

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Jones-Johnson-Ballentine Historic District  
historic name  
other names/site number

2. Location  
street & number S.R. 1301--552 Sunset Lake Road N/A  not for publication  
city, town Fuquay-Varina  vicinity  
state North Carolina code NC county Wake code 183 zip code 27526

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>18</u>	<u>10</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>3</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>12</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>33</u>	<u>10</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
William S. Price, Jr. 12-12-89  
Signature of certifying official Date  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official Date  
State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this 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:)

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
See continuation sheet

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Current Functions (enter categories from instructions)  
See continuation sheet

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**7. Description**

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Architectural Classification  
(enter categories from instructions)neo-Classical Revival

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Other: Vernacular Victorian

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Other: Folk Architecture

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Materials (enter categories from instructions)

foundation Brick

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walls Wood: weatherboard

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Wood: log

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roof asphalt

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other Metal: tin

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Describe present and historic physical appearance.

The Jones-Johnson-Ballentine Historic District is located in southern Wake County, northeast of the town of Fuquay Varina, on the east and west sides of Sunset Lake Road (S.R. 1301). The 338-acre district is divided into two farms, the Johnson Farm to the south on the east side of the road, and the Ballentine Farm to the north on both sides of the road. The district is bisected by Terrible Creek, a local landmark mentioned in the eighteenth century land grant that conferred ownership of 950 acres that include the current district upon Etheldred Jones, a native of the region and a Revolutionary War veteran. The Johnson Farm and the Ballentine Farm are owned by descendants of Etheldred Jones and share a common boundary north of Terrible Creek. The two core complexes of the farms are separated by cultivated tobacco fields, overgrown pastures that once supported a dairy herd, and the north-south right-of-way of Sunset Lake Road.

**THE JOHNSON FARM:**

The Johnson farm is 80 acres of cultivated fields and timber containing three contributing houses, three contributing outbuildings, two contributing sites, three contributing structures and two non-contributing buildings. The domestic compound of the farm is situated in the south-west quadrant of the approximately rectangular parcel near the east side of Sunset Lake Road and faces north toward Terrible Creek. It is visible from Sunset Lake Road and is approached by a gravel road bounded by fields which continues as a driveway defined by low hedges and windbreaks of mature pines, cedars and crepe myrtles encircling the domestic compound. Adjacent to this compound and south of the drive is a complex of outbuildings that houses a home planning business. East are a small vineyard, fields, and a belt of timber sheltering a spring and a small pond fed by shallow creeks. North are the cemetery, cultivated fields and timber concealing Terrible Creek and south are fields. West is the boundary of the district defined by Sunset Lake Road.

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Historic Functions

Current Functions

Domestic: single dwelling

Domestic: single dwelling

Domestic: secondary  
structure

Domestic: secondary  
structure

Agriculture: animal facility

Agriculture: animal facility

Agriculture: agricultural  
outbuilding

Agriculture: agricultural  
outbuilding

Agriculture: storage

Agriculture: storage

Agriculture: agricultural  
field

Agriculture: agricultural  
field

Agriculture: processing

Vacant/not in use

Commerce: professional

Commerce: professional

Funerary: cemetery

Funerary: cemetery

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J1. Etheldred Jones House. ca. 1800. contributing

The Etheldred Jones House is a one and one-half story hall and parlor house, three bays wide and two bays deep. It is covered with clapboard siding under a gable roof with an engaged front (north) porch supported by four Doric columns and enclosed as a small shed room on the east end. There is a similar shed on the north side of the house that may have been an early addition.

The original interior of the house was a two room plan. The main room featured a large fireplace flanked by deep recesses containing narrow windows on the east wall; the adjoining (west) room is flanked by two sheds, one on the north elevation and one on the south. The shed on the south elevation contains a small stair terminating at a door that led to an outside stair on the east wall of the house into the sleeping loft. The two original rooms of the house feature beaded ceiling beams. Family traditions relate that the original floor of the house was clay and the fireplace was rock. The floor was covered with pine boards, fireplace was replaced with the present brick one, windows were replaced with the current two-over-two sash, and a small attic shed dormer was added about 1905 at the same time the adjacent Johnson House was remodeled. Probably also at this time the glass-fronted cupboard in the south recess of the fireplace and the tongue and groove wainscotting, possibly salvaged from the Johnson House, were installed in the main room. In 1948, the open back (south) porch was enclosed to provide a kitchen and sun-room, the south shed was converted into an indoor bath, the exterior stairs were re-oriented, the front porch screening was added, and the window sash on the original south facade was removed to provide interior pass-throughs. The fenestration pattern of the original house remains unchanged as do the doors, door frames and window surrounds and the basic overall form of the building.

J2. William Wesley Johnson House. ca. 1860, overbuilt 1905. Contributing

Johnson family traditions relate that Rhoda Ann and William Wesley Johnson finished a new home about one hundred feet north of the Etheldred Jones House about 1860. Evidence within and underneath the present neo-Classical Revival style house suggests that the house of the tradition may have been an I-house with exterior end chimneys at the same position as

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the current chimneys and that the remodeling entailed the addition of a two room pile and construction of a hipped roof with hipped attic dormers and a widows walk encompassing the entire enlarged block. Other neo-Classical hallmarks of the house include a monumental convex two-story Doric-columned entrance portico which overlaps a one-story verandah with a porte-cochere which envelopes the entire building. The basic shape of the house is a square; the south elevation displays clipped corners, recessed entries and three-sided bays at the second story and the north and south elevations contain first and second story doorways accented with transoms and beveled glass sidelights. The walls are covered with clapboard siding and display symmetrical fenestration patterns with wooden sash and two over two patterns on the east, south and west elevations and one-over-one patterns on the main (north) elevation. In 1951, the south side of the verandah was enclosed to provide space for a kitchen and bath.

The interior of the house is a center hall plan with two rooms on either side of the hall on the first and second stories. The downstairs contains wooden paneled wainscotting with a molded chair-rail surmounted by plaster walls, molded baseboards and picture molding. A short flight of stairs was built against the south wall of the east parlor to join at a right angle what was probably an original, straight, center hall stair. The banisters are turned and the handrail is molded. There are pocket doors between the dining room and the west parlor and between the west parlor and the hall. The parlors house fireplaces on their east and west walls and feature simple wooden over-mantles.

Upstairs, the vertical beaded tongue-and-groove wainscotting and molded woodwork with corner blocks, together with the narrow center hall and plain wooden mantles in the two front bedrooms support the tradition that the house originated in the mid-nineteenth century.

The early twentieth century interior of the house remains essentially unaltered; the mantle in the left parlor has been replaced with a modern one and interior doors were added to the rear (south) wall of the dining room and bedroom to allow access to a kitchen and a bath that were installed on the south side of the early twentieth century verandah in 1951. A door was also added in the upstairs right bedroom to allow

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access to a bath that was added above the east side of the verandah.

