



**North Carolina Department of Natural and Cultural Resources**  
**State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Pat McCrory  
Secretary Susan Kluttz

Office of Archives and History  
Deputy Secretary Kevin Cherry

May 24, 2016

**MEMORANDUM**

**TO:** Shelby Reap  
Office of Human Environment  
NCDOT Division of Highways

**FROM:** Renee Gledhill-Earley *Renee Gledhill-Earley*  
Environmental Review Coordinator

**SUBJECT:** Wedging, Resurfacing, and Culvert Extension Curve on SR 1600 (McCormick Bridge Road), PA 15-11-0004, Cumberland County, ER 16-0735

Thank you for your April 25, 2016, letter transmitting the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the report and offer the following comments.

We concur that the McCormick Farmstead (CD0163) remains eligible for listing in the National Register of Historic Places under Criteria A, C, and D. And, we agree that the boundaries of the property need to be readjusted due to earlier mapping problems and changes to the property since its determination of eligibility.

To that end we provide a map to illustrate what is shown on our GIS HPOWEB as of May 18, 2016. Our research into this matter has lead us to the conclusion that these boundaries were incorrectly drawn by our staff. We also provide a map to indicate (in green) what we consider to be the appropriate boundary for the property.

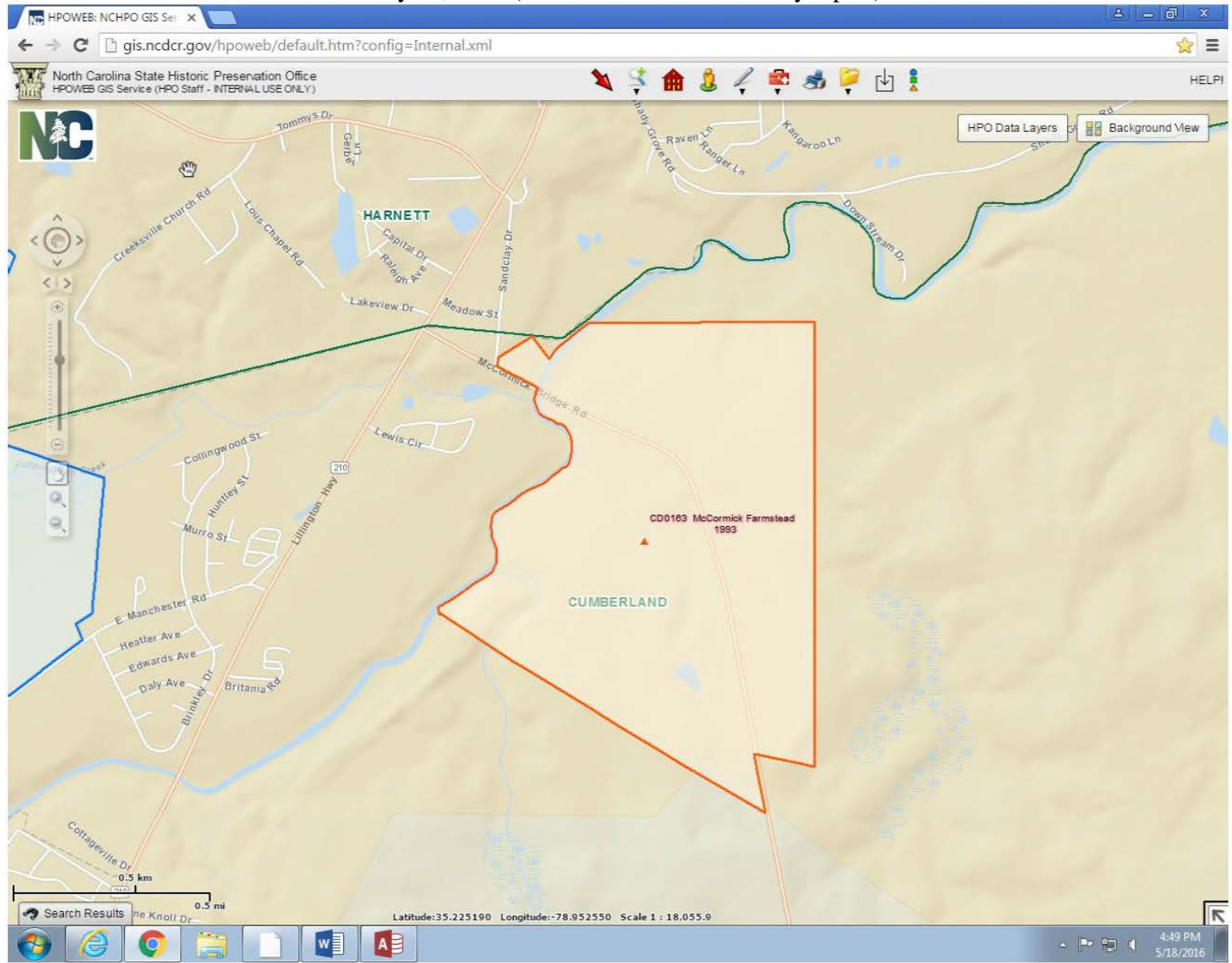
The new boundary removes the land recently developed as a quarry north of McCormick Bridge Road. It does not add the land east of McCormick Farm road or south of the 1993 boundary. Our reasoning for this is that the consultant did not access the property or research the integrity of the additional acreage in order to justify the expansion.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

