NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 any 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 Barrett, Dr. John G. and Nannie H., Farm

other names/site number Ox-Ford Farm

2. Location

street & number 75 Ox Creek Road not for publication N/A

city or town Weaverville vicinity X

state North Carolina code NC county Buncombe code 021 zip code 28787

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Kevin Cherry SHPO 3/21/2013
Signature of certifying official Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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): _____

Signature of the Keeper: for Edson W. Beall

Date of Action: 5.8.13

Barrett, Dr. John G. and Nannie H., Farm
Name of Property

Buncombe County, NC
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

X private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

___ building(s)
X district
___ site
___ structure
___ object

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

Contributing	Noncontributing	
4	4	buildings
1	0	sites
1	10	structures
0	0	objects
6	14	Total

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

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

6. Function or Use

Historic Functions
(Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
DOMESTIC	secondary structure
AGRICULTURE	agricultural field
AGRICULTURE	animal facility

Current Functions
(Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
DOMESTIC	secondary structure
AGRICULTURE	agricultural field
AGRICULTURE	animal facility
AGRICULTURE	agricultural outbuilding

7. Description

Architectural Classification (Enter categories from instructions)
No style

Materials (Enter categories from instructions)
foundation STONE
roof METAL
walls Weatherboard
Log
other STONE

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

Barrett, Dr. John G. and Nannie H., Farm
Name of Property

Buncombe County, NC
County and State

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)

__X__ 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.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object,or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Agriculture

Period of Significance
ca. 1895 – ca. 1950

Significant Dates
ca. 1895

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
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

Barrett, Dr. John G. and Nannie H., Farm
Name of Property

Buncombe County, NC
County and State

10. Geographical Data

Acreage of Property 54.02

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	17	364690	3950720
2	17	364990	3950600
3	17	364960	3949910
4	17	364700	3949900

X 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 Laura A. W. Phillips, Architectural Historian

organization N/A date December 1, 2012

street & number 637 North Spring Street telephone 336/727-1968

city or town Winston-Salem state NC zip code 27101

12. 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 the SHPO or FPO.)

name Dr. Edith J. Hapke

street & number 75 Ox Creek Road telephone 828/658-2500

city or town Weaverville state NC zip code 28787

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 the 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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

DESCRIPTION

Materials, cont'd.

Foundation –
CONCRETE
Roof –
WOOD: Shingle
ASPHALT
Fiberglass
Walls –
WOOD
OTHER: Chicken wire

Summary

Located at 75 Ox Creek Road near Weaverville in north central Buncombe County, North Carolina, the Dr. John G. and Nannie H. Barrett Farm is part of the Ox Creek community of the Reems Creek valley. The topography of the farm, like that of the adjacent properties and the surrounding area in this mountainous section of the county, is varied. On this active farm of just over fifty-four acres, the topography ranges from fertile bottom land along Ox Creek (also known as the South Fork of Reems Creek) to rugged, rocky terrain rising up a mountainside immediately north of Kits Knob, a 3,113-foot peak. Manmade resources, in addition to the farmscape itself, include eight primary buildings and eleven primary structures along with numerous small features throughout the landscape. The primary resources are enumerated in the following inventory.

The currently documented 54.02 acres varies significantly from the historically stated acreage, although the current property constitutes the main body of the original farm. An explanation follows in Section 8 on page 17.

Inventory

The inventory provides the name of each resource along with the date or approximate date of its construction and major alterations, its contributing or noncontributing status, and a description of its physical character. The resources are keyed by number to the accompanying site plan.

Buildings, sites, and structures that add to the historic associations and physical character for which the Dr. John G. and Nannie H. Barrett Farm is significant, were present during the

property's period of significance (ca. 1895-ca. 1950), relate to the documented significance of the property, and possess historic integrity are *contributing resources*. Buildings, sites, and structures that do not add to the historic associations or physical character for which the property is significant, were not present during the property's period of significance, do not relate to the documented significance of the property, or due to alterations, additions, or other changes no longer possess historic integrity are *noncontributing resources*. Lack of historic integrity occurs when alterations, additions, or the loss of original details hinder a building from conveying a strong sense of its appearance during the period when it achieved its significance.

After a discussion of the overall farm landscape (1), the inventory is arranged geographically, moving from north to south, from the lowest to the highest elevations. Beginning near the northwest corner of the property, the inventory proceeds roughly from west to east with those resources (2-10) located in closest proximity to the entrance road and Ox Creek. Then the inventory loops back and forth from east to west (11-14) and west to east (15-16), and then gradually moves up the mountainside from west to east again to the resources at the highest elevations (17-20).

Only those resources that are large enough to have a visual impact on the landscape are counted. Other resources, all modern, such as the root cellar, pump house, driveway bridge over Ox Creek, small arbors, barbeque grill, and woodsheds are mentioned as part of the landscape but are not individually counted.

1. Farm Landscape Contributing site

Set on a tract of 54.02 acres, the John G. and Nannie H. Barrett Farm landscape includes both natural and manmade features. The primary manmade resources are discussed separately in the inventory. There are three land uses: 1) the farmstead, 2) the pastures, and 3) the woodlands, all of which are tied together by the farm's road system. Except for the bottom land along Ox Creek, the land on this mountain farm is very rocky and is, therefore, not well suited for the cultivation of crops. Rather, pastures and timberland are and were, historically, its best uses. Note: Numbers in parentheses key mentioned resources to the site plan.

Farmstead

The farmstead is located in the lower (northern) quarter of the farm between Ox Creek and the upland pastures. It includes the house (7) and associated domestic outbuildings and structures (4, 8-9, 12-13), the garden, and the barns and primary associated agricultural outbuildings (2-3, 5-6, 10-11, 14-16). The farmstead's northern border, Ox Creek, flows from east to west as it meanders across the northern end of the property below Ox Creek Road. The creek and several mountainside springs that feed into it have been essential, both historically and today, to the

operation of a successful farm at this place, serving as the source of water for family needs, livestock, garden, and crops.

After the creek flooded the bottomland in the mid-1990s, its banks were fortified for a short distance east of the entrance drive bridge, first by adding rip rap and then by covering that with stones from the property. At the same time, a diminutive frame pump house with a wood-shingled gable roof was installed adjacent to the east side of the bridge. It pulls water from the creek and directs it through an underground pipe to a spigot by the flowers around the farm entrance. Two small foot bridges with balustraded wood side rails were also built after the flood for farm animals to cross from one side of the creek to the other. One footbridge is located by the garden; the other is immediately west of the lower sheep shelter (5) and hay feeder (6).

One feature of the farmstead that has benefited from the presence of Ox Creek is the garden. It is located in the bottom land on the south side of the creek downhill from the entrance road and between the lower barn (2) and the springhouse (4). This location is the same as that used by two generations of the Barrett family for their garden. The garden is arranged by well-defined rectangular beds with dirt and bark walks separating them. It grows such vegetables and fruits as corn, broccoli, cauliflower, potatoes, sugar snap peas, blue lake beans, peppers, parsnips, carrots, squash, sweet potatoes, okra, grapes, and blueberries. Near the southeast corner of the garden are two wood-sided compost bins, and just east of them is a root cellar – all modern. The west side of the root cellar, where the entrance is, is built of wood timbers, but the structure is covered with earth and extends into the hillside.

In addition to the vegetable garden, other planned vegetation in the farmstead area includes a variety of flowers that bloom along the entrance road, around the vegetable garden, and in the area of the house (7). Two small frame arbors – both modern – are located in the vicinity of the house. A grape arbor is above the creek not far northeast of the house. The other arbor, currently unused, stands in a grove of trees on the rocky hillside behind (south of) the house.

The house and most of the outbuildings associated with the farmstead stand on higher elevations above the bottom land of the creek. In addition to these buildings and structures, other manmade features, all modern, are located within the farmstead. Behind the house is a small barbeque grill set in a three-sided frame of rocks. Because of potential damage by the farm sheep (approximately fifty) and cattle (approximately fifteen), several young trees are surrounded by a wood framework. There are also three small, open, woodsheds. Though not alike, all have a simple wood framework and are covered by sheets of metal. One is located between the house

(7) and the garage (8), another stands near the log guest house (13), and the third is on the north side of the farm road between the equipment and hay storage shed (14) and the upper barn (15).

Pastures

The farm's pastures are found in several locations. At the north end of the farm, a lush pasture stretches east-west across the property in the bottom land between Ox Creek and Ox Creek Road. Portions of it are lightly shaded by a variety of trees. East of the farmstead, this pasture continues on the south side of Ox Creek, filling the northeast corner of the property. Additional pasturage is located along the south side of Ox Creek Road west of the entrance drive to the John G. and Nannie H. Barrett farm. Although this pasture was part of the original farm, it is not included in the nomination because it is separated from the rest of the historic farm by a driveway and parcel with a modern house under separate ownership.

