

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

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

May 26, 2017

**MEMORANDUM**

**TO:** Kate Husband  
Office of Human Environment  
NCDOT Division of Highways

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

**SUBJECT:** Historic Structures Survey Report for the Replacement of Bridge 121 on SR 1113 over Tanyard Creek, PA 16-11-0010, Lincoln County, ER 17-0570

Thank you for your memorandum of March 22, 2017 and April 25, 2017, transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We believe the David C. Warlick Farmstead (LN0155) likely eligible for listing in the National Register of Historic Places under Criterion C. However, for Criterion C, an integrity assessment of the interior would be necessary prior to National Register listing. The proposed boundary appears appropriate.

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.

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION



ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

APRIL 25, 2017  
~~March 22, 2017~~

ER17-0570

MEMORANDUM

**TO:** Renee Gledhill-Earley  
Environmental Review Coordinator  
North Carolina State Historic Preservation Office

*Handwritten notes:*  
Ryst 5/20/17  
H. Beth 4/27  
Due 5/16

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

*Handwritten notes:*  
5/17/17  
Due 4/18/17

**SUBJECT:** PA No. 16-11-0010, Replace Bridge No. 121 on SR 1113 (Reepsville Road) over Tanyard Creek, Lincoln County

Enclosed please find the Historic Structure Survey Report, survey site form, and additional materials for the above referenced project. Please feel free to contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.

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STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

April 25, 2017

MEMORANDUM

**TO:** Renee Gledhill-Earley  
Environmental Review Coordinator  
North Carolina State Historic Preservation Office

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

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March 2017

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## HISTORIC STRUCTURE SURVEY REPORT

# TIP# N/A REPLACE BRIDGE NO. 121 ON SR 1113 (REEPSVILLE ROAD) OVER TANYARD CREEK, LINCOLN COUNTY

**David C. Warlick Farmstead (LN0155)**  
**WBS# 17BP.12.R.104**

**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 2017

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Senior Architectural Historian

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Sara B. McLaughlin, Senior Architectural Historian  
JMT

Date

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Mary Pope Furr, Supervisor  
North Carolina Department of Transportation

Date

## Management Summary

JMT prepared this report in March of 2017 in response to North Carolina Department of Transportation’s proposal to replace Bridge No. 121 on SR 1113 (Reepsville Road) over Tanyard Creek in Lincoln County. The project area is located in the north-central portion of the county near Lincolnton. According to the Project Vicinity map provided by the NC DOT, the APE extends 75 feet from the center of the existing roadway each way and 300 feet from each end of the bridge (Figure 1). One property, the Study Listed David Warlick House (LN0155) has been identified within the APE as requiring further evaluation.

Investigations comply with the requirements of Section 106 of the National Historic Preservation Act of 1966, 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
David C. Warlick Farmstead	LN0155	Eligible	Criterion C - Architecture

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## **Project Description and Methodology**

JMT prepared this report in March of 2017 in response to North Carolina Department of Transportation's (NCDOT's) proposal to Replace Bridge No. 121 on SR 1113 (Reepsville Road) over Tanyard Creek in Lincoln County. NCDOT requested an intensive-level survey, in the form of an Eligibility Evaluation Report, of the David C. Warlick Farmstead in Lincoln County which is currently listed on the North Carolina Study List as the "David Warlick House" (Figures 1-3). Sara McLaughlin, Senior Architectural Historian at JMT, completed this report.

Fieldwork was completed on February 17, 2017. The interior of the property, which serves as a private residence, was not accessed. Attempts to gain access to the property were unsuccessful. Therefore, all photos of the property were taken from the public right-of-way. The dwelling and outbuildings were not completely visible from the public right-of-way due to a dense line of trees on the property. The driveway was gated and the dwelling was set back approximately 350 feet from Reepsville Road. The associated outbuildings were set back approximately 350 to 700 feet from the road behind dense tree cover. Six outbuildings were partially visible from the right-of-way (Photograph 1).

