



REPLY TO  
ATTENTION OF:

Environmental  
Resources Branch

## DEPARTMENT OF THE ARMY

SAVANNAH DISTRICT, CORPS OF ENGINEERS  
P.O. BOX 889  
SAVANNAH, GEORGIA 31402-0889

December 29, 1999

Mr. William S. Price, Jr.  
Director  
North Carolina Department  
of Cultural Resources  
Division of Archives and History  
109 East Jones Street  
Raleigh, North Carolina 27601-2807

Dear Mr. Price:

Enclosed please find two copies of the draft report entitled *Historic Architectural Resources Survey Report Overhills Tract, Fort Bragg, North Carolina*. This report was prepared by Mattson, Alexander and Associates, Inc., for the U.S. Army Corps of Engineers, Savannah District, and Fort Bragg.

Please review the document and submit your comments to Savannah District within 30 calendar days of receipt of this letter.

If you have any questions regarding this matter, please contact Ms. Julie Morgan of the Environmental Resources Branch at (912) 652-5492.

Sincerely,

Paul S. Metz, Jr.  
Chief, Environmental  
Resources Branch

Enclosure

RECEIVED  
JAN 7 2000

HISTORIC PRESERVATION OFFICE (8013)

Ref 2299 = 8013  
BK  
Claudia Y28  
(1+r) BK 1/28/00

To: Renee Gledhill-Earley  
NC Dept of Cult. Resources

North Carolin <sup>s</sup> #919 - 733 - 8653

3 pages

James B. Hunt Jr., Governor  
Betty Ray McCain, Secretary

From Julie Morgan  
US Army Corps of Engineers  
Phon 912 652-5492

January 27, 2000

MEMORANDUM

TO: Beth Keane  
FROM: Claudia Brown *orb*  
RE: Overhills Report by Mattson, Alexander and Associates, Inc.

Since 1992, when Davyd Foard Hood prepared a draft nomination in the ultimately aborted effort to list Overhills in the National Register, I have been looking forward to a thorough, final report on this interesting and complex property. At last we have it with this report by Mattson, Alexander and Associates. Starting with the solid basis of Davyd's draft, Rick Mattson and Frances Alexander should be commended for weaving a complicated history into a coherent and comprehensive study that places the resources in their proper contexts. They were fortunate to have so many documentary resources at hand, and they made good use of them. The integration of historic photographs and maps to illuminate the story is especially effective.

I have read the report carefully and made marginal notes throughout. Many of those notes address copy editing matters, such as typographical errors or minor inconsistencies (e.g. page 34, where it is stated in the top paragraph that the kennels and hunt stables were built ca. 1924 and in the next paragraph that the riding stable was built *several* (my emphasis) years earlier, in 1922). Here I will discuss only substantive issues related to eligibility and boundaries.

End of the Period of Significance. At the bottom of page 52, the only reason given for ending the period of significance in 1950 is that this year complies with the "fifty year guideline for National Register eligibility." While it is true that properties less than fifty years old usually are not considered to be eligible for listing, there is no criterion or even guideline that dictates ending the period in a particular year simply because that year is fifty years prior to the year in which a nomination is drafted. In all instances, there must be a reason reflected by the property in question. I do believe there are instances of significant development continuing uninterrupted into the last fifty years without any event signalling a shift that can support a specific ending date other than fifty years ago, but we have fallen into the habit of simply using the "fifty-year cut-off" without sufficient reason.

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount St., Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919) 733-4763 • 733-8653
ARCHAEOLOGY	421 N. Blount St., Raleigh NC	4619 Mail Service Center, Raleigh NC 27699-4619	(919) 733-7342 • 715-2671
RESTORATION	515 N. Blount St., Raleigh NC	4613 Mail Service Center, Raleigh NC 27699-4613	(919) 733-6547 • 715-4801
SURVEY & PLANNING	515 N. Blount St., Raleigh NC	4618 Mail Service Center, Raleigh NC 27699-4618	(919) 733-6545 • 715-4801

January 27, 2000

Page 2

This issue is recognized by our office and the National Register staff in the National Park Service, and we are all attempting to correct it.

No matter what year is chosen for the end of the period of significance, it must be justified in terms of historic events or development at Overhills. If there was an identifiable change in patterns of use or development around 1950, then it certainly is appropriate to end the period of significance then. Considering that several major additions were made to the estate between the late 1940s and the early 1960s, primarily the three houses, the cut-off date of 1950 seems arbitrary, rendering 1949 Sycamore cottage contributing and 1954 Cherokee cottage non-contributing. This arbitrary quality also is demonstrated by entries no. 34 (1960s) and no. 35 (ca. 1950); here, in fact, the newer building looks more historic.

There appears to have been considerable construction around 1940—about 12, mostly utilitarian buildings, including a number at the shops complex and the mule barn. If development in this period is fleshed out a bit more, perhaps there would be a justifiable reason to end the period of significance ca. 1940. Also, the facts that Isabel Rockefeller died in 1936, the last fox hunt was held in 1937, and in 1938 the sell-off of seventy-five percent of the acreage began could support any one of those dates, late 1930s, or, again, ca. 1940. If a pre-1940 date is selected, I count twenty-one resources that would have to be re-classified from contributing to non-contributing; if ca. 1940 is used, nine contributing resources would be reclassified as non-contributing. Even if there are slightly more non-contributing than contributing resources, the importance of the contributing resources, particularly the landscapes and the major buildings, are so great that the entire district overall retains sufficient integrity to meet the National Register Criteria for Evaluation.

Alternatively, a case could be made for the significance of the Rockefellers' development of Overhills through their last major addition to the place, Birdsong cottage, in 1962-63. I do not believe it would be difficult to justify eligibility under Criterion Consideration G.

Tenant Farms. Certain of the farms, such as the Clyde Williams Tenant Farm, are characterized by a majority of deteriorated or ruinous buildings, while others (e.g. Hairfield Tenant Farm) have many buildings that are in poor or fair condition, not unlike a number of the more utilitarian buildings in the Overhills district that are classified as contributing. None of the farms appears to be individually eligible, but in most cases abandonment and overgrowth make them appear, initially, less intact than they really are.

Because the tenant farms clearly are an important part of the story of Overhills, the reasons for excluding them from the boundaries of the Overhills district (as part of either a contiguous or discontinuous district) should be made more explicit in the introduction to the inventory list on page 58, the introduction to the ineligible properties on page 85, and/or in the lettered introduction to each tenant farm. Discontiguity itself seems to be a relevant consideration: several of the farms are not only deteriorated, but also are isolated by the surrounding landscape that has lost integrity.



January 27, 2000

Page 3

The farm for which the case for exclusion seems to be the most difficult is the Dan Cameron Tenant Farm, which is immediately adjacent to the Overhills Historic District. Most of the buildings are described as in poor or fair condition but do not look bad in the photos, and tobacco barn no. 1 is described as "one of the better preserved tobacco barns on the former Rockefeller tenant farms." Unless a stronger case can be made, it is appropriate to include this parcel in the Overhills Historic District.

#### Comments on Specific Entries

1. Great Circus: Clarify that both pairs of pylons remain in place, as stated on page 45.
11. Hunting Lodge: Specify that the building continues to contribute to the district, despite the large addition, due to the addition's compatible design and the way in which it is connected to the original lodge by a "hyphen."
15. Riding Stable: Record photos, when compared to the documentary photo on page 35, reveal that the building has been considerably altered with the redesign of both wings. They were raised from one to one-and-a-half stories and the engaged sheds, or arcades, are additions. The stable actually is not intact, but it may still be a contributing element if the changes were made within the period of significance or if the changes can be demonstrated to be relatively minimal.
18. Polo Barn: As explained earlier in the report, note that the barn achieved its present appearance through a 1922 remodeling of an early 20<sup>th</sup>-century farm barn.
19. Polo Barn House: An altered building can still convey its historic significance (i.e. retain integrity), but it is not intact. The last sentence in the entry should be revised to explain that "despite the interior remodeling, the house continues to retain sufficient integrity to convey its historic significance," or some similar rewording. A few other entries, such as no. 11 (hunting lodge), should have similar revisions.
27. Railroad Bridge: This resource does not appear in any of the photographs.
74. Pack House: The photographs and descriptions of this building and no. 70, the nursery worker house, classified as contributing, suggest that the pack house also should be contributing.





## North Carolina Department of Cultural Resources

State Historic Preservation Office

David L. S. Brook, Administrator

James B. Hunt Jr., Governor  
Betty Ray McCain, Secretary

Division of Archives and History  
Jeffrey J. Crow, Director

January 31, 2000

Paul S. Metz, Jr.  
Chief, Environmental Resources Branch  
Savannah District, Corps of Engineers  
PO Box 889  
Savannah, GA 31402-0889

Re: Overhills Report by Mattson, Alexander, and Associates, Inc., Harnett and Cumberland Counties, ER 99-8013

Dear Mr. Metz:

Thank you for your letter of December 29, 1999, in which you enclosed a copy of the draft report entitled *Historic Architectural Resources Survey Report Overhills Tracts*, prepared by Mattson, Alexander, and Associates, Inc.

The draft report was reviewed by Claudia Brown, Historic Preservation Supervisor of the Survey and Planning Branch of the Division of Archives and History. Enclosed please find her comments, along with an edited copy of the report for your review.

Although Ms. Brown's comments indicate that this is an outstanding compilation of documentary resources, we would note that it fails to include the results of the archaeological survey and evaluation of the Overhills tract. Integration of this information would be especially helpful to a complete understanding of the entire tract and its history.

We look forward to receipt of the final report that incorporates our comments. At that time we will provide final comments on the report's evaluations of National Register eligibility.

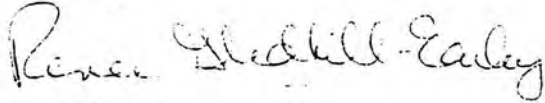
---

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount St., Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919) 733-4763 • 733-8653
ARCHAEOLOGY	421 N. Blount St., Raleigh NC	4619 Mail Service Center, Raleigh NC 27699-4619	(919) 733-7342 • 715-2671
RESTORATION	515 N. Blount St., Raleigh NC	4613 Mail Service Center, Raleigh NC 27699-4613	(919) 733-6547 • 715-4801
SURVEY & PLANNING	515 N. Blount St., Raleigh NC	4618 Mail Service Center, Raleigh NC 27699-4618	(919) 733-6545 • 715-4801

page 2

If you have any questions regarding the comments, you may contact Claudia Brown at 919/733-6545 or Renee Gledhill-Earley, Environmental Review Coordinator at 919/733-4763.

Sincerely,



*tr* David Brook  
Deputy State Historic Preservation Officer

DB: scb

enclosures

cc: Mattson, Alexander and Associates

bc: Brown/Keane —  
County  
RF

**Mattson, Alexander and Associates, Inc.**

2228 Winter Street  
Charlotte, North Carolina 28205

(704) 569-8130  
(704) 376-0985  
(704) 535-7129 (Facsimile)

RECEIVED  
APR 6 2000

HISTORIC PRESERVATION OFFICE

3 April 2000

Mr. David Brook  
Deputy State Historic Preservation Officer  
North Carolina Department of Cultural Resources  
4618 Mail Service Center  
Raleigh, North Carolina 27699-4618

Re: *Overhills Report, Harnett and Cumberland Counties* ER 99-8013

Dear Mr. Brook:

As requested by the Corps of Engineers, Savannah District and the Public Works Business Center of Fort Bragg, this letter addresses the substantive review comments of Ms. Claudia Brown, North Carolina State Historic Preservation Office (N.C.S.H.P.O.), concerning the draft Overhills Report. The final report will benefit considerably from Ms. Brown's careful analysis of the draft.

There are two issues raised in the review letter. The first matter concerns the period of significance. Preservation consultants in North Carolina have typically used the fifty year cut-off date to end periods of significance for many historic districts. However, the review letter states that the Overhills historic district has several other ending dates that offer stronger justifications. Mattson, Alexander, and Associates concurs. The end of the period of significance will be changed from 1950 (i.e., the fifty year cut-off) to 1938. As noted in the review letter, in 1938 Rockefeller heirs began selling off substantial portions (seventy-five percent) of the historic Overhills estate. Isabel Rockefeller had died in 1936, and the final fox hunt had been held in 1937. Thus, by 1938, the era of the vast Overhills estate as an elite sporting club had come to an end, and a new phase was beginning under new leadership. After 1938, the estate, reduced in size, became exclusively the Rockefeller family retreat. The new era also included a far greater emphasis on commercial farming and timbering, generating scores of agricultural buildings and altering portions of the landscape. With the period of significance ending in 1938, rather than 1950, a number of resources will be reclassified from contributing to non-contributing. Notably, Sycamore Cottage (1949), erected on the Hill as one of the Rockefeller family dwellings, will be reclassified as non-contributing, which is consistent with the present classification of both the Cherokee and Birdsong cottages as non-contributing resources.

The second issue raised by Ms. Brown concerns one of the tenant farms associated with Overhills. As noted in the review letter, most of the Overhills tenant farms are in deteriorated condition, and several are now physically isolated from the proposed Overhills Historic District. Their discontinuity will be clearly stated in the report as a major consideration for their exclusion from the historic district. Although the Dan Cameron Tenant Farm lies adjacent to the historic district, all the buildings postdate the revised 1938 date for the end of the period of significance, and thus would be non-contributing if they were to be included within the historic district. Furthermore, most of the buildings associated with the Cameron farm retain only marginal integrity, and the farm reflects the growing emphasis on commercial agriculture that especially

APR 19 2000

APR 11 2000



Mr. David Brook  
3 April 2000  
page 2

characterized the Overhills tract after 1938.

Finally, there was a comment about the inclusion of archaeological findings within the report, and if applicable, archaeological resources within the historic district. At the time that the draft architectural report was submitted, the Phase II archaeological report had not been completed, but the archaeologists stated that there were no archaeological sites within the historic district that are eligible for the National Register. These findings were noted in the conclusion of the report.

Thank you for your review of the draft report, and please feel free to call us if you have any questions.

Sincerely yours,

**Mattson, Alexander, and Associates, Inc.**



Richard L. Mattson  
Principal

cc: Mr. Paul Metz, Savannah District, Corps of Engineers  
Mr. Wayne Boyko, Fort Bragg  
Mr. Chad Braley, Southeastern Archeological Services, Inc.



U.S. ARMY CORPS OF ENGINEERS  
SAVANNAH DISTRICT

MAY 2000

## FINAL REPORT

# HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT OVERHILLS TRACT, FORT BRAGG HARNETT AND CUMBERLAND COUNTIES NORTH CAROLINA



CONTRACT No. DACW21-95-D-0007  
DELIVERY ORDER No. 37



MATTSON, ALEXANDER AND ASSOCIATES, INC.  
*Charlotte, North Carolina*

---

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT  
OVERHILLS TRACT  
FORT BRAGG  
HARNETT AND CUMBERLAND COUNTIES, NORTH CAROLINA  
FINAL REPORT

Contract Number DACW21-95-D-0007  
Delivery Order Number 37  
GSRC Project Number 80303137

Prepared by:

Gulf South Research Corporation  
Baton Rouge, Louisiana

and

Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205  
(704) 569-8130  
(704) 376-0985

Prepared for:

U.S. Army Corps of Engineers  
Savannah District  
Savannah, Georgia

May 2000

MATTSON, ALEXANDER AND ASSOCIATES, INC.

*Frances P. Alexander*  
Frances P. Alexander, M.A.

*Richard L. Mattson*  
Richard L. Mattson, Ph.D.

*24 April 2000*  
Date  
*24 April 2000*  
Date

---



**TABLE OF CONTENTS**

List of Figures and Plates

I.	Introduction.....	1
II.	Physical Environment.....	4
III.	Methodology.....	6
IV.	Background Historical Essay and Historic Contexts.....	11
V.	Property Inventory and Evaluations.....	52
	Properties Located within the National Register Historic District.....	58
	Properties Considered Ineligible for the National Register.....	87
VI.	Conclusions.....	99
VII.	Bibliography.....	100
VIII.	Appendix A: Resource Lists and Photographic Inventory	
IX.	Appendix B: Professional Qualifications	

**LISTS OF FIGURES AND PLATES**

<b><u>Figures</u></b>	<b><u>Page No.</u></b>
1. Project Location Map.....	2
2. Overhills Tract, 1997.....	3
3. Overhills Historic District (D.O.E.), 1991.....	7
4. Long Valley Farm Historic District, 1993.....	8
5. Overhills Townsite, 1913.....	16
6. Overhills, ca. 1918.....	19
7. The Hill in 1920, Schematic Site Map.....	27
8. Croatan House, First Floor Plan.....	28
9. Overhills in 1930.....	32
10. The Hill in 1930, Schematic Site Map.....	38
11. The Hill in 1950, Schematic Site Map.....	40
12. The Hill in 1960, Schematic Site Map.....	41
13. The Hill in 1975, Schematic Site Map.....	42
14. Overhills Historic District, Proposed National Register Boundaries.....	50
15. Hunt Stable Complex - Site Map.....	59
16. Entrance Compound - Site Map.....	62
17. Overhills Lake - Site Map.....	66
18. Shops Complex - Site Map.....	68
19. The Hill - Site Map.....	72
20. Recreational Features - Site Map.....	78
21. Bridle Trails - Site Map.....	80
22. Lindley Nursery - Site Map.....	82
23. Thurman Frazier and Clyde Williams Tenant Farms - Site Map.....	88

24.	Dan Cameron Tenant Farm - Site Map.....	91
25.	McArthur Cemetery - Location Map.....	93
26.	Townsend Tenant Farm - Site Map.....	94
27.	Hairfield Tenant Farm - Site Map.....	96
28.	Horse/Cattle/Deer Farm - Location Map.....	98



<u>Plates</u>	<u>Page No.</u>
1. Overhills Country Club, 1920s.....	20
2. The Hill Compound and Golf Course, 1920s.....	21
3. Farm Barn, Before ca. 1920.....	24
4. The Hill Compound, 1920s.....	25-A
5. Harriman Cottage, 1920s.....	25-B
6. Covert Cottage, 1920s.....	26-A
7. Covert Cottage, 1920s.....	26-B
8. Overhills Club Members, 1920s.....	29-A
9. Riders at Overhills, 1920s.....	29-B
10. Overhills Horse Trainer, 1920s.....	30
11. Atlantic Coast Line Railroad.....	31
12. The Great Circus, 1920s.....	33
13. Riding Stable, 1920s.....	35-A
14. Fox Hunting at Overhills, 1920s.....	35-B
15. Percy Rockefeller at Overhills, 1920s.....	37
16. Croatan, Looking Southeast.....	53
17. Riding Stable.....	53
18. Polo Barn.....	54
19. Overhills Passenger Station and Entrance Compound.....	54
20. Hunting Lodge.....	55
21. Railroad Corridor and Estate Road.....	55
22. Estate Road and Pine Forests.....	56
23. Lindley Nursery, Nursery Manager's House.....	56
24. Lindley Nursery, Growing Fields.....	57



## I. INTRODUCTION

This Phase II intensive level architectural survey was undertaken following the acquisition of the approximately 10,546 acre Rockefeller estate, Overhills, by the U.S. Army in 1997. Overhills lies within both Harnett and Cumberland counties, North Carolina, approximately fifteen miles northwest of the Cumberland county seat of Fayetteville. The estate abuts Fort Bragg to the north and east, and North Carolina Highway 87 bisects the Overhills tract on a generally northwest to southeast axis. Jumping Run Creek forms part of the eastern boundary of the property, the Lower Little River creates the southern edge, and private parcels lie to the north. Of the roughly 10,546 acre tract, approximately 7,000 acres are situated in Harnett County, and the remainder lies within Cumberland County. Most of the Overhills tract consists of one contiguous parcel of 9,870 acres that straddles N.C. 87, but the property also includes three additional, separate parcels that are found east of the principal tract. The project location is depicted in **Figure 1**.

The architectural survey was contracted by the U.S. Army and the Public Works Business Center at Fort Bragg as part of the environmental impact statement prepared for the U.S. Army Corps of Engineers, Savannah District. Gulf Engineers and Consultants, Inc., under contract to the U.S. Army Corps of Engineers, subcontracted with Southeastern Archeological Services, Inc. of Athens, Georgia, to undertake the cultural resource surveys. Mattson, Alexander and Associates, Inc. of Charlotte, North Carolina, as subcontractors to Southeastern Archeological Services, Inc., conducted this Phase II architectural survey and prepared the architectural technical report. Frances P. Alexander and Richard L. Mattson served as the principal investigators, and the project was undertaken between March and November 1999.

This architectural survey was undertaken in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 C.F.R. 800), Executive Order 11593 (Protection and Enhancement of the Cultural Environment), and Army Regulation 200-4. In order to comply with these federal regulations, this Section 106 compliance report follows guidelines set forth by the North Carolina State Historic Preservation Office (1994). Under Section 106, federal agencies are responsible for identifying all properties under their jurisdiction that are eligible, or potentially eligible, for listing in the National Register of Historic Places. The National Register criteria are defined in 36 C.F.R. 60. Agencies are also mandated with evaluating the effects of their undertakings on these identified cultural resources, and in order to make these evaluations, an area of potential effects (A.P.E.) for the undertaking must be determined. The A.P.E. is defined as the geographical area, or areas, within which an undertaking may cause changes to the character or use of historic properties, if such potentially eligible properties exist. The A.P.E. for the Overhills tract encompasses the entire 10,546 acre tract purchased by the U.S. Army (**Figure 2**).

This report contains seven chapters. Following the introduction is Chapter II, which contains a brief discussion of the physical environment of Overhills and its surrounds. Chapter III is the methodology section which includes a discussion of field and research methods as well as a brief literature review and synopsis of previous investigations. Chapter IV contains the historical background essay and pertinent historic contexts for the Overhills Historic District. In Chapter V, the property inventory and evaluations section, all resources on the Overhills tract are described, evaluated for National Register eligibility, and keyed to a site map. Chapter VI contains conclusions, and the bibliography follows in Chapter VII. Resource lists and the photographic inventory appear in Appendix A. Appendix B contains resumes for the two principal investigators.



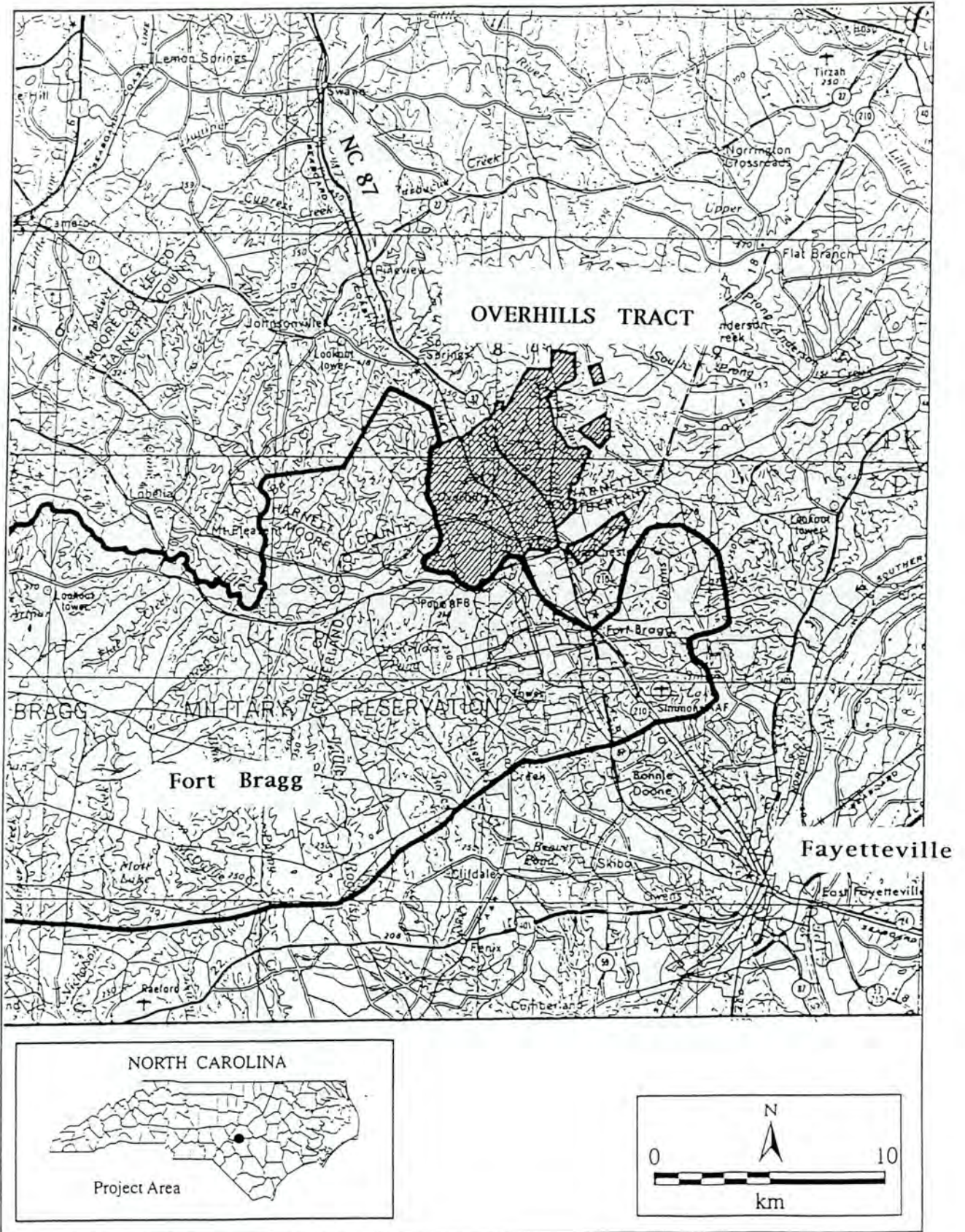


Figure 1  
Project Location Map

Source: Southeastern Archeological Services, Inc.



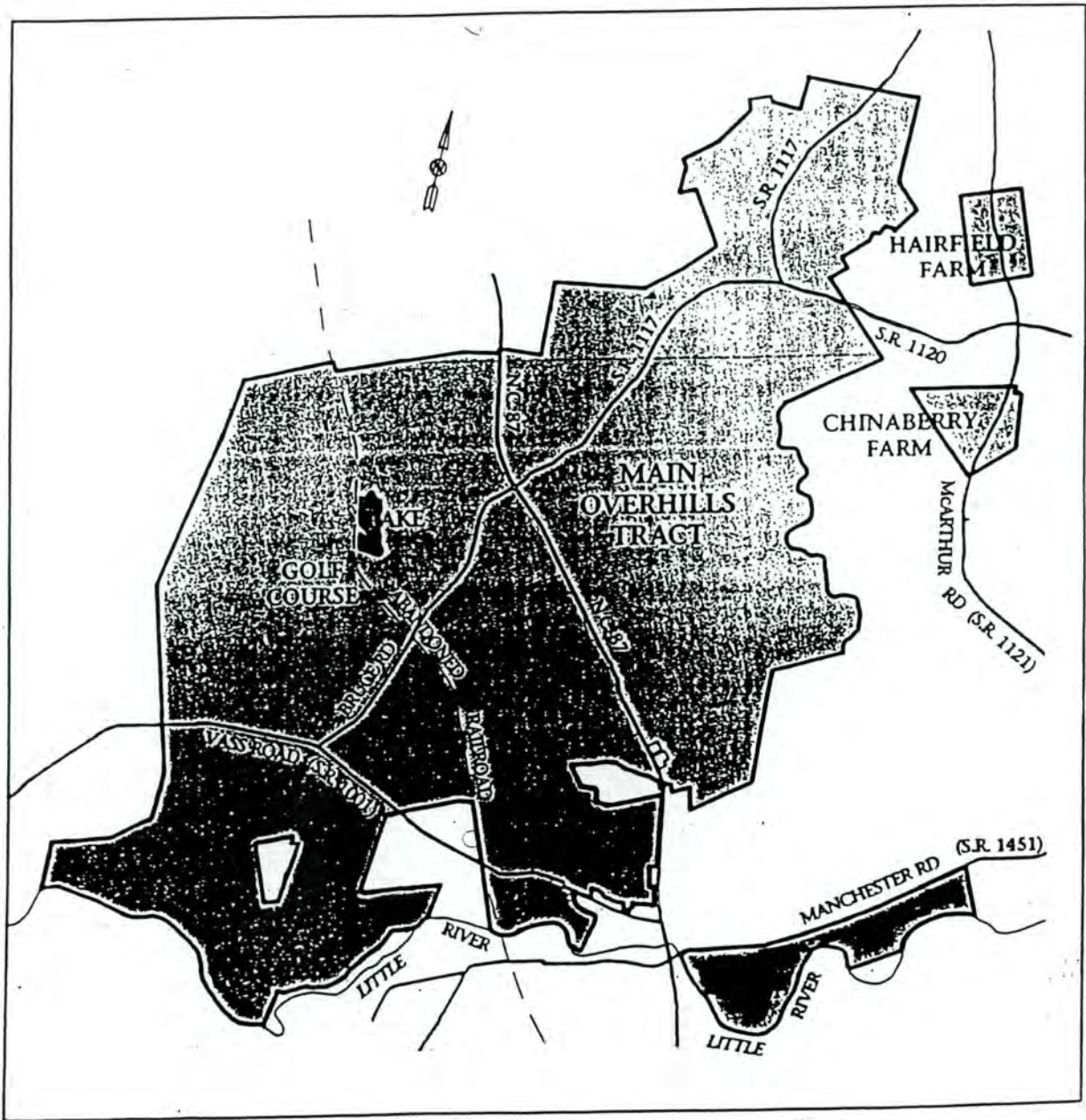


Figure 2  
Overhills Tract in 1997

(Not to Scale)

## II. PHYSICAL ENVIRONMENT

Located in Cumberland and Harnett counties, North Carolina, roughly fifteen miles northwest of Fayetteville, Overhills is situated within the Sandhills region, which lies between the hilly Piedmont of central North Carolina and the low-lying Coastal Plain. The region is crossed by numerous streams that feed the Cape Fear River, the longest river in North Carolina. The Cape Fear is located approximately 12.5 miles northeast of Overhills. The Sandhills are characterized by a wooded, undulating topography with broad, sandy ridges, long slopes, pine forests, and numerous streams. The Lower Little River, which forms the southern boundary of the Overhills tract and separates the property from Fort Bragg, is one of the principal tributaries of the Cape Fear. Within the estate, Muddy Creek and Jumping Run Creek are the two most important streams feeding the Lower Little River. These streams, as well as other smaller waterways, have created deeply incised drainage paths through the gently sloping, sandy landscape, and the soils are well-drained to dry and generally infertile. Such conditions limited agriculture in the upland areas of the Sandhills until after the Civil War, but the dry conditions suited longleaf pines, turkey oaks, and wiregrasses which were well-adapted to the forest fires that were part of the ecological cycle of the area. In the bottom lands and flood plains, greater soil moisture permitted more varied plant life and crop cultivation. In part because of limited agriculture, the Sandhills supported only a sparse population until the twentieth century.

Beginning in the colonial period, the longleaf pine forests of the area were exploited for turpentine and other naval stores, and timber production. By the late nineteenth century, with the introduction of large-scale commercial timbering, much of the great longleaf pine forests had been cut over. In the twentieth century, suppression of the natural fire cycle, commercial farming, and the rise of fast-growing loblolly pines have further altered the natural environment of the Sandhills.

Within the Overhills tract, N.C. 87, which lies along a southeast-northwest sand ridge, roughly bisects the estate. Located west of N.C. 87, the principal houses of the estate and the golf course occupy an upland site, known as the Hill, on the west side of Muddy Creek which was dammed for the Overhills Lake. The upsloping pine forests north of the Lower Little River and south of the Hill were selected for the horse trails and recreational paths of the estate. Prior to the development of the Overhills, the Cape Fear and Yadkin Valley Railroad built its line, following a generally north-south axis, along the west side of both N.C. 87 and Muddy Creek. Although now abandoned, the rail bed, the freight depot, and the passenger station survive. On the east side of the highway are a ca. 1970 horse and cattle farm and the Lindley Nursery complex. Operated in the early decades of the twentieth century, Lindley Nursery used the rich and well-watered bottom lands along Jumping Run Creek for its growing fields with worker and manager's houses occupying rises above the creek. Remnants of early to mid-twentieth century tenant farms survive to the south along the Lower Little River and within the Jumping Run Creek watershed on the east side of the Overhills lands. Pockets of privately owned lands which were not part of Overhills estate remain within the boundaries of the large Overhills tract.

The areas surrounding the Overhills tract are a mix of wooded military reservation lands, farm properties, and recent development. At the junctions of N.C. 87 and Vass and Manchester roads, modern commercial strips face the highway, while residential suburbs are found in pockets along both Vass Road and N.C. 87. Overhills abuts historic Long Valley Farm which is located on the north side of Manchester Road.

In conclusion, Overhills remains a substantially intact estate, with historic residential compounds, recreational landscapes, natural areas of mixed pine and hardwood forests, and remnants of

agricultural complexes. Modern suburban and commercial encroachments are generally limited to the borders of the property along the major thoroughfares.



### III. METHODOLOGY

This Phase II architectural survey was conducted following the acquisition of a Rockefeller estate, Overhills, by the U.S. Army in 1997. The architectural survey for this federal project was undertaken in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 C.F.R. 800), Executive Order 11593 (Protection and Enhancement of the Cultural Environment), and Army Regulation 200-4. The survey followed guidelines set forth by the North Carolina State Historic Preservation Office (1994). The Phase II architectural survey had three objectives: 1) to determine the area of potential effects; 2) to identify all architectural resources within the A.P.E. which may be potentially eligible for listing in the National Register of Historic Places; and 3) to evaluate these potential resources according to National Register criteria (36 C.F.R. 60). The survey consisted of both field investigations and historical research.

Overhills has been extensively documented, and the project began with research and data collection to trace the historical and architectural development of the project area and to identify past architectural surveys and environmental assessments. A review of the records of the North Carolina Division of Archives and History (N.C.S.H.P.O.) revealed that Overhills had been determined eligible for the National Register of Historic Places in 1991 during a North Carolina Department of Transportation project, N.C. 87 Widening, T.I.P. Number R-2238 (Brook to Graf, 26 April 1991; Stephenson 1991). Overhills was determined eligible under Criterion A in the areas of transportation, social history, equestrian history, entertainment/recreation, agriculture, and health/medicine. The property was also found eligible under Criterion C for architecture. The National Register boundaries associated with the 1991 determination of eligibility encompassed approximately 15,000 acres, superceding the 10,546 acre estate acquired by the U.S. Army in 1997. However, the small tracts of Chinaberry Farm and Hairfield Farm, both of which are separate from the main Overhills parcel, were not included in the 1991 National Register boundaries (Stephenson 1991: 14). Hart Farm, the third parcel acquired by the U.S. Army, was included in the 1991 National Register boundary. This parcel along Manchester Road is identified in this report as the Frazier and Williams tenant farms, their historic names. The boundaries for the 1991 National Register determination are shown in **Figure 3**. A second environmental assessment for the proposed construction of the Spring Lake Bypass (N.C.D.O.T. T.I.P. No. R-2629) confirmed this determination of eligibility under criteria A and C (New South Associates 1993).

In 1992, a draft National Register nomination was prepared by Davyd Foard Hood for an Overhills historic district that included both the roughly 10,000 acre Overhills estate and neighboring Long Valley Farm. The draft nomination designated Overhills as eligible under Criterion A for agriculture, entertainment/recreation, social history, and horticulture, and under Criterion C for architecture. However, because of disagreement among the owners of Overhills, the nomination was never submitted for listing in the National Register. Under separate ownership since the 1930s, Long Valley Farm was listed in the National Register in 1993 (**Figure 4**).

Since 1996, Southeastern Archeological Services, Inc. of Athens, Georgia, has undertaken Phase I and II archaeological investigations at Overhills for the U.S. Army Corps of Engineers, Savannah District (Benson and Braley 1998, 1999). Also in 1996, Newlan Knight and Associates, Inc. of Austin, Texas, began architectural investigations at Overhills, and in 1998, a Phase I cultural resource survey was conducted of the inholdings of land which were encompassed by Overhills but which were not part of the Rockefeller retreat. The latter survey was undertaken by Panamerican Consultants, Inc. of Tuscaloosa, Alabama.



Figure 3  
OVERHILLS  
PROPOSED NATIONAL REGISTER  
BOUNDARIES  
(INCLUDING LONG VALLEY FARM)

D.O.E. 1991

Source: Stephenson 1991

(Not to Scale)

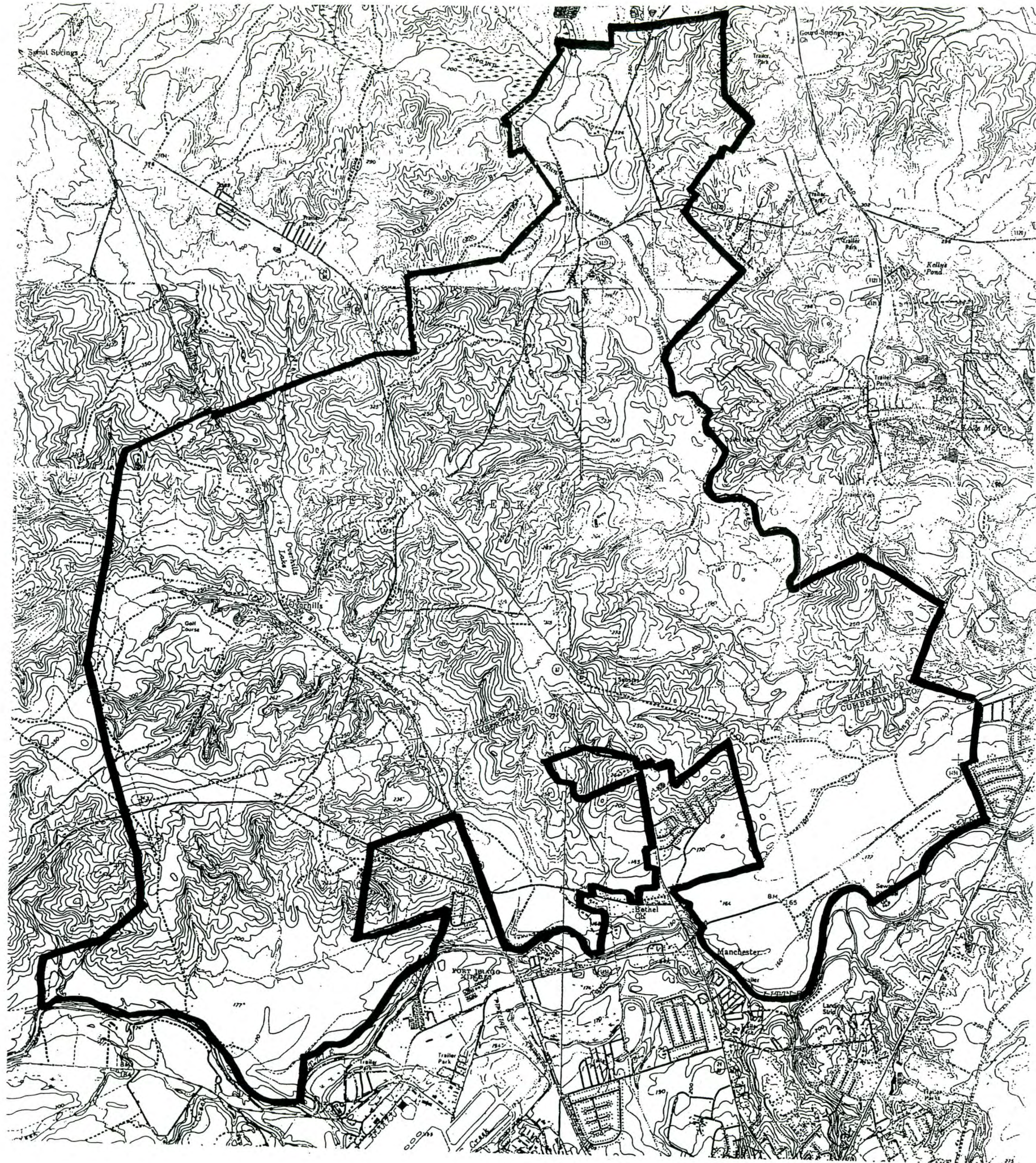
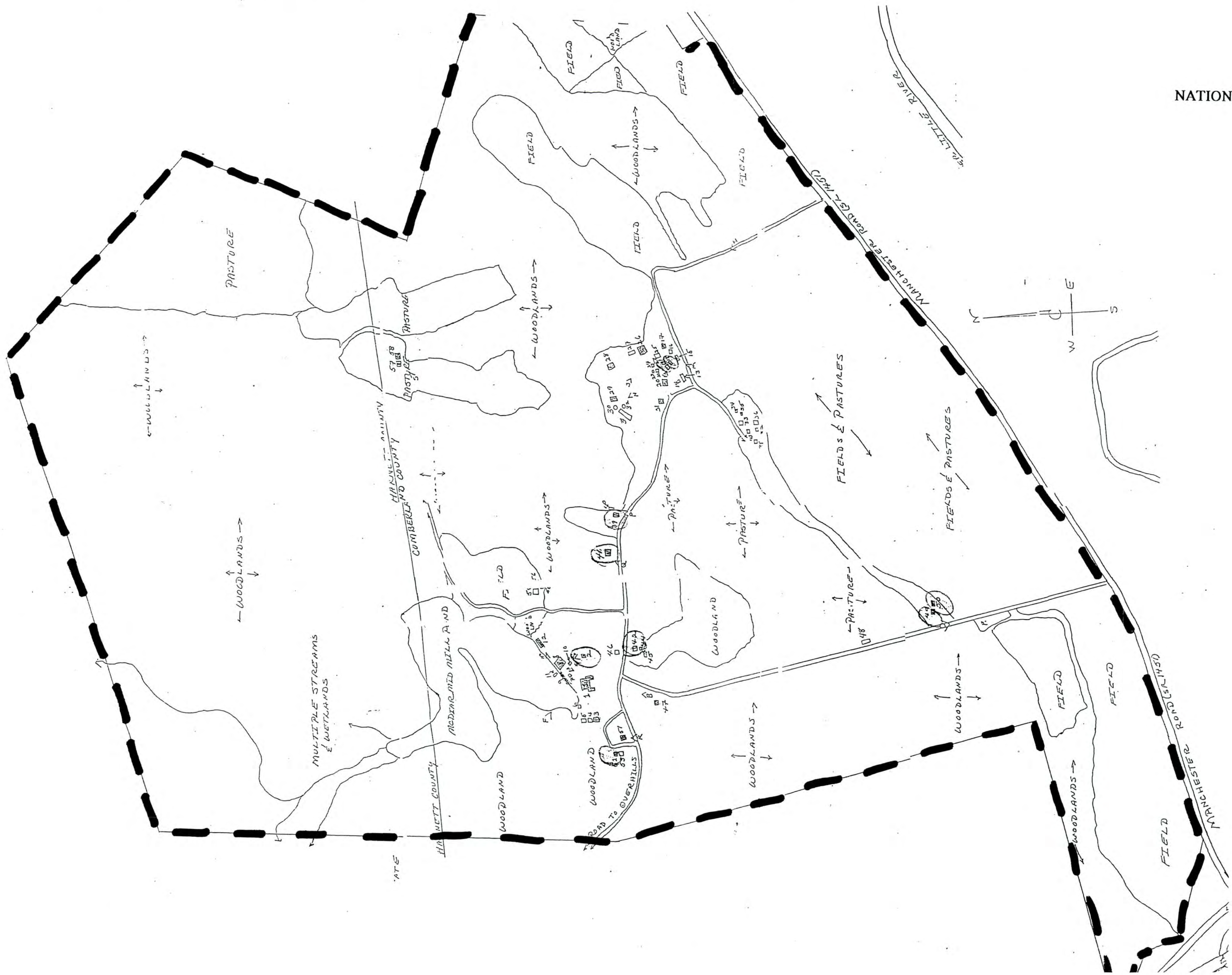




Figure 4  
LONG VALLEY FARM  
NATIONAL REGISTER BOUNDARIES, 1993

Source: Hood 1993

Scale: 1" = 800'



These environmental assessments and Hood's 1992 draft National Register nomination have provided invaluable historical information about the development and evolution of Overhills. In particular, the draft nomination was useful for the field survey because the inventory list of approximately 120 resources located within the Overhills estate provided a check list against which to identify properties and assess their integrity.