The farm's other pastures are located south of the farmstead and are on rocky terrain as they rise up the mountainside. One of these, partially wooded, is south of the farm road between the equipment and hay storage shed (14) on the west and the upper barn (15) and sheep weaning shelter (16) on the east. On the mountainside above (south of) the wooded pasture is an open pasture. Along the road marking the north end of the open pasture is a livestock shelter (17). Toward the east end of the road is a picnic shelter (18) and a storage shed (19). Near the top of the pasture is the upper sheep shelter (20). Running east-west across this pasture is a series of roughly parallel, curved dirt tracks giving the pasture a terraced appearance. These were created around 1980 to provide level ground where a tractor could travel in order to dispense fertilizer. South of this pasture, near the top of the farm, is another, wooded pasture.

Woodlands

Woodlands are located on the mountainside east and west of the pastures above the farmstead. A current aerial map shows them to be particularly heavy in the southeast corner of the property and east and northeast of the central, open pasture. With the help of the North Carolina Forestry Service in the mid-1980s, approximately ten acres east of the central, open pasture were clear-cut and burned in preparation for the establishment of an eastern white pine plantation for future harvesting. The other woodland areas have not been replanted. Instead, they feature native hardwoods that are typically found on moist upland sites, including white oak, northern red oak, yellow poplar, pignut hickory, sweet birch, American basswood, cucumber tree, American birch, sourwood, rhododendron, eastern white pine, white ash, and jewelweed.

Roads

The farm's road system ties the land uses and built resources together. The road, which has multiple branches, is composed of dirt and gravel and dates from ca. 1980. It enters the John G. and Nannie H. Barrett Farm at its northwest corner, from Ox Creek Road. After crossing Ox Creek on a bridge constructed in recent years with a wood-planked roadbed set on steel support beams and concrete abutments, the road curves sharply to the east along the north side of the old barn (2), continuing eastward past the garden and the springhouse (4) to the house (7). After reaching the house, a driveway continues around the rear to the east side of it to a small gravel parking area between the house and the garage (8). From the west side of the house, the road curves sharply to the southwest and uphill to the equipment and hay storage shed (14). Along the way, it passes the car shelter (12) and a driveway to the guest house (13). From the equipment and hay storage shed, the road splits. One branch leads eastward, passing between the south end of the farmstead and the north end of the wooded hillside pasture to the upper (new) barn (15) and sheep weaning shelter (16). The other branch of the road heads southward and uphill from the equipment and hay storage building to a small livestock shelter (17). From there, it turns sharply to the east between the wooded and open pastures. One branch of the road continues eastward past a picnic shelter (18) and a storage shed (19) and then curves northward through the woods in the east half of the property, looping back to the sheep weaning shelter and upper barn. This northward loop currently is not in use. The other branch of the road between the wooded and open pastures turns sharply to the southwest, running roughly southward between the open pasture and the west woodlands to the south quarter of the farm. At that point, the road turns eastward across the property. From there, a dirt track turns south to the south end of the property, then west across the south end and back north near the west side of the property to rejoin the farm road. In the open pasture, parallel, curved, dirt tracks run roughly from west to east. (This description was derived from a combination of onsite inspection, discussion with the current property owner, a current aerial map of the property, and a Soil Conservation Service map of roads and fences drawn for the property in 1991.)

Fences

Of modern construction, the numerous fences serve to define certain areas, like the garden and the property lines, and to separate the various pastures and barnyards, confining the sheep and the cattle to certain areas. Many follow the roads. There are three types of fences. The primary type is a wood pole and wire fence, either barbed or electrified, found all over the farm. The second type is an unpainted cedar post and rail fence, found at the entrance to the property and in conjunction with several of the agricultural outbuildings. The third type of fence – a lightweight wood picket fence along the driveway behind the house – is more decorative than functional. Fence gates are wood or metal.

2. Lower (Old) Barn, ca. 1895 Contributing building

The barn is located near the western edge of the farm property in the lower lying land on the south side of Ox Creek. The large frame building is mostly weatherboarded, although much of the west gabled end has board-and-batten siding. The barn consists of a main, central block flanked on the south by a low, enclosed shed (originally open at both ends to house Dr. Barrett's horse and carriage) and on the north by a tall, enclosed shed. During the mid-twentieth century, the north shed was open-sided and was used for air curing hands of tobacco. Around 1980, this shed was enclosed and is now used for storage. The steep gable roof and the shed roofs on the north and south sides are sheathed with standing-seam metal. A small area at the northeast corner of the main body of the barn has a stone foundation, but otherwise the barn is set on log sills. The barn's doors and other openings were repaired ca. 1980. Except for one board-and-batten door on the west end, the doors and the shutters over the openings are all sheathed with weatherboards. (Originally they were batten doors and shuttered openings.) On the east side, the main level of the barn has a single door in the south shed, a large, double-leaf door in the north shed, and three single doors – one in the center and one at each end – in the center section. The hay loft level of the east wall has a large, double-door opening in the center and a small, single opening at each end. Another small opening is positioned above the double-leaf door of the north shed. Within the east gable, an additional small window opening is positioned above the large, second-story opening. On the west end of the barn, the shed openings match those on the east end. The central block of the west wall has a projecting hay feeder for the cattle in the center flanked by a pair of openings. Single doors are located near the north and south ends of the west wall. The south door is not visible in its entirety, but the north door is a split "Dutch" door. The hay loft has a single opening sheltered by a pent roof above the hay feeder. Within the gable is a pair of small openings. The most striking feature of the interior of the barn is the massive loft with braced beams that is filled with square bales of hay. It is reached by a wood ladder near the center of the main floor. The main floor contains two cattle stalls at the west end, and the remainder has miscellaneous storage areas. There is no center aisle.

3. Cattle Shelter, 1987 Noncontributing structure

An open cattle shelter is located west of the lower barn (2) and just within the west property fence. It provides the cattle protection from bad weather. A frame structure with a square footprint, its eight vertical wood support posts – one at each corner and one halfway between each corner – are braced at the top and set in concrete. The north, south, and west sides have half-height walls of flush horizontal boards, while the east side is open, serving as the entrance to

the shelter. The roof slopes slightly downward from east to west and is covered with standing-seam metal.

4. Springhouse, ca. 1895 Contributing structure

Downhill from the north side of the farm road, between the lower barn (2) and the John G. and Nannie H. Barrett House (7) is the springhouse. Facing roughly south, the small, rectangular, structure is set into the hillside and has a rock foundation, though it appears that now there is a concrete retaining wall behind the stone within the structure. The walls are weatherboarded, there is a weatherboarded door on the south end, and a front-facing gable roof. When the current owner purchased the property in 1978, the roof was the only portion of the building in need of repair, and it was replaced with cedar shingles to maintain the original appearance. The front and rear (south and north) gables are enclosed with slatted boards laid vertically. The south end of the roof extends well beyond the main body of the structure and is supported by wood corner posts. This part of the roof shelters a sunken open area lined on three sides with dry-laid stones. Stone steps on the east side lead down to the sunken area. At the bottom center of the south stone wall is an inset, framed screen where water flows from the spring below the sunken area and on into the springhouse itself. Stone steps lead downward from the sunken outside area into the springhouse. There is a drain at the bottom of the steps. An enclosed concrete area is within the springhouse to the left of the door. Its use is not known.

5. Lower Sheep Shelter, 1989 Noncontributing structure

The lower sheep shelter stands north of and downhill from the Dr. John G. and Nannie H. Barrett House (7) in the lower pasture by Ox Creek. Set on a concrete slab, the single-level structure has wood support posts and half-height frame walls. A nearly flat roof is covered with standing-seam metal. An open shed with wood support posts, a nearly flat, standing-seam metal roof, and a metal hay feeder extends from the east end of the sheep shelter.

6. Hay Feeder, ca. 1991 Noncontributing structure

Northwest of the lower sheep shelter and on the south bank of Ox Creek is a hay feeder for the sheep. It is an open shed with wood support posts at each corner, board plates across front and rear, and a standing-seam metal shed roof that slopes downward toward the north. Sheltered by the structure is a metal-frame rack for holding the hay with a trough in front (south) of it.

7. Dr. John G. and Nannie H. Barrett House, ca. 1895 Contributing building

The Dr. John G. and Nannie H. Barrett House is a vernacular, one-and-a-half-story, single-pile frame dwelling. It has a three-bay façade, a triple-A side-gable roof, gable-end stone chimneys (rebuilt in 1980), and a one-story rear ell on the west end. Facing north, well above and overlooking Ox Creek, the house rests on chestnut sills that stand on a single slab of native granite. Stone underpinning was added when the house was rehabilitated. The house has weatherboard siding, six-over-six sash windows with unusual triangular sills on the first floor, six-light casement windows in the gables, and a standing-seam-metal sheathed roof. Eight stone-embedded concrete steps lead to a hip-roofed façade porch that shelters the center bay glass-and-wood-paneled entrance door and flanking windows. The porch has plain posts and a plain balustrade. A balustraded gate has been added between the posts of the center bay. On the west side of the house, the ell is flush with the main body. It has a full window, a replacement door to the kitchen near the rear, and a six-light window. A gabled dormer was added to the west side of the ell in 1980. On the east side of the house, a narrow porch originally ran along the inside of the ell. The section of the porch along the rear of the main body of the house was enclosed, probably in the mid-twentieth century, to create a bathroom. A small shed extends eastward from the enclosed porch and is used to store firewood. The porch along the east side of the ell was replaced in 1980 with a broader shed-roofed porch that is screened. It shelters a six-light window at the rear of the front hall (now a bathroom) and a pair of French doors that open to the kitchen and date from the 1980 rehabilitation of the house. The rear of the ell had an off-center stove stack, originally brick but completely demolished and was rebuilt in stone during the ca. 1980 rehabilitation. This elevation also features a pair of three-light windows on the first floor and a six-light casement window set within the gable.