J3. The Log Cabin. ca. 1780, enlarged and remodeled 1935. Contributing

The one story log cabin was originally one bay wide and one deep with a shed porch supported by four posts on the west (front) elevation. It was covered with a gable roof and had an exterior stone shouldered chimney on the south elevation. It is said that there was only one small window in the south elevation adjacent to the chimney and a central doorway in the west facade. Sometime in the 1920s, the stone chimney collapsed and was rebuilt. In 1935, a gable roofed clapboard addition one bay wide and two bays deep was made to the south and east elevations, as well as an asphalt sided one to the north elevation that is one bay wide and two bays deep. It is probable that at that time the original cabin was re-roofed with overhanging eaves on the gable ends. In 1958, a double, diamond-pane casement window was added to the right of the center door on the west facade and two single-width ones were added on the right side.

The original log cabin consisted of a main room entered by the front door with a large stone fireplace on the south wall. There is evidence that the cabin could have housed looms as there is a finished hole in one of the ceiling beams that suggests that yarn was suspended through the hole and attached to a loom. The 1935 additions to the rear (east) and the side (north) of the house contain a kitchen and bedroom. The original log exterior of the rear of the cabin is exposed in the passage between the additions. The 1935 additions have nearly completely obscured the eighteenth century cabin; the present dwelling represents an interpretation of the rustic cabin style of dwellings that was popular in the 1920s and '30s.

J4. Smokehouse. mid-19th and early 20th century. contributing  
Originally a one story clapboarded block, one bay wide and one bay deep with a wooden board and batten door; early in the twentieth century, wooden clapboard-covered wings were added to the north and south elevations and enclosed during the 1920s with clapboard and double-leaf wooden doors with large multi-paned windows.

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J5. Well. mid-nineteenth century. contributing structure  
A well sheltered with hipped wooden canopy. The original wooden supports have been replaced with wrought-iron posts.

J6. Ice House. mid-19th century. contributing structure  
A small square clapboard covered frame box with a shed roof set on short wooden posts; originally located near the barn and moved ca. 1958 in order to make room for additions to the Standard Homes Plans complex.

J7. Shop/Standard Homes Plans Office. ca. early 20th century and 1930s. contributing  
A rectangular concrete block building, enlarged in the 1930s to one and one-half stories with a wing on the south elevation; covered with a steep gable roof with four dormers each on east and west elevations. A one story frame addition sheathed in asbestos tile and brick veneer built around 1960 extends to the north from the rear northeast corner of the original building. This low gable end unit with two gable attic wall dormers is in keeping with the 1930s design of the original block.

J8. Barn. ca. 1900. contributing  
A one story clapboard covered rectangular frame building, three bays wide, one bay deep, covered with a gable end roof surmounted by pyramidal-roofed square cupola with wooden vents on each facade; on the north elevation a broad facade gable containing a door marks the entrance sheltered by a flat-roofed porch; the interior contains livestock stalls and loft. This barn bears a strong similarity to barn designs featured in Radford's Combined House and Barn Plan Book, published in 1908.

J9. Print Shop. 1968. non-contributing  
A one story frame gable-front utility building; modern metal addition connects it to the barn.

J10. Spring. 19th century. contributing structure  
A natural spring with a small stone paved platform.

J11. Road Bed. late 18th century. contributing site  
The remains of an east-west road known as the Atkins Road or the Old Raleigh Road in the 18th and 19th centuries

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consisting of two deeply cut wagon wheel ruts surrounded by forest growth.

J12. Cemetery. 18th and 19th centuries. contributing site  
A family cemetery plot bounded by dressed granite block wall about two feet high, shaded by mature cedar trees and containing the headstones of Etheldred and Barnabas Jones and William Wesley Johnson.

J13. House. 1967. non-contributing  
A two-story L-shaped contemporary house covered with brick and cypress siding under intersecting gable roofs; built by descendants of Etheldred Jones.

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### THE BALLENTINE FARM

The Ballentine farm is 258 acres of fenced pasture, timber and old fields containing three contributing houses, nine contributing outbuildings and five contributing structures; there are seven non-contributing outbuildings and one non-contributing house. The James E. Ballentine House faces east onto Sunset Lake Road and is shaded by large oak trees. Across the road are a tenant house, a chicken house with silos and approximately 170 acres of old fields and timber. Adjacent to the rear (west) of the farm house is a cluster of outbuildings and to the south is a large dairy complex and a pond approximately five acres in size that is formed by an earthen dam. North of the farmhouse are fenced pastures, a barn and stables.

#### B1. James E. Ballentine House. 1890. Contributing

The Ballentine House is a Vernacular Victorian dwelling of timber frame construction, two stories high, three bays wide, with a Triple-A roof line featuring molded cornices with returns. Originally the house was an I-house with front and back one story ells on the north end. There were two interior chimneys in the main block of the house. The originality of both one story wings is evidenced by the first floor windows on the north elevation, each of which spans the juncture between the wing and the two story main block. The walls are covered with clapboard and the front fenestration pattern is balanced with a center front door enhanced by a transom and sidelights and four-over-four windows with simple surrounds. Originally, a one story, two bay wide and one bay deep clapboard kitchen and dining room stood at the rear of the house and was connected to the main house with porch and breezeway. In the late 1920s, the porch and breezeway were enclosed with clapboard and windows. In about 1942, a bay window was added to the north elevation of the dining room, a two story shed to house bathrooms was added to the southwest corner of the main block and a one-story shed was built at the rear door of the kitchen. The house originally had a one story hip roofed front porch supported by sawnwork posts with drop pendant spandrels and turned balustrades across and south window. In 1975, the south bay of the front porch was replaced with a clapboarded wing with a bay window, and the original balustrade was placed on the new flat roof of the

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addition to form a balcony.

The rear additions to the James E. Ballentine House made before 1945 were in character with the house and are inconspicuous. The only inappropriate change to the house is the 1975 replacement of the front porch with a room with a bay window.

The downstairs interior of the house is arranged around the center hall with a parlor and library to the right (north) of the hall (extending into the original one-story front and rear ells, respectively), and an enclosed straight flight of stairs, the room that was enlarged with the replacement of the front porch, and bath to the left of the hall. The hall terminates with double doors at what was the access to the original breezeway and porch, which are now a sitting room and breakfast room. The rear (west) walls of the sitting and breakfast rooms are the original outside walls of the detached kitchen and dining room. The upstairs contains two bedrooms on either side of the stair; there is a small landing adjacent to the entrance of the north bedroom. The interior woodwork is largely unchanged; it is plain in character and defines plaster walls. In the parlor and library, the original mantle-pieces feature simple pilasters. The baseboards, door and window surrounds are simply molded and accent plaster walls. The mantle in the dining room features Ionic pilasters and the woodwork is similar to that of the front of the house. The wooden doors throughout the house are four-paneled and feature their original hardware. The kitchen contains a board-and batten pantry door and a food pass-through to the dining room.