Additional historical research, using both primary and secondary sources, was conducted at local and regional repositories. Aerial maps from the U.S. Department of Agriculture, Soil Conservation Service, interviews with knowledgeable staff members, and a variety of topographical, development, and ownership maps for Overhills were all useful in tracing changes in land use and alterations to the landscape. The project was greatly aided by the extensive archive maintained by the Rockefeller family and passed to Fort Bragg at the time of the sale. The Rockefeller papers included, among other items, architectural plans and drawings, estate account books, legal and personal correspondence, crop records for the U.S. Department of Agriculture, internal memoranda about timbering, agriculture, and facilities maintenance, deeds, furniture inventory lists, account books for the Lindley Nursery, and employee and tenant records, all of which helped to document the evolution of Overhills. Glen Prillaman, Chief of the Real Property Planning Team in the Construction Management Division of Fort Bragg, and Christopher M. Elliman, Rockefeller descendant and Managing Partner of the Overhills Partnership, were especially helpful in answering questions and in directing our use of the Rockefeller materials. Wayne Boyko, Fort Bragg Archaeologist, and Beverly Boyko, Collections Manager, were both generous with their assistance and guidance. Parks V. Blake with the Harnett County office of the U.S. Department of Agriculture, Soil Conservation Service provided valuable information about timbering practices and the evolution of the natural landscape at Overhills. Sergeant Jason Newcombe of Fort Bragg very kindly assisted with field investigations.

Field work began once much of this material had been gathered and reviewed. The field work consisted of an intensive survey of the entire Overhills tract. All properties were examined (including both exteriors and interiors, where possible), photographed, and located on a base map supplied by Fort Bragg, and preliminary boundaries for the historic district were determined. Individual resources were checked against the inventory list prepared by Hood in the 1992 draft National Register nomination, and demolitions, alterations, and changes in integrity were noted. Resources within the proposed Overhills Historic District were evaluated as either contributing or non-contributing to the historic district. Resources located outside the proposed historic district were evaluated individually for National Register eligibility. Once this initial survey was completed, additional field investigations were undertaken to evaluate the various types of landscape resources found at Overhills, including ornamental, horticultural, and recreational landscapes, as well as circulation networks. Once all the resources were identified, the boundaries of the historic district were finalized. The Overhills Historic District boundaries are depicted in **Figure 14**.

Following the research and the field survey, a preliminary presentation of findings was prepared and submitted to Fort Bragg. In this report, the properties identified during the initial field survey were grouped into three sections: 1) those resources considered not eligible for the National Register and excluded from the historic district boundaries; 2) those properties which contribute to the historic district; and 3) those properties which do not contribute to the historic district but are located within the boundaries of the Overhills Historic District.

After consultation with Fort Bragg and the North Carolina State Historic Preservation Office, the field survey was completed. The field work was conducted between April and November 1999,

and one hundred percent of the tract was examined. All properties were evaluated and the following information provided for each resource: physical description; photographs; site plan; and historical data. Computerized North Carolina survey forms were also prepared, or updated, for each of the properties.



#### **IV. BACKGROUND HISTORICAL ESSAY AND HISTORIC CONTEXTS**

##### **Statement of Significance**

The Overhills Historic District, which encompasses approximately 5,700 acres of the current 10,546 acre Overhills tract, is significant under Criterion A for social history, entertainment/recreation, and horticulture and under Criterion C for architecture. Spanning both sides of N.C. 87, the historic district includes well-preserved architectural and landscape resources associated with both the Overhills hunt club and resort and the J. Van Lindley Nursery Company. The west side of N.C. 87 features the compound of landscaped cottages known as the Hill - the focal point of the historic Overhills hunt club and resort. This area also holds the adjacent golf course, Overhills Lake, the polo barn, the hunt and riding stables, the shops complex, horse pastures, pine woodlands laced with riding trails, a small log hunting lodge, the railroad passenger and freight stations, and a variety of worker housing and outbuildings. The east side of N.C. 87 features the Lindley nursery fields and associated dwellings and support buildings oriented to the fertile bottom lands of Jumping Run Creek. Nursery Road connects the east and west sides of the historic district and defines a portion of the district's border. Originally known as Lillington Road, joining the Lower Little River in Cumberland County to the county seat of Lillington in Harnett County, Nursery Road was also vital to the operations of the Lindley nursery. The road crossed present-day N.C. 87 to link the nursery at Jumping Run Creek with the freight station at Overhills.

The period of significance for the Overhills Historic District begins ca. 1906, when the Croatan Club of Manchester, a consortium comprised mainly of wealthy northern sportsmen, acquired over 20,000 acres of land encompassing the present Overhills tract and proceeded to make improvements to the property. The period of significance ends in 1938 when, through a series of events, Overhills was transformed from an elite sporting club into purely a family retreat for the Rockefellers. Both Percy and Isabel Rockefeller had died in the mid-1930s, and the last fox hunt was held at Overhills in 1937. Under new leadership, the family quickly began selling off major portions of the estate, and turned its attention to commercial timbering and agriculture, which resulted in the construction of new service buildings and some alterations to the landscape.

In its architectural and landscape elements, the Overhills Historic District clearly represents the emergence of exclusive hunt preserves and seasonal country retreats in North Carolina and other parts of the South during the late nineteenth and early twentieth centuries. While permanent improvements to the tract began ca. 1906, development intensified during the 1910s and 1920s, first under the partnership of James Francis Jordan and William Kent, who formed the Overhills Country Club, and later under the control William Averell Harriman and especially Percy Avery Rockefeller. Overhills took shape as a winter haven for the rich, providing such recreational diversions as fox hunting, polo, golf, game hunting, horseback riding, and swimming for its elite clientele. The property subsequently functioned as the private winter retreat of the Rockefeller family until its sale in 1997.

The historic district also has horticultural significance for its association with the J. Van Lindley Nursery Company. Lindley Nursery was among the South's major commercial nurseries of the late nineteenth and early twentieth centuries. Along with several other large nurseries in the region, Lindley shipped its vast stock of fruit and nut trees, grapevines, and ornamental shrubbery to smaller nurseries and individual farmers throughout the region. While based in Pomona, North Carolina (near Greensboro), the company, in 1911, purchased roughly 650 acres of land along Jumping Run Creek at Overhills for additional nursery fields. The company subsequently

purchased adjoining tracts for a total acreage of 1,224. This area would become its principal site for nursery stock, surpassing the home gardens in Pomona. Between 1911 and the closing of the company in the Great Depression, Lindley prospered at Overhills. Workers cleared fields along Jumping Run Creek for a variety of ornamental vegetation and fruit and nut trees, and constructed dwellings for the full-time crew as well as for the owner, Paul Cameron Lindley, and the nursery manager, Atlas Simpson Davis.

In 1932, Isabel Rockefeller, Percy's wife, bought the former nursery lands and buildings for use as a local health-care facility known as the Preventorium that operated briefly until her death in 1936. The nursery fields were converted to farmland, which was used to raise corn, cucumbers, and other crops to provide income for the Overhills estate. Today there are few physical traces left in North Carolina of this once preeminent nursery company. Lindley's home fields and buildings near Greensboro have largely disappeared. Although little remains of the nursery plantings, the extensive growing fields along Jumping Run Creek and an assortment of buildings related to the nursery survive. They stand today as the oldest and most intact collection of resources associated with the J. Van Lindley Nursery Company.

The Overhills Historic District also has architectural significance. The well-preserved collection of dwellings, stables, and other buildings represents traditional building types and modes of construction, as well as nationally popular and innovative designs and building techniques. Croatan (1929), the principal surviving Rockefeller family residence on the estate, was designed in the Colonial Revival style by the New York architectural firm of Hiss and Weeks. Another New York architect, John Oakman, designed the handsome riding stable (ca. 1922). The large hunt stable (ca. 1924) may also be the work of Oakman. Both buildings share similar Colonial Revival treatment and conform to the traditional U-shaped configuration frequently employed for horse stables of such impressive dimensions. The estate also retains well-preserved versions of the rustic Craftsman style, fine examples of early twentieth century railroad architecture, intact expressions of common worker housing, and a small, log hunting lodge, probably the oldest surviving building at Overhills. The worker housing and hunting lodge display elements of traditional, skinned-pole construction, which was not only functional and inexpensive but also stylish in its a rustic, naturalistic appearance.

## HISTORICAL BACKGROUND ESSAY

### Abstract

Located in the broad, sandy ridges of the North Carolina Sandhills, the Overhills estate developed during the early twentieth century as an exclusive, seasonal hunt club and recreational resort. The vast property later became the private winter residence of the Percy and Isabel Rockefeller family and remained a Rockefeller family retreat until its sale to the U. S. Army in 1997. During the nineteenth century, the core of property that became Overhills had been the 13,000 acre turpentine plantation of Daniel McDiarmid. In the 1890s, the Consolidated Lumber Company purchased the plantation and timbered the great stands of longleaf pine. The current significance of the tract starts in 1906-1907, when a group of northern businessmen formed the Croatan Club of Manchester and developed a game preserve and hunt club on the cut-over McDiarmid lands. Although this business venture lasted just three years, the founding of the Croatan Club reflected a broader trend in the emergence of seasonal hunt clubs in North Carolina and throughout the region, and specifically marked the beginning of Overhills as a winter destination for well-to-do sportsmen.

Overhills blossomed during the 1910s and 1920s to encompass approximately 40,000 acres by 1930, and its register of prominent members and guests testified to its exclusivity. The estate took shape during the ownership of William Kent and James Francis Jordan, and later matured under the direction of Percy Avery Rockefeller and William Averell Harriman. In 1911, Kent and Jordan sold a 650 acre section of their newly acquired tract to the J. Van Lindley Nursery Company, using the additional funds to help develop the property. In the ensuing years, a clubhouse and cottages were built, ornamental landscaping was undertaken at the principal residential area known as the Hill, a golf course was opened, horse trails were constructed, and stables, kennels, and barns were built. In 1927, Percy A. Rockefeller, in partnership with fellow Overhills member, Windsor T. White, bought the adjacent Long Valley Farm, a thousand acre tract widely recognized for its advanced scientific farming techniques. The owners of Overhills enjoyed hunting and fishing rights at Long Valley, which produced bright leaf tobacco for market as well as feed and grain crops for the Overhills estate. A collection of small tenant farms at Overhills performed similar duties.

By the 1930s, Overhills was the private domain of the Rockefeller family. In the 1920s, Percy and Isabel Rockefeller had commissioned the property's two most prominent dwellings (Covert cottage and Croatan Lodge) as their private residences, and in the years before and after the Great Depression, Percy Rockefeller had become the estate's principal investor and shareholder. In 1932, Isabel Rockefeller purchased the Lindley nursery lands and converted a complex of dwellings on the north side of the tract to a local health-care facility known as the Preventorium. With the death of Percy Rockefeller in 1934, and that of Isabel in 1936, the entire Overhills tract was reorganized as Overhills Farms Inc. and conveyed to the five Rockefeller children as private property. In 1937, nephew James Stillman Rockefeller purchased Long Valley Farm, which remains a commercial enterprise as well as a winter retreat.

After World War II, Rockefeller descendants began a series of changes to Overhills that affected both its appearance and management. At the family compound, son Avery Rockefeller built Sycamore cottage in 1949, Cherokee cottage in 1954-1955, and Bird Song cottage, the last significant building erected at Overhills, in 1962-1963. The designs of the latter two family dwellings are credited to Avery Rockefeller himself. However, he also razed the clubhouse in 1945 and the Covert cottage in the early 1950s, both of which had been little used and were considered too costly to maintain. During the succeeding decades, the cottages on the Hill

remained the focus of holiday visits as the third and fourth generations of Rockefellers assumed the responsibilities of ownership. Elsewhere on the estate, stands of loblolly pines were cut for timber and the cleared lands used for cattle raising and hog and pig production, and the operations of the individually run tenant farms were consolidated under the control of a farm manager.

Overhills today remains an extensive, rural tract of 10,546 acres blanketed by pine forests interspersed with abandoned pastures and fallow fields. The U.S. Army purchased the property in 1997, and plans are underway to incorporate the tract into the operations of the Fort Bragg military base. Although the Overhills tract has undergone changes in recent decades, major portions remain substantially intact. The recommended Overhills Historic District comprises the greatest concentration of intact architectural and landscape resources within the broader boundaries of the estate.

### **The Antecedents of Overhills: Nineteenth and Early Twentieth Centuries**

In the nineteenth century, a major portion of the vast rolling Sandhills landscape that became Overhills was the turpentine plantation of Daniel McDiarmid. In common with other antebellum planters in this region, McDiarmid devoted much of his 13,000 acre estate to the production of naval stores (turpentine, pitch, tar, and rosin) derived from the great longleaf pine forests that covered this region. The McDiarmid plantation seat of Ardnave (razed in the 1960s) commanded a view of the Little River near the Western Plank Road (now N.C. 87), which linked nearby Fayetteville on the Cape Fear River to the Piedmont backcountry (Johnston 1978: 32-34; Hood 1992: 6-10).

Following a series of financial setbacks, McDiarmid's descendants put the family plantation up for auction in Cumberland County in 1892. John Y. Gossier of Philadelphia and Rufus W. Hicks of Wilmington, North Carolina, purchased the tract and transferred title to the Consolidated Lumber Company, of which Gossier was president. The lumber company, which amassed contiguous holdings exceeding 20,000 acres in this area, presumably timbered the property extensively during the last years of the nineteenth century (Cumberland County Deed Book 112, pp. 547-549; Hood 1992: 11-12).

In 1901, Consolidated Lumber sold this vast tract of land to Englishman, William Johnston, a Liverpool ship owner. Johnston, who had been on hunting trips to the McDiarmid lands in the 1890s, envisioned a prestigious hunt club and game preserve on his North Carolina estate (named Arranmore). However, his plans never materialized, and after only a few years and apparently few improvements to the land (no buildings associated with this period are known to survive), Johnston sold the tract (Hood 1992: 12-17).

In 1906-1907, General John Gill of Baltimore and James T. Woodward of New York purchased Johnston's land for \$32,500. The partners then promptly conveyed the deed to the newly incorporated Croatan Club of Manchester, North Carolina, comprised of Gill, Woodward, and a consortium of friends and business colleagues. On November 15, 1906, a front-page article in the *Fayetteville Observer* announced the headline-making transaction and offered readers a rare glimpse of this Sandhills tract on the eve of its development in the twentieth century.

As stated by the *Observer* some time ago, a party of Baltimore and New York capitalists have [sic] acquired Mr. Edward Johnston's [son of William Johnston] place, Arranmore, twelve miles from Fayetteville with its 22,000 acres of land, which they propose making a game preserve. Gen. John Gill, who was



formerly Receiver of the Cape Fear and Yadkin Valley Railway, is the moving spirit in the venture. . . . These capitalists will be incorporated as the "Croatan Club," each of the 12 subscribing \$5,000 each to the capital stock. With this fund it is proposed to erect a club house and keeper's home on the property and to make other improvements as may tend to the comfort and pleasure of the members and their friends when they visit the preserve. . . .

The tract is in the vicinity of Manchester, in this county, and is partly divided by the Atlantic & Yadkin division of the A.C. L. [Atlantic Coast Line] which runs through it. There are 8,000 acres of arable land in the purchase. These will be cultivated in corn, wheat, buckwheat, hay and other necessities for the wild game, but none of the product will be harvested for market.

There is a lake of 500 acres on the property. The new clubhouse will overlook this and will contain all the comforts of an up-to-date residence. It will be arranged to accommodate the families of the members and their friends. . . . The forest, which is of spruce, pine and hemlock, abounds in deer, pheasant, quail, wild turkeys, squirrels and rabbits. There are also many foxes to be found, and the sport of hunting these wily animals is expected to be no small part of the pleasure of those who are investing their money in the tract (*Fayetteville Observer* November 6, 1906; Hood 1992: 14-17).

In 1910, the Croatan Club sold the property (20,758 acres) for the sum of \$75,000, more than double the 1906 purchase price. Although little is known about the specific improvements made before 1910, the sharp increase in value indicates that the club's years of ownership had been productive ones. Reporting on the sale, the *Fayetteville Observer* noted that the tract included a lodge as well as "some fine farming land" that principally grew hay and small grains for the wild game (*Fayetteville Observer* January 4, 1911).

The new owners were James Francis Jordan, Croatan Club secretary, and Leonard Tufts. A native of Greensboro, North Carolina, a tobacco merchant, and once sheriff of Guilford County, Jordan was a renowned hunter and guide. Tufts was the son of James W. Tufts, the developer of the nearby Sandhills resort of Pinehurst, North Carolina. The younger Tufts quickly sold his interest in Overhills to William Kent, a real estate magnate and a United States congressman from California, and the successful partnership of Kent and Jordan was launched (Hood 1992: 26-27).

### **The Kent-Jordan Decade (1911-1921)**

The formation of the Kent-Jordan Company in 1911, with Jordan as the guiding force, signaled the beginning of an extended period of expansion and improvements at Overhills. The partnership established the Overhills Country Club in 1913 and enlarged the estate, amassing over 35,000 acres by the end of the decade (**Figure 5**). To raise additional capital, the company also sold two key tracts that would achieve significance in their own right in the areas of horticulture and agriculture.

In 1911, Kent-Jordan sold the J. Van Lindley Nursery Company approximately 650 acres along Jumping Run Creek for nursery fields. The Greensboro-based company enjoyed a reputation as one of the South's premier growers of cut flowers and nursery stock and was one of a handful of large nurseries that figured prominently in the emergence of southern agriculture after the Civil

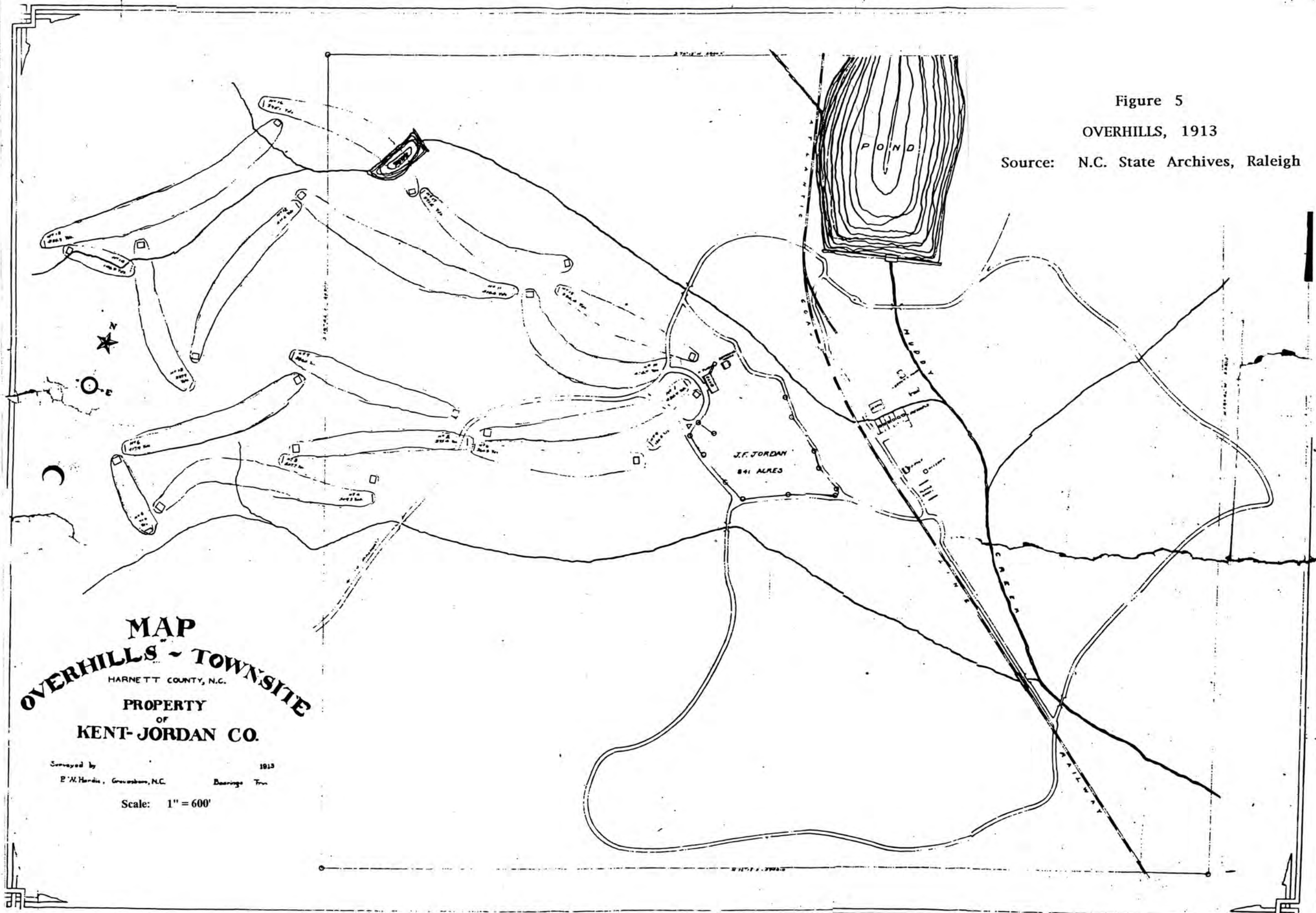


Figure 5

OVERHILLS, 1913

Source: N.C. State Archives, Raleigh

**MAP**  
**OVERHILLS - TOWNSITE**  
 HARNETT COUNTY, N.C.  
 PROPERTY  
 OF  
**KENT-JORDAN CO.**

Surveyed by 1913  
 E.W. Hardie, Greensboro, N.C. Bearings True

Scale: 1" = 600'



War. These companies supplied grapevines and assorted fruit and nut trees to farmers, commercial orchards, vineyards, and nurseries throughout the region in the late nineteenth and early twentieth centuries. By the turn of the century, the prosperous Lindley nursery owned over 1,000 acres at its home gardens in Pomona, North Carolina (now part of Greensboro), purchased additional growing fields in Forsyth County, and initiated the important peach-orchard industry in the Sandhills by planting 50,000 peach trees in Moore County, North Carolina (*Progressive Greensboro* 1903).

Between 1911 and 1914, the J. Van Lindley Company increased its holdings at Overhills to encompass over 1,000 acres. Under the direction of its manager, Atlas Simpson Davis, company workmen constructed the two story Davis residence and nearby laborers' quarters, built a sizable bungalow for nursery owner, Paul Cameron Lindley (for business and holiday trips), and cleared acreage in the bottom lands for ornamental trees, shrubs, roses, and strawberries. In the 1920s, the Overhills Freight Station was built alongside the Atlantic Coast Line tracks, which bisected the Overhills estate, to ship nursery plantings to Greensboro. Workers constructed Nursery Road to connect the nursery with the freight station. Until the sale of the Jumping Run Creek tract in 1932, the nursery's Overhills operation was its main growing area, surpassing the home gardens and fields at Pomona (*Progressive Greensboro* 1903; Hood 1992: 104-111).

With the closing of the Jumping Run Creek tract, evidence of the once extensive growing fields gradually disappeared. Workers dug up and transported much of the plant material from Overhills to Greensboro. However, they also transplanted trees and shrubbery to ornament the area of Overhills known as the Hill, where the clubhouse and the Rockefeller and the Harriman cottages were clustered, continuing a landscaping practice which probably had begun two decades earlier with the first nursery fields at Jumping Run Creek. As historian, Davyd Foard Hood, observes:

Because the development of the growing fields coincided with the creation of the Overhills Country Club, it is reasonable to believe that the trees and shrubs used to landscape the grounds of the clubhouse, the golf course, and the other principal buildings at Overhills came from the Lindley Nursery in the 1910s and continued to do so through the 1920s. Included in this group are the many Burfordi and American hollies, magnolia, dogwood, winter honeysuckle, nandina, camelia, etc., that are used in specimen and massed plantings throughout the Hill compound. After 1932 when the property and residual stock became the property of ISR [Isabel Stillman Rockefeller] and later, the Jumping Run Club, workmen could be sent to the old fields to dig up and transplant trees and shrubs. When Bird Song was completed in 1963, AR [Avery Rockefeller] did just that; the dense plantings, designed by Louis Burnett, that surround the last-built family cottage, came from the nursery bottoms. Today there are but a few remnant trees and shrubs in and around the old nursery fields (Hood 1992: 112).

While the Lindley Nursery Company was developing its horticultural operations on the northeast side of the estate, a major, independently owned farm was emerging on the southeast side. In 1912, one year after selling land to the Lindley company, Kent-Jordan sold to R. W. Christian a 364 acre holding near the Little River east of Manchester. Described in the deed transaction as "farm No. 1, on the map of the Croatan Club land," this modest farm quickly grew to 966 acres under the inspired ownership of Christian and became a model gentleman's agricultural estate. The expanded tract, which Christian named Long Valley Farm, stretched for approximately two miles along the north side of the river. Between 1914 and 1927, Christian devoted his efforts at



Long Valley to progressive approaches in farm management, livestock breeding, and crop production that earned his estate regional recognition (Hood 1993).

In 1927, Percy Rockefeller and Windsor T. White, a fellow member of the Overhills Country Club, purchased the Christian farm. Officially entitled, "Long Valley Farm of the Overhills Estate," the newly acquired property produced feed crops for the wild game at Overhills as well as tobacco for sale, and provided Overhills with hunting and fishing rights. In 1936 and 1937, Rockefeller's nephew, James Stillman Rockefeller, purchased Long Valley Farm. In 1940, roughly ninety acres of the tract between Manchester Road and the Little River were traded to Overhills in exchange for land adjoining the north side of Long Valley. Listed in the National Register of Historic Places (1993), Long Valley remains an active farm and the winter agricultural estate of James Stillman Rockefeller (Hood 1993).

While the Lindley Nursery Company and R. W. Christian were transforming their holdings, Kent and Jordan were developing the vast Overhills estate (**Figure 6**). The Kent-Jordan Company constructed roads and trails through the tract, stocked the large lake for fishing, purchased additional acreage to expand the game preserve for hunting, erected stables, kennels, and other support buildings, and opened the spacious Overhills clubhouse for the winter season 1913-1914. As the architectural centerpiece of the estate, the Overhills clubhouse (demolished 1945) was a sizable, horizontal structure clad in shingles and capped by a long, dormered hip roof (**Plate 1**). Two frame servants' quarters, one for blacks, the other for whites, were built behind the clubhouse. Distinguished by their rustic, skinned-pole porch posts (i.e., slender logs or saplings stripped of their bark), they are two of the oldest remaining structures on the estate. Members and guests arriving by rail disembarked at the Overhills passenger station (ca. 1916) and sauntered up the path to the clubhouse, followed by servants trundling cartloads of luggage (Overhills Estate Archives; Hood 1992: 34-36, 47-48).

By the spring of 1916, the clubhouse faced the estate's newly completed golf course (**Plate 2**). The links course was designed by the noted golf course architect, Donald J. Ross. One of America's premier designers of golf courses, Ross emigrated from Scotland in 1898. He had apprenticed to Old Tom Morris at St. Andrews, Scotland, where Morris had gained a reputation as one of the leading golf course architects of his era. By the turn of the century, Ross was the winter professional and greenskeeper at Pinehurst, where he built the first of his great golf courses. From 1912 until his death in 1948, Ross was the most active and arguably the finest golf course architect in the United States. The firm of Donald J. Ross and Associates had winter offices at Pinehurst and summer offices in Rhode Island. By the mid-twentieth century, Ross had designed over 250 golf courses in the United States and Canada, including forty-two in North Carolina alone (Jones 1989; Willard and Martin 1995: 81).

Inspired no doubt by the financial success of the growing residential resorts of Pinehurst and Southern Pines, the Kent-Jordan Company also planned the construction of a seasonal residential community at Overhills to be named Pinewild. The company hired Lewis H. Wise of New York to lay out the proposed subdivision. A Fayetteville *Observer* article on August 30, 1911, quoted Wise at length about the project. "In all my experience," declared Wise,

I have never seen such a combination, rich soil, healthful topography, with valleys, hills, streams and trees, with all the elements of outdoor sport, such as hunting, fishing, boating, etc. . . . While there I staked out a new town, to be called Pinewild, about midway between Spout Springs and Manchester, on the Atlantic Coast Line Railroad. The town will cover 200 acres and every lot will be a small farm almost. . . (Fayetteville *Observer*, August 30, 1911).



Figure 6

OVERHILLS AND VICINITY, Ca. 1918

Source: N.C. State Archives, Raleigh

(Not to Scale)

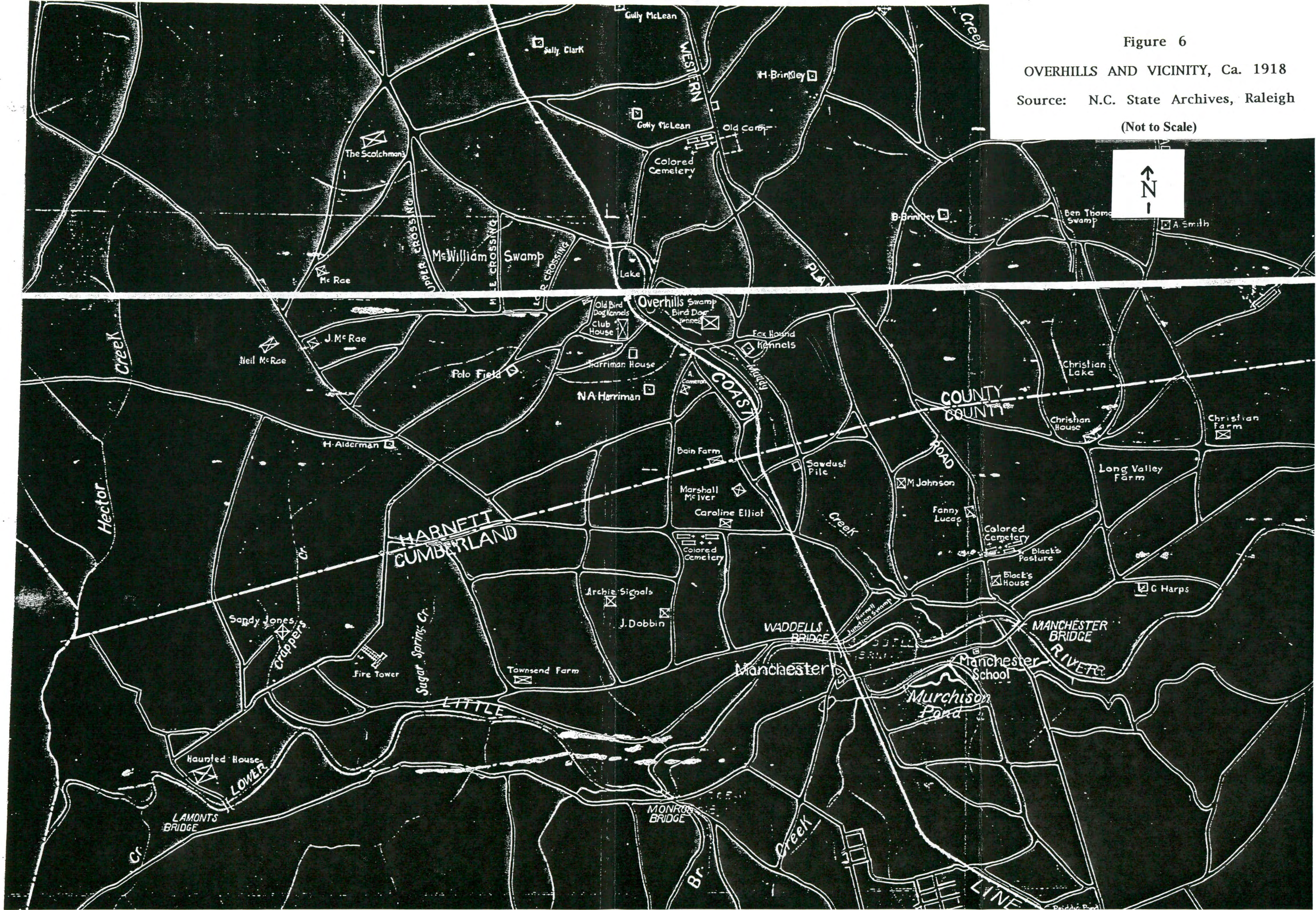




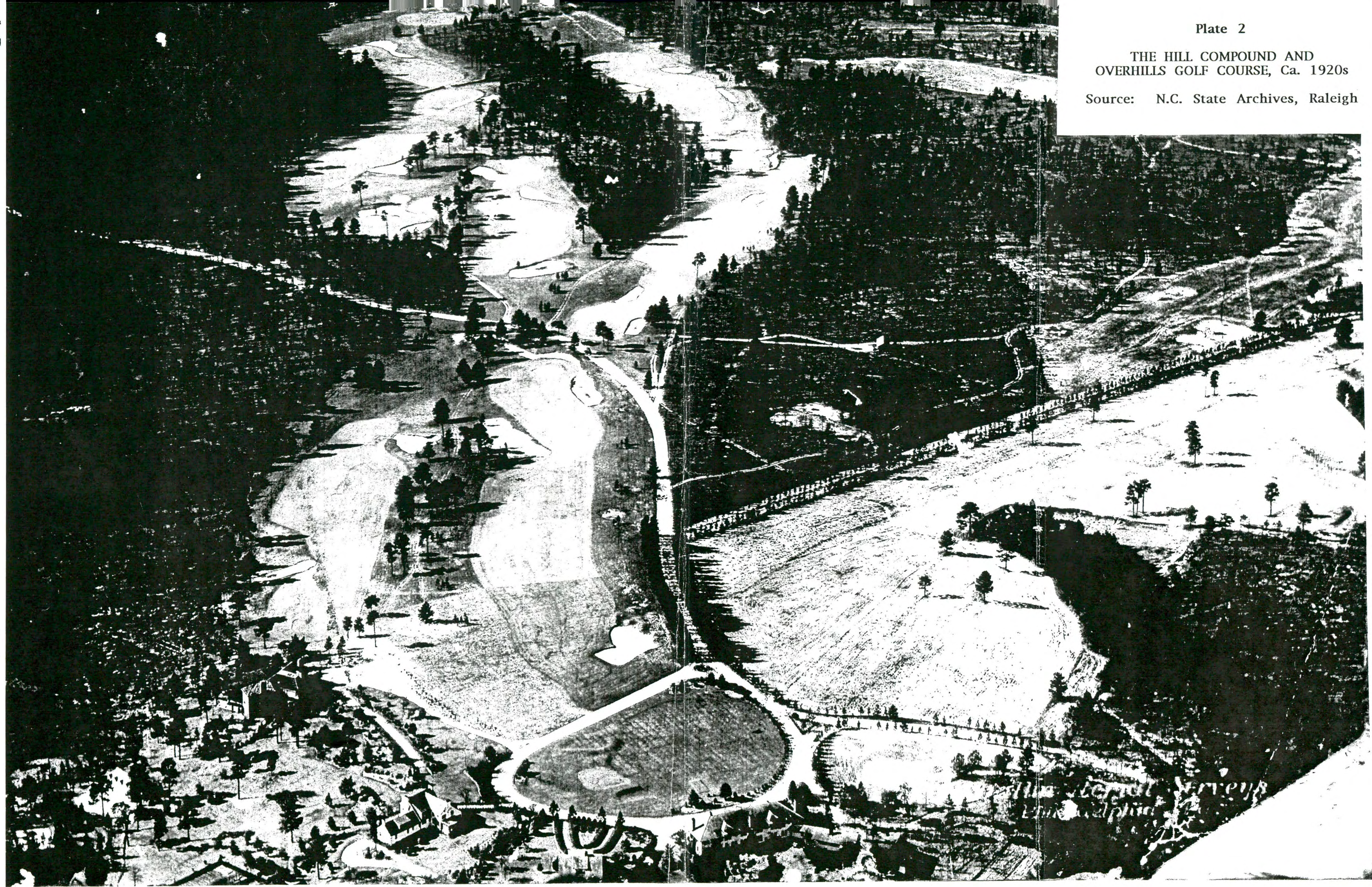


Plate 1. Overhills Country Club, 1920s. (Source: North Carolina State Archives, Raleigh).



THE HILL COMPOUND AND  
OVERHILLS GOLF COURSE, Ca. 1920s

Source: N.C. State Archives, Raleigh





Despite the glowing possibilities of such a resort town, the Pinewild development never materialized. No plat of the town is known to exist, nor is there physical evidence to suggest that any construction ever occurred (Hood 1992: 33-34).

Between 1913 and 1915, the guests of the Overhills Country Club were mainly family and friends of Kent and Jordan, but by the winter season of 1916, new names appeared in the guest register (Hood 1992: 34-36). One of these visitors was Bion H. Butler of Pennsylvania, who by 1916 had acquired his own winter estate at Valhalla Farm, North Carolina. Butler's newspaper account of activities at Overhills, published in the Fayetteville *Observer*, April 19, 1916, provides a look at the tract during the ambitious Kent-Jordan years. Butler noted that there were plans to construct a new 180-room hotel (never built) at Overhills, thus creating "a new tourist center" to rival Pinehurst. Overhills, he wrote, "will join in the tourist work with all of the advantages of good roads [including twenty-one miles of graded roads on the tract itself], improved railroad service, electric aids, golf and those things that were rather crude a score of years ago." Butler continued,

On Muddy creek, a creek that is maligned by its name, for it is as clear as a Sandhill creek always is, a vast body of water has been impounded, and a boating, swimming and fishing lake has been constructed and stocked with fish. . . . Overhills has provided a fondness for golf that is already prominent and daily increasing. On a ridge adjoining the hotel is already in existence a club house that is a well equipped little hotel, little compared with the big one that is to be built, and in front of the club house are the beginning points of two golf courses. . . . The two courses were planned by Donald Ross, who is the high priest of things pertaining to the game. . . .

Overhills will put Pullman cars on the Coast Line from Fayetteville. It has already led the Coast Line to establish one of the most tasty and convenient station buildings among the smaller towns of the system (Fayetteville *Observer* April 19, 1916).

Another guest in 1916 was Percy Avery Rockefeller, who would become a pivotal figure in the development of the estate. Percy Rockefeller was a scion of one of America's most powerful families of the late nineteenth and twentieth centuries. His uncle, the legendary John Davison Rockefeller of New York, amassed a fabulous fortune as an industrialist and banker, and later became one of America's foremost philanthropists. Percy Rockefeller's father, William Rockefeller, was associated with the family's mighty Standard Oil Company and used his vast wealth to build up the National City Bank of New York. Percy Rockefeller, who graduated from Yale in 1900, served on the board of the National City Bank and was subsequently appointed to the boards of scores of firms. In 1901, Rockefeller married Isabel Stillman, daughter of James Stillman, the founder and president of the National City Bank of New York. Like her husband, Isabel Stillman Rockefeller would also play an important role in shaping the Overhills estate (Hood 1992: 74-76).

The business career of Percy Rockefeller included investments in numerous business ventures. Perhaps the most lucrative was his investment in Air Reduction, Inc. (established 1915), which acquired the American rights to the chemical process for extracting oxygen and nitrogen from the air. With the coming of World War I and the soaring demand for nitrogen in the munitions industry, the company prospered. Beginning with a capital outlay of two and a half million dollars, the firm grew to achieve gross earnings of twenty million dollars by the eve of the Great Depression (*New York Times*, September 26, 1934).

When Percy Rockefeller revisited Overhills in late winter 1917, among the other guests was another key figure in the history of the estate, William Averell Harriman. A prominent businessman from one of America's wealthiest families, and later one of the country's most influential public officials, Harriman was also well known in America's elite sporting circles. An expert polo player, he was one of the founding members of the Orange County Polo Club in New York, and in 1923 was named to the executive committee of the Polo Association (later United States Polo Association) (Hood 1992: 48-50).