Background historical research was conducted at the Lincoln County's Charles R. Jonas Public Library in Lincolnton, North Carolina, the Lincoln County online Register of Deeds database, the Lincoln County online GIS service, and Ancestry.com. Additionally, the HPOWEB GIS service was consulted and revealed no other historic resources within the project area. JMT also reviewed National Register of Historic Places Registration Forms for other nearby properties similar to the subject property to provide further context. Approximate dates of construction were found via tax records and research.





Figure 1: Project area (Source: NC DOT and ESRI)

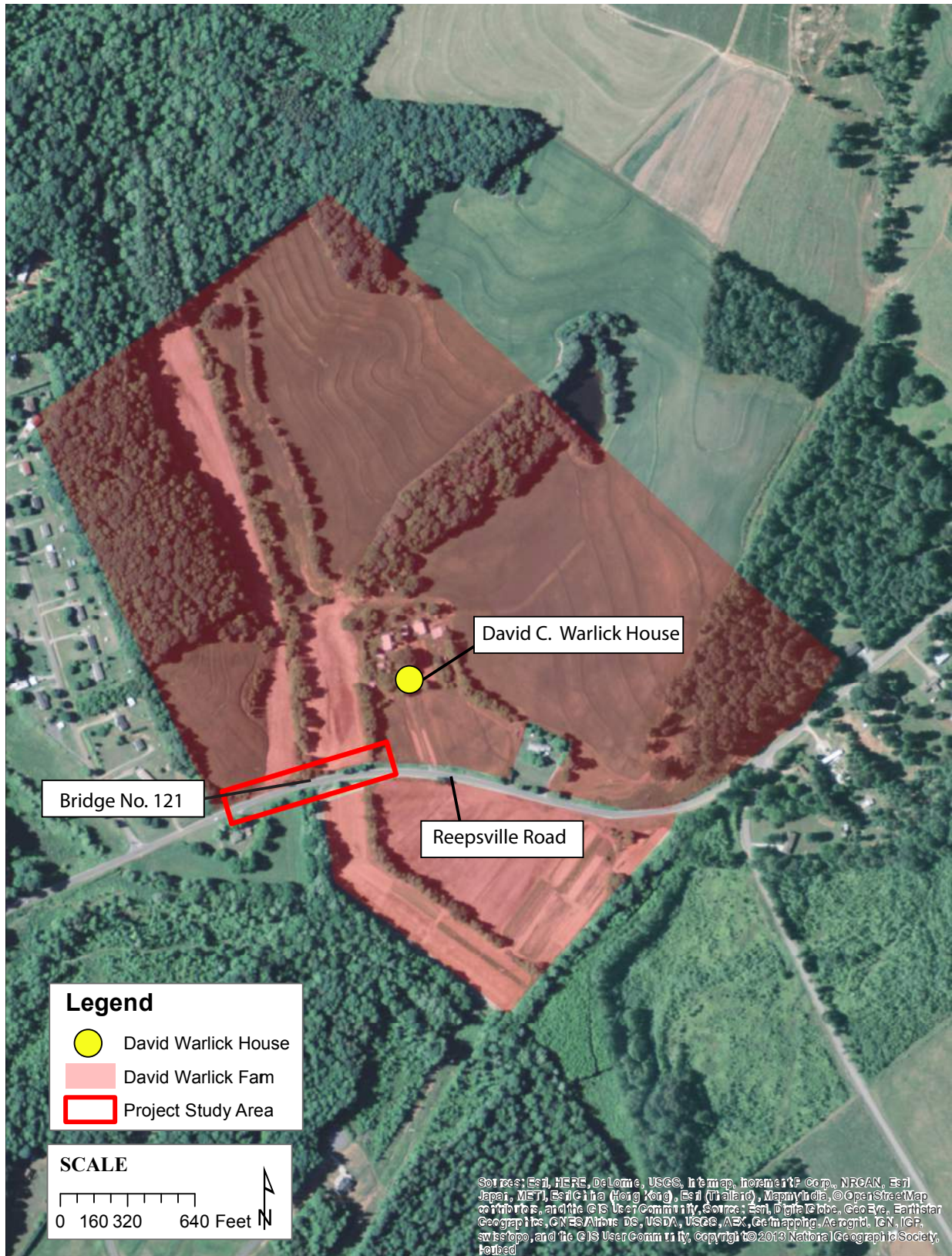


Figure 2: David C. Warlick Farmstead parcel boundary and Project Study Area (Source: ESRI)



