

INDIVIDUAL PROPERTY FORM FOR

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC

Livingston Oates Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER

S side SR 1748 .2 mi. W. of NC 403

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

VICINITY OF Clinton

Third

STATE

CODE

COUNTY

CODE

North Carolina

037

Sampson

163

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

N/A

NO

MILITARY

OTHER

4 OWNER OF PROPERTY

NAME

John E. Huddleston (919) 533-3967

STREET & NUMBER

Rt. 5, Box 369BB

CITY, TOWN

STATE

Clinton

VICINITY OF

North Carolina 28328

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC

Register of Deeds (Book 955, Page 505)

STREET & NUMBER

Sampson County Courthouse

CITY, TOWN

STATE

Clinton

North Carolina 28328

6 FORM PREPARED BY

NAME / TITLE

Thomas Butchko

Jim Sumner, Researcher

ORGANIZATION

DATE

Survey & Planning Branch

Research Branch

June 10, 1985

STREET & NUMBER

TELEPHONE

109 East Jones Street

(919) 733-6545

CITY OR TOWN

STATE

Raleigh,

NC 27611

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Livingston Oates Farm has one of the more intact complements of late-19th century outbuildings in the county. Located northeast of Clinton, the complex is sheltered under several handsome oaks and surrounded by the neighboring fields and woodlands. The centerpiece of the farm is the 1870s Livingston Oates House. The largest and finest example of the popular Sampson County bold gable front porch form of the Greek Revival, this form, built from the early 1850s until almost 1900 with a projecting engaged porch beneath the central cross gable was one of the county's most prevalent building forms. embellished with a variety of Victorian millwork in later years, the form sees its highest Greek Revival development here in the house of Livingston Oates, a prominent area planter.

The one-story, double-pile frame house with rear ell is dominated by the front gable porch facing southeast. The house sits on a foundation of brick piers recently infilled with cement block. The gable engages the handsome porch of six pillars with turned balusters and lattice frieze, which shelters the three bays of the three-bay-by-two-bay front block. The roof is covered with standing seam metal and pierced with an interior brick chimney on the northeast; the southwest chimney was removed during the current remodeling and replaced with an exterior end brick chimney. Cornerboards rise to support the returning boxed cornice. A wide bottom board connects the pilasters. Battered surrounds having peaked lintels with dog-ears—a prevalent Greek Revival element in Sampson County—enframe the six-over-six sash. The entrance into the center hall is surrounded with trabeated transom and sidelights having similar surrounds. A large, screened porch carries along the rear southwest and rear north corner and a small, one-room building at the west corner to the main house. This porch has recently been enclosed for expanded kitchen and utility space.

The interior is currently undergoing an unfortunate, thorough remodeling, which will result in simulated wood paneling and a lowered ceiling with fake exposed timbers being used throughout the once plain, traditional, rural Greek Revival plastered interior; the hall will retain its original height. Only the reserved pilaster-and-frieze mantels and the simple, flat, two-part door and window surrounds will survive. The never-finished attic is being converted into a game room and a simple stairs being added for access.

The farmstead, sheltered by numerous large trees and surrounded by fields and woods, retains a sizeable complement of frame outbuildings arranged along the site's north-east boundary. The commissary has a front gable roof with connecting crosspiece at the cornices; the side eaves are composed of the projecting ceiling beams with a fascia board. The weatherboarded structure has a German siding shed on the southeast. The most notable of the outbuildings is the excellent center aisle barn and stable. It was built in two sections, with the larger front section containing two large stalls. The rear part, narrower and with a steeper gable roof than the front, contains six small stalls. Both sections are covered with weatherboarding in the gables and open spaced sheathing on the sides. A substantial loft is on top. The barn, 42 by 55 feet in size, is one of the finest and largest in the county. In addition to a long tractor shed, a traditional two-story, front gable packhouse, and an early gas pump, is the outstanding, half-dove-tail log root cellar. The marvelous, well-preserved structure, six-by-eight feet, is sheltered under a gable roof. The logs are rather square in profile.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Livingston Oates Farm Item number 7 Page 1

The structures, of course, 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 structure. Information concerning use patterns, social standing and mobility, as well as structural remains may well be an important component of the significance of the structure. At this time no investigation has been done to discover these remains, but it is probable that they exist, and this should be considered in any development of the property.