The restoration of the farm, including the severely deteriorated dwelling, began soon after its purchase by the current owner in 1978. Supervising the work on the house was Asheville-based preservation architect Mike Cox. Carpentry work was completed by the local firm Ralph Smith and Sons. All work was untaken in the least invasive manner possible, with restoration of the original materials and finishes and necessary upgrading to all the systems. The original beaded board wainscot was discovered under layers of newspaper and cheesecloth that had been nailed to the walls. The restoration also included replication of the original exterior color scheme by local octogenarian painter Floyd Elrod, who died shortly after the restoration of the house was finished.

The interior of the single-pile house follows a center-hall plan. Floors are wood, and most of the walls and ceilings retain their original beaded-board sheathing. The living room to the west of

the hall has a painted-brick fireplace mantel with a corbeled shelf that probably dates from the 1930s. The east bedroom on the first floor has a wood mantel composed of layers of beaded boards. It probably dates from the original construction of the house. The dining room and kitchen are in the ell. The east wall of the dining room has corner cupboards with wood-enframed glass doors in the upper half and wood doors in the lower half. One is original; a second corner cupboard had been removed prior to 1978 and was rebuilt circa 1980 to match the extant cupboard. The rear room of the ell is the kitchen, which has been updated with newer appliances. The stair that rises in the center hall to the upper story has a chamfered newel, plain rectangular balusters – one per step – and a slightly flattened octagonal handrail. Beneath the stair is a closet entered by a batten door. One of the unusual features of the interior is that on the upper floor, the center hall surrounds the stair, instead of just being along one side, as was more typical. A plain balustrade with a flat board chair rail surrounds the stair opening at the upper floor level. At each corner of the balustrade is a flattened, chamfered newel. The upper floor of the house has five-panel doors. East of the center hall is a bedroom whose east-end wall has been sheetrocked, a result of adding insulation during the 1980 rehabilitation. West of the hall was, originally, a single bedroom and an attic above the ell. In 1980, this area was remodeled to create an angled side hall that leads to a small added bathroom, a door to a small attic, and an added bedroom above the ell.

8. Garage, ca. 1935, 1980s — Contributing building

East of the house and across a small gravel parking area is the one-story garage associated with the house, which was built to house a Model T. It is a rectangular frame building with vertical-board flush siding and a front-gable roof covered with standing-seam metal. With a slight break in pitch, the north roof slope extends to cover an enclosed area that was used as the farm's blacksmith shop. The garage faces west, toward the house, and has a double-leaf batten door. A single five-panel door opens to the blacksmith shop area. Inside, a wall with a door separates the two areas. The garage area has a wood floor and is now used for storage. The blacksmith shop area has a concrete-slab floor and is now used for canning. The gable roof of the garage continues eastward past the east end of the original building to cover a small passage that is open on the south side, storage, and a covered chicken pen. On the south side of the garage, but set back from the west facade, is a wood frame and chicken-wire chicken pen with a partial shed roof of standing-seam metal and a partial corrugated fiberglass wall on the west side. An identical, but smaller, chicken pen is attached to the south side of the building on the east side of the open passage. Another frame and chicken-wire-enclosed chicken pen extends eastward from the rear of the garage building. Attached to the south side of this chicken pen, and rising above it to the height of the garage roof peak, is a frame and chicken-wire-enclosed duck pen. A

rectangular-grid wire-fenced duck yard extends southward from the duck pen. The chicken and duck pens are of modern construction and probably date from the 1980s.

9. Outhouse, first quarter twentieth century — Contributing building

The outhouse stands within the fenced-off area that serves as the duck yard. Although the building has been moved a short distance from an earlier location, it is still a functioning outhouse. The small, one-story frame building has vertical-board painted walls, a standing-seam metal shed roof that slopes downward to the north, and a fascia board covering the rafters. A batten door is on the south side.

10. Chicken Pen, ca. 1992 — Noncontributing structure

East of the duck pen is a wood-frame and chicken-wire-enclosed chicken pen.

11. Chicken Pen, ca. 1992 — Noncontributing structure

This chicken pen stands west of the duck yard and south of the garage. Like the others, it is an enclosed wood-frame and chicken-wire structure. Sheets of standing-seam metal are laid across most of the top of the pen, and standing-seam metal also sheathes the west end.

12. Car Shelter, ca. 1992 — Noncontributing structure

Along the road southwest of the house is a carport-like car shelter. It has six wood posts that support three wood joists and a shed roof covered with corrugated-metal.

13. Log Guest House, ca. 1992 — Noncontributing building

The north-facing guest house stands in a wooded area northwest of the equipment and hay storage shed (14) and above the road between the lower barn (2) and the John G. and Nannie H. Barrett House (7). Originally built to house a foreman for the current farm, it is a one-and-a-half story log building, three bays wide and two bays deep, with a concrete foundation, rounded-log walls notched at the corners, and an asphalt-shingled side-gable roof with a dormer on the rear (south) side. The house has six-over-six sash windows, front and rear doors, and a concrete chimney set off-center at the east gable end. A shed-roofed porch with plain wood posts and balustrade carries across the three-bay façade. An uncovered wood walkway that runs along the rear of the house is enclosed at the west end.

14. Equipment and Hay Storage Shed, 1987 Noncontributing building

Immediately uphill and slightly to the east of the log guest house (13) is the combination equipment and hay storage shed. The main body of the one-story frame building houses equipment and tools. It is sheathed on three sides with a combination of herringbone-patterned boards and flush horizontal boards, while the fourth (east) end is open. The broad gable roof is covered with standing-seam metal, and the east gable is sheathed with boards laid in a sunburst pattern. Extending northward from the rear half of the main body of the building is a wide, shed-roofed, frame section used for the storage of hay.

15. Upper (New) Barn, ca. 2000 Noncontributing building

The upper barn, now outfitted for the care of sheep, is a large, one-story frame building that faces west. It has a concrete-slab base, vertical-board hemlock siding, and a very broad, front-gable roof with standing-seam metal sheathing. The north slope of the roof continues past the main body of the barn to cover an open shed along the north side that is lined with a wood hay feeder attached to the wall. The west end of the barn has single, double, and sliding doors, including a massive sliding door at the center. Attached to the east (rear) end of the barn is a shed-roofed, open-sided shed with several stalls. The land rises sharply on the south side of the barn and, on the north side, the barn is bordered by a fenced barnyard, beyond which the land slopes sharply downward.

16. Sheep Weaning Shelter, 1998; ca. 2004 Noncontributing building

Up the steep hillside immediately south of the upper barn (15) is a frame shed for the weaning sheep. Because of the steep slope of the land, it is a split-level building. The rectangular lower half, built in 1998, has walls on the north and west sides covered in sections of horizontal and diagonal boards. The east side is open, but there the roof continues eastward to form an open shed. The rectangular upper half, added ca. 2004, has a horizontal-board wall on the west side and partial-height walls on the other sides. Both the lower and upper halves of the building have a standing-seam metal shed roof that slopes slightly downward from south to north. The weaning shed opens to fenced pastures on the south and west.

17. Livestock Shelter, 1988 Noncontributing structure

At a sharp bend in the farm road above (south of) the equipment and hay storage shed (14) is a small, frame, livestock shelter that can be used by either sheep or cattle. It has a dirt floor, plywood walls on the two sides and rear, an open bay on the north side, and a shed roof that slopes slightly downward from north to south and is covered with standing-seam metal.

18. Picnic Shelter, ca. 1990 Noncontributing structure

Set against a rock outcropping in a wooded area off the south side of the farm road that runs between the wooded and open pastures is a small picnic shelter. Three wood steps lead from the west to the shelter platform which, because of the slope of the land, is above ground level on the west side and supported by wood posts. Wood posts rise at the four corners of the platform to support the corrugated-fiberglass shed roof which slopes downward from north to south. A plain frame protective railing runs across the west side of the shelter, leaving an opening where the steps reach the platform, and a wood rail fence extends outward to the north and south from west side of the shelter.

19. Storage Shed, 1986 Noncontributing structure

On the south side of the farm road between the wooded and open pastures is a small frame storage shed with an open framework supporting a slightly sloping shed roof that is covered with standing-seam metal. In front of the shed, a small frame structure supports a standing-seam-metal shed roof that shelters a round metal container with water. The device is the highest point in the upper pastures where water can be obtained from the upper spring.

