

(Oct. 1990)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Loftin Farm

other names/site number \_\_\_\_\_

## 2. Location

Street & number West side of SR 1368, .65 miles south of junction with SR 1367  
(134 Pecan Place Lane)

N/A not for publication

City or town Beautancus

vicinity

state North Carolina

Code NC

county Duplin

code 061

zip code 28365

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Gregory A. Crow  
Signature of certifying official/Title

SHPO

11/16/01  
Date

Department of Cultural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.  
 See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, \_\_\_\_\_

Signature of the Keeper

Date of Action

Loftin Farm  
Name of Property

Duplin, NC  
County and State

### 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)

- building(s)  
 district  
 site  
 structure  
 object

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

Contributing	Noncontributing	
3	3	buildings
0	1	sites
0	0	structures
0	0	objects
3	4	Total

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

Historic and Architectural Resources of Duplin County  
ca. 1790-1943

**Number of Contributing resources previously listed  
In the National Register**

N/A

### 6. Function or Use

**Historic Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Agriculture: processing

agricultural field

animal facility

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Agriculture: agricultural field

storage

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

Mid-nineteenth Century/Greek Revival

Other: corner-notched plank construction

**Materials**  
(Enter categories from instructions)

Foundation Brick

Walls Weatherboard

Roof Asphalt

Other Wood

### Narrative Description

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

See continuation sheets

Loftin Farm  
Name of Property

Duplin, 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.)

- 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 high artistic values, or represents a significant and Distinguishable entity whose components lack Individual distinction.
- D Property has yielded, or is likely to yield, Information important in prehistory or history.

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1852, 1937  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1852  
1937  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheets

Loftin Farm  
Name of Property

Duplin, NC  
County and State

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

State Archives, Duplin County Register of Deeds

## 10. Geographical Data

Acreage of Property 15

### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>771190</u>	<u>3894100</u>	3	<u>17</u>	<u>770965</u>	<u>3893940</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>771120</u>	<u>3893855</u>	4	<u>17</u>	<u>771000</u>	<u>3894145</u>

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Ellen Turco and April Montgomery  
Organization Circa, Inc date May 30, 2001  
street & number P.O. Box 407 telephone 919-416-1016  
city or town Durham state NC zip code 27702

## 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.)

Loftin Farm

Name of Property

Duplin, NC

County and State

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**Property Owner**

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

name Mrs. James Oliver Loftin III

street & number 134 Pecan Place Lane

telephone 919658-5959

city or town Mount Olive

state NC

zip code 28365

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Loftin Farm  
Duplin County, North Carolina

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### 7. Physical Description

#### Setting

The fifteen-acre Loftin Farm is located in Wolfsrape Township in northwestern Duplin County. The farm is located within the Coharie geological terrace. The most fertile and productive soil in the county, it was well suited to the production of cash crops such as tobacco, cotton, soybeans, corn and hay (Martin, "Historic and Architectural Resources" 2). Although the predominant form of agriculture today is the large-scale production of hogs and poultry, the Loftin Farm still maintains its historic agricultural use and appearance. The structures of the Loftin Farm are reminiscent of the mid-nineteenth century when the county was home to a small class of successful middling farmers. Only fifteen of the tract's seventy-six acres are being nominated to the National Register, the remaining acreage is leased to a tenant farmer. Tobacco, sweet potatoes, soybeans and corn are cultivated in the fields surrounding the nominated parcel.

The Loftin Farm has a commanding presence the west side of SR 1368 (Pecan Place Lane), approximately five miles from the crossroads community of Beautancus. The house faces southeast. A grove of one hundred and sixty pecan trees flank the long driveway leading to this one-story, Greek Revival cottage. The trees were planted in the 1880s. In the yard immediately surrounding the house are mature plantings common in Coastal Plain farmsteads: boxwoods, crepe myrtles, hollies, and oaks. Also in the front yard are grape and rose arbors. Agricultural buildings include a 1852 full-dovetail plank smokehouse, a 1937 livestock barn, two tobacco barns, and a hog house. Interestingly, the property lacks the family cemetery found on so many North Carolina farmsteads. The Loftins chose to be buried in the nearby town of Mount Olive.

