



**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 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 the National Register criteria. ( ) See continuation sheet.

Richard L. Luce  
Signature of certifying official

8-26-04  
Date

W. Ray Luce  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

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 or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 10/27/04

determined eligible for the National Register

\_\_\_\_\_

determined not eligible for the National Register

\_\_\_\_\_

removed from the National Register

\_\_\_\_\_

other, explain:

\_\_\_\_\_

see continuation sheet

Ray  
Keeper of the National Register      Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: agricultural field

### Current Functions:

DOMESTIC: hotel

AGRICULTURE/SUBSISTENCE: agricultural field

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## 7. Description

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### Architectural Classification:

OTHER: hall-parlor

### Materials:

foundation BRICK

walls WOOD: novelty board

roof METAL

other N/A

### Description of present and historic physical appearance:

Located in a rural area roughly 10 miles southeast of Midway in Liberty County, the Sam Ripley Farm is comprised of a main house, c.1940 grape arbor, c.1950 storage shed, nonhistoric pump house, and agricultural fields. The farm is situated in an isolated, rural setting on an unpaved road (photographs 1 and 2).

Constructed in 1926 by Sam Ripley, the main house is a frame, hall-parlor-type house (photograph 3). During the historic period, additions were added to the hall-parlor house. A two-room, shed-roof addition was added to the rear of the hall-parlor, creating a four-room block. A two-room addition and a small porch were added to the rear of the expanded house, and the final addition was a bathroom on the west side of this addition (photographs 6 and 7).

The house retains its original novelty-board siding, six-over-six double-hung windows, and simple door and window surrounds. The shed-roof front porch is supported by peeled logs used as posts (photograph 3).

Historic interior finishes include a variety of bead-board and horizontal boards used for the walls and ceilings, original pine floors, original paneled- and horizontal-wood doors, and simple door and window surrounds.

**National Register of Historic Places Continuation Sheet**

**Section 7--Description**

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Modern changes to the house (1996) include adding a second bathroom and adding a wall between the kitchen and bedroom in the rear historic addition.

The c.1940 grape arbor was restored and repaired in 1996. A 1950s storage shed and a nonhistoric, modern pump house are located to the rear of the house.

The historic agricultural fields to the east and west of the house are currently cultivated with traditional crops including sugar cane and Seminole peas. Mature trees and shrubs on the property include pear, plum, pecan, live oak, and magnolia trees and crepe myrtle, azaleas, and honeysuckle vines. The property owners rehabilitated the house in 1995 and the property is currently used as a bed and breakfast.

Although no formal archaeological investigation has been done on the property, there is a high potential for archaeological resources on the property associated with the Ripley household due to a relatively long period of continuous agricultural and domestic use and the absence of any recent ground-disturbing activities.

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**8. Statement of Significance**

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**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):**  N/A

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

AGRICULTURE  
ARCHITECTURE  
ETHNIC HERITAGE: black

**Period of Significance:**

1926-1954

**Significant Dates:**

1926—construction of the house

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

Located in the rural lowlands of eastern Liberty County, the Sam Ripley Farm is representative of the type of African-American subsistence farmsteads developed after the Civil War. The population of coastal Liberty County has remained primarily African-American farm families from the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century.

The Sam Ripley Farm is significant in the area of architecture as a good example of a vernacular cottage that evolved over time from a 1926 hall-parlor house with later, historic additions. According to the statewide historic context Georgia's Living Places: Historic Houses in Their Landscaped Settings, the hall-parlor was one of the state's earliest house types and was built through the 1930s for farm owners, tenant farmers, and mill workers. Typical of most small, one-to-two room houses, additional rooms were constructed on the rear of the hall-parlor during the historic period. The house retains its original novelty, brick piers, six-over-six double-hung windows, simple door and window surrounds, and shed-roof porch with peeled log posts. The interior of the house represents a simple, rural, vernacular house with its original historic finishes.

The Sam Ripley Farm is significant in the area of agriculture and black ethnic heritage as a good example of an early 20<sup>th</sup>-century African-American farm as defined in the statewide historic context Tilling the Fields: Georgia's Historic Agricultural Heritage. The farm retains its main house and associated agricultural landscape and features, which include the c.1940 grape arbor, mature plantings and trees, and agricultural fields. The farm is a good example of an African-American subsistence farmstead with its owner-built house and shed and small agricultural plot for growing crops for the family and some to sell. Sam Ripley was a subsistence farmer and grew peas, corn, vegetables, and rice on his property and worked at the nearby Whitland Saw Mill (nonextant).