Inventory List of Outbuildings

- A. Commissary - frame, weatherboarded, front projecting gable roof with crosspiece. Eaves are composed of projecting ceiling beams with fascia boards. Shed added on southeast with German siding.
- B. Barn-Stable - frame, one of largest and finest in county, comprised of two buildings: the larger one containing two large stalls and a smaller one in the rear with six smaller stalls. Covered with sheathing and weatherboarding. 42 x 55 feet.
- C. Tractor Shed - frame, sheathed with wide boards, shed roof, 35 x 12 feet, 4 bays.
- D. Packhouse - frame, two-story, with front gable, enlarged by tractor sheds on sides. has replacement plywood doors and one rear window with wooden cover.
- E. Gas Pump - company name and date not legible. Patent #1,656,050. NC Standard, permit 1.
- F. Root Cellar - half-dovetail log. Logs rather square in profile. Gable roof projects on large ceiling rafters. Gable metal roof with storage in attic. A marvelous structure.

There are eight contributing elements to the Livingston Oates Farm nomination: the main house, the cemetery, the commissary, the Barn/stable, the (now) tractor shed, the pack house, the gas pump, and the root cellar.

8 SIGNIFICANCE

_____ NATIONAL _____ STATE _____ x LOCAL

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
___PREHISTORIC	___ARCHEOLOGY-PREHISTORIC	___COMMUNITY PLANNING	___LANDSCAPE ARCHITECTURE	___RELIGION
___1400-1499	___ARCHEOLOGY-HISTORIC	___CONSERVATION	___LAW	___SCIENCE
___1500-1599	<u>X</u> AGRICULTURE	___ECONOMICS	___LITERATURE	___SCULPTURE
___1600-1699	<u>X</u> ARCHITECTURE	___EDUCATION	___MILITARY	___SOCIAL/HUMANITARIAN
___1700-1799	___ART	___ENGINEERING	___MUSIC	___THEATER
<u>X</u> 1800-1899	___COMMERCE	___EXPLORATION/SETTLEMENT	___PHILOSOPHY	___TRANSPORTATION
___1900-	___COMMUNICATIONS	___INDUSTRY	___POLITICS/GOVERNMENT	___OTHER (SPECIFY)
		___INVENTION		

SPECIFIC DATES Unknown BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Livingston Oates Farm, retaining one of the county's most complete complement of outbuildings, centers around the 1870s farmhouse. Livingston Oates (1855-1919), a local farmer, was raised in his father's nearby house. The house remained in the family until the death of the builder's daughter-in-law, Margaret Shine Oates (1895-1978). It was then purchased by the present owners. The handsome dwelling, the finest example of the county's popular bold gable front porch form of the Greek Revival, presents a handsome engaged front porch supported by six pillars with turned baluster railing and lattice frieze. Door and window surrounds are handsomely battered and peaked with dogears. The six surviving frame outbuildings are representative in size and form of the many outbuildings which once occupied the county's farmsteads. Notable is a well-preserved half-dovetail log root cellar with gable roof. The farmstead is sheltered by several large oaks.

CRITERIA ASSESSMENT

- A. The Livingston Oates Farm is indicative of the traditional layout and form of the county's late 19th century farmsteads; it retains one of the larger complements of outbuildings in the county.
- C. The farmhouse, built in the 1870s is the county's prime example of the bold gable front porch form of the Greek Revival that was so popular from 1850 to 1900. Here finished in the austere manner of the late Greek Revival, the handsome porch and battered surrounds are especially notable. A half-dovetail log root cellar, the most significant of the farms support structures, is one of the finest log outbuildings in the county.
- D. Although no study has been done, the site is likely to yield information valuable to the history of the area.