20. Upper Sheep Shelter, ca. 2005 Noncontributing structure

With a view across the valley, a frame sheep shelter stands near the top of the upper pastures. Covered by a standing-seam metal shed roof, it has a dirt floor, an open framework with vertical, braced, support posts set in the ground, and flush-sheathed horizontal boards on three sides that form two-thirds-high walls. The fourth, southwest, side is open.

Integrity Assessment

The Dr. John G. and Nannie H. Barrett Farm retains historic integrity in terms of location, setting, design, materials, workmanship, and association. The farm remains in its

original location and the current tract of 54.02 acres constitutes most of the land originally associated with it. (Another 2.69 acres of pasture west of the farm was part of the original property and is owned by the current owner. However, it is separated from the main body of the property by a twenty-foot-wide driveway and a 3.25-acre tract with a modern house. The intervening property was sold off the original farm to a Barrett family member in 1966. Another four acres of the original farm was sold to another family member in 1939.) The historic buildings and structures on the farm also retain their original locations except for the outhouse, which was moved ca. 1980 a short distance from where it had stood. Only two buildings known to have been part of the original farm – a two-story frame grist mill operated by the Barretts and a log house where the Barretts initially lived – do not survive. Both had been demolished by the mid-twentieth century.

The property retains its historic agricultural setting, with the house facing Ox Creek Road on a hill above Ox Creek and its bottom lands, now used as pastureland; its garage, outhouse, garden, springhouse, and barn all located in proximity to the house; and the rocky mountainside south of (behind) the house containing pastures and woodlands, as it did originally.

The vernacular designs, materials, and workmanship of the historic buildings are well preserved and typify the vernacular character of farmhouses and outbuildings constructed during the late nineteenth century and first half of the twentieth century. The relatively few alterations to the historic buildings are consistent with those typically made over time in response to new technology (such as indoor plumbing) and to the evolving agricultural uses of the farm. While only six of the property's twenty resources, including the landscape, are contributing, this is a highly deceptive ratio. The other resources are noncontributing because they were constructed after the ca. 1950 end of the period of significance. However, not only do the noncontributing resources make use of traditional forms and materials, they are situated in areas where they have the least impact on the farm's historic resources due to mitigating trees and topography. Thus, while noncontributing resources have been added during the last thirty years to ensure the continued viability of the farm, their physical impact on the farm's historic character is minimal. Scattered around the property, they are not experienced all at once, and many cannot even be seen from the John G. and Nannie H. Barrett House and other historic buildings.

Although the Barrett family no longer owns the farm, its historic associations with the Dr. John G. and Nannie Barrett family have been kept alive and well by the present owner, particularly through the restoration/rehabilitation of the house and outbuildings and the continued agricultural use of the land.

A General Statement Regarding Archaeological Potential

The structures are closely related to the surrounding environment. Archaeological remains, such as trash pits, wells, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the structures. Information concerning use patterns, social standing and mobility, as well as structural details, is often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structures. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

STATEMENT OF SIGNIFICANCE

Summary

On March 10, 1886, James Hemphill and his wife, Selina, conveyed a large tract of mountain land on Ox Creek in northern Buncombe County, North Carolina, to their daughter, Nancy Rebecca "Nannie" Hemphill, setting the stage for the creation of the Dr. John G. and Nannie H. Barrett Farm. On July 19, 1887, Nannie Hemphill (1866-1931) married country doctor John Gregg Barrett (1857-1929). Around 1890, they moved to the Ox Creek property, establishing an active farm and constructing the extant historic buildings. They remained there for the rest of their lives, rearing six children. Dr. Barrett's medical practice and a grist mill (no longer standing) he built on the property were sources of some income. Still, the farm provided the family's food with a quarter-acre home garden, milk cows, chickens, and twenty-five fruit trees. Sharecroppers cultivated corn for grain on seven acres. Except for these acres and the farmstead around the house, the rest of the acreage on the property was in woodlands, pastures, or idle land.

After the deaths of John and Nannie Barrett, the farm passed to their youngest son, Frank, and his wife, Virginia. Like his father, Frank Barrett (1895-1973) worked away from the farm. He was a mechanic at the Veterans Administration Hospital in nearby Oteen, but with the help of sharecroppers, he continued to operate the farm until around 1950. During the 1930s, thirty-eight acres on the farm were cultivated with corn, wheat, rye, various hays, and tobacco. The remaining acres were in woodlands, pastures, or idle land. As before, the farm – with its milk cows, sheep, large garden, and sixty-tree orchard (now died away) – supplied this generation of Barretts with all, or most, of their food. After around 1950, the farm no longer cultivated crops, except for tobacco that sharecroppers grew on a couple of acres between Ox Creek and Ox Creek Road. By the time of Frank Barrett's death in 1973, the farm had sat idle for some years and was heavily overgrown.

In 1978, the heirs of Frank and Virginia Barrett sold the farm, which included the vast majority of the original farm, to Dr. Edith J. Hapke who intended to preserve the farm. Through years of work with the help of a preservation architect and the staffs of the North Carolina Cooperative Extension, the North Carolina Forest Service, and the Buncombe County Soil and Water Conservation District, Dr. Hapke rehabilitated the house, barn, and other historic outbuildings and resurrected the land so that it is once again an active, productive mountain farm operating year round.

Historically, the Reems Creek Township, in which the Dr. John G. and Nannie H. Barrett Farm resides, was populated by small farms. Because of the rugged terrain in this area of Buncombe County, these farms congregated in the lower-lying land along several creeks and the

roads that accompanied them. During the first half of the twentieth century, most farms in the county primarily supported the farm families, although some farmers sold some of their farm products to provide cash. Typically, these farms had some livestock, such as cows and sheep, raised chickens, maintained a home garden, and had an orchard. Crops included small amounts of tobacco and larger amounts of corn and wheat. However, most of the acreage was in woodlands – with timber sometimes providing a source of income – pastures, and idle land. The Dr. John G. and Nannie H. Barrett Farm reflected, to a great extent, farming practices in Buncombe County during the first half of the twentieth century, even though both John and Frank Barrett worked away from the farm. After World War II, farms became increasingly smaller, and many more farmers held part-time jobs off the farm. During the 1960s and 1970s, many pastures that had supported livestock were allowed to become overgrown or revert to woodlands, as was the case with the Dr. John G. and Nannie H. Barrett Farm. The Ox Creek Valley was primarily a farming area until around a quarter of a century ago. Today it is more suburban in character, driven by real estate pressures from the expanding growth of Asheville and from those who have sought a lifestyle supported by the beauty of the mountain landscape. The result has been a drastic reduction in the number of active farms in the area, making the Dr. John G. and Nannie H. Barrett Farm and its continued agricultural use by the current owner all the more remarkable.

A site inspection of the east and southeast areas of Reems Creek Township conducted in August 2012 revealed that no historical agricultural properties in the area were even closely comparable to the Dr. John G. and Nannie H. Barrett Farm in terms of integrity of use, history, setting, and condition of surviving structures. This active farm, now centered on the raising of purebred cattle and sheep, retains both pastures and woodlands and a farmstead with the ca. 1895 house, barn, and springhouse along with a garage and an outhouse from later in the period of significance. It also has a productive home garden on the site of the Barretts' garden, and chickens and other fowl. Today, the 54.02-acre Dr. John G. and Nannie H. Barrett Farm at 75 Ox Creek Road is a rare survivor from the first half of the twentieth century of the agricultural history of this area of Buncombe County. The Dr. John G. and Nannie H. Barrett Farm meets National Register Criterion A for its local agricultural significance. Its period of significance spans the years between ca. 1895, when the house, barn, and springhouse were built, to ca. 1950, when the farm ceased operation under Barrett family ownership.

Historical Background

The rural area east of Weaverville consists of numerous isolated coves nestled among mountain knobs with the Elk Mountains and Bull Mountain to the east and southeast forming a geographical barrier from the lands beyond. In 1792, a jury was appointed in Buncombe County

to mark and lay off the best and shortest route between Swannanoa in southeastern Buncombe County and the Reems Creek area in north central Buncombe County. The selected path for the road started at a ford on the Swannanoa River, went northwestward up and across the mountain ridge, now marked by the Blue Ridge Parkway, at Bull Gap and descended into the Ox Creek Valley, following it westward to Reems Creek. Then it continued along the creek to Weaverville. This road opened the Ox Creek and Reems Creek valleys to more settlement from the east and, years later, provided the way for Dr. John G. Barrett to get from his home on Ox Creek to his work in Black Mountain (*Asheville Citizen-Times*, May 3, 1959).

One settler who took advantage of the new route was James Hemphill (1814-1898), who lived east of Swannanoa in Old Fort, McDowell County (Ancestry.com – James Hemphill). Beginning around 1841and continuing through 1885, Hemphill purchased hundreds of acres on Reems Creek and the South Fork of Reems Creek (Ox Creek), as well as parcels elsewhere in the eastern part of Buncombe County (Buncombe County Deeds Index). In the 1880 U.S. Census, Hemphill was listed with 510 acres, approximately three times the average for the county at that time. In fact, he was one of only sixty-eight farm owners, out of 2,500, who held between 500 and 1,000 acres. As was typical, less than twenty-five percent of his acres were "improved," or cultivated. The rest was in woodlands (United States Census, 1880, individual listings and county summaries).