**National Register Criteria**

The Sam Ripley Farm is eligible for listing in the National Register of Historic Places under Criterion A as an excellent example of an early-to-mid-20<sup>th</sup> century farm and for its direct association with Sam Ripley, an African-American farmer. The property is eligible for listing under Criterion C as a good example of a hall-parlor-type house with later historic additions.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of construction begins with the construction of the house in 1926 and ends with the end of the historic period (1954) to reflect the continual ownership and farming practices of Sam Ripley.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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**Contributing/Noncontributing Resources (explanation, if necessary)**

The property consists of two contributing buildings (the main house and c.1950 storage shed) and one contributing structure (the c.1940 grape arbor). The 1995 pump house is a noncontributing structure.

**Developmental history/historic context (if appropriate)**

**NOTE: The following developmental history was prepared by Melissa Jest, Chris Mercer, and Luciana Spracher. "Sam Ripley Farm," draft National Register of Historic Places Form, June 13, 2001. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

The Sam Ripley Farm is a remaining example of the rural housing built during the early 20<sup>th</sup> century by the African American subsistence farmers of the Midway/Dorchester area in Liberty County, Georgia. The Sam Ripley Farm provides insights into the life of subsistence farmers who developed the art of "makin'do" into a skill-set and a way of life passed down to later generations.

Born c.1900, Sam Ripley was a subsistence farmer and grew peas, corn, vegetables, and rice on his property and worked at the nearby Whitland Saw Mill (nonextant). In 1933, he married Florence Addie Gilmore. After retiring from the sawmill in 1940, Mr. Ripley continued to work his farm and performed odd jobs in Dorchester and Midway. He divorced Florence in 1943 and remarried. Mr. Ripley and his new wife, Mary, adopted two children, Sam Jr. and Rebecca.

According to local craftsman/carpenter John Stevens, still living in the Midway area, Sam Ripley built his homestead using salvaged wood found at demolition sites or discarded by area saw mills. Ripley built the farmhouse in 1926 on what was a section of his father's, Harry Ripley, property. Ripley's construction skills had been handed down through the generations and his tools were simple. Mr. Stevens said he reverted back to those simple tools and techniques when he repaired the Ripley farmhouse for its current use as an inn. Like most African American families in Dorchester, Sunbury and Midway, Sam Ripley farmed the land surrounding his home. His niece, Gladys Ripley Lowe, recalled that Ripley grew peas, corn, greens, and rice. These crops were used to feed his family, as well as to trade for foodstuffs and non-perishables, such as flour, cloth, shoes, and medicines. The Ripley homestead also includes a grape arbor, one of several in the Dorchester Village community.

In 1934, 834 farms encompassing 33,000 acres were operated by African American persons in Liberty County. Of that number, 560 were full owners of their farms, representing more than 23,000 acres. African American farmers planted small plots of rice, sugar cane, corn, and vegetables. To supplement their farm income, African-American men worked in sawmills, naval stores, or in the fishing industry. Many African-American women performed domestic work or laundry for white families. Sam Ripley, like other African American residents of Dorchester and Midway, farmed a larger farm near his own homestead and worked in the now defunct Whitland Saw Mill for extra income. Mrs. Lowe recalled that Sam Ripley's second wife, Mary, worked at a hotel in Midway to

**National Register of Historic Places Continuation Sheet**

**Section 8--Statement of Significance**

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supplement the family's income.

Mr. Paul Ripley, Jr. of Midway said his recollections of his Uncle Sam were of Sam's later years. After retiring from the sawmill in 1940, Sam Ripley worked odd jobs around Dorchester and Midway while continuing to work his own land. Sam Ripley owned a horse, which he used to plow and pull his wagon into town.

According to oral tradition, in the 1960s or 1970s, Mary left Sam and returned to Statesboro with Sam Jr. Rebecca stayed with her father. Sam Ripley died in 1988 and left the property to his granddaughter. In 1994, the property was purchased by the current owners to use as a bed and breakfast



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## 9. Major Bibliographic References

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Georgia Department of Natural Resources, Historic Preservation Division. Georgia's Living Places: Historic Houses in Their Landscaped Settings. 1991.