Harriman's interest in Overhills revolved around polo. He apparently brought the sport to the estate during the 1920s, using Overhills as a training ground for his polo ponies and those of other members and friends. Winter stables were constructed for ponies on their way from polo clubs in New York to matches in Aiken, South Carolina, and Florida, and local contests were held with teams from nearby Camp Bragg and Pinehurst, the home of the Sandhills Polo Club. Polo fields were constructed near the fifteenth hole of the golf course and west of the railroad tracks, and an existing barn was enlarged and converted to a polo barn as part of the estate's entrance compound (**Plate 3**). By the end of the decade, Harriman no longer stabled his ponies on the estate, and without his support, polo activities at Overhills ceased (Hood 1992: 50).

Within several years of their initial visits, both Rockefeller and Harriman demonstrated their commitment to Overhills by becoming principal investors and by erecting private dwellings (the Covert Cottage and the Harriman Cottage) on the Hill (**Plates 4-7**) (**Figure 7**). No other club members ever built cottages on the estate. In 1917, Kent and Jordan transferred their holdings, which were a collection of contiguous tracts owned by Kent and Jordan individually, to the Kent-Jordan Company. Rockefeller and Harriman soon became the key financial contributors to the company with Rockefeller owning the majority of the property. Kent withdrew from the company in 1917, Jordan died two years later, and in 1921, Rockefeller and Harriman formed the new Overhills Land Company, Inc., which acquired all lands and other property of the Overhills estate. As Rockefeller gained controlling interest, Overhills began its most active decade (Hood 1992: 41-46).

### **Overhills in the Twenties**

The 1920s were banner years at Overhills. Its elite membership, succinctly described in one newspaper account as "a wealthy syndicate of sportsmen," spent the winter seasons of the decade golfing, fishing, hunting, pursuing hounds chasing foxes, and playing polo (**Plates 8-10**). The 1928 membership list numbered fourteen men, all rich, northern businessmen and all but one from New York City. These men and their families and guests stayed at the clubhouse or at the cottages of Rockefeller and Harriman, which by 1929 included Croatan, a two story, red brick Colonial Revival residence commissioned by Isabel Rockefeller and designed by the New York architectural firm of Hiss and Weeks (**Figures 8-9**). The winter season began in December and lingered on until Easter when the last visitors gathered at the passenger station for the northbound trains (**Plate 11**) (Overhills Estate Archives; Hood 1992: 62).

An individual of note in the building of Overhills was Joseph Brown Thomas, Jr., who first signed the guest book in March of 1920. A fox hunter and breeder of hounds, Thomas designed the kennels (now gone) at Overhills which he modeled after those on his Virginia estate, Huntland. Arranged specifically for the formal ritual of the hunt, the kennels at Overhills stood on the north side of the ceremonial gathering place for riders and hounds known as the Great Circus (**Plate 12**). Masonry portals marked the entries to the Great Circus and the tree-lined alley



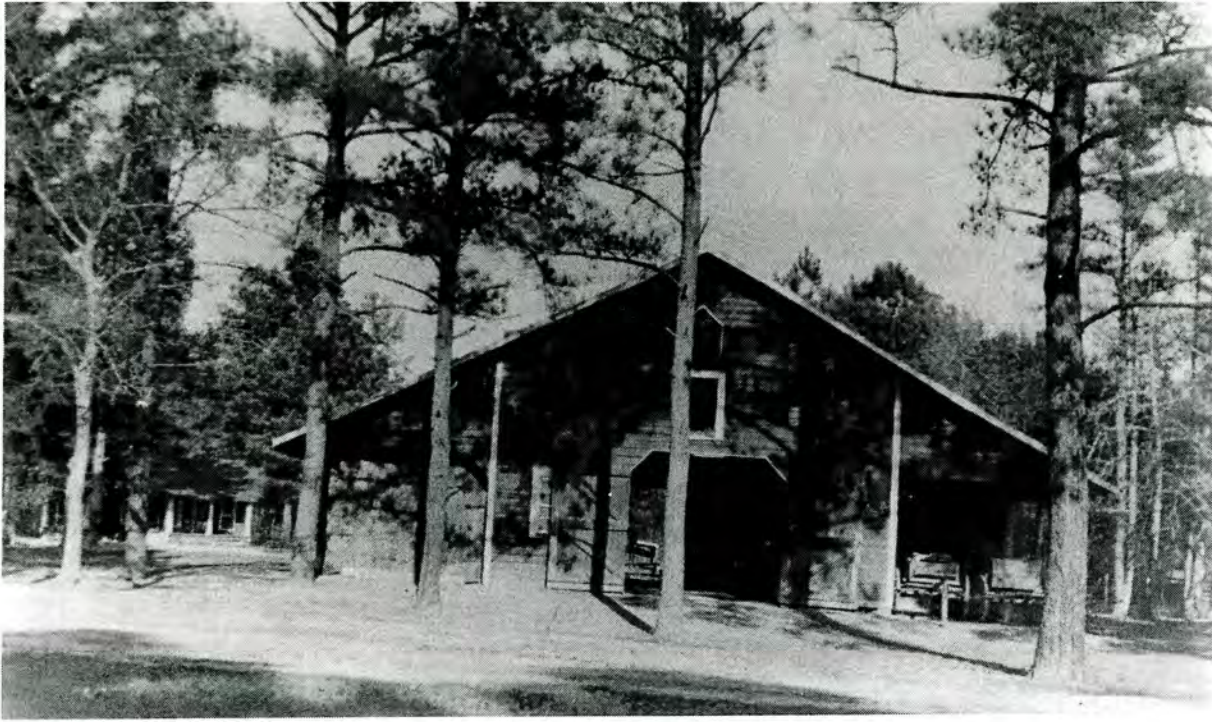


Plate 3. Farm Barn at Overhills Before Renovation as the Polo Barn, ca. 1920.  
(Source: North Carolina State Archives, Raleigh)

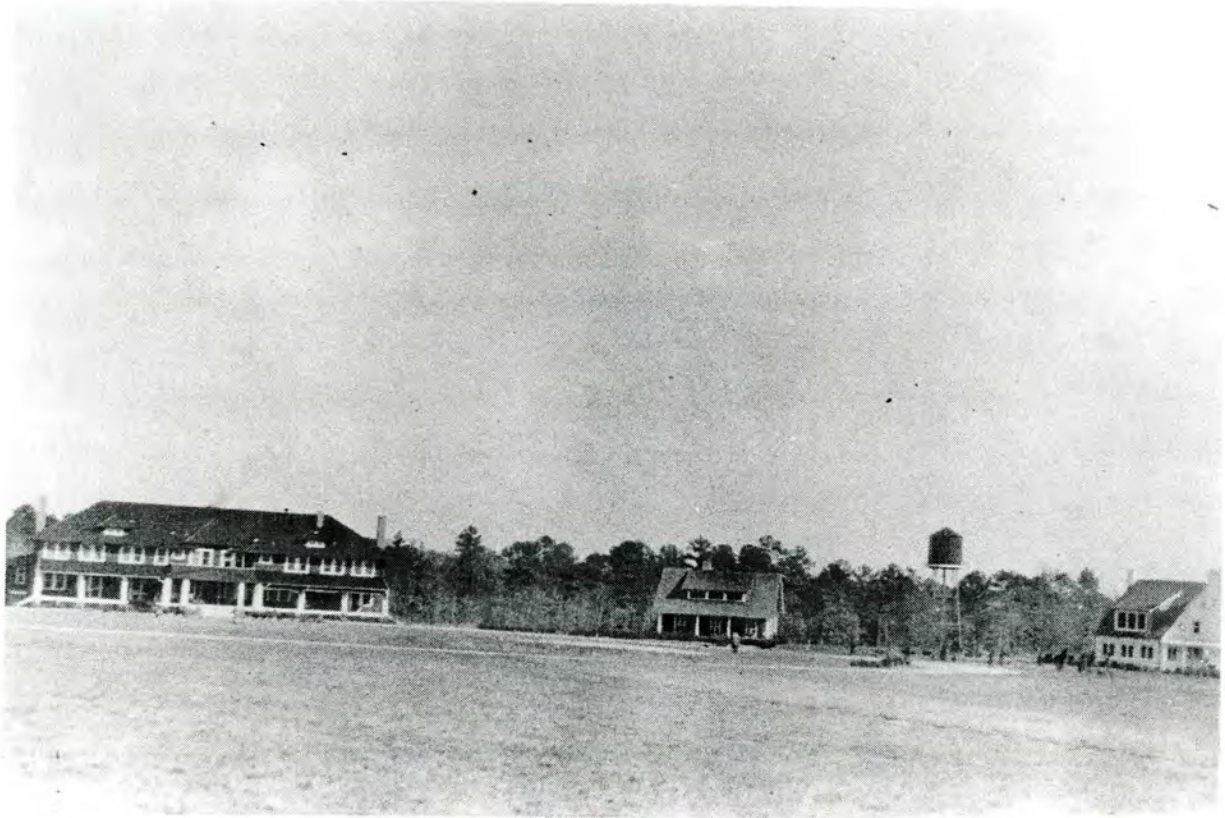


Plate 4. The Hill Compound, 1920s. Left to Right: Overhills Country Club, Harriman Cottage, Covert Cottage. (Source: North Carolina State Archives, Raleigh).





Plate 5. Harriman Cottage, 1920s. (Source: North Carolina State Archives, Raleigh).

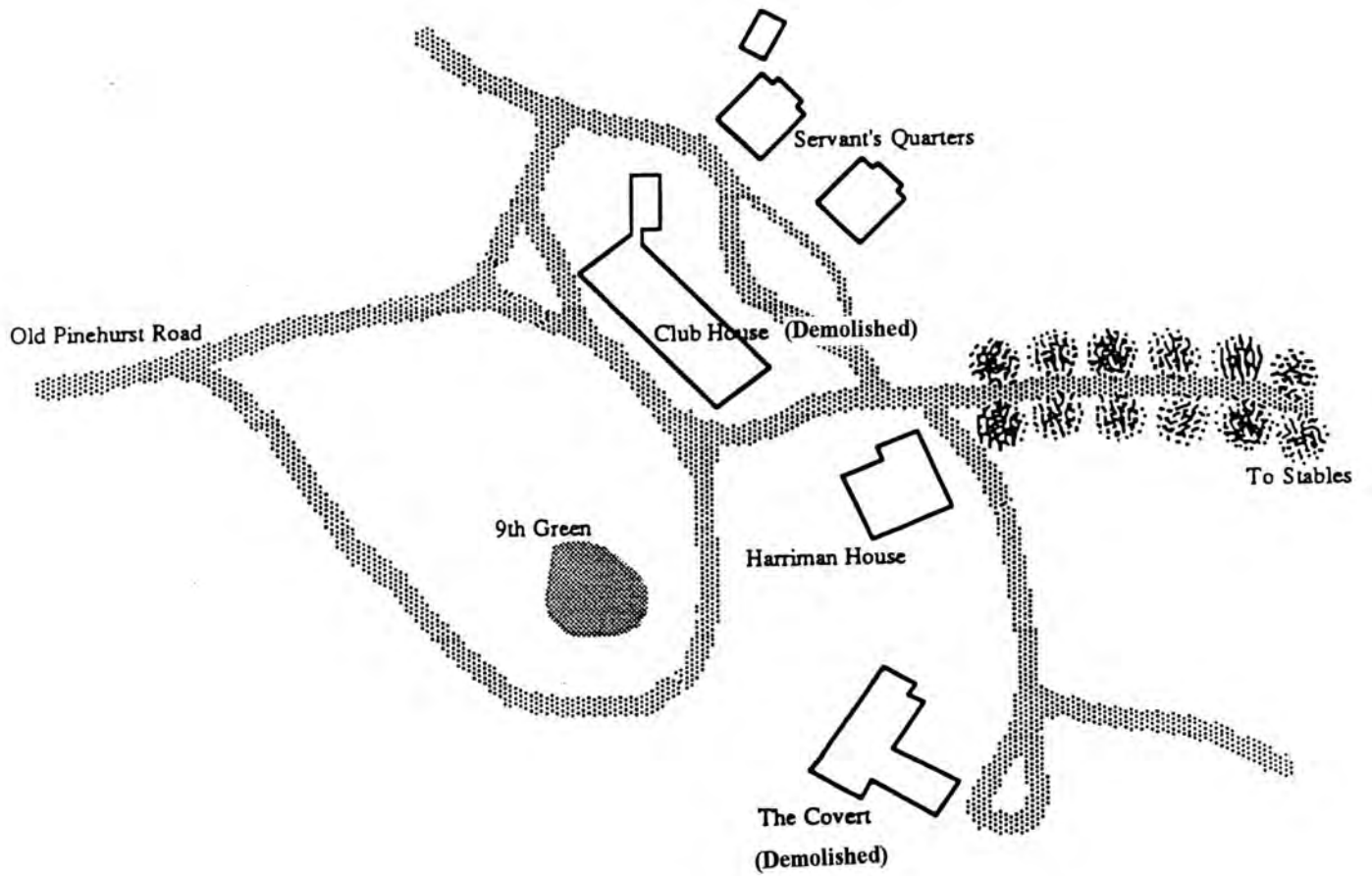




Plate 6. Covert Cottage, 1920s. (Source: North Carolina State Archives, Raleigh).



Plate 7. Covert Cottage, 1920s. (Source: North Carolina State Archives, Raleigh).



---

Overhills : 1920



Figure 7. Schematic Site Plan of the Hill Compound, 1920. (Source: Adapted from William McDonough, Architects, 1989)



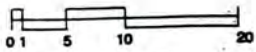
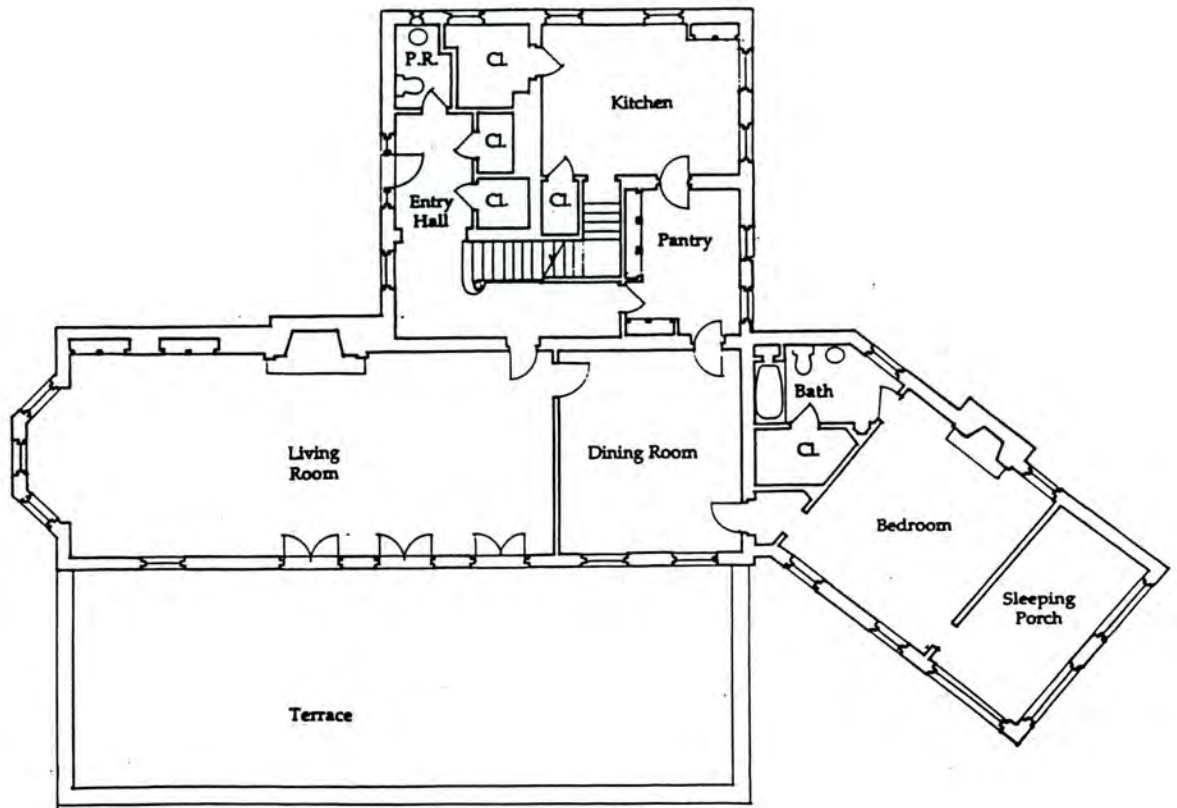


Figure 8. Croatan House, First Floor Plan. (Source: William McDonough, Architects, 1991).



Plate 8. Elmira Rockefeller (Left), a Club Member, and Faith Rockefeller (Right) Pose for the Camera in Front of the Overhills Country Club, 1920s. (Source: North Carolina State Archives, Raleigh).





Plate 9. Rider, Mark Griffith (Left) and J. Stillman Rockefeller (Right) at Overhills, 1920s. (Source: North Carolina State Archives, Raleigh).

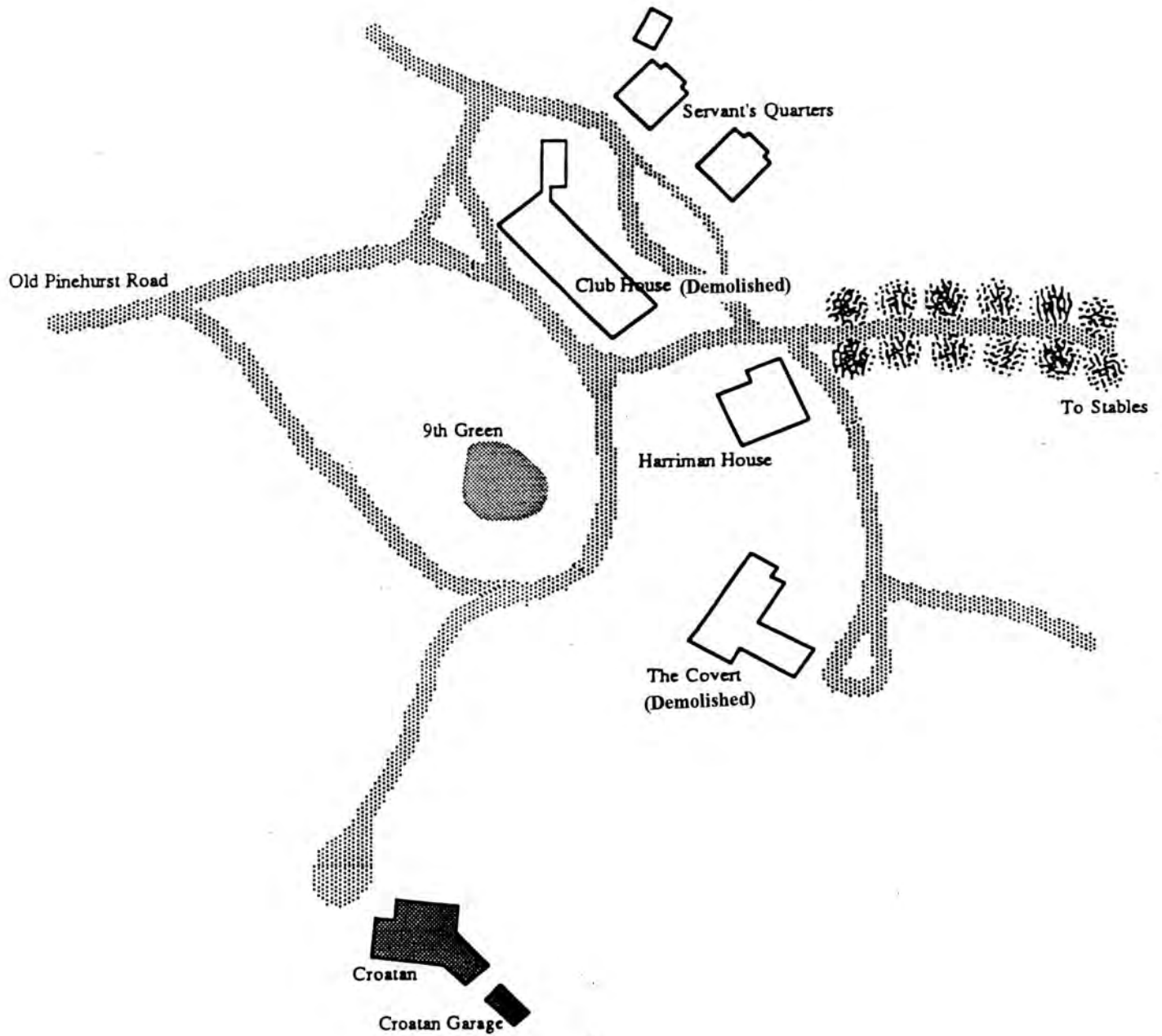


Plate 10. Overhills Horse Trainer on Horseback, 1920s. (Source: North Carolina State Archives, Raleigh).





Plate 11. Atlantic Coast Line Railroad Steams Through Overhills, Probably Near the Passenger Station. (Source: North Carolina State Archives, Raleigh).



Overhills : 1930



Figure 9. Schematic Site Plan of the Hill Compound, 1930. (Source: Adapted from William McDonough, Architects, 1989).



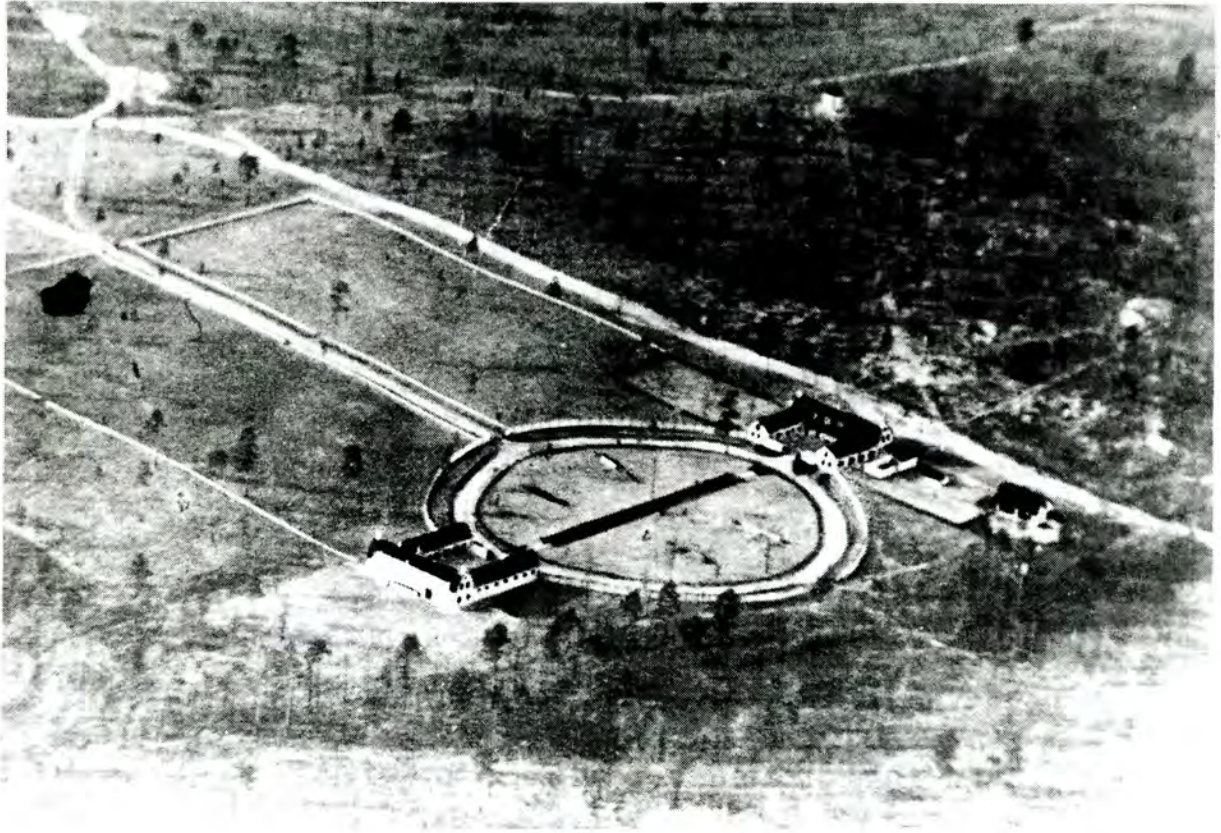


Plate 12. The Great Circus at Overhills, 1920s. Hunt Stables (Left) and Dog Kennels (Right). (Source: North Carolina State Archives, Raleigh).

that led riders and hounds to the hunt. The kennels followed a U-shaped design that echoed the layout of the hunt stable, which faced the kennels from the south side of the circus. The extant brick hunt stable replaced an earlier frame stable that had burned. Both the kennels and the hunt stable were probably built about 1924.

Located elsewhere on the estate, in the spacious clearing near the railroad tracks and the passenger station, the extant riding stable at Overhills also conformed to the familiar U-shaped configuration (**Plate 13**). Designed by the New York architect, John Oakman, this frame, Colonial Revival building was erected about 1922, preceding the construction of the hunt stable and dog kennels by approximately two years (Hood 1992: 50-53, 58, 99; Thomas 1928).

In Joseph Brown Thomas's 1928 book, *Hounds and Hunting Through the Ages*, a classic work on the subject of fox hunting, he chronicled his hunts at Overhills, including some detailed descriptions of the physical landscape of the estate. Thomas observed that because of the absence of undergrowth, the woodlands of the estate more closely resembled French forests leased for fox hunting than the denser forests common to America (**Plate 14**). Thomas wrote:

Game and hounds can be seen crossing, in large measure it is possible to see through the forest as much of the underbrush is kept trimmed for the local necessity of using fagots for fuel. The origin of this marvelous system of rides is very ancient, and doubtless was inaugurated in the royal forests, in order to facilitate the hunting pleasure of the kings. These wide, straight rides, carpeted with green grass, form excellent fire protection, and are marvelously beautiful to behold. . . Although such forestry in America would be of economic and aesthetic value and very useful, especially in hunting countries, it is nowhere done, except in the Overhills country, where it has proved its value. . . (Thomas 1928: 207)

[However], the gently rolling Overhills country of North Carolina presents a problem which perhaps exists in few other fox hunting centers. . . In most sections it is practically pure sand, underlaid by clay; except for isolated cotton fields here and there, it is entirely covered by a sparse growth of pine, interspersed by scrub oak. . . . There is no fencing, but ditches exist in some low-lying spots which in days before the Civil War were reclaimed from swamp land, by slave labor, for plantations. Although there is no wire, there is the unique problem of long, narrow swamps which fringe the numerous streams, and it is necessary to make crossings in these natural barriers by means of corduroy roads. From many high points in this country, straight rides have been cut seventy-five feet wide and miles in length. These rides, radiating from a given point, give delightful vistas through the woodland remindful of the rides in French forests heretofore described. . . (Thomas 1928: 212-213).

Throughout the 1920s, Rockefeller purchased a series of tracts (a total of twenty in Cumberland and Harnett counties) around the periphery of Overhills to enlarge the facilities and to control neighboring development. Perhaps the most significant land deal occurred in 1927 when Rockefeller and Windsor T. White, also a member of Overhills, acquired the 966 acre Long Valley Farm from the Christian estate. Rockefeller and White maintained Long Valley as a working farm, raising mostly tobacco and livestock for market, while supplying Overhills with hunting fields and feed for game. In 1937, Rockefeller's nephew, James Stillman Rockefeller, acquired Long Valley, and he continues to own the tract (Hood 1992: 60-61; Hood 1993).





Plate 13. Riding Stables, 1920s. (Source: North Carolina State Archives, Raleigh).



Plate 14. Fox Hunting at Overhills, 1920s. (Source: North Carolina State Archives, Raleigh).



The heyday of Overhills as a sportsmen's retreat ended with the Great Depression. The number of guests dwindled after the 1929-1930 season, and the final party departed Overhills in early 1932. Percy Rockefeller died in 1934, followed two years later by his wife, Isabel, and in 1937, the last fox hunt was held at Overhills. By the late 1930s, after a decade of Rockefeller's financial backing and his own acquisitions of land around the estate, Overhills had become the family's private resort (**Plate 15**) (Hood 1992: 62-63).

Although the Depression restricted major construction projects associated with recreational activities, the 1930s witnessed numerous changes in both the operation and appearance of farming operations at Overhills. Since its formation, the estate had contained a number of tenant farms sited around the periphery of the tract. Some had already existed on the property when the Croatan Club was founded in 1906-1907, while others were either acquired during the years of expansion or were developed in the 1930s to increase the estate's agricultural income. The 250 acre Townsend Farm along the Little River appears on the earliest Overhills plats. By the early 1930s, Overhills contained about a dozen farm tenants and roughly 2,000 acres of cultivated land. Many of the tenants and some 700 acres of agricultural fields were located on Long Valley Farm, acquired by Overhills in 1927. The Frazier, Williams, and Harp farms lined the south side of Manchester Road on the Long Valley tract. Other tenant operations included Cameron Farm along Vass Road, Hairfield Farm bisecting McArthur Road on the east side of the estate, Chinaberry Farm located just south of Hairfield Farm, and apparently several farmsteads sited on the vast acreage which Overhills purchased around its core tract during the 1910s and 1920s but later sold. The tenants at Overhills grew bright leaf tobacco, cotton, and quantities of peas, hay, and rye for market. Reflecting the property's origins as a naval stores plantation, tenants continued to manufacture and sell small amounts of tar and wood shingles until the early 1930s (Overhills Estate Archives). ("Map of Overhills Townsite" 1913; U.S. Department of Agriculture 1938; G.E.C. Inc. 1998: 338-341).

In early 1932, Rockefeller had hired William Bruce, formerly in charge of the fox hunting facilities, as the farm manager. Bruce started a dairy operation (now gone), increased timber, cattle, and tobacco production, and improved general living conditions on the tenant farms. Consequently, new or updated farm complexes arose during the late 1930s and 1940s, each with simple, gable-front tenant cottages encircled by tobacco barns, pack houses, and other support buildings. Today, the Cameron, Hairfield, Frazier, and Williams farms all retain some of these elements although typically heavily altered or in disrepair (Overhills Estate Archives; Elliman 1989; Hood 1992: 62-63; G.E.C. Inc. 1998: 48-97).

While Overhills began to sharpen its agricultural focus in the early to mid-1930s, the economic hardships of the Depression forced the J. Van Lindley Nursery Company to close its Jumping Run Creek operation (**Figure 10**). In 1932, the company sold the 1,224 acre nursery lands to Isabel Rockefeller. Concerned with the nutrition and overall physical well-being of rural children in the area (an interest perhaps sparked by her own beginning ill health), Isabel Rockefeller converted the Lindley bungalow and several nearby worker cottages to a small, private health-care complex for tubercular and malnourished children. The Preventorium, as it was known, operated only briefly until the death of Isabel Rockefeller in 1936 (Hood 1992: 67).

### **The Late 1930s to the Present**

Following the deaths of Percy and Isabel Rockefeller, Overhills underwent a series of major changes that continued into the postwar years. Between 1936 and 1938, approximately seventy-five percent of the roughly 40,000 acres was sold to reduce taxes and raise funds for

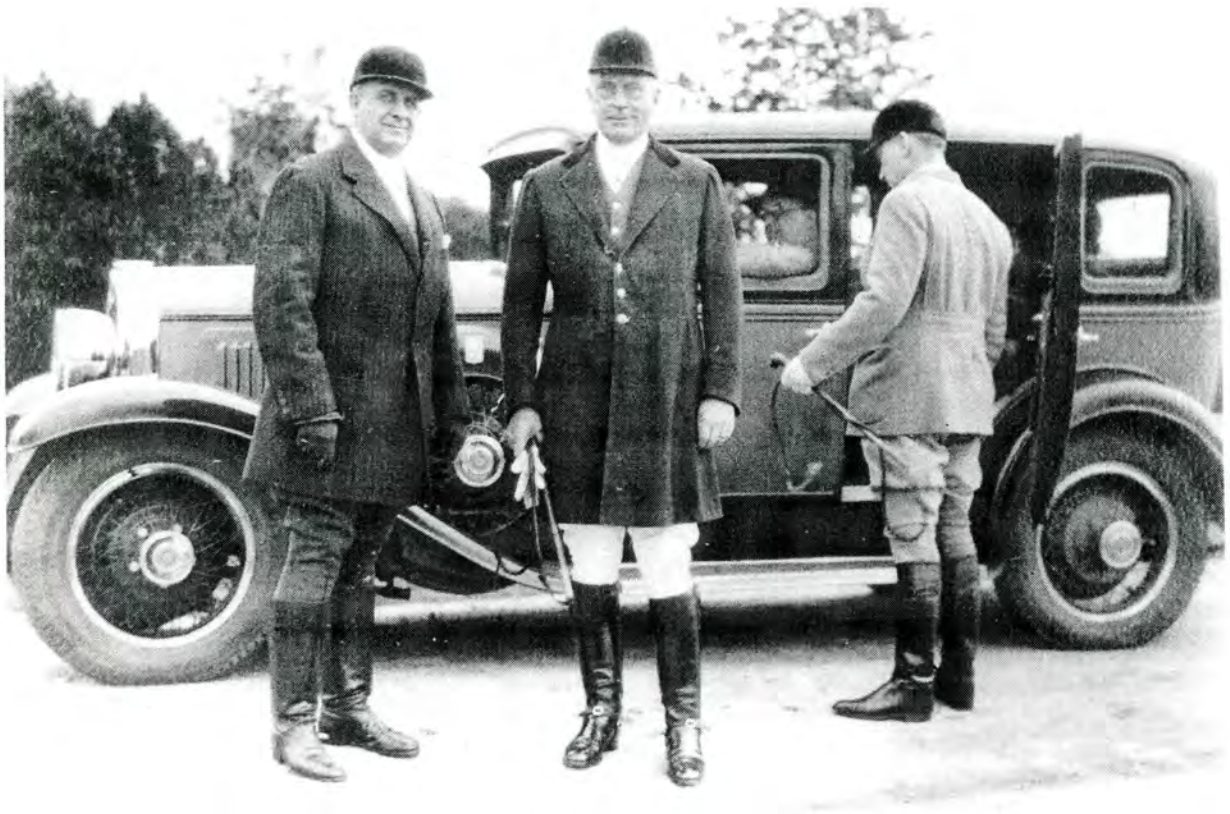


Plate 15. Percy Rockefeller (Center) and Two Unidentified Club Members Ready for the Hunt, 1920s. (Source: North Carolina State Archives, Raleigh).



NORTH CAROLINA  
County of Cumberland

As an acting Notary Public, I, Russell D. Bosenman, do hereby certify that the Map as shown is true & correct to the best of my knowledge & belief. Survey of the boundary lines as shown.

Russell D. Bosenman  
Registrar Pending

North Carolina  
Cumberland

I, John C. Bosenman, Notary Public in the County of Cumberland, do hereby certify that Russell D. Bosenman personally appeared to me this 30th day of July, 1930, and acknowledged the foregoing instrument.

Witness My Hand & Seal this 30th day of July, 1930  
R. D. Bosenman

My Commission Expires as Notary Public ----- Deputy Co. & Notary Public

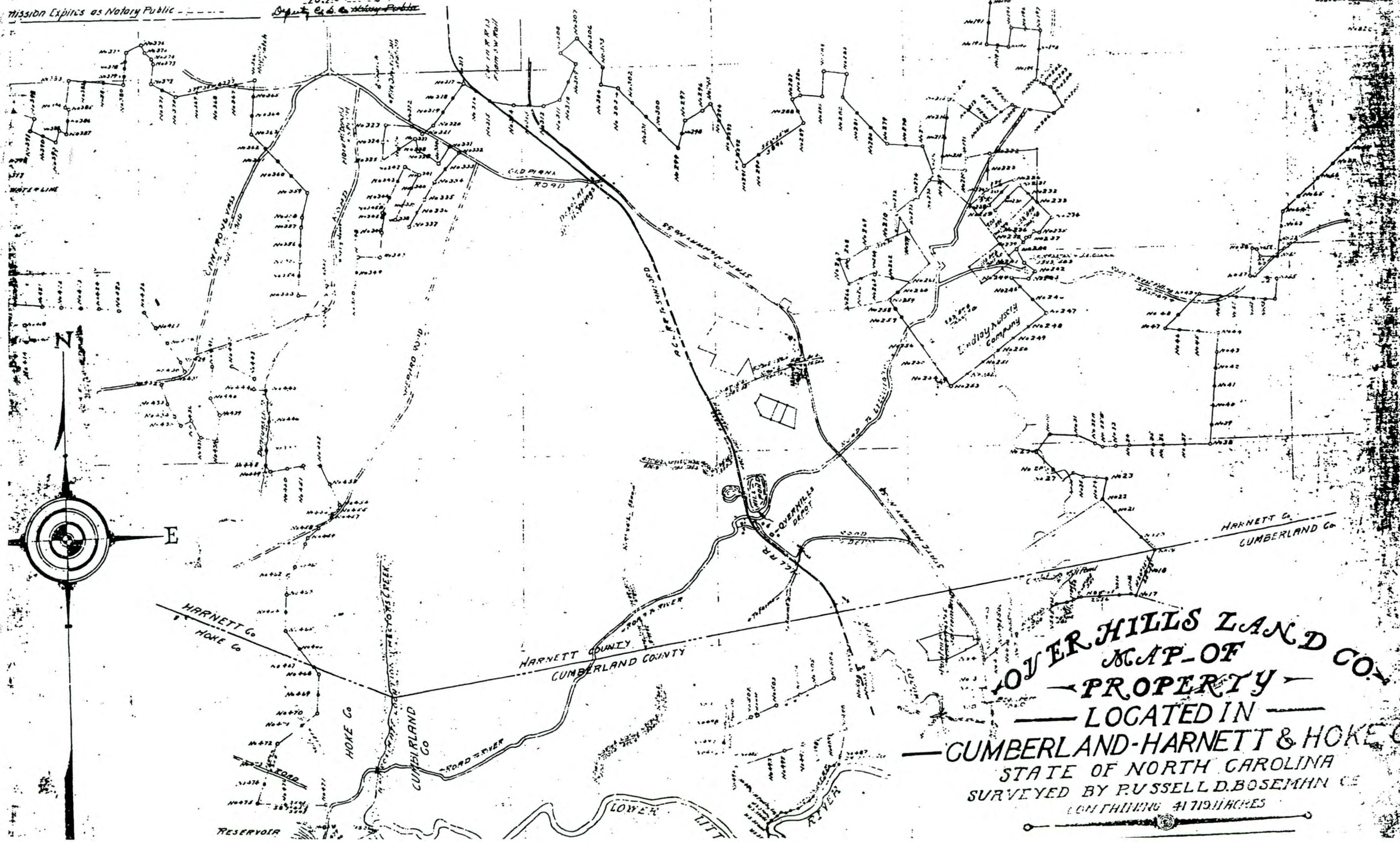
--- IS THE APPROXIMATE LOCATION OF ---  
--- TRACTS OF LAND NOT OWNED BY ---  
--- THE OVERHILLS LAND CO. ---

Figure 10

OVERHILLS  
AND  
LINDLEY NURSERY COMPANY, 1930

Source: N.C. State Archives, Raleigh

(Not to Scale)





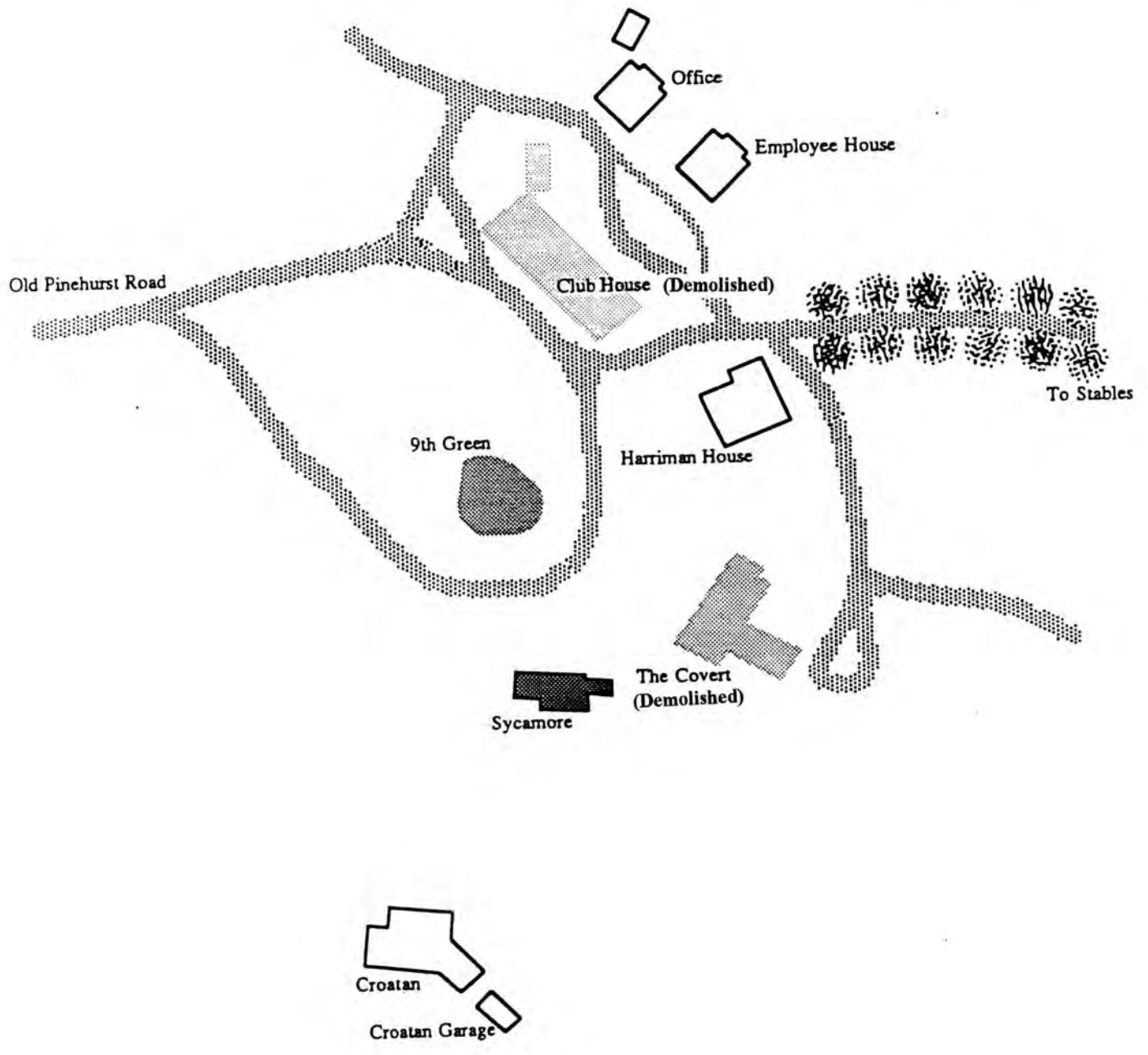
reinvestment. In 1938, the five Rockefeller children, who had inherited the property, formed a family-owned holding company, Overhills Farms, Inc. Avery Rockefeller, the only son, served as corporation president, assuming his father's managerial role of the estate (Elliman 1989).