HISTORICAL BACKGROUND

The Livingston Oates farm house is located northeast of the Sampson County seat of Clinton. The house dates from around 1875 and is surrounded by an unusually intact farm complex. The farm remained in the hands of descendants of Livingston Oates, the builder, until recently.

Henry Livingston Oates (1854 - 1919) was one of eight children of Jethro D. Oates (1820 - 1864) and Catherine Bass Oates (1819 - 1903). He married Minnie Boykin (born 1863) around 1884. They had at least seven children, two of whom died at a young age.

The 1880 census shows the Oates operated a relatively small farm, with only 60 acres under cultivation. His real estate was valued at \$1,575 and his livestock at \$950. His large amount of livestock included 50 swine, 55 poultry, 20 sheep, and 4 milk cows. He grew 750 bushels of corn and 45 bales of cotton. It is likely that Oates enlarged his farm after his marriage but comprehensive census figures are not available for this period.

The Oates house remained in the hands of the family until 1978 and the death of Livingston Oates' daughter-in-law, Margaret Shine Oates (1895 - 1978). The property has changed hands several times since then and is presently owned by John and Sue Huddleston.³ The farm retains six outbuildings, highly representative of the county's farmsteads.

Footnotes

¹Oscar M. Bizzell (ed.), The Heritage of Sampson County, North Carolina, (Winston-Salem, N.C.: Hunter Publishing Company for the Sampson County Historical Society, 1983), 537; Twelfth Census of the United States, 1900, Sampson County, North Carolina Population Schedule.

²Tenth Census of the United States, 1880, Sampson County, North Carolina, Agricultural Schedule.

³Sampson County Deed Book 955, p. 595.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bizzell, Oscar M., ed. The Heritage of Sampson County, North Carolina. Winston-Salem, North Carolina: Hunter Publishing Company, 1983, p. 537
Sampson County Deed Book 955, Sampson County Courthouse.
Tenth and Twelfth Census of the United States, 1880 and 1900. Sampson County, North Carolina, Population and Agricultural Schedules.