On March 10, 1886, James Hemphill and his wife, Selina (spelled several ways), conveyed property to six of their children in separate deeds. (A seventh son received property at a different time.) The tracts varied in size, from forty-one acres to 100 acres, doubtless due, at least in part, to the potential productivity of each tract. Each deed was conveyed in consideration of one dollar and love and affection. In addition, each deed stated that the senior Hemphills reserved one third of the land's proceeds (presumably production) during the remainder of their lives. Daughter Nancy Rebecca "Nannie" Hemphill (1866-1931) received the largest tract – 100 acres – and it is this tract that has remained largely intact and is being nominated to the National Register. (Buncombe County Deeds Index; Deed Book 106, pp. 164-165 and 175-177).

Note: There is a great discrepancy between the 100 acres mentioned in the early deeds and the 54.02 acres currently listed for the property by the Buncombe County Land Records Office. In 1939, four acres of the original 100-acre property were conveyed to a member of the family, and in 1966 additional land of approximately 3.25 acres was conveyed to another family member (Deed Book 522, p. 303; Deed Book 939, p. 257). The current owner of the farm also owns another 2.69 acres of the original farm along the south side of Ox Creek Road that is not included in the nomination because it is now discontiguous from the main body of the farm. However, the total of these three tracts – 9.94 acres, all on the west side of the farm – do not make up the difference between the original 100 acres mentioned in the early deeds and today's official 54.02 acres. The Buncombe County Land Records Office explained the reason for the

discrepancy. In the early years of settlement and development, mountain acreage with its rugged topography was much more difficult to calculate accurately than was acreage located in the Piedmont or in the flat land of Eastern North Carolina. Acreage amounts listed in deeds as "more or less" meant that the calculations were not exact. Often the listed amount was very close to the actual acreage, but sometimes it was significantly off. For years, the acreage listed in deeds was simply accepted for official purposes. That same acreage would have been provided by property owners to census takers. In this case, the Barrett family owned the farm property from 1886 to 1978, and the family probably saw no reason to question the accuracy of the amount of acreage being conveyed. A "Plantation Inspection Field Sheet" prepared in 1985 by the North Carolina Division of Forest Resources includes a hand-drawn sketch map of the property and roughly outlines ten plots of land that comprise the farm. Accompanying the list of plots is their approximate area, which totals roughly 80 acres. A "Conservation Plan Map" prepared in 1991 by the U. S. Department of Agriculture's Soil Conservation Service includes a similar, but more precise map that states that the size of the property is approximately 73 acres. Buncombe County did not have tax maps until 1960, and, in many cases, acreage was not accurately calculated and digitized until the 1980s and 1990s. It was at this time that the actual acreage of the John G. and Nannie H. Barrett Farm was calculated by modern technology to be only 54.02 acres. Discrepancies were found with the listed acreage for many properties and, according to the Land Records Manager, could be as much as 100 acres off (Brown Interview).

On July 19, 1887, Nannie Hemphill married John Gregg Barrett (1855-1929) (Buncombe County Female Marriage Index 1851-1927, A-K, p. 412). Barrett was born in Dula Springs, a community northeast of Weaverville, and attended grammar and high schools in Weaverville. While a student at Weaver College, he taught at the Hemphill School on Reems Creek, where he met Nannie, eleven years his junior. Family tradition claims that Barrett attended medical school at Vanderbilt University, alternating school with work to be able to pay for his education, and then had an internship at Johns Hopkins University. However, no official record of his attendance at either of these schools has been discovered. According to the Reference Librarian at the United States National Library of Medicine, National Institutes of Health, John Barrett probably did what many doctors of his day, especially in rural areas, did – studied with an established doctor until he thought he was ready to take the exam. No matter what Barrett's training was, Nannie Barrett was so proud of her husband's accomplishments that she always called him "Dr. Barrett," and insisted that others do the same (*Weaverville*, p. 42; Marie Cole Interview; Nancy Brock Interviews; "Funeral Today for Physician"; Greenberg Interview). One tradition claims that Dr. Barrett began his practice in Barnardsville, a community in the northeast corner of Buncombe County (*Weaverville*, 42). According to a family member, Dr. Barrett never had an office; he was a "horse and buggy doctor" who went wherever his patients were (Nancy Brock Interviews). Nevertheless, North Carolina business directories from 1890 to 1916 list him

at several locations in the vicinity of his home on Ox Creek. In 1890, he was listed in Weaverville (*Branson's North Carolina Business Directory*, 1890). From 1896 through 1915 he was listed in the nearby community of Beech, and also in 1915 and in 1916 he was listed in Black Mountain (*Branson's North Carolina Business Directory*, 1896; *North Carolina Year Book and Business Directory*, 1903, 1907, 1913, 1914, 1915, 1916). Travel to Black Mountain – somewhat more distant, but within Buncombe County – was facilitated by the road that had been laid through Bull Gap from Swannanoa a century earlier.

A published history of Weaverville states that the Barretts' first child, Fred (1888-1907), was born while they were living in Barnardsville. Soon the young family moved to Nannie's property on Ox Creek. For several years they lived in a house that stood on the property. Little is known about that house, except that it and a two-story frame grist mill stood east of the present dwelling. According to the current owner, an area resident attested to living in this earlier house, which was reported to be a log dwelling located in the pasture adjacent to Ox Creek Road. The Barretts' Reems Creek Mill, as it was called, ground wheat and corn, and for a period of time in the 1920s and 1930s, Thelma Barrett, the youngest child of Dr. John G. and Nannie H. Barrett, operated the mill. During that time, Thelma and her husband, Edgar Mayo, and their children lived in the old house. Both that house and the mill had been demolished by 1947. Nannie and John Barrett added five children to their family while living on Ox Creek. Family tradition claims that several of the children were born while the family was living in the old house, but that Thelma, the youngest, was born in 1899 in the house that remains on the property. The Barretts' second youngest child, Frank, who was born May 23, 1895, may also have been born in the new house (*Weaverville*, 42; Marie Cole Interview; Jane Richards Interview; Nancy Brock Interviews). Based on this tradition and on the architectural character of the house, it is likely that the Barretts built their one-and-a-half-story frame dwelling around 1895.

During the years of John and Nannie Barrett's ownership, the farm provided the family's food. The Barretts had a quarter-acre home garden, milk cows, and chickens. Because Dr. Barrett's career as a physician consumed most of his time, he had sharecroppers cultivate corn for grain on seven acres. The remainder of the land was in woods and pastures or stood idle (North Carolina Farm Census, 1925). The grist mill and Dr. Barrett's medical practice provided income for the family.

When Dr. Barrett died on May 3, 1929, at the age of seventy-three, his obituary said that he had practiced medicine in Buncombe County for forty-two years. After his death, Nannie Barrett continued to live in the family home with her son, Frank, and his wife, Virginia, until her death on July 26, 1931, at sixty-five ("Funeral Today for Physician"; "Mrs. Nannie R. Barrett").

Prior to her death, Nannie Barrett had conveyed the homeplace to her youngest son, J. Frank Barrett (1895-1973), and his wife, Virginia, on May 22, 1930 (Deed Book 418, p. 25). Frank Barrett served in World War I and, after returning, had medical problems for the

remainder of his life. His primary occupation was as a mechanic at the Veterans Administration Hospital in nearby Oteen. At times he lived at the hospital, and at times he was a patient there. Still, the family farm on Ox Creek was "home," and it continued to be an operating farm until around 1950 (Nancy Brock Interviews, Jane Richards Interview, Lettie Barrett Interview, Marie Cole Interview).

According to the 1935 North Carolina Farm Census, Frank Barrett's farm had thirty-eight acres under cultivation at that time, including ten acres in corn, eight acres each in wheat and rye, ten acres in other hays, and two acres in tobacco. The remaining acres were in woodlands and pastures or stood idle. Because of Frank Barrett's health and his job at the hospital, much of the farm work was conducted by sharecroppers. The Barretts had two milk cows and two horses or mules. They also had sheep, although the census form had no place for reporting them. A ca. 1950 photograph shows Frank Barrett standing in a rocky pasture with numerous sheep. Sixty fruit trees stood above the barn, but over the years, they became diseased and died. Virginia Barrett had a garden between the house and the lower barn – where the present garden is planted – and along with the orchard and the livestock, it provided the family with its food (North Carolina Farm Census, 1935).

