 100 gallons of wine. Despite the size of McIver's woodlands, only \$25 worth of forest products (mostly cordwood) was produced.

McIver remained active in local affairs during the last years of the nineteenth century and the first decade of the twentieth. During the 1890s he served as a magistrate for the Sanford district of Moore County.¹⁷ By 1893, McIver had built a two-story frame house on Hawkins Avenue in Sanford, presumably so he could live nearer to his mercantile business. According to local tradition, the hustle and bustle of Sanford's main residential street proved too much for McIver, and he moved back to his farm.¹⁸ In 1894, McIver was chosen as an elder of Buffalo Presbyterian Church.¹⁹ Upon his death in 1911, McIver was worth \$50,000 and he possessed stock in the Sanford Cotton Mills Company, the Sanford Buggy Company, the Banking, Loan, and Trust Company, and the Lee County Cotton Oil Company.²⁰

McIver's various activities fostered contacts with the local African-American community. Shortly after the Civil War, McIver employed an elderly black woman named Line Bingham, probably as a cook. Bingham was locally renowned for having walked from Texas back to her

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John D. McIver Farm, Lee Co., N.C.

native North Carolina upon gaining her freedom.²¹ In 1892, McIver sold the trustees of the Fair Promise A.M.E.Z. Church a lot on Pearl Street in Sanford where the church built its second chapel.²² Most of McIver's tenants during the early twentieth century were black.²³ Around 1910, McIver contracted with Sanford's prolific black builder, A. L. Boykin, possibly for the construction of rental housing in Sanford's African-American neighborhoods, where McIver owned considerable real estate.²⁴

During his later years, as recalled by a relative, John D. McIver was a "right stout fellow" with a white beard. A young couple named the Williamsons lived with McIver; Mrs. Williamson drove him to town and church in his buggy.²⁵ John D. McIver died intestate on August 6, 1911. Duncan E. McIver, then an influential Lee County attorney and politician, administered his uncle's estate. On October 24, 1912, John D. McIver's 211-acre home tract was auctioned to J. A. Brown for \$6,200. Brown failed to comply with the terms of the sale, and the property was auctioned again on February 7, 1913. Brown was the highest bidder the second time, receiving the property for \$6,000.²⁶ In February 1914, J. A. Brown and his wife, Minnie McIver Brown, sold the property to Archibald G. Carter.²⁷

A. G. Carter was a Sanford businessman, a part owner of the Carter Furniture and Coffin Company. Carter's company (renamed the Carter Furniture Company in 1912) sold home furnishings and appliances such as parlor and bedroom suites, rugs, curtains, porch swings, and ice cream freezers from its store on Moore Street, and the company also manufactured coffins.²⁸ (In fact, John D. McIver's coffin was supplied by Carter.) In 1908, J. E. Davis worked for Carter as an embalmer; later Carter employed A. K. Miller, the founder of Miller Funeral Home in Sanford.²⁹

A. G. Carter and his wife Ida Fairley Carter (whom he had married around 1908) continued to farm and harvest timber on the property.³⁰ The Carters used the large downstairs room in their house as a living room. The smaller downstairs room was on one occasion used as a sick room by A. G. Carter's niece, Mary Catherine ("Kitty") Carter, who lived in the house. The Carters employed a cook who may have continued to work in a detached kitchen formerly associated with the house. In later years, the Carters moved to a house on Hawkins Avenue in Sanford. The occupants of the John D. McIver house during this period are unknown.³¹

In 1945, after her husband's death, Ida Carter had the property subdivided. The map of the subdivision shows the main dwelling and outbuildings, the gin house, well, and press located on the hilltop to the southwest of the main dwelling, four other dwellings (probably tenant houses), and other structures.³² (A copy of this map is included in this report.) In August 1945, Ida Carter sold eight lots including the main dwelling and outbuildings to J. K. and Alice Ingram

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Mason.³³ By 1951, Harold J. Chapman acquired the property and undertook a remodeling and expansion of the main house. Chapman removed a small wing from the east gable end and replaced it with a larger wing; he removed the front porch and placed the porch columns in storage; and he added a basement, remodeled the west downstairs room as a den, and put in a swimming pool off the southeast corner of the house. Several outbuildings are now gone, including a small frame dwelling for a grounds keeper, that stood on the property at the beginning of Chapman's tenure.³⁴ During the 1950s, an elderly black couple--Gus and Eva Murchison--lived in one of the John D. McIver-era tenant houses that stood across Windmill Drive from the main house.³⁵ The John D. McIver farmhouse was passed down in the Chapman family and sold by Richard Chapman to Meigs and Peggy Golden in 1983. In 1983-1984, the Goldenes added the one-story bedroom wing to the west gable end of the house.