B2. The Creamery. ca. 1890. contributing

A one bay wide, one bay deep block covered with clapboard; front gable roof, board and batten door and four-over-four window in south elevation; small clapboard shed with batten door attached to west elevation.

B3. Smokehouse. ca. 1890. contributing

A one bay wide, one bay deep block covered with clapboard, front gable roof, centered board and batten door; re-roofed and interior lined for storage in 1987.

B4. Laundry Room and Commissary. ca. 1915. non-contributing

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Originally two one story gable roofed frame buildings covered with German siding; considerably altered when joined together in 1948 to create a guest house.

B5. Garage. 1989. non-contributing

A one-story gable-roofed clapboard covered two-car garage presently under construction near the north-west corner of the guest house.

B6. Dairy Barn. 1915. contributing

A one story L-shaped barn covered with intersecting gabled tin roofs and terminating with a two story side gabled block on the the south elevation; exterior covered with German siding and opened with a band of square windows filled with new sash in 1964 on the east and west elevations of the main one-story block. The interior of the main one-story block was the milking parlor floored with cement that is sloped for easy cleaning. Originally it had two rows of metal cow stanchions and two feeding troughs arranged on either side of a center aisle that terminated with an entry through the two story block; the interior was finished with horizontal wooden siding. In 1964, a new milking parlor was installed in the original one-story wing and one row of stanchions and the troughs were removed from the old one. The two story block contains feed rooms and a loft. The barn rests on a cement block foundation.

B7. Office, Pump House, Boiler Rcom, Milk Storage Room.  
Ca. 1920. Contributing

A gable-roofed one story, two bays deep, four bays wide rectangular building with a two bay-wide, one bay deep ell on the north elevation; covered with German siding; interior divided into rooms that housed cold storage areas, a farm office, a pump house and a boiler room; five separate outside entrances and irregular fenestration pattern of double-hung sash in four-over-four and six-over-six pattern; east elevation features regular fenestration pattern with three windows containing six-over-six sash; door and two windows and brick exterior chimney on south elevation and metal chimney approximately 25 feet high secured with guy wires over boiler room.

B8. Processing Plant. 1952. Non-contributing

A one-story building constructed of cement blocks, square in

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plan with a flat roof and a cement apron on west side; housed bottling plant, cold storage rooms and processing rooms.

B9. Water Trough. ca. 1921. Contributing Structure  
A cement trough, square in plan with sides approximately three feet high.

B10-B14. Silos. 1936. Contributing Structures  
Five metal silos, approximately two-and one-half stories high; replaced original wooden ones in 1936. Original metal domes survive on all except one.

B15. Stables and Feed Trough. ca. 1921. Contributing  
A one story high, one bay deep timber frame construction stable with shed roof connected to the dairy barn with a cement feed trough approximately thirty feet long, four feet wide and three feet deep sheltered by a shed supported by posts.

B16. Gambrel Roofed Barn. 1915. Contributing  
A two story timber frame construction barn, four bays wide and two bays deep, German siding, loft entrance in gambrel end, stock entrances in sides. The ruins of a one-story cinder block addition remain at the west end of the building.

B17. Garage. ca. 1920. Contributing  
A one bay wide, one bay deep front gabled frame building with shed extension on north elevation; covered with German siding; east elevation contains two openings for vehicles.

B18. Pump House. ca. 1975. Non-contributing  
An approximately eight-foot by eight-foot by three feet high flat-roofed cinder block well house.

B19. Shed. ca. 1975. Non-contributing  
A open sided three-bay shed supported by posts for vehicular storage.

B20. Stable. overbuilt 1989. Non-contributing  
A remodeled open-fronted stable with a shed roof and a small attached board fence paddock for horses.

B21. Barn. early twentieth century. Contributing  
A two story, four-bay wide, five bay deep barn with front

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gable tin roof with front pulley projection over center block and side (north and south) sheds covered with tin roofs; originally the side sheds were open and supported with posts; the entire barn is now covered with clapboard; the interior is divided into livestock stalls with center aisle and loft above.

B22. Stable ca. 1940. Non-contributing

A one-story shed roofed building that originally was located on nearby Sunset Lake and housed labor camp workers; moved to the Ballentine farm in 1977 and converted into a horse stable.

B23. Tenant House. late 19th/early 20th century. Contributing

A small one story, two bay deep, two bay wide intersecting gabled roofed house covered with board-and batten and clapboard siding; originally a one-room board-and-batten cottage with clapboard additions made in 1930s and '40s.

B24. Tenant House. ca. 1920. Contributing

A rectangular block three bays wide and one bay deep; rear ell one bay deep and one bay wide; covered with German siding with a side gabled roof; original front porch has been enclosed to create a room.

B25-B27. Silos. 1915. Contributing structures

Three concrete silos approximately 30 feet high with domed metal tops.

B28. Chicken House. 1915. contributing

A one bay deep, five bay wide shed roofed, board and batten sided chicken house that was divided into five rooms; a concrete feed trough and a concrete loading incline complete the site.

B29. Tenant House. ca. early twentieth century. Non-contributing

A three bay wide, two bay deep one story house with a rear ell that has been remodeled with a room replacing the front porch and new windows replacing the original sash.

Farmland: Both Farms. Contributing Site.

The 338 acres that make up the Jones-Johnson-Ballentine

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Historic District (258 acres in the Ballentine farm and 80 acres in the Johnson farm) remain in agricultural use. The land is rolling and the soil exhibits the sandy quality common to the Fall Line between coastal and Piedmont North Carolina. On both farms the land rises gently on the north and south sides of Terrible Creek which flows from west to east and lies in the northern quadrant of the Johnson tract near the common boundary of the two farms. Both sides of the creek are hidden by deep, thick belts of timber which probably shelters abundant wildlife.

About half of the Johnson farm is planted in tobacco and the remaining acres are covered with timber. Near the eastern border of the tract in a stand of timber is a pond of about two acres that is formed by an earthen dam on its northern end. The domestic compound lies in the western quadrant of the tract in its approximate center. This compound differs from that of the Ballentine farm in that it is more formal; the encircling drive and plantings of boxwood, magnolias and crepe myrtles define the area and set it off from the cultivated areas of the farm and from the Standard Homes Plans complex which lies directly to the south.