Figure 3: David C. Warlick Farmstead (Source: ESRI)

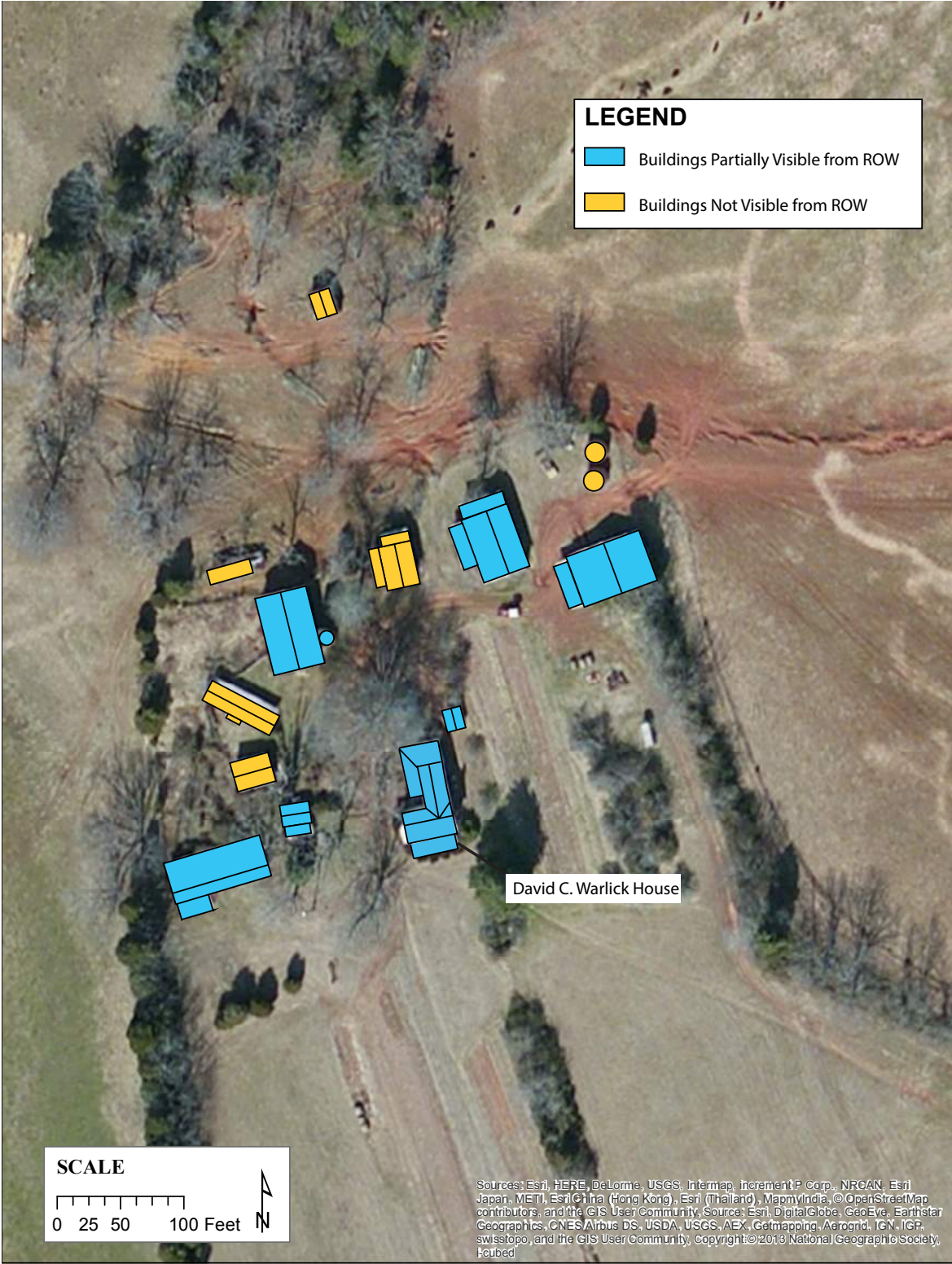


Figure 4: Buildings Visible from the Public Right-of-Way on the David C. Warlick Farmstead (Source: ESRI)



