

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Thirteen Oaks  
other names/site number The Lovett Warren Farm

### 2. Location

street & number E & W sides Hwy 13 at SR 1647 N/A not for publication  
city, town Newton Grove  vicinity  
state North Carolina code NC county Sampson code 163 zip code 28366

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>3</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>2</u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>      </u>	<u>      </u> objects
		<u>5</u>	<u>4</u> Total

Name of related multiple property listing:  
Sampson County Multiple Resource  
Nomination

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] Signature of certifying official 4-23-90 Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   6   Page   1  

Thirteen Oaks, Sampson Co., NC

---

## Historic Functions

DOMESTIC:     single dwelling  
              secondary dwelling  
AGRICULTURE: agricultural field  
  
              animal facility  
FUNERARY:     cemetery

## Current Functions

DOMESTIC:     single dwelling  
              secondary structure  
AGRICULTURE: agricultural field  
VACANT-NOT IN USE  
  
FUNERARY:     cemetery

6. Function or Use

Historic Functions (enter categories from Instructions)

see continuation sheet

Current Functions (enter categories from Instructions)

see continuation sheet

7. Description

Architectural Classification

(enter categories from Instructions)

Other: Folk Victorian

Materials (enter categories from Instructions)

foundation Brick

walls Wood: weatherboard

roof Asphalt

other Metal: tin

Describe present and historic physical appearance.

General Physical Description.

Thirteen Oaks, the Lovett Warren Farm, is located at the intersection of U.S. Highway 13 and SR 1647, about three miles south of the town of Newton Grove in Sampson County. The domestic compound of the farm contains a 1902 I-House and several outbuildings located at the intersection and is surrounded by an irregularly-shaped parcel of 138 acres acquired during the farm's period of significance. This parcel is a remnant of the approximately 900 non-contiguous acres assembled by Lovett Warren (1856-1936) in the later years of the nineteenth century and later divided among his heirs. The 138 acres are composed of cultivated fields and stands of timber. Architecturally, the domestic compound appears much as it did in 1940, when the only major alteration was made to the 1902 I-House. There are two wells, one that supplied household water about twenty feet east of the 1902 house, and one that supplied water for the farmyard animals located near the west elevation of the corn crib. Twelve of the thirteen oak trees that were planted by Lovett Warren to commemorate the births of each of his children remain standing throughout the compound; one was destroyed by lightning in 1965 and has been replaced with a seedling from the original tree. The trees have reached the stage of development that enables them to shelter the domestic compound under a canopy. A mature camillia and azalea garden is planted north of the house and mature hollies and crepe myrtles complete the setting.

1. The Lovett Warren House. 1902. Contributing

A two story three bay wide, two bay deep, timber frame construction I-House sheathed in weatherboard and covered with an asphalt shingled end gable roof with an intersecting center gable on the main (west) roof slope. The house departs from the standard I-House form on the east elevation which features a full facade, tall shed that was part of the original 1902 house and that made it two rooms deep on the first floor. The main (west) elevation features a hipped roof full facade one story porch supported by turned wooden porch posts and accented by spindle-work and turned balusters. The north and south elevations are dominated by exterior single shoulder handmade brick chimneys with corbeled caps. The fenestration is symmetrical and is accented by a double leaf front entry with a

See continuation sheet

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Thirteen Oaks, Sampson Co., NC

transom and sidelights that match the arched lights filled with the original green frosted glass set in paneled yellow pine doors. The windows on all the original facades are double hung and set in molded wooden surrounds hung with their original wooden blinds and filled with double-hung wooden sash in a four over four pattern. In 1940, a three bay wide, two bay deep one story addition was built onto the rear (east) shed. The addition is one room deep and runs the width of the house under an intersecting end gable roof splayed as a shed along the north side. A gable-roofed porch is attached to the east end of the addition. The windows in the 1940 addition have wooden double hung sash with molded wooden surrounds.

The interior of the house is arranged around a center hall with two rooms on either side of the hall on the first floor and one room on either side on the second floor. Notable woodgraining decorates woodwork in the parlor, the downstairs front bedroom and the center hall and all the doors of the 1902 section of house. Throughout the original house, all the walls are plaster, all of the baseboards and door and window surrounds are molded, all the interior doors are a five panel design and display their original brass hardware and china knobs, and all the floors are random width yellow pine. The center hall is dominated by a single run staircase rising on the north wall from east to west with turned woodgrain finished balustrades and a molded handrail ending with a large turned newel post. The staircase is distinctive in that it is open string but the balusters rest on a single board parallel to the handrail rather than directly on the steps. The hall walls are finished with plaster and beaded tongue and groove wainscotting that displays its original woodgraining. The south front room is a parlor highlighted by the fireplace on the south wall displaying original woodgraining on a frieze of two panels of diagonally-set beaded tongue and groove boards. The north front room, originally a parlor and presently a bedroom, is finished with beaded tongue and groove wainscotting with its original woodgrain finish. The fireplace on the north wall is flanked by windows and displays its original woodgraining on a frieze sawn at the base with cut-outs of half-circles and a projecting "vee" at the center; this mantle has molded pilasters. The two rear first floor rooms were originally bedrooms and finished identically with unadorned walls and plain wooden baseboards. Presently, the north rear room is used as a bedroom and has been changed only by the replacement of the original window on the east wall with a door to a bathroom within the 1940 rear (east) addition to the house. The south rear room is presently used as a dining room. In 1940, about four feet were added to the rear (east) end of the room, the original window from the east facade was placed adjacent to the window in the south elevation to create a double window, and an opening was cut in the west wall to the parlor. The

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   7   Page   2  

Thirteen Oaks, Sampson Co., NC

two upstairs rooms are finished identically with plain baseboards and door and window surrounds and each features a fireplace on their north and south walls respectively that have tall, flat, woodgrained friezes and are flanked by windows. All of the mantles in the original portion of the house have molding beneath the shelves.

The rear (east) addition contains a multi-windowed sun room on the south, a kitchen with a fireplace and exterior chimney on the east wall in the middle and a bedroom suite on the north. A small cross hall with a closet at the rear of the 1902 center hall connects the addition to the original house. The plaster walls and wooden details in the addition complement those in the original house.