After the second World War, Avery Rockefeller oversaw the demolitions of both the Overhills clubhouse (1945) and Covert (early 1950s), citing maintenance costs as the justification. But he also commissioned the construction of a host of service and agricultural buildings as well as three family cottages, Sycamore (1949), Cherokee (1955), and Bird Song (1963). Avery Rockefeller himself designed both the H-shaped Cherokee and the long, horizontal Bird Song, the latter for his personal winter residence (**Figures 11-13**) (Hood 1992: 71).

In the 1970s and 1980s, Avery Rockefeller's son, Avery Rockefeller, Jr., and later his grandson, Christopher J. Elliman, assumed ever greater leadership roles at Overhills. In 1972, William Bruce, farm manager for some forty years, died. Under the supervision of new managers, acres of beetle-infested pines on the east side of N.C. 87 (outside the historic district) were clear-cut for cattle raising, portions of the former Lindley nursery fields were used for the cultivation of corn and other cash crops, the tenant farm system abolished, and agricultural production brought under the control of the farm manager. Hog and pig farming began around Jumping Run Creek and on other tracts just east of N.C. 87 in the 1970s and increased during the following decade. The 1980s witnessed the re-seeding of those areas clear-cut in the previous decade and the termination of clear-cutting methods in favor of selective timbering and the commercial harvesting of pine needles. Concurrently, the third and fourth generations of Rockefellers continued to frequent Overhills during the winter seasons, residing in the family cottages, playing golf, swimming, and engaging in numerous other recreational pursuits (Hood 1992: 72-74, 125-126).

The Rockefellers last visited Overhills in 1992. In that year the U.S. Government began negotiations to purchase the tract for the U.S. Army and set into motion plans to incorporate Overhills into the larger Fort Bragg Military Reservation. The sale was completed in 1997. Since 1992, the tenant farm complexes around the edges of the property have largely fallen into disrepair, and the fields lay fallow. However, a significant portion of the Overhills tract remains well-preserved, representing important themes in social history, recreation, horticulture, and architecture. Surviving west of N.C. 87 are architectural and landscape elements that reflect the development of the historic Overhills hunt club and resort. Surviving east of N.C. 87 are the key buildings and landscape features associated with the J. Van Lindley Nursery Company, one of the major horticultural businesses in North Carolina in the late nineteenth and early twentieth centuries. Although evidence of the nursery stock has virtually disappeared, the vast growing fields remain little changed.





Overhills : 1950

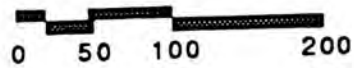
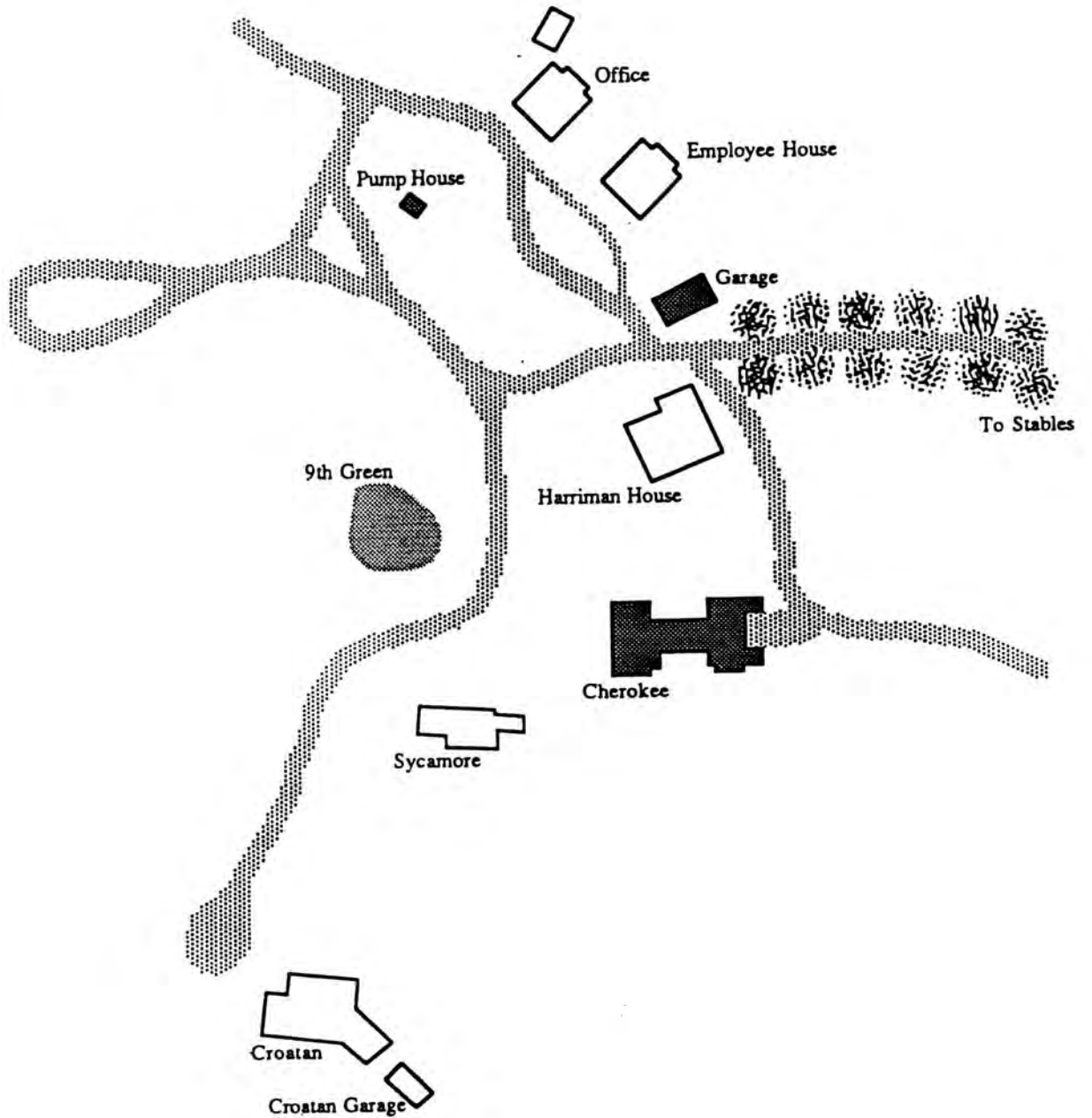


Figure 11. Schematic Site Plan of the Hill Compound, 1950. (Source: Adapted from William McDonough, Architects, 1989).

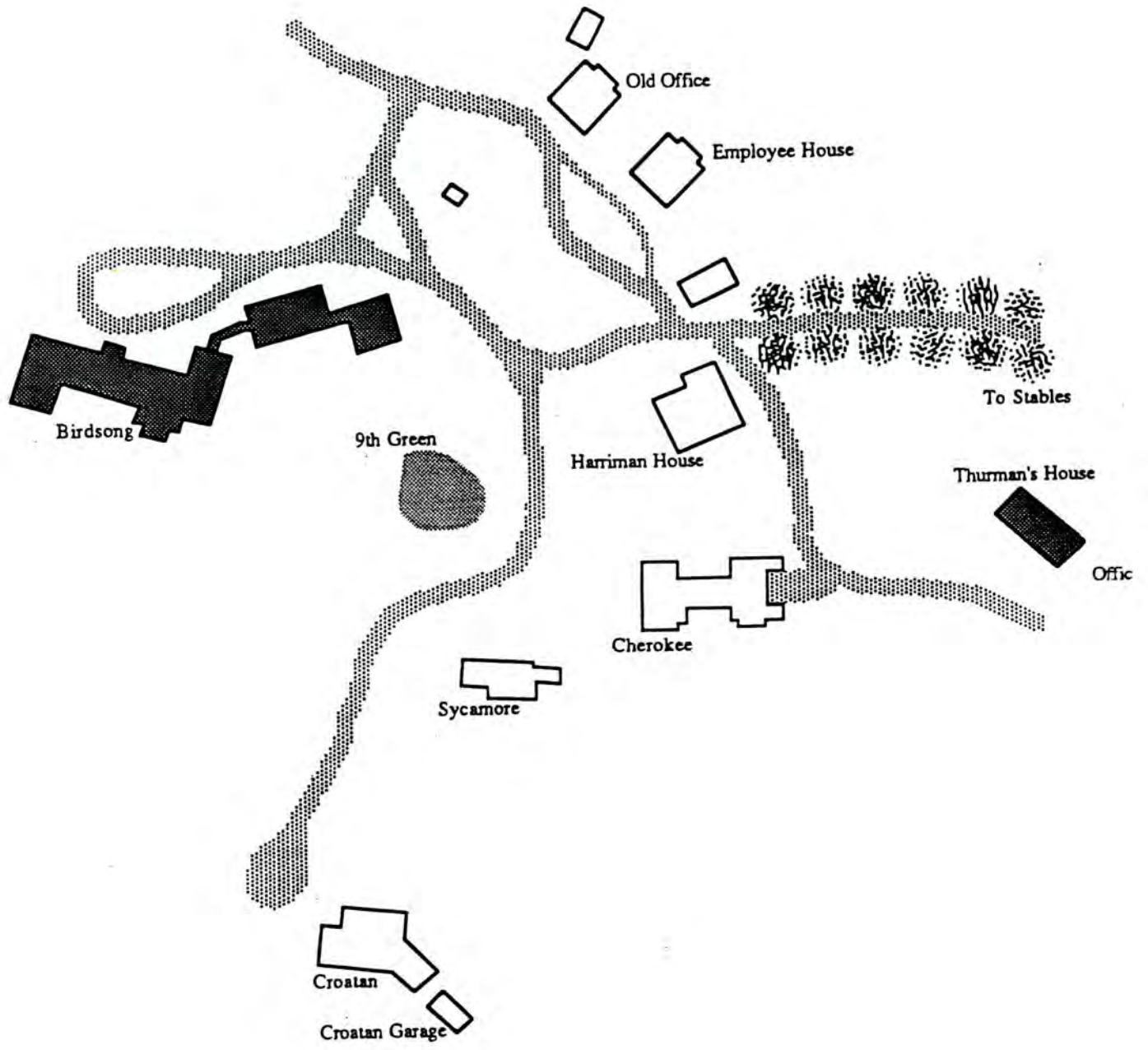


Overhills : 1960



Figure 12. Schematic Site Plan of the Hill Compound, 1960. (Source: Adapted from William McDonough, Architects, 1989).





### Overhills : 1975



Figure 13. Schematic Site Plan of the Hill Compound, 1975. (Source: Adapted from William McDonough, Architects, 1989).

## HISTORIC CONTEXTS

### Social History and Entertainment/Recreation Contexts

The Overhills Historic District clearly represents the rise of fashionable sporting resorts and seasonal country homes in the United States during the late nineteenth and early twentieth centuries. The country's great industrial growth after the Civil War generated unprecedented wealth for an expanded class of elites. As fortunes were made in industry and finance, America's newly rich of the Gilded Age not only reinvested profits but also spent its growing income on grand country retreats and leisure activities. In the Low Country and Piedmont regions of the South, wealthy northerners purchased large tracts of land (often abandoned antebellum plantations selling at bargain prices) for hunt clubs and game preserves organized around lodges and private residential estates (Nathans 1983: 87-93; Stilgoe 1988; Aslet 1990; Hewitt 1990; Shaffer 1939: 3, 12, 21, 103-109, 195-203; Hood 1992: 17-18).

Davyd Foard Hood summarizes this trend as chronicled in E. T. H. Shaffer's *Carolina Gardens* (1939):

In instance upon instance, plantations were acquired and combined with neighboring plantations to create vast acreages which were given over to the raising of game. Felix duPont of Wilmington, Delaware, acquired the great plantations of the Heyward family. . . The Laurel Spring Plantation of the Ravenal family. . . would become the winter home and duck preserve of Edward F. Hutton. . . F. L. Hutton acquired Prospect Hill on the lower Edisto River as a winter home. . . Following on Camden and Summerville, another important colony of winter homes in South Carolina was built at Aiken which also became an important center for equestrian sports including polo in the later nineteenth century. In Georgia, the Sea Island cotton plantations and others were likewise purchased and developed as winter estates on a scale unprecedented by but a few establishments in the pre-Civil War years (Hood 1992: 18-19).

In North Carolina, upper class businessmen bought up vast tracts of land along the marshy coast as well as the rolling Piedmont for private hunting clubs and winter residences, most of which are now long demolished. In the nineteenth century, sportsmen purchased lands on the Outer Banks and the islands of Currituck Sound and organized such exclusive shooting clubs as Monkey Island, Narrows Island, Swan Island, Dews Island, and Currituck. By the early 1900s, six or seven clubs owned all of the marshlands and most of the islands around Currituck Sound (Roberts and Sumner 1980; Conoley 1982: 59-82; Schoenbaum 1982: 79). In 1922, Philadelphian Edward C. Knight, Jr. purchased some 2,000 acres along the northern banks near Corolla, North Carolina, and established the prestigious Whalehead Club. With its sumptuous seaside clubhouse, which still survives, the Whalehead Club became "the grandest and most exotic of the shooting clubs and lodges" on the Currituck Banks (Roberts 1979). On Wrightsville Sound, near Wilmington, New York financier, Pembroke Jones, and his wife, Sarah, built the luxurious villa, Airlie Lodge, in 1902-1903 (Bishir 1990: 443-444).

In the central Piedmont, sportsmen from the elite families of Baltimore, New York, and other metropolitan areas developed great quail hunting reserves and shooting clubs in Guilford and Randolph counties. In 1899, General John Gill and James Swan Frick, both of Baltimore, established the Lodge at Climax in Guilford County. Later, financier John Pierpont Morgan, Jr. acquired the estate for his private retreat. By the early twentieth century, some of America's most



powerful financiers and speculators had assembled huge hunting estates in this region, among them Clarence Hungerford McKay, O.W. Bright, John Blackwell Cobb, and William Gould Brokow (grandson of the American railroad baron, Jay Gould). Brokow's winter retreat of Fairview Park near High Point totaled some 30,000 acres in owned and leased lands (Smith 1979: 32, 93, 134, 138; Whatley 1985: 52-53; Bishir 1990: 443-444; Hood 1992: 20-21).

In the North Carolina Sandhills, the posh health resorts and winter golf, tennis, polo, and hunting retreats of Pinehurst and nearby Southern Pines also took shape in late nineteenth and early twentieth centuries. Bostonian, James Tufts, founder and president of the American Soda Fountain Company, established Pinehurst in 1895. Tufts purchased 5,000 acres of timbered pine forests, built the resort's first golf course in 1898, and commissioned the prestigious landscaping firm of Frederick Law Olmstead to landscape the setting and lay out Pinehurst's picturesque street design (Nathans 1983: 87-88; Bishir 1990: 443).

Overhills is an integral part of this social history. General John Gill, who founded the Lodge in Guilford County in 1899, was instrumental in organizing the Croatan Club in 1906, the forerunner to Overhills. Leonard Tufts, briefly in partnership with James Francis Jordan in the Overhills enterprise, was son to James Tufts and owned the Pinehurst resort after his father's death in 1902. As with the other elite sporting clubs of the region, the members of the Croatan Club were all prominent northern financiers and businessmen. Gill was president of the Mercantile Trust and Deposit Company of Baltimore and head of the Cape Fear and Yadkin Valley Railroad. James T. Woodward ran the Hanover National Bank of New York. Fellow member, William Du Pont, belonged to the wealthy Du Pont family of Delaware, whose fortune was made in gun powder and chemical manufactures. Other associates of the Croatan Club were also leaders of industry and banking. Similarly, Overhills attracted an elite membership. In addition to Rockefeller and Harriman, the estate's registry included influential financiers and industrialists, most of them with New York City addresses (Overhills Estate Papers; Hood 1992: 20-21).

Like General Gill, James Francis Jordan, who played the leading role in the formation of the Overhills Country Club, had direct ties to the prestigious sporting scene of the Piedmont. A tobacco dealer and Guilford County sheriff, Jordan was best known as an accomplished hunter and guide. Serving as a guide for sportsmen on many hunting parties throughout Randolph and Guilford counties, he knew Gill and other members of the hunt clubs, and probably had joined Gill on numerous expeditions at the Croatan Club before buying the property himself in 1911. Indeed, Jordan had been hunting in Harnett and Cumberland counties since the turn of the century, perhaps drawn to the Sandhills by its abundance of wildlife, as wild game in the central Piedmont declined with the rise of hunt clubs (Hood 1992: 27).

While the Croatan Club functioned primarily as a hunt club and game preserve, the Overhills Country Club offered a greater variety of recreational pursuits. From the completion of the golf course in 1916 to the sale of the property in 1992, the sport of golf was a favorite at Overhills. Prominently sited on the Hill beside the clubhouse, the eighteen-hole course was designed by one of America's foremost golf course architects, Donald J. Ross. Ross had been planning courses at Pinehurst since 1900, and during the ensuing decades earned nationwide professional acclaim for his work. At Overhills, Ross designed a links course that was conceived and built to follow the lay of the land and accommodate the natural vegetation. Although requiring some restoration of fairways, greens, bunkers, and tee boxes, the golf course exists substantially intact (Jones 1989; Willard and Martin 1995: 81).

The decade of the 1920s was heyday of the sporting life at Overhills. Polo, golf, fox hunting, game hunting, riding, fishing, and a range of other sporting and leisure activities came together to define the winter seasons before the Great Depression. Probably introduced to Overhills by William Averell Harriman, polo was a brief but important presence at the resort. Overhills was never a focal point for this sport in the United States, but the estate's propitious location mid-way between New York and major, winter polo fields in Aiken, South Carolina, and Florida, led to the creation of training grounds and stables here. Harriman, an accomplished polo player of national rank, stabled ponies at Overhills during the winter months, transporting them in the spring to his Meadow Brook Polo Club on Long Island (Hood 1992: 48-49).

The Pinehurst resort was apparently the site of the first polo matches in the state during the winter of 1915-1916. In 1920, owner Leonard Tufts organized the prominent Sandhills Polo Club at Pinehurst, whose membership was comprised mostly of New England sportsmen who had also invested in Sandhills agricultural lands to grow peaches. Other polo clubs were later established at Camp (later Fort) Bragg and in Charlotte and Winston-Salem (Hood 1992: 48-49).

During the 1920s, Harriman and his polo mates mounted for contests at Pinehurst and Fort Bragg. At Overhills, an existing barn at the entrance compound was enlarged and remodeled for stabling polo ponies, while training fields were created near the golf course and alongside a horse pasture west of the railroad tracks. When Harriman ceased stabling his ponies on the estate near the end of the decade, polo playing also ended. The polo field near the golf course eventually disappeared in the larger landscape, but the polo barn and the pasture near the tracks survive (Hood 1992: 50).

Whereas polo attracted just a handful of Overhills sportsmen and left but a minor mark on the landscape, fox hunting enjoyed far greater appeal and left major imprints. The prominence of the sport at Overhills began in the winter season of 1920 with the arrival of Joseph Brown Thomas, Jr., an affluent northern sportsman, breeder of hounds, and world traveler. Thomas developed the Virginia fox hunting estates of Huntland and Hunting Hill in the 1910s and 1920s, and authored a seminal work on the subject, *Hounds and Hunting Through the Ages* (1928). This book included some lengthy accounts of the author's hunts at Overhills, where Thomas not only boarded hounds but also designed the U-shaped, Colonial Revival kennels (ca. 1924; now gone), modeled after his Huntland kennels and depicted in *Hounds and Hunting Through the Ages* (Hood 1992: 52-55; Thomas 1928: 126-127).

The book also featured two illustrations of fox hunting at Overhills executed by the noted painter of sporting scenes, Percival Rosseau. Born in Louisiana and trained at the Academie Julian in Paris, Rosseau frequented Overhills throughout the 1920s, residing in a cottage near the hunt stable. Examples of his work remained in the family houses until the sale of the estate (Hood 1992: 53-54).

Today, the landscape of the hunt at Overhills remains clearly visible in architectural resources as well as the ceremonial Great Circus area and portions of the primary allee and other trails used for the sport. Although the kennels which once stood at the north side of the circus are gone, the brick, U-shaped hunt stable (ca. 1924) survives intact on the south side. The portals that marked the entrances to the circus and denoted the beginning of the tree-lined allee also remain. Remnants of approximately 200 miles of hunt and bridal trails remain throughout the estate. While some were consciously laid out to enhance both the aesthetic and physical experiences of the hunt, others were former logging roads and other trails created in the late nineteenth and early twentieth centuries and later used for fox hunting as well as for recreational horseback riding.



In addition to golf, polo, and fox hunting, other sporting activities at Overhills are also represented by historic architectural and landscape features. The impressive frame riding stable (ca. 1922), similar in design to the hunt stable, still stands behind the Overhills passenger station. The broad upper and lower pastures west of the tracks, which accommodated not just polo ponies but other horses at the estate, remain little changed. A wooden paddle court (1920s) still exists behind Croatan, and Overhills Lake, impounded by a 1938 dam, survives to the north of the Hill.

Although the overall physical landscape of the Overhills Historic District has changed over time, these changes express the natural maturation of the estate's pine forests, and the limited, managed timbering which has occurred in the late twentieth century. Reflecting standard commercial logging practices of the late nineteenth and early twentieth centuries, the cut-over lands acquired by the Croatan Club and later by Kent and Jordan had not been previously clear-cut, but rather selectively timbered. While the larger and most accessible trees had been logged in the 1890s, the land retained numerous, smaller pines and hardwoods, as well as stands of woodlands in the swampy areas and along the water courses. The higher, sandy ridges, characterized by thinner soils, had never been thickly wooded, and pockets of cleared farmland were evident throughout the estate (Blake Interview 1999). Although this early twentieth century landscape has been gradually modified over the decades, many of the early landscape patterns remain. The series of aerial maps of the estate taken between 1938 and 1996 reveal remarkably similar distributions of woodlands and open space within the historic district, with the cut-over forested lands maturing and the fields overgrown (U.S. Department of Agriculture 1938, 1950, 1955, 1965, 1981, 1996). Cleared parcels typically retain their early configurations, and the sandy ridges and upper pastures still provide far-reaching views. Perhaps the most dramatic changes have occurred around the Great Circus (west of N.C. 87) and areas south of the Hill, where the broad vistas evident in the 1938 aerial and documentary photographs are now obscured by thick stands of loblolly pines. Moreover, although the estate retains significant numbers of longleaf pine, naturally denser stands of loblollies now dominate. Outside the recommended boundaries of the historic district, historically wooded tracts on the east side of N.C. 87 (south of Nursery Road) were clear-cut for pastures in the 1970s and remain as fields (U.S. Department of Agriculture 1938, 1981, 1996; Blake Interview 1999).

### **Horticulture Context**

The Overhills Historic District has significance for its association with one of the region's preeminent commercial nurseries of the late nineteenth and early twentieth centuries. The J. Van Lindley Nursery Company produced an assortment of nursery stock at sites in both the Piedmont and the Sandhills of North Carolina, shipping assorted fruit and nut trees, grapevines, and ornamental plants throughout the South. Nurseryman Joshua Lindley first established the family business in Chatham County, North Carolina, during the 1840s. In 1851, he relocated to the Quaker community of New Garden in western Guilford County, where the Lindley nursery operated until the onset of the Civil War. In 1866, Joshua Lindley and his son, John Van Lindley, reopened the business under the name New Garden Nursery, Joshua Lindley & Son. In 1877-1878, John Van Lindley reorganized the firm as Pomona Hill Nurseries and purchased a tract of land for the expanding business along the North Carolina Railroad (later the Southern Railway) west of Greensboro. The small railroad stop there would be named Pomona after the nursery, which by the turn of the century encompassed 1,130 acres of rolling, Piedmont landscape. In 1899, the flourishing business was incorporated as the J. Van Lindley Nursery Company with John Van Lindley as president and his son, Paul Cameron Lindley, vice-president (Greensboro *Daily Record*, June 13, 1918; Hood 1992: 105).

When the J. Van Lindley Nursery Company, in 1911, purchased roughly 650 acres at Overhills the company already ranked among the major nurseries in the South. The business owned 500 acres of growing fields in Forsyth County (which was sold upon the acquisition at Overhills) and had planted some 50,000 peach trees in Moore County. As described in a 1903 promotional publication for the City of Greensboro, Lindley's home gardens in Pomona included eight greenhouses totaling 20,000 square feet, 400,000 peach trees, 300,000 apple trees, 50,000 pear trees, 50,000 plum trees, 100,000 grapevines, and 200,000 other trees, vines, and ornamental plantings. The company employed approximately seventy-five traveling salesmen (*Progressive Greensboro* 1903).

Between 1911 and its demise in the early years of the Great Depression, the J. Van Lindley Nursery Company flourished at Overhills. Under the supervision of nursery manager, Atlas Simpson Davis, workers drained and cleared fields along Jumping Run Creek and constructed dwellings and outbuildings for the full-time crew. In the 1910s, owner Paul Cameron Lindley commissioned a spacious, one and one-half story Craftsman cottage overlooking the bottom lands for his personal use. As the company's home tract at the outskirts of Greensboro was gradually reduced in size and portions sold for residential and industrial real estate, the Overhills operation rose as the principal growing fields. Workers hauled plantings down Nursery Road to the railroad freight depot at Overhills, where they were shipped to the headquarters at Greensboro or directly to farmers and smaller nurseries throughout the region. The Overhills Country Club was also a client, purchasing trees and shrubs to ornament the Hill and the golf course (Hood 1992: 108-110).

With the coming of the Depression, the demand for nursery stock sharply declined, and the Lindley company went out of business. The company sold off its inventory along Jumping Run Creek and in 1932, found a buyer of the land and buildings in Isabel Rockefeller. Mrs. Rockefeller converted the Paul Cameron Lindley House and the adjacent worker cottages into a rural health-care facility for area children. The Preventorium, as it was called, operated for only a short period until her death in 1936. The former nursery fields were given over to cash crops and in recent decades swine production as well. Over time, what nursery stock that remained in the fields was transplanted to provide additional landscaping around the Hill. The trees and shrubs around Avery Rockefeller's Birdsong cottage all came from the nursery bottoms. At present, few traces remain of the once extensive plantings associated with the Lindley nursery at Overhills (Hood 1992: 112).

However, the cleared bottom lands still extend through the heart of the tract and buildings erected for the nursery continue to overlook Jumping Run Creek. The Davis and Lindley houses, four worker cottages, and several outbuildings all survive. These resources are clearly the finest remaining collection of fields and buildings related to this important nursery enterprise. The Pomona operation was vacated in the late 1920s when Paul Cameron Lindley moved the business to the community of Friendship near Guilford College at the western edge of Greensboro. Today, only a remodeled, frame nursery office building survives on the Pomona site. The Lindley family houses and the greenhouses (which numbered seventeen by the 1920s) that once stood there are now gone. The operations at Friendship closed in the mid-1960s, and a portion of the nursery tract was subsequently enveloped by the Greensboro airport (Hood 1992: 113).

### **Architecture Context**

The buildings in the Overhills Historic District are architecturally significant as substantially intact examples of both traditional and nationally popular types and styles. In addition, the



prominent Croatan cottage (1929), the hunt stable (ca. 1924), and the riding stable (ca. 1922) stand out as the work of architects. The influence of regional building practices at Overhills is most evident in the estate's early twentieth century worker cottages. They are versions of the traditional two room, single pile house type whose popularity in the Sandhills and throughout North Carolina persisted into the early years of the twentieth century (Jakle et al. 1989: 106-113; Bishir 1990: 288, 290). The historic district also contains fine expressions of two of the most popular architectural styles of the period, the Colonial Revival and the bungalow. Popularized in a flood of widely circulating architectural magazines and builders' catalogs, variations of these styles swept the state in the early decades of the twentieth century to influence both urban and rural design (Bishir 1990: 425-432).

Some of the oldest remaining buildings in the Overhills Historic District reveal distinctive skinned-pole building techniques. Skinned-pole construction is a traditional mode of log building employing round logs or poles which have had the bark removed and fashioned into walls and porch supports. Functional, affordable, and relatively easy to master, such construction was commonly used for farm outbuildings and modest housing throughout the region during the late nineteenth and early twentieth centuries (Power 1991: 155-156, 547). However, skinned-pole construction also complemented the nationally popular rustic resort architecture that found expression in a great range of building types of this period, from simple log hunting lodges (or camps) to fashionable, forested domestic retreats (Bishir 1990: 382-384).

The earliest example of such rustic architecture at Overhills may be the hunting lodge that remains remarkably intact behind the Overhills passenger station. This one story, side gable building follows a traditional double-pen form constructed entirely of skinned logs secured at the corners with saddle notching. The double-pen lodge is the only log building on the property. More commonly, builders at Overhills attached skinned-pole porch posts of either slender saplings or heavier logs to frame structures, thus giving these buildings a rustic flavor in keeping with the resort setting. Examples include the black and white servants' quarters, three other worker cottages, and the passenger station.

Built by the Atlantic Coast Line Railroad, the Overhills passenger station (ca. 1916) also stands out as a particularly handsome example of early twentieth century railroad architecture. The station features wood shingled siding, diamond-shaped lattice windows, bracketed gable ends, exposed rafters, and the skinned-pole porch columns. While unusually stylish for such a small rail station, the craftsmanship and attention to detail reflected the social stature of the clients it served.

Sited just north of the passenger station is the simpler freight depot (1920s). Used by the J. Van Lindley Nursery to transport planting stock, the freight depot displays the rectangular form, the broad gable roof with deep eaves to shelter the loading platforms, and the board-and-batten siding typical of small railroad stations built in the early twentieth century.

The district's striking riding stable (ca. 1922) and hunt stable (ca. 1924) are both Colonial Revival in style and conform to the traditional inverted U-shaped plan frequently used for substantial horse barns on large equestrian estates. The configuration includes a forecourt area formed by two parallel rows of horse stalls connected by a block containing rooms for tacking gear, offices, and living quarters. The frame, weatherboard riding stable was designed by architect, John Oakman, of New York, and was later modified to permit hay lofts above the stalls. The brick hunt stable, which replaced a frame stable that burned, stands on the north side of the Great Circus, the ceremonial gathering place for hunters, horses, and hounds on the estate, and

originally faced a matching, U-shaped kennels (no longer extant) that occupied the south side of the circus.

In contrast to the riding and hunt stables, both of which are stylish buildings erected specifically as the estate's premier horse barns, the polo barn (ca. 1922) has a more utilitarian design adapted from an existing wooden barn to quarter polo ponies for the winter season. A surviving plan for the renovation is labeled "Farm Barn" and includes the date "8-17-22" and the name "C. G. Tilt." While the sizable, rectangular, gable roofed shape suggests the form of the earlier farm barn, the original row of stalls ("cow stalls" in the plan) was replaced by sixteen pony stables evenly arranged in two rows divided by a narrow center aisle. The two ranks of stalls open onto recessed shelters along the east and west sides. The barn also includes a large hayloft, and tack rooms and other equipment chambers at the gable ends. The polo barn at Overhills contributes to the architectural significance of the historic district as a well-preserved example of an early twentieth century horse barn. Although the polo barn is simpler in design than the hunt and riding stables, they share common elements important for sheltering horses: rows of stalls with box doors for ready access, windows and open upper wall partitions for good ventilation, hay lofts, shaded overhangs covering the exterior doors, and separate equipment rooms.

Located on the Hill west of the polo barn, Croatan (1929) and the Harriman Cottage (ca. 1920) contribute to the architectural significance of the Overhills Historic District. Stately Croatan stands out as a sophisticated example of the Colonial Revival country house. Commissioned by Isabel Rockefeller, the house was designed by the New York architectural firm of Hiss and Weeks, who had been responsible for the Rockefeller family's other country estate, Owenoke, at Greenwich, Connecticut. Croatan is the only known residence in North Carolina designed by this firm. The two story, L-plan house was built with unusual steel framing, with a veneer of old brick that was salvaged from a demolished residence in Charleston, South Carolina. The prominent hip roof is covered in terra cotta tiles, and large picture and bay windows overlook a south terrace.

In contrast to the formality of Croatan, the ca. 1918 Harriman Cottage's informality and use of rustic materials are emblematic of the Craftsman style. Probably designed and built by a local contractor who modeled the dwelling after a popular bungalow design, the cottage is an unpretentious, one and one-half story, frame dwelling with weatherboard siding and a broad side gable roof that extends over the front façade creating a deep, engaged porch. Heavy, stripped logs support the front porch. The well-preserved interior reflects the Craftsman style in its informal, open plan and simple brick mantel. The Paul Cameron Lindley House (ca. 1918) at Jumping Run Creek resembles the Harriman cottage in its height and form, weatherboard siding, and engaged verandah supported by skinned logs fashioned into columns.

### **Recommended National Register Boundaries**

The proposed Overhills Historic District encompasses approximately 5,700 acres of the 20,758 acre core tract which the Croatan Club of Manchester sold to William Kent and Leonard Tufts in 1911 (**Figure 14**). During the following two decades, the enormous Overhills tract would grow to hold some 40,000 acres in Cumberland and Harnett counties. The Rockefellers sold roughly seventy-five percent this acreage during the Great Depression, and the estate currently comprises 10,546 acres. The historic district includes the greatest concentration of intact architectural and landscape features that contribute to the historical and architectural significance of the estate. The district is roughly defined by Vass Road (S.R. 1001) to the south, to the west and north by





current property lines, and to the east by N.C. 87 and Jumping Run Creek. West of N.C. 87, the recommended boundaries encompass not only the most prominent architectural resources around the Hill, the entrance compound, and the Great Circus but also the adjacent horse pastures and significant traces of the historic bridle trails and other early transportation routes. The horse trails remain visible throughout the west side of the historic district although some are now partially obscured by mature pines and undergrowth. As depicted on a map (undated) of the bridle paths on the estate, these rides appear to have been concentrated west of N.C. 87. However, some of the bridle paths on the west side of the historic district ran southward across Vass Road to the Lower Little River.

The proposed National Register boundaries extend east across N.C. 87 to include the Lindley nursery property, which approximates the 1,224 acre tract that Isabel Rockefeller purchased from Lindley in 1932. Oriented around Jumping Run Creek, the landscape of cleared fields bordered by woodlands has survived with few alterations since the first photographic aerial maps were taken of this area in 1938 (U.S. Department of Agriculture 1938). Although the tract now holds some modern farm buildings, a host of significant dwellings and support structures remain. Just west of the Lindley tract (east of N.C. 87) pine woodlands and several pockets of fields (also evident in the 1938 aerial map) link the nursery lands to the west side of the district. The southeast border of the historic district (east of N.C. 87) is defined by Nursery Road, an early, regional roadway which was also used by the Lindley nursery to transport plant stock from the fields to the freight station at Overhills.

With the notable exception of the Lindley nursery lands, the proposed historic district boundaries are drawn to exclude most of the estate's current acreage east of N.C. 87, including a collection of abandoned tenant farms that are no longer contiguous with the current core Overhills tract. As previously noted, the excluded area that lies immediately east of N.C. 87 (south of Nursery Road) contains clear-cut acreage that was part of a cattle, horse, and deer operation which included a modern ranch house, horse barn, and deer shed. This area holds no historic architectural resources. The abandoned tenant farms, sited along Manchester and McArthur roads east of N.C. 87, have all undergone major alterations and deterioration, and none is recommended as eligible for the National Register, either as part of the larger Overhills Historic District or as individual farms.

The proposed National Register boundaries are also drawn to exclude the estate's current acreage south of Vass Road to the Lower Little River. Pine woodlands dominate this area, which also contains some cleared fields and small agricultural complexes associated with the Dan Cameron and the Townsend tenant farms. The two farm complexes are both abandoned and in disrepair. At Townsend Farm near the Little River, a remaining late nineteenth century house has been heavily altered and relocated to its present site near a 1920s farmhouse, which was probably extensively remodeled sometime in the 1950s.



## V. PROPERTY INVENTORY AND EVALUATIONS OF ELIGIBILITY

### OVERHILLS HISTORIC DISTRICT

Roughly bounded to the south by Vass Road (S.R. 1001), to the west by Fort Bragg, to the east by N.C. 87 and Jumping Run Creek, and to the north by the boundary of the Overhills tax parcel Harnett and Cumberland Counties

The Overhills Historic District, encompassing approximately 5,700 acres, is significant under Criterion A for social history, horticulture, and entertainment/recreation and under Criterion C for architecture. In its architectural and landscape elements, the district clearly represents the emergence of exclusive hunt preserves and seasonal country retreats in North Carolina and other parts of the South during the late nineteenth and early twentieth centuries. The Overhills Historic District encompasses the Hill compound of handsomely landscaped dwellings (the focal point of the estate), the adjacent golf course, a recreational lake, polo barn, hunt and riding stables, pine woodlands laced with riding and nature trails, horse pastures, a small log hunting lodge, the railroad passenger and freight stations, and a variety of worker cottages and service outbuildings (**Plates 16-20**). South of the Hill lies the formal hunt stable complex and horse trails as well as the worker houses and service buildings associated with the stables. In addition to the horse trails and nature paths, the estate is crossed by vestiges of historic transportation routes, logging roads, a rail corridor, and other service roads (**Plates 21-22**). The historic district also includes the growing fields and groups of worker housing and service buildings associated with the former J. Van Lindley Nursery Company, a leading Southeastern producer of cut flowers and nursery stock in the early twentieth century. Found on the east side of the vast Overhills tract, the nursery property was acquired by the Rockefellers in the 1930s and incorporated into the Overhills estate (**Plates 23-24**). Finally, the proposed Overhills historic district boundaries encompass a corridor along Nursery Road which connects the former Lindley holdings with center of the Overhills estate west of N.C. 87.

The development of Overhills as a seasonal hunt club began around 1906 with the formation of the Croatan Club of Manchester, and then increased significantly during the 1910s and 1920s, first under the partnership of James Francis Jordan and William Kent, and later under the control of William Averell Harriman and Percy A. Rockefeller. Rockefeller assumed complete control over the property by the mid-1920s, and by the late 1930s, Overhills had become the private winter retreat of the Rockefeller family, which it remained until its sale in 1997.

In addition to its historical importance, the Overhills Historic District has architectural significance. Its well-preserved collection of dwellings, stables, and other buildings represent traditional types and modes of craftsmanship as well as nationally popular and innovative designs and construction techniques. Croatan (1929), the principal surviving Rockefeller family residence on the estate, was designed in the Colonial Revival style by the New York architectural firm of Hiss and Weeks. Another New York architect, John Oakman, designed the handsome riding stable (ca. 1922). The large hunt stable (ca. 1924) may also be the work of Oakman. Both buildings share similar Colonial Revival treatment and conform to the traditional U-shaped configuration frequently employed for horse stables of such impressive dimensions. The estate also retains well-preserved examples of the nationally popular rustic styles, early twentieth century railroad architecture, as well as worker housing and a log hunting lodge. The worker housing and lodge display elements of traditional, skinned-pole construction that was not only functional and inexpensive but also presented a rustic, naturalistic appearance popular with hunt clubs of the period. The period of significance extends from 1906 with the formation of the Croatan Club and ends in 1938, by which time Overhills had been transformed from an elite



Plate 16. Croatan, Situated on the Hill, Looking Southeast.



Plate 17. Riding Stable, Located within the Entrance Compound, Looking East.





Plate 18. Polo Barn, Located within the Entrance Compound, Looking East.



Plate 19. Overhills Passenger Station and the Entrance Compound, Looking North along an Estate Road.



Plate 20. Hunting Lodge, Sited within the Entrance Compound, Looking East.



Plate 21. Railroad Corridor and Estate Road, Looking Northwest from Nursery Road.





Plate 22. Estate Road and Pine Forests, Looking Northwest from Nursery Road West of Its Junction with N.C. 87.



Plate 23. Lindley Nursery, Nursery Manager's House, Looking Southeast.



Plate 24. Lindley Nursery, Growing Fields, South of Nursery Road.



sporting club into purely a family retreat for the Rockefellers. Both Percy and Isabel Rockefeller had died in the mid-1930s, and the last fox hunt was held in 1937. Under new leadership, the family quickly began selling off major portions of the Overhills estate, and turned its attention to commercial timbering and agriculture, which resulted in the construction of new service buildings and some alterations to the landscape. The Overhills Historic District encompasses ninety-nine resources, fifty-six of which are contributing and forty-three of which are non-contributing.