Photograph 1: David Warlick House and outbuildings; looking north. (2017)

## Description

Located along the north side of Reepsville Road (SR 1113), west of the junction with SR 1215 and east of Tanyard Creek, the David C. Warlick Farmstead at 3834 Reepsville Road sits on a 111-acre site. The property is located 6.4 miles northwest of Lincolnton and is privately owned. The property was originally constructed as a private dwelling and appears to be underutilized today.

The parcel is situated near the road along the north side of SR 1113 (Reepsville Road). The surrounding area is rural agricultural land. The topography is characterized by gently rolling hills, agricultural fields and mature trees. The property is clearly delineated by a line of trees on three sides (north, west, east) and a fence located along the eastern portion of the property.

Constructed c. 1878 as a private residence, the dwelling began as a one-story, two-room house. By 1885, it had been expanded to its present state as a two story, I-plan structure (Dunn 1993: 33). It is clad in weatherboard and is capped by a side gable roof clad with standing seam metal. An original one-story porch spans the majority of the façade. The porch is supported by wrought-iron supports and is capped by a shed roof clad in asphalt shingles. All window openings visible from the public right-of-way are original and consist of four-over-four double hung wood sash windows. All glazing remains



Photograph 2: Facade (south elevation) of David C. Warlick House; looking north. (2017)

Resource Name	David C. Warlick Farmstead
HPO Survey Site #	LN 0155
Street Address	3834 Reepsville Road
PIN	3605-40-7560
Construction Date(s)	C. 1878
NRHP Recommendation	Eligible C

intact. The structure sits on a brick foundation. Two exterior end chimneys pierce the gable ends on the east and west elevations. A third brick chimney located on the rear ell is just visible at the roof ridge near the east end of the dwelling (Photograph 2).

The façade (south elevation) is three bays wide and features a centered entrance flanked by four-light side lights. An original wood screen door protects the entrance. The entrance is flanked on both sides by two, evenly spaced windows, each with a pair of fixed wood shutters. These shutters are likely original. The first story fenestration is sheltered by the one-story porch. The second story features three evenly spaced windows aligned above the first story fenestration (Photographs 2-3). The side (east and west) and rear (north) elevations are not visible from the public right-of-way. However, aerial photographs show that the house contains a large, rear ell and rear porch. This ell is likely a later, but still historic addition (Figure 3).



Photograph 3: Facade of David C. Warlick House; looking north. (2017)



Photograph 4: Three-sided pole barn.; looking northwest. (2017)



Photograph 5: Three-sided pole barn.; looking northwest. (2017)





Photograph 6: One-story shed located east of the main dwelling ; looking northwest. (2017)

Six outbuildings are partially visible from the public right-of-way, however aerial photographs show at least thirteen outbuildings/structures. Those visible from the public right-of-way are described below from west to east (Photograph 1). Some of these outbuildings appear to be original or early additions and would be considered contributing structures.

A late nineteenth, early twentieth-century one-story, three-sided pole barn is located farthest west of the main dwelling and is mostly obstructed by tree cover. The structure is partially constructed of logs and is capped by a side-gable standing seam metal roof. The south elevation does not have a wall. Walls are visible on the north and east elevations (Photographs 4-5).

A late nineteenth, early twentieth-century one-story shed is located west of the main dwelling and is only partially visible from the public right-of-way. The structure is clad in vertical wood siding and capped by a side-gable standing seam metal roof. (Photograph 6).



Photograph 7: One-and-a-half-story frame barn and glazed tile grain sile located northwest of the main dwelling.; looking north. (2017)



Photograph 8: Small, one-story frame shed located northeast of the house; looking north. (2017)

A one-and-a-half-story early twentieth-century barn is located northwest of the main dwelling and is only partially visible from the public right-of-way. The structure is clad in unfinished vertical wood siding and capped by a front-gable standing seam metal roof. A glazed tile grain silo is located directly to the west of the main dwelling and is partially attached to the one-and-a-half-story barn (Photograph 7).