The domestic complex of the Ballentine farm is north of the the Johnson farm and lies at the top of a rise that begins at Terrible Creek. The main core of the Ballentine agricultural complex lies on the west side of the road on approximately 60 acres. The historical complex devoted to dairy farming is sited directly to the south of the Ballentine House and the present complex devoted to horse farming is to the north, across a large pasture. To the west of the original dairy complex there is a pond of approximately five acres that is formed by an earthen dam at its southern end. North of this pond, stretching from the northwest corner of the tract to its southeast corner is a belt of timber and overgrown fields that separate the farm house and the abandoned dairy complex from the presently occupied pastures and horse barns located in the northwest quadrant of the tract. The Ballentine House is surrounded by lawn and shaded by mature oak trees. A crepe myrtle hedge to the south defines the road right-of-way. To the rear (west) of the house are outbuildings and to the south is the abandoned dairy complex. The balance of the Ballentine acreage, approximately 200 acres, is on the east side of the road and contains two tenant houses and three

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abandoned silos and a chicken house. This tract is largely composed of overgrown fields and pastures that retain their outlines; its southern boundary is defined by the belt of timber that hides Terrible Creek and is the common boundary of the two farms. The change from dairy farming to horse farming that began in 1986, has resulted in a redefining of pastures and the replacement of old post and wire fences with post and board fences. However, the land continues to be used for agricultural purposes and the tree lines, ratio of woodland to pasture and basic configuration of these two types of land use have remained unaltered since at least the 1930s.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture

Agriculture

Period of Significance

c. 1800-1939

Significant Dates

1905

1921

1930

Cultural Affiliation

N/A

Significant Person    N/A

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary Paragraph:

The Jones-Johnson-Ballentine Historic District in Wake County is representative of the development of agriculture in the county from the late eighteenth century until the beginning of the Second World War. It is a holding that has remained in the ownership of the descendents of its original eighteenth century owner for six generations and contains architectural resources that as a grouping represent regional housing types and typical nineteenth and early twentieth century buildings associated with crop cultivation and dairy farming. It also is significant in the development of the standardized housing plans industry that blossomed in this country in the years after the First World War, and to the rise of the dairy industry in Wake County at the same time. Finally, the rolling fields and stands of timber, together with Terrible Creek, a landmark mentioned in eighteenth century land grants associated with the district, present an agricultural landscape that is rapidly becoming a rarity as Wake County becomes increasingly urbanized.

ARCHITECTURAL CONTEXTS:

Housing Types:

The regional housing types found in the Jones-Johnson-Ballentine Historic District include a late eighteenth century hall and parlor house, a late nineteenth century Vernacular Victorian house, an early twentieth century neo-Classical revival style house that probably was built around a mid-nineteenth century I-house, and simple early twentieth century tenant houses. There is also a log cabin that was

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altered into its present appearance in the 1930s. All of the houses, with the exception of the cabin, are timber frame construction, clad with clapboard and all are similar in style and type, to contemporary houses in Wake County.

### Late Eighteenth and Early Twentieth centuries: the Etheldred Jones House.

The late eighteenth century Etheldred Jones House was originally the type of side gabled, one-and one half story one room deep hall and parlor house with engaged front and back porches whose presence has been common in eastern North Carolina for over two centuries. Its early twentieth century changes, including the replacement of a rock fireplace with a brick one and the addition of tongue and groove wainscotting, (possibly salvaged from the concurrent remodeling of the adjacent Johnson house), to the interior rooms, reflect architectural tastes of that time, as does the late 1940s enclosure of the rear porch for a kitchen and sun-room.

### Mid Nineteenth and Early Twentieth centuries: the Johnson House.

The two phases of the Johnson House, the conjectured I-house of the mid-nineteenth century and the robust example of the neo-Classical Revival style imposed upon it in the early twentieth century, were typical housing types found in Wake County at the times they were constructed. The I-house, two rooms wide, one room deep and two stories high, with exterior end chimneys, is a variant of the rural British farm house and is a common nineteenth century house form in the South. The neo-Classical Revival style, introduced at the World's Columbian Exposition in Chicago in 1893, became extremely popular in the South around the turn of the century. It is thought that its regional popularity arose from the post-Reconstruction recovery of agriculture and industry and the association of the style's hallmark white columns with ante-bellum nostalgia. Although it is not known who designed the William Wesley Johnson House, it bears a strong resemblance to the early twentieth century Johnson-Turner House designed by the architect, James A. Salter. Salter placed the Johnson-Turner House on a hill overlooking Johnson's pond on land about one mile northeast of the William Wesley Johnson House that once belonged to Barnabas Jones and passed to his daughter, Mary Jane.

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#### Late Nineteenth Century: The Ballentine House.

The Ballentine farm house, a two story frame Vernacular Victorian dwelling type often found in rural North Carolina from the 1870s through the 1910s. The changes made in the 1920s and '40s; the enclosure of a porch to connect the rear kitchen to the main house, the addition of a bay window to the dining room and the installation of two bathrooms upstairs, were common remodeling projects of that time.

#### Agricultural Buildings: Nineteenth and Early Twentieth Centuries:

The buildings associated with agriculture in the Jones-Johnson-Ballentine Historic District include wooden barns, smokehouses, garages and shops. Representative of early twentieth century advances in dairy farming science, the Ballentine dairy barn complex is very similar to dairy barn complexes illustrated in Radford's Combined House and Barn Plan Book, published in 1908. Radford's offered plans and blueprints to turn-of-century dairymen and emphasized cleanliness, ventilation, and the location of the dairy near a source of water. The Ballentine dairy barn with its sloping cement floors and mangers, its metal livestock stanchions, its airy fenestration pattern, its adjacent silos and stock barns and its location near the farm pond, satisfies Radford's criteria for a clean, successful dairy operation.

The Standardized Housing Industry: Early Twentieth Century:  
The 1930 installation of a southern branch of Standard Homes Company, a Washington, D.C. based early twentieth century pattern-book plan business started by Alphonzo Gales Johnson, grandson of Barnabas Jones, represents a response to the development of the housing industry in North Carolina as the pattern of migration to urban centers in the state became established in the 1910s and 1920s. (3)

Architectural pattern-books became popular during the nineteenth century and often were produced by such well-known architects as Alexander Jackson Davis, Calvert Vaux and Samuel Sloan. The text of the books often defined romantic purposes for domestic buildings: that the style of the building defined the owners' taste and status, that the

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purpose of the home was to provide a calm and ordered center of domestic bliss in an uncertain world and that "fine men build fine homes." (4) These pattern books were usually produced for other architects or master builders and could not be considered useful for a do-it-yourself builder. They usually provided ground plans and elevations and, in some cases, exterior and interior details drawn to scale.

At the beginning of the twentieth century, pattern-books such as Radford's Combined House and Barn Plan Book, published in 1908, appeared and provided "practical, economical and common sense" blueprints, structural plans and materials specifications produced by stables of anonymous architects in easy to use formats. One purpose of the growing house plans industry in the 1910s and '20s was to provide housing for an increasingly urban population: for example, between 1900 and 1910, the population of Raleigh, North Carolina more than doubled from around 9,000 in 1900 to 19,218 in 1910. In 1940, the population was 47,000, a one hundred percent increase in a thirty-year span. (5) The establishment of a southern office of the Standard Homes Company on the Jones-Johnson farm, located fourteen miles from Raleigh, was probably an effort to tap a growing local market. Representative pages from a 1926 Standard Homes catalog, advertising "Better Homes at Lower Cost," show typical bungalows, Spanish mission style and Tudor style houses with romantic names such as The San Lois, The Carolina and The Westmoreland. Like Radford's, Standard Homes provided blueprints, structural plans and materials specifications. Unlike Radford's, Standard Homes used persuasive narrative to describe individual plans such as the description of The Carolina: "To know the value of right environment is one of the first steps in the mastery of self. It is impossible for anyone to think his best thoughts or do his best work when his home life is not in keeping with his ideals. Those who firmly fix their hearts on The Carolina for a home may be assured of the refining influence which its possession will bring."