2. Tool Shed. (The original chicken house.) ca. 1877.  
Non-Contributing

A one story weatherboarded building of timber frame construction, approximately six feet wide and nine feet deep under a side gable asphalt shingle roof. The south elevation contains the original board and batten door but the building has been altered considerably with the recent addition of tall multi-pane windows on the east and west elevations.

3. Garage. (The 1877 House, became The 1885 Kitchen, became The 1950 Garage.) Non-Contributing

A one story, two bay wide, one bay deep timber frame weatherboarded building under an asphalt side gabled roof. Facing south, the building originated as a plain, one story, one room dwelling with a pine floor and a brick chimney flanked by double hung, six over six windows on the east end elevation. About 1885, when a larger house facing west was built in front of the west gable end, the roof of the original building was extended about seven feet to accommodate a porch and pantry along the south elevation. In 1950, this elevation was almost completely removed to create a new entrance when the building became a garage. The north and west elevations are intact; the north elevation contains the original vertical board and batten door and west elevation displays a double hung window filled with wooden sash in a six over six pattern. The east elevation lost its chimney and has been re-weatherboarded. At the foot of the west elevation, there is a round metal tank sunk into the ground that was the storage place for the carbide crystals that were used to make the gas that lighted the Lovett Warren House around the turn of the century.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Thirteen Oaks, Sampson Co., NC

4. Corn Crib. 1890. Contributing

A one and one half story timber frame construction weatherboarded building one bay wide and two bays deep under a side gable tin roof. The south elevation contains a board and batten door with original hardware; the interior is unchanged and features an elevated floor designed to store corn off the ground. About 1950, one story, two bay wide, two bay deep timber frame construction wings under shed roofs were added to the east and west elevations; the north wing contains a double hung window filled with wooden sash in a four over four pattern. Presently the building is used for storage.

5. Barn. 1900. Contributing

A two story, five bay wide, three bay deep timber frame construction weatherboarded building under a side gabled asphalt shingled roof. The north (main) and south elevations contain the stock openings hung with wooden gates and the east and west elevations contain two and three window openings, respectively. The interior of the barn is divided by a center aisle with wooden stalls that housed horses and mules on either side; the second floor is floored to support a hayloft. Presently the building is not in use.

6. Cemetery. Early 19th Century through the 1930s. Contributing Site

A small, unfenced cemetery located in the field about seventy-five yards east of the domestic compound. Tradition maintains it contains ante-bellum era un-marked graves of local slaves and post war un-marked graves of freedmen. Lovett Warren and his wife, Nehenah Tart Warren, are buried in marked graves in the cemetery.

7. Store. ca. 1942 Non-Contributing

A one story timber frame construction weatherboarded building under a side gabled, asphalt shingle covered roof located across U.S. 13 from the domestic compound. The north (main) facade is arranged in a symmetrical composition with a centered wooden door with lights in its upper half and multi-paned windows on either side of it. There is the remains of a gravel car park and a concrete platform that supported gas pumps in front of the building. This building is presently not in use and is an intact, well-preserved example of the rapidly disappearing vernacular crossroads country store that was once common in North Carolina. It is non-contributing only because of its age.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Thirteen Oaks, Sampson Co., NC

---

8. Brick Wall. early 1970s. Non-contributing Structure

An open-work brick wall, approximately four feet high extending in a north-south direction, separating the west (front) yard of the Lovett Warren House from Local Route 1647.

9. The Farm. Contributing Site

The Lovett Warren farm is located in the northern section of Sampson County that features a landscape of gently rolling fields and stands of timber descending from the Piedmont section of the state into the sandy coastal plain. About two thirds of the farm acreage is cultivated and one third is in timber. Hodges Creek runs along its north boundary and sections of the south, east and west boundaries are defined by drainage ditches and local highways. Lovett Warren's orchard has been replaced by cultivated fields and his livestock pastures are presently undergoing the natural reforestation process and are covered with pine trees. Except for the former orchard area, the cultivated acreage retains its historic configuration. Originally planted with cotton crops, presently it is leased for the production of corn, soybeans and assorted truck garden crops. The farm is totally rural in character and there are no intrusions and no non-contributing uses.

**B. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from Instructions)  
Agriculture  
Architecture

Period of Significance  
1890-1940

Significant Dates  
1902

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Ivey, Julius, builder

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

Summary Paragraph:

Thirteen Oaks, the Lovett Warren farm in Sampson County, fulfills criterion A for listing in the National Register of Historic Places because it documents the successful operation of a farm in northern Sampson County during the the late nineteenth and early twentieth centuries and because the 138 acres surrounding the farm complex have retained a significant portion of the agricultural uses to which they were put in the latter years of the nineteenth century. The development of the farm can be documented by the stages of building that occurred in the farm complex. Lovett Warren (1856-1936), the founder of the farm, purchased the land in 1877 and built a small, one room house to live in while he cleared fields to cultivate. About 1885, he built another house to accommodate his growing family. In 1890 he built a corncrib and, in 1900, a stable, both of which remain intact. In 1902, he built a handsome house with notable interior woodgrain decoration. In 1940, his son, Carl B. Warren, Sr. removed the 1885 house and expanded the 1902 house with an addition on the rear and later converted the 1877 house into a garage. The property fulfills criterion C because the main house, built in 1902, is an intact and carefully preserved example of the archetypal turn-of-the-century I-House of this region and because the farm complex displays outbuildings dating from 1890 and 1900 that are intact representative example of their types clustered under the century-old oak trees planted by Lovett Warren. Thirteen Oaks is a valuable link in the continuity of the agricultural tradition of Sampson County and is an increasingly rare example of the type of rural indigenous building compound that supported agricultural activities in eastern North Carolina in the late nineteenth and early twentieth centuries.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Thirteen Oaks, Sampson Co., NC