A one-story early to mid-twentieth-century shed is located directly northeast of the main dwelling and is only partially visible from the public right-of-way. The structure is clad in stained vertical wood siding and capped by a front-gable roof. The front entrance is located on the south-facing façade west of center (Photograph 8).

A one-and-a-half-story, early twentieth-century barn is located northeast of the main dwelling and is only partially visible from the public right-of-way. The structure is clad in vertical wood siding and is capped by a front-gable standing seam metal roof. A shed overhang is located off the west elevation (Photograph 9).

An early to mid-twentieth-century, one-story front-gable outbuilding is located northeast of the main dwelling and is almost completely obstructed by tree cover. A standing seam metal shed-roof overhang is located off of the east elevation. The overhang is supported by wood posts (Photograph 10).



Photograph 9: One-and-a-half-story frame barn located northeast of the David C. Warlick House; looking northeast. (2017)



Photograph 10: Shed-roof overhang of the one-story front-gable outbuilding located northeast of the David C. Warlick House; looking northeast. (2017)

Seven additional outbuildings/structures are located on the property, but are not visible from the public right-of-way. Outlines of these buildings are visible in aerial photographs (Figures 3-4) .

The main dwelling appears to have been minimally altered since its construction. Original window frames and glazing remain intact and in good condition. The porch is original, but the asphalt shingle porch roof is a replacement. The rear ell is an historic addition c.1885.

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## History

The David C. Warlick Farmstead is located in north-central Lincoln County, approximately 6.4 miles northwest of the town of Lincolnton. Located in the hilly, southwestern portion of North Carolina's Piedmont region, Lincoln County comprises a narrow strip, ten miles in width with an average length of 30 miles and totaling 305 square miles (Harpe 2000: 7). The area was originally settled by Scotch-Irish and German pioneers in the mid-18th century, and the county was officially founded during the Revolutionary War (Nixon 1910: 137-138, 143). The Scotch-Irish populated much of the eastern portion of the county near Beatties Ford and the Catawba River, while the German settlers inhabited the land in the center and western part of the county (Harpe 2000: 7). This includes the area where the Warlick Family homesteaded. Settlers took advantage of inexpensive land and rich farmland and built small, family farms throughout the county. According to the 1910 Census, Lincoln County had 2,244 farms with an average size of 77 acres. The most popular crops were corn and cotton. Most farms also produced wheat which was mainly used for the family's subsistence. (Lincoln County Heritage 1997: 301 ).

The Warlick Family has a long history in Lincoln County, starting with German Pioneer, Johann Daniel Warlick who settled in the area in 1750. Between 1750 and 1751 he acquired approximately 3000 acres of land. In 1769 he divided this land among his five sons and four daughters (Nixon 1910: 169) (Sherrill, 1937: 267). David C. Warlick was the great-great-grandson of Johann Daniel Warlick, and the David C. Warlick Farmstead sits on a small portion of this original 3000 acres.

According to deed records, in 1874, David C. Warlick and his brother, Henry D. Warlick acquired 291 acres of land from their father, Maxwell Warlick. The land was referred to as the Maxwell Warlick home place. In 1880, the two brothers divided the land and David C. Warlick ended up with 140 acres adjoining the Maxwell Warlick home place. Henry D. Warlick retained the majority of the Maxwell Warlick home place. The land that David acquired in 1880 is the land on which he constructed the house. According to tax, deed, and historical records, the farmhouse at 3834 Reepsville Road was constructed by David Warlick c. 1878.

David Crooks Warlick was born in 1848. He served in the Confederate Army for three years starting at the age of 16 (Lincoln County Library, Warlick Family Vertical Files). He married Mary M. Rhodes in 1873. For the first several years of their marriage they lived with David's brother, Henry and his wife. The two families lived together in their father's house (the Maxwell Warlick house). A few years later, David and Mary built a house on the land near Tanyard Creek where they farmed the land and raised six children (Leonard: 1, 2). In 1880, David and Henry officially subdivided the land giving David and Mary the portion near Tanyard Creek, while Henry remained at the Maxwell Warlick House (Lincoln County Deeds).