Architecture Context

The significance of the John D. McIver Farm in the architectural development of Lee County is discussed in the Multiple Property Documentation Form *Historic and Architectural Resources of Lee County, North Carolina* under the headings "Transportation-related Development in Lee County, 1850-1879: Architecture," "Associated Property Types: Houses," and "Associated Property Types: Farm Complexes." The farm is architecturally significant for its collection of unusual and finely crafted domestic and agricultural outbuildings including the meat house, probably the largest meat house to survive in the county, one of the few dating to the mid-nineteenth century, and the only stone meat house identified in the county; the corn crib, unusual in terms of its diamond-notched sawn beam construction and as one of the few agricultural buildings to survive from the mid-nineteenth century; and the carriage house, a rare functional type and an example of transitional mortise-and-tenon/circular-sawn construction.

The John D. McIver farmhouse is also significant architecturally. The house belongs to a group of mid-nineteenth-century Lee County dwellings that share vernacular Greek Revival detailing. The vernacular aspects of the McIver farmhouse are the richly molded door and window surrounds in the downstairs east room, and the stylized, almost abstract composition of the surviving mantels. Other Lee County houses with similar detailing include the Wesley McIver House (Lee County Site No. LE 469)--the house of John D. McIver's older brother--and the Carbondon Academy Girls Dormitory (LE 109). Several houses share the deep eaves and decorative rafter ends of the John D. McIver farmhouse: the Dye-Cook House (LE 776); the 1866-1867 Matthew H. McIver House (LE 732), the home of John D. McIver's comrade in arms during the Civil War and later business associate; and the McIver-Faulk House (LE 753). The stylistic similarities among these houses and the familial ties among their original owners, suggest

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that the houses are the product of a single vernacular builder, one with an imaginative and idiosyncratic approach to Greek Revival styling.

Other notable architectural features of the John D. McIver farmhouse are its stair and evidence of its original front porch. As is the case in many antebellum Lee County houses, the stair rises from the rear of the John D. McIver farmhouse, rather than from a point near the front entry. This "back stair" arrangement has been observed in other parts of the state with a strong Highland Scot presence. Stored in the corn crib on the property are three (of four) columns from the original one-story, full-facade front porch. These columns are square in section and are constructed of straight-sawn boards. The columns taper from bottom to top in imitation of entasis, and they appear to have been originally painted blue and later white.

The farm's corn crib deserve additional comment. The straight-sawn timbers of the crib were probably cut in a sawmill, rather than by hand. The fact that sawn timbers were used instead of less costly hewn or unhewn timbers suggests that John D. McIver had access to a sawmill during the late antebellum period, perhaps one owned by another family member.

Many domestic and agricultural buildings and features associated with the farm are now gone. A 1951 survey of the core area of the farm shows an unidentified structure located behind the farmhouse (possibly the detached kitchen), and two structures--one labeled "room" and the other labeled "old crib"--located between the farmhouse and the carriage house (which is labeled "stable"). One or both of these structures may have served as dwellings for grounds keepers in the mid-twentieth century.³⁶ Located between these structures and the farmhouse was a blacksmith shop.³⁷ A stock barn may have stood to the southeast of the carriage house, and another structure may have stood to the east of the carriage house, just outside the nomination boundaries. Twentieth-century tobacco barns stood to the north of the core area along Wilkens Drive.³⁸ In 1951, the area immediately to the northeast of the farmhouse was described as an "orchard and lot."³⁹ To the southeast of the carriage house above a pond (separated from the nominated area by two modern residences) are field terraces that may be linked to former cotton cultivation.⁴⁰

A 1945 survey of the larger farm shows at least four dwellings within a half-mile radius of the farmhouse. It is conceivable that one or more of these dwellings were slave houses, but it is more likely that they were postbellum tenant houses. One dwelling stood just south of the corn crib and carriage house; large brownstone blocks (foundation stones?) and turn-of-the-twentieth-century machine-made bricks survive at the site. Stored in the corn crib is a late-nineteenth-century, circular-sawn mantel with elaborate carvings and a central turned boss. This mantel may have come from a dwelling on the farm. According to one source, a slave house associated

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with the farm stood on the site of the present Westlake Club House at 1321 Gormly Circle, approximately a half mile west of the farmhouse.⁴¹