In 1945, the North Carolina Farm Census listed Frank Barrett with ninety-six acres (he had sold off four in 1939), but the number ninety-six was crossed out and there was no itemized information for his farm, suggesting that it was no longer being cultivated or that Barrett did not provide information for the census. While family members could not verify this, they did say that Barrett retired from the V. A. Hospital in 1953 with a disability and that by that time crops were no longer being cultivated on the farm, except for tobacco between the creek and the road, which sharecroppers tended (North Carolina Farm Census, 1945; documentary photograph; Nancy Brock Interviews; Lettie Barrett Interview; Jane Richards Interview).

Virginia Barrett died in 1966, and her husband, Frank, followed in 1973. By that time, the farm had lain idle for some years and was heavily overgrown. On May 1, 1978, the heirs of Frank and Virginia Barrett sold the farm property to Dr. Edith J. Hapke (Deed Book 1198, p. 725).

Working with a preservation-minded architect and with help from the staffs of the North Carolina Cooperative Extension, the North Carolina Forest Service, and the Buncombe County Soil and Water Conservation District, Dr. Hapke set about to rehabilitate the house, barn, and other historic resources and to resurrect the land as a productive mountain farm, as it had been during the property's period of significance. According to the North Carolina Forest Service, there was approximately forty years of tree growth over what is now pasture land. Restoration of the farm included removal of this newer growth and re-establishment of the open space on the side of the mountain above the house while keeping the northeast side of the mountain forested.

(Dr. Edith Hapke Interviews; Ed Biddix Interview; Mike Cox Interview; Forest Service Records; Soil and Water Conservation Records).

Today, the John G. and Nannie H. Barrett Farm, now known as the Ox-Ford Farm, operates year round. The property takes its current name from the historic ford along Ox Creek Road, as homage to the history of the community. It maintains a large garden, but instead of crops, the focus of the farm is on the raising of purebred sheep and cattle, making the best use of both the rocky mountainside and the low-lying land along Ox Creek for pastures. As historically, much of the mountainside remains forested.

Agriculture Context

In 1893, when the Dr. John G. and Nannie H. Barrett Farm was in the early stage of its development, *The Handbook of the State of North Carolina* described mountain farms as part of its inventory of each county's resources and land use. At that time, most of the land in mountain counties was still forested, and farmers were advised that they could profit by clearing their timber. After the land had been cleared, a farmer could harvest two or three crops off it before needing to let the land stand fallow. But at that point, the land would produce grass, thereby creating pastures so that fine livestock could be raised (Van Noppen and Van Noppen, 269). According to Buncombe County's Cooperative Extension Office, from around 1900 to the mid-twentieth century most farms in the county primarily supported the farm family, although many of these farmers also sold some of their farm products to supply the family with cash. Typically, these farms had some livestock, such as sheep and cattle, maintained a garden for the family's use, and raised tobacco to sell, especially after burley tobacco was introduced to the mountains in 1923. Timber was also an important product (Steve Duckett Interview). Other farms produced more crops, with three times as many acres of corn being planted than wheat, the next ranking crop. Orchards were also plentiful (Van Noppen and Van Noppen, 270, 272). The John G. and Nannie H. Barrett Farm was much like these Buncombe County farms, except that Dr. Barrett had other sources of income – his medical practice and his gristmill – and so did not depend solely on his farm for the family's needs. In 1925, near the end of Dr. Barrett's life, the farm had seven acres planted in corn, an orchard with twenty-five fruit trees, three milk cows, twenty chickens, and a quarter-acre home garden. Most of the farm acreage was woods, pastures, and idle land (North Carolina Farm Census, 1925). By 1935, when John and Nannie Barrett's son, Frank, owned the farm, it had thirty-eight acres under cultivation, including ten acres of corn, ten acres of various hays, eight acres each of wheat and rye, and two acres of tobacco. The orchard had grown to include sixty trees. Other land on the farm was in woods, pastures, or idle acres. Frank Barrett also had two horses or mules and two milk cows. Although the census form in that year had no place to enumerate sheep, Barrett had a large number of them, based on both family

memory and a photograph from the mid-twentieth century. The family also remembers that Frank and Virginia Barrett had a home garden in the same place that the elder Barretts did and where the current garden is planted (North Carolina Farm Census, 1935; Jane Richards Interview; Nancy Brock Interview). Today the Dr. John G. and Nannie H. Barrett Farm retains its historic agricultural associations after being restored by the current owner.

Buncombe County never had many large farms, and this was especially true in the more mountainous areas. In evidence since World War II, a trend toward smaller farms, part-time farming, and less organized marketing has accelerated in recent years (Bingham, 9). Well before World War II, however, part-time farming characterized the John G. and Nannie H. Barrett Farm, for John Barrett was a physician, and Frank Barrett's primary occupation was as a mechanic at the Veterans Administration Hospital. Still, the farm supplied the Barrett generations with most of their food. In 1964, from Buncombe County's 2,471 farms, 1,080 farm operatives worked away from their farms one hundred or more days a year (Van Noppen and Van Noppen, 280). During the 1960s and 1970s, there was a national trend toward highly-capitalized, high-volume production, but these efforts were not well-suited to mountainous counties and generally failed in Buncombe County. Even many pastures that had supported low-cost, grass-based livestock production were abandoned and became overgrown or reverted to forest during that time (Bingham, 9). This was the case with the John G. and Nannie H. Barrett Farm during the third quarter of the twentieth century, until its 1978 purchase by the current owner, who restored its agricultural use.

The Ox Creek Valley where the John G. and Nannie H. Barrett Farm is located was primarily a farming community until around a quarter of a century ago. Now the area is much more suburban in character (Steve Duckett Interview). Real estate pressures have been the main cause for the decrease in Buncombe County's agricultural landscape. By the turn of the twenty-first century, nearly seventy percent of Buncombe County's farms grossed less than $5,000, and the average farm was in debt (Bingham, 9). As a result, the ever-rising value of mountain real estate has become more and more difficult for area farmers to resist. In the Ox Creek area, some of the real estate pressure has come from the ever-expanding suburban growth outside Asheville. At the same time, according to the Chamber of Commerce, ninety-five percent of the county's recent population growth has come from in-migration, much of it by people of means seeking an ex-urban lifestyle, especially a lifestyle that feeds off the beauty of the mountain landscape (Bingham, 17). The result has been a drastic reduction in the number of active farms in the area, making the John G. and Nannie H. Barrett Farm and its continued agricultural use by the current owner all the more remarkable.

The nominated property retains the vast majority (eighty-four percent) of the original John G. and Nannie H. Barrett Farm. The other sixteen percent that was part of the original farm consists of approximately 7.25 acres sold to members of the interrelated Hemphill and Barrett

families in 1939 and 1966, as well as 2.69 acres of pasture owned by the current owner of the farm but discontiguous to its main body. The John G. and Nannie H. Barrett Farm remains in active operation, although it is now centered on the raising of purebred cows and sheep rather than crops. Nevertheless, the farm retains a productive home garden on the site of the original garden and, as during Dr. Barrett's ownership, there are numerous chickens. There are also pastures and woodlands, land uses that were part of the original farm. In addition, the farm retains its ca. 1895 farm house, barn, and spring house, along with a garage and an outhouse from later in the period of significance.

The physical context in which the John G. and Nannie H. Barrett Farm was considered for a comparative evaluation of its significance is that area of Reems Creek Township that lies east of Weaverville and includes the historic Ox Creek, Reems Creek, and Beech communities. Reems Creek Township, with Weaverville as its primary town, lies immediately north of the city and township of Asheville in Buncombe County, North Carolina. For reasons of geography, the context area extends up to, perhaps, three miles – as the crow flies; longer when the curving roads are followed – from the John G. and Nannie H. Barrett Farm and is relatively isolated. The Ox Creek, Reems Creek, and Beech communities constitute loosely defined population gatherings organized along roads and their associated creeks rather than being tightly grouped villages. The lower-lying lands along these creeks and in multiple coves were, historically, the only practical areas for settlement that allowed for small farms. The area is surrounded by numerous knobs, such as Kits, Jones, Vance, and Ray knobs. To the east and southeast, settlement has been hemmed in by the Elk Mountains, Bull Mountain, Pisgah National Forest, and the ridge of the Blue Ridge Parkway, all of which form a geographical barrier. Additional mountains are to the north, beyond which there are other areas of settlement in the low-lying areas along other creeks and roads.

Historically, Reems Creek Township was populated by a collection of small farms. Today, however, the township as a whole is dominated by the subdivision of land in the late twentieth century that carved up larger, historic farms into lots with modern dwellings that range from ranch and split-level houses of the third quarter of the twentieth century to tract housing from the late 1990s and early 2000s. A site inspection conducted in August 2012, which focused on historic properties – especially farms – that had been recorded previously as part of an historic architectural survey of Buncombe County, revealed the status of historic properties in the context area.

Some historic houses remain well-preserved, but they no longer are associated with farms, if they were initially. Many more houses are greatly deteriorated, and a few of these retain one or more outbuildings, which are also in a deteriorated condition. Some historic buildings are now gone from the landscape, either from prolonged neglect or from fire training exercises by the area fire departments. Several small, historic farmsteads were found in the area, but most are

no longer being farmed. A few of these still maintain active agricultural operations, but their sites have been seriously compromised by accompanying new construction. Other farms were more recently established and reflect some of the current agricultural practices of the region like the growing of horticultural plants for sale. Some older agricultural outbuildings survive, but rarely do they remain in close proximity to the dwellings with which they were associated historically. In some cases, the larger historic parcels were subdivided in a manner that disassociated the outbuildings from the dwelling, allowing a modern house to be constructed on the new lot that retained the ancillary structures.