When David and Mary Warlick constructed their home c. 1878, they built a simple one-story, two-room structure. By 1885, the family had grown in numbers, which created a need for more space. The house was expanded into a two-story dwelling with a center hall plan and rear ell. The homestead once featured 17 outbuildings, but Hurricane Hugo destroyed some of them, including a wooden silo that was one of only two still extant in Lincoln County (Dunn 1993: 33).

David C. Warlick died in 1936 and the land passed on to his son, Thomas Alfred Warlick, born in 1880. In 1954, Robert D. Warlick inherited his father, Thomas' land. In 1969, the same year that Robert D. Warlick passed away, a deed was filed giving joint ownership of the land to his wife, Willie Lou Warlick. There is no deed showing when the land was acquired by Robert and Willie's son, William Reeves Warlick, Sr., but he did own the land for some time between 1969 and 2015. In 2015 William Reeves Warlick, Sr. deeded the land to his son William Reeves Warlick, Jr, who still owns the property today (Leonard: 5) (Lincoln County Deeds).

## Architectural Context

For a century after the Civil War, North Carolina remained predominately rural despite the rapid industrialization of the state. As late as 1900 more than 90 percent of North Carolinians were country dwellers. In much of the Piedmont region, including Lincoln County, many of these farmers ran small operations with the goal of sustaining their families and perhaps making a small profit. When farmers in the area were able to stabilize their operations and sometimes even prosper, many began to build expanded houses and outbuildings. Sawmills allowed farmers to build frame houses more easily than ever before, and while most continued to construct dwellings in conservative forms, it was easier to incorporate new mass-produced materials and details (Bishir and Southern 2003: 42). “There were many L- and T-plan farmhouses of 1 or 2 stories; others had 4 rooms under a high hip roof. Typically the farmhouse had a rear ell containing a connected kitchen and perhaps a dining room; these often replaced (or reused) the old freestanding kitchens” (Bishir and Southern 2003: 42).

The National Register listed Andrew Seagle Farm, serves as an example of a mid to late nineteenth-century family farm in Lincoln County (Photograph 11). The property consists of a group of several farm buildings of simple, functional design, which was characteristic of many Lincoln County farms at the time.



Photograph 11: Andrew Seagle Farm. (2017)

Located 0.65 miles from the David C. Warlick Farmstead, the Seagle Farm complex features a mid-nineteenth century frame dwelling. The building was constructed in two sections a few years apart. Both sections were three bays wide, one room deep, and two-stories high. “The house and entire complex speaks of a no-nonsense approach to building with an eye to utility, independence and function.” All of this was accomplished in a neat and well-crafted manner characteristic of German design. (Thopkins and Suttlemyre 1975: 7-2). As described in the National Register Nomination for the Andrew Seagle Farm:

The Andrew Seagle Farm is a remarkably complete and intact grouping of farm buildings—many of them log—that reflect the unpretentious, self-sufficient character of the small farmers, most like Seagle of German origins, who settled northern Lincoln County. The mid-nineteenth century dwelling, barn, smokehouse, storage buildings, and – of particular interest – the “beehive oven” compose a well-preserved and representative nineteenth century small farm complex (Thopkins and Suttlemyre 1975: 8-3).

Comparatively, the David C. Warlick Farmstead is an equally intact example of a small, Lincoln County farm with the farmhouse and multiple outbuildings still extant. The David C. Warlick House is also a simple, nineteenth-century frame building that was constructed in two sections. Both the Seagle and Warlick homes are two-story central hall dwellings with a one-story full-width porch along the façade and rear kitchen ell. Both homes were expanded to meet the growing needs of the family and not to accommodate shifting architectural trends. The Warlick Family, like the Seagle Family were of German origins, which was the predominate group that settled in this portion of Lincoln County. The David C. Warlick Farmstead is one of only a handful of intact nineteenth-century farms remaining in Lincoln County.