Groover, Robert Long. Sweet Land of Liberty: A History of Liberty County, Georgia. Roswell, GA: W.H. Wolfe Associates, 1987.

Jest, Melissa, Chris Mercer, and Luciana Spracher. "Sam Ripley Farm," draft National Register of Historic Places Form, June 13, 2001. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Lowe, Gladys Ripley, niece of Sam Ripley, Midway, Georgia. Interview by Melissa Jest, March 31, 2001.

Merritt, Carole. Historic Black Resources: A Handbook for the Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia. Atlanta: Historic Preservation Division, 1984.

Messick, Denise P., J.W. Joseph, and Natalie P. Adams. Tilling the Earth: Georgia's Historic Agricultural Heritage. Georgia Department of Natural Resources, 2001.

Ripley, Paul, Jr., nephew of Sam Ripley, Midway, Georgia. Interview by Melissa Jest, March 31, 2001.

Stevens, John and Luretha Lowe, Midway, Georgia. Interview by Melissa Jest, March 24, 2001.

**Previous documentation on file (NPS): (X) N/A**

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- 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, Specify Repository:

**Georgia Historic Resources Survey Number (if assigned): N/A**

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## **10. Geographical Data**

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**Acreage of Property**      2.5 acres.

### **UTM References**

A)    Zone 17      Easting 464972      Northing 3513809

### **Verbal Boundary Description**

The National Register boundary for the Sam Ripley Farm is indicated on the attached tax map with a heavy black line, drawn to scale.

### **Boundary Justification**

The National Register boundary corresponds to the current legal boundary owned by the current property owners. The boundary includes the main house, outbuildings, historic landscaping, historic agricultural fields, and the right-of-way along the edge of the dirt road.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Gretchen A. Brock/National Register Coordinator  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 47 Trinity Avenue, S.W., Suite 414-H  
**city or town** Atlanta      **state** Georgia      **zip code** 30303  
**telephone** (404) 656-2840      **date** August 2, 2004  
**e-mail** gretchen\_brock@dnr.state.ga.us

**Consulting Services/Technical Assistance (if applicable) ( ) not applicable**

**name/title** Melissa Jest, Chris Mercer, and Luciana Spracher/Students  
**organization** Armstrong Atlantic State University  
**mailing address** Department of History  
**city or town** Savannah      **state** GA      **zip code** 31419  
**telephone** (912) 927-5283  
**e-mail** N/A

- ( ) **property owner**
- ( ) **consultant**
- ( ) **regional development center preservation planner**
- (X) **other: student project**

**Property Owner or Contact Information**

**name (property owner or contact person)** Laura Devendorf and Meredith Devendorf  
**organization (if applicable)** N/A  
**mailing address** 5836 Islands Highway  
**city or town** Midway      **state** GA      **zip code** 31320  
**e-mail (optional)** N/A

**National Register of Historic Places Continuation Sheet**

**Photographs**

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**Name of Property:** Sam Ripley Farm  
**City or Vicinity:** Midway  
**County:** Liberty  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** September 2002

**Description of Photograph(s):**

Number of photographs: 16

1. Exterior main house and setting; photographer facing southwest.
2. Exterior main house and setting; photographer facing southeast.
3. Exterior main house, front (north) and west facades; photographer facing southeast.
4. Exterior main house, front (north) and east facades; photographer facing southwest.
5. Exterior main house, east façade; photographer facing west.
6. Exterior main house, west façade; photographer facing east.
7. Exterior main house, rear (south) and east facades; photographer facing northwest.
8. Exterior main house, detail of rear porch; photographer facing northwest.
9. Interior main house, hall looking into parlor; photographer facing west.
10. Interior main house, hall; photographer facing northeast.
11. Interior main house, hall looking into dining room; photographer facing southeast.
12. Interior main house, rear bedroom; photographer facing southwest.
13. Interior main house, detail of doors in parlor; photographer facing southeast.
14. Interior detail of door; photographer facing southwest.
15. Landscape, grape arbor, and agricultural fields; photographer facing west.