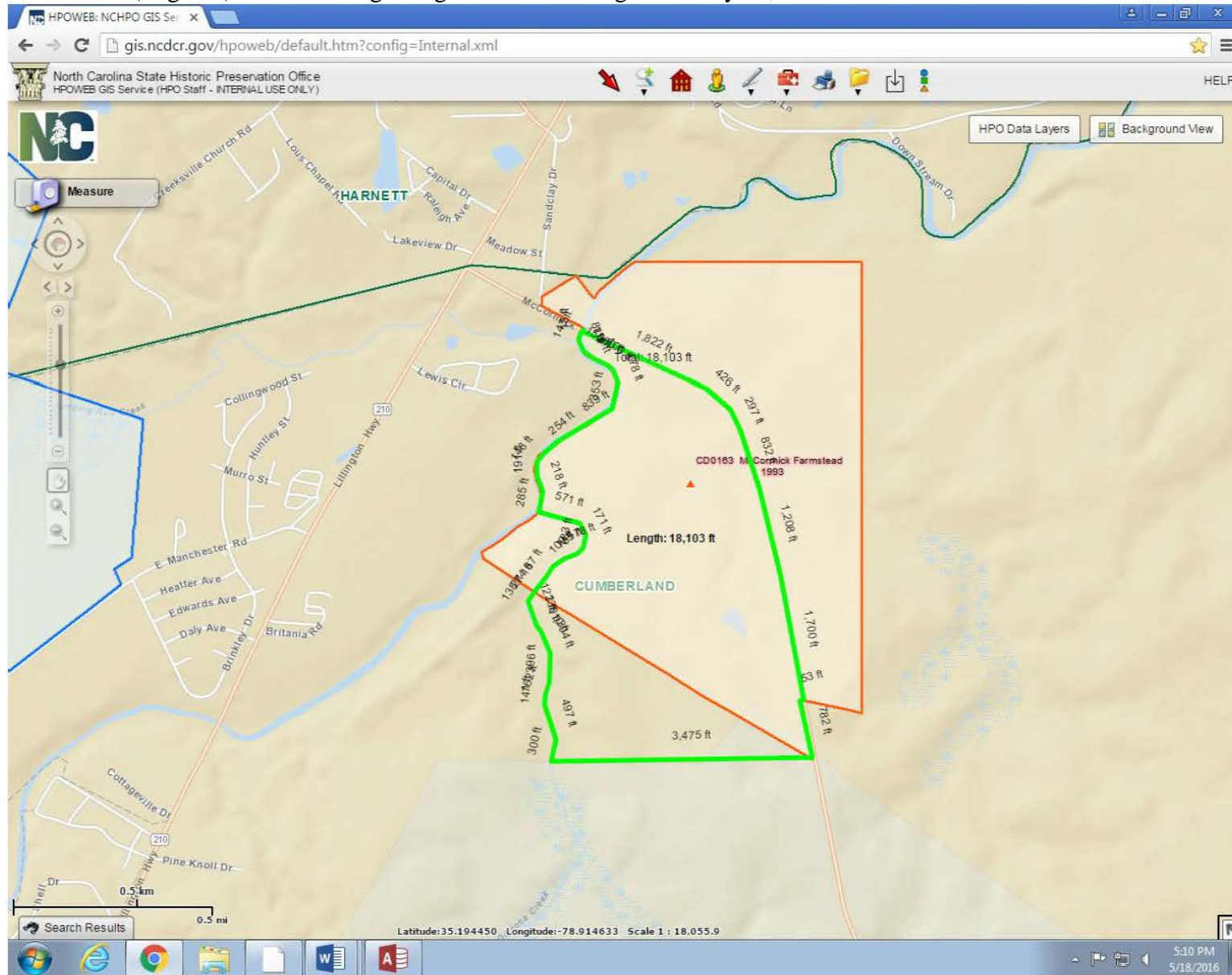
Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Attachments

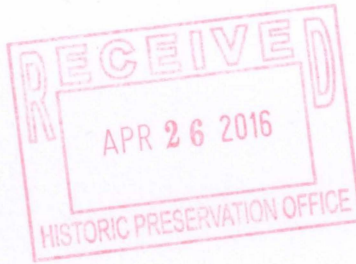
What is shown in HPOWEB as of May 18, 2016 (is incorrect based on survey report)



Boundaries (in green) that we are agreeing to and correcting as of May 18, 2016. Will correct HPOWEB to reflect.







PAT McCRORY  
Governor

NICHOLAS J. TENNYSON  
Secretary

ER 16 - 0735

April 25, 2016

Renee Gledhill-Earley  
Environmental Review Coordinator  
North Carolina Department of Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

H

Anna 5/13

DL 5/18/16 ER/Gledhill-Earley 5/18/16

Dear Ms. Gledhill-Earley:

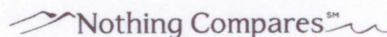
RE: **Historic Structures Report** PA# 15-11-0004, Wedging, resurfacing, and culvert extension curve on SR 1600 (McCormick Bridge Rd) approximately 0.17 miles southeast of NC 210.

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and one digital copy of the Historic Structure Report, as well as a Survey Site form, digital images, and GIS data. The report meets the guidelines for survey procedures for NCDOT and the National Park Service. If you have any questions regarding the accompanying information, please feel free to contact me at 919-707-6088 or [slreap@ncdot.gov](mailto:slreap@ncdot.gov).

Sincerely,

Shelby Reap  
Historic Architecture Group

Attachment





March 2016

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## HISTORIC ARCHITECTURE ELIGIBILITY EVALUATION REPORT

# WR-5601 AR ELIGIBILITY REPORT

**Wedging, resurfacing, and culvert extension curve on SR 1600 (McCormick Bridge Road) approximately 0.17 miles southeast of NC 210**

**8195 McCormick Bridge Road  
WBS# 50138.1.45  
TIP # W-5601 AR**

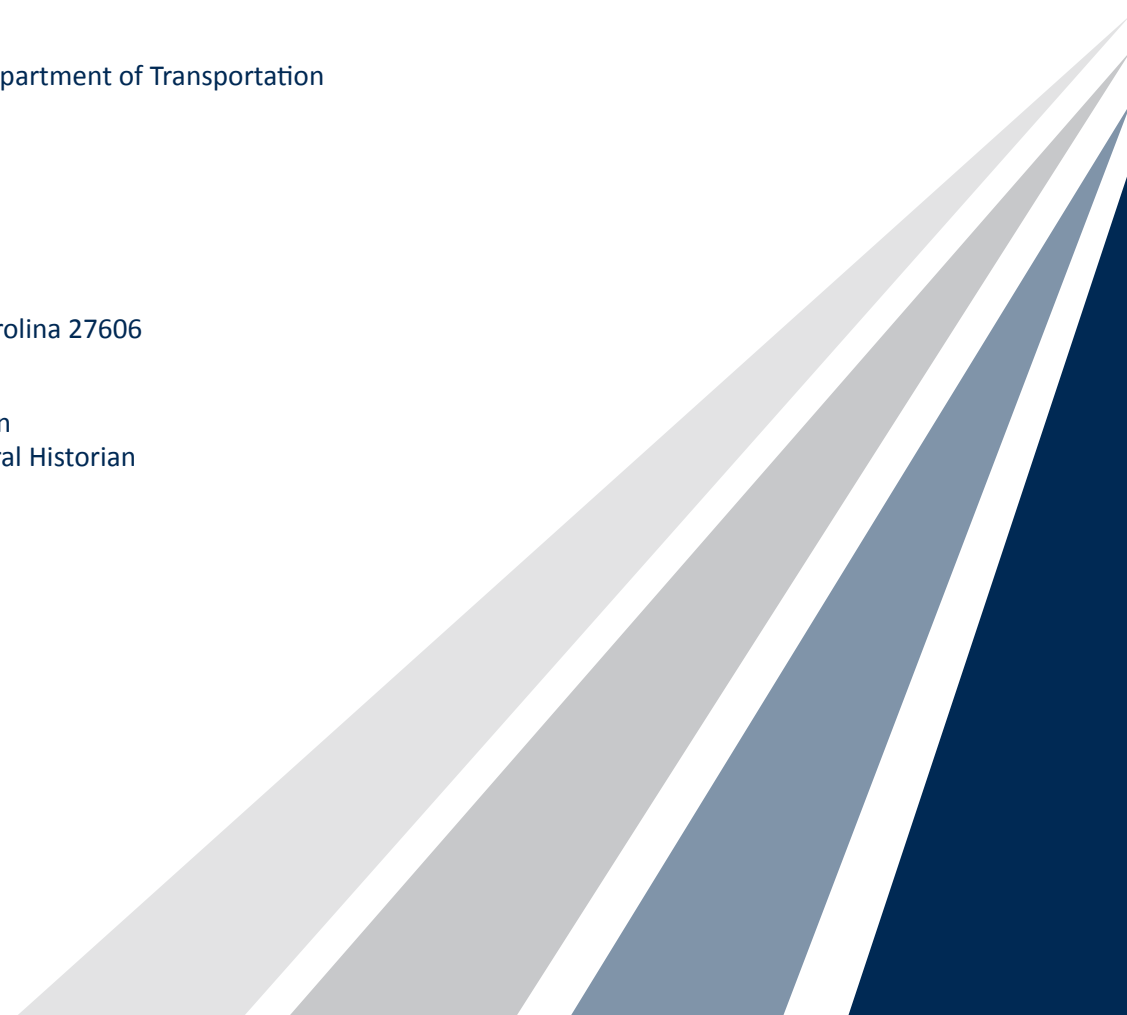
**Prepared for:**

North Carolina Department of Transportation

**Prepared by:**

JMT  
1130 Situs Court  
Suite 200  
Raleigh, North Carolina 27606

Sara B. McLaughlin  
Senior Architectural Historian



March 2016

## HISTORIC ARCHITECTURE ELIGIBILITY EVALUATION REPORT

# WR-5601 AR ELIGIBILITY REPORT

Wedging, resurfacing, and culvert extension curve on SR 1600 (McCormick Bridge Road) approximately 0.17 miles southeast of NC 210