#### Inventory List

##### 1. House

1852

##### Contributing Building

#### Exterior of House

Family tradition dates the Joel Loftin House to 1852. The dwelling is a square one-story, hipped-roof, wood-frame Greek Revival cottage that faces southeast. A hipped-roof projecting rear shed runs the length of the rear wall of the main block and a small entry addition with a shed roof extends off the side elevation at the northeast corner. Two interior chimneystacks with simple corbelled caps pierce the roofline mid-slope. The stacks were damaged in 1996 by Hurricane Fran and reconstructed shortly afterwards by a local mason. At this time the gray asphalt shingle

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roof covering the broad, shallow pitched, hipped roof was also installed. The house sits on its original brick piers that were infilled with similar brick at a later, unknown date. The entire house is sheathed in weatherboards with a 5 1/4" inch exposure. Most of the siding is original although some boards have been replaced. Large six-over-six wood sash windows are found on each elevation of the Loftin House. These windows are set in simple, two part, flat surrounds. Substantial corner pilasters that mirror the porch columns define the front façade. The pilasters support the plain, wideboard frieze that is also found on the side elevations of the house. The original shutters are in storage on the property. The present owner suspects they were removed during the 1950s renovation.

The three-bay front (east) elevation of the dwelling retains its original full façade, hipped roof porch with restrained Greek Revival decorative elements. Four 10" x 10" square porch columns support the porch roof, two flanking the front entry and two at the corners. The columns are capped with simple, three part, Doric-inspired capitals and lack bases. Although missing a few balusters, the original balustrade runs between the columns. The balustrade consists of a halfround hand rail and square 1" x 1" pickets set into the bottom rail. The porch floor is tongue-in-groove. The front entry features the double doors common in Greek Revival dwellings. Each door displays two long vertical panels. An original ceramic doorknob remains on the right side door. The entry doors are topped by a four-pane transom and flanked by six-pane sidelights with 8" x 10" lights. The sidelights rest upon a low, raised panel. A unique feature of the porch is the coved beadboard ceiling.

The side elevations (north and south) of the main block are identical. Each displays two large six-over-six sash windows with flat, two part surrounds. The frieze, corner pilasters and baseboard found on the front elevation continue on the sides.

A rear shed, which appears to be an addition, obscures the rear (west) elevation of the main block. However, family oral history indicates it is original to the dwelling. The hipped roof form of the three-bay, full façade shed is similar to that of the front porch. Mr. James Loftin, who was raised in the house, stated that the shed originally had a recessed central entrance flanked by enclosed porch rooms. During the 1950s renovations, the recessed entry was enclosed to give additional indoor living space. Today, the shed is sheathed in the same 5 1/4" weatherboards found on the main block. Architectural detailing of the rear shed is not as sophisticated as that of the main block. The shed lacks a frieze and baseboards. The substantial decorative pilasters on the main block translate as simple corner boards on the rear shed. Concrete steps lead to the centered wood rear entrance door which has six glass panes above a panel. The south corner window is a smaller version of the larger six-over-six sash found on the main block. The original

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north corner window has been removed and replaced by a smaller window to accommodate the kitchen sink located under it.

Another alteration of the 1950s renovation was the construction of a utility shed at the rear, north corner of the house. The small frame addition has a shallow pitched shed roof that slopes away from the hipped roof to which it is attached. The utility room is accessed from the kitchen as well as a set of exterior steps. Its is sheathed in vertical boards and displays the same small six-over-six windows as is installed over the kitchen sink, further evidence that the utility room was constructed at the same time as the kitchen remodeling in the 1950s. The utility room addition is the only exterior alteration that is not entirely respectful of the Greek Revival character of the Joel Loftin House. However, since it is located on the rear elevation, it does not significantly detract from the overall historic character of the house.