The proposed historic district boundaries are defined roughly on the east side by N.C. 87 and to the northeast by the historic Lindley Nursery parcel along Jumping Run Creek. To the south, the historic district borders Vass Road (excluding pockets of modern development), and to the west by Fort Bragg which abuts the Overhills tax parcel. The northern boundary of the historic district also conforms to the Overhills property line, portions of which adjoin Fort Bragg. These historic district limits encompass all the historic elements associated with the Overhills estate or Lindley Nursery, the system of horse trails, service roads, and railroad line, the golf course, the Overhills Lake, and areas of woodland, fields, and pastures.

The boundaries defined in the 1991 D.O.E. conformed to the entire Rockefeller tract of roughly 15,000 acres, which included Long Valley Farm and the Frazier and Williams tenant farms (the latter are often referred to collectively as Hart Farm). The proposed boundaries defined for this project encompass a smaller portion of the original Overhills tract. Omitted from the proposed historic district are Long Valley Farm, which was listed separately in the National Register (1994), out-parcels that have been historically under separate ownership, modern farms primarily on the east side of N.C. 87, and altered fields that do not contribute to the significance of the historic district. A number of abandoned tenant farms have also been eliminated from the proposed historic district. Several of these farms postdate the period of significance, most are in poor to deteriorated condition, and most are also now isolated from the historic Overhills estate because the surrounding agricultural landscape has lost much of its integrity. The boundaries of the proposed Overhills Historic District are depicted in **Figure 14**. The following inventory list is organized geographically, and lists of resources and the photographic inventory appear in Appendix A.

**A. Overhills Hunt Stable Complex (Figure 15)**

South side of S.R. 1117 (Nursery Road), west of N.C. 87  
Harnett County

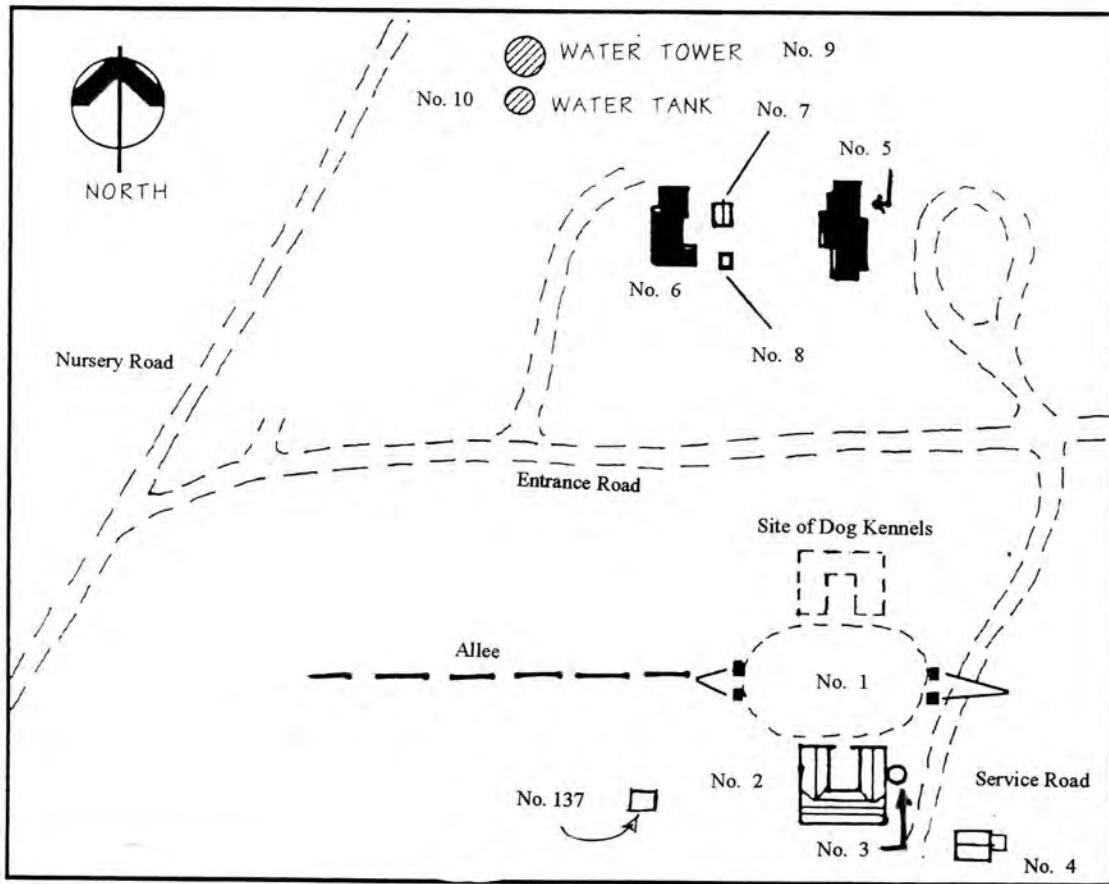
During the early to mid-twentieth century, Overhills had six stables: riding stables (extant), polo barn (extant), breeding stables, a pasture stable, a mule barn (extant), and the hunt stables (extant). The hunt stable complex for Overhills consisted of formally arranged, brick horse stables and frame dog kennels (now lost) that were constructed ca. 1924. The two U-shaped buildings were oriented to the Great Circus, where riders and dogs would meet before beginning the fox hunt. The complex retains its formal, symmetrical arrangement with pairs of concrete pylons marking the cardinal points of the circus. The hunt stable opens onto the circus from the south side. The area surrounding the stable complex was originally open and grassy, but has since grown up as pine forest. The hunt procession began through the west pylons of the Great Circus, where a broad, pine tree-lined trail led up the hill towards the Hill. On the north side of the circus stood the dog kennels, but the concrete slab foundation is all that remains of the kennels, which had been designed by Joseph Brown Thomas, Jr. and illustrated his *Hounds and Hunting Through the Ages* (1928). North of the dog kennels is the original, unpaved entrance

---

\* One property (No. 137) associated with the Overhills Hunt Stable Complex was added to the survey after the draft report was submitted in December 1999. The entry for this resource is found on page 86.

**Figure 15**  
**Overhills Hunt Stable Complex - Site Map**

**Not to Scale**



**Source:** Newlan Knight and Associates, Inc.  
Austin, Texas



road to the country club and estate, which led west from N.C. 87 and crossed S.R. 1117 (Nursery Road). Nursery Road is now the principal route leading from N.C. 87 to the Hill.

**1. Great Circus (early 1920s); Contributing**

The centerpiece of the hunt stable complex is the Great Circus, a grassy circular area which served as the ceremonial gathering place for the horses and hounds stabled on the north and south sides. Originally, the Great Circus was bordered by a circular clay avenue lined with a hedge, but only vestiges of the hedge remain. The four cardinal points of the circus are marked by pairs of tall, paneled pylons, constructed of concrete, which served as entrances to the circus. These gateways were flanked by American Holly and magnolia trees which remain as mature specimens. Raised, grassy paths crossed the circus along the axes reaching a raised circular area at the center. These paths and the central meeting point for the hunt parties are still evident. From the center of the circus, the hunt began through the west gateway up the pine-lined trail towards the Hill.

**2. Hunt Stable (ca. 1924); Contributing**

Built on a north-south orientation, the hunt stable is an imposing, one and one-half story, brick building with a U-shaped plan and enclosed clay forecourt. The main block, built on an east-west axis, has a slate gambrel roof and flanking, gable roofed stall blocks. The stall blocks have engaged arcades which shelter the brick-paved stall entrances from the forecourt. A shed roofed arcade extends across the main block, and the arcades are all supported by square piers. A passage leads through the seven bay elevation of the main block to the rear elevation. The passage has wooden sliding doors, and each stall has a two-part, wooden door attached with long, strap hinges. The front (forecourt side) and rear elevations of the main block have shed roofed dormers, and lunette windows are found under the gable ends. Other windows are six-over-six, and interior end chimneys also mark the gable ends of the main block. The main block housed grooms' quarters on the second floor, and the west half of the first floor served as a gathering place for the hunters, complete with kitchen, pantry, living room (later a bedroom), and bathroom. The interior has plaster walls and two panel doors. A tack room occupied the eastern portion of the first floor. The stalls have flush board interior partition walls capped by metal grills and wall mounted hay racks and water troughs. Each stall has a rear, awning style window. The north ends of the stall blocks are blind and contiguous with the walls extending to the entrance piers, overlooking the Great Circus. The hunt stable was constructed ca. 1924 after the original frame stable was lost in a fire. The stable retains its architectural integrity.

**3. Hunt Stable Silo (ca. 1924); Contributing**

On the east side of the hunt stable stands a terra cotta tile silo, measuring twenty-three feet tall. The ladder that once allowed access to the top is now gone. The silo is in fair condition.

**4. Hunt Stable Garage (1930s); Contributing**

The garage is a long, one and one-half story, frame building with a brick foundation. Now in fair condition, the garage has German siding and three garage openings on the south elevation. The west and center bays had double leaf, wood and glass doors, but only the center pair survives. The east bay has intact wooden doors. Six-over-six, double hung windows are found in each of the west and north elevations, and there is an opening to the loft on the west elevation. A small frame shed has been added to the east elevation.

**5. Hunt Stable Residence No. 1 (1920s); Contributing**

Sited across the former entrance road from the hunt stables, this one story, frame dwelling has a rectangular plan, side gable roof, weatherboard siding, six-over-six windows, and concrete block foundation. Facing east, the house has a shed roofed sun room and a porch sheltering the

entrance. A small, shed roofed ell, with an attached screened service porch, extends from the rear elevation. A side gable wing projects from the main block of the house to the north. The interior has an informal plan with pine floors, plain surrounds, and horizontal paneled doors. There is a single brick chimney. The house is in good condition.

The house was built on the north side of the main estate entrance road for William B. Bruce, who came to Overhills from Virginia to be resident huntsman and who was named estate manager in 1932. After he and his family moved into the former clubhouse, this dwelling became a staff residence.

**6. Hunt Stable Residence No. 2 (1940s/remodeled 1980s); Non-contributing**

Also sited on the north side of the estate entrance road, this second staff house is a one and one-half story, frame, side gable cottage built after World War II, but thoroughly remodeled during the 1980s. A two car garage wing was added to the north elevation, and the house was resheathed with new beaded siding. The house has both original and modern six-over-six windows. The three bay facade has a central entrance flanked by paired windows, and a shed addition was constructed on the rear elevation. The interior was also remodeled during the 1980s renovations. The house no longer retains its architectural integrity because of extensive alterations.

**7. Hunt Stable Residence No. 2, Garage (1940s); Non-contributing**

The house tract includes a frame, metal clad, one-car garage with front gable roof, board and batten doors, and a shed addition to the east elevation. Constructed after the period of significance, the garage does not contribute to the Overhills Historic District .

**8. Hunt Stable Residence No. 2, Shed (1940s); Non-contributing**

South of the garage is a small, frame shed which remains in good condition. Constructed after the period of significance, the shed does not contribute to the Overhills Historic District .

**9. Overhills Water Tank (ca. 1950); Non-contributing**

Standing on a hill overlooking the stable from the northwest is this prefabricated metal water tank that sits on tall metal supports. The water tank was made by the Taylor Iron Works of Macon, Georgia. Constructed after the period of significance, the water tank does not contribute to the Overhills Historic District .

**10. Overhills Water Tank (ca. 1925); Contributing**

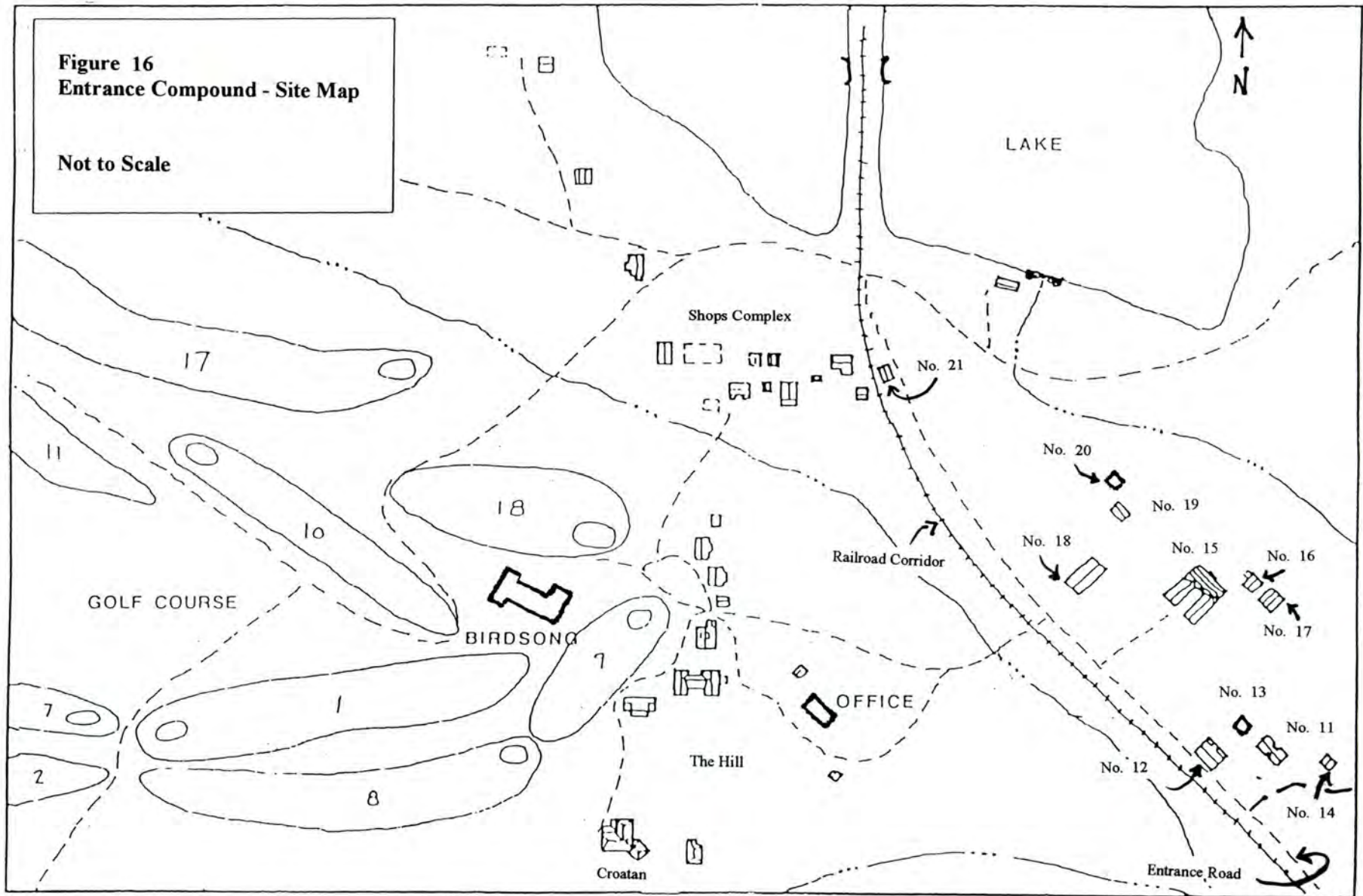
Sited next to the modern water tank is the older tank which was constructed of wood slats held together by metal rings and capped by a conical roof. The older tank sits on a poured concrete piers. The water tank retains its architectural integrity.

**B. Entrance Compound (Figure 16)**

North side of S.R. 1117 on the east side of the former Atlantic Coast Line Railroad Corridor  
Harnett County

The entrance compound consists of eleven buildings which extend along the east side of the former Cape Fear and Yadkin Valley Railroad (later part of the Atlantic Coast Line system) and a parallel unpaved road that connects Nursery Road with the lake and shop complex. A gravel driveway extends from this road up to the Hill compound after crossing the abandoned rail line. The principal buildings within the entrance compound include a log hunting lodge (the oldest extant building at Overhills), the rail passenger station, the riding stables, the polo barn, and the freight depot. This complex is bordered by woodland, horse pastures, and Muddy Creek.





**Source:** Newlan Knight and Associates, Inc.  
 Austin, Texas

**11. Hunting Lodge (ca. 1906; addition ca. 1960); Contributing**

The oldest surviving building at Overhills, this house was probably built as a hunting camp by the Croatan Club. The small, rustic log house has a side gable roof, saddle notching, double pen form, six-over-six windows, and a symmetrical four bay facade. The two room interior has a rear kitchen ell. The house was doubled in size during a ca. 1960 remodeling when a second side gable block was built, connected to the south elevation of the log house by a hyphen. The addition rests on a concrete block foundation and has asbestos shingle siding. A shed roofed porch extends across the south gable end of the addition. The interior of the log house was remodeled ca. 1960, using some older materials. Despite the ca. 1960 addition, the hunting lodge retains sufficient integrity to convey its historical significance. The addition is compatible in scale and massing to the original log building, and the hyphen connecting the two blocks helps to preserve the integrity of the lodge.

**12. Overhills Passenger Station (ca. 1916); Contributing**

The passenger station is a one and one-half story, Craftsman style building with a shingled exterior and a side gable roof with broad eaves and triangular brackets. The facade, facing the road, is covered by an engaged porch supported by skinned-pole columns. Entrances for both white and black passengers are found in the north and south bays of the facade. The door to the white waiting room has an upper panel fitted with a leaded window featuring tulip motifs. The building has diamond paned casement windows, and an enamel sign, announcing Overhills, is found above the attic story windows on the gable ends. A small rear shed was extended on either side during a ca. 1960 remodeling when the station was made a worker's residence. The interior was largely refitted during this conversion, with materials applied over the original. A central brick chimney that heated both waiting rooms is intact. The passenger station retains its architectural integrity.

**13. Storage Building (ca. 1980); Non-contributing**

A small, frame storage building was erected ca. 1980 with the form of an early twentieth century well house. The gable roof extends forward to create an open shed supported by wooden poles. This modern shed does not contribute to the significance of the historic district.

**14. Pump House (ca. 1935); Contributing**

This small, rectangular building has a rustic design of vertically laid logs with horizontal logs under the gable. The gable front building has a single entrance, also of vertical logs, and one six-over-six window in the rear elevation. The pump house has a poured concrete foundation. The pump house retains its architectural integrity.

**15. Riding Stable (ca. 1922); Contributing**

Designed by John Oakman and built between 1922 and 1924, the riding stable replaced or subsumed a smaller stable that stood on the site. The stable is set back from the estate road with a formal, privet-lined, sandy drive leading to the U-shaped stable block.

Built on a northeast-southwest orientation, the riding stable is an imposing, one and one-half story, frame building with a U-shaped plan, weatherboard siding, and an enclosed clay forecourt. The main block, built on a northwest-southeast axis, has a slate gambrel roof, shed roofed dormers, six-over-six windows, and a central, double leaf entrance capped by a gable. A shed roofed, screened porch is found along the rear elevation of the main block, and a small shed for storing horse carts extends from the north elevation of the main block. Facing the forecourt above the stable entrance are French doors which open onto a small balcony. The main building housed tack rooms, grooms' quarters, dressing rooms, and service areas. The second floor housed an apartment for the stable manager. The main block is flanked by gable roofed stall blocks



which are decorated with cupolas. The stall blocks have engaged arcades which shelter the stall entrances from the forecourt. Each stall has a two-part, board and batten door attached with long, strap hinges. Some of the stalls also open to the outside wall, while others have casement windows for ventilation. The gable end walls of the stall blocks have board and batten doors opening into upper level hay lofts. The stalls have flush board interior partition walls and wall-mounted hay racks and water troughs. The west gable ends of the stall blocks extend to form the forecourt entrance. The stable had undergone some alteration. The two stall blocks were raised from one story to one and one-half stories to create hay lofts above the stalls, and the roof lines were extended to create engaged sheds to shelter the stall entrances. These changes mimic the design of the hunt stable, and it seems probable that the riding stable was modified ca. 1924 when the hunt stable was constructed.

**16. Riding Stable Garage (ca. 1935); Contributing**

Sited behind the stable is a single car, frame garage with front gable roof, weatherboard siding, and windows in the side elevation. The garage survives in good condition.

**17. Riding Stable Feed Room (ca. 1935); Contributing**

Located next to the garage is a small, front gable building with weatherboard siding, a single, horizontal paneled door, and a side shed addition. Used as the feed room for the riding stable, the building sits on a concrete pier foundation. There are fixed lights windows in the gable end walls, and the interior has flushboard walls. The feed room remains intact.

**18. Polo Barn (early twentieth century/1922 remodeling); Contributing**

The polo barn is a large, frame building with weatherboard siding and board and batten window coverings and doors. The barn has a center aisle and two rows of stalls, opening along the long side elevations and sheltered by engaged arcades. The stalls have two part doors, flanked by metal grills, flushboard interior walls, and wall-mounted hay racks, which could be filled from the hay loft or the center aisle. Tack rooms are located in the end bays of each side elevation. Above the gable end exterior doors are openings to the hay loft. Some doors are no longer in place. The stalls facing the east side paddock have only lower doors.

The polo barn was originally constructed as a general farm barn in the early twentieth century, but was remodeled in 1922 to house Averell Harriman's polo ponies which were trained at Overhills during the winter months. The polo barn is thought to be one of the earliest surviving buildings in North Carolina associated with the sport of polo. The polo barn remains intact and largely unchanged since the modifications of the early 1920s.

**19. Polo Barn House (ca. 1922); Contributing**

Located next to the polo barn is a one story, double pile, frame dwelling that housed the polo pony trainer. The side gable house has a porch, with skinned-pole supports, extending across the facade, the eastern third of which has been enclosed as a third bedroom. The remainder of the porch has been screened. The rear shed has been enclosed and weatherboarded. The house has a combination of nine-over-nine, four-over-four, and later two-over-two horizontal sash windows, and the interior has been remodeled. Despite the interior remodeling, the house retains sufficient integrity to convey its historical significance.

**20. Polo Barn House, Garage (1980s); Non-Contributing**

Sited next to the polo barn house is an open, two car garage with pole supports and a shed roof. The rear wall is sheathed with a built-in storage room. This modern garage does not contribute to the historic district.

**21. Freight Depot (ca. 1920); Contributing**

The former Atlantic Coast Line freight depot has the rustic styling found elsewhere at Overhills. Resting on tall brick piers, the building has low-pitched, gable roof with broad eaves supported by triangular brackets, board and batten siding, a gable truss decoration, and a horizontal paneled door in the south gable end. The platform on the railroad (west) side is intact, and the double leaf, batten doors survive. The building retains its architectural integrity.

The freight depot was built for shipping the plants and other nursery products from nearby Lindley Nursery to its headquarters in Greensboro, and Nursery Road, which linked the nursery operations with the depot, was constructed at roughly the same time.

**C. Overhills Lake and Facilities (Figure 17)**

East side of former Atlantic Coast Line Railway, north of Entrance Compound  
Harnett County

The Overhills Lake lies primarily on the east side of a raised railroad embankment, created when the Cape Fear and Yadkin Valley Railroad (later part of the Atlantic Coast Line system) was constructed in the late nineteenth century through this swampy area fed by Muddy Creek and its tributaries. At the south side of the lake, at the location of the dam, Muddy Creek flows along a southeasterly course through the estate past the riding stables. The extant dam is an earthen, and possibly a partially wooden, structure that resulted from the 1938 reconstruction of an earlier dam at this location. The 1938 reconstruction for Avery Rockefeller occurred at the same time that a dam was being constructed at neighboring Long Valley Farm. The railroad berm functions much like a dam on the west side, helping to give the sixty-four acre lake its generally rectangular shape. A two and one-half mile walking trail circles the lake, and a boardwalk crosses through a cypress swamp.

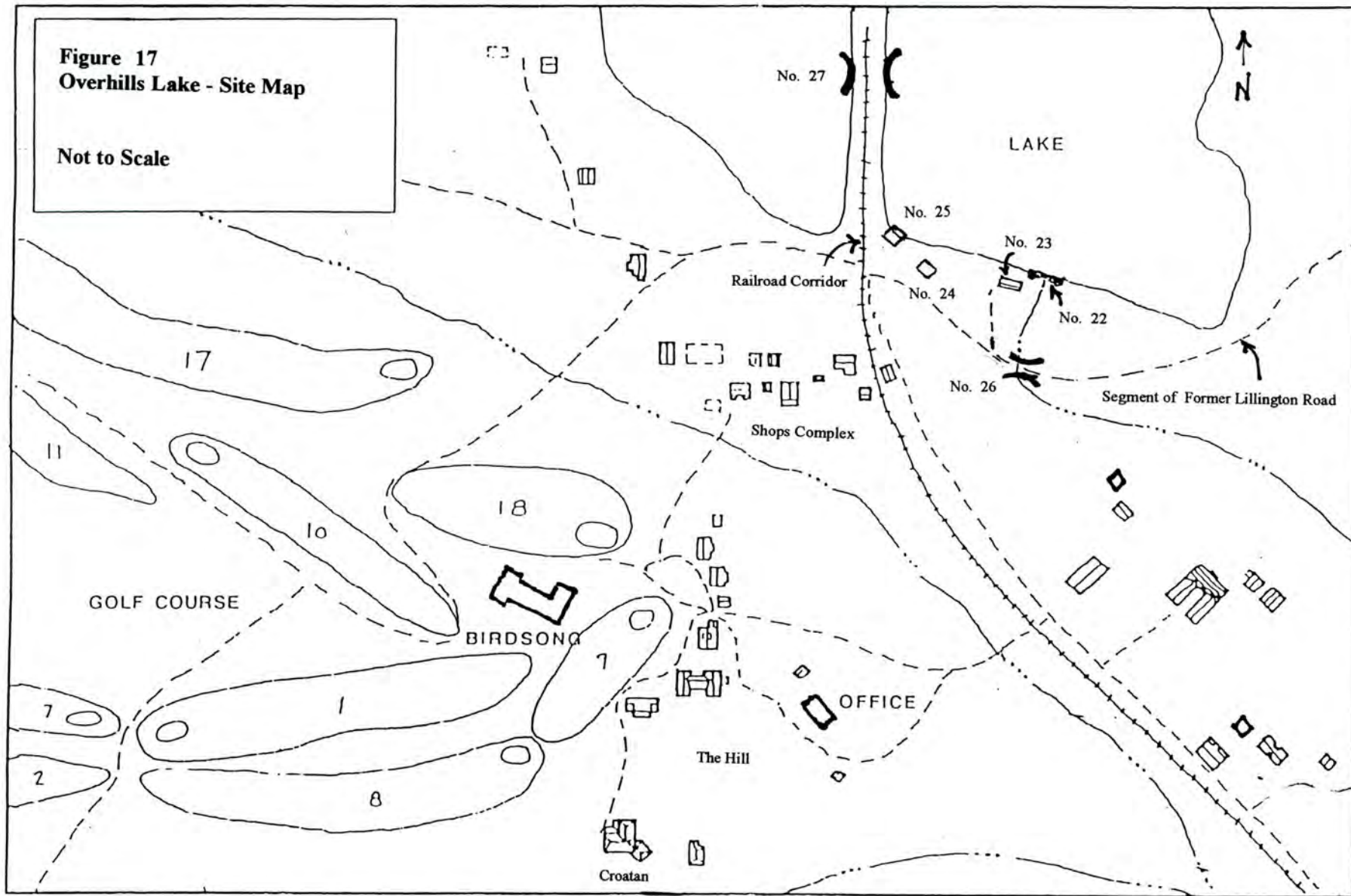
**22. Overhills Lake, Dam and Gates (late nineteenth and early twentieth century; rebuilt 1938); Contributing**

It is unknown when Muddy Creek was first dammed to create the Overhills Lake, but several newspaper articles and development maps from the early twentieth century mention or depict the lake. An earthen and wooden dam at the south end of the lake was erected in 1905, but was rebuilt for Avery Rockefeller in 1938. The existing earthen structure is reinforced with concrete abutments and gates with five sluices through which water empties into Muddy Creek. The dam, and its machinery, was installed by the Campbell Water Wheel Company of Philadelphia in 1938. The top of the dam is a grassy, level area where swimmers could enter the water, but the diving platform that once extended from the dam is now gone. A bathhouse sits on the west side of the dam, and a picnic area on the east. The grassy picnic area retains a brick barbecue and work table, but other tables and chairs are now gone. A new wooden fence has been installed along the lake and creek sides of the dam. The dam and gates retain their integrity.

**23. Lake Bathhouse (ca. 1920s); Contributing**

Situated at the south end of the lake, next to the dam, is a hip roofed, brick bathhouse that sits on a raised, cast-in-place concrete foundation. The basement is reached through double leaf, horizontal paneled doors in the west elevation although the doors are now off their hinges. The windows are one-over-one double hung sash. Two five panel doors on the north elevation, facing the lake, open into two equal-sized rooms which housed the men's and women's changing rooms. The interior has exposed brick walls, with a flushboard partition wall, and pine floors. The bathhouse is in fair condition and retains its architectural integrity.





Source: **Newlan Knight and Associates, Inc.**  
Austin, Texas

**24. Lake Pump House (ca. 1963); Non-contributing**

Located between the bathhouse and the boathouse is a small, concrete block pump house. The pump house has a gable roof, two-over-two, horizontal sash windows, and a board and batten door. The pump house postdates the period of significance and does not contribute to the historic district.

**25. Lake Boathouse (ca. 1950); Non-contributing**

Located at the southwest end of the lake, the boathouse is a frame, gable roofed building with weatherboard siding, and a board and batten door. The side elevations are blind, and the interior has a narrow walk for reaching the boats. The northeast elevation is open to the water. The boathouse postdates the period of significance and does not contribute to the historic district.

**26. Bridge over Muddy Creek (ca. 1960); Non-contributing**

Sited downstream from the lake dam is a single span, wooden deck girder bridge which carries an unpaved estate road (part of the historic Lillington Road) over Muddy Creek and around the south side of the lake. The bridge has concrete post and lintel railings, and the abutments are wooden. The bridge postdates the period of significance and does not contribute to the significance of the historic district.

**27. Railroad Bridge (ca. 1935); Contributing**

Located along the rail embankment that cuts through the west side of the lake is a wooden trestle bridge, built originally for the Atlantic Coast Line railroad. Once accommodating a single track, the bridge has a wooden deck and metal pipe railings. The bridge retains its integrity.

**D. Shops Complex (Figure 18)\***

North of the golf course and the residential compound on the Hill and southwest of Overhills Lake; Harnett County

This complex of buildings consists of two worker cottages and the service and maintenance facilities needed by the estate. The area lies on the west side of the former Atlantic Coast Line railroad and is hidden from the Hill and the golf course by thick stands of pines that line a tributary of Muddy Creek. Several service roads provide access to the shops complex and the golf course.

**28. Shop Garage No. 1 (ca. 1935); Contributing**

Shop Garage No. 1 is a large, frame, front gable building with weatherboard siding and a concrete block foundation. The roof has exposed rafters and bracketed eaves. The building has a wide opening across the north elevation and an open pole shed across the rear elevation. The shop garage is intact.

**29. Fuel Storage Shed (ca. 1935); Contributing**

This small, frame, front gable building has weatherboard siding, blind side and rear elevations, and double leaf, batten doors on the north elevation. The shed survives largely intact.

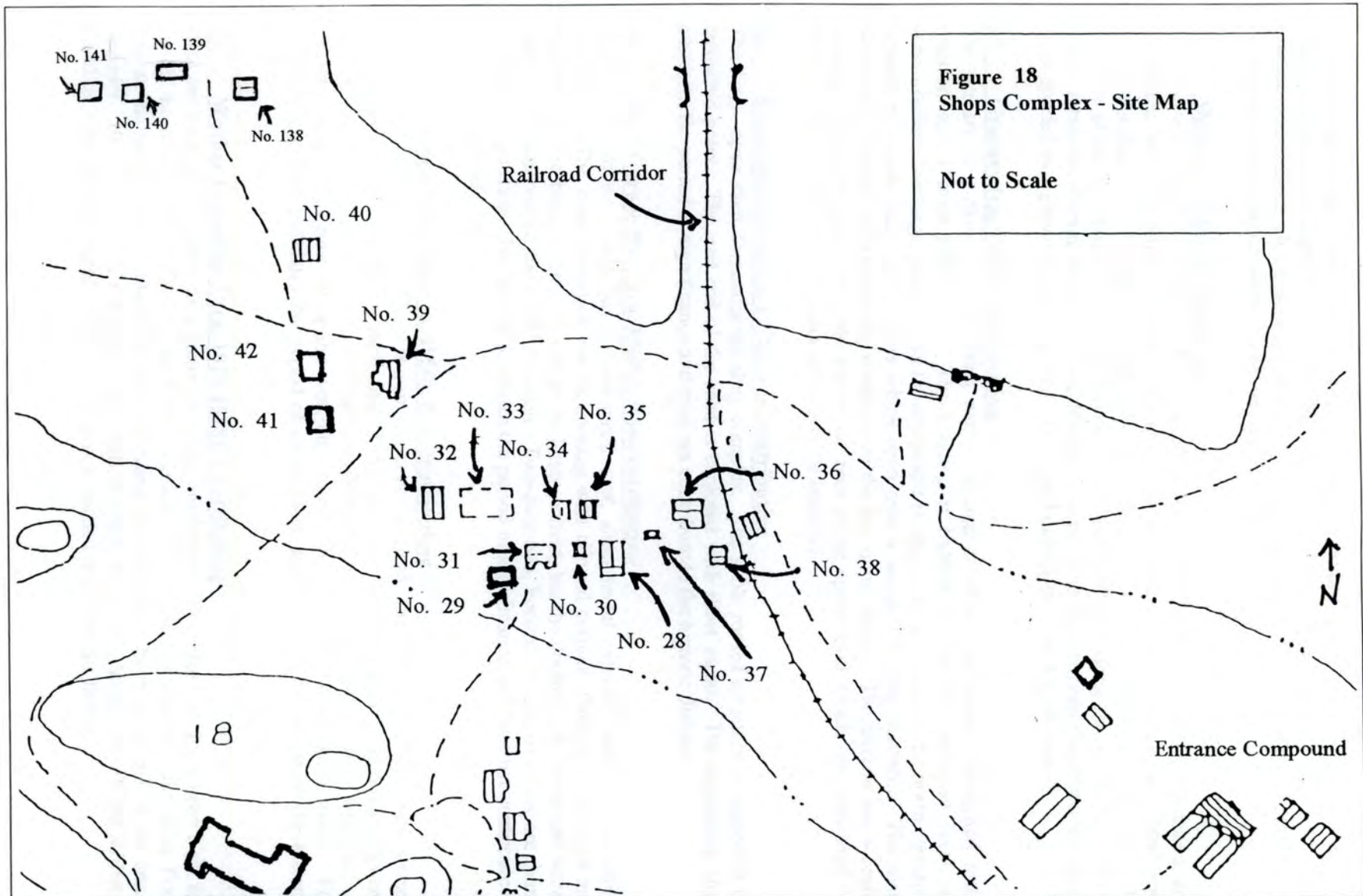
**30. Oil House (ca. 1920; moved probably ca. 1935); Contributing**

Built as the post office for Overhills, this small, front gable building has German siding and a concrete block pier foundation. A wood and glass door is found on the north elevation, and six-

---

\* Four resources (Nos. 138-141) located within the Shops Complex were added to the survey after the draft report was submitted in December 1999. The entries for these properties are found on page 85.





Source: Newlan Knight and Associates, Inc.  
Austin, Texas

The one story, frame dwelling has a long, rectangular form, side gable roof, weatherboard siding, six-over-six windows, and brick pier foundation, which has now been infilled. The engaged, screened porch is supported by skinned-pole columns, and the west end bay is enclosed. The house also has a rear screened porch. The house has three rooms across the width and is two rooms deep. The original tongue and groove walls and ceiling have been covered in sheetrock or modern paneling, and the pine floors have been carpeted or covered in linoleum. Some horizontal paneled doors remain although a few have been replaced with hollow core doors. However, the corbelled brick mantels remain intact, as does a built-in corner cupboard in the dining room. Despite some interior remodeling, Worker House No. 1 retains sufficient architectural integrity to convey its historical significance.

**37. Worker House No. 1, Garage (ca. 1935); Contributing**

Southwest of the house is a frame, front gable garage with a concrete block foundation and an opening in the east elevation. The garage retains its architectural integrity.

**38. Servant's House (ca. 1930); Contributing**

To the rear of the house is a small, frame, side gable building with a two room plan and a frame shed across the north elevation. The south elevation features symmetrically placed horizontal paneled doors that open into the two rooms. The west room has flush pine board walls and a single light window. A board and batten door is found in the partition wall between the east and west rooms. The east room is unfinished and has a concrete slab floor. The concrete block pier foundation suggests that this small building may have been moved to the site. The servant's house retains its architectural integrity.

**39. Worker House No. 2 (ca. 1918); Contributing**

This house is similar in design and plan to other employee houses built on the estate during the late 1910s. The one story, frame dwelling has a long, rectangular form, side gable roof, weatherboard siding, and brick pier foundation, which has now been infilled. The engaged, screened porch is supported by skinned-pole columns. The porch has an enclosed west end bay, a small side wing, and a rear shed to which a modern deck has been added. The windows are six-over-six, and the horizontal paneled doors are original. The interior is three rooms wide and two rooms deep. Despite the rear deck addition, the house retains its architectural integrity.

**40. Mule Barn (ca. 1935); Contributing**

Across the service road from the house is a large, frame mule barn with a front gable roof, weatherboard siding, and rear shed. The side elevations have broad, overhanging eaves to shelter the openings to the stalls. The south gable-end elevation is now open, revealing the flushboard partition wall divided the two rows of stalls. The barn is intact but in poor condition.

**41. Worker House No. 2, Wood Shed (ca. 1950); Non-contributing**

Behind the house is a front gable, weatherboarded shed with a board and batten door and a side pole shed. The wood shed postdates the period of significance and does not contribute to the historic district.

**42. Worker House No. 2, Chicken House (ca. 1950); Non-contributing**

Sited next to the shed is a shed roofed chicken house with weatherboard siding and an enclosed pen. The chicken house postdates the period of significance and does not contribute to the historic district.



**E. The Hill (Figure 19)**

West side of the former Atlantic Coast Line Railroad, north of Nursery Road (S.R. 1117)  
Harnett County

The main residential compound at Overhills, the Hill, is located on a wooded rise of land overlooking the entrance compound and the former rail line. In keeping with the generally rustic design of this hunting retreat, the houses which occupy this hilltop setting are not arranged according to a formal or symmetrical plan, but rather create an informal grouping at the east end of the golf course. Although the setting has undergone some alterations and overgrowth, the landscaping of the Hill reflects its original design as a naturalistic park-like setting with evergreens, ornamentals, and specimen trees. The Hill is now reached by a circuitous gravel driveway which begins opposite the polo barn and rises through dense pine forests. As one approaches the houses, the woodland is thinned into designed groupings of American hollies, magnolias, tall Burfordi holly, laurel, honeysuckle, and specimen pine trees which break the open lawns connecting the hilltop houses. The dwellings have both foundation and massed plantings of azaleas, camellias, nandina, and other evergreens. The original clubhouse (now demolished) sat in front of two servants cottages, and a Craftsman style cottage for W. Averell Harriman remains just south of the clubhouse site. Percy Rockefeller built his house known as Covert (demolished in the 1950s) between Croatan, the most formal and only brick house at Overhills, and the Harriman cottage. Sycamore, was constructed in 1949 between Covert and Croatan, and in 1954, the Cherokee cottage was erected on the site of Covert. An estate office and manager's residence was erected along the drive up the hill in 1960. The last construction at Overhills occurred in 1962 when the residence, Bird Song, was built along the north side of this cluster of houses.

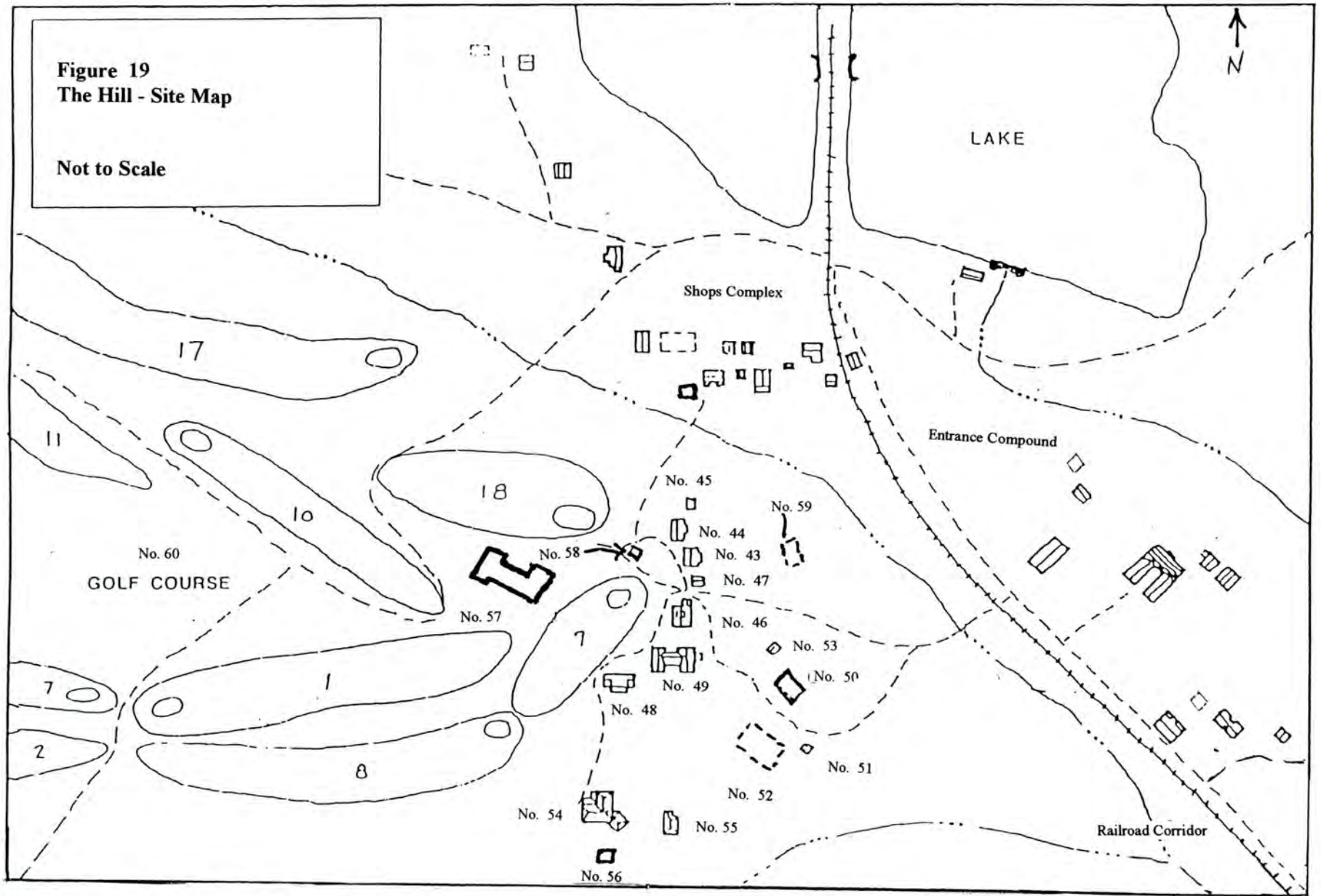
**43. White Servants' Quarters (ca. 1913); Contributing**

Built for servants at the Overhills Country Club, this house and an identical residence for black servants are among the oldest buildings surviving on the estate. The two servants' quarters were built side-by-side behind and down the slope from the original clubhouse. Like most buildings at Overhills, the one story, side gable house has the rustic styling popular during the early twentieth century. The dwelling has a brick pier foundation, weatherboard siding, eight-over-eight windows, and an engaged porch extending across the facade. The porch is supported by skinned-pole columns. A kitchen ell and service porch extend from the rear. The interior features a living room and dining room in the center with two bedrooms and bathrooms at either end of the house. The tongue and groove ceilings and walls were covered in sheet rock in the late 1980s, but the molded door and window surrounds, with corner blocks, and the horizontal paneled doors remain intact. The white servants' quarters retains its architectural integrity.