The following properties are representative examples of typical changes to historic houses and farms within the context study area.

The mid- and late-nineteenth-century two-story Brigman-Chambers House (NR 2004) on Reems Creek Road is well preserved, but it has no historic agricultural associations.

Vacant and deteriorating buildings that suffer from demolition-by-neglect include the mid-nineteenth-century one-story-with-loft Hemphill Log House on Phoenix Cove Road, which had a one-story ell that is now totally gone; the vacant and overgrown late-nineteenth-century Ed Parker House on Parker Cove Road, which resembles the John G. and Nannie H. Barrett Farm house with its triple-A roof; and the early-nineteenth-century, two-part log E. K. Roberts House, which is overgrown and falling down. The ca. 1910 Lonnie Mundy House on Ox Creek Road (just east of the John G. and Nannie H. Barrett Farm), was burned ca. 2009 in a training exercise for the local fire department.

Several historic dwellings remain intact with their outbuildings, but the ancillary structures are either deteriorated and approaching demolition-by-neglect or are simply no longer in agricultural use. Among these properties are the two-story frame, early-twentieth-century Brank House on Parker Cove Road, which retains only a couple of outbuildings and no longer has an agricultural use; and the ca. 1890 Tom Jones House on Ox Creek Road. The latter has a small collection of deteriorated agricultural outbuildings, but the house has lost its agricultural associations, and the outbuildings appear to be used more for storage than for an active agricultural use.

Located on Reems Creek Road, the Jacob Weaver House (on North Carolina's National Register Study List), is related in function to the John G. and Nannie H. Barrett Farm. It is an early-nineteenth-century dwelling with numerous nineteenth-century additions and alterations and several outbuildings from the late-nineteenth and early-twentieth centuries. The property is actively involved in cattle production as the site of a breeding operation for Polled Herefords. However, the setting surrounding the property has been compromised in that the historically larger parcel was subdivided in the mid- to late-twentieth century, and three modern dwellings with manicured lawns are now in close proximity to the cluster of historic structures. The asphalt-paved driveways leading to these modern dwellings extend from the asphalt-paved

driveway of the Weaver House, all of which detract from the historic setting. The result is that the view shed for the Weaver House has been substantially compromised.

In fact, no historic agricultural properties were encountered during the site inspection of the context area that were even closely comparable to the Dr. John G. and Nannie H. Barrett Farm in terms of integrity of use, history, setting, and condition of surviving structures, for which the current owner has devoted the last thirty years. This makes the Dr. John G. and Nannie H. Barrett Farm all the more significant as a rare survivor from the first half of the twentieth century of the agricultural history of this area of Buncombe County.

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- Ed Biddix (Buncombe County Farm Agent in early 1980s), August 2, 2012.
- Nancy Brock (daughter of Frank and Virginia Barrett), July 31 and August 6, 2012.
- Linda Brown (Buncombe County Land Records Manager), November 21, 2012.
- Marie Cole (great-great-granddaughter of Dr. John and Nannie Barrett), July 16 and August 2, 2012.
- Mike Cox (architect for 1980 rehabilitation of house), July 24, 2012.
- Steve Duckett (North Carolina Cooperative Extension Director for Buncombe County), July 16, 2012.
- Stephen Greenberg (Reference Librarian at the United States National Library of Medicine, National Institutes of Health), November 27, 2012.
- Carol Grimes (local researcher), July 16 and August 2, 2012.
- Dr. Edith J. Hapke (owner of John G. and Nannie H. Barrett Farm since 1978), July 19 and 20 and August 7 and 29, 2012.
- Jane Richards (daughter of Frank and Virginia Barrett), August 1, 2012.

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GEOGRAPHICAL DATA

UTM References, Cont'd.

5) 17 364600 3950310
6) 17 364620 3950500

Verbal Boundary Description

The boundary of the nominated property is identified as Buncombe County tax parcel 976224700200000.

Boundary Justification

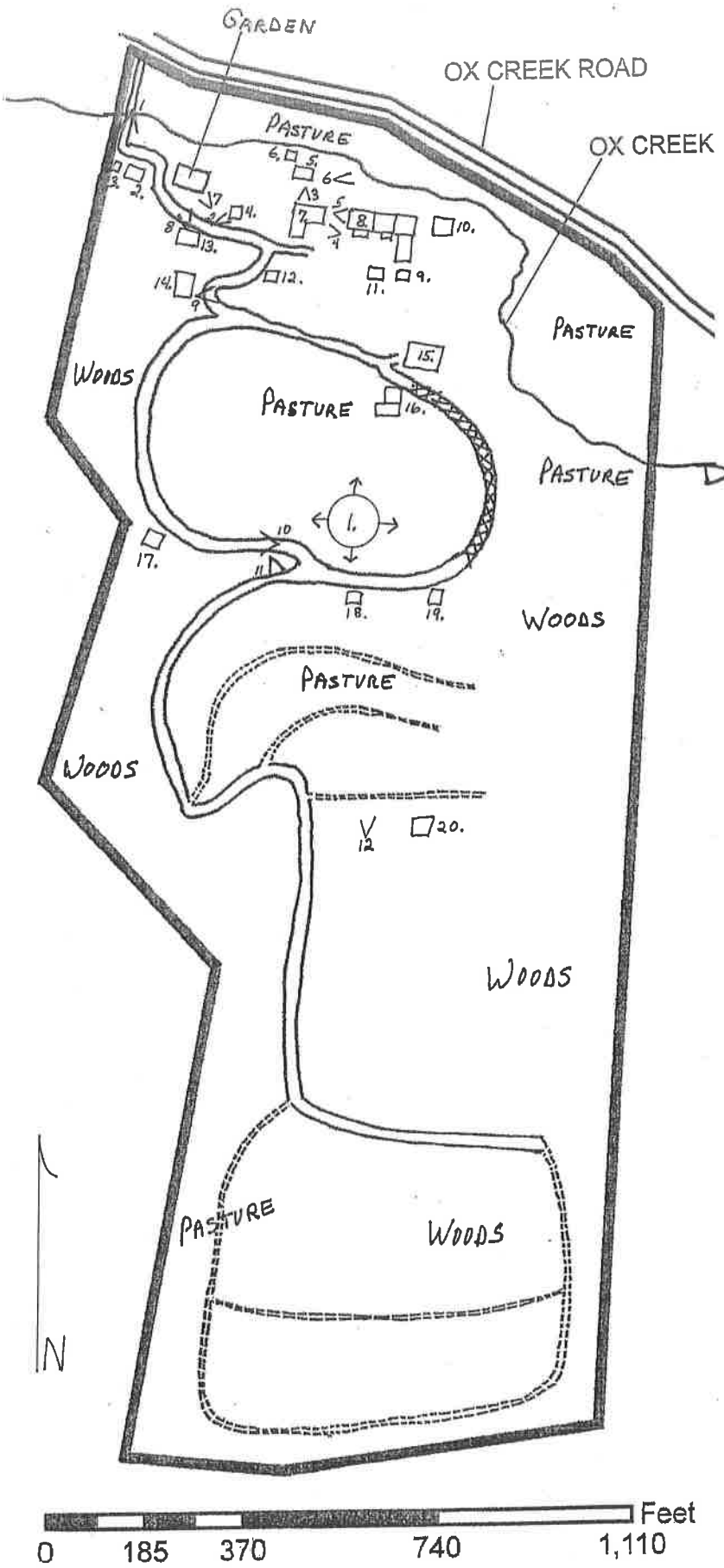
The boundary of the nominated property includes 54.02 acres – the farmhouse, outbuildings, section of Ox Creek, pastures, and woodlands that remain intact from the property conveyed in 1886 by James and Selina Hemphill to their daughter, Nancy Rebecca "Nannie" Hemphill, who married Dr. John Gregg Barrett the following year. Not included in the nomination is approximately 7.25 acres of the original farm conveyed in 1939 and 1966 to members of the interrelated Hemphill and Barrett families, and 2.69 acres of the original farm owned by the present owner but discontiguous from the main body of the farm.