Standard Homes Company, now known as Standard Homes Plan Service, continues to operate seventy years after its founding. It is a continuum of an idea that reaches back into the nineteenth century; that home ownership is the right of every American family and that a commercial

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enterprise can provide the vehicle to attain that right.

### AGRICULTURAL CONTEXT

Elizabeth Reid Murray's definitive history, Wake, Capital County of North Carolina, describes eighteenth century settlers in the county as being mostly yeoman farmers who cultivated their own land with few slaves. Much of the land was covered with thick forest growth and the tasks of clearing it, providing shelter and cultivating crops were monumental. Records of personal belongings show that farming was on a subsistence level, that labor was performed by hand, horse and mule power, and that family tables often featured wild game from the forests. The appearance of mills in the county in the mid-eighteenth century suggests that grains were important crops and the abundance of pork products in trade records of the time indicates that swine herds were the predominant livestock on early farms.

During the first decades of the nineteenth century, farming remained the chief source of income for Wake County residents. In the three decades beginning in the 1830s until the outbreak of the Civil War, gradual improvements in transportation systems, improvements in the culture and curing of tobacco, and the invention of the cotton gin, led to the increasing cultivation of tobacco and cotton as cash crops. (1)

The Civil War wrought millions of dollars worth of damage in North Carolina; Hugh Lefler and Albert Ray Newsome describe the aftermath of the war in the following terms: "Tired maimed, hungry, penniless soldiers straggled home to find cattle and stock gone, barns and cribs and smokehouses empty, clothes worn out, farms run down and buildings, fences, and tools in bad repair. With little but their land, labor and memory of defeat, these soldiers and their families courageously went to work to wrest a meager living from the soil and to rebuild their fortunes and their state. They sufficed with what could be grown or made on their farms. Even families accustomed to ease and plenty before 1860 were reduced to penury and hardship. . ." (p. 478; North Carolina, History of a Southern State.)

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In spite of the hardships, agriculture in North Carolina rapidly reached and surpassed its pre-war volume of production. Lefler and Newsome quote the following statistics: "Cotton and oats recovered by 1870, and the cotton production of 1880 (389,598 bales) was more than triple that of 1860. There was also recovery in the production of corn, hogs, milk cows, and beef cattle by 1880; of tobacco in the 1880s, and of potatoes by 1890. Wheat never reached its pre-war levels, and recovery in per capita production before 1890 did not occur in any crops except cotton and tobacco." (p.521; North Carolina, History of a Southern State.)

These per capita comparisons reveal that the agricultural economy of North Carolina at the turn of the twentieth century was developing toward the wholesale cultivation of cotton and tobacco as cash crops. The Agricultural Schedule of the U.S. Census of 1910 lists 48,664 acres of Wake County land planted in cotton, making it second only to corn as the favored crop in the area. It is possible that corn as a feed crop supported the trend toward dairy farming that was also developing in Wake County. Dairy farming state-wide showed steady growth in the years between 1850 and 1880 as illustrated by the following Bureau of Agriculture figures for the production of butter. They are:

1850;	4,146,290 pounds
1860;	4,735,495 pounds
1870;	4,297,834 pounds
1880;	7,212,507 pounds

Between 1880 and 1890, commercial production of butter in North Carolina increased to 13,129,374 pounds sold during the census year 1890, making North Carolina the 17th largest butter producing state in the nation.

Wake County farmers followed this trend away from mixed crop farming toward specialization by leading the state in the production of dairy products. The figures of the Agricultural Schedule of the U.S. Census for the first three decades of the twentieth century show that dairy farming was enjoying increasing popularity in North Carolina. They are:

for 1900; production of cream sold, 1,469 gallons

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production of butter sold, 190,783 pounds  
(Wake County figures)

production of cream sold, 4,525 gallons

production of butter sold, 2,782,905 pounds  
(state-wide figures)

In this year, Wake County was second in cream sales and third in butter sales.

for 1910; production of cream sold. 3,764 gallons  
production of butter sold, 190,783 pounds  
(Wake County figures)

production of cream sold, 4,525 gallons

production of butter sold, 2,782,905 pounds  
(state-wide figures)

In this year, Wake County was first in cream sales and eighth in butter sales.

for 1920; production of cream sold. no figures  
production of butter sold, 166,413 pounds  
(Wake County figures)

production of cream sold, 100,933 gallons

production of butter sold, 5,670,590 pounds  
(state-wide figures)

In this year, Wake County was tenth in production of butter.

for 1930; production of cream sold. 12,252 gallons  
production of butter sold, 155,587 pounds  
(Wake County figures)

production of cream sold, 145,096 gallons

production of butter sold, 6,737,669 pounds  
(state-wide figures)

In this year, Wake County was first in cream sales and twelfth in butter sales.

According to an article published in the Raleigh News and Observer on 24 March, 1930, the Ballentine family of Wake County expanded on a creamery business started by Mrs. James E. Ballentine in the 1890s by starting a scientific dairy farming operation 1921. They built a modern dairy barn, expanded their herd of Jersey cows and commenced production of eggs in a commercial size chicken house. In 1924, they began selling whole milk to dealers and gradually worked into

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the bottling, processing and retailing of dairy products from the dairy complex on the farm. This complete dairy operation set the Ballentine Dairy apart from the farms in the county since their owners generally sold milk to processors. By 1929, when there were some 21 dairies or creameries in the county, the Ballentine Dairy was recognized as an exemplary dairy business and its owner, Lyndon Yates Ballentine, was considered to be one of the leading young businessmen and farmers in the area.

### HISTORICAL BACKGROUND:

In 1778, Etheldred Jones, a veteran who had served in the North Carolina militia, (6) entered two land grant requests totaling 950 acres on both sides of Terrible Creek in southern Wake County. (7) Jones, born in 1749, was the son of Phillip Jones, a resident of nearby Johnston County. At an early age he went to work as a chain bearer for Joel Lane, a surveyor and leading Wake County citizen. He married Lane's niece, Jean, in 1774 or 1775, and soon after Jones acquired his land which included all the historic district. The young couple built and moved to a cabin on a site south of Terrible Creek. (8) Family history and local tradition contend that that cabin is the small remodeled log building (J3) immediately southeast of the William Wesley Johnson House (J2).