**8195 McCormick Bridge Road**

**WBS# 50138.1.45**

**TIP # W-5601 AR**

**Prepared for:**

North Carolina Department of Transportation

**Prepared by:**

JMT

1130 Situs Court

Suite 200

Raleigh, North Carolina 27606

Sara B. McLaughlin

Senior Architectural Historian

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Sara B. McLaughlin, Senior Architectural Historian

Date

JMT

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Mary Pope Furr, Supervisor

Date

North Carolina Department of Transportation

## Management Summary

JMT prepared this report in February and March of 2016 in response to North Carolina Department of Transportation's (NCDOT's) proposal to wedge, resurface, and extend the culvert on SR 1600 (McCormick Bridge Road) approximately 0.17 miles southeast of NC 210 (WBS# 50138.1.45 / TIP# W-5601AR). One property has been identified within the Area of Potential Effects (APE), the farmstead at 8195 McCormick Bridge Road. JMT was denied access to the property by the property owner.

At the onset of the project, the McCormick Farmstead was not correctly mapped in HPOWeb and it did not appear that any resources had been previously documented in the project APE. Through coordination with the North Carolina State Historic Preservation Office, documentation on the McCormick Farmstead was forwarded to JMT and NCDOT. This documentation showed that in January 1993 New South Associates completed a report for NCDOT TIP No. R-2629 (State Clearinghouse No. CH90-E-4220-0888). New South Associates concluded that the McCormick property was not eligible for listing in the National Register of Historic Places. However, the North Carolina Department of Cultural Resources did not concur and determined the property was eligible for listing on the National Register of National Register. Their determination, which is included as Appendix A, stated:

McCormick Farmstead (CD 163). Criterion A--The farmstead is associated with the broad patterns of settlement along the Upper Cape Fear region and contributed to North Carolina's significant production of naval stores. Criterion C--The architectural components of the farmstead comprise a historic district which exemplifies the vernacular architecture of the region. Criterion D--The Farmstead may be likely to yield information important in history due to its spatial patterning and archaeological potential.

Because JMT was denied access to the property by the property owner, this report is based largely on the findings of the 1993 report; included as Appendix B.

Investigations comply with the requirements of Section 106 of the National Historic Preservation Act of 1996, as amended, other state and federal regulations, and NCDOT's current, Historic Architecture Group Procedures and Work Products and the North Carolina Historic Preservation Office's (HPO) Report Standards for Historic Structure Survey Reports/ Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina.

Resource Name	NC SHPO Survey Number	NRHP Eligibility Recommendation	NRHP Criteria
McCormick Farmstead	CD 0163	Eligible	Criterion A- association with the broad patterns of settlement along the Upper Cape Fear Region and contributed to North Carolina's significant production of naval stores. Criterion C- architectural components of the farmstead comprise a historic district which exemplifies vernacular architecture of the region. Criterion D- It is likely to yield information important in history due to its spatial patterning and archaeological potential.

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### Project Description and Methodology

JMT prepared this report in February and March of 2016 in response to North Carolina Department of Transportation’s (NCDOT’s) proposal to wedge, resurface, and extend the culvert on SR 1600 (McCormick Bridge Road) approximately 0.17 miles southeast of NC 210 (WBS# 50138.1.45 / TIP# W-5601AR). One property has been identified within the Area of Potential Effects (APE), the farmstead at 8195 McCormick Bridge Road (Figures 1, 2 and 3).

North Carolina Department of Transportation requested an intensive-level survey in the form of an Eligibility Evaluation Report, of the property at 8195 McCormick Bridge Road, Spring Lake, Cumberland County. Sara McLaughlin, Senior Architectural Historian at JMT completed this report. Ms. McLaughlin visited the site to document and analyze the property however the dwelling and outbuildings were not visible from the right of way due to a dense tree line along McCormick Bridge Road. The driveway was gated and the property owner denied access to the property so this report is based largely on the 1993 report by New South Associates. Five structures were visible from the public right of way and therefore documented: a 20th century barn, three 19th century cribs and a 20th century silo. Ms. McLaughlin conducted historical research at the following repositories: the Cumberland County Register of Deeds, the Local and State History Department of the Cumberland County Public Library, the State Archives of North Carolina Office of Archives and History and the North Carolina Government and Heritage Library. Additionally, Ms. McLaughlin spoke briefly with Tom Brooks, current owner of the property and conducted research online.

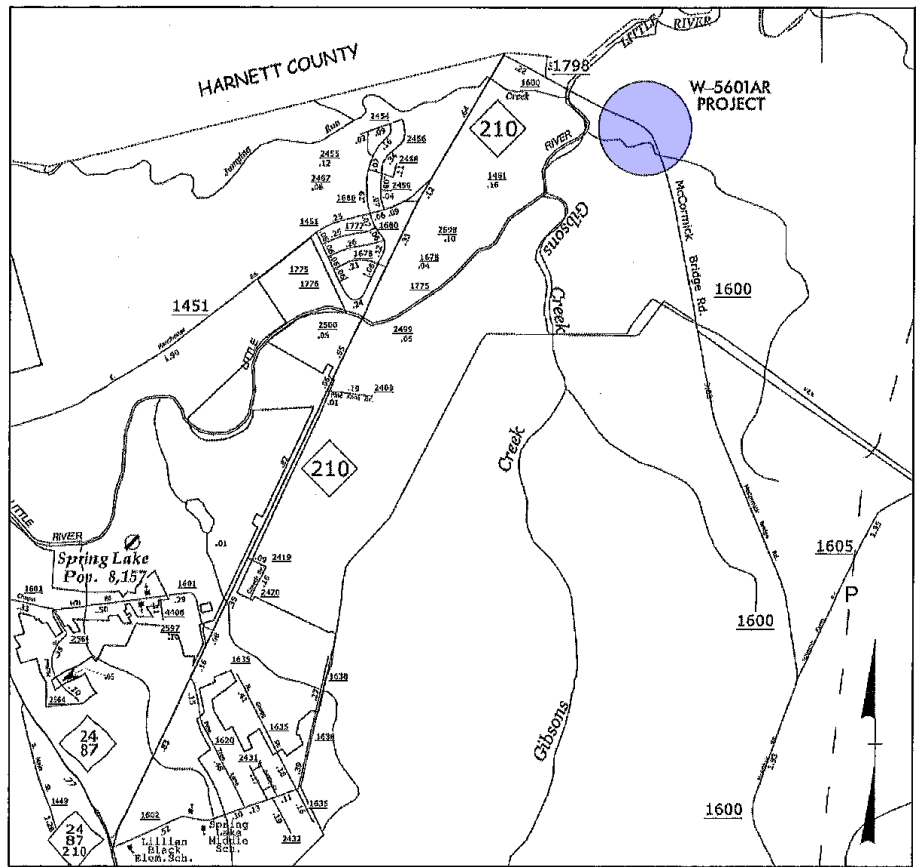


Figure 1: W-5601AR project area (Source: NC DOT)