**National Register of Historic Places Continuation Sheet**


**Photographs**

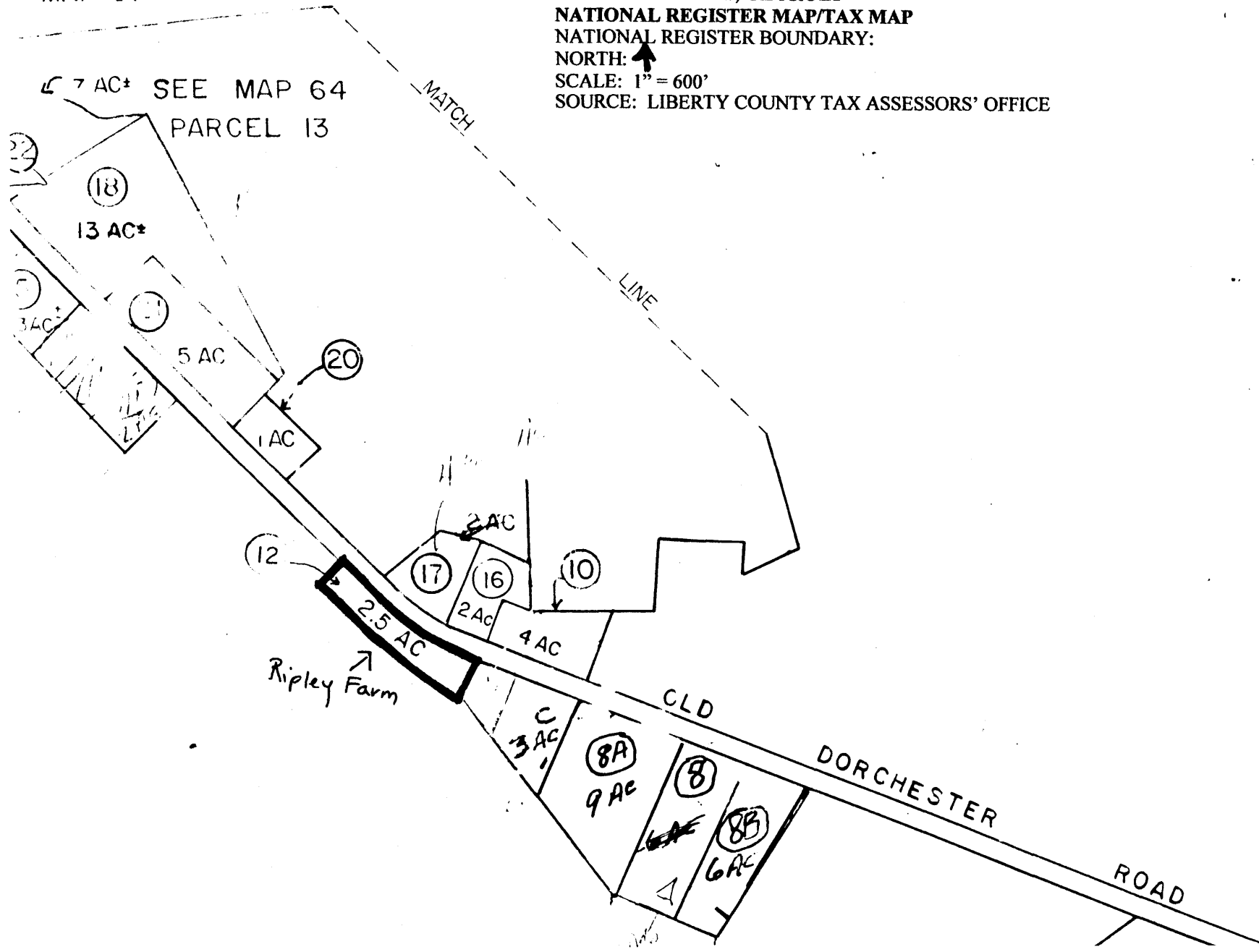
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16. View of nonhistoric pump house (foreground) and c.1950 shed; photographer facing southwest.