### Interior

The four-room main block of the Loftin House retains its original center hall plan, a climatic adaptation to the hot, humid climate of Duplin County that allows light and air to pass through the house. The center hall is flanked on each side by two rooms of equal size. The hall passes through the house until it reaches a set of French doors. The doors replaced the original exterior door that opened to a recessed porch prior to the 1950s renovation. The porch is now enclosed and serves as an entry area and household office space. The French doors allow a clear line of sight through the house and thus retain the open feeling of the center passageway. It is likely that originally the floor plan of the rear shed was a smaller version of the floor plan of the main block; a central passage flanked by two rooms of equal size. Appropriately, kitchen and bathrooms have been placed in this rear shed, permitting the floor plan in the main block to remain unchanged since the time of construction. The kitchen is located in the northwest corner of the house and accessed from the rear entry hall. The southwest corner of the house has been divided into three rooms: a bathroom, added by Mr. and Mrs. James O. Loftin III in 1993, a bathroom dating from 1955, and a storage room.

As was common in southern houses of the mid-nineteenth century, the original kitchen was located in a separate building. Early twentieth-century photographs belonging to Mrs. James O. Loftin, III show a long, one-story, central-chimney building behind the house. It is unclear if the structure was connected to the house with a breezeway as was common in mid-nineteenth century Duplin County domestic architecture (Martin, Along the Banks 22). A written note from a neighbor on the back of the photograph refers to the structure as "the old dining room and pantry" and states that it was an older building moved to the site from "Joel's old house when Uncle Jim brought Aunt Sally (sic) here to live." (This comment refers to the property's second

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owners, James O. Loftin, son of Joel Loftin, and his second wife Sallie Carr. According to Duplin County marriage records the couple was wed in 1889.) The note goes on to state that prior to the arrival of the “dining room and pantry” cooking was done in the old kitchen to the right of the garden. The note suggests that the dining room was attached to the old kitchen, so perhaps the original kitchen survived into the twentieth century. Unfortunately, there are no visible clues as to the precise location of this original kitchen. This “dining room” was demolished in the 1950s and a modern indoor kitchen built in its current location in the northwest corner of the house.

The interior of the Loftin House displays restrained vernacular Greek Revival detailing. Although not comparable with the exuberant detail found in grander Duplin County Greek Revival houses such as the Dr. Needham Herring House in Kenansville, or the Elias Faison House in Faison, Loftin’s selection of the nationally popular Greek Revival style indicates his desire to identify with Duplin County’s planter class. The predominant features of the interior are the large, six-over-six sash windows centered on the walls of each room. Window surrounds are plain, flat, two part surrounds identical to those found on the exterior. Each room has a fireplace displaying similar, simple Greek Revival post and lintel mantels. Two-panel doors separate each room from the hall. The doors display ceramic knobs, original locks and hinges and are surrounded by plain, flat, two-part surrounds. The house retains its original plaster, which is in excellent condition with the exception of cracking over the fireplace in the front bedroom (southeast corner). This room also has a dropped ceiling and crown molding that was installed during the 1950s renovation. Plain 7 ½-inch baseboards are also found throughout the main block. Flooring in the main block is original 5 ½” wide board pine, refinished in 1993.

Due to the addition of a modern kitchen and baths in the shed, its interior retains very little original material. Surviving interior doors leading from the hall and living room to the kitchen are two panel, although the doors themselves are narrower than those in the main block. The original pine floors have been covered or removed. Today the kitchen and bathroom floors are vinyl and those in the entry hall and storage room are oak replacement.

### **2. Smokehouse**

**1852**

#### **Contributing building**

Located northwest of the dwelling is the 1852 smokehouse. The building is of hand hewn plank construction with full dovetail notching at its corners. Visible on each plank is a Roman numeral. According to James O. Loftin III, the smokehouse was constructed in the woods where the planks were numbered. The smokehouse was then disassembled, taken to its current site and

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reassembled using the Roman numerals as a reference. The large, tightly notched planks were necessary to support the weight of hanging meat. The smokehouse is topped by a projecting front gable roof and open side sheds. The tall building is entered by a four foot opening on the southwest elevation. The entry door is missing. The full dovetail plank construction is visible from the interior. The dirt floor is slightly below grade to accommodate the smoldering fire that cured the meat. Wood beams, from heavy cuts of meat were hung, span the interior. The building is currently used for storage.