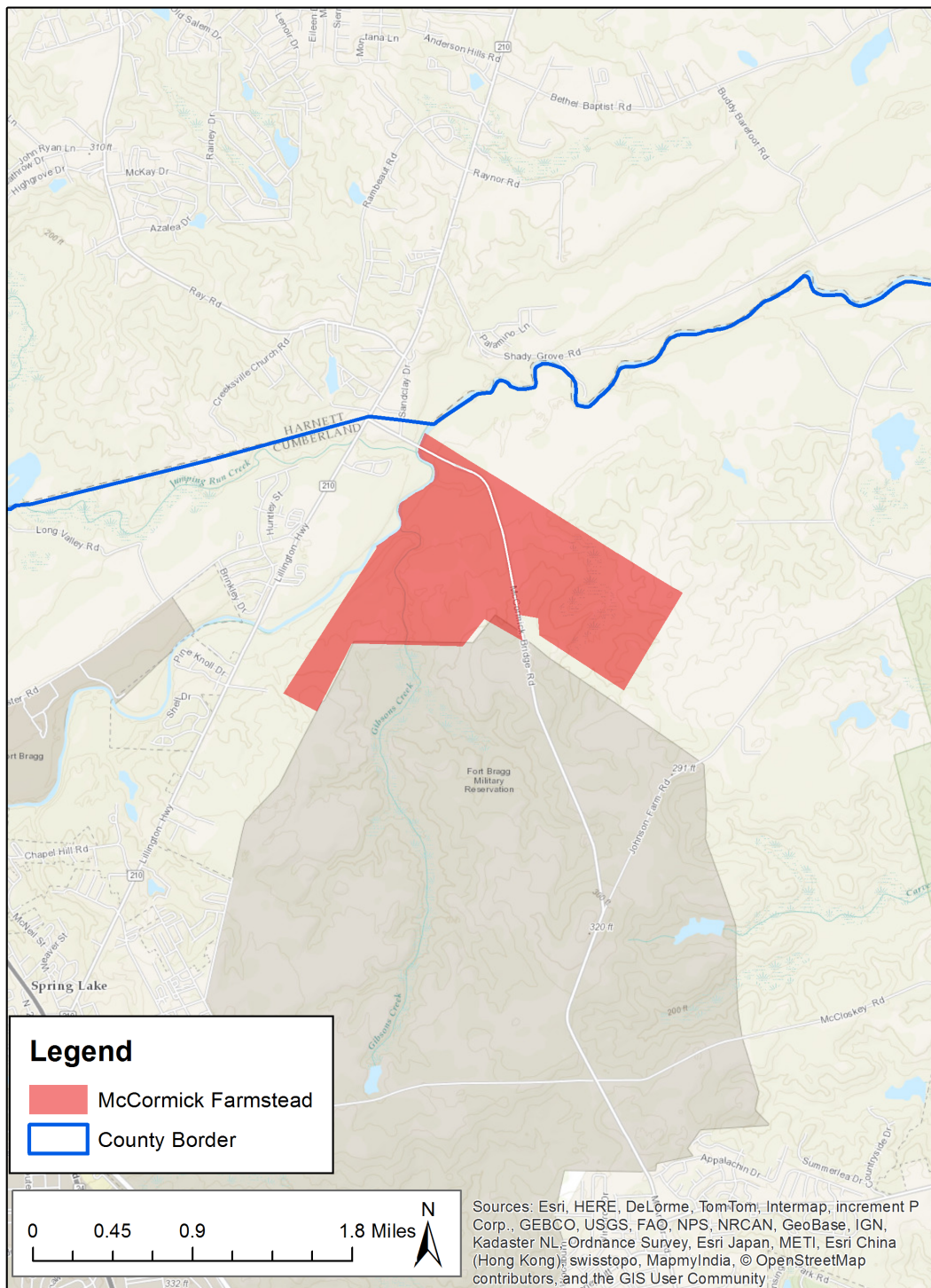


Figure 2: W-5601AR project area (Source: ESRI)



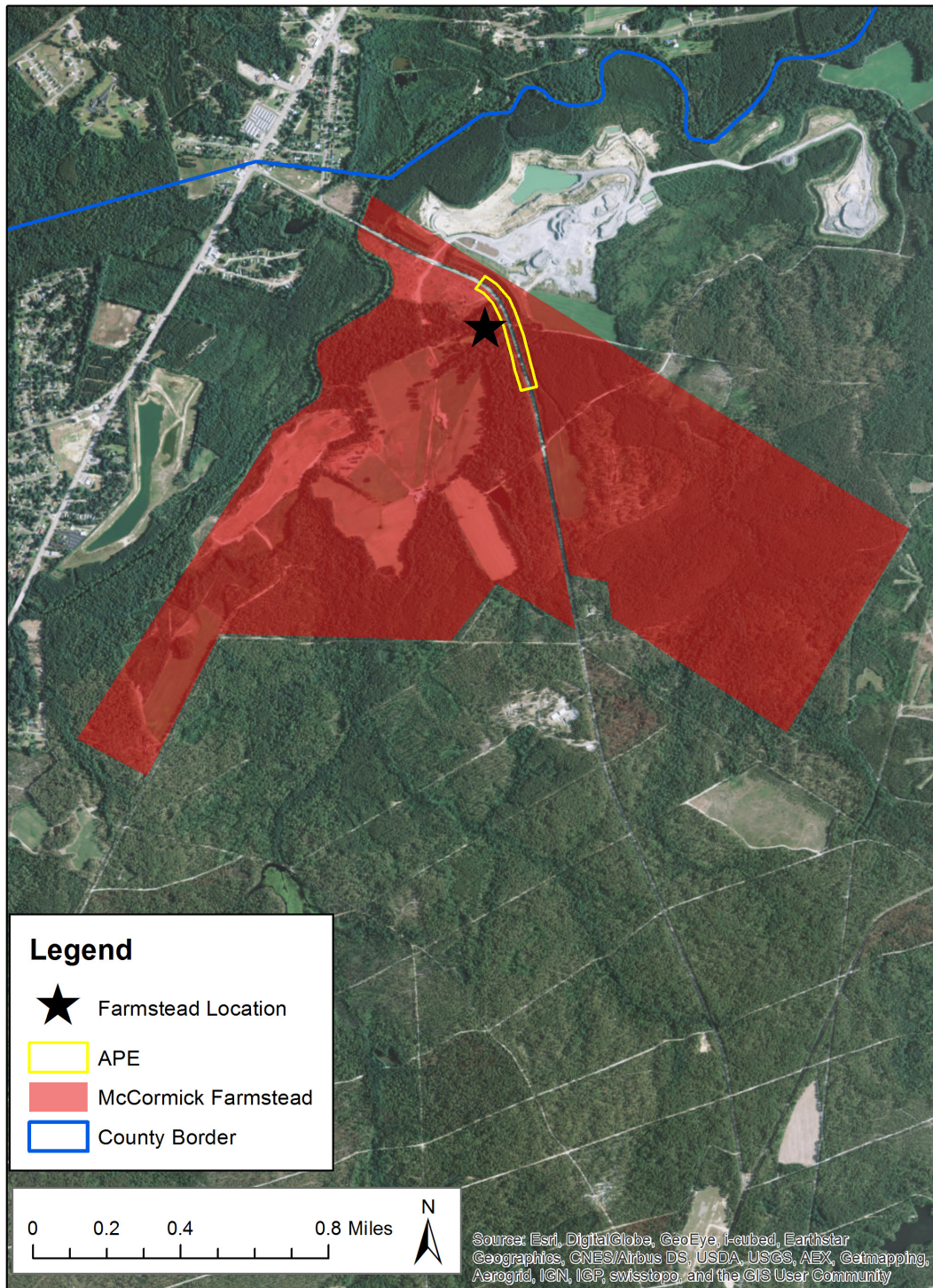
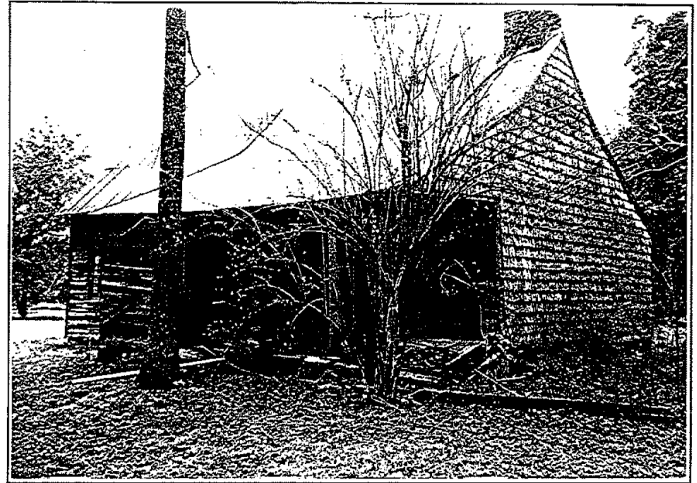