(HPD WORD form version 11-03-01)

SEE 1" = 660'  
MAP 57

**SAM RIPLEY FARM**  
**LIBERTY COUNTY, GEORGIA**  
**NATIONAL REGISTER MAP/TAX MAP**  
**NATIONAL REGISTER BOUNDARY:**  
NORTH:   
SCALE: 1" = 600'  
SOURCE: LIBERTY COUNTY TAX ASSESSORS' OFFICE



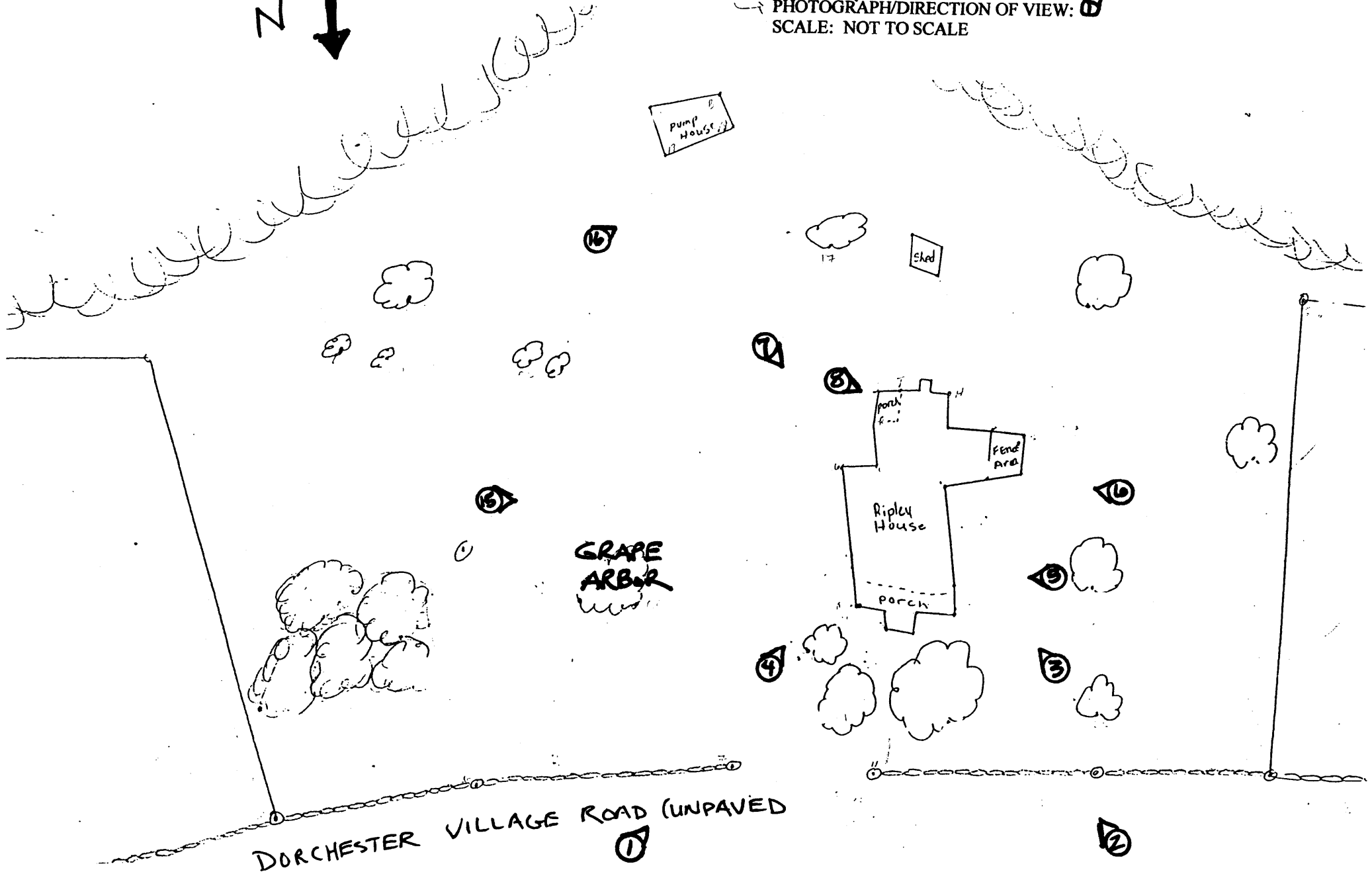
**SAM RIPLEY FARM  
LIBERTY COUNTY, GEORGIA**