10 GEOGRAPHICAL DATA

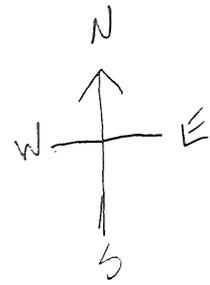
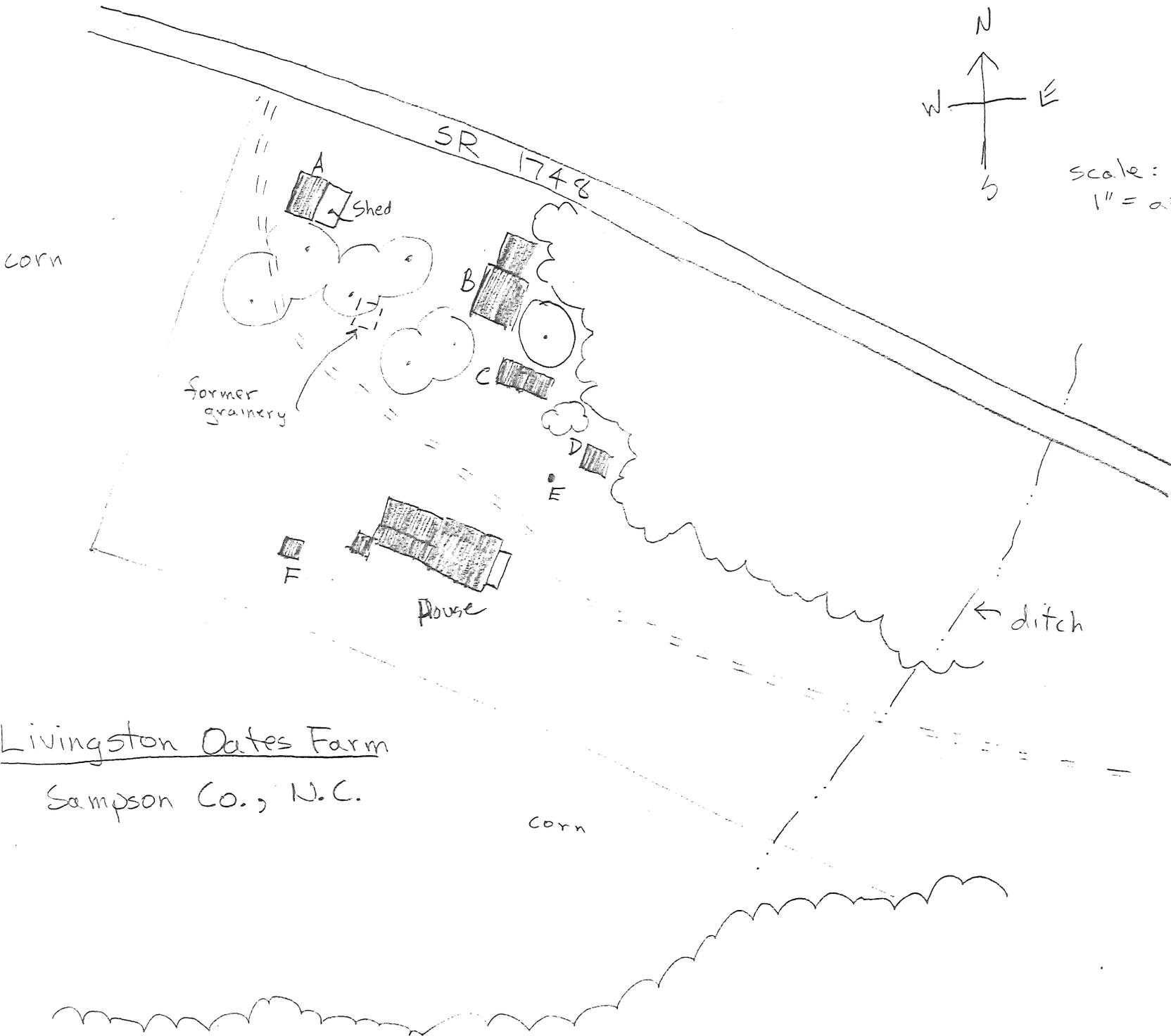
ACREAGE OF NOMINATED PROPERTY 5.82 acres

UTM REFERENCES Lat. 35° 04' 12" Long. 78° 15' 28"