Figure 3: W-5601AR project area and APE (Source: ESRI)

## Description

JMT Senior Architectural Historian, Sara McLaughlin was denied access to the property by the current owner. The architectural description from the 1993 New South Associates report is included in Appendix B of this report. However, five outbuildings were visible during the February 2016 field view including a barn, three cribs and a short silo.

According to the 1993 New South Associates report, the property extends “along either side of SR 1600 between SR 210 on the north and west and the Fort Bragg boundary on the south and east” (74). The McCormick Farmstead is composed of 2200 to 2750 acres and, at the time, at least 37 resources including “principal farm buildings, outbuildings, cemeteries, and the sites of former buildings that have been either moved from their original locations or demolished” (74) (Figure 4 shows the site plan from the 1993 report). Many of the structures and sites that were identified at the time were not discussed in the corresponding narrative. For example, the 1937 dwelling, which was not visible from the public right of way during the 2016 survey, was mentioned in the 1993 report simply as “a two story, five bay, Colonial Revival style dwelling” (78). Additional information on specific contributing resources could not undertaken as their existence and condition could not be verified without access to the property.



1821 McCormick Farmstead from the northeast (Source: 1993 New South Associates Report)

Resource Name	8195 McCormick Bridge Road
HPO Survey Site #	CD 0163
Street Address	8195 McCormick Bridge Road
PIN	0523-02-5337
Construction Date(s)	c. 1821, 1936-1937
NRHP Recommendation	Eligible A, C and D

Since property access was not granted, an understanding of the site in its current form is based on current aerial images. Annotations were added to the 1993 site plan in Figure 4, showing which buildings were visible from the right-of-way and aerial photographs and which appear to have been demolished. Figure 5 shows only those buildings visible from the public right of way during the 2016 survey and from current aerial photographs. The 1937 and 1821 dwellings remain extant and are identified in Figure 5 along with the five structures visible from the right of way. Since 1993, at least two cow sheds and four tobacco barns have been demolished but other outbuildings are possibly shielded in aerial photographs by dense vegetation.

Five outbuildings were visible during the February 2016 field view. Located to the west of SR 1600 and north of the cluster of outbuildings and dwellings are a 20th century barn (Photograph 1), three 19th century cribs (Photographs 2 and 3) and a 20th century metal silo (Photograph 4). The wood framed barn is clad with horizontal wood planks and has a front gable, standing seam metal roof. A full width, standing seam, metal, shed roof extends from the east elevation, is open on the north and south elevations and supported on the east by a horizontal, wood plank wall. A full-width, horizontal, wood plank clad addition with a standing seam metal, shed roof is constructed off of the west elevation. The three log cribs are wood framed, and have front gable, standing seam metal roofs. The 20th century crib is clad with corrugated metal with a standing seam conical roof.

For architectural descriptions of the buildings previously documented, see Appendix B.