The National Register Listed Edward M. Rozzell House, constructed c. 1880, serves as a relatively unaltered example of a traditional postbellum farmhouse (Photograph 12). Located in northwest Mecklenburg County, approximately 30 miles from the David C. Warlick Farmstead, the Edward M. Rozzell House is a well-preserved example of the two-story, I-house form that is representative of the late nineteenth-century lives of rural residents of the Piedmont region. As described in the National Register Nomination for the Edward M. Rozzell House,

With its symmetrical three-bay wide façade, brick end chimneys, and rear kitchen ell, the side-gabled Edward M. Rozzell House exhibits many of the characteristics associated with nineteenth-century I-houses in Mecklenburg County. It is noteworthy among the county's dwindling stock of late nineteenth-century farmhouses due to its rural setting and the integrity of its distinctive architectural features (Gray 2003: 8-5).

The multiple extant outbuildings on the property also contribute to the significance of the property by preserving a more complete example of the nineteenth-century farm.



Photograph 12: Edward M. Rozzell House. (2017)

Comparatively, the David C. Warlick Farmstead is an equally intact example of a small, postbellum farm with the farmhouse and multiple outbuildings still extant. The David C. Warlick House is a slightly older, example of a two-story, frame I-house with kitchen ell and symmetrical façade. It is a well-preserved and representative example of how rural residents of the Piedmont region lived.

## National Register of Historic Places Evaluation

Based on research completed for this report, JMT recommends the David C. Warlick Farmstead as eligible for listing on the National Register of Historic Places. The property was previously placed on the North Carolina Study List, and remains in good condition. The resource maintains its integrity of location, design, materials, workmanship, setting, feeling, and association. The David C. Warlick House is a two-story, frame I-house with symmetrical façade and rear kitchen ell. The dwelling and its associated outbuildings continue to serve as a representative example of mid- to late nineteenth-century lives of rural residents of the Piedmont region and Lincoln County. As one of a dwindling number of intact examples, the David C. Warlick Farmstead illustrates traditional architectural forms associated with southern farmers.

The David C. Warlick Farmstead is not eligible for the National Register under Criterion A (event). To be eligible under Criterion A, a resource must be associated with events that have made a significant contribution to the broad patterns of our history. The David C. Warlick Farmstead does not appear to possess any special historic significance or sufficient integrity to be considered eligible in the areas of agriculture.

The David C. Warlick Farmstead is not eligible for the National Register under Criterion B (person). To be eligible under Criterion B, a resource must be associated with the lives of significant persons in our past. The David C. Warlick Farmstead, while associated with a locally prominent family, is not directly associated with historically significant family members.

The David C. Warlick Farmstead is eligible for the National Register under Criterion C (architecture). To be eligible under Criterion C, a resource must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The David C. Warlick Farmstead is an intact and well-preserved example of traditional local architectural forms associated with southern farmers. Comparatively, the Andre Seagle Farm and Edward M. Rozzell House, both mid- to late nineteenth-century farms, are equally intact and well-preserved as the David C. Warlick Farmstead.

The David C. Warlick Farmstead is not eligible for the National Register under Criterion D (potential to yield information). To be eligible under Criterion D, a resource must yield or be likely to yield information important in history or prehistory. The eighteenth-century dwelling site is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.



## Proposed National Register Boundary

The proposed National Register Boundary for the David C. Warlick Farmstead encompasses the approximately 12 acre area around the dwelling as well as its associated outbuildings and is smaller than the legal parcel boundaries, which encompasses 111 acres. The proposed southeastern boundary follows the legal parcel boundary. The proposed southern boundary is Reepsville Road and the proposed western boundary is Tanyard Creek. The proposed northern and northeastern boundaries correspond with the northernmost outbuilding where the land changes to forest and agricultural fields.



Figure 5: Existing Boundaries of the David C. Warlick Property (Source: ESRI and Lincoln County GIS)



Figure 6: Proposed boundaries of the David C. Warlick Property (Source: ESRI)

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