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>

VERBAL BOUNDARY DESCRIPTION

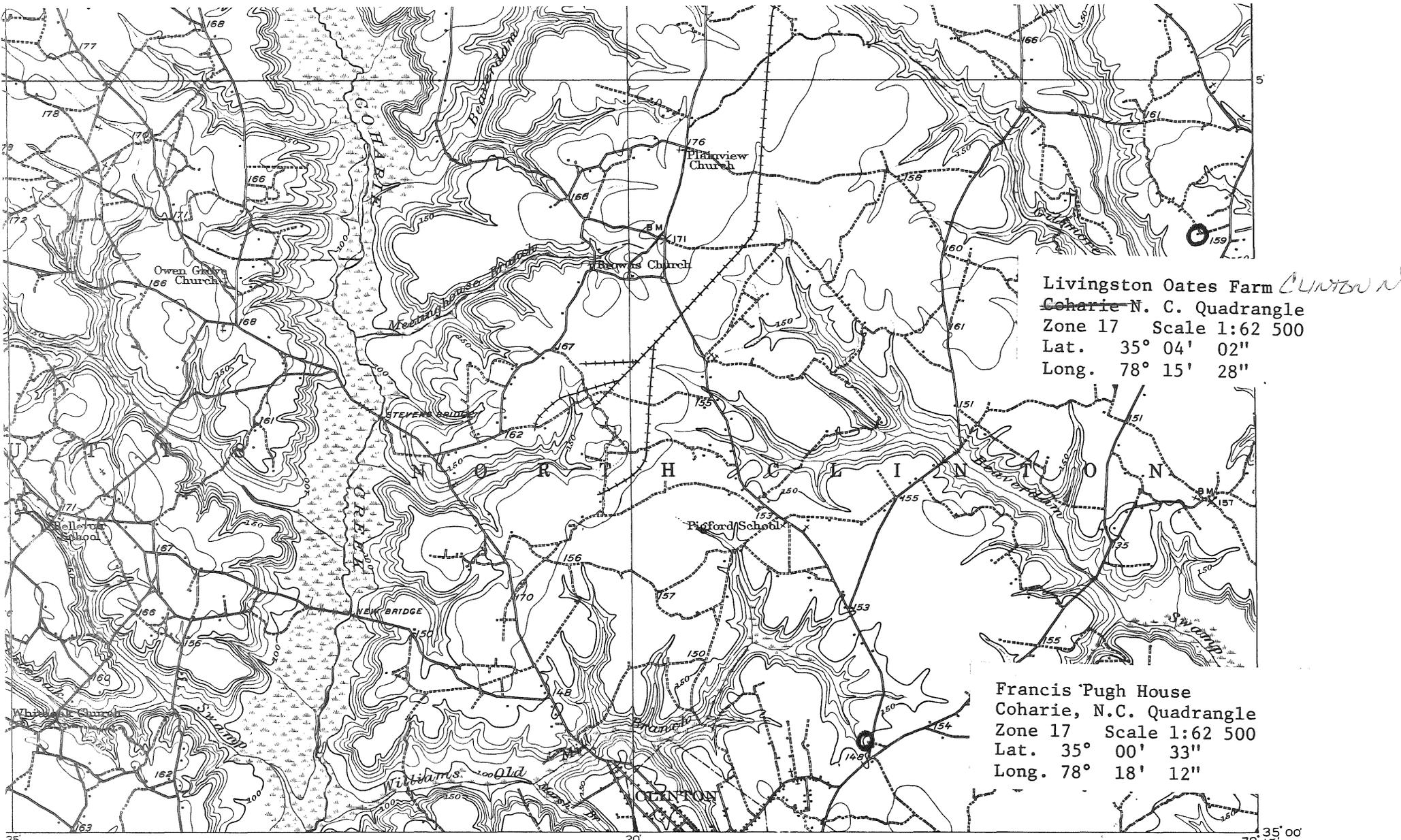
The property to be nominated is the 5.82 acre, more or less, tract described in the Sampson County Register of Deeds Office, Book 955, Page 505 and dated 24 September 1980. A copy of the deed and a site plan are attached.



Scale:
1" = approx. 150'

Livingston Oates Farm

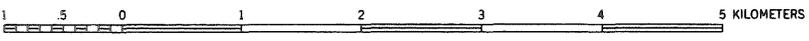
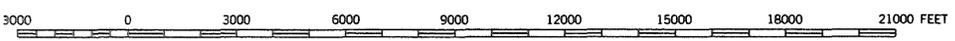
Sampson Co., N.C.



Livingston Oates Farm *CLINTON N.C.*
~~Coharie~~ N. C. Quadrangle
 Zone 17 Scale 1:62 500
 Lat. 35° 04' 02"
 Long. 78° 15' 28"

Francis Pugh House
 Coharie, N.C. Quadrangle
 Zone 17 Scale 1:62 500
 Lat. 35° 00' 33"
 Long. 78° 18' 12"

SCALE 1:62500



CONTOUR INTERVAL 10 FEET
 DATUM IS MEAN SEA LEVEL

Edition of June 1909, reprinted 1950
 Polyconic projection

CLINTON N.C.

N.C.
 COHARIE
 N3500-W7815/15

C52