### 3. Livestock Barn

1937

#### Contributing building

Located south of the dwelling is the 1937 livestock/hay barn. Family tradition credits William Loftin with construction of this barn. The structure resembles similar dairy and livestock barns built across the state using patterns provided by the NC Agricultural Experiment Station in the first half of the twentieth century. However, there is no direct evidence that this barn was constructed using such a plan. This three-story gambrel-roof structure has two small shed rooftop dormers. It is sided with diagonal flush sheathing, which on the front (north) elevation has been covered with corrugated metal panels. The five window openings of the front elevation have been covered as well. A large shed projects from just under the gambrel roof line and runs of the length of the northeast side of the barn. It is supported by metal posts. The barn is entered on the northeast elevation from a five-sided opening that reflects the shape of the roofline. The barn's center passage runs its length, and is flanked by six livestock stalls on the west side and two stalls and a storage compartment on the east. The second story serves as a hay loft accessed from a ladder in the barn's north corner. The building is currently used for storage.

### 4. Farrowing House

circa 1950

#### Non-contributing building

This one-story frame German sided structure was used to shelter baby pigs.

### 5 & 6. Tobacco Barns (2)

circa 1950

#### Non-contributing buildings

Two gable-roof tobacco barns, and the ruins of a third, sit in an uncultivated field just north of the main driveway off SR 1368. These barns are of light frame wood construction.

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### **Integrity Statement**

The Loftin House retains a high degree integrity on both the exterior and the main block of the interior. Like many nineteenth century structures it has been necessary to make interior changes to allow for the structure's continued use in the twentieth century. 1950s and 1993 alterations were confined to the rear shed, leaving the interior of the main block a pristine example of antebellum Duplin County architecture executed in the Greek Revival style. Although Hurricane Fran shifted the structure in 1996 and it now leans slightly to the northwest, the plank smokehouse is virtually unchanged since its date of construction. The only significant alteration to the livestock barn is the addition of the corrugated metal that now sheaths portions of the exterior. The gambrel roof form remains evident and the interior is unaltered.

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### Statement of Significance

#### Summary

The Loftin Farm is locally significant under Criterion C: Architecture. Significant buildings are an 1852 one-story, square Greek Revival cottage, an 1852 full-dovetail notched plank smokehouse, and a 1937 frame, gambrel roof livestock barn. The period of significance dates are 1852 and 1937, the dates of construction for the house and smokehouse, and livestock barn, respectively. The house is an example of Greek Revival style, in one-story square form. It is one of three of this form known in Duplin County. The smokehouse is one of two surviving antebellum smokehouses displaying plank full-dovetail notched construction, a technique utilized from settlement until the second quarter of the nineteenth century. The two-story frame gambrel roof livestock barn is an intact, local example of property type popularized in the early twentieth century by the publications of the NC Agricultural Experiment Station, and found throughout the state.

The architectural significance of the Loftin Farm is established in the Multiple Property Documentation Form, "Historic and Architectural Resources of Duplin County, North Carolina 1790-1943," by Jennifer F. Martin. Historic context for the house, smokehouse and barn is presented in "The Railroad and Emergence of Towns, 1837-1875, (E12-21)" and "Town Building and Agricultural Prosperity in Duplin County, 1876-1943, (E22-39)." "Property Type 2A: Houses Built from the Post-Colonial Period to the Civil War, (ca. 1970-1865)" exemplifies the Loftin House as a regional variation of the Greek Revival style (F59)." The dwelling displays a high degree on integrity from the period of significance as required by the registration requirements for Duplin County houses stipulated on pages F63-64. Barns and smokehouses are discussed in "Property Type 3: Outbuildings (F64)." The smokehouse and barn meet the registration requirements for outbuildings discussed on pages F65-65.

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### Architectural Context

The architectural significance of the Loftin Farm is established in the Multiple Property Documentation Form, "Historic and Architectural Resources of Duplin County, North Carolina 1790-1943," by Jennifer F. Martin. Context for the house, smokehouse and barn is presented in "The Railroad and Emergence of Towns, 1837-1875 (E12-21)," and "Town Building and Agricultural Prosperity in Duplin County, 1876-1943 (E22-39)." "Property Type 2A: Houses Built from the Post-Colonial Period to the Civil War (ca. 1970-1865)" states "the Joel Loftin House "represents a regional variation of the Greek Revival style (F59)." The dwelling meets the registration requirements for Duplin County houses stipulated on pages F63-64. Barns and smokehouses are discussed in "Property Type 3: Outbuildings (F64)." The smokehouse and barn meet the registration requirements for outbuildings discussed on pages F65-65.