**SITE MAP**

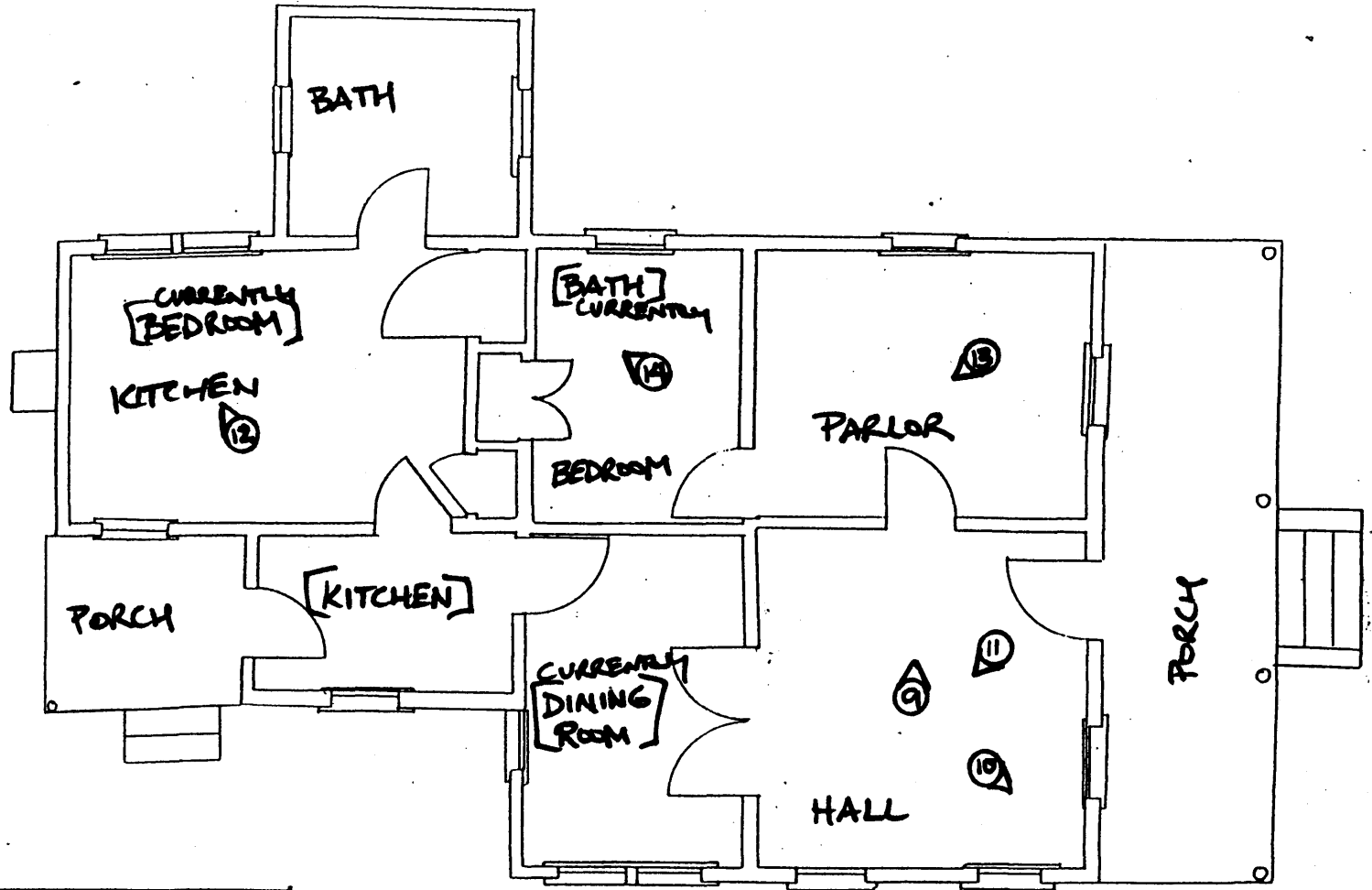
NORTH: ↓

→ PHOTOGRAPH/DIRECTION OF VIEW: ⑩

SCALE: NOT TO SCALE



SAM RIPLEY FARM  
 LIBERTY COUNTY, GEORGIA  
 FLOOR PLAN  
 NORTH: →  
 PHOTOGRAPH/DIRECTION OF VIEW:  
 SCALE: 1" = 600'



The Sam Ripley House		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY Smith
DATE: 8-11-97		REVISED
Dorchester Village Road Dorchester, Georgia		
		DRAWING NUMBER