Located approximately a third of a mile east of the farmhouse on the west side of Buffalo Creek is a cemetery that is popularly believed to be a slave cemetery associated with the farm. The cemetery has numerous brownstone fieldstone markers and grave depressions. The markers include a crude brownstone headstone measuring 3' in height; a fragment of a finely carved brownstone headstone or footstone; and at least one wooden marker. According to several sources, a carved stone for a female infant (possibly named Penelope, who may have died in the 1870s) was moved from the cemetery to Buffalo Church Cemetery in Sanford.⁴²

Endnotes

1. A number of individuals assisted the preparation of this report. The present owners of the John D. McIver Farm, Meigs and Peggy Golden of Sanford, initiated the project and provided helpful leads and contacts. Former owner Richard Chapman of Raleigh shared historical materials associated with the property and described the appearance and placement of former buildings and landscape features. Architectural historian Ted Lawrence of Sanford assisted in the analysis and measurement of the farmhouse and outbuildings. Claudia Brown of the North Carolina State Historic Preservation Office helped guide the project to completion. Others who assisted the project include James Vann Comer, Edna Nunnery, Francis Sutton, and Mrs. Walter E. Temple, Sr.
2. Kenneth L. Kelly, *McIver Family of North Carolina* (Washington, D.C.: McIver Art and Publications, Inc., 1964). The John D. McIver Farm was located in Moore County until the formation of Lee County in 1907.
3. Moore County Deed Book 4, p. 392.
4. "Moore County Tax List 1852-1860." Moore County Courthouse, Carthage, N.C.
5. The 1850s Moore County tax lists suggest that McIver owned on average one to three adult slaves during the decade.
6. Louis H. Manarin, comp. *North Carolina Troops 1861-1865, A Roster*, v. 2, Cavalry (Raleigh, N.C.: Division of Archives and History, 1968) 379.

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7. Ibid.
8. Levi Branson, ed., *The North Carolina Business Directory* (Raleigh, N.C.: J. A. Jones, 1872) 161.
9. Moore County Deed Book 7. pp. 171 and 256.
10. Levi Branson, ed., *Branson's North Carolina Business Directory for 1877-'78* (Raleigh, N.C.: Levi Branson, Publisher, 1877) 207.
11. (Sanford, N.C.) *Central Express*, August 11, 1888.
12. Levi Branson, ed. *Branson's 1898 Moore County Business Directory* (Raleigh, N.C.: Levi Branson, 1898) 109.
13. Ibid., p. 97.
14. Branson, 1877: 206; Levi Branson, ed. *Branson's North Carolina Business Directory, 1897* (Raleigh, N.C.: Levi Branson, 1897) 434. Mrs. Walter E. Temple, Sr., a relative of John D. McIver's who remembers the property during the first decade of the twentieth century, believes the cotton gin had ceased operation by that period.
15. Floyd E. Womble, "Map of Carter Farm Near Sanford in Lee County, N.C." April 1945. Interview with Richard Chapman, Raleigh, N.C., December 9, 1992.
16. U. S. Census, Moore and Lee counties population schedules.
17. Levi Branson, ed. *Branson's North Carolina Business Directory* (Raleigh, N.C.: Levi Branson, 1890) 432; Branson, 1897: 432.
18. (Sanford, N.C.) *Sanford Express*, June 1 and June 22, 1893; File LE 48 (John D. McIver House), Survey and Register Branch, N.C. Division of Archives and History, Raleigh. Duncan E. McIver built a one-story house next to his uncle's in 1893.
19. William S. Lacy, Rev. *Historical Address Delivered on the Occasion of the Centennial of Buffalo Church, August 12, 1897* (Sanford, N.C.: Cole Steam Printing Co., 1897) 16.
20. Lee County Special Proceeding No. 85.
21. Railroad House Historical Association, *Sanford History* (Sanford, N.C.: 1974) 78.

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22. Moore County Deed Book 20, p. 141.
23. Interview with Mrs. Walter E. Temple, Sr., Sanford, N.C., January 10, 1993.
24. Lee County Special Proceeding No. 85.
25. Temple interview.
26. Lee County Special Proceeding No. 83.
27. Lee County Deed Book 6, p. 508.
28. Advertisements in the *Sanford Express* from 1908 to 1912.
29. Ibid.; Temple interview.
30. Lee County Deed Book 30, p. 381; Deed Book 42, p. 224.
31. Temple interview.
32. "Map of Carter Farm" (1945).
33. Lee County Deed Book 42, p. 224.
34. J. Chandler Eakes, "10.1 Acres Property of H. J. Chapman, Lee County, N.C." Survey map, July 18, 1951.
35. Richard Chapman interview, Raleigh, N.C., December 9, 1992. According to Chapman, the Murchisons were born as slaves on the property.
36. Chapman interview.
37. Ibid.
38. Ibid.; Womble map.
39. Eakes map.
40. Chapman interview.
41. Ibid.