The Greek Revival style appeared in Duplin County around 1830 and permeated all facets of domestic construction for much of the nineteenth century. By the 1840s with the advent of improved transportation and the arrival of a market economy, a small planter class had emerged. These men possessed common economic and social interests and the ideas and viewpoints of this planter class came to be emulated by the community at large. The overall conservative tastes of builders and residents in Duplin County merged comfortably with the Greek Revival style. Neoclassical elements were easily applied to the traditional symmetrical center hall plan dwelling. Builder's pattern books published in the first half of the nineteenth century helped to supplant earlier Georgian and Federal stylistic elements with new designs for mantels, columns, and porticoes. The hall-parlor plan of the eighteenth and early nineteenth century virtually disappeared from dwellings constructed during this period. Dwellings of this era display a fusion of national stylistic concepts and more localized building ideologies that form a unique architectural expression which defines Greek Revival in Duplin County. Houses of this style in the county typically have low-hipped or gable roofs, doors with long vertical panels, classically-inspired porches and cornerboards, and post-and-lintel mantels.

The Joel Loftin House is a fine example of a locally distinctive form—the one-story, hipped-roof Greek Revival cottage. The house is one of three intact examples of the form remaining in Duplin County. The Benjamin "Rig" Rouse House, in Albertson Township in the county's northeast corner is a dilapidated version of the form. Both properties share similar Greek Revival details such as square porch posts with Doric-inspired caps that repeat in the corner pilasters of the house. The Whitehead-Blount House in Kenansville displays commonalities in form and detail with the Loftin House. However, the house's location in the county seat differentiates it from the rural setting of the Loftin House.

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Outbuildings were an essential element of Duplin County farmsteads. A typical Duplin County farm displayed a collection of outbuildings, each with a distinct function such as barns and packhouses related to tobacco production, barns for sheltering livestock, smokehouses for curing meat, and detached kitchens for preparing food. The majority of surviving outbuildings date from the twentieth century and are of frame or log construction (Martin, "Historic and Architectural Resources" 64). Corner-notched log construction was a common building technique for outbuildings from the eighteenth through the twentieth centuries due to the abundance of timber in the Coastal Plain and the simplicity of the log corner-notched construction technique. Frame outbuildings almost completely replaced traditional corner-notched log construction by the mid-twentieth century and became a common method of construction for the tobacco barns that proliferated as Duplin County farmers shifted from cotton to tobacco crops. In the nineteenth century, plank construction was less common than log because of the additional labor required to cut, shape, and smooth the sides of the logs. Plank buildings were sturdy and secure, and did not require chinking to seal the cracks left open between logs and rough-hewn timber. Due to the strength and security of the plank method of construction, these buildings made ideal smokehouses, which needed additional strength to support the weight of heavy cuts of meat. The Loftin Farm smokehouse is rare, surviving intact example of a once prevalent building type. It also exemplifies the plank, corner-notched construction technique utilized from settlement until the second quarter of the nineteenth century. The Jeremiah Pearsall smokehouse in the Westbrook Crossroads vicinity in north central Duplin County is the county's only other surviving antebellum plank smokehouse.

Barns of all types are found throughout the county. By the early twentieth century farmers across the state had access to publications illustrating stock plans for barns and other agricultural buildings. In 1914, North Carolina Agricultural Extension Specialist D.S. Weaver compiled a brochure called, "A List of Farm Building Plans for North Carolina Farms." Other sources of stock plans available to North Carolina farmers included *Radford's Combined House and Barn Plan Book* published in 1908, which made stock plans available nationally, and bulletins from the NC Agricultural Experiment Station such as "Comfortable Low Cost Barns," and "Beef Cattle and Sheep Barns." The agricultural extension program encouraged agricultural diversification in response to the cotton boll weevil infestation of the late 1920s and federal crop reduction programs of the early 1930s intended to alleviate cotton and tobacco surpluses. The stock plans were intended to help farmers modernize their farms and successfully shift from subsistence to commercial production. The Agricultural Extension Bulletins promoted the gambrel roof form for dairy barns across the state. There is no documentary evidence or family tradition to suggest that dairying occurred at the Loftin Farm. Additionally, the barn's interior lacks the stanchions, concrete floors, feed alleys and manure troughs of the stock plan dairy