---

### Agricultural Context:

Sampson County, created in 1784, is one of the largest counties in North Carolina and is one that maintains its agricultural tradition. The gently rolling topography of the land presently supports some 5,637 farms, the average size of which is 145 acres. Eighty-five percent of the population is rural and the county's agricultural products include pork, poultry, tobacco, forestry products and fruits and vegetables. (1) This agricultural tradition of small family farms that produce a variety of crops has remained much the same for over two hundred years; the 1790 census lists a total of 935 households, most of which were engaged in agriculture, and indicates that the county was more heavily populated in its southern section. Only 239 households were listed as owning slaves and of those, only twenty owned more than ten slaves, making it reasonable to assume that the majority of the farms were small, primarily subsistence operations that devoted little effort to producing cash crops. (2)

The data of the agricultural schedule of the 1850 census lists the distinction that began to develop between the farmers in the northern and southern sections of the county during the first half of the nineteenth century. Farmers in the northern section began to diversify their field and livestock crops while those in the southern section began to focus their efforts on the production of naval stores available from the vast, indigenous long-leaf pine forests. In 1850, farmers in the northern section produced 183 bales of cotton (compared to 69 bales in the southern section), 372,620 bushels of corn (compared to 123,120 bushels in the south), and 22,767 hogs (compared to 9,982 in the south). The average size farm in the northern part of the county was 50-100 acres of improved land and 200-400 acres of unimproved land and the dominant products were corn and hogs. During this time, the southern section of the county produced 18,139 barrels of tar, pitch and turpentine worth a total estimated value of \$30,050.

Sampson, like other North Carolina counties, suffered economic disruption during the Civil War, and, in early 1865, was subjected to raids by the foragers attached to the Union armies of General William T. Sherman. The raiders stripped farms of produce and livestock and, apparently as a diversion, set fire to the flammable rosin collecting on the trees of the southern pine forests, starting huge, smoky forest fires. By mid-March, they were pillaging northern Sampson County as General Sherman's army moved north to meet General Grant in Virginia. On March 19, Confederate General Joseph E. Johnson and General Sherman staged the bloodiest battle of the North Carolina campaign by engaging some 80,000 to 90,000 troops

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Thirteen Oaks, Sampson Co., NC

---

in the Battle of Bentonville, just over the Sampson County line in Johnston County. The surrounding countryside served as the staging ground for this battle and many Sampson County farmers were ruined. (3) Following the War, the emancipation of the about 7,000 slaves caused further disruption of established agricultural patterns and led to the establishment of the tenant farming system. (4)

Beginning in the 1870s, and continuing through the first half of this century, the cultivation of tobacco and cotton rose to prominence in Sampson County. The cultivation of corn and the raising of hogs declined considerably; the Agricultural Schedule of the 1870 census listed a twenty-eight percent decline in corn production and a thirty-six percent decline in numbers of hogs raised since the 1860 census. (5) The cultivation of cash crops may have been necessitated by the fact that in spite of the quick recovery in the volume of agricultural production in the years following the War, the generation of North Carolina farmers that came of age in the 1870s, '80s, and '90s experienced a succession of severe downturns in the prices they obtained for their produce and rising prices for necessities such as fertilizer. Cotton prices dropped from twelve cents a pound in the 1870s to nine cents in the '80s and five cents a pound in the '90s. As a result of this economic climate, many North Carolina farmers began to organize in local Granges in the 1870s to attempt to address their problems and, by 1876, there were 504 active Grange Lodges in the state dispensing advice and support to farmers. However, as the plight of the farmer did not improve, Grange membership declined and the void was filled in the 1880s and '90s by the more aggressive Farmers' Alliance. (6) The financial condition of farmers in North Carolina improved during the 1910s, as illustrated by the total value of \$2,785,409 for principal crops in Sampson County in 1910 compared to the listed total value of \$12,824,238 in 1920. During the 1920s, Sampson County farm profits experienced a serious decline, plummeting to a listed total value of \$6,246,347 by 1930. (7) The overall economic condition of the country during the Great Depression caused all North Carolina farm product prices to drop continuously until the years immediately following The Second World War, when the value of North Carolina agricultural products improved constantly through the 1960s. (8)

### Architectural Context:

In the years following the Civil War, the ubiquitous I-House form for dwelling places was adapted to reflect the stylistic details that were advanced by Victorian era designers and builders. The basic I-House form, two stories high, two rooms wide and one room deep under a side-gabled roof, was modified with the additions of

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Thirteen Oaks, Sampson Co., NC

intersecting front gables in roofs, one and two story porches displaying spindle-work or sawn-work, elaborate cornices and brackets and rear piles containing additional rooms. The Inventory of Historic Architecture for Sampson County establishes that the I-House form was dominant in northern Sampson County from around 1870 until the 1910s, and the 1902 Lovett Warren House (entry 1), located near the town of Newton Grove in the northern section of the county, is listed as a representative example of the style. Said to have been constructed by Julius Ivey, (1868-1942), a builder, farmer and lumberman from the Selah Christian Church area near Grantham in nearby Wayne County, the Lovett Warren House is similar to many other houses of its era in Sampson County with its symmetrical composition, its one-story, full facade, spindle work porch and its rear shed. It is distinguished by its interior woodwork consisting of five-panel doors, decorative mantles and tongue-and-groove wainscotting, all finished with an elaborate woodgrain pattern. This is one of four Sampson County houses displaying decorative woodgrain painting that is identified in the Phase I Study for The Flinchum Room and Decorative Interior Painting in North Carolina by Laura A. W. Phillips. The three others include the 1841 Dr. John B. Seavy House, the ca. 1865 Dallas Highsmith House and the late nineteenth and early twentieth century Calhoun Cornelius Johnson House. The chronological span and commodious qualities of these four houses suggest that woodgrain decoration was consistently popular in Sampson County from the early nineteenth century through the 1910s and was used in the homes of the county's more prosperous citizens. Ms. Phillips noted in her study that the woodgrain in the Lovett Warren House may have been applied with a roller tool designed for that purpose. Such tools became available around the turn of the century and the regularity of the grain pattern supports that hypothesis. The Lovett Warren House remains remarkably intact; the only major architectural change is a sympathetic full-facade addition to the rear shed in 1940.