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42. Interviews with Edna Nunnery and Francis Sutton, 1992 and 1993.

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(Sanford, N.C.) *Sanford Express*.

Satterfield, Francis Gibson. *Charles Duncan McIver, 1860-1906*. Atlanta, Ga.: Ruralist Press, Inc.

Temple, Mrs. Walter E., Sr. Interview, Sanford, N.C., January 10, 1993.

United States Census. Agriculture, population, and slave schedules for Lee and Moore counties, 1850 to 1910.

Womble, Floyd E. "Map of Carter Farm." 1934.

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John D. McIver Farm, Lee Co., N.C.

VERBAL BOUNDARY DESCRIPTION

The boundaries of the John D. McIver Farm are shown on the composite property map that accompanies this report. Briefly stated, the boundaries correspond to present property lines and include lots 0716 and 2961 as portrayed on the excerpt from Lee County property maps 9633.02 and 9633.04 accompanying this report.

BOUNDARY JUSTIFICATION

The boundaries of the John D. McIver Farm are determined so as to include within the nominated area the principal contributing buildings and structures associated with the historic development of the farm. The nominated area is the core area of the farm; the surrounding acreage has been developed as a suburban neighborhood and has consequently lost its agricultural character. Near the nominated area are two resources historically associated with the farm--a well house and a windmill--that were excluded from the nomination for reasons explained in the "Integrity Statement" section of this report.

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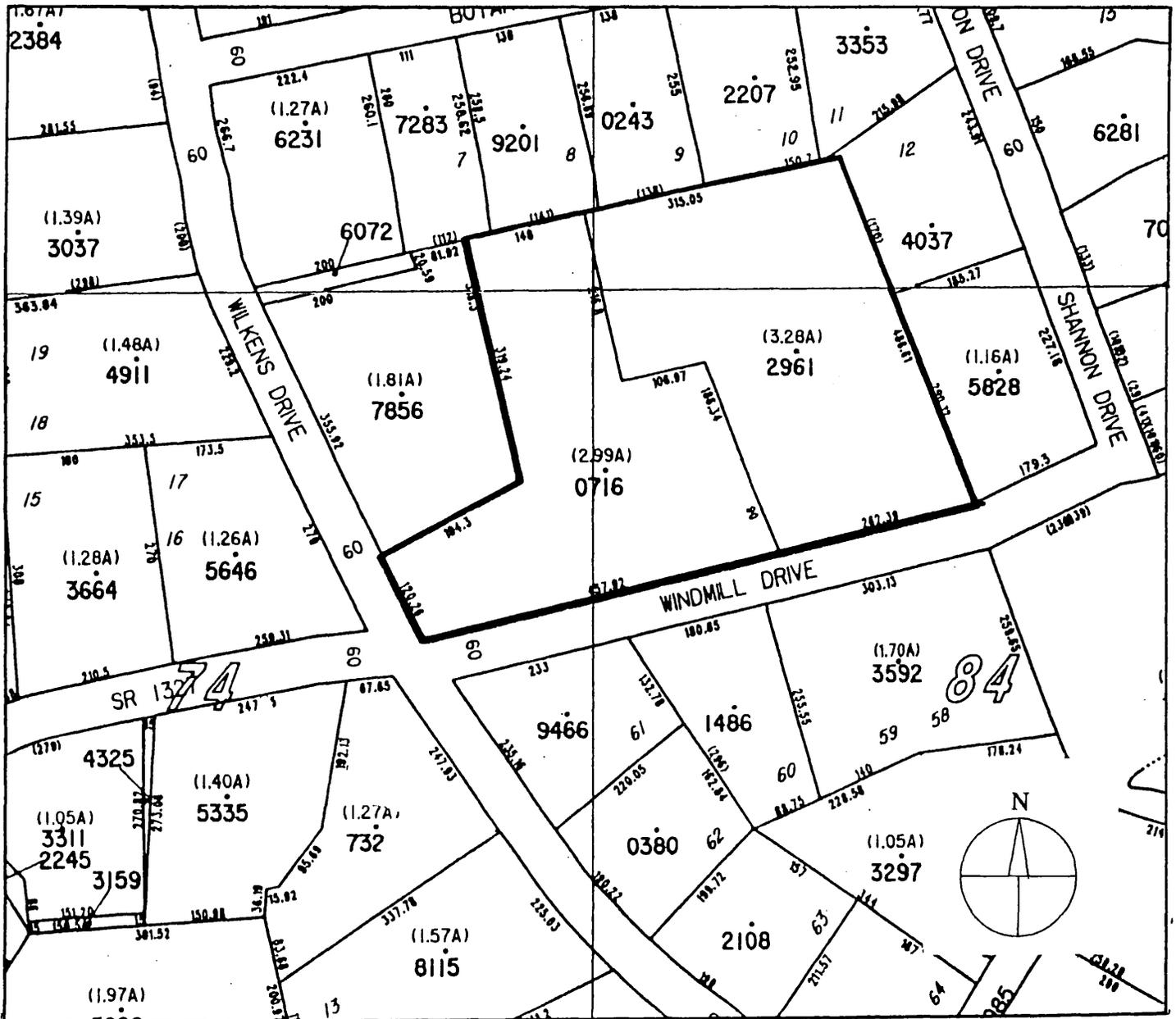
John D. McIver Farm, Lee Co., N.C.