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barns. While the barn's exterior form was modern for the time, its interior displays a traditional plan; a central passage flanked by eight large and roughly constructed stalls. The interior suggests that the barn sheltered a few farm animals such as cows, horses and mules, and also provided storage for hay and equipment. The two-story gambrel roofed livestock barn is an intact example of a form popularized in the early twentieth century by stock plans and adapted locally for the specific needs of the Loftin family. The livestock barn represents a shift from regional architecture, that adhered to local building traditions and types, to methods of construction common throughout the state. Other gambrel roof barns in Duplin County include the 1950 barn at the Bryan Newkirk Williams Farm near Concord, in the south central portion of the county, and barn at the Winfield Scott Loftin Farm, near Faison in the county's northeast corner.

### Historical Background

In the years immediately preceding the Civil War, Duplin County agriculture consisted predominantly of small family farms raising food crops for subsistence. Self-sufficient farms far outnumbered market-oriented operations. However, Joel Loftin was one of a small number of Duplin County farmers producing cash crops. Loftin was fortunate, or wise, enough to obtain his land holdings in the fertile Coharie terrace. The rich soil of this geological terrace permitted the production of cash crops such as tobacco, cotton, corn, rice and soybeans. The majority of Duplin County's land is in the less fertile Wicimico and Chowan terraces. While these terraces were home to the county's subsistence farmers who cultivated smaller tracts of food crops for their families, the fertile northwest corner of the county saw the emergence of a small class of successful large scale cash crop planters.

The parcel being nominated has been in the Loftin family since the mid-nineteenth century. Deed research indicates that Joel Loftin purchased a one hundred and sixty six-acre tract from James Winders in Wolfscrape Township in 1850. The 1850 census reveals that in 1849, prior to his purchase of the nominated parcel, Loftin had already established himself as a successful producer of cash crops. Loftin owned a total 420 acres in Wolfscrape Township valued at \$800. His endeavor produced 600 bushels of corn, 600 pounds of rice, and smaller yet still substantial, amounts of sweet potatoes, oats, and peas. Unlike some of his Duplin County neighbors, Loftin did not produce sizable tobacco or cotton crops. Sixty hogs were recorded on the farm by the census taker in 1850. By the 1850s slaves made up over 40% of Duplin County's population (Martin, "Historic and Architectural Resources" 4). Loftin owned ten slaves, whose labor contributed to his ability to work the land.

According to family tradition, by 1852 the dwelling and the smokehouse had been constructed on the Loftin's newly acquired parcel. There were likely other, no longer extant, buildings vital

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Loftin Farm  
Duplin County, North Carolina

to mid-nineteenth agriculture such as barns, corncribs and slave dwellings. By the time the census taker visited northwest Duplin County in 1859 Joel Loftin had acquired an additional 80 acres. His 500 acres were valued at \$2,000. Sixteen slaves living in three slave houses produced 1,250 bushels of corn, 160 bushels of wheat and seven bales of cotton. Corn was the leading county crop in 1860, with 413,000 bushels produced that year (Martin, "Historic and Architectural Resources" 14-15). Grown in smaller amounts were peas and sweet potatoes. The farm also produced 300 pounds of butter. In the decades after the Civil War the farm continued to produce large amounts corn, cotton, butter, oats, wheat, peas and potatoes. The 1870 and 1880 census recorded new products on the Loftin Farm such as wine, timber, apples and poultry. Family tradition maintains that Joel's son, James Loftin, planted his pecan grove around 1880, further diversifying his farm's output.