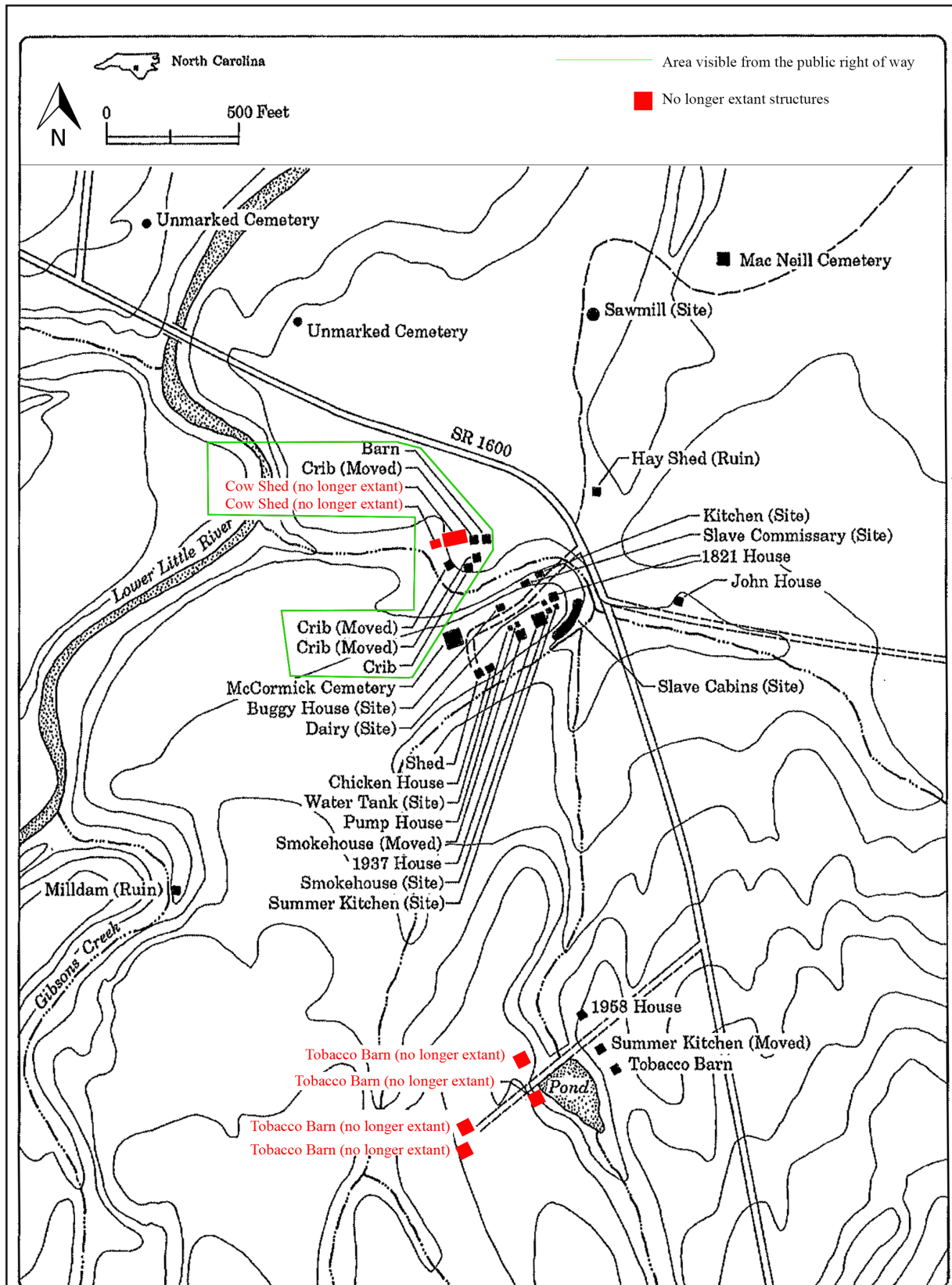


Figure 4: 1993 McCormick Farmstead site plan. (Source: *Historic Structures Survey and Evaluation: Spring Lake Bypass- Cumberland and Harnett Counties, North Carolina*)





Figure 5: Modern site plan based on aerial photos and field visit.

- 1821 Dwelling
- 1937 Dwelling
- 20th Century Barn
- 19th Century Cribs
- 20th Century Silo







Photograph 1: Northwest and northeast elevation of the 20th Century Barn; looking south.



Photograph 2: Northwest and northeast elevation of a 19th Century Crib; looking south.





Photograph 3: Northwest and northeast elevation of a 19th Century Crib; looking south.



Photograph 4: 20th Century Silo; looking south.

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## History

The McCormick Farmstead was established by John and Mary McCormick c. 1821. According to an extensive family history, John immigrated to the United States in 1791 with intentions of settling in Baltimore where his cousin, Duncan McCormick was a successful businessman. However, after landing and completing a short stay in Charleston, South Carolina John made his way to Cumberland County to visit the Kenneth Muchison family. Once there, he was struck with Typhoid Fever and cared for by the Muchison family, ultimately deciding to remain in Cumberland County after recuperating. (Love 1976:1)

Sometime after 1792, John married Mary MacDonald of Moore County, North Carolina (McCormick 2000:21). The McCormick's had nine children: Duncan, Daniel, Jane, Margaret, Mary, Ann, Catherine, Hugh and Rachel (McCormick 1836).

In 1811, John purchased his first parcel of land, 177 acres from Mary Elliot, the executrix of the last will of George Elliot (Cumberland County Deed 27:63). George Elliot was the original patent holder of 470 acres surrounding Store Creek branching off of the Lower Little River. According to family history, McCormick also purchased a tract of land from Walter Gibson, another original patent holder of in the Upper Cape Fear region (Love 1975:2). No deed was found to support this. Figure 6 shows the original patent holders around the property.

In 1821, John McCormick and a relative, Danny MacDiarmid constructed Sand Hills, the first McCormick home on the property (Figure 7). Walter Gibson had previously constructed a home on the property however it was lost to a fire. One chimney remained at the north end of the house and was built into the new home. According to the 1993 New South Associates report, "The building was constructed from long leaf pine timbers, fastened together with wood pegs" (New South Associates 1993:88). Sand Hills served as the residence for five generations of McCormick's until 1937 when the family moved to a new Colonial Revival dwelling.

Upon his death in 1863, John directed his land to be handled as such:

"to my wife Mary, the plantation and land on which I live in and during her natural life together with my house hold and kitchen furniture,. I also give and bequest to my wife Mary, and my daughters, Jane, Mary, Ann, Catherine, Margaret, Rachel and my son Hugh an equal share of my stock of all kinds except my son Hugh and he is to have two shares. I also give to my daughters Jane, Mary, Ann, Catherine, Margaret, Rachel and my son Hugh the plantation and lands on which I live after the death of my wife Mary each an equal share except my son Hugh and he is to have two shares." (McCormick 1836).

The 1850 Agricultural Census, lists Hugh McCormick as the owner/manager of the McCormick plantation. At the time, the farm had a cash value of \$4000.00 with only 150 of 1650 acres improved. Livestock included 7 horses, 4 mules, 15 milk cows, 4 working oxen, 40 cattle, 40 sheep and 100 swine for a total value of \$1306.00. Although not the largest farm in the area, Hugh McCormick made the most out of a small percentage of improved land. Although tobacco barns used to be present on the site, there is no record of tobacco crops on any of the agricultural censuses.

Rachel, the youngest of the McCormick children, assumed responsibility for the farmstead in 1873 (New South Associates 1993:88). Under her tenure, the plantation was involved in the production of tar and turpentine, the cutting of pine timber and the running of the grist mill on Gibson Creek (Love 1975:4). Tapping into the naval store and timber industries resulted in a prosperous and successful tenure for Rachel McCormick and the McCormick Farm. As stated by Catherine Bishir in her 1996 book, *A Guide to the Historic Architecture of Eastern North Carolina*:



“From the colonial period well into the nineteenth century, North Carolina’s main exports came from the naval store and timber industries. Throughout the region, slave and free workers tapped the seemingly limitless longleaf pines for the tar and pitch used as preservatives for the wooden ships and help ropes of British and, later, American fleets.” (12)

According to Our John of Argyll and Cumberland:

“The general atmosphere of Sand Hills at the time was typical of many of the busy homesteads in Eastern Carolina during the latter part of the nineteenth century. There was, however, a unique difference at Sand Hills. This difference was due to Rachel McCormick- the Scotswoman known far and wide for her many successful business ventures. At a critical time she came to the rescue of a bank faced with failure. Rachel’s business associates, her employees, her friends, and kin deeply respected her strong character.” (4)

The McCormick farmstead continued to be passed down through the family and remains a familial operation to this day. Additional parcels of land were purchased over the years and only once is there documentation of any of the property being sold off- in the early 1910’s to become part of Fort Bragg (New South Associates 1993: 88). Today, Tom Brooks, a decedent of John McCormick oversees the farmstead which is used mainly for timber production and cattle.