The agricultural outbuildings associated with Thirteen Oaks display the wood frame construction found on eastern North Carolina farms. The 1890 corn crib (entry 4), with its raised foundation, tin roof and heavy timber frame construction is a building type that was usually associated with a farm that produced grain for its owner and feed for its animals and is an increasingly rare rural architectural resource. The 1900 barn (entry 5) with its center aisle plan and its loft is similar to the less elaborate barn plans published in Radford's Combined House and Barn Plan Book and is a rare and extremely well preserved example of the thousands of barns that once sheltered riding horses and the scores of mules used to cultivate eastern North Carolina fields through the middle of this century.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Thirteen Oaks, Sampson Co., NC

### Historical Background:

On March 24, 1877, Lovett Warren (1856-1936) purchased a tract of land from Gaudner Lee and his wife, Junior, on Cambelton Branch, adjoining the lands of Bennett Warren, for the sum of two hundred and twenty-nine dollars. (9) Gaudner Lee, a former slave, had been given the tract by his former master, Pharaoh Lee (10); the act of bestowing acreage on freed slaves was one solution to the mutual problems of land and labor encountered by uneducated slaves and their "land poor" former masters during the period of social upheaval following the Civil War. (11)

In the months following his purchase, Lovett Warren moved to his tract and, at a place called "Fox Lee" (so named because it is the site of the grave of a former slave of the same name) on the corner of the south edge of the Goldsboro and Fayetteville roads, built a small, one room, one story, weatherboarded house (entry 3) and began clearing his land to farm it. In about November of 1881, he married the former Nehenah Tart (12) from the same community, and in August, 1882, a daughter, Phelonah, was born to the couple. The birth of this child occasioned the planting by Lovett Warren of an oak tree in the yard near his house, and in the following years nine other children were born within an average of eighteen months of each other until, in 1898, the Lovett Warrens had ten children. (13) Three other children were born in the early years of this century and for each of the Warren children, an oak tree was planted, thus giving the farm its name, Thirteen Oaks.

The Agricultural Schedule of the 1880 Census lists Lovett Warren as having 58 acres of his land under cultivation and 55 acres in woodland and forest. The value of his acreage and buildings was listed at \$1000.00, indicating that the land that he purchased for \$229.00 had been improved and made productive. In addition to his land and his buildings, Lovett Warren possessed farm instruments and machinery valued at \$200.00, he hired four white and four colored farm laborers to whom he paid yearly wages of \$25.00, and he produced twenty-five bushels of corn and one hundred bushels of sweet potatoes, the value of which was listed at \$350.00. These items indicate that Lovett Warren was probably a cash crop farmer rather than a subsistence farmer, an assumption that is further reinforced by the fact that he is listed as having only four swine and one horse. Since his grandson, Carl B. Warren, Jr., remembers that Lovett Warren subscribed to the Progressive Farmer magazine and since the family library contains the 1897-1912 Yearbooks of the U.S. Department of Agriculture, it is probable that he was a member of the Grange and a practitioner of advanced farming techniques.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Thirteen Oaks, Sampson Co., N.C.

That Lovett Warren prospered in spite of the stubborn economic depression that plagued farmers in the years following the Civil War, and that his neighbors may have not, is indicated by the records of land purchases he made from 1877 through 1900. Five deeds were granted to Lovett Warren in those years and all of them were in Sampson County, although only one, purchased from David Lee in 1900, was contiguous (on the southwest) to his 1877 home farm. (14) He may have been concerned with providing for his many children or he simply may have been in a position to purchase property from farmers who were less successful than he. At the time of his death in 1936, he owned some 900 acres in five different tracts, most of which was planted in cotton (15), and which were deeded to his sons before his death. Presently, there are 164 acres attached to Thirteen Oaks; these include the 138 acres purchased during the farm's period of significance and 26.5 acres on the farm's far western end that were purchased in 1957.

In spite of the prevailing economic depression for farmers in the 1880s, Lovett and Nehenah Warren were sufficiently prosperous to build a new, five room house to accommodate their growing family about 1885. (16) This house, located west of the 1877 house, was the ubiquitous side gabled type dwelling with a recessed front porch, and its advent triggered the then common practice of causing the original house to be converted into a kitchen which was attached to the new house by a breezeway. Within five years, around 1890, they planted a fruit orchard that contained trees grafted by Lovett Warren near the house, built a large corn crib (entry 4) on a raised foundation to store the crop for home use, and in 1900, they built a two story, weatherboarded barn (entry 5) south of the house. The addition of these buildings, together with the chicken house (entry 2), allowed the Warren family to be relatively self-sustaining; according to family tradition, the only major foodstuffs that were purchased were coffee, salt and sugar.

The 1885 house and kitchen served the Warren family until 1902, when Lovett Warren, then the father of a dozen children, hired Julius Ivey, a builder from Wayne County, to build a two story, six room house in front of his 1885 house. The new house was constructed from timber harvested from Lovett Warren's extensive holdings and the bricks of the chimney and foundation were made from clay dug from his land and fired on the site. (17) The house probably reflects the conservative nature of the Warrens and their environment. They selected a popular, traditional house type and embellishment that reflected their economic status in its overall program and craftsmanship yet had been among the standard millwork repertoire for many years. The full facade front porch was embellished with manufactured turned spindles and the interior

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   8   Page   6  

Thirteen Oaks, Sampson Co., N.C.

woodwork of the house was decorated with fine woodgraining. This new house was connected to the 1885 house, which was converted to a cooking and dining area, with a breezeway, as the 1877 house had been seventeen years earlier, and the 1877 house was converted to a large farm pantry. The Warrens, like many farm families in North Carolina, maintained a succession of houses to define areas for cooking and storage, dining, sleeping and entertaining. The new 1902 house was probably also a gathering place for the surrounding rural community since, by that time, Lovett Warren had become a community leader, a founder of a church, and a chairman of the local school board. He also had developed a reputation as an amateur doctor, veterinarian and repository of general knowledge about crop cultivation and horticulture. (18)

Nehenah Tart Warren died 31 October 1927, and in July, 1928, Lovett Warren married Ellen Sutton. (19) In 1933, Lovett Warren deeded the 45-acre David Lee tract southwest of the house to his youngest son, Carl Warren, Sr. and retained a life tenancy on the Gaurdner Lee tract for himself. (20) Lovett Warren died at the age of 80 in 1936, and was buried next to his wife, Nehenah, in the old cemetery (entry 6) about 100 yards east of his three houses.