PHOTOGRAPHS

The following information for #1-5 applies to all nomination photographs:

1) Dr. John G. and Nannie H. Barrett Farm
2) Weaverville vicinity, Buncombe County, North Carolina
3) Laura A. W. Phillips
4) July 2012
5) CD: NCHPO, Raleigh, NC

6-7)
- 1: Entrance bridge over Ox Creek with Lower Barn and Cattle Shelter, view to south
- 2: Springhouse, view to northeast
- 3: Dr. John G. and Nannie H. Barrett House, north façade, view to south
- 4: Dr. John G. and Nannie H. Barrett House exterior, east side, view to west
- 5: Garage, view to east
- 6: Ox Creek and Lower Pasture, view to east
- 7: Garden, view to northwest
- 8: Garden, farm road, lower barn, and Ox Creek Road through trees from front porch of Log Guest House, view to northwest
- 9: Farm road, view to northeast. Taken from Equipment and Hay Storage Shed with view downhill to Car Shelter and House and view to the east past woodshed toward Upper Barn
- 10: Farm road with uphill, open pasture on left and downhill, wooded pasture on right, view to west
- 11: Open pasture with Upper Sheep Shelter in background, view to southeast from farm road
- 12: Upper, open pasture with sheep, view to north
- 13: Documentary of Frank Barrett in rocky pasture with sheep, ca. 1950



SITE PLAN

Dr. John G. and Nannie H. Barrett Farm

75 Ox Creek Road
Weaverville vicinity
Buncombe County, NC

1. – Resource number
C – Contributing resource
N – Noncontributing resource
>5 – Photo number and view
– Farm road
– Road not in use
– Dirt track

1. Farm Landscape - C
2. Lower (Old) Barn - C
3. Cattle Shelter - N
4. Springhouse - C
5. Lower Sheep Shelter - N
6. Hay Feeder - N
7. Barrett House - C
8. Garage - C
9. Outhouse - C
10. Chicken Pen - N
11. Chicken Pen - N
12. Car Shelter - N
13. Log Guest House - N
14. Equipment and Hay Storage Shed - N
15. Upper (New) Barn - N
16. Sheep Weaning Shelter - N
17. Livestock Shelter - N
18. Picnic Shelter - N
19. Storage Shed - N
20. Upper Sheep Shelter - N

Resources are keyed to inventory. Photo 13 is documentary of Sheep Pasture

BUNCOMBE COUNTY TAX MAP

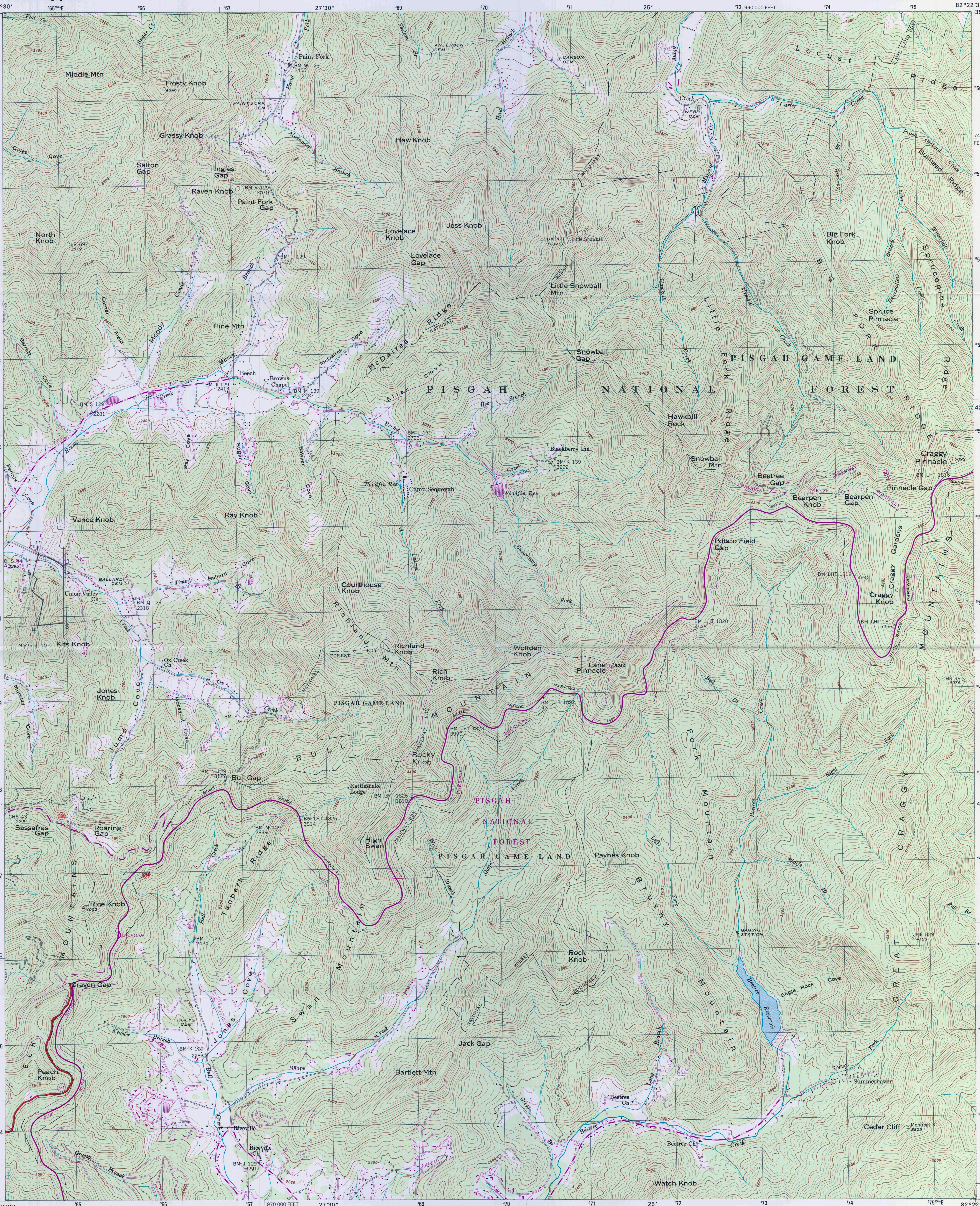
DR. JOHN G. AND NANNIE H. BARRETT FARM
75 OX CREEK ROAD, WEAVERVILLE VICINITY
PROPERTY # 976 224700200000

North Carolina

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

CRAGGY PINNACLE QUADRANGLE
NORTH CAROLINA-BUNCOMBE CO.
7.5-MINUTE SERIES (TOPOGRAPHIC) 201-NW



364 000
Dr. John G. and Nannie H.
BARRETT FARM
WEAVERVILLE VIC.,
BUNCOMBE Co, NC
CRAGGY PINNACLE, NC
QUAD
SCALE - 1:24000
ZONE 17
1. E364690 N 3950720
2. E364990 N 3950600
3. E364960 N 3949910
4. E364700 N3949900
5. E364600 N 3950310
6. E364620 N 3950500

Produced by the United States Geological Survey

Supplemental control by Tennessee Valley Authority

Topography compiled 1946. Field checked by TVA 1946
Planimetry derived by TVA from imagery taken 1976 and other sources. Photoinspected using imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1946. Boundaries revised 2001

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: North Carolina coordinate system (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 17

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MN GN 5½° 98 MILS 0° 50′ 15 MILS

20% TOTAL RECOVERED FIBER

SCALE 1:24 000

CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Mars Hill 191-SE
2 Barnardsville 200-SW
3 Mount Mitchell 200-SE
4 Weaverville 192-NE
5 Montreat 201-NE
6 Asheville 192-SE
7 Oteen 201-SW
8 Black Mountain 201-SE

ADJOINING 7.5' QUADRANGLE NAMES

INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA-2001

ROAD CLASSIFICATION (TVA 201-NW)

Primary highway hard surface .... Light-duty road, hard or improved surface ......
Secondary highway hard surface .... Unimproved road ......
Interstate Route U.S. Route State Route

CRAGGY PINNACLE, NC
1997
NIMA 4555 III NW-SERIES V842

ISBN 0-607-96051-5

POLLED
HEREFORDS
REG. SUFFOLKS
OX-FORD
FARM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Barrett, Dr. John G. & Nannie H., Farm

MULTIPLE NAME:

STATE & COUNTY: NORTH CAROLINA, Buncombe

DATE RECEIVED: 3/22/13 DATE OF PENDING LIST: 4/15/13
DATE OF 16TH DAY: 4/30/13 DATE OF 45TH DAY: 5/08/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000245

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___RETURN ___REJECT 5-8-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

RECEIVED 2280
MAR 22 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

North Carolina Department of Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan W. Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

March 18, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service
U.S. Department of the Interior
1201 Eye Street NW (2208) Eighth Floor
Washington, D.C. 20005

Re: John G. and Nannie H. Barrett Farm – Buncombe County
Lenoir Downtown Historic District, Boundary Increase – Caldwell County
Salem Methodist Church – Macon County

Dear Ms. Shull:

Enclosed are the nominations for the above-referenced properties to be listed in the National Register of Historic Places.

We trust you will find the nominations to be in order. If you have any questions please call Ann Swallow, 919.807.6587.

Sincerely,

Kevin Cherry

Kevin Cherry, PhD.
State Historic Preservation Officer

KC/jct: enclosures

Location: 109 East Jones Street, Raleigh NC 27601 **Mailing Address**: 4617 Mail Service Center, Raleigh NC 27699-4617 **Telephone/Fax**: (919) 807-6570/807-6599