Map of the John D. McIver Farm.

Scale: 1" = 200'.

The heavy line indicates the boundaries of the nominated parcel.

The map is a composite of Lee County property maps 9633.02 and 9633.04.



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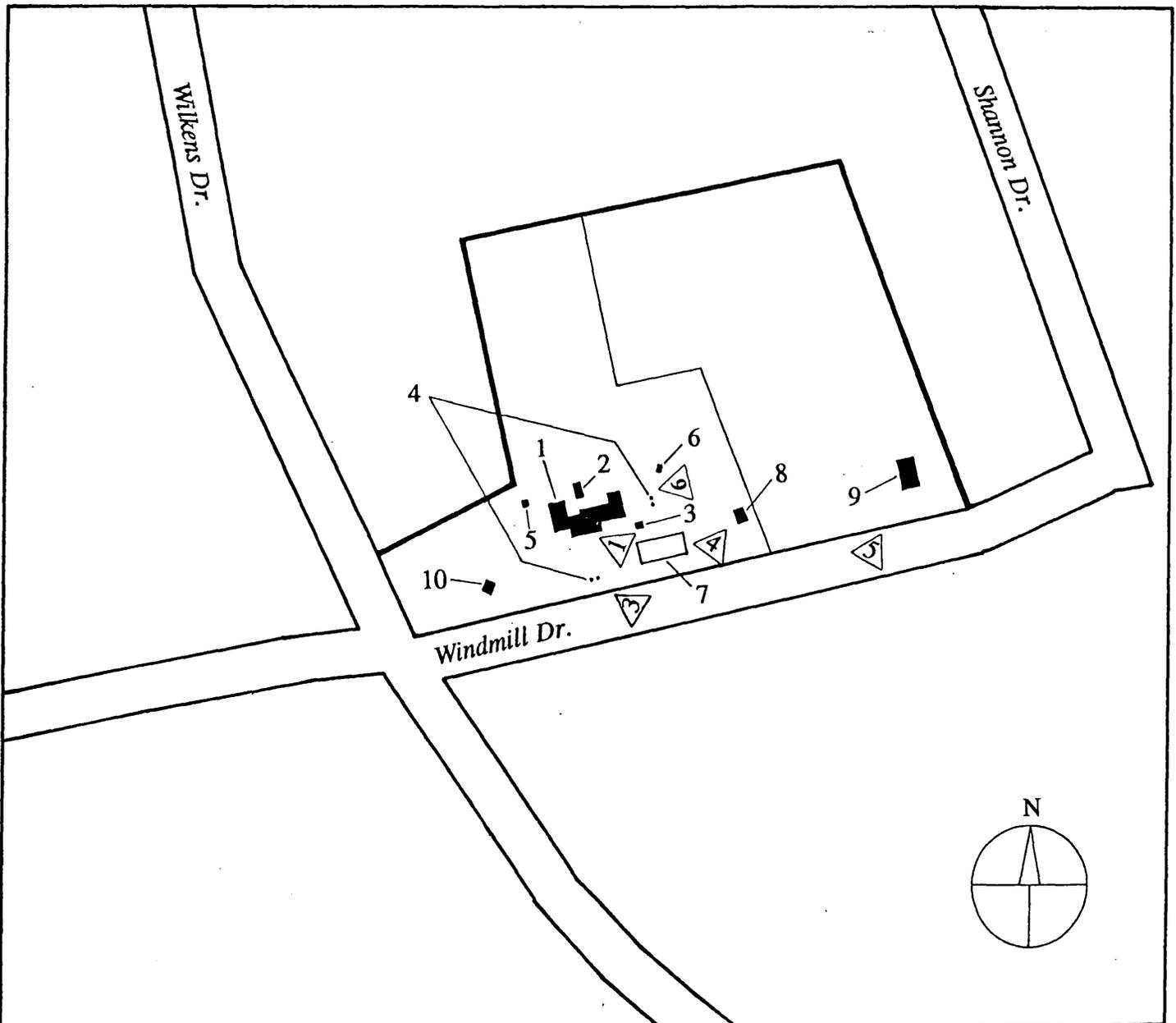
Map of the John D. McIver Farm.