One year after Lovett Warren's death, Carl B. Warren, Sr., a retailer in the nearby town of Dunn, purchased the Gaurdner Lee tract containing the house from his brothers and sisters and Lovett Warren's widow, Ellen Sutton Warren. (21) Around 1942, he built a one story, weatherboarded crossroads country store (entry 7) on the corner of the Fayetteville and Goldsboro roads opposite his house. This store continued to function until his death in 1956, and the building, although presently unoccupied, is a well preserved example of the vernacular form of the rural crossroads store that is rapidly disappearing from the North Carolina countryside.

The domestic compound of the Warren farm continued to appear as it did in 1902 until 1940, when the 1885 house was removed in order to add a weatherboarded addition containing an indoor kitchen, bathroom, sunroom and spare room to the rear of the 1902 house. This addition entailed the conversion of the south bedroom on the ground floor of the house to a dining room; other than these changes, the house remains much as it was in 1902. In 1950, most of the south side of the 1877 House was removed so that the building could be used as a garage and one story wooden wings with shed roofs were added to the corn crib. In 1957, an additional 26.5 acres was added to Thirteen Oaks on its western boundary, making it a 164-acre tract. In the 1970s, one acre in the southwest corner of the Gaurdner Lee tract was sold to Harper Warren, nephew of Carl B. Warren, Sr., and four acres on the farm's eastern boundary, adjacent

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Thirteen Oaks, Sampson Co., NC

to Highway 13, were given to Mary Sue Warren, daughter of Carl B. Warren, Sr. The agricultural land is leased and it continues to produce crops common to Sampson County on a tenant basis.

Thirteen Oaks is presently occupied by Mrs. Ethel B. Warren, widow of Carl B. Warren, Sr., and her son, Carl B. Warren, Jr. The house, the outbuildings and the grounds are meticulously maintained, affording the visitor and historian an interesting view of the native tradition of maintaining a succession of vernacular North Carolina houses for a variety of uses and of the outbuildings that sustained a late-nineteenth and early twentieth century North Carolina farm. As such, it is also a monument to Lovett Warren.

### Footnotes:

1. Byrd, Thomas M. North Carolina Agriculture From the Mountains to the Sea. The North Carolina Association of County Agricultural Agents, Hunter Publishing Agents, Winston-Salem, North Carolina, 1988. p. 82

2. Butchko, Tom. An Inventory of Historic Architecture: Sampson County, North Carolina. City of Clinton, no date. p. 17

3. Powell, William S. North Carolina Through Four Centuries. The University of North Carolina Press, Chapel Hill, North Carolina, 1989. p.p. 372-375.

4. Butchko, Tom. An Inventory of Historic Architecture: Sampson County, North Carolina. City of Clinton, no date. p.p. 26-27

5. Ibid.

6. Lefler, Hugh Talmadge and Newsome, Albert Ray. The History of a Southern State, North Carolina. University of North Carolina Press, Chapel Hill, North Carolina, 1979, p.p. 523-528.

7. U.S. Censuses, 1910, 1920, 1930, Agricultural Schedules.

8. Lefler, Hugh Talmadge and Newsome, Albert Ray. The History of a Southern State, North Carolina. University of North Carolina Press, Chapel Hill, North Carolina, 1979, p.p. 605-606 and p.647

9. Sampson County Register of Deeds; Book 46, Page 409. Copy on file at the Survey and Planning Office.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 8

Thirteen Oaks, Sampson Co., NC

- 
10. Sampson County Register of Deeds, Book 46, pages 322-324.
  11. Lefler, Hugh Talmadge and Newsome, Albert Ray. The History of a Southern State, North Carolina. University of North Carolina Press, Chapel Hill, North Carolina, 1979, p.p. 478-479.
  12. The Sampson County marriage records are incomplete, thus this date is a deduction. Lovett and Nehenah Warren's first child was born in 1882, and the following children were born at regular eighteen-month to two-year intervals, suggesting the late 1881 date of their marriage.
  13. 1900 Census, Schedule No. 1, Population.
  14. Sampson County Register of Deeds, various records in Books 46-413.
  15. Recollections of Mr. Carl Warren, Jr., grandson of Lovett Warren.
  16. This house was destroyed ca. 1940, but a portion of it may be seen in the documentary photo ca. 1905. Carl Warren, Jr., grandson of Lovett Warren, gave the construction date for this house as well as those for the outbuildings.
  17. Recollections of Mr. Carl Warren, Jr., grandson of Lovett Warren.
  18. Ibid.
  19. Sampson County Marriage Records.
  20. Sampson County Register of Deeds; Book 468, Page 63. Copy on file at the Survey and Planning Office.
  21. Deed of Trust, 15 February, 1937, registered in Sampson County Register of Deeds Office, Book 491, page 116. Copy on file at the Survey and Planning Office.

9. Major Bibliographical References

See continuation sheet

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

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

10. Geographical Data

Acreage of property 138 acres

UTM References

A	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>7</u> <u>0</u> <u>1</u> <u>0</u>	<u>3</u> <u>9</u> <u>0</u> <u>1</u> <u>3</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>7</u> <u>0</u> <u>0</u> <u>0</u>	<u>3</u> <u>9</u> <u>0</u> <u>0</u> <u>1</u> <u>0</u> <u>0</u>
E	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>7</u> <u>0</u> <u>5</u> <u>0</u>	<u>3</u> <u>8</u> <u>9</u> <u>9</u> <u>7</u> <u>8</u> <u>0</u>
F	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>6</u> <u>4</u> <u>3</u> <u>0</u>	<u>3</u> <u>9</u> <u>0</u> <u>0</u> <u>2</u> <u>5</u> <u>0</u>

B	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>7</u> <u>5</u> <u>8</u> <u>0</u>	<u>3</u> <u>9</u> <u>0</u> <u>0</u> <u>4</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>6</u> <u>7</u> <u>6</u> <u>0</u>	<u>3</u> <u>9</u> <u>0</u> <u>0</u> <u>3</u> <u>4</u> <u>0</u>
F	<u>1</u> <u>7</u>	<u>7</u> <u>3</u> <u>6</u> <u>7</u> <u>8</u> <u>0</u>	<u>3</u> <u>8</u> <u>9</u> <u>9</u> <u>6</u> <u>4</u> <u>0</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Linda Harris Edmisten date February, 1990  
 organization \_\_\_\_\_ telephone 919-821-9175  
 street & number 2121 Lake Wheeler Road state North Carolina zip code 27603  
 city or town Raleigh

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Thirteen Oaks, Sampson Co., NC

---

### Section 9; Major Bibliographical References:

Butchko, Tom. An Inventory of Historic Architecture: Sampson County, North Carolina. City of Clinton, no date.