Between the years 1776 and 1786, Etheldred and Jean Jones raised five children. (9) They cleared and farmed land and continued to add to their acreage which, by 1800, amounted to nearly eight thousand acres. (10) It was probably about this time that Etheldred Jones built a one and one half story timber frame dwelling to house his family and at the same time, he may have turned the cabin over to the five slaves that the 1790 census lists him as owning. The new house faced north onto the old Atkins Road that led to Raleigh, and probably was surrounded by planted fields.

Etheldred Jones died in 1835, and was buried in a family cemetery north of the house. His youngest son, Barnabas, inherited his father's house and about 3300 acres of land encompassing the district. (11) Early in 1835, he married Mary "Polly" Rowland, a daughter of a neighbor. They raised three daughters, Mary Jane Lane, Elizabeth "Betsey" Ann and

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Rhoda Ann Mayberry. (12) The Barnabas Jones family made its living by farming as indicated by the 1840 census which lists five people in his household as employed in agriculture.

After Barnabas Jones died on 20 November, 1844, his widow continued to raise their daughters on the farm. Polly Rowland Jones inherited the Jones house and the surrounding 1100 acres of land for the duration of her natural life or widowhood, to be followed by Rhoda Ann, and the two elder daughters each inherited one third of their father's estate. Betsey inherited the 1100 acres of land that adjoined the home place to the north across Terrible Creek, within the district. Mary Jane inherited the 1100 acres near the grist mill on Johnson's Pond east and north on the Atkins Road, outside the district. (13)

When Polly Rowland Jones remarried in 1850, Rhoda Ann inherited the Jones home place according to the terms of her father's will. (14) In 1856, the oldest daughter, Mary Jane, married John Lewis Johnson, the middle daughter, Betsey, married William M. Ballentine, and the youngest, Rhoda Ann, married William Wesley Johnson, brother of John Lewis. It is said that Rhoda Ann and Mary Jane lived in the Jones house with their families while their houses were being built in the years following their marriages. The outbreak of the Civil War probably hampered their building plans. Family traditions relate that the Jones home was visited by hostile troops; in any event, it was difficult to obtain finished materials for building during the war. According to family history, Rhoda Ann and William Wesley Johnson did manage to build a home about 100 feet north of the Etheldred Jones House and physical evidence suggests that that house was later overbuilt as the William Wesley Johnson House. Mary Jane and John Lewis Johnson built a home on the land she inherited from her father, and her son, Beale Johnson built a house designed by Raleigh architect, James A. Salter, on a hill overlooking Johnson's pond. (15)

The William Wesley Johnsons raised ten children born between the years 1857 and 1883. (16) The new house was used for living and sleeping quarters and the Etheldred Jones House, connected to the new house with a walkway, was used as a kitchen, dining room and an overflow dormitory during family visits. The Johnsons continued the farming tradition

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established by Rhoda Ann Johnson's grandfather, Etheldred Jones in the late eighteenth century. The 1870 agricultural census lists William Wesley Johnson as holding 3000 acres of land and paying \$750 in wages. He had 150 acres in wheat, 500 acres in Indian corn and 100 acres in oats. He also grew cotton and raised swine, cattle and sheep. The same census lists William M. Ballentine as owning 750 acres, paying \$300 in wages and practicing mixed farming, as did his brother-in-law, William Johnson. Both houses and the original log cabin remained unchanged until Alfonzo Gales Johnson, the youngest son, inherited the home place following his father's death in 1896 and his mother's death in 1900. (17) Between 1901 and 1905, Alphonzo Gales Johnson had the c. 1860 house more than doubled in size and thoroughly remodeled into the neo-Classical Revival style. Since Alphonzo Gales Johnson married Beulah Olive on 17 April, 1905, (18) it is possible that the alterations to the Johnson House were made to commemorate their marriage. The living arrangements remained as they had been during Gales' childhood with the kitchen and dining quarters of the Johnson House located in the old Jones House.

Alphonzo Gales Johnson was a phrenologist and lecturer during the years before the First World War. He lived with his family in many cities, including Flint and Detroit, Michigan. There, possibly through observation of the standardization of the production methods employed in the automobile industry, he developed the idea of providing standardized house plans for a mass market of builders, contractors and home-buyers. In 1919, he and his partner, Dan Theodore Morgan, established Standard Homes Company in Washington, D.C. The company prospered and by the 1920s, was supplying house plans to a national market. (19) In 1930, they established a southern branch in an old machine shop on the grounds of Gales Johnson's farm that was being run by his wife, Beulah, who had returned with her children to Wake County about 1920. As the southern branch of the company grew, the original building was expanded into its present form. (20)

William Wesley Johnson, son of Beulah and Alphonzo Gales Johnson, married Lois Frazelle in 1935. (21) They added the kitchen and otherwise improved the log cabin attributed to Etheldred Jones and moved into it shortly after their marriage. Following Alphonzo Gales Johnson's death on 12

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September, 1950, William Wesley Johnson inherited the home-place. (22) About this time, Beulah Olive Johnson moved out of the big Johnson House into the frame Etheldred Jones House which she modernized by enclosing the south porch to accommodate a kitchen, sun-room and bathroom. In 1951, the William Wesley Johnsons moved into the large Johnson house built by his grandfather for whom he was named and overbuilt by his father; the new occupants added the kitchen and bath on the south porch.

Presently, the William Wesley Johnson House is occupied by Lois Frazelle Johnson. Her daughter, and son-in-law, Joanna and Phillip Proctor live in a home they built in 1967 northwest of the Johnson house, near Terrible Creek. The Proctors' son and his wife live in the Etheldred Jones house, and the cabin recently has been a gift shop. Standard Homes Plans Service continues to operate on the property and the farm acreage is leased to a tobacco farmer.

Betsey Ann Jones and William M. Ballentine raised six children on the farm that she inherited from her father, Barnabas Jones. Their house is outside the historic district, located directly north of the barn (B21) they built around the turn of the century, and was a hipped roofed one story dwelling that has been vastly altered. Betsey Ann and William Ballentine gave their oldest son, James Erastus, about 180 acres of the Ballentine farm surrounding the house (B1) he had built for his bride, Lillian Parker Yates in 1890. (23) At this time, during the 1890s, the descendants of Barnabas Jones began to develop different types of farms on their adjoining acreage. Lillian Yates Ballentine began a dairy farm and creamery while the Johnsons cultivated cotton, as depicted by an early twentieth century photograph of the Johnson House that shows cotton planted up to the sides of the house. Mrs. Ballentine joined a trend toward dairy farming in the county, beginning with one cow and a small creamery. James Ballentine died in 1906 and his wife expanded the dairy business. During the years between her husband's death and 1921, when her son and daughter graduated from college, she increased her herd to 33 and developed a market that extended from North Carolina to Florida. In 1921, she, her son Lynton Yates, and her daughter, Mabel, began a modern dairy farm and bottling operation that developed into a major Wake County enterprise that included,

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along with dairy products, fresh eggs produced in a large chicken house (B28) located behind tenant houses (B23& B24) and some 200 acres of fields and pasture that supported the dairy herd east of the James E. Ballentine House. (24)

The Agricultural census of 1925 reported that Mrs. L.Y. Ballentine owned 186 acres, 50 cows of milking age, and 25 laying hens and that she grew feed crops, garden produce and 15 acres of cotton. At that time, her cousin, Beulah Olive Johnson, wife of A. Gales Johnson, raised cotton and garden crops. When the cotton market collapsed in the late '20s, support of the Jones-Johnson home-place gradually became dependent on the proceeds of Standard Homes Plans and the cultivation of tobacco (25), while the Ballentines continued to operate the dairy business.