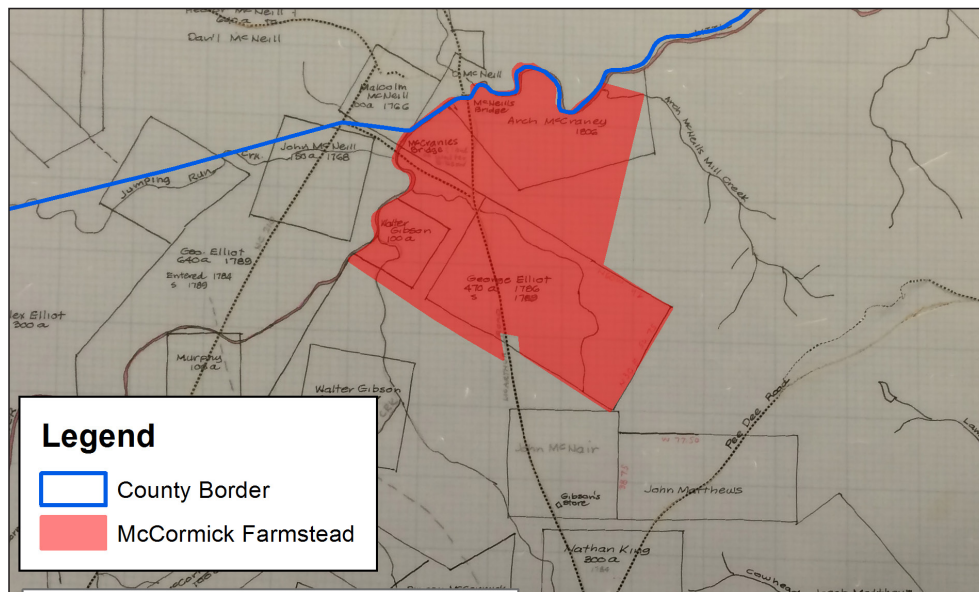


Figure 6: Original patent holders around the McCormick farmstead (Source: Fowler Maps-State Archives of North Carolina)

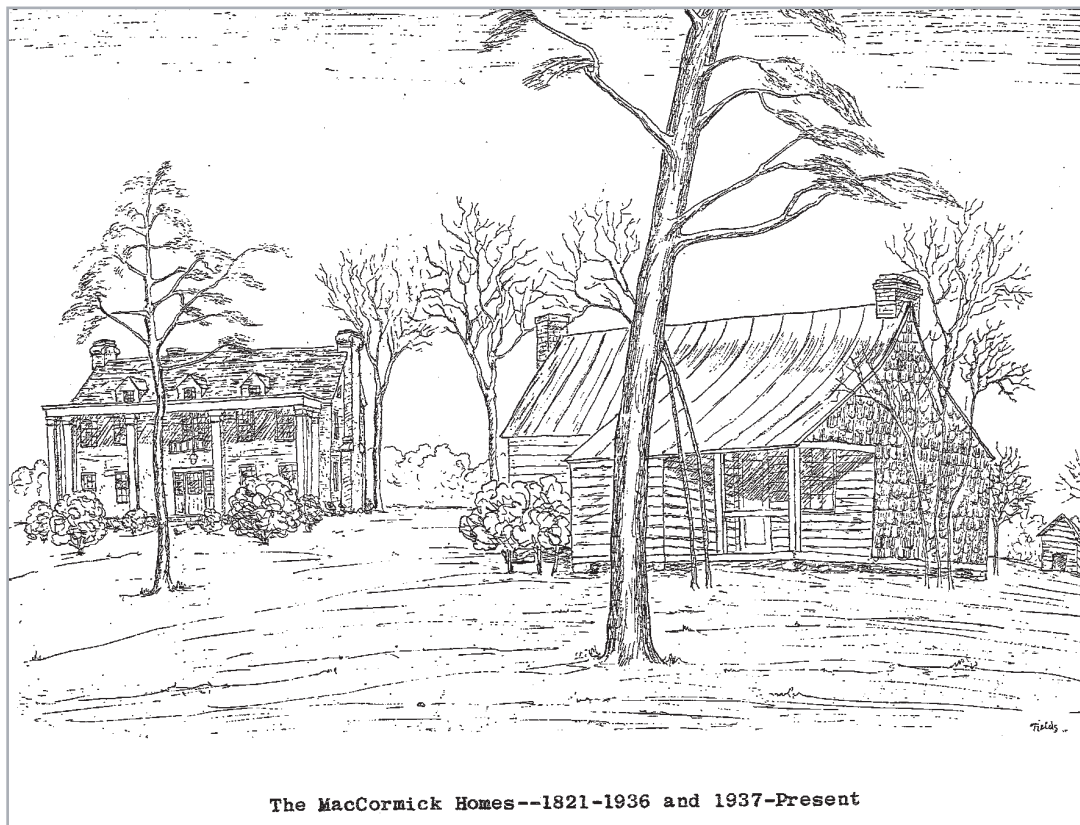


Figure 7: The McCormick Houses- The original 1821 house on the right, the later 1936/1937 Colonial Revival on the left. (Source: *Our John of Argyll and Cumberland*)

## Architectural Context

Constructed in 1821, the core of the original McCormick dwelling is a single pen cabin constructed in a dove-tailed, log plank construction (New South Associates 1993:74). The dovetail method of notching was a rare technique compared to the V-notch and half-dovetail, making the McCormick Farmhouse an exceptional regional example. Dwellings were typically one story and consisted of a simple floor plan without hallways (Bishir 1996:19). The primary material used to construct these rural cabins was local timber since materials such as glass, nails, hardware, brick and stone were costly and hard to obtain (18). This functional, log construction of rural homes was so prevalent by the early 19th century that “North Carolinians from every ethnic background- English, Scottish, Scotch-Irish, German, African and American Indian- were competent in log construction” (Bishir 1990: 173).

The McLeod Family Rural Complex (NR Reference Number 84000561) located in Moore County was constructed c. 1840 and shares some common characteristics with the 1821 McCormick dwelling. While the plan of the McLeod dwelling is that of a dogtrot rather than a single pen like the McCormick dwelling, the homes appear similar. Both are one-and-a-half story simple frame construction, clad in plain board, with gable roofs (Photograph 5) (Hill 1984).



Photograph 5: McLeod Family dwelling. (Source: *National Register of Historic Places Nomination Form: McLeod Family Rural Complex*)



Additionally, various comparisons can be drawn between the McCormick Farmhouse and the Daniel Stone House in Vance County (Photograph 6). According to the 1993 New South Associates report:

“As in the Daniel Stone House, the planks of the 1821 House have been sawn approximately two inches thick and approximately 11 inches wide, and the narrow gaps between planks have been covered with split strips. However, the workmanship of the 1821 House is not nearly as refined as that of the Daniel Stone House, and the attic story has not been cantilevered over the first story as in the Daniel Stone House.” (89)

These typical buildings “were never intended to last long, but as a type they had great longevity” (Bishir 1990:5). However, in the case of the McCormick’s, generations of the family occupied the 1821 dwelling as their main residence until 1937 when the nearby Colonial Revival dwelling was constructed. Modest additions to the 1821 dwelling were constructed over the years including a kitchen, bedroom and front porch. Again, representative of the time, “early dwellings often had only small entrance stoops, but by the mid-eighteenth century, residents of the region had adapted architecture to suite the climate and were regularly building piazzas” (Bishir 1996:21). A similar porch addition was constructed on the McLeod dwelling in the early 20th century.