Byrd, Thomas M. North Carolina Agriculture From the Mountains to the Sea. The North Carolina Association of County Agricultural Agents, Hunter Publishing Agents, Winston-Salem, North Carolina, 1988.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, New York, New York, 1986.

Powell, William S. North Carolina Through Four Centuries. The University of North Carolina Press, Chapel Hill, North Carolina, 1989. p.p. 372-375.

Radford, William A. Radford's Combined House and Barn Plan Book, Radford Architectural Company, Chicago, Illinois, 1908.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Thirteen Oaks, Sampson Co., N.C.

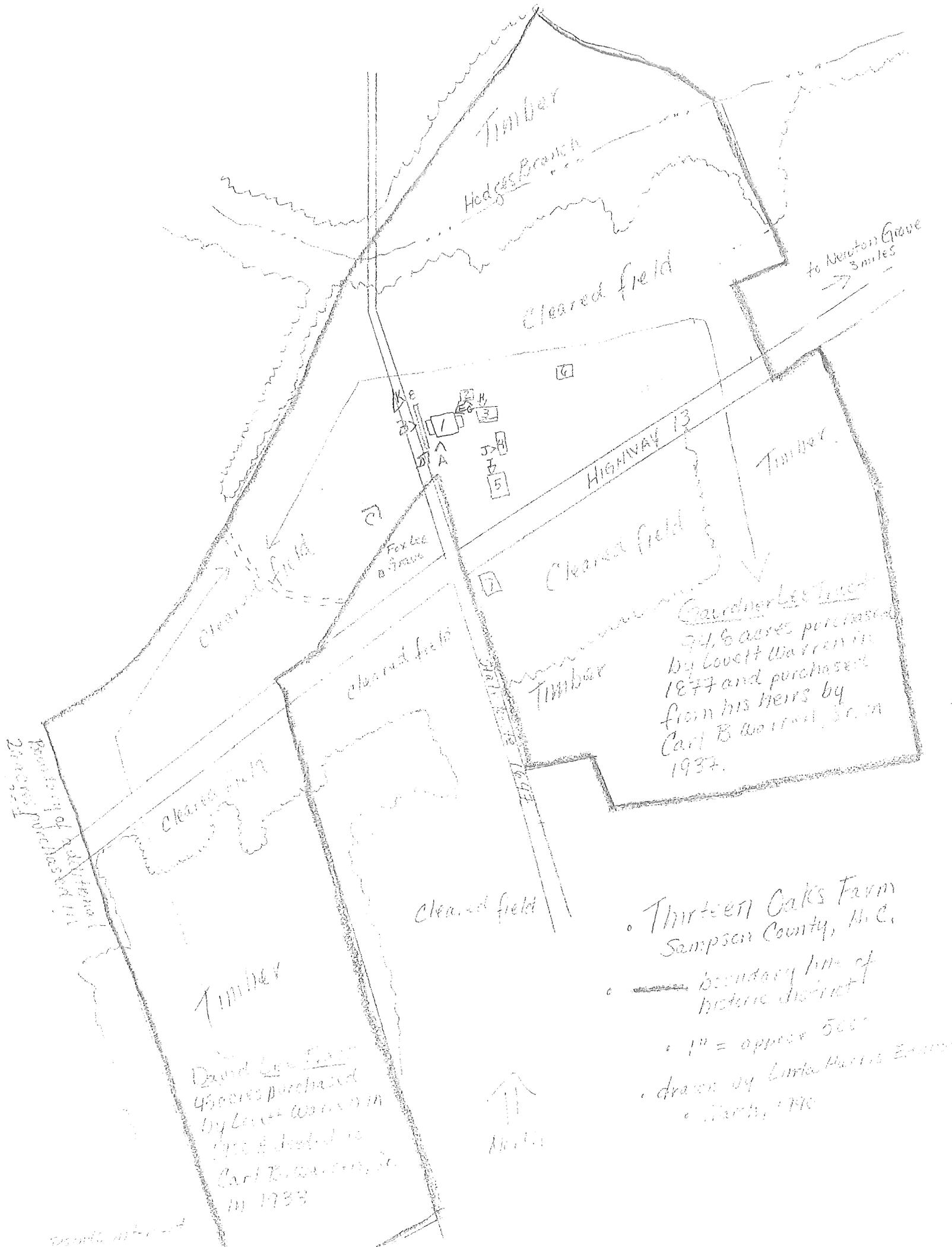
---

### Verbal Boundary Description:

Thirteen Oaks is an irregularly-shaped tract of land containing 138 acres and is defined as follows: beginning at the north point of the accompanying survey map drawn by R.L. Kerr, C.E., dated February 10, 1956, proceed south 37 degrees, 40 minutes west for approximately 1015 feet along an old road to its intersection with Rural Route 1647 and Hodges Branch; proceed south 29 degrees west along a drainage ditch for approximately 1060 feet to an iron stake; proceed south 35 degrees west 508 feet, south 48 degrees 15 minutes west 100 feet, and south 58 degrees, 15 minutes west 287 feet to an iron stake; proceed south 56 degrees west 68 feet to an iron stake; proceed south 20 degrees east 135 poles (2,227.5 feet), proceed north 67 degrees east 44 poles (726 feet); proceed north 18 degrees west 120 poles (1980 feet) to the center line of U.S. Highway 13; proceed north 35 degrees east for 24 poles (396 feet) to an iron stake in a ditch; proceed north 37 degrees east for approximately 482 feet to the center line of State Route 1647; proceed south 14 degrees, 45 minutes east for approximately 1066 feet; proceed north 83 degrees, 45 minutes east for approximately 224.5 feet; proceed south 13 degrees, 55 minutes east for approximately 180 feet; proceed north 83 degrees, 10 minutes east for approximately 1085.5 feet to an iron stake; proceed north 6 degrees, 30 minutes west for approximately 975 feet to a stake in a dirt road; proceed north 18 degrees, 45 minutes west for approximately 1493 feet along a drainage ditch to its intersection with Hodges Branch; proceed northwest along a small branch for approximately 1000 feet to the starting point.