Joel Loftin died in 1879 and left his 650 acres divided between six heirs (bk. 35, p. 117), who appear to be his wife, Sarah, his two sons Thomas and James Oliver, and other relatives. James Oliver Loftin (1852- 1924) was named executor of his father's estate. Household furniture, crops, farm tools and equipment totaling \$419.80 were sold to settle Joel's debt. Sarah kept \$364 worth of her husband's property including, a horse and buggy, a sofa, a table, six cane seat chairs, a rocker, a loom, eleven hogs and various harvested crops and other farm products. James received a seventy-six acre parcel which included the 1852 house. James' first wife, Sarah, died at a young age of unknown causes. A marriage certificate was issued for James and his second wife, Sallie Carr in 1889. Sallie was twenty-one at the time. James was thirty-seven. James and Sallie raised nine children, although it is not known if Sallie was the mother to all of them, or if some had been born to Sarah. Upon James' death in 1924 he left each of his nine children one dollar. The remainder of his money and all of his property he left to "his beloved wife," Sallie.

The exact types and amounts of crops and goods produced on the farm in the twentieth century are not known. It is known that Duplin County's sandy soil was ideal for growing fruits such as strawberries, blackberries and dewberries. In 1940 Duplin County produced three and a half million quarts of strawberries (Martin, Along the Banks 33). Cucumbers were another common Duplin County crop in the first half of the twentieth century, leading to the establishment in 1929 of the Cates Pickle Company in Faison. However, it was tobacco that became Duplin County's dominant cash crop in the early twentieth century. Between 1900 to 1930 the tobacco crop increased from one million to six million pounds. The two tobacco barns that stand at the entry to the Loftin Farm strongly suggest that the crop growing there. In 1949, Sallie and James' youngest son James O. Loftin, Jr. purchased the house and 205 acres from his widowed mother for ten dollars (bk. 452, pg. 207). Her son cared for her and Sallie was able to remain in the house until her death. Descendents of the Loftin's are unsure of the precise circumstances that

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Loftin Farm  
Duplin County, North Carolina

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prompted the sale of the house, and why the other children did not want to own the family homeplace. However, it is known that James, Jr. had to pay at least some of his siblings for their share of the full value of the farm. Family tradition maintains that the installation of the indoor kitchen and bathroom in the 1950s marked James Jr's final payment of the debt.

James Jr. continued to farm his grandfather's land until his death in the early 1970s. Because the twentieth century agricultural survey conducted by the Department of Agriculture have been sealed, it is impossible to know the type and amount of crops that the farm produced under James Jr.'s ownership. However, it is likely that the large pecan grove was producing large amounts of nuts by the mid-twentieth century. Also, the tobacco barns on the property suggest that tobacco was being cultivated on site. Other common early and mid-twentieth century Duplin County crops were cotton, strawberries, beans, peas, okra, and cucumbers (Martin, Along the Banks 33-34).

James O. Loftin, Jr. died in 1972 leaving the house and farm to his son, James O. Loftin III. The fields were leased for twenty years and the house sat vacant. James and Mary Jo (Wynn) Loftin returned to the farm in 1993. It was at this time that they added a second bathroom, remodeled the kitchen and began a regimen of addressing years of deferred maintenance. The outstanding condition of the property today is a result of their hard work and affection for the property. Sadly, Mr. Loftin passed in 1999. Mrs. Loftin is seeking National Register listing in memory of her husband.