In 1926, the Wake County Health department issued a report that tied the Ballentine dairy and one other for a rating of 96.4, the highest issued that year. The Ballentine dairy developed its reputation for wholesomeness during the '20s and 30s, and in 1940 was advertising daily home milk delivery in the Raleigh telephone book.

Lynton Yates "Stag" Ballentine was a principal in the formation of an organization of Wake County dairymen in 1929, (26), and pursued a political career that included service on the Wake County Board of Commissioners, 1926-1934, service as a North Carolina State Senator, 1937-1943, a term as Lieutenant Governor, 1944, and service as North Carolina Commissioner of Agriculture from 1948 until his death in 1964. (27)

The Ballentine dairy continued to operate until April, 1986, when the herd was bought for slaughter by the Federal government pursuant to a program to reduce milk supplies. (28) The James E. Ballentine House is occupied by Carolyn Ballentine Elliot, grand-daughter of James E. Ballentine, and her family. The Elliots raise and train horses in the pastures north of their house and use the barn built by James E. Ballentine to house them. The dairy complex is presently abandoned as are the chicken house, the silos and the fields and pastures across Sunset Lake Road, east of the James E. Ballentine House.

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1. Lefler, Hugh Talmage and Newsome, Albert Ray. North Carolina, the History of a Southern State; University of North Carolina Press, Chapel Hill, North Carolina 1973 p.p. 391-402
2. Circa 1920 photograph of the Johnson House (copy on file at the Survey and Planning Office) and an interview with Joanna Proctor, grand-daughter of Beulah Olive Johnson.
3. National Register nominations for Glenwood, Boylan Heights and Cameron Park, three early twentieth century neighborhoods in Raleigh, North Carolina; Charlotte Vestal Brown, 1983. (many of the house plans published by Standard Homes Plans are similar to the houses found in these neighborhoods.)
4. Maas, John. Victorian Architecture: Two Pattern Books by A.J. Bicknell and W.T. Comstock. American Life Foundation, Watkins Glen, New York, 1976. p.p.5-9.
5. U.S. Census Bureau figures, 1900, 1910, 1940.
6. Murray, Elizabeth Reid. Wake, Capital County of North Carolina; Capital County Publishing Company, Raleigh, North Carolina, 1983. p.66.
7. Land Grants Division, Secretary of State's Office, Raleigh, North Carolina, Grant No. 388, issued 1 April, 1780, and Grant No. 413, issued 1 April, 1780.
8. Wake County Historical Society. History of Wake County; Raleigh, North Carolina, 1976.
9. Belvin, Lynne and Riggs, Harriette. The Heritage of Wake County; Wake County Genealogical Society in cooperation with Hunter Publishing Company, Winston-Salem, North Carolina, 1983; p.p 290-291.
10. Land Grants Division, N.C. Secretary of State's Office.
11. Johnson, Ruth Bethea. Concerning Our Ancestors, the Johnsons and Their Kin; Harold E. Parker & Sons, Printers, Fuquay-Varina, North Carolina, 1980; p. 69.

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12. Wake County Marriage Bonds, 10 January, 1835 and Belvin, Lynne and Riggs, Harriette. The Heritage of Wake County; Wake County Genealogical Society in cooperation with Hunter Publishing Company, Winston-Salem, North Carolina, 1983; p.p. 290-291.

13. Wake County Records, Barnabas Jones' Will; Recorded in Book 25, page 345, file 736 (copy on file in Survey and Planning Office).

14. Johnson, Ruth Bethea. Concerning Our Ancestors, the Johnsons and Their Kin; Harold E. Parker & Sons, Printers, Fuquay-Varina, North Carolina, 1980; p. 73.

15. Wake County Historical Society. History of Wake County; Raleigh, North Carolina, 1976.

16. Ibid, p.p. 88-89.

17. Wake County Records, William Wesley Johnson's Will; Recorded in Book C, page 515, file 2008 (copy on file in Survey and Planning Office.).

18. Johnson, Ruth Bethea. Concerning Our Ancestors, the Johnsons and Their Kin; Harold E. Parker & Sons, Printers, Fuquay-Varina, North Carolina, 1980; p. 73.

19. Records and plans at Standard Homes Plans, Sunset Lake Road, Fuquay-Varina. (copies of illustrative examples on file at the Survey and Planning office).

20. Johnson, Ruth Bethea. Concerning Our Ancestors, the Johnsons and Their Kin; Harold E. Parker & Sons, Printers, Fuquay-Varina, North Carolina, 1980; p.p. 155-159.

21. Alphonzo Gales Johnson's Will; Wake County Records, exemplified copy from the District of Columbia, recorded in book I, page 131, file 8289.

22. Johnson, Ruth Bethea. Concerning Our Ancestors, the Johnsons and Their Kin; Harold E. Parker & Sons, Printers, Fuquay-Varina, North Carolina, 1980; p. 73.

23. Ibid. p.p. 103-104, and Ballentine family papers and

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wills in the possession of Carolyn Ballentine Elliot (copies on file in the Survey and Planning office).

24. News and Observer, 24 March 1930; p. 8.

25. an interview with Joanna Proctor, grand-daughter of Beulah Olive Johnson.

26. News and Observer, 24 March, 1929.

27. Ibid. 19 November, 1961, Section III, page 1 and 20 July, 1964, page 1.

28. The Independent, 9, April, 1986, p.p. 1-2, "Historic Ballentine's Dairy to stop milk production"

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Land Grant Records. North Carolina Secretary of State's Office, Raleigh North Carolina.

Lefler, Hugh Talmage and Newsome, Albert Ray. North Carolina, the History of a Southern State; University of North Carolina Press, chapel Hill, North Carolina, 1973.

Murray, Elizabeth Reid. Wake, Capital County of North Carolina; Capital County Publishing Company, Raleigh, North Carolina, 1983.

News and Observer. Raleigh North Carolina; various articles.

Wake County Records. Offices, Wake County Court House, 411 Fayetteville Street Mall, Raleigh, North Carolina.