**44. Black Servants Quarters (ca. 1913); Contributing**

Situated north of the white servants quarters, the residence for black servants' of Overhills Country Club is a one story, side gable house that is almost identical to the quarters for white servants. With the same rustic styling and engaged porch, the dwelling has a skinned tree trunk, rather than a brick pier, foundation. The house retains its weatherboard siding, eight-over-eight windows, and an engaged porch extending across the facade. Tree trunk columns were also used to support the porch. The small rear ell (housing a bathroom) and service porch are original. The house has two entrances, leading into the living room and the right front bedroom. The interior is original with tongue and groove ceilings and walls, molded door and window surrounds, with corner blocks, and original doors. The house was used as the estate office until the present building was constructed ca. 1960. The black servants' quarters is intact and retains its integrity.





Source: **Newlan Knight and Associates, Inc.**  
Austin, Texas



**45. Laundry (ca. 1920); Contributing**

This small, frame building was one of the original service dependencies associated with the Overhills County Club. The laundry has a shed roof, and the front elevation has double leaf, board and batten doors with flanking six-over-six windows. The laundry had a poured concrete floor and flushboard walls. Now in fair condition, the laundry retains its integrity.

**46. Harriman Cottage (ca. 1918); Contributing**

One of the oldest surviving buildings at Overhills is the frame, Craftsman style cottage built for financier and public official, William Averell Harriman. With its entrance framed by American holly and magnolia trees, the substantial, one and one-half story, side gable bungalow has broad eaves, a shed roofed dormer, and an engaged, screened porch supported by skinned-pole columns. A small, side gable wing, housing a dining room and service porch, extends from the north elevation. The house has both six-over-six and casement windows. The interior has an irregular, double pile plan with central living room, flanked by bedrooms. Behind the living room is a small hall with a staircase leading to the upper floor bedrooms as well as to the other first floor bedrooms and kitchen. French doors lead from the living room and the front bedroom onto the porch. The interior remains remarkably intact with tongue and groove walls and ceilings, narrow pine floors, molded surrounds, horizontal paneled doors, and a brick fireplace with a bracketed shelf mantel. The second floor has two bedrooms, both of which open onto the sleeping porch, and an original bathroom. Some rooms have replacement composition ceilings, and the kitchen has undergone remodeling, but otherwise the house is well-preserved.

**47. Harriman Cottage, Garage (ca. 1935); Contributing**

Behind the cottage is a long, frame garage with a front gable roof, weatherboard siding, and six-over-six windows in the rear elevation. The garage remains intact.

**48. Sycamore (1949); Non-contributing**

This simple, one story cottage, with minimal ornamentation, was built for Avery Rockefeller's sister, Winifred R. Emeny, in 1949. The house has a concrete block foundation, asbestos shingle siding, and a side gable roof. The single and paired six-over-six windows are intact. Picture windows in the living room overlook the golf course to the west and the Croatan lawn to the south. A brick terrace extends across half of the south elevation facing Croatan. The interior features an irregular plan with a central living room in the rear facing Croatan, flanked by bedrooms. The intact kitchen and dining room extend across the front. The living room has its original Colonial Revival mantel with fluted pilasters, while six panel doors, hardwood floors, and molded surrounds are found throughout the interior. Sycamore postdates the period of significance and does not contribute to the historic district.

**49. Cherokee (1954-1955); Non-contributing**

Built in the mid-1950s for Avery Rockefeller, Cherokee is a one story, frame, H-shaped house, which like Sycamore, has a concrete block foundation, asbestos shingle siding, and cross gable roof. Because of changes in grade, a two car garage and service and recreational rooms could be accommodated in the basement with garage doors opening from the east elevation. The house has single and grouped, two-over-two, horizontal sash windows. A brick terrace also extends across the south elevation with broad steps leading to the sloping lawn connecting the house with Croatan. The center block of the house is occupied by the living room and dining room. The west end of the house contains four bedrooms and bathrooms, and the east end contains Avery Rockefeller's private suite, with a sleeping porch, servants' bedrooms, and a large, intact kitchen and service porch. The interior has hardwood floors, original sheetrock walls, pine surrounds, two panel doors, and Celotex ceilings. In the living room is an original Colonial Revival mantel a tile surround, featuring bird motifs, and built-in book cases. Cherokee was



Avery Rockefeller's cottage until Bird Song was completed in 1963. Cherokee postdates the period of significance and does not contribute to the historic district.

**50. Estate Office and Manager's Residence (ca. 1960); Non-contributing**

The combined office and manager's residence is a long, one story, rectangular building divided by an open carport. The southeast block of the building is occupied by the estate office while the house is found in the northwest end. The building has a gable roof, asbestos shingle siding, and a concrete block foundation. The office block has a southwest-facing, three bay facade, with a basement garage along the south elevation. The interior consists of five small rooms.

The house block faces northeast down the slope towards the entrance compound. The house has a seven bay, double pile form with a central entrance sheltered by a front gable entry porch. The door is flanked by side lights, and the windows are two-over-two, horizontal sash. The office/residence is surrounded by pine and dogwood trees in a naturalized setting. The building postdates the period of significance and does not contribute to the historic district.

**51. Bus Shelter/Tennis Court Shed (1940s; moved 1988); Non-contributing**

This small frame building was originally a bus stop shelter that stood on the south side of Vass Road at the driveway to the Townsend farm. In 1988, the building was moved to serve as an equipment storage building for the tennis court. The building has a concrete block foundation, weatherboard siding, and a side gable roof. There is a board and batten door and board and batten blinds covering the openings on the side elevations. The bus shelter is intact, but postdates the period of significance and does not contribute to the historic district.

**52. Tennis Court (ca. 1970); Non-contributing**

Sited down the slope from Croatan is a regulation size tennis court enclosed by a chain link fence. Originally designed as a clay court, it was resurfaced in 1987 with an all-weather surface. The tennis court is intact but needs maintenance. This recreational facility postdates the period of significance and does not contribute to the historic district.

**53. Pump House (ca. 1935); Contributing**

This small, frame building has a front gable roof and weatherboard siding. There is a board and batten door and six-over-six windows on the side and rear elevations. The pump house survives intact and in good condition.

**54. Croatan (1928-1929); Contributing**

The centerpiece of the family compound on the Hill is Croatan, an imposing, Colonial Revival house designed by the New York architectural firm of Hiss and Weeks. Croatan is the only brick building at Overhills and is by far the most formal, representing a break from the rustic Craftsman style found elsewhere on the estate. Croatan resembles the Covert (no longer extant), the original Rockefeller house that stood to the northeast. Croatan was constructed in 1928-1929 by Percy and Isabel Rockefeller to meet the needs of their growing family, which by the 1920s included grown children and grandchildren. Croatan served as an overflow residence until Covert was demolished in the 1950s.

Croatan is sited south of Sycamore, Cherokee, and the Harriman cottage and is separated from these cottages by a naturalized grouping of mature oak, pine, and magnolia trees and camellia, azalea, and holly bushes. A brick-lined walkway, parallel to a gravel driveway, leads from Croatan to the cottages.



Croatan has a two story, L-shaped main block with a substantial two and one-half story wing that extends on a diagonal to the southeast. The sloping terrain gives the wing an accessible, raised basement, and brick retaining walls, extending out from the wing, separate the basement from the upper lawn. A slate terrace stretches across the south elevation of the main block with steps leading down to a broad, sloping lawn beyond which are the paddle court and tennis court. The house was constructed with steel framing, but the brick veneer, laid in Flemish bond, was composed of old bricks brought to the site from Charleston, South Carolina. The high hip roof is covered in terra cotta tiles which have been painted black, and the brick chimneys have pointed arch caps. At the northwest corner of the main block is a two-tier porch, supported by Tuscan columns, that conforms to the L-plan of the house. The ground level of the porch shelters the principal entrance to the house, and the second story is screened with a turned post balustrade. Located within what appears to be a rear ell, the main entrance has an almost incidental appearance. However, the single leaf door, with octagonal panels, molded surrounds, and leaded side lights and transom, has a classical formality. The house has both casement and six-over-six windows with two-part molded surrounds and flat arches. Large picture windows and bay windows are found on the south elevation, overlooking the terrace. A third bay window, capped by a roof balustrade, projects from west elevation. French doors lead onto the terrace. The house also has molded cornices, copper gutters with decorative downspouts, and a brick belt course separating the two floors. A small service porch is found along the east elevation of the main block where it opens from the kitchen.

The house has an irregular interior plan. The entrance opens into a vestibule and transverse stairway hall with a terra cotta tile floor and stuccoed walls. On the south side of the hall is a long living room, which opens onto the terrace, and a dining room. The living room and dining room both have plaster walls and ceilings, pegged hardwood floors, six panel doors, and molded cornices, door and window surrounds, and baseboards, in keeping with the Colonial Revival character of the house. (The iron H-hinges and brass hardware survive throughout the house.) The living room has a Colonial Revival fireplace, flanked by built-in bookcases along the interior wall, and the bay window along the west wall has a built-in seat. An original iron, Craftsman style wall sconce, punched with a bird motif, is found in the dining room. Beyond the dining room are the kitchen, butler's pantry, and pantry, all of which have their original fixtures and cabinets. Servants quarters are found on the north side of the hall, behind the vestibule. A bedroom suite, with a sunroom, occupies the first floor of the diagonal wing. Three bedrooms, each with an intact bathroom, and three maids' rooms, occupy the second floor, and the third floor is a large, open bedroom and sleeping porch used by the children of the family. A south-facing shed roofed dormer illuminated this attic room. Two bathrooms are also found on the attic floor, each with notable wall paintings depicting scenes of dogs, birds, and other animals. (The steel framing of the house is evident in the attic.) Although the slate porch and terrace need repair, Croatan remains remarkably well-preserved.

**55. Croatan Garage (1928-1929); Contributing**

Sited down the lawn from the house is a two story, brick garage/apartment contemporary with Croatan. The garage is also built of reused brick laid in Flemish bond, and the hip roof is covered in both slate and terra cotta tile, below which is a sawtooth cornice. The upper story is illuminated by a series of front gable dormers which contain six-over-six windows. The building accommodates two cars, and the double leaf, half glazed paneled doors are found on the east elevation. The interior has a poured concrete floor. A furnace room and the stairs to servants quarters are found in the north end. Although the wood and glass doors to the upper floor are in deteriorated condition, the garage retains its architectural integrity.



**56. Paddle Court (1929); Contributing**

South of Croatan, along the road leading to the garage, is an elevated paddle court. The wooden deck rests on concrete block piers, but the vertical supports for the netting or backboard is no longer intact. The paddle court retains sufficient integrity to convey its historical significance.

**57. Bird Song (1962-1963); Non-contributing**

Completed in the early 1960s, Bird Song was the last of the five houses (including the demolished Covert) erected by the Rockefeller family at Overhills. Designed largely by Avery Rockefeller, the plan for Bird Song took advantage of its site along the edge of the golf course to provide interesting vistas over the broad lawns from bay windows in the living room and Rockefeller's bedroom, as well as from the sliding glass doors which open onto the brick terrace from the foyer. The one story, frame house has an irregular plan that roughly conforms to a Z-shaped configuration, and Bird Song was oriented on a northeast-southwest axis to capture the best views. The main block of the house has a central foyer from which transverse halls lead north to the living room and a series of ten bedrooms and bathrooms. South of the foyer are additional bedrooms, the servants' quarters, and the kitchen and dining room. From the servants dining room, marked on the plans as the Spanish Room, a long hyphen, extends to the northeast. The hyphen leads to a garage wing that includes exercise rooms and other service areas, and terminates at a concrete block pool house. The pool house has a flat roof, large windows, sliding glass doors opening towards the golf course, and French doors opening onto a brick terrace.

The entrance faces the northeast elevation, away from the golf course, and a brick terrace overlooks the golf course to the southwest. The house has a concrete block foundation, cross gable roof, stylized Colonial Revival ornamentation, asbestos shingle siding, and six-over-six, metal sash windows. A three bay, front gable porch that shelters the entrance on the northeast side of the house has a slate deck and box piers. The six panel door is framed by side lights and a blind, elliptical fanlight. On the southwest side of this block, sliding glass doors open onto the terrace.

The interior contains finely detailed architectural elements including oak floors, bleached pine baseboards and surrounds, six panel, bleached pine doors, plaster walls, and molded cornices. However, the living room mantel has been removed, but the built-in bookcases flanking the fireplace remain. The master bedroom retains its Colonial Revival mantel with tile surrounds featuring bird motifs. The Spanish Room also remains intact with a simple, cross-topped mantel with replicas of Spanish folk tiles surrounding the fireplace. The interior of the pool house features painted murals depicting tropical scenes. Bird Song is surrounded by plantings of evergreens, many of which are mature Burfordi hollies from the former Lindley Nursery fields. The house postdates the period of significance and does not contribute to the historic district.

**58. Bird Song Pump House (ca. 1963); Non-contributing**

Standing near Bird Song is a small, concrete block pump house covered by a gable roof. The pump house postdates the period of significance and does not contribute to the historic district.

**59. Dog Kennel (ca. 1970); Non-contributing**

Located downhill from the servants' quarters and the laundry is a small dog kennel and pen. Occupying an overgrown site, the kennel consists of a frame, gable roofed building which opens into a pen. Two flat roofed dog houses with asphalt siding also open into the enclosure. The dog kennel postdates the period of significance and does not contribute to the historic district.



**60. Golf Course (1910-1916); Contributing (Figure 20)**

Designed by renowned Scottish golf course architect, Donald Ross, the Overhills golf course was one of the last Ross courses to have sand greens. The first nine holes were laid out in 1910, and the back nine were completed in 1916. The design features a single fairway, eighteen-hole configuration with returning nines, maintained by an underground irrigation system that was part of the original design. The back nine holes of the eighteen hole course could not be maintained during World War II because of restrictions on gasoline use, but this area was restored after 1945. The Overhills golf course is one of the few American courses designed by Ross to remain essentially unchanged.

**61. Golf Course Spectator Shelter (ca. 1916); Contributing (see Figure 20)**

Located along the course is a rustic frame shelter which was used by spectators. The shelter has a pyramidal roof, pole supports, and vertical board walls. The shelter opens on the south elevation, and the interior has built-in bench seats. The spectator shelter is in good condition.

**62. Skeet Range (ca. 1960); Non-contributing (see Figure 20)**

Located west of the golf course is a skeet shooting range with a tall, two tiered tower constructed of timber, a small, concrete block skeet trap, a small frame storage building, and remnants of the skeet release equipment. The skeet range postdates the period of significance and does not contribute to the historic district.

**63. Lake (ca. 1916); Contributing (see Figure 20)**

South of the golf course is a small lake or pond, which probably resulted from the construction of the golf course. The east end of the lake is bounded by a service road, and along the west end, an elevated boardwalk has been erected through the swampy landscape.

**64. Pasture Stall (ca. 1980); Non-contributing (see Figure 20)**

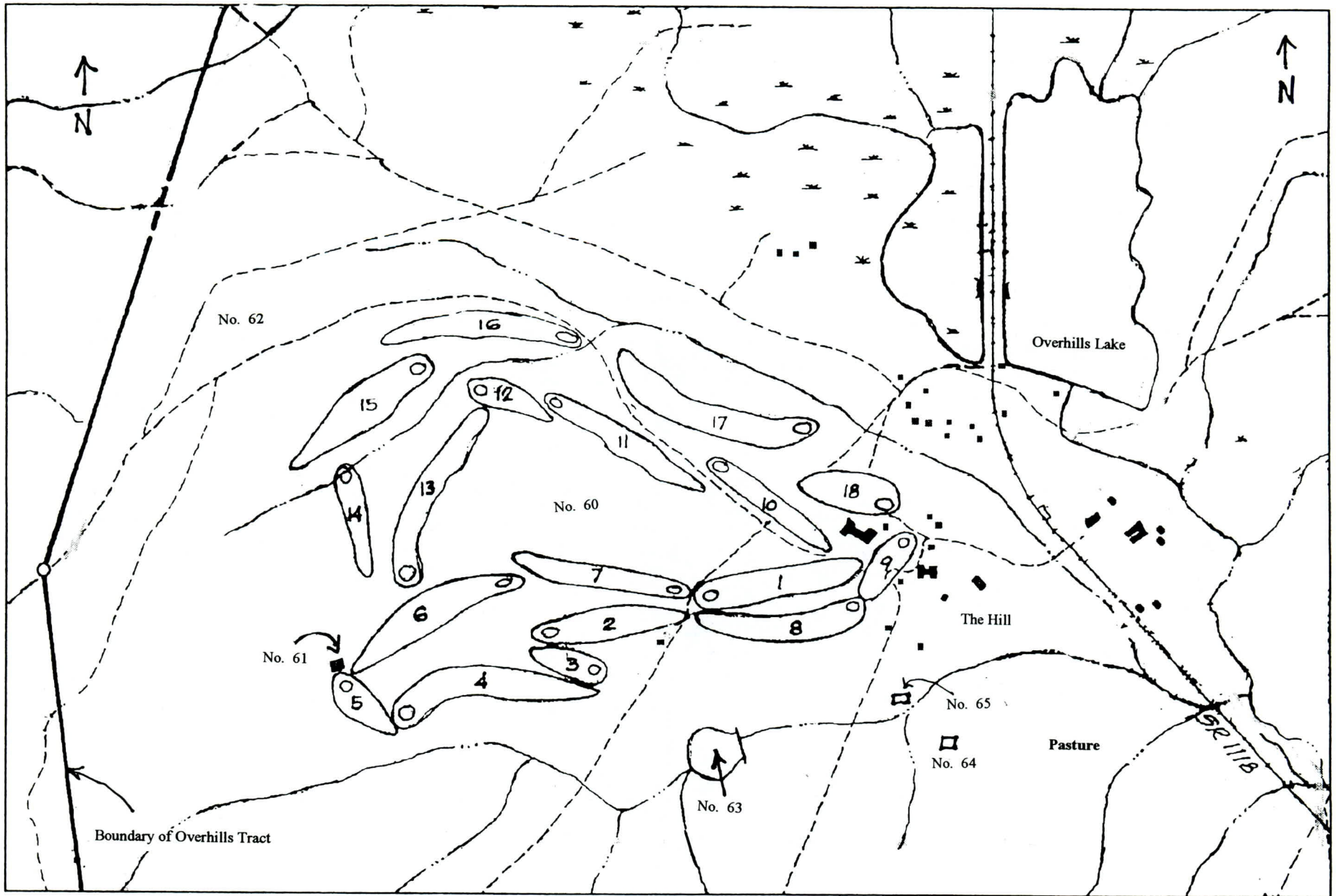
Situated within the woods at the edge of the lower polo pasture is a simple, concrete block structure that provided shelter to the pasturing horses. The building has blind side and rear walls, a flat roof, and an open west elevation. The structure postdates the period of significance and does not contribute to the historic district.

**65. Pasture Stall (ca. 1980); Non-contributing (see Figure 20)**

Situated on a hill in the upper polo pasture is a simple, concrete block structure that provided shelter to the pasturing horses. The building has blind side and rear walls, a flat roof, and an open south elevation. The structure postdates the period of significance and does not contribute to the historic district.

**66. Circulation Network (nineteenth century-present); Contributing (see Figure 14)**

The Overhills tract is crossed by numerous transportation routes, some of which predate the establishment of the estate and others of which were subsequently constructed to connect the various areas of this vast property. Vestiges of historic overland roads as well as intact logging roads, estate, service and fire roads, and one rail corridor form the circulation network of Overhills. Some of the later estate and service routes followed the earlier overland and logging roads. Of particular note is the former Lillington Road (also called River Road as the route approached the Lower Little River) which connected the Lower and Upper Little rivers at Clarke's Bridge (well outside the estate) before continuing north to the Harnett County seat of Lillington. The present-day Nursery Road follows portions of this historic route, and other sections of the Lillington Road are still evident within the golf course, along the south side of the Overhills Lake, and within the Lindley Nursery site. Nursery Road, in its current, and less circuitous, configuration, is visible on the 1938 aerial soil conservation map of the estate and



**Figure 20**  
**Recreational Landscape Features - Site Map**

Not to Scale

Source: **Newlan Knight and Associates, Inc.**  
**Austin, Texas**



appears to have been widened to its current dimensions in the 1960s. A double channel culvert was constructed before 1938 to carry Muddy Creek under Nursery Road. The culvert is faced on both the north and south sides with river rock, in keeping with the rustic designs found elsewhere on the estate.

The estate entrance road, which was originally called the Depot Road, led west from N.C. 87, past the hunt stable complex to the freight depot. At Nursery Road, the entrance road turned west towards the railroad, then turned northwest to follow an existing route which parallels the railroad corridor into the Entrance Compound. Although somewhat overgrown in sections, this estate road is still evident. The former Cape Fear and Yadkin Valley Railroad bed is also intact, particularly in the Entrance Compound area, where the line ran north along a raised, tree-lined berm, skirting the bottom of the hill, before continuing north on the embankment that formed the western barrier of the Overhills Lake.

**67. Recreational Landscape (early twentieth century to 1938); Contributing (see Figure 20 and Figure 21)**

Since the early twentieth century, the Overhills tract has been developed as a recreational facility, first as a country club and hunting resort and later as the private seasonal retreat of the Rockefellers. Consequently, the estate encompasses a number of distinctive recreational landscape features including a 200 mile system of bridle trails, horse pastures and paddocks, nature and hiking trails, lakes, lake paths and bird viewing areas, and the golf course. Among the key recreational activities at Overhills were horseback riding, polo, and fox hunting, and the soft, sandy soils and the rolling, wooded topography made Overhills one of the best horseback riding areas in the state. According to family lore, noted early twentieth century landscape architect, Beatrix Farrand, laid out the system of horse trails, which were designed to provide riders with a variety of vistas and riding challenges. Although most are overgrown, much of this system is still evident. One such trail was called the Allee, a pine tree-lined avenue leading uphill from the west end of the Great Circus towards Nursery Road. The horse pastures, situated west of the railroad corridor at its junction with Nursery Road, remain intact. Fenced paddocks also survive next to the polo barn and the riding stables.

The pine forests and open fields of the estate were integral to small game and deer hunting, one of the principal sporting activities at Overhills. The pine trees of the wooded, upland areas sheltered quail and other small game while the denser woodlands along the waterways provided a haven for deer. Although this landscape has changed over time, with the earlier longleaf pine forests given over to vast areas of loblolly pine with hardwood understories, the forest and field patterns of the early twentieth century remain largely intact. In addition, the estate retains significant stands of mature longleaf pines while the swampy areas and stream banks remain thick with hardwoods.

**68. Ornamental Landscape (early twentieth century to 1938); Contributing**

In addition to vast natural areas of pine and hardwood forests and open fields are areas designed as ornamental landscapes. Particularly on the Hill, such specimen trees and ornamental shrubs as American and Foster hollies, magnolias, dogwood trees, long leaf pines, Burfordi hollies, sasanqua and japonica camellias, azaleas, and boxwoods are used as foundation plantings and in naturalistic beds that visually linked the houses. As noted in the description of the Great Circus, American holly trees and magnolias were used to delineate the border of the circus.



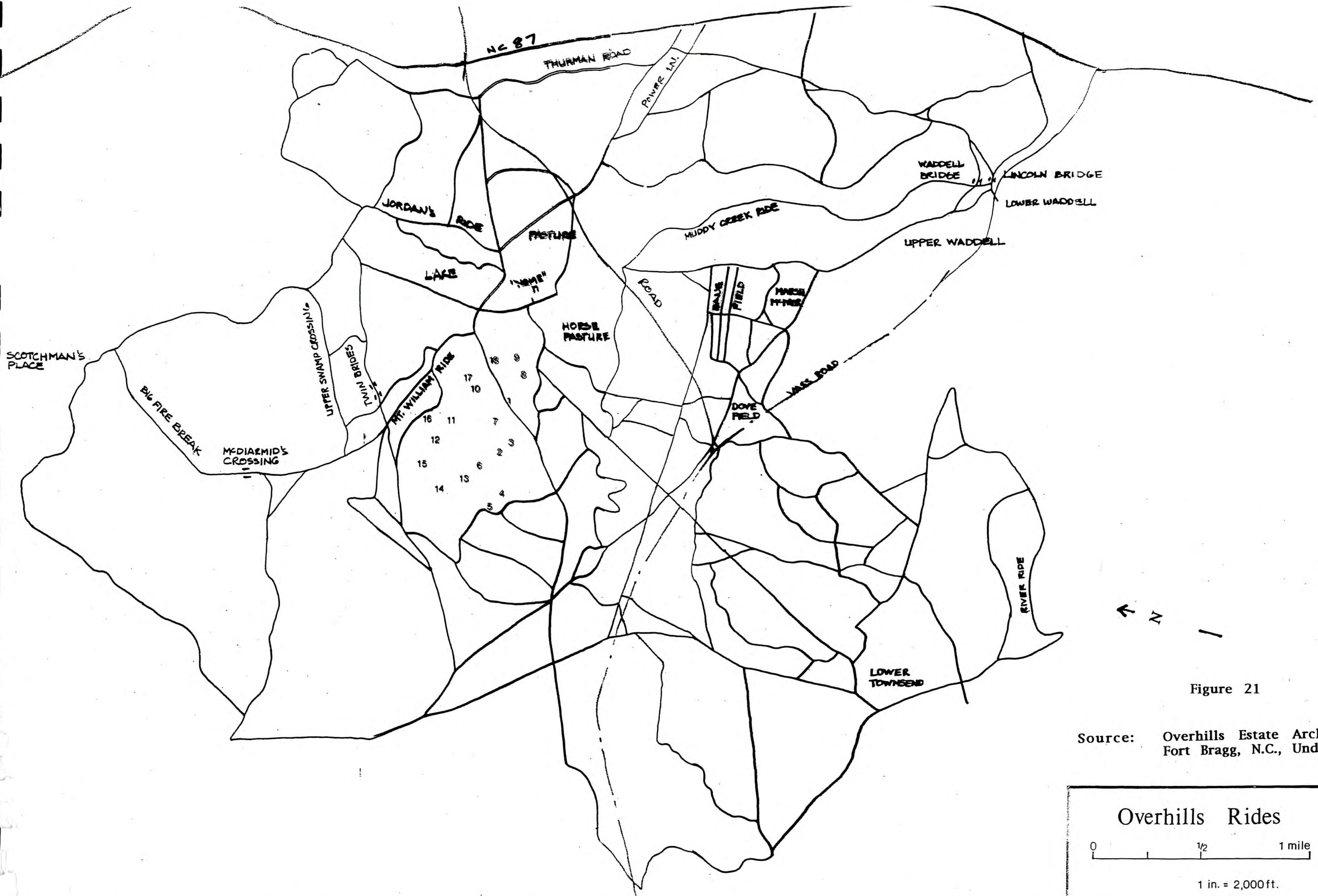
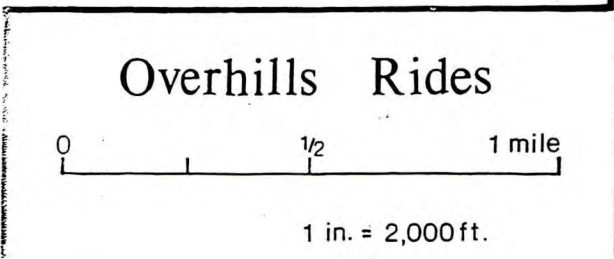


Figure 21

Source: Overhills Estate Archives, Fort Bragg, N.C., Undated





**F. Lindley Nursery (Figure 22) \***

North and west sides, S.R. 1117 (Nursery Road), approximately 1 mile east of junction with N.C. 87; Harnett County

This tract served as the base for the J. Van Lindley Nursery Company of Greensboro, North Carolina, a leading Southeastern producer of cut flowers and nursery stock. The Lindley company had its origins before the Civil War, but by the early twentieth century, the company needed to expand beyond its Guilford County base. In 1911, the Lindley company bought this Harnett County parcel from the Kent-Jordan partnership and began erecting buildings and clearing land for its operations. Bottom lands along Jumping Run Creek were used for planting fields, and a knoll overlooking this area was reserved for buildings. Three worker houses were erected after 1911, and after 1918, a substantial bungalow was constructed for company president, Paul Cameron Lindley. A second cluster of buildings and additional fields on the south side of S.R. 1117 were part of the original Lindley operation, including a two story nursery manger's house, additional worker dwellings, and several outbuildings. Isabelle Rockefeller bought the Lindley property in 1932, and the former nursery became part of her "preventorium" or sanatorium for ill or undernourished children. However, the facility was closed after her death in 1935, and the former Lindley land was incorporated into the agricultural operations of Overhills. Tobacco barns and pack houses were erected in the 1940s and 1950s. In the late 1960s and 1970s, the tenant system of farming at Overhills was abandoned, and agricultural operations were centralized. Bulk tobacco barns were erected, and with the cultivation of corn and soybeans and the raising of hogs, grain silos, hog pens, and a weighing station were added to the site. Many of these later agricultural support structures have been lost since the early 1990s. As part of the Overhills estate since the 1930s, Lindley Nursery contributes to the significance of the Overhills Historic District under Criterion A for horticulture and under Criterion C for architecture. In addition to the groups of houses, the Lindley tract includes the main fields along Jumping Run Creek and the surrounding woodland, which remain largely unchanged since the period of Lindley Nursery operations here.

**69. Paul Cameron Lindley House (ca. 1918); Contributing**

Built for Lindley Nursery president, Paul Cameron Lindley, this substantial, one and one-half story, Craftsman style cottage has a broad, side gable roof, brick pier foundation, and engaged porch supported by tree trunk columns. A shed roofed porch extends from the rear (northeast) elevation. The house has exterior end chimneys, weatherboard siding, and a shed roofed dormer. There is an asymmetrical, five bay facade and both four-over-four and six-over-six windows. The irregular interior plan includes a living room, bedroom, bath, and kitchen from which the upper floor is reached. The bracketed shelf mantels are intact, but the tongue and groove walls and ceiling are now covered in sheetrock. On the upper floor, the tongue and groove paneling remains intact. Both original five panel and batten doors survive throughout the house. The Lindley house is now in fair condition.

**70. Nursery Worker House No. 1 (ca. 1911); Contributing**

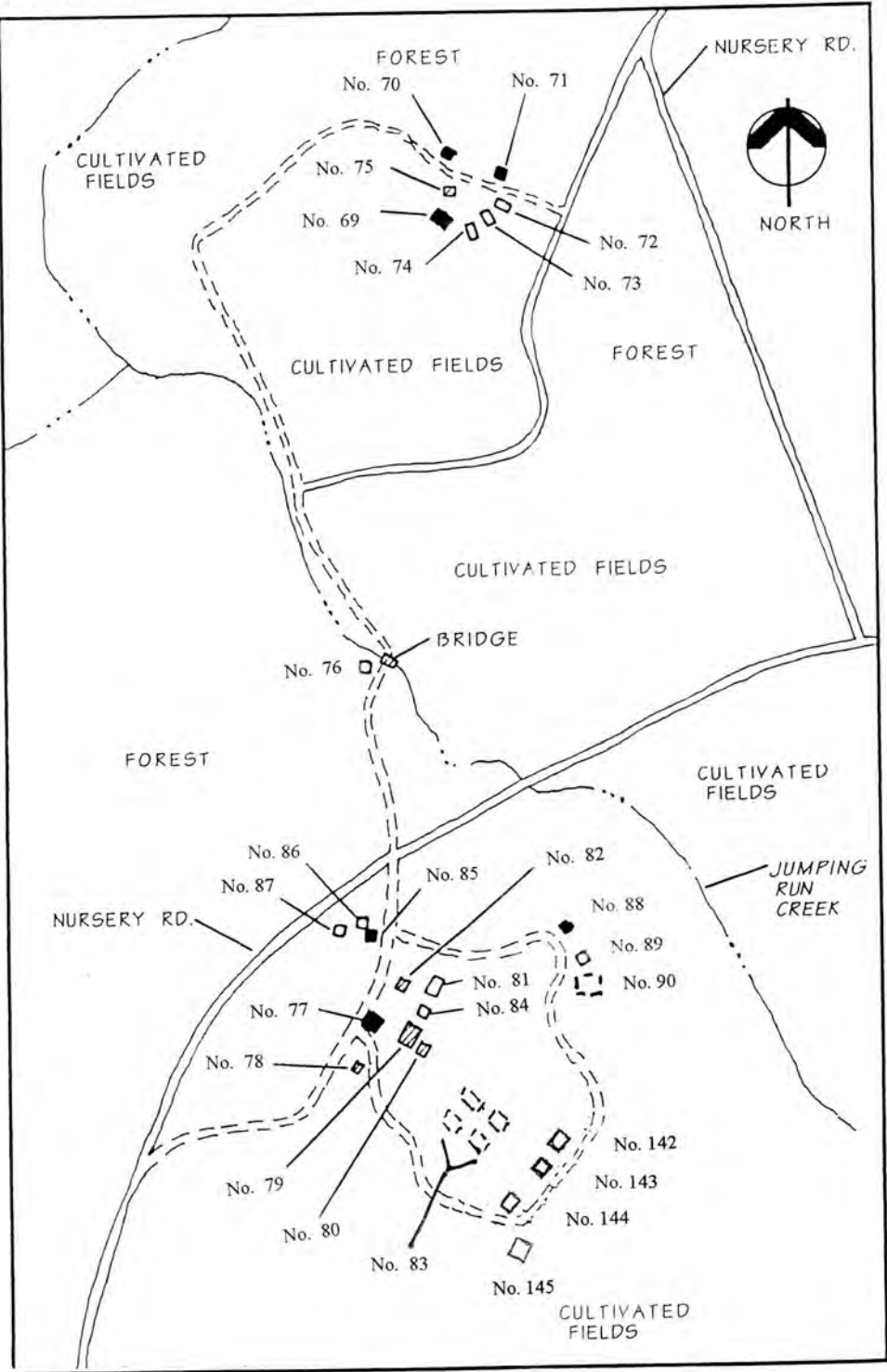
Built for a nursery worker and his family, this one and one-half story, frame dwelling has a side gable roof, rear lean-to kitchen, and shed roofed porches front (facing southwest) and rear. The house has a symmetrical, three bay facade with four-over-four windows, weatherboard siding, and a brick pier foundation. The two room interior retains its tongue and groove walls and

---

\* Four resources (Nos. 142-145) located within the Lindley Nursery tract were added to the survey after the draft report was submitted in December 1999. The entries for these properties are found on page 86.

Figure 22  
Lindley Nursery - Site Map

Not to Scale



Source: **Newlan Knight and Associates, Inc.**  
**Austin, Texas**



ceilings and bracketed mantels, but the five panel doors have been replaced. The house is in deteriorated, but stable condition.

**71. Nursery Worker House No. 2 (ca. 1911); Contributing**

This one and one-half story, frame dwelling is similar to Nursery Worker House No. 1, although an addition extends the original side gable massing. A shed roofed porch shelters the original three bay facade. A portion of the original rear porch has been enclosed as a pantry, and a second shed addition extends across the remainder of the rear elevation. The interior retains its tongue and groove walls and ceilings, but the doors and mantels have been replaced. The staircase is in a state of collapse. The house is in deteriorated, but stable condition.

**72. Granary/Shop (ca. 1920s); Contributing**

Situated between the worker houses and the Lindley house is this front gable, frame building with an open west elevation which may have led into a garage. A partition wall divides the building, and the eastern half, housing a granary or shop, has a wood floor and flushboard walls. A board and batten door, flanked by window openings, was situated on the north elevation. Another door opened from the rear (east) elevation. The building is now in deteriorated, but stable condition.

**73. Hay Barn (ca. 1920s); Contributing**

Next to the granary is a small, front gable, frame barn with a brick foundation and board and batten siding. Paired board and batten doors are found on the west (front) and east elevations, and a third door on the north side opens into a stall. A pole shed was later added to the south elevation to shelter equipment. The building is in fair condition.

**74. Pack House (ca. 1940); Non-contributing**

This two level, metal clad pack house rests on a concrete block foundation and has a front gable roof. The doors and windows are no longer extant. The pack house has lost much of its integrity and also appears to postdate the period of significance. The pack house does not contribute to the historic district.

**75. Pump House (ca. 1970); Non-contributing**

This small, frame pump house has a shed roof, asphalt shingle siding, and a six panel door. The pump house is in fair condition, but postdates the period of significance and therefore does not contribute to the historic district.

**76. Equipment Shed (ca. 1930); Contributing**

Located on the west side of Jumping Run Creek, southwest of the Lindley House and the workers' dwellings, is a tall, front gable, frame equipment shed with tall, double leaf, board and batten doors and weatherboard siding. Fields separate this shed from the hilltop preventorium site. The equipment shed is in fair condition.

**77. Nursery Manager's House (ca. 1911); Contributing**

Built for Lindley Nursery manager, Atlas Simpson, this frame, Colonial Revival house and two outbuildings were sited at the roughly T-shaped intersection of two estate roads. This imposing, two story, three bay, double pile dwelling has a high hip roof, hip roofed porch, with turned posts, and a one story rear ell. The house has a pent gable, paired interior brick chimneys, weatherboard siding, six-over-six windows, and molded box eaves and cornices. The rear ell has an L-shaped, screened porch. The front door is a replacement. The interior has been altered, most notably with the removal of the mantels and the addition of modern wall paneling. A modern carport had been added ca. 1988, abutting the rear L-shaped porch, but the carport has since been removed.



Although the interior has undergone some alteration, the house retains much of its architectural integrity.

The house tract is notable for its mature specimen trees that include Chinese firs, magnolias, and cedars and its plantings of crepe myrtle, laurel, camellias, and fruit trees.

**78. Pump House (ca. 1911); Contributing**

The pump house is a frame, front gable structure with exposed rafters, weatherboard siding, and a single, batten door. The pump house is in good condition.

**79. Equipment Shed (ca. 1980); Non-contributing**

The equipment shed is a large, open shed with gable roof, wood piers, and an enclosed end bay along the west side that houses a garage. The garage has a metal overhead door. This modern equipment shed postdates the period of significance and does not contribute to the significance of the historic district.

**80. Oil House (ca. 1974); Non-contributing**

This frame, front gable storage shed has exposed rafters, weatherboard siding, two-over-two horizontal sash windows, and a batten door on the south elevation. The oil house is a modern addition to the site that does not contribute to the significance of the historic district.

**81. Feed Barn (ca. 1930); Contributing**

The feed barn is a large, frame, side gable building with concrete block foundation, weatherboard siding, open side shed, and both six-over-six and two-over-two horizontal sash windows; batten doors and three bay opening to stalls; modern pole sheds extend along northeast gable end and the southeast side elevation. Two-thirds of the building housed a granary, and the remaining portion of the interior was used for storage and horse stalls. The feed barn is in fair condition.

**82. Weighing/Loading Shed (ca. 1970); Non-contributing**

Metal clad, gable roofed loading shed which sheltered the sunken scales. The scales once served a series of prefabricated metal silos (ca. 1976), which stood nearby on concrete bases. All the silos have been removed. This modern shed is in poor condition and does not contribute to the significance of the historic district.

**83. Sheds (ca. 1970); Non-contributing**

A series of small, flat roofed, pole sheds stand behind the main farm buildings, and the concrete base of a now demolished structure is also found in the area. These modern sheds do not contribute to the historic district.

**84. Garage/Stable (ca. 1920/altered ca. 1976); Non-contributing**

Built as a frame, front gable garage, the building has a brick foundation and weatherboard siding but was modified ca. 1976 to serve as a small stable. The garage doors were removed, and the opening on the west elevation was weatherboarded. A through passage was created across the rear, and two stalls formed. Because of extensive, modern alterations, the garage/stable no longer contributes to the historic district.

**85. Nursery Worker's House No. 4 (ca. 1911); Contributing**

This frame, two room, side gable dwelling has an engaged porch, supported by chamfered posts, and a rear ell which has a shed roofed porch. The house retains its weatherboard siding and both four-over-four and six-over-six windows. A shed roofed addition, situated at the crotch between





the ell and the main block, was built later to house a bathroom. The interior has modern wood paneling, but the bracketed mantel survives. The house retains its architectural integrity.