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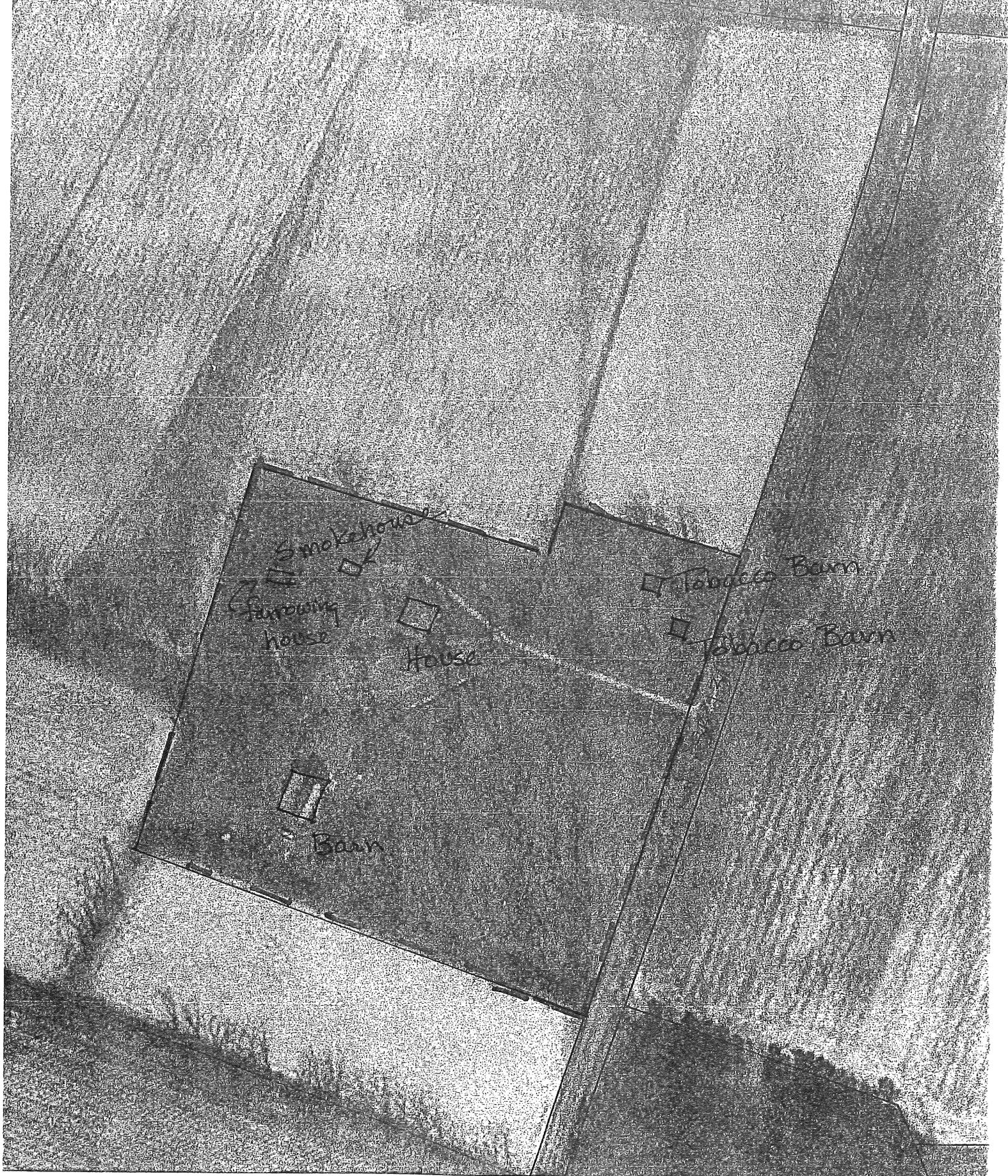
### 10. Geographical Data

#### Verbal Boundary Description

The boundary of the Loftin Farm is the fifteen-acre area within the dotted line on the accompanying Duplin County tax map aerial photograph, drawn to a scale of 1" = 200'.

#### Boundary Justification

The boundary includes the acreage immediately surrounding the house and contributing outbuildings historically associated with the Loftin Farm. This area provides an appropriate setting for the architecturally significant house and barn. Surrounding fields and pecan allee immediately behind the house are not included in the nominated area because agricultural significance is not claimed.



SITE MAP

LOFTIN FARM  
BEAUTANCUS VICINITY  
DUPLIN COUNTY, NC



1500'

3895

3896

10'

3894

← Duplin Co  
zone 17

E 771190

N 3894100

3893

E 771120

N 3893855

3

E 770965

N 3893940

4

3892

E 771000

N 3894145

2'30" 770 771 772 773000mE 78°00' 35°07'30"

1 MILE



ROAD CLASSIFICATION

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



QUADRANGLE LOCATION

MOUNT OLIVE, N. C.

(SEVEN SPRINGS 1:62,500 5-24-11)

● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