9. Major Bibliographical References

Previous documentation on file (NPS):

N/A

- 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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property 338 acres

UTM References

A	1 7	7 0 1 0 4 0	3 9 4 3 4 6 0
	Zone	Easting	Northing
C	1 7	7 0 2 4 2 0	3 9 4 2 5 7 0

B	1 7	7 0 2 4 4 0	3 9 4 3 4 2 0
	Zone	Easting	Northing
D	1 7	7 0 2 1 2 0	3 9 4 1 8 9 0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/Title Linda Harris Edmisten

organization \_\_\_\_\_

date September 8, 1989

street & number 2121 Lake Wheeler Road

telephone 919-821-9175

city or town Raleigh

state North Carolina zip code 27603

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## GEOGRAPHICAL DATA

E E: 7 0 1 5 7 0 N: 3 9 4 1 8 9 0

F E: 7 0 0 9 6 0 N: 3 9 4 3 0 8 0

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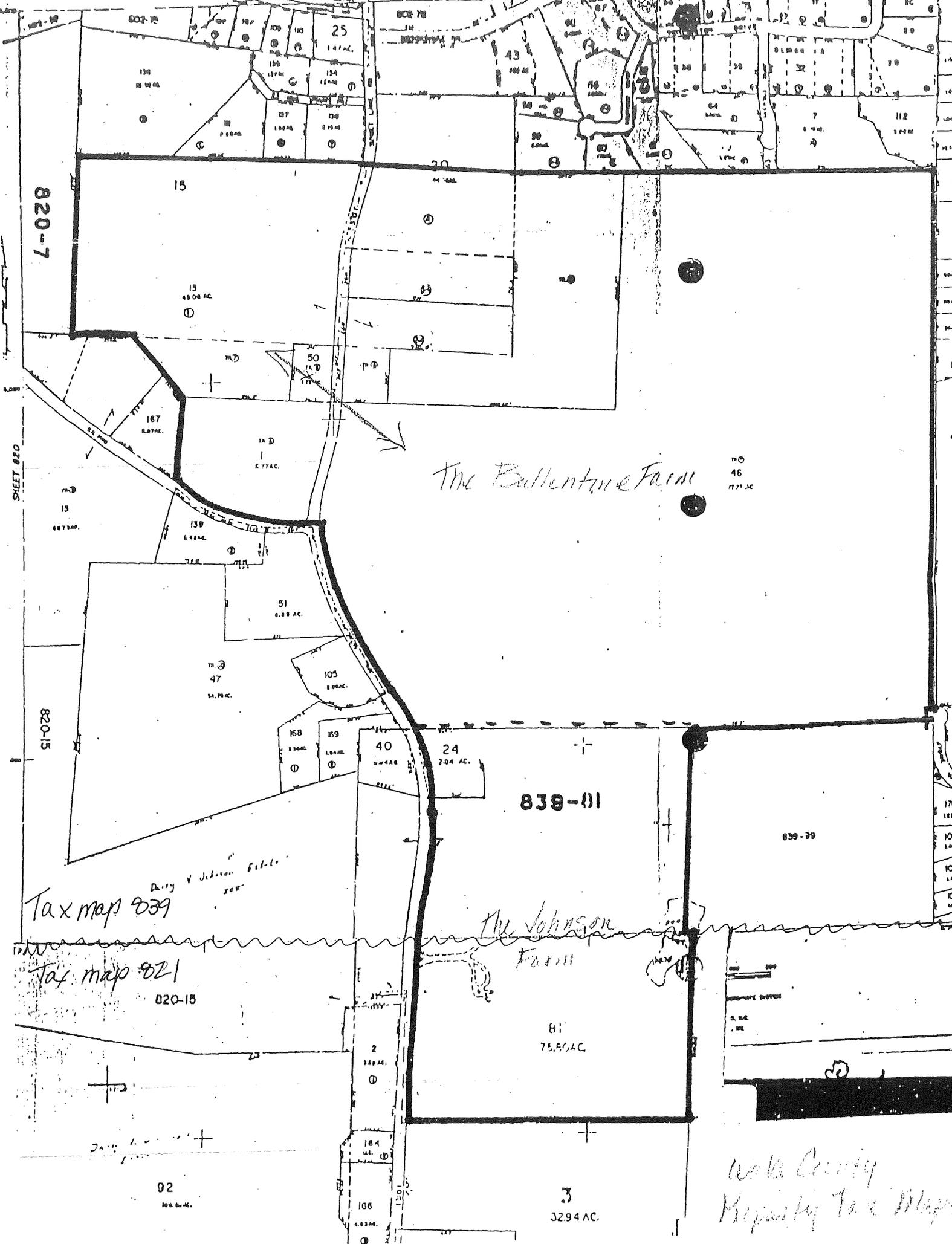
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## Verbal Boundary Description

Beginning at the northwest corner of parcel 15, Wake County Tax Map 839, proceed east along the north line of parcel 15 to the edge of Sunset Lake Road (SR 1301); continue in a straight line eastward across the road and across parcel 20 (as shown on the current tax map) to the southwest corner of parcel 90; then continue eastward along a north line of parcel 20 and then the north line of parcel 46 to the northeast corner of that parcel; then go south and west along the east and south lines, respectively, of parcel 46, map 839 to the northeast corner of parcel 81, map 839; then go south and west along the east and south lines, respectively, of parcel 81 to Sunset Lake Road; follow the east side of the road northward until it intersects with SR 1400 on the west side of Sunset Lake Road; go to the northwest along the north side of SR 1400 to the southwest corner of parcel 1, map 839; follow the west line of parcel 1 north to its northwest corner and then follow the southwest, south and west lines of parcel 15 to the point of beginning. For reference, please see accompanying composite of portions of Wake County Tax Maps 839 and 821. (Note that parcel 20 on map 839 has been subdivided so that the district boundary line currently follows a legal parcel although this does not show on the tax map.)

## Boundary Justification:

The properties described are owned by the members of the Johnson and Ballentine families and are portions of an original 1780 land grant to Etheldred Jones, ancestor to the Johnson and Ballentine families, which retain integrity from the period of their historic use as working farms, c. 1800 to 1939. Portions of the original land grant beyond these boundaries have been substantially re-developed within the past fifty years.



820-7

SHEET 820

820-15

*The Bullentine Farm*

838-81

*The Johnson Farm*

*Tax map 839*

*Tax map 821*

820-15

*Walla County  
Property Tax Maps*

92

3  
32.94 AC.

15  
43.08 AC.

167  
8.87 AC.

139  
8.72 AC.

51  
8.88 AC.

47  
34.78 AC.

105  
8.08 AC.

158  
8.88 AC.

159  
8.88 AC.

40  
8.88 AC.

24  
2.04 AC.

81  
75.95 AC.

164  
8.88 AC.

106  
8.88 AC.

170  
13.12 AC.  
100  
8.88 AC.  
101  
8.88 AC.  
102  
8.88 AC.