### Boundary Justification:

The lands described in the survey map drawn by R.L. Kerr, C.E., dated February 19, 1956, were associated with Thirteen Oaks during its period of significance and substantially retain the uses and display the appearance of that time.



Timber  
Hedges Branch

to Newton Grove  
3 miles

Cleared field

HIGHWAY 13

Cleared field

Timber

Gardner Lee Trust  
74.6 acres purchased  
by Lovett Warren in  
1877 and purchased  
from his heirs by  
Carl B. Warren, Sr. in  
1937.

cleared field

Timber

cleared field

cleared field

Timber

David Lee Farm  
48 acres purchased  
by Lovett Warren in  
1877 and purchased  
from his heirs by  
Carl B. Warren, Sr.  
in 1933

• Thirteen Oaks Farm  
Sampson County, N.C.

• boundary line of  
historic district

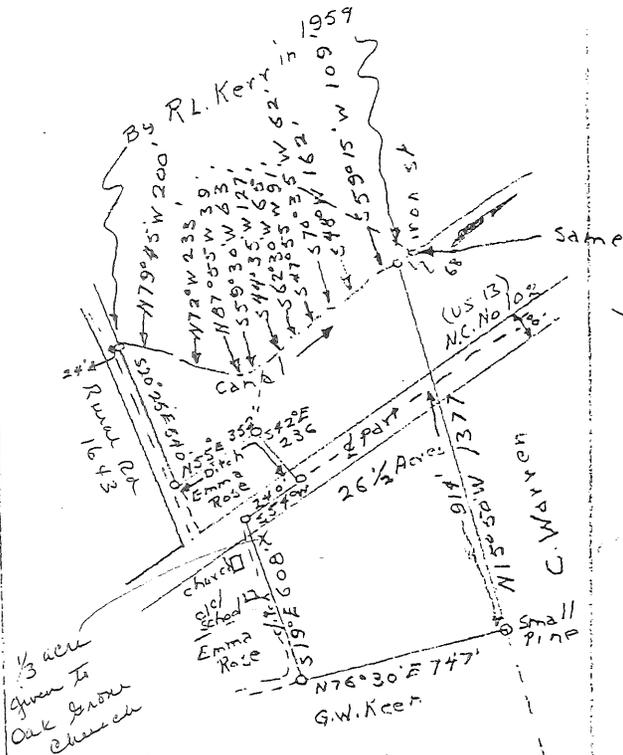
• 1" = approx 500'