**86. Nursery Worker's House No. 4, Garage (ca. 1920s); Contributing**

A frame, front gable garage sits behind Nursery Worker's House No. 4. Now in poor but stable condition, the garage has flush vertical board siding and a standing seam, metal roof with exposed rafters.

**87. Worker's House No. 4, Chicken House/Storage (ca. 1920s); Contributing**

This small, shed roofed poultry house has weatherboard siding. The south elevation has been screened, and a door and window are found on the east elevation. The western half of the building appears to have been used for storage. This outbuilding is now in poor condition.

**88. Nursery Worker House No. 3 (ca. 1911); Non-contributing**

This small, frame, side gable dwelling has a shed roofed porch, an off-center entrance, a three bay facade, and a rear ell. The house is heavily overgrown and in ruinous condition, but the original four-over-four windows, portions of the tongue and groove walls, and a five panel door are evident. Because of extensive deterioration, this house no longer contributes to the significance of the historic district.

**89. Horse Stable (ca. 1955); Non-contributing**

A small, two level building with front gable roof, weatherboard siding, and concrete block foundation served as a horse stable. There are board and batten doors on the south (front) elevation as well as rear entrances into the two stalls. A pole shed extends along the east elevation. Now in poor condition, this modern stable does not contribute to the significance of the historic district.

**90. Hog Pen (ca. 1955); Non-contributing**

This deteriorated, frame hog shelter opens into an enclosed pen. The modern pen postdates the period of significance and does not contribute to the historic district.

Ten properties were added to the survey after the draft report was submitted in December 1999. The entries for these resources are as follows, and the corresponding site maps are noted.

**A. Overhills Hunt Stable Complex (Figure 15)**

**137. Hay Shed (ca. 1935); Contributing**

A small, frame hay shed stands in a paddock on the west side of the hunt stable. The shed has a single entrance on the south elevation, next to which is an attached, metal hay rack. The hay shed survives in fair condition.

**D. Shops Complex (Figure 18)**

**138-141. Sheds (ca. 1970); Non-contributing**

Behind the mule barn (No. 40) is a clearing with four open sheds. These modern structures all have metal, gable roofs and are supported by wooden poles. The sheds postdate the period of significance and do not contribute to the historic district.

**F. Lindley Nursery (Figure 22)**

**142-145. Tobacco Barns (ca. 1950); Non-contributing**

South of the Lindley Nursery site are four tobacco barns. The barns all have gable roofs, board and batten siding, and brick or concrete block foundations. Retaining only marginal integrity, these outbuildings postdate the period of significance and do not contribute to the historic district.



**PROPERTIES RECOMMENDED AS INELIGIBLE FOR THE NATIONAL REGISTER**

Forty-five resources located on the Overhills tract were evaluated as ineligible for the National Register. Except for one resource, these properties were all part of the agricultural programs at Overhills. Several are early to mid-twentieth century tenant farms, located on Manchester, Vass, or McArthur roads. Both Hairfield and Chinaberry farms are situated on McArthur Road (S.R. 1121) on the east side of the Overhills estate, but Chinaberry Farm no longer contains any architectural or landscape features. Now known as Hart Farm, the Frazier and Williams tenant farms found on Manchester Road, east of N.C. 87, were originally part of Long Valley Farm, which had been bought by James Stillman Rockefeller in 1936-1937. In 1940, J.S. Rockefeller traded this ninety acre tract on the south side of Manchester Road to his cousin, Avery Rockefeller of Overhills, for land on the north side of the road that adjoined the main Long Valley tract. The buildings found on the Manchester Road farms were erected either by J.S. Rockefeller or Avery Rockefeller between the late 1930s and the 1950s. At the time of this acquisition, Avery Rockefeller also undertook building programs at his Vass Road and McArthur Road tenant farms. No longer in operation, many of these farms postdate the period of significance for the Overhills Historic District, and all have lost much of their architectural integrity since the Overhills determination of eligibility in 1991 and the architectural survey and draft National Register nomination undertaken in 1992. Furthermore, all but two of the farms are now discontinuous with the historic Overhills estate because the surrounding agricultural landscape has lost much of its integrity. Thus these properties do not contribute to the proposed Overhills Historic District and are located outside the boundaries of the district. These early to mid-twentieth century tenant farms lack the significance and integrity needed for individual listing in the National Register.

In addition to these tenant farms, Overhills includes the remnants of a horse, cattle, and deer operation begun ca. 1970. Located on the east side of N.C. 87, south of Nursery Road (S.R. 1121) are a frame barn, a ranch house and shed, a corrugated metal shed, the vestiges of upland pastures and fields, the foundations of other outbuildings, and a pole shed and pens for deer.

Located near the Vass Road tenant farms is a small African-American cemetery (known as either the McArthur or the Stinson cemetery) that is not recommended for National Register eligibility. Because most of the grave markers date to the postwar period and the cemetery is not associated with either a National Register eligible African-American community or a historic African-American church, the cemetery lacks the significance needed for individual listing in the National Register. Furthermore, the cemetery does not contribute to the significance of the Overhills Historic District.

**G. Thurman Frazier Tenant Farm (Figure 23)**

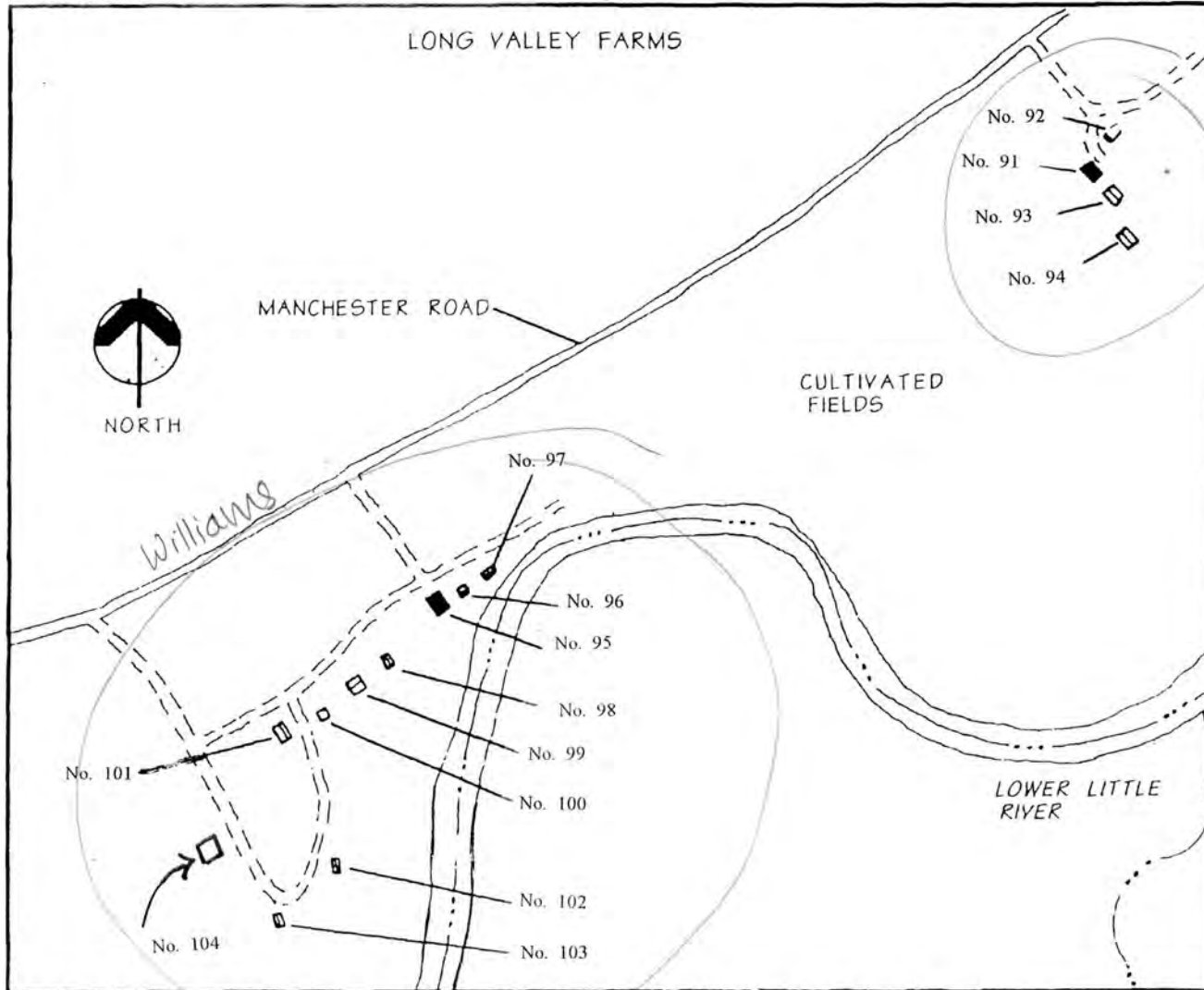
South side, Manchester Road (S.R. 1451), approximately 1 mile east of N.C. 87  
Cumberland County

**91. House (ca. 1940)**

This tenant house is a one story, frame, gable front bungalow with shed roofed, screened porch, rear ell, weatherboard siding, and six-over-six windows. A rear ell was added ca. 1950, and the interior was remodeled ca. 1979. The house is intact except for the addition of a chain link fence around house.

**Figure 23**  
**Frazier and Williams Tenant Farms - Site Map**

Not to Scale



Source: **Newlan Knight and Associates, Inc.**  
**Austin, Texas**



**92. Tobacco Barn No. 1 (ca. 1945)**

This tobacco barn has board and batten siding, standing seam metal, gable roof (portions of which are no longer extant), a board and batten door. The interior is intact with seven tiers of poles for hanging tobacco. The barn is now in deteriorated condition.

**93. Pack House (ca. 1941-1942)**

This front gable, metal clad pack house has an enclosed side shed on the west elevation and an open shed on the east (added 1978). The first floor sorting room has six-over-six windows and board and batten door. The shed room also has a board and batten door. The pack house is in deteriorated condition.

**94. Feed Barn (ca. 1948)**

Now ruinous, this front gable hay barn has a collapsed side shed, but retains its weatherboard siding, standing seam metal roof, and board and batten doors.

**H. Clyde Williams Tenant Farm (see Figure 23)**

South side, Manchester Road (S.R. 1451), approximately 0.5 mile east of N.C. 87  
Cumberland County

**95. House (ca. 1936)**

This front gable, concrete block bungalow has a hip roofed, screened porch, six-over-six windows, a small rear shed, and half-raised basement. A small, gable roofed, frame addition was built along the west elevation (ca. 1997). The house is in fair condition.

**96. Chicken House (ca. 1940)**

The frame, front gable poultry house is now in ruinous condition.

**97. Tobacco Barn No. 1 (ca. 1940)**

This traditional frame tobacco barn has a standing seam metal, gable roof and a pole shed on the west elevation. The barn is now in ruinous condition.

**98. Tobacco Barn No. 2 (ca. 1940)**

The frame tobacco barn has a standing seam metal, gable roof and is now in ruinous condition.

**99. Crib (1920s/1930s)**

The small, frame, two pen crib survives from an earlier tenant farm on this site. The crib has a brick pier foundation, gable roof, weatherboard sheathing, and an open side shed, but is now in ruinous condition.

**100. Pump House (1940s)**

This small, frame pump house is covered in asphalt shingles and has a metal clad shed roof. The pump house is now in ruinous condition.

**101. Pack House No. 1 (ca. 1940)**

This two level, frame building has a brick pier foundation, metal sheathing, side gable roof, and board and batten doors on the west elevation. The windows and portions of the roof are gone, and the pack house is now in ruinous condition.

**102. Tobacco Barn No. 3 (ca. 1940)**

The frame, tar paper sheathed, gable roofed tobacco barn has a board and batten door on the southeast gable end, and a shed on the northeast side. The ruinous tobacco barn has collapsed since the draft survey report was submitted in December 1999.

**103. Tobacco Barn No. 4 (1940s/early 1950s)**

This frame, flushboard, gable roofed tobacco barn has a board and batten door on the north gable end, and a pole shed on east side. The ruinous tobacco barn has collapsed since the draft report was submitted in December 1999.

**104. Pack House No. 2 (ca. 1940)**

The two level, weatherboarded pack house has a side gable roof, an entrance on the north elevation, and windows on the gable ends. A one story shed on the south elevation has four windows. The pack house is now overgrown and in ruinous condition.

**I. Dan Cameron Tenant Farm (Figure 24)**

North and south sides of Vass Road (S.R. 1001), west of N.C. 87  
Cumberland County

**105. Pack House - north side of Vass Road (ca. 1940s)**

This two level pack house has a gable roof, metal siding, and several board and batten doors. The pack house is now in poor condition, and the site is overgrown and inaccessible.

**106. Tobacco Barn - north side of Vass Road (ca. 1940s)**

This frame tobacco barn has a gable roof, vertical flushboard siding, and board and batten doors. A attached pole shed has partially collapsed. The tobacco barn is in poor condition.

**107. House (ca. 1940)**

Similar to the other Overhills tenant houses, this is a front gable, concrete block bungalow with hip roofed, screened porch, six-over-six windows, and rear, screened porch. The house is in poor condition.

**108. Pump House No. 1 (ca. 1940s)**

The small, concrete block pump house has a front gable roof and a door in the west gable end. Later addition was made to the south elevation which included an attached dog run. The pump house is altered and now in poor condition.

**109. Pump House No. 2 (ca. 1960s)**

This second frame pump house sits on a concrete block foundation and has a metal shed roof. There is a board and batten door on the east elevation. The structure was resided in the mid-1990s.

**110. Tobacco Barn No. 1 (ca. 1940)**

This traditional tobacco barn has a brick foundation, flushboard siding, and metal clad gable roof. There is a board and batten door and a pole shed on south gable end. The tobacco barn is intact.

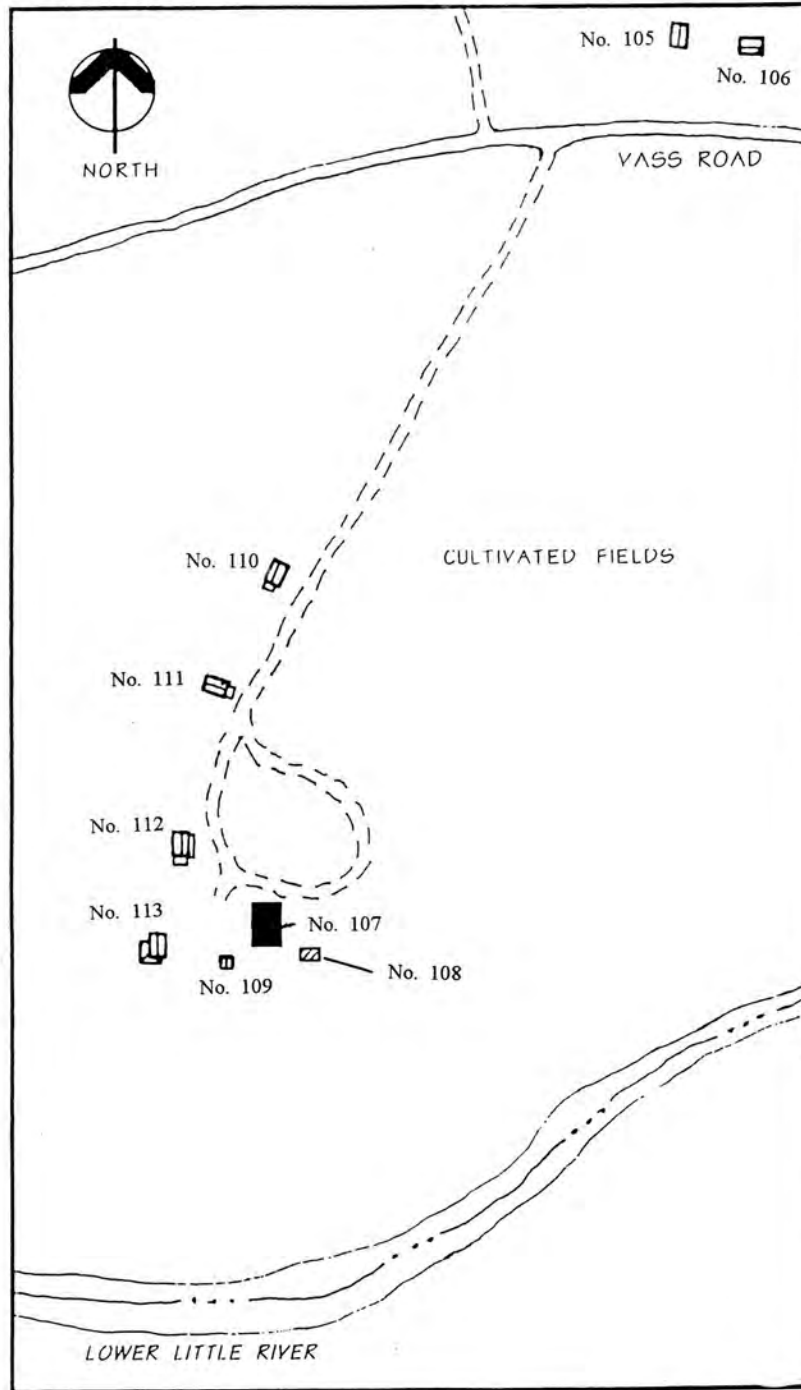
**111. Tobacco Barn No. 2 (ca. 1940)**

The frame tobacco barn has a brick foundation, vertical flushboard siding, and metal clad gable roof. There is a board and batten door and a pole shed on east gable end. The tobacco barn is in fair condition.



**Figure 24**  
**Dan Cameron Tenant Farm - Site Map**

**Not to Scale**



**Source:** Newlan Knight and Associates, Inc.  
Austin, Texas

**112. Tobacco Barn No. 3 (ca. 1940)**

This frame tobacco barn has a brick foundation, vertical flushboard siding, weatherboarded gables, and a metal clad gable roof. There is a board and batten door and pole sheds on south and east elevations. The tobacco barn is in fair condition.

**113. Pack House (ca. 1940)**

This two level, frame building has a brick foundation, metal clad, gable roof, corrugated metal sheathing, and a pole shed addition. Six-over-six windows have been removed, and only some of the board and batten doors remain. The pack house is now in poor condition.

**114. McArthur Cemetery (also known as Stinson Cemetery) (1896-present)(Figure 25)**

South side of Vass Road, north of Lower Little River  
Cumberland County

The McArthur or Stinson cemetery has been the burial ground for a small community of African American farmers since the end of the nineteenth century, but most of the stones date to the post-World War II period. This family cemetery occupies one of the highest points on the Overhills tract, but lacks a formal plan or landscaping. The boundaries are marked by a pair of concrete piers. Because most of its markers date to the postwar period and the cemetery is not associated with either a historic African-American community or a National Register-eligible African American church, the cemetery lacks the significance needed for individual listing in the National Register. Furthermore, the cemetery does not contribute to the significance of the Overhills historic district.

**J. Townsend Farm (Figure 26)**

South side, Vass Road (S.R. 1001), west of N.C. 87  
Cumberland County

**115. Townsend Family Cemetery (1904-1916)**

This small cemetery contains the graves of three members of the Townsend family. The graveyard is enclosed by a wire fence and is located near one of the dwellings.

**116. House No. 1 (ca. 1950)**

This frame, front gable bungalow has weatherboard siding, six-over-six windows, and a large side wing addition. The house is in fair condition.

**117. Shed (ca. 1980)**

This modern frame equipment shed has a side gable roof, vertical siding, and a rear metal shed. The shed is in fair condition.

**118. House No. 2 (mid-nineteenth century, later additions and alterations, moved to site)**

The side gable house appears to have been originally a two room, single pile dwelling with flush eaves, a full-width porch, and a rear ell. The front porch has been enclosed and a small, side shed wing added. The rear ell has an engaged porch. The house retains its weatherboard siding and six-over-six windows, but the concrete block foundation suggests that the house was moved to this site in the twentieth century. The interior has been remodeled, and the house is now in poor condition.



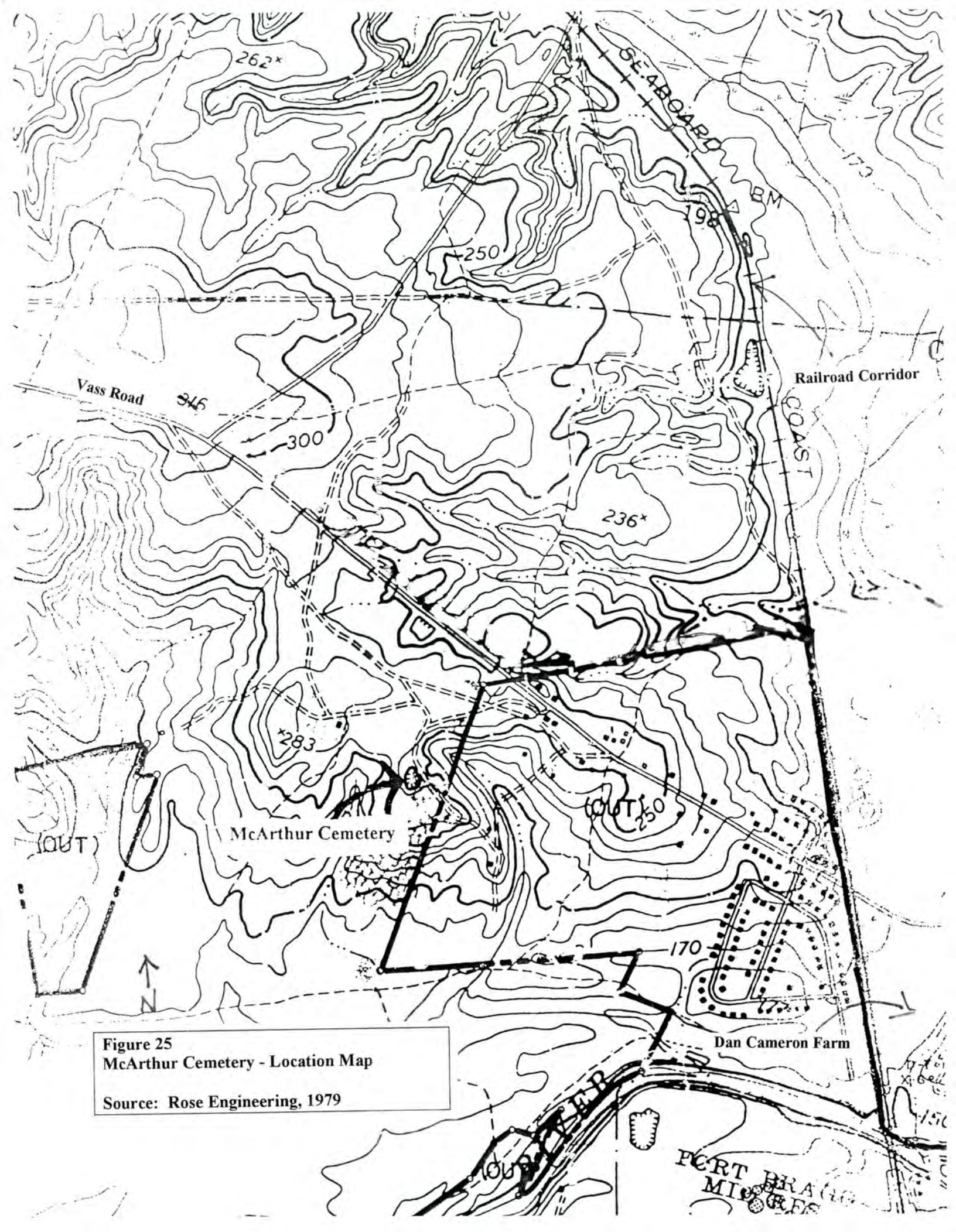
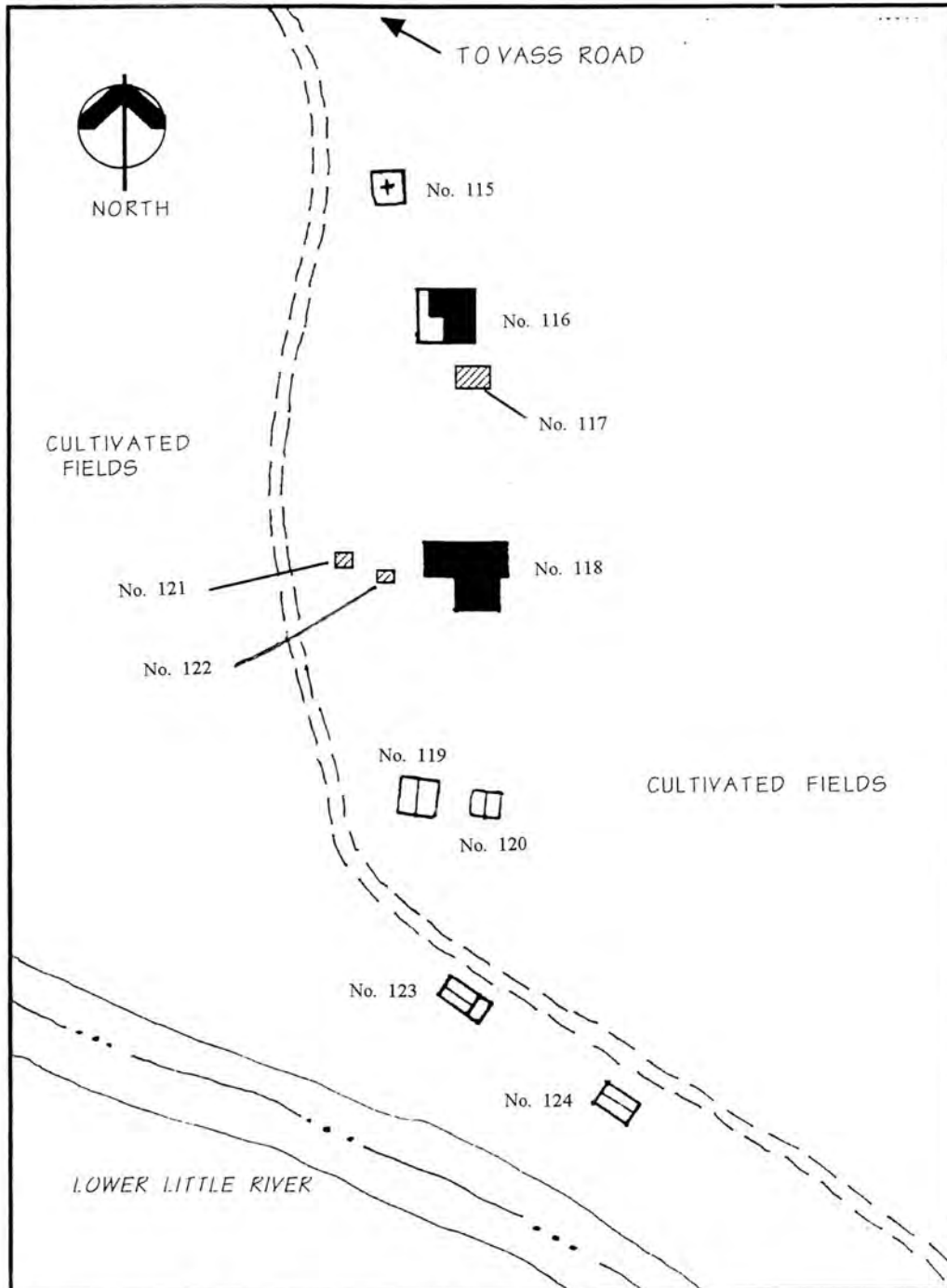


Figure 25  
McArthur Cemetery - Location Map

Source: Rose Engineering, 1979

**Figure 26**  
**Townsend Tenant Farm - Site Map**

Not to Scale



Source: **Newlan Knight and Associates, Inc.**  
**Austin, Texas**



**119. Pack House (ca. 1940)**

This front gable, two level pack house has metal siding and a brick pier foundation. The building has board and batten doors and six-over-six windows. The pack house is now in fair condition.

**120. Garage (ca. 1940)**

Now in fair condition, this frame, front gable garage has a standing seam, metal roof and weatherboard siding.

**121. Well House (ca. 1950)**

The frame, shed roofed well house is in fair condition.

**122. Pump House (ca. 1950)**

Now in fair condition, this pump house has a gable roof and vertical board siding.

**123. Tobacco Barn No. 1 (ca. 1940)**

This traditional frame, gable roofed tobacco barn has a brick foundation, board and batten siding, and a pole shed on west elevation. The tobacco barn is in poor condition.

**124. Tobacco Barn No. 2 (ca. 1940)**

Now in poor condition, this traditional frame, gable roofed tobacco barn has a brick foundation and board and batten siding.

**K. Hairfield Tenant Farm (Figure 27)**

West side, McArthur Road (S.R. 1121), roughly 0.25 mile north of junction with Nursery Road Harnett County

**125. House (ca. 1940)**

The centerpiece of this small tenant farm is a frame, front gable bungalow with a shed roofed, screened porch, weatherboard siding, ca. 1950 front door, and both original six-over-six and later two-over-two horizontal sash windows. The house sits on a concrete block foundation. There is an inset porch on the rear elevation. In addition to some replacement windows, the house interior has been remodeled with replacement wall paneling.

**126. Pack House (ca. 1940)**

The metal clad, front gable pack house has an enclosed side shed and an open pole shed. The first floor sorting room has six-over-six windows. The pack house is now in fair condition.

**127. Tobacco Barn (ca. 1940)**

This gable roofed tobacco barn has board and batten siding, a wraparound shed, and a concrete block foundation. A shed on the northwest side was used as stable area. The tobacco barn is in poor condition.

**128. Shed (ca. 1945)**

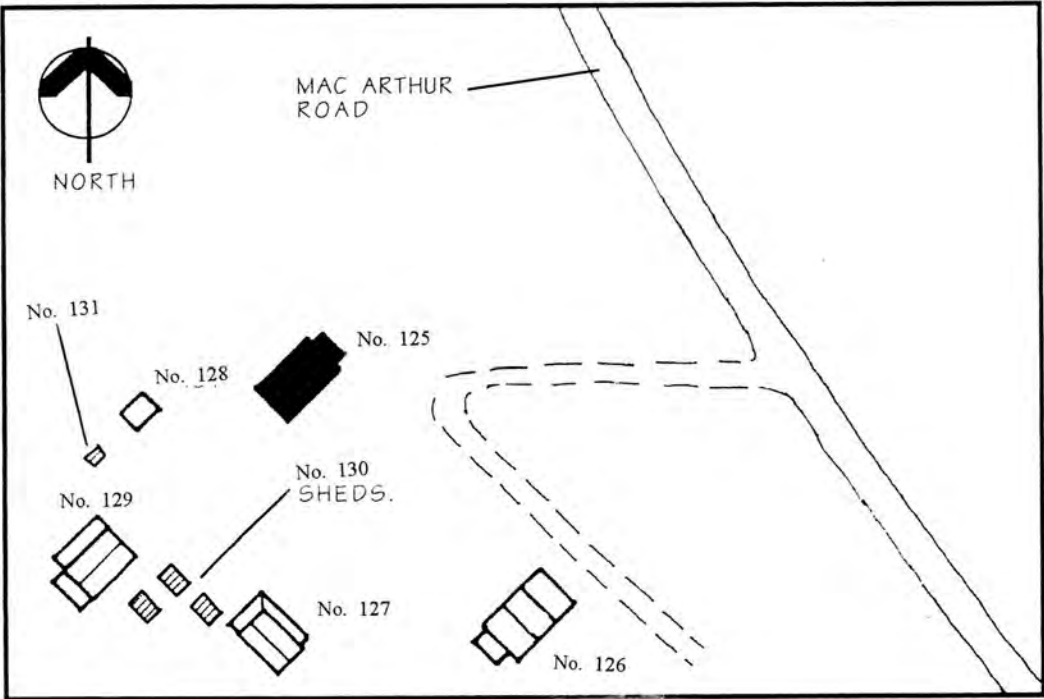
This shed roofed storage building has exposed rafters, board and batten siding, six-over-six window, and a five panel door. The building is in fair condition.

**129. Garage (ca. 1940)**

This front gable, frame garage has a metal clad side shed and a rear shed addition. The garage is now in poor condition, and the original double leaf, board and batten doors are no longer extant.

**Figure 27**  
**Hairfield Farm - Site Map**

**Not to Scale**



**Source:** Newlan Knight and Associates, Inc.  
Austin, Texas



**130. Sheds (ca. 1940)**

Open pole sheds stand near the tobacco barn and survive intact.

**131. Metal Storage Shed (ca. 1980)**

This prefabricated metal storage shed is now in ruinous condition.

**L. Horse/Cattle/Deer Farm (Figure 28)**

East side of N.C. 87, south of S.R. 1121 (Nursery Road)

Harnett County

**132. Horse Barn (ca. 1970)**

Located on the east side of N.C. 87, this barn is reached via an unpaved estate road from S.R. 1121 (Nursery Road). This frame, center passage barn has wood paneled siding, a front gable roof, with center clerestory, blind side elevations, and a concrete slab foundation. The entrance has been rebuilt, but the rows of stalls and tack rooms are intact. The barn opens into fenced pastures. The barn is in good condition.

**133. Farm Manager's House (ca. 1970)**

Situated across the lane from the barn is a modern ranch house with a side gable roof and an attached garage that is now boarded over. The house has board and batten siding and six-over-six windows.

**134. Shed (ca. 1970)**

Behind the house is a small, frame, gable roofed shed.

**135. Shed (ca. 1970)**

Farther south of the house, along an upland ridge, is an expanse of open fields or pastures. At the east end of this pastureland is a large, corrugated metal shed, which may have been used for equipment storage. The shed has a gable roof, and nearby are the vestiges of concrete slab foundations for several sheds and barns which are no longer extant.

**136. Deer Shed (ca. 1970)**

South of the Lindley Nursery is a open pole shed that once housed deer. The modern shed has a gable roof, and several pens surround the structure.



Figure 28  
Horse/Cattle/Deer Farm - Location Map  
Source: Rose Engineering, 1979



## VI. CONCLUSIONS

The Rockefeller estate, Overhills, is located in Harnett and Cumberland counties, North Carolina, northwest of Fayetteville and adjacent to the U.S. Army post at Fort Bragg. Overhills was determined eligible for the National Register of Historic Places in 1991 as the result of environmental compliance for a North Carolina Department of Transportation project. The property was determined eligible under Criterion A in the areas of transportation, social history, equestrian history, entertainment/recreation, agriculture, and health/medicine and under Criterion C for architecture. The National Register boundaries associated with the 1991 determination of eligibility encompassed approximately 15,000 acres. At the time of the determination, the estate was still owned by the Rockefeller family who contracted the following year to have Overhills listed in the National Register, but the nomination never proceeded beyond the draft stage. However, Long Valley Farm, which is owned by Rockefeller relatives and abuts Overhills, was listed separately in the National Register in 1993. In 1997, Overhills, which then consisted of 10,546 acres, was sold to the U.S. Army.

In 1999, the present architectural investigation was undertaken to evaluate the eligibility and integrity of the Overhills Historic District. The entire 10,546 acre tract was surveyed, and all architectural and landscape resources were examined. As a result of the survey, a smaller National Register historic district at Overhills is recommended. The new boundaries encompass roughly 5,700 acres of the more than 10,000 acres acquired by the U.S. Army. A total of 145 resources were recorded during the field survey. Forty-five resources were evaluated as ineligible for the National Register either because they did not contribute to the significance of the district or because they did not merit individual eligibility. The proposed boundaries of the historic district were drawn to exclude these ineligible properties. Ninety-nine resources are located within the historic district, fifty-six of which contribute to the significance of the Overhills Historic District. Forty-three properties within the historic district are non-contributing resources. Phase I and II archaeological investigations determined that there are no archaeological sites within the proposed boundaries of the historic district that are eligible for the National Register (see Benson and Braley 1998).

The historic district remains eligible for the National Register under Criterion A for social history, entertainment/recreation, and horticulture and under Criterion C for architecture. However, Overhills Historic District no longer retains its agricultural significance because these components of the property have lost much of their integrity through deterioration, demolition, fire, and natural disasters. These compromised aspects of the estate, many of which were mid-twentieth century tenant farms or late twentieth century agricultural operations, comprise the majority of ineligible resources and have been eliminated from the National Register boundaries. The National Register boundaries encompass the principal areas of the historic estate including the compound of family and guest residences, hunt, polo, and riding stables, the recreation lake, workshops and maintenance facilities, the golf course, horse trails and pastures, areas of natural and designed landscapes, and the historic circulation pattern of the estate. In addition, the district includes the historic Lindley Nursery property which was incorporated into Overhills during the 1930s.

As a result of this architectural investigation, it is recommended that the U.S. Army enter into consultation with the State Historic Preservation Office. In developing plans for the use of Overhills, such consultation would help ensure the preservation and protection of this important resource while meeting the mission of the U.S. Army at Fort Bragg.

## VII. BIBLIOGRAPHY

- Aslet, Clive. *The American Country House*. New Haven, Connecticut: Yale University Press, 1990.
- Benson, Robert W. and Chad O. Braley. *Living on the Edge: Cultural Resources Survey of the Overhills Tract*. Volumes 1 and 2. Prepared by G.E.C., Inc. and Southeastern Archeological Services, Inc. for U.S. Army Corps of Engineers, Savannah District, June 1998.
- Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill, North Carolina: University of North Carolina Press, 1990.
- Blake, Parks, District Conservationist. U.S. Department of Agriculture, Soil Conservation Service, Harnett County. Interview with Frances Alexander and Richard Mattson, 19 July 1999 and 16 November 1999.
- Brook, David, Deputy State Historic Preservation Officer to Nicholas L. Graf, Division Administrator, Federal Highway Administration, U.S. Department of Transportation. Section 106 Consultation Letter for N.C. 87 Widening Project (N.C.D.O.T. T.I.P. No. R-2238), 26 April 1991.
- Conoley, William Neal, Jr. *Waterfowl Heritage, North Carolina Decoys and Gunning Lore*. Wendell, North Carolina: Webfoot, Inc., 1982.
- Cumberland County Records, Office of the Register of Deeds, Cumberland County Courthouse, Fayetteville, North Carolina.
- Elliman, Christopher. "Brief History of Overhills." Typewritten manuscript on file with the Overhills Estate Papers, Fort Bragg, North Carolina. October 1989.
- . Correspondence with Mattson, Alexander and Associates, Inc. 5 October 1999.
- Fayetteville Observer*. Fayetteville, North Carolina.
- G.E.C, Inc. and Newlan Knight and Associates, Inc. *Assessment Report of Historic Structures and Historic Landscapes of the Overhills Property (Draft)*. Prepared for the U.S. Army Corps of Engineers, Savannah District, May 1997.
- Greensboro Daily Record*. Greensboro, North Carolina.
- Grover, Jennifer. *Phase I Cultural Resource Survey of 150 Acres of Inholdings, Overhills Tract, Fort Bragg, Harnett County, North Carolina*. Prepared by Panamerican Consultants, Inc. for the U.S. Army Corps of Engineers, Savannah District, 1998.
- Hewitt, Mark Alan. *The Architect and the American Country House*. New Haven, Connecticut: Yale University Press, 1990.



- Hood, Davyd Foard. *Overhills Historic District*. Nomination to the National Register of Historic Places (draft), 1992. On file at the North Carolina State Historic Preservation Office, Raleigh.
- , *Long Valley Farm*. Nomination to the National Register of Historic Places, 1993. On file at the North Carolina State Historic Preservation Office, Raleigh.
- Jakle, John A., et al. *Common Houses in America's Small Towns, The Atlantic Seaboard to the Mississippi Valley*. Athens, Georgia: University of Georgia Press, 1989.
- Johnston, Lucille Miller. *Hometown Heritage*. Raleigh, North Carolina: Graphic Press, 1978.
- Jones, Pete W. *A Directory of Golf Courses Designed by Donald J. Ross*. Raleigh, North Carolina: Martini Graphics, 1989.
- Kern, William H, Department of the Army, XVIII Airborne Corps and Fort Bragg, Directorate of Public Works and Environment. Environmental Assessment, Purchase of Overhills, Project Number 41437. October 1995.
- Kern, William H, Department of the Army, Headquarters XVIII Airborne Corps and Fort Bragg, Public Works Business Center. Environmental Assessment and Finding of No Significant Impact, Low Impact Military Training Program, Overhills Training Area. January 1999.
- "Map of Overhills Townsite, Property of Kent-Jordan." Surveyed by P. W. Hardie, Greensboro, North Carolina, 1913.
- Meyer, Richard and Mary Beth Reed. *Historic Structures Survey and Evaluation: Spring Lake Bypass, Harnett and Cumberland Counties (T.I.P. No. R-2629)*. Prepared by New South Associates for Maguire Associates, Inc. and the North Carolina Department of Transportation, 1993.
- Nathans, Sydney. *The Quest for Progress: The Way We Lived in North Carolina, 1870-1920*. Chapel Hill, North Carolina: University of North Carolina Press (Published for the North Carolina Department of Cultural Resources), 1983.
- Overhills Land Company. "Map of Property Located in Cumberland-Harnett & Hoke." Surveyed by Russell D. Boseman, 1930.
- Overhills Estate Archives. On file at the Fort Bragg Military Reservation. Fort Bragg, North Carolina.
- Perkins, S.O., U.S. Department of Agriculture. *Soil Survey of Cumberland County, North Carolina*. Washington: Government Printing Office, 1925.
- Power, Scott, ed. *The Historic Architecture of Pitt County, North Carolina*. Pitt County, North Carolina: Pitt County Historical Society, Inc., 1991.
- Prillaman, Glen, Chief Real Property Planning Team, Construction Management Division, Fort Bragg. Letter correspondence with principal investigators. 5 October 1999.