Scale: 1" = 200'.

The heavy line indicates the boundaries of the nominated parcel.

The numbers are keyed to the resources listed in the inventory.

The triangles indicate the angle of view and number of the photographs that accompany the report.



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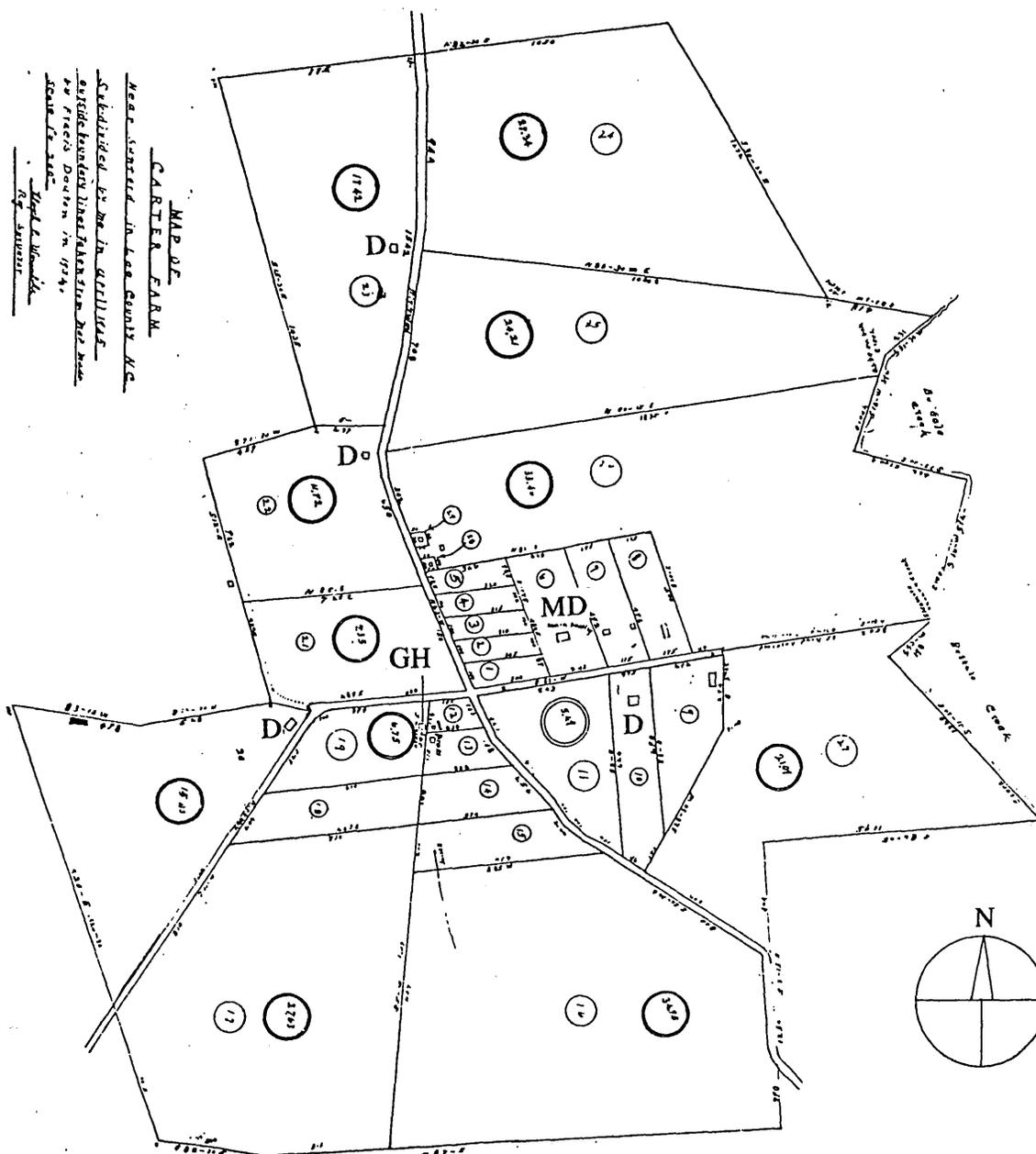
"Map Of Carter Farm Near Sanford In Lee County N.C."