• drawn by Linda Harris Eason  
• March, 1990



Boundary of  
21 acres purchased  
in 1877

Boundary of  
21 acres purchased  
in 1877



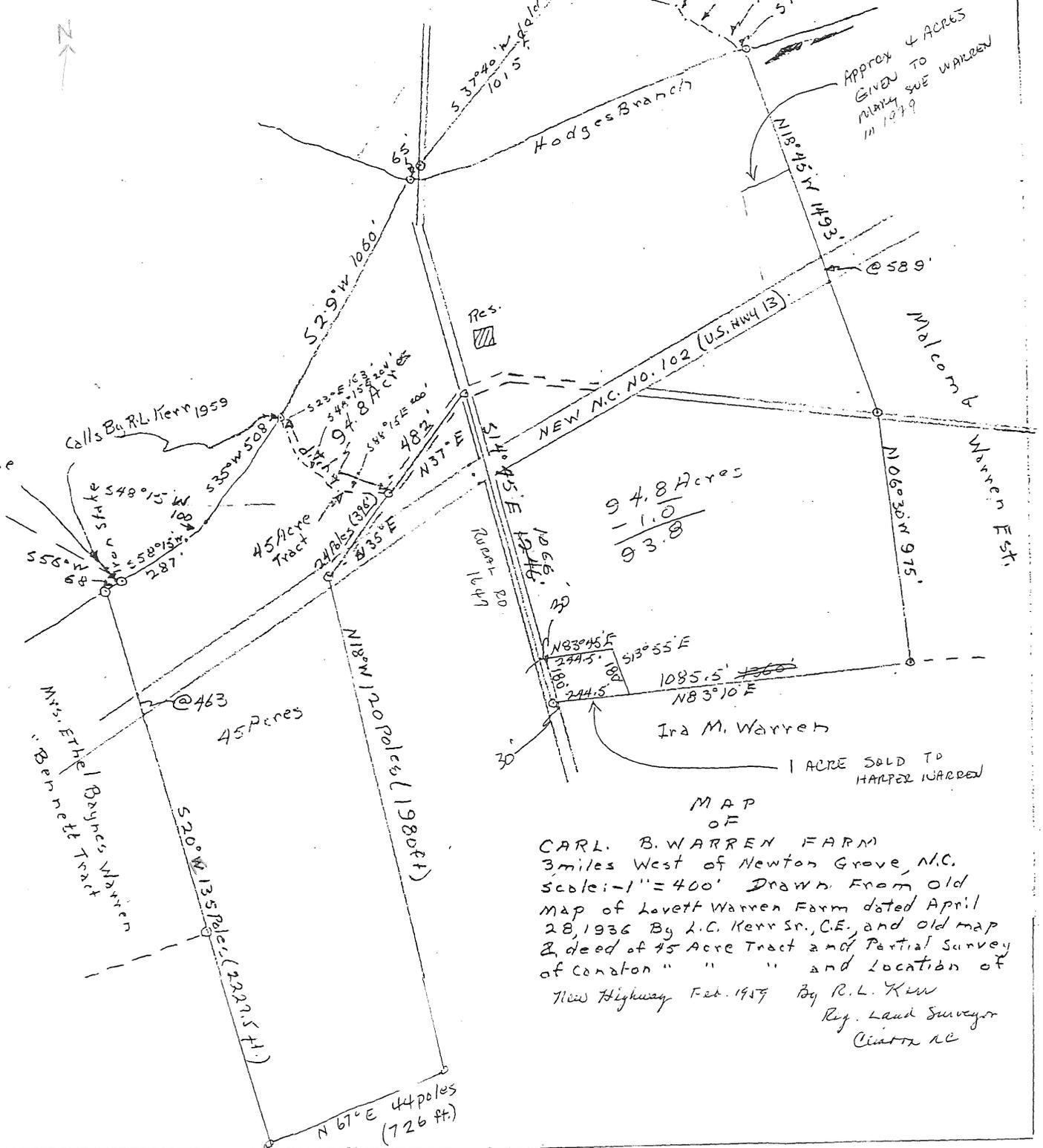
MAP

OF

Mrs. Ethel Baynes Warren Farm  
3 miles West of Newton Grove, N.C.  
Scale: 1" = 500' Drawn From Map  
Prepared Feb. 10, 1956 By L.C. Kerr Sr., C.E.  
(for Clarence Bennett)

Map + Partial Survey (on Canal) Feb. 1959

By R.L. Kerr  
Reg. Surveyor  
Clinton, N.C.



MAP  
OF

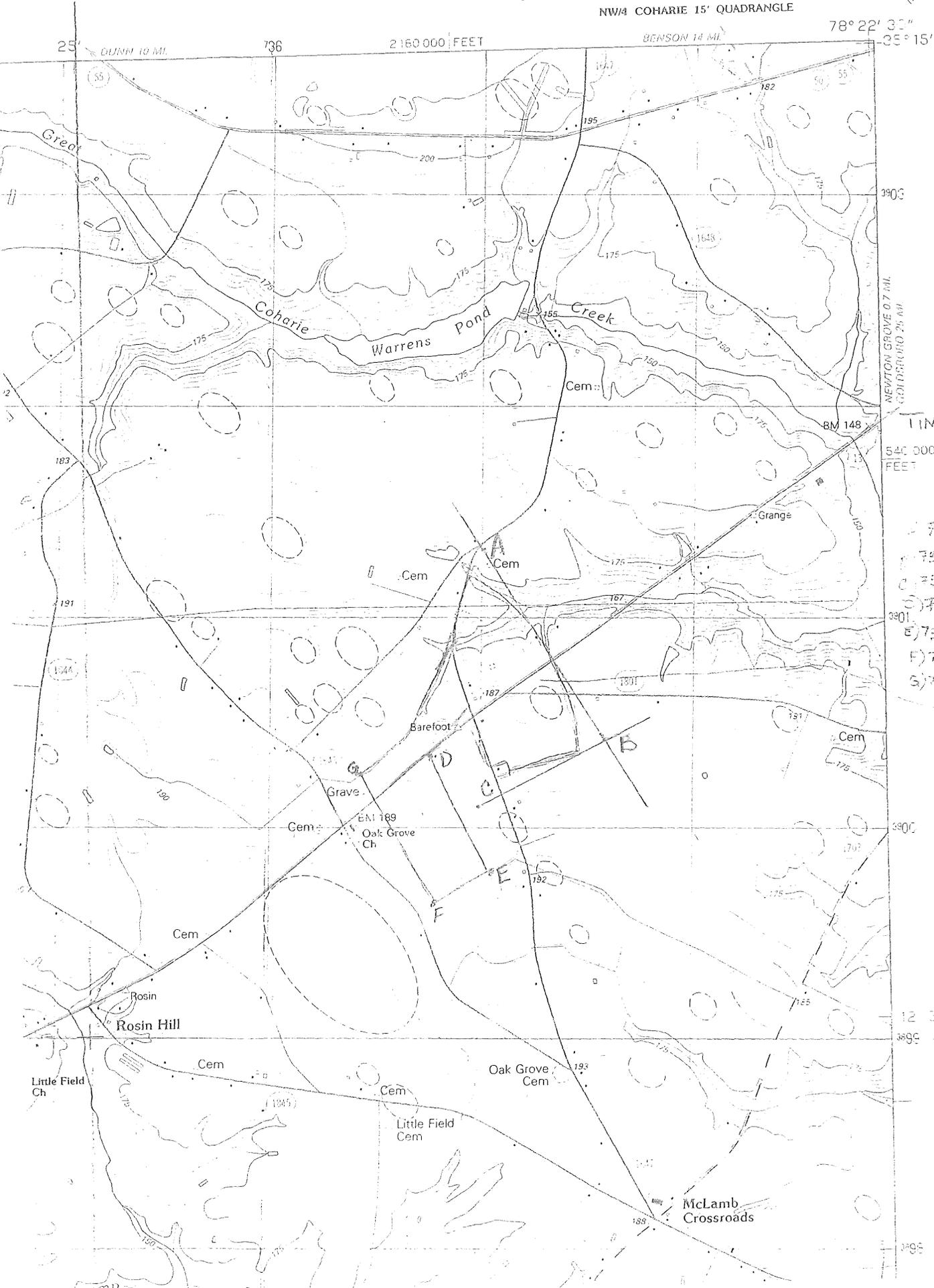
CARL B. WARREN FARM  
3 miles West of Newton Grove, N.C.  
Scale: 1" = 400' Drawn From Old  
Map of Lovett Warren Farm dated April  
28, 1936 By L.C. Kerr Sr., C.E., and old map  
& deed of 45 Acre Tract and Partial Survey  
of Conston " " and Location of  
New Highway Feb. 1959 By R.L. Kerr

Reg. Land Surveyor  
Clinton, N.C.

TIMOTHY QUADRANGLE  
 NORTH CAROLINA—SAMPSON CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

NW/4 COHARIE 15' QUADRANGLE

5354 IV SE  
 (NEWTON GROVE NORTH)



NEWTON GROVE 0.7 MI.  
 GOLDENRO 25.4 MI.

TIMOTHY QUAD

540 000  
 FEET

Zone 17

E N

- A) 737010/3901320
- B) 737580/3900420
- C) 737000/3900100
- D) 736760/3900340
- E) 737050/3899780
- F) 736780/3899340
- G) 736730/3900250

thirteen Oaks

3901

3900

12 30"

3900

3900