- Interviews with principal investigators. Fort Bragg, North Carolina. August-October 1999.
- Progressive Greensboro*. "The J. Van Lindley Nursery Company." 1903. Promotional publication on file at the Greensboro Public Library, Greensboro, North Carolina.
- Rockefeller, Avery. "Brief History of Overhills." Parts I and II. Typewritten manuscript on file at the North Carolina State Historic Preservation Office. Raleigh, North Carolina. 1986.
- Roberts, Claudia. *Whalehead Club*. Nomination to the National Register of Historic Places, 1979. On file at the North Carolina State Historic Preservation Office, Raleigh.
- , and Jim Sumner. *Currituck Shooting Club*. Nomination to the National Register of Historic Places, 1980. On file at the North Carolina State Historic Preservation Office, Raleigh.
- Schoenbaum, Thomas J. *Islands, Capes, and Sounds: The North Carolina Coast*. Winston-Salem, North Carolina: John F. Blair, Publisher, 1982.
- Shaffer, E. T. H. *Carolina Gardens*. Chapel Hill, North Carolina: University of North Carolina Press, 1939.
- Slater, Kitty. *The Hunt Country of America Revisited*. New York: Cornwall Books, 1987.
- Smith, McKleden. *Architectural Resources*. Raleigh, North Carolina: North Carolina Department of Cultural Resources, 1979.
- Soil Survey of Cumberland County, North Carolina*. Washington, D.C.: U.S. Government Printing Office, 1922.
- Soil Survey of Harnett County, North Carolina*. Washington, D.C.: U.S. Government Printing Office, 1916.
- Stephenson, Margaret Long. *Historic Structures Survey and Evaluation Report, N.C. 87 Widening, Cumberland, Harnett, and Lee Counties (T.I.P. No. R-2238)*. Prepared by Architectural Conservation Associates for the North Carolina Department of Transportation, 1991.
- Stick, David. *The Outer Banks of North Carolina, 1854-1958*. Chapel Hill, North Carolina: University of North Carolina Press, 1958.
- Stilgoe, John R. *Borderland: Origins of the American Suburb, 1820-1939*. New Haven, Connecticut: Yale University Press, 1988.
- Thomas, Joseph B. *Hounds and Hunting through the Ages*. New York: Derrydale Press, 1928.
- U.S. Department of Agriculture. Soil Conservation Service. Aerial Maps of Cumberland and Harnett Counties. 1938, 1950, 1955, 1965, 1981, 1996. On file at the North Carolina Cooperative Extension Service, Cumberland and Harnett Counties.
- Whatley, Lowell McKay, Jr. *Architectural History of Randolph County, North Carolina*. Asheboro, North Carolina: City of Asheboro, 1985.



Willard, Mitch, and Scott Martin. *Golf in the Carolinas*. New York: Random House, 1995.

William McDonough Architects. *Overhills Analysis and Master Plan*. Prepared 24 October 1989. On file with the Overhills Estate Papers, Fort Bragg, North Carolina.

**APPENDIX A:  
LISTS OF RESOURCES  
AND  
PHOTOGRAPHIC INVENTORY**



**INVENTORY LIST  
OVERHILLS HISTORIC DISTRICT**

Figure 15	No. 1	Great Circus	Contributing
Figure 15	No. 2	Hunt Stable	Contributing
Figure 15	No. 3	Hunt Stable Silo	Contributing
Figure 15	No. 4	Hunt Stable Garage	Contributing
Figure 15	No. 5	Hunt Stable Residence No. 1	Contributing
Figure 15	No. 6	Hunt Stable Residence No. 2	Non-contributing
Figure 15	No. 7	Hunt Stable Residence No. 2, Garage	Non-contributing
Figure 15	No. 8	Hunt Stable Residence No. 2, Shed	Non-contributing
Figure 15	No. 9	Overhills Water Tank	Non-contributing
Figure 15	No. 10	Overhills Water Tank	Contributing
Figure 16	No. 11	Hunting Lodge	Contributing
Figure 16	No. 12	Overhills Passenger Station	Contributing
Figure 16	No. 13	Storage Building	Non-contributing
Figure 16	No. 14	Pump House	Contributing
Figure 16	No. 15	Riding Stable	Contributing
Figure 16	No. 16	Riding Stable Garage	Contributing
Figure 16	No. 17	Riding Stable Feed Room	Contributing
Figure 16	No. 18	Polo Barn	Contributing
Figure 16	No. 19	Polo Barn House	Contributing
Figure 16	No. 20	Polo Barn House, Garage	Non-contributing
Figure 16	No. 21	Freight Depot	Contributing
Figure 17	No. 22	Overhills Lake, Dam and Gates	Contributing
Figure 17	No. 23	Lake Bathhouse	Contributing
Figure 17	No. 24	Lake Pump House	Non-contributing
Figure 17	No. 25	Lake Boathouse	Non-contributing
Figure 17	No. 26	Bridge over Muddy Creek	Non-contributing
Figure 17	No. 27	Railroad Bridge	Contributing
Figure 18	No. 28	Shop Garage No. 1	Contributing
Figure 18	No. 29	Fuel Storage Shed	Contributing
Figure 18	No. 30	Oil House	Contributing
Figure 18	No. 31	Shop	Contributing
Figure 18	No. 32	Granary	Contributing
Figure 18	No. 33	Equipment Shed	Non-contributing
Figure 18	No. 34	Shop Garage No. 2	Non-contributing
Figure 18	No. 35	Woodworking Shop	Non-contributing
Figure 18	No. 36	Worker House No. 1	Contributing
Figure 18	No. 37	Worker House No. 1, Garage	Contributing
Figure 18	No. 38	Servant's House	Contributing
Figure 18	No. 39	Worker House No. 2	Contributing
Figure 18	No. 40	Mule Barn	Contributing
Figure 18	No. 41	Worker House No. 2, Wood Shed	Non-contributing
Figure 18	No. 42	Worker House No. 2, Chicken House	Non-contributing
Figure 19	No. 43	White Servants' Quarters	Contributing
Figure 19	No. 44	Black Servants' Quarters	Contributing
Figure 19	No. 45	Laundry	Contributing
Figure 19	No. 46	Harriman Cottage	Contributing
Figure 19	No. 47	Harriman Cottage, Garage	Contributing
Figure 19	No. 48	Sycamore	Non-contributing
Figure 19	No. 49	Cherokee	Non-contributing
Figure 19	No. 50	Estate Office and Manager's Residence	Non-contributing
Figure 19	No. 51	Bus Shelter/Tennis Court Shed	Non-contributing
Figure 19	No. 52	Tennis Court	Non-contributing

Figure 19	No. 53	Pump House	Contributing
Figure 19	No. 54	Croatan	Contributing
Figure 19	No. 55	Croatan Garage	Contributing
Figure 19	No. 56	Paddle Court	Contributing
Figure 19	No. 57	Bird Song	Non-contributing
Figure 19	No. 58	Bird Song Pump House	Non-contributing
Figure 19	No. 59	Dog Kennel	Non-contributing
Figure 20	No. 60	Golf Course	Contributing
Figure 20	No. 61	Golf Course, Spectator Shelter	Contributing
Figure 20	No. 62	Skeet Range	Non-contributing
Figure 20	No. 63	Lake	Contributing
Figure 20	No. 64	Pasture Stall	Non-contributing
Figure 20	No. 65	Pasture Stall	Non-contributing
Figure 14	No. 66	Circulation Network	Contributing
Figures 20-21	No. 67	Recreational Landscape	Contributing
	No. 68	Ornamental Landscape	Contributing
Figure 22	No. 69	Paul Cameron Lindley House	Contributing
Figure 22	No. 70	Nursery Worker House No. 1	Contributing
Figure 22	No. 71	Nursery Worker House No. 2	Contributing
Figure 22	No. 72	Granary/Shop	Contributing
Figure 22	No. 73	Hay Barn	Contributing
Figure 22	No. 74	Pack House	Non-contributing
Figure 22	No. 75	Pump House	Non-contributing
Figure 22	No. 76	Equipment Shed	Contributing
Figure 22	No. 77	Nursery Manager's House	Contributing
Figure 22	No. 78	Pump House	Contributing
Figure 22	No. 79	Equipment Shed	Non-contributing
Figure 22	No. 80	Oil House	Non-contributing
Figure 22	No. 81	Feed Barn	Contributing
Figure 22	No. 82	Weighing/Loading Shed	Non-contributing
Figure 22	No. 83	Sheds	Non-contributing
Figure 22	No. 84	Garage/Stable	Non-contributing
Figure 22	No. 85	Nursery Worker's House No. 4	Contributing
Figure 22	No. 86	Nursery Worker's House No. 4, Garage	Contributing
Figure 22	No. 87	Nursery Worker's House No. 4, Chicken House	Contributing
Figure 22	No. 88	Nursery Worker's House No. 3	Non-contributing
Figure 22	No. 89	Horse Stable	Non-contributing
Figure 22	No. 90	Hog Pen	Non-contributing
Figure 15	No. 137	Hay Shed	Contributing
Figure 18	No. 138	Shed	Non-contributing
Figure 18	No. 139	Shed	Non-contributing
Figure 18	No. 140	Shed	Non-contributing
Figure 18	No. 141	Shed	Non-contributing
Figure 22	No. 142	Tobacco Barn	Non-contributing
Figure 22	No. 143	Tobacco Barn	Non-contributing
Figure 22	No. 144	Tobacco Barn	Non-contributing
Figure 22	No. 145	Tobacco Barn	Non-contributing



**INVENTORY LIST**  
**INELIGIBLE PROPERTIES**  
**OVERHILLS TRACT**

**Thurman Frazier Tenant Farm**

**Figure 23**

No. 91 House  
No. 92 Tobacco Barn No. 1  
No. 93 Pack House  
No. 94 Feed Barn

**Clyde Williams Tenant Farm**

**Figure 23**

No. 95 House  
No. 96 Chicken House  
No. 97 Tobacco Barn No. 1  
No. 98 Tobacco Barn No. 2  
No. 99 Crib  
No. 100 Pump House  
No. 101 Pack House No. 1  
No. 102 Tobacco Barn No. 3  
No. 103 Tobacco Barn No. 4  
No. 104 Pack House No. 2

**Dan Cameron Tenant Farm**

**Figure 24**

No. 105 Pack House-north side of Vass Road  
No. 106 Tobacco Barn-north side of Vass Road  
No. 107 House  
No. 108 Pump House No. 1  
No. 109 Pump House No. 2  
No. 110 Tobacco Barn No. 1  
No. 111 Tobacco Barn No. 2  
No. 112 Tobacco Barn No. 3  
No. 113 Pack House

No. 114 **McArthur Cemetery**

**Figure 25**

**Townsend Tenant Farm**

**Figure 26**

No. 115 Townsend Family Cemetery  
No. 116 House No. 1  
No. 117 Shed  
No. 118 House No. 2  
No. 119 Pack House  
No. 120 Garage  
No. 121 Well House  
No. 122 Pump House  
No. 123 Tobacco Barn No. 1  
No. 124 Tobacco Barn No. 2

**Hairfield Tenant Farm**

**Figure 27**

No. 125 House  
No. 126 Pack House  
No. 127 Tobacco Barn  
No. 128 Shed  
No. 129 Garage  
No. 130 Sheds

No. 131      Metal Storage Shed

**Horse/Cattle/Deer Farm**

No. 132      Horse Barn

No. 133      Farm Manager's House

No. 134      Shed

No. 135      Shed

No. 136      Deer Shed

**Figure 28**



**PHOTOGRAPHIC INVENTORY**



Hunt Stable Complex, Great Circus (No. 1), Looking North From Hunt Stable Entrance into Circus.



Hunt Stable Complex, Great Circus (No. 1), Looking Southwest From Service Road Through East Pylons (Hunt Stable in Background).





Hunt Stable Complex, Hunt Stable (No. 2) and Silo (No. 3), Looking Southwest from Service Road.



Hunt Stable Complex, Hunt Stable (No. 2), Stable Forecourt, Looking South from Entrance to Great Circus.



Hunt Stable Complex, Hunt Stable (No. 2), Rear Block. Looking East.



Hunt Stable Complex, Hunt Stable Garage (No. 4), Looking East from Service Road.





Hunt Stable Complex, Hunt Stable Residence No. 1 (No. 5), House and Setting, Looking Northwest.



Hunt Stable Complex, Hunt Stable Residence No. 2 (No. 6) and Hunt Stable Residence No. 2, Garage (No. 7), Buildings and Setting, Looking Northwest.



Hunt Stable Complex, Hunt Stable Residence No. 2, Garage (No. 7) and Hunt Stable Residence No. 2, Shed (No. 8), Looking East.



Hunt Stable Complex, Overhills Water Tank (No. 9) and Overhills Water Tank (No. 10), Looking Northeast.





Entrance Compound, Hunting Lodge (No. 11), House and Addition, Front (Southwest) Elevations, Looking Southeast.



Entrance Compound, Hunting Lodge (No. 11), Facade (Southwest Elevation), Looking Northeast.



Entrance Compound, Overhills Passenger Station (No. 12), Front and Side (Northwest) Elevations, Looking Southeast.



Entrance Compound, Overhills Passenger Station (No. 12), Porch, Window, and Entrance Detail.





Entrance Compound, Storage Building (No. 13). Looking Northwest (Passenger Station in Background).



Entrance Compound, Pump House (No. 14), Looking East.



Entrance Compound, Riding Stable (No. 15), Stable and Entrance Drive, Looking Northeast.



Entrance Compound, Riding Stable (No. 15), Looking Through Entrance into Forecourt.





Entrance Compound, Riding Stable Garage (No. 16) and Riding Stable Feed Room (No. 17), Looking Northeast.



Entrance Compound, Polo Barn (No. 18), Front (Southwest) and Side (Southeast) Elevations, Looking Northeast.



Entrance Compound, Polo Barn (No. 18), Southeast Elevation, Looking Northwest from Riding Stable and Paddock.



Entrance Compound, Polo Barn (No. 18), Stalls along Northwest Elevation.





Entrance Compound, Polo Barn House (No. 19) and Polo Barn House, Garage (No. 20), Front Elevations, Looking Northeast.



Entrance Compound, Freight Depot (No. 21), North and West Elevations, Looking Southeast.



Overhills Lake, Looking Northwest.



Overhills Lake, Dam and Gates (No. 22), Looking North along Muddy Creek.





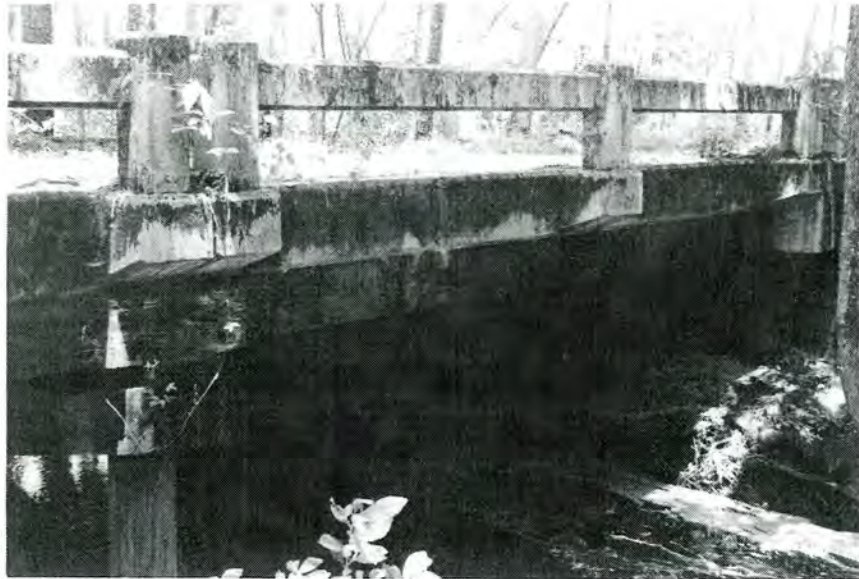
Overhills Lake, Bathhouse (No. 23). Front (North) and West Elevations, Looking Southeast.



Overhills Lake, Pump House (No. 24), Looking North.



Overhills Lake, Boathouse (No. 25), Looking Northeast towards Lake.



Overhills Lake, Bridge over Muddy Creek (No. 26), Southern Profile, Looking Northeast.





Overhills Lake, Railroad Bridge (No. 27), Looking Northeast Towards Overhills Lake.



Overhills Lake, Railroad Bridge (No. 27), East Profile, Looking Northwest.



Shops Complex, Shop Garage No. 1 (No. 28), Looking South.



Shops Complex, Fuel Storage Shed (No. 29), Looking Southeast.

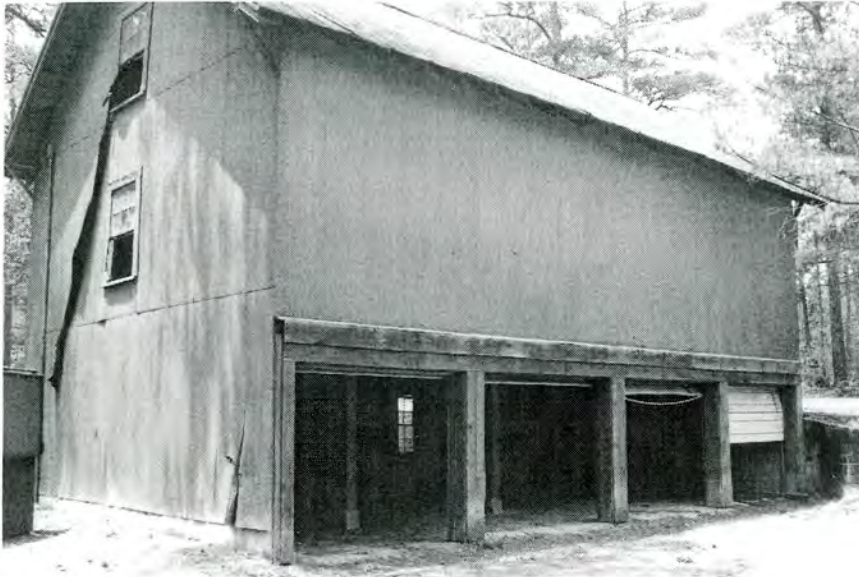




Shops Complex, Oil House (No. 30), Looking South (Shop Garage No. 1 in Background).



Shops Complex, Shop (No. 31), Looking West.



Shops Complex, Granary (No. 32), East Elevation, Looking Northwest.



Shops Complex, Equipment Shed (No. 33), Looking Southeast (Shop in Background).





Shops Complex. Shop Garage No. 2 (No. 34), Looking North.



Shops Complex, Woodworking Shop (No. 35), Looking Northwest (Shop Garage No. 2 on Left).



Shops Complex, Worker House No. 1 (No. 36), Facade and West Elevation, Looking South.



Shops Complex, Worker House No. 1, Garage (No. 37), Looking West towards Shops Complex.





Shops Complex, Servant's House (No. 38), Facade, Looking North.



Shops Complex, Worker House No. 2 (No. 39), House and Setting, Looking West.



Shops Complex, Mule Barn (No. 40), Looking North.



Shops Complex, Worker House No. 2, Wood Shed (No. 41), Looking Northwest.





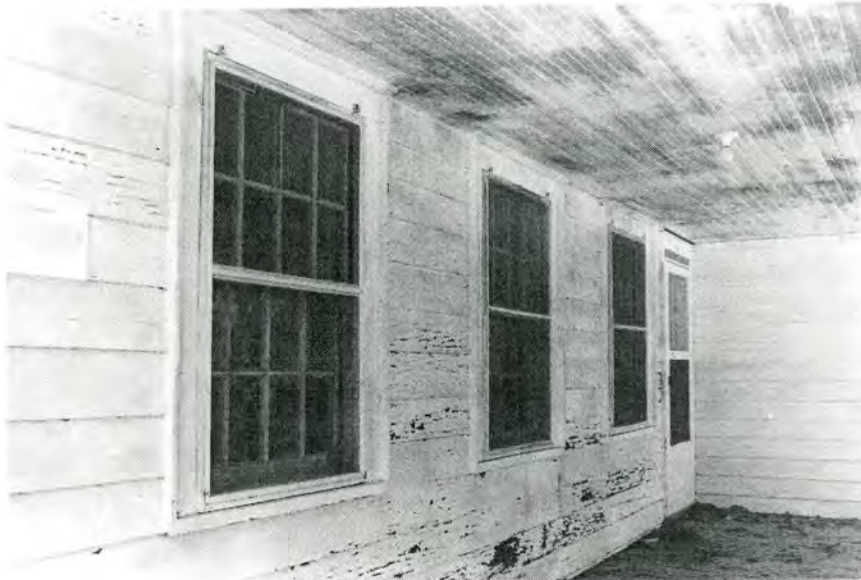
Shops Complex. Worker House No.2. Chicken House (No. 42), Looking South.



The Hill, White Servants' Quarters (No. 43), House and Setting, Looking Southeast.



The Hill, White Servants' Quarters (No. 43), Side (South) Elevation and Rear Porch, Looking North.



The Hill, White Servants' Quarters, Porch and Window Detail.





The Hill, Black Servants' Quarters (No. 44), House and Setting, Looking Southeast.



The Hill, Black Servants' Quarters (No. 44), Porch Detail.



The Hill, Black Servants' Quarters (No. 44), Side (North) Elevation, Looking South.



The Hill, Laundry (No. 45), Facade, Looking West.

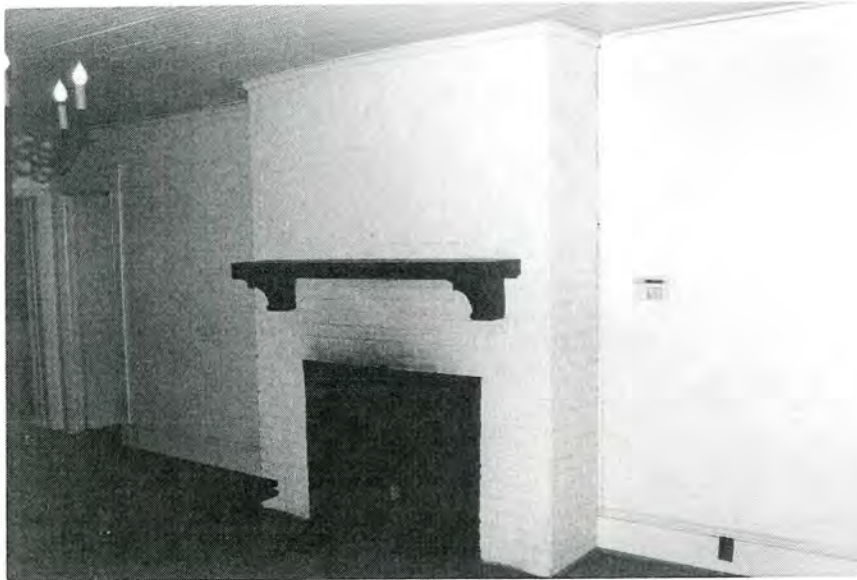




The Hill, Harriman Cottage (No. 46), Facade, Looking East.



The Hill, Harriman Cottage (No. 46), Side (South) and Rear Elevations, Looking North.



The Hill, Harriman Cottage (No. 46), Interior, Living Room and Fireplace Mantel.



The Hill, Harriman Cottage, Garage (No. 47), Looking East.





The Hill, Sycamore (No. 48), House and Setting, South Elevation, Looking North.



The Hill, Cherokee (No. 49), House and Setting, South Elevation, Looking North.



The Hill, Cherokee (No. 49), East Elevation and Basement Garage, Looking West.



The Hill, Estate Manager's Residence (No. 50), House Facade (Northeast Elevation), Looking Southwest





The Hill, Estate Manager's Residence (No. 50), Office, Looking Northeast.



The Hill, Bus Shelter/Tennis Court Shed (No. 51) and Tennis Court (No. 52), Looking Southwest.



The Hill, Pump House (No. 53), Looking East.



The Hill, Croatan (No. 54), House and Setting, Looking Southeast.





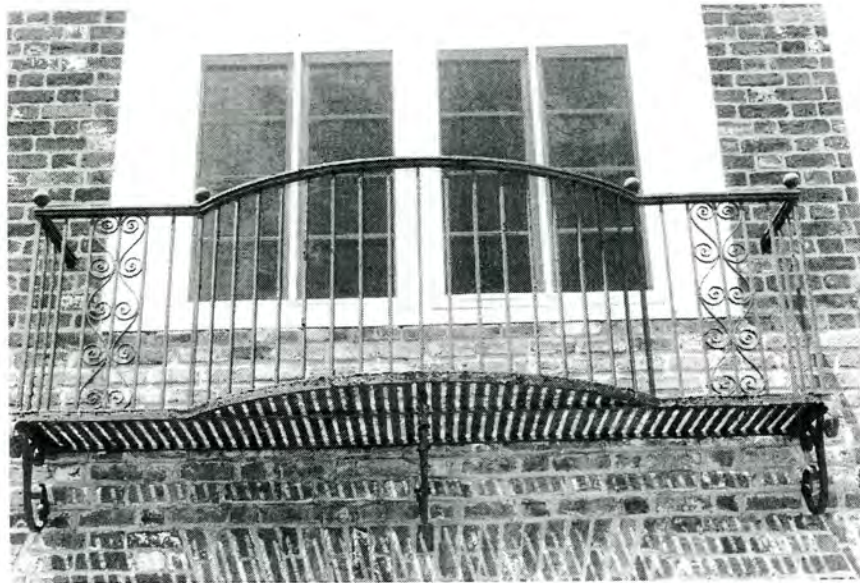
The Hill, Croatan (No. 54), South Elevation and Terrace, Looking North.



The Hill, Croatan (No. 54), Southeast Elevation of Wing, Looking Northwest.

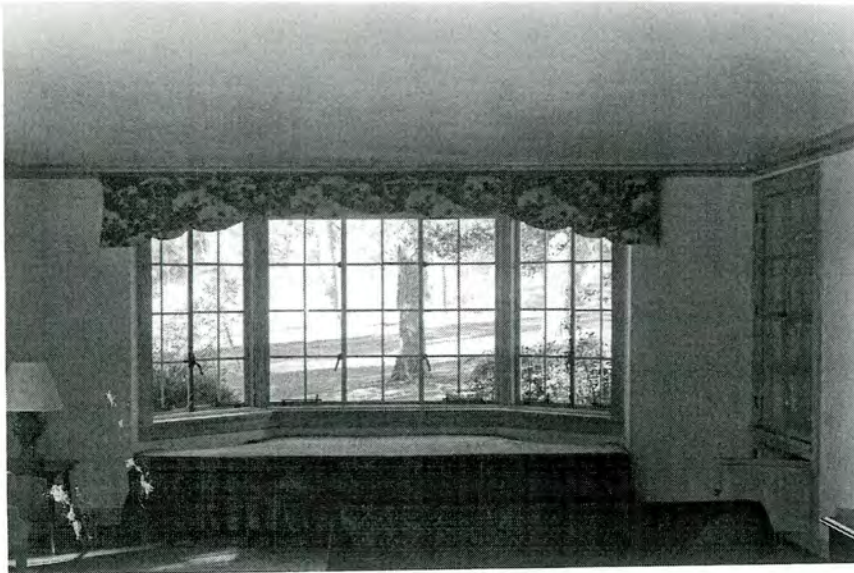


The Hill, Croatan (No. 54), Entrance Detail.



The Hill, Croatan (No. 54), Second Story Window Detail.





The Hill, Croatan (No. 54), Interior, Living Room Bay Window.



The Hill, Croatan (No. 54), Interior, Living Room Fireplace Mantel.



The Hill, Croatan (No. 54), Interior, Dining Room Wall Sconce.



The Hill, Croatan (No. 54), Interior, Decorative Painting in Attic Bathroom.





The Hill, Croatan Garage (No. 55), Front (East) Elevation, Looking South.



The Hill, Paddle Court (No. 56), Looking Northeast.



The Hill, Bird Song (No. 57), Facade and Entrance Porch, Looking Southwest.



The Hill, Bird Song (No. 57), Rear (Southwest) Elevation and Terrace, Looking Northwest





The Hill, Bird Song (No. 57), Pool House Wing, Looking Southwest.



The Hill, Bird Song (No. 57), Interior, Living Room, Replacement Fireplace Mantel.



The Hill, Bird Song Pump House (No. 58), Looking Northwest.



The Hill, Dog Kennel (No. 59), Looking Southwest.





Golf Course (No. 60), Looking West.



Golf Course Spectator Shelter (No. 61), Looking North.



Skeet Range (No. 62), Looking West.



Lake (No. 63), Boardwalk, Looking South.





Pasture Stall (No. 64), Looking Northeast.



Pasture Stall (No. 65), Looking North.



Circulation Network (No. 66), Former Railroad Bed and Entrance Road, Northwest of Junction With Nursery Road, Looking Northwest.



Circulation Network (No. 66), Segment of Original Lillington Road Through Golf Course.





Circulation Network (No. 66), Culvert Carrying Muddy Creek Under Nursery Road, Looking Southeast.



Circulation Network (No. 66), Segment of Original Lillington Road South of Overhills Lake, Looking East.



Circulation Network (No. 66), Modern Nursery Road, Looking Southwest from N.C. 87.





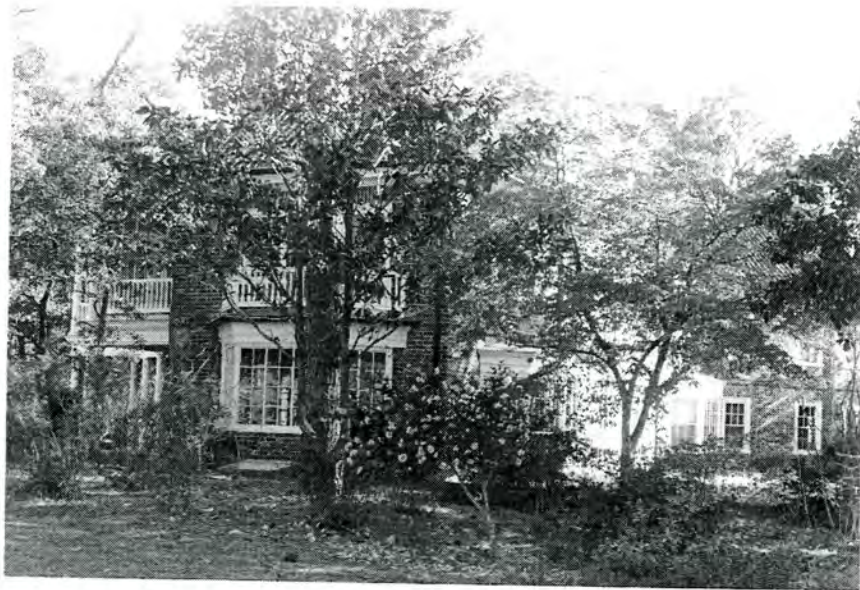
Recreational Landscape (No. 67), Bridle Trail, Allee, Looking West Through West Portals of Grand Circus.



Recreational Landscape (No. 67), Polo and Horse Pastures, South of the Hill and North of Nursery Road, Looking East.



Recreational Landscape (No. 67), Swimming Area at Overhills Lake at Dam, Looking North.



Ornamental Landscape (No. 68), Ornamental Planting Beds at Croatan, Looking East.





Ornamental Landscape (No. 68), Planting Beds and Pathway Between Croatan and Cherokee, Looking Northeast.



Ornamental Landscape (No. 68), Mature Magnolia Trees at Sycamore, Looking East.



Lindley Nursery, Paul Cameron Lindley House (No. 69), Facade (Southeast Elevation) and Side (Northwest) Elevation. Looking Northeast.



Lindley Nursery, Nursery Worker House No. 1 (No. 70), Side (West) Elevation, Looking East.





Lindley Nursery, Nursery Worker House No. 2 (No. 71), Facade (Southwest Elevation), Looking North.



Lindley Nursery, Granary/Shop (No. 72) and Hay Barn (No. 73), Looking Southeast.



Lindley Nursery, Hay Barn (No. 73) and Pack House (No. 74), Looking Southeast.



Lindley Nursery, Pump House (No. 75) and Cameron House (No. 69), Looking Southwest.





Lindley Nursery, Growing Fields along Jumping Run Creek, Looking North from Nursery Road.



Lindley Nursery, Equipment Shed (No. 76), Looking West from Jumping Run Creek.



Lindley Nursery, Nursery Manager's House (No. 77), Facade (Northwest Elevation) and Side (Southwest) Elevation, Looking Northeast.



Lindley Nursery, Nursery Manager's House (No. 77) and Pump House (No. 78), Rear Elevation of House and Side (Southeast) Elevation of Pump House, Looking Northwest.





Lindley Nursery, Equipment Shed (No. 79) and Oil House (No. 80), Looking Northeast.



Lindley Nursery, Feed Barn (No. 81) and Garage/Stable (No. 84), Looking East.



Lindley Nursery, Weighing/Loading Shed (No. 82), Looking Southwest.



Lindley Nursery, Sheds (No. 83), Looking Southeast.





Lindley Nursery, Nursery Worker's House No. 4 (No. 85), Looking South.



Lindley Nursery, Nursery Worker's House No. 4, Garage (No. 86) and Chicken House (No. 87), Looking Southwest.



Lindley Nursery, Nursery Worker's House No. 3 (No. 88), Looking North.



Lindley Nursery, Horse Stable (No. 89), Looking Northeast.





Lindley Nursery, Hog Pen (No. 90), Looking East.



Overhills Hunt Stable Complex, Hay Shed (No. 137), Looking Northwest From Rear of Hunt Stable.



Shops Complex, Shed (No. 138), Looking North.





Shops Complex, Shed (No. 139), Looking North.



Shops Complex, Sheds (Nos. 140-141), Looking Northwest.



Lindley Nursery, Tobacco Barns (Nos. 142-143), Looking Northeast.



Lindley Nursery, Tobacco Barns (Nos. 144-145), Looking Northwest.





Lindley Nursery, Tobacco Barn (No. 142), Looking Northeast.



Lindley Nursery, Tobacco Barn (No. 143), Looking West.



Lindley Nursery, Tobacco Barn (No. 144), Looking Northwest.



Lindley Nursery, Tobacco Barn (No. 145), Looking Southeast.





Thurman Frazier Tenant Farm, House (No. 91), Looking Southeast.



Thurman Frazier Tenant Farm, Tobacco Barn No. 1 (No. 92), Looking North.



Thurman Frazier Tenant Farm, Pack House (No. 93), Looking Southwest.



Thurman Frazier Tenant Farm, Feed Barn (No. 94), Looking Southwest.





Clyde Williams Tenant Farm, House (No. 95), Looking Southeast.



Clyde Williams Tenant Farm, House (No. 95), Chicken House (No. 96), and Tobacco Barn No. 1 (No. 97), Looking Southeast.





Clyde Williams Tenant Farm, Tobacco Barn No. 1 (No. 97), Looking West.



Clyde Williams Tenant Farm, Tobacco Barn No. 2 (No. 98), Looking Southeast.





Clyde Williams Tenant Farm, Crib (No. 99), Looking South.



Clyde Williams Tenant Farm, Pump House (No. 100), Looking West.



Clyde Williams Tenant Farm, Pack House No. 1 (No. 101), Looking West.



Clyde Williams Tenant Farm, Ruins of Tobacco Barn No. 3 (No. 102) and Tobacco Barn No. 4 (No. 103), Looking Southwest.





Clyde Williams Tenant Farm, Pack House No. 2 (No. 104), Looking Northeast.



Dan Cameron Tenant Farm, Pack House (No. 105), Looking Northwest.



Dan Cameron Tenant Farm, Tobacco Barn (No. 106), Looking North.



Dan Cameron Tenant Farm, House (No. 107), Looking Southwest.





Dan Cameron Tenant Farm, Pump House No. 1 (No. 108), Looking East.



Dan Cameron Tenant Farm, Pump House No. 2 (No. 109), Looking Northeast.



Dan Cameron Tenant Farm, Tobacco Barn No. 1 (No. 110), Looking North.



Dan Cameron Tenant Farm, Tobacco Barn No. 2 (No. 111), Looking Northwest.





Dan Cameron Tenant Farm, Tobacco Barn No. 3 (No. 112), Looking Northwest.



Dan Cameron Tenant Farm, Pack House (No. 113), Looking Southwest.



McArthur Cemetery (No. 114), Looking West.





Townsend Tenant Farm, Townsend Family Cemetery (No. 115), Looking Southeast.



Townsend Tenant Farm, House No. 1 (No. 116) and Shed (No. 117), Looking Northeast.



Townsend Tenant Farm, House No. 2 (No. 118), Facade (North Elevation), Looking Southeast.

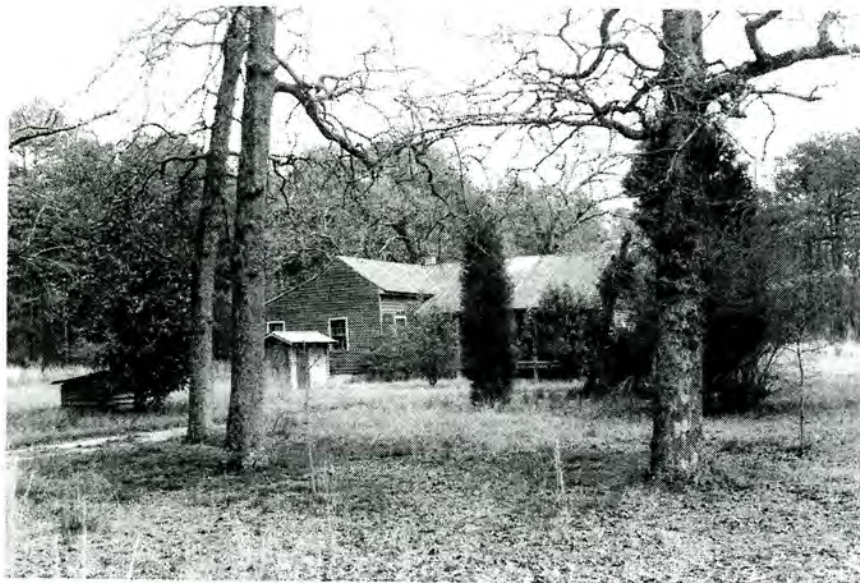


Townsend Tenant Farm, House No. 2 (No. 118), Rear Ell, Looking Northwest.





Townsend Tenant Farm, Pack House (No. 119) and Garage (No. 120), Looking Southeast.



Townsend Tenant Farm, Well House No. 1 (No. 121) and Pump House (No. 122), Looking Northeast.





Townsend Tenant Farm, Tobacco Barn No. 1 (No. 123), Looking East.



Townsend Tenant Farm, Tobacco Barn No. 2 (No. 124), Looking Southeast.





Hairfield Tenant Farm, House (No. 125), Southeast Elevation, and Shed (No. 128), Looking Northwest.



Hairfield Tenant Farm, House (No. 125), Rear (Southwest Elevation), and Shed (No. 128), Looking Northeast.



Hairfield Tenant Farm, Pack House (No. 126). Looking South.



Hairfield Tenant Farm, Tobacco Barn (No. 127). Looking Southwest.





Hairfield Tenant Farm, Tobacco Barn (No. 127) and Sheds (No. 130), Looking Northwest.



Hairfield Tenant Farm, Garage (No. 129) and Metal Storage Shed (No. 131), Looking West.



Horse/Cattle/Deer Farm, Horse Barn (No. 132), Looking Northeast.



Horse/Cattle/Deer Farm, Farm Manager's House (No. 133), Looking Northeast.





Horse/Cattle/Deer Farm, Shed (No. 134), Looking Northeast.



Horse/Cattle/Deer Farm, Pasture and Shed (No. 135), Looking East.



Horse/Cattle/Deer Farm, Deer Shed (No. 136), Looking Northeast.



**APPENDIX B:**  
**PROFESSIONAL QUALIFICATIONS**

Richard L. Mattson, Ph.D.  
Historical Geographer

**Education**

- 1988 Ph.D. Geography  
University of Illinois, Urbana, Illinois
- 1980 M.A. Geography  
University of Illinois, Urbana, Illinois
- 1976 B.A. History, Phi Beta Kappa  
University of Illinois, Urbana, Illinois

**Relevant Work Experience**

- 1991-date Historical Geographer, Mattson, Alexander and Associates, Inc.  
Charlotte, North Carolina
- 1991 Visiting Professor, History Department, Queens College, Charlotte, North Carolina
- Developed and taught course on the architectural history of the North Carolina Piedmont, focusing on African-American architecture, textile-mill housing, and other types of vernacular landscapes.
- 1989-1991 Mattson and Associates, Historic Preservation Consulting  
Charlotte, North Carolina
- 1988 Visiting Professor, Department of Urban and Regional Planning,  
University of Illinois, Urbana, Illinois
- Taught historic preservation planning workshop, developed and taught course on the history of African-American neighborhoods. The latter course was cross-listed in African-American Studies.
- 1984-1989 Private Historic Preservation Consultant,  
Raleigh, North Carolina
- 1981-1984 Academic Advisor, College of Liberal Arts and Sciences, University of  
Illinois, Urbana, Illinois
- 1981 Instructor, Department of Geography, University of Illinois, Urbana, Illinois
- 1978-1980 Private Historic Preservation Consultant, Champaign, Illinois



Frances P. Alexander  
Architectural Historian

**Education**

- 1991 M.A. American Civilization-Architectural History  
George Washington University  
Washington, D.C.
- 1981 B.A. History with High Honors  
Guilford College  
Greensboro, North Carolina

**Relevant Work Experience**

- 1991-date Architectural Historian, Mattson, Alexander and Associates, Inc.  
Charlotte, North Carolina
- 1988-1991 Department Head, Architectural History Department  
Engineering-Science, Inc., Washington, D.C.
- Directed all architectural history projects for the Cultural Resource Division. Supervised a staff of three architectural historians, one photographer, and graphics personnel. Responsibilities included project management, technical direction, research design and implementation, scheduling, budget management, client and subcontractor liaison, and regulatory compliance with both state and federal agencies. Responsibilities also included marketing, proposal writing, and public presentations.
- 1987-1988 Architectural Historian, Historic American Buildings Survey/Historic American Engineering Record, National Park Service, Washington, D.C.
- 1986-1987 Historian, National Register of Historic Places, National Park Service, Washington, D.C.
- 1986 Historian, Historic American Engineering Record, National Park Service, Chicago, Illinois
- Conducted inventory of historic industrial and engineering resources along the Illinois and Michigan Canal in Chicago, Illinois.