Drawn by Floyd E. Womble, 1945.

Original scale: 1" = 200'.

Scale shown here: 1" = approx. 500'.

The map portrays the core area of the John D. McIver Farm. Historic features shown on the map are keyed as follows: MD = Main Dwelling; D = Dwelling; GH = Gin House.



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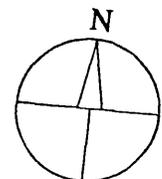
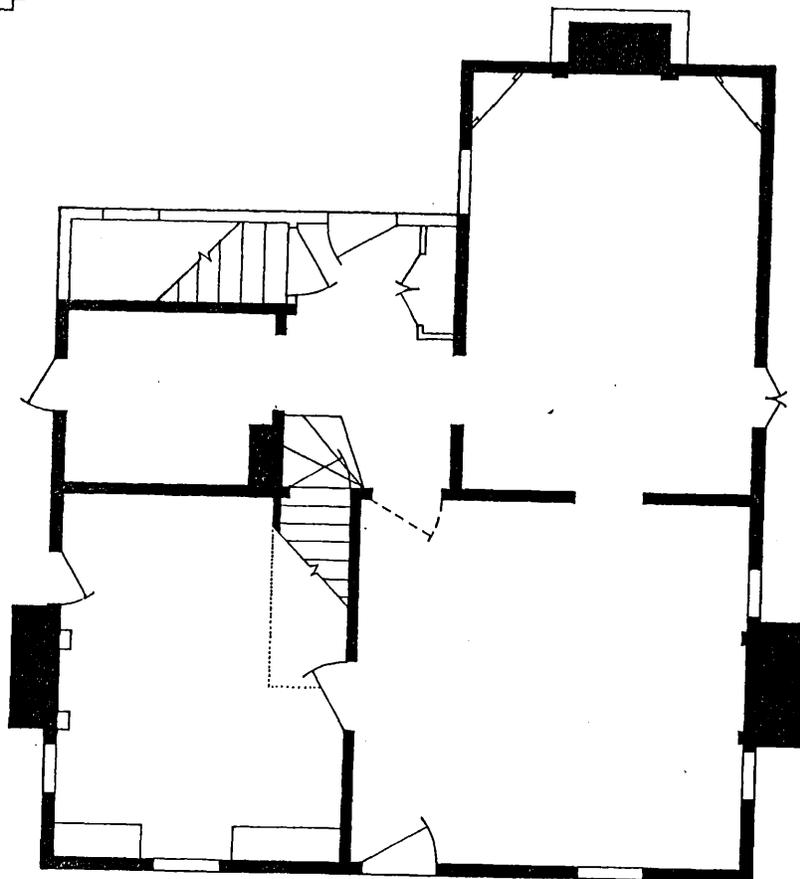
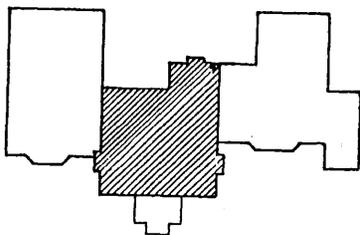
John D. McIver Farm, Lee Co., N.C.

Plan of the John D. McIver farmhouse (first story).

Scale: 1/8" = 1'.

Black indicates original fabric; clear indicates twentieth-century fabric.

Also shown is a diagram indicating the original section of the house (hatched) in relation to the twentieth-century additions (clear).



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

5 1/2" x 11" SE
(GOLDSTON)

SILER CITY 24 MI.
GOLDSTON 12 MI.
12'30"

CHAPEL HILL 45 MI.
PITTSBORO 16 MI.

79° 15'
35° 30'

659000m.E.