Photograph 6: Detail of dovetail plank construction on the Daniel Stone House. (Source: *North Carolina Architecture* p.177)

In keeping with architectural patterns of the time, the McCormick Farmstead evolved in an archetypical manner. The many outbuildings that were constructed over time each served a singular purpose and were sited around the dwelling. This is “in contrast to European and English farmsteads that often collected many different functions into an extended complex under one roof” (Bishir 1996:180). Outbuildings were constructed in a rectilinear pattern or, as is the case on the McCormick Farmstead, clustered around the dwelling keeping domestic structures together and agricultural structures together. Figure 4 demonstrates this development pattern.

According to the New South Report, “[D]uring the nineteenth-century, the McCormick Farmstead is known to have included a Smokehouse, a Dairy, a Kitchen, and Buggy House, at least three Cribs, several Slave Cabins and a Slave Commissary.” (The 1860 Slave Schedule lists Hugh McCormick as owning 19 slaves between the age of 60 and four months.) Beyond the domestic cluster, agricultural structures such as cribs, barns, and stables were also arranged in clusters (1993:24).

Many of the structures and sites that were identified on the 1993 site plan such as the 1937 dwelling, various cemeteries, a sawmill site, and the John house were not discussed in the narrative. Because access to the property was not granted, no further descriptions or verifications of these structures and sites could be provided for this report.

## **National Register of Historic Places Evaluation**

Based on research completed for this report, along with the documentation in the 1993 report and the 1993 DOE from the NC SHPO, the McCormick Farmstead appears to remain eligible for listing on the National Register of Historic Places under Criterion A, C and D. From the NC SHPO DOE:

“McCormick Farmstead (CD 163). Criterion A--The farmstead is associated with the broad patterns of settlement along the Upper Cape Fear region and contributed to North Carolina’s significant production of naval stores. Criterion C--The architectural components of the farmstead comprise a historic district which exemplifies the vernacular architecture of the region. Criterion D--The Farmstead may be likely to yield information important in history due to its spatial patterning and archaeological potential.”



### Proposed National Register Boundary

The proposed National Register Boundary for the McCormick Farmstead encompasses just over 911 acres and is smaller than the boundaries displayed on NC HPOWEB (Figure 8 and 9). The 464 acre parcel to the northeast of McCormick Bridge Road that is currently leased to Martin Marietta Materials and used as a rock quarry has been removed from the proposed boundary. Although more acreage was historically and is currently associated with the McCormick's, the proposed boundary includes the parcels with the extant structures and contiguous wooded land.

The proposed boundary is comprised of four parcels that straddle McCormick Bridge Road and reach to the Little River on the west.

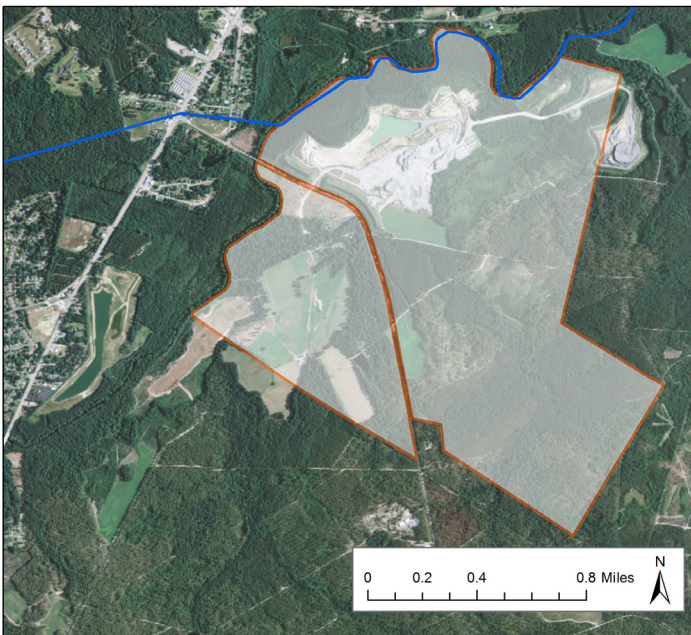


Figure 8: Existing boundaries of the McCormick Property as displayed on NC HPOWEB

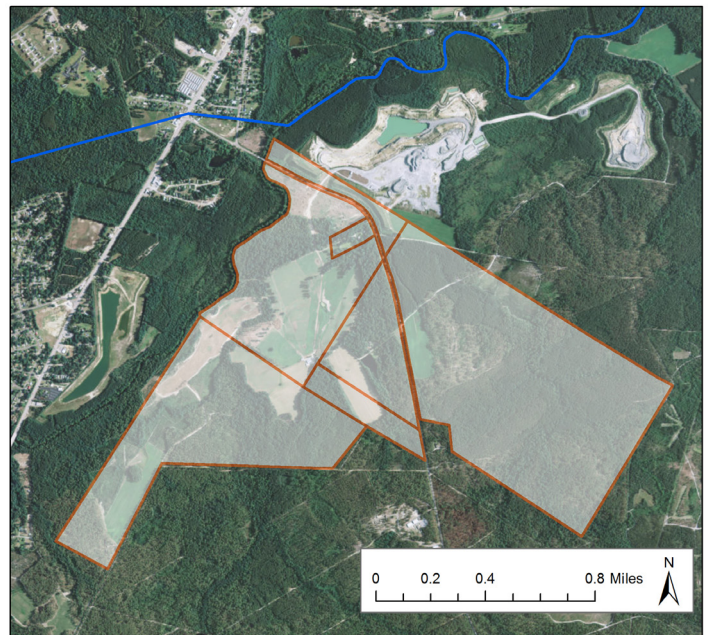


Figure 9: Proposed boundaries of the McCormick Property

## References

- Ancestry.com. 1860 U.S. Federal Census - Slave Schedules [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.
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- Brook, David to Nicholas L. Graf. May 7, 1993, Historic Structures Survey Report for the Spring Lake Bypass, Cumberland and Harnett Counties R-2629, 8.1441701, F-67-1(19), ER 93-8562.
- Cumberland County Deed. Book 27 Page 63. Cumberland County Recorder of Deeds, Cumberland County Courthouse, Fayetteville, North Carolina.
- Hill, Michael and Beth Thomas. National Register of Historic Places Nomination Form: McLeod Family Rural Complex. October 31, 1984. Print.
- Love, Luola McCormick. Our John of Argyll and Cumberland: An Informal Narrative of John McCormick and His Descendants 1762-1976. 1976. Print.
- McCormick, Ed. The McCormicks of the Upper Cape Fear. Sanford: John-Beverly, 2000. Print.
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- New South Associates. Historic Structures Survey and Evaluation: Spring Lake Bypass- Cumberland and Harnett Counties, North Carolina. 1993. Print.
- United States Bureau of the Census, Agricultural Schedule. Northern Division, Cumberland County, North Carolina, 1850.
- United States Bureau of the Census, Agricultural Schedule. Northern Division, Cumberland County, North Carolina, 1870.
- United States Bureau of the Census, Agricultural Schedule. Carvers Creek Township, Cumberland County, North Carolina, 1880.

## **Appendix A- Previous Determination of Eligibility**



## **Appendix B- Excerpt from the New South Associates Report**