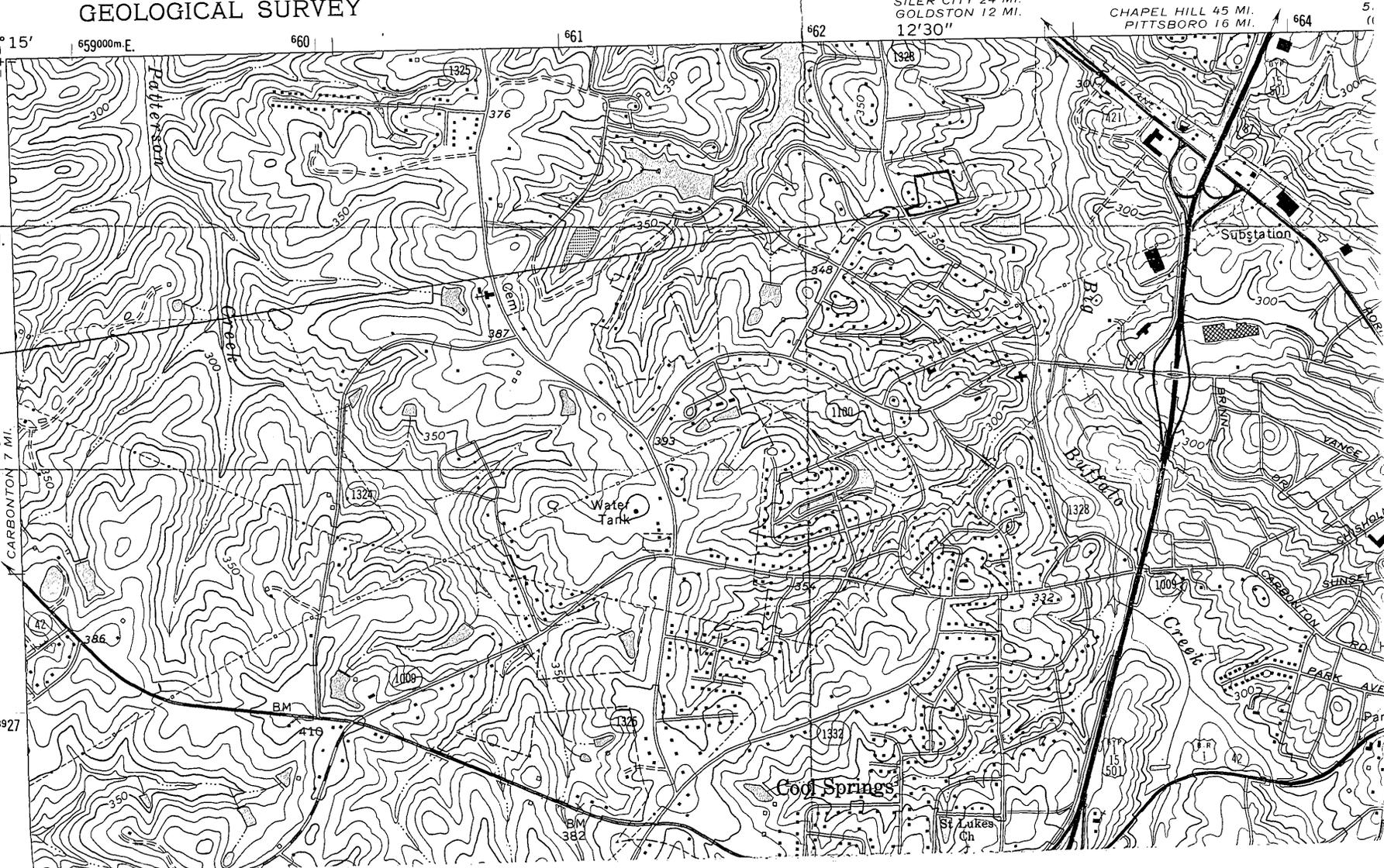
660

661

662

664

3929000m.N.



John D. Molver Farm
Sanford, Lee Co., NC

UTM reference (zone 17):
E: 662520
N: 3929080

Quad: Sanford
Scale: 1:24,000

CARBONTON 7 MI.

3927

15
50

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John D. McIver Farm, Lee Co., N.C.

Advertisement for McIvers from the (Sanford, N.C.) *Central Express*, August 11, 1888.

+ **More Good News** +

--AT--

MCIVER'S.

Great Reduction in Dress Goods

OF ALL KINDS.

"India Linons," "Victoria Lawns," Cross
Charred Lawns, ream Batiste, Embroideries,
Corded Piques, &c., are pretty and cheap.
A few beautiful White Dress Robes with
suitable Trimmings.

Special Attention is called to our Stock
of Spring and Summer Worsteds, Flannels,
Fricots, Black Silks, Victorian, Cream and
Blue Silks, Cashmeres, Nuns Veiling, Com-
bination Suitings and other Fashionable
Dress Fabrics, with a nice selection of But-
tons, Linings, &c. to match.

Examine our Immense Stock of Pants Goods Front
10c. to 99c. per yd.

