

MADISON COUNTY BARN DOCUMENTATION PROJECT

Common Identity of Barn: Pierce Rector barn

Address of Barn: 273 H.C. Rector Rd.

GPS Location: W82 666 / E35 772

Elevation: 1965'

Historic Owner(s): Hilliard C. Rector, Sr.
Hilliard Rector, Jr., Ron and Sharon McBride

Township: South Marshall

Current Use: storage

Vicinity: Rector Corner community

Historic Use: livestock, multi-use

Approx. date/decade built: 1900 +/-

Permission to visit property by: owner Ronnie
McBride

Current Owner: Ronnie McBride

Historic Information: The Rector family land ownership goes back to the early settlement period of this part of WNC, with the barn remaining on Rector land owned intermittently, but consistently by the Rector family.

The barn is a hewn, timber livestock barn dated from the late 1800s to the early 1900s. Based on the property ownership history researched through the Madison County Register of Deeds, along with selected genealogical information, the most likely owner/builder of the barn is the barn's namesake, John Peirce Rector, born in 1859 and, according to census data, lived his life as a farmer until 1920 and, presumably, until his passing in 1929. As suggested by the names of local roads, a chapel and cemetery in this part of the county, the Rector family has a long history of property ownership in the Marshall Township.

Though not believed to be the barn tract, per se, the earliest Rector deed located in this area was a 155-acre tract purchased by Lewis Rector as a state-issued grant in 1814. (See Deed and Ownership History attached to this file) This tract was later acquired by J.J. Gudger in 1843 as part of his 50,000-acre acquisition west of the French Broad River that included the entire South Marshall Township. In 1848, the above referenced 155-acre tract was included in a subsequent purchase by Joel Rector, Lewis' grandson as part of a 313-acre purchase, incorporating 4 separate tracts. The description of tract 3 in this deed contains the phrase "which said piece of land was granted to Lewis Rector the 7th December 1814", so there is little doubt as to the lineage. Joel Rector supplemented the 1848 purchase five years later with a 200-acre purchase adjoining the earlier tracts, resulting in a spread of over 500 acres. Though the exact boundaries of the tracts shown in Figure 4 are only approximated, there are enough clues in the various

tract descriptions to be highly confident that the 1853 purchase did include the future barn location.

The history of the barn tract through the late 1800s is not clear, but with Joel Rector's passing in 1881, it seems most probably the barn acreage was bequeathed to his children, including Sarah, Rebecca and John Pierce, whose names all appear on various deeds, as grantors, between 1913 and 1923.

Unfortunately, the locations of these tracts could not be pinpointed due to ambiguous landmarks, missing bearings or distances and/or inaccurate or miswritten boundary calls (i.e., the description does not make geometric sense). However many of the descriptions do refer to the 'Joel Rector home tract', 'Joel Rector estate' or the 'J.P. Rector old home place', all believed to be located in the tracts shown on Figure 4. Though the exact ownership lineage has not been worked out in detail, the 1900, 1910 and 1920 census data all list Pierce Rector as a farmer living in the Marshall Township, specifically on Rector Road, in 1910 and 1920. If the barn dates to around the turn of the century, it seems most likely that Pierce Rector was responsible for the construction.

The grantees for the above referenced deeds in the early 20th century, all shown in Figure 2, were either J. P. Rector or his eldest son, Hilliard C. Rector, Sr. (note the road the barn is currently located on is named after Hilliard Rector). Hilliard passed away in 1957, again, presumably, leaving much of his estate to his children. The next definitive deeds are from 1966 when two 50-acre tracts, one of which contained the barn, were conveyed to Hilliard Rector, Jr. (Figure 5). The Rectors retained ownership of the barn until these same two tracts were sold to Ronnie and Sharon McBride in January 1981. Ronnie McBride obtained sole ownership of the property in 2007.

Outbuildings: Two 20th century outbuildings remain, a chicken house/storage shed, and a workshop building. The original late 19th century Rector house also remains, has an odd floor plan and details and gives the appearance of being of a slightly miniature scale.

Setting and/or Surrounding Land Use: The property sits in the center of the area known as "Rector Corner", a large component of the South Marshall Township. It follows along the east and south side of a long ridge landscape that steeply goes down to the French Broad River, with many areas that are too steep to farm and are in pasture. Most of the land within this landscape is unwooded, but has numerous small woodlots of forest.

ORIGINAL BARN

Integrity:

High

Medium

Low

Condition:

Good

Fair

Deteriorated

Ruin

Addtl Info.:

Function of original barn:

general purpose

livestock/hay

flue-cured tobacco

burley tobacco

bull face tobacco

dairy

other

Addtl Info.:

Type of Construction of original barn:

Post and Beam

timber frame

mortise and tenon

sawn lumber

hewn timbers

notched logs

stud frame

Addtl Info: there may be some mortise and tenon joints but are obscured

Original siding materials:

milled boards

lattice

exposed logs

board and batten

metal

shingles

other

Addtl Info.: heavy and stout oak lattice doors close off one hallway

Orientation of siding:

angled on diagonal

vertical

x horizontal: milled poplar lapped siding

Addtl Info.:

Roof pitch or slope of original barn:

Roof type of original barn:

- gable
- broken gable
- gambrel
- shed
- monitor
- cupola
- other

Addtl Info.:

Roofing materials of original barn:

- split wood shingles
- 3-V metal
- 3-U metal
- 5-V metal
- stamped metal shingle
- tar paper
- unknown
- other

Addtl Info.:

Roof framing of original barn:

- round pole rafters
- milled rafters
- gambrel shallow trusses
- gambrel with post & beam supprt
- round purlins

Addtl Info.:

Foundation of original barn:

- Dry laid stone
- wood sills on rock piers
- mortared stone

- concrete
- concrete block
- columns/wood piers
- posts on concrete footings

Addtl Info.:

Flooring of original barn:

- dirt floor
- wood flooring
- concrete slab

Addtl Info.:

Species of wood used in original barn:

- chestnut
- other, list known species

Addtl Info.:

Hinges:

- leather
- wooden
- wrought iron
- commercial metal
- rubber
- other

Add. Info.:

Fasteners:

- wire nails
- cut nails
- wrought spikes
- wood pegs
- other

Addtl Info.:

Tobacco tier poles vertical spacing:

- +/- 2 feet
- +/- 3 feet
- +/- 4 feet
- other, list

Addtl Info.:

Additional traditional features, list:

ALTERATIONS AND ADDITIONS - characteristics

Has the original barn been altered or added to? Yes

Description of alterations and additions:

Three open shed roof additions for miscellaneous functions, built during late 1900s.

Condition of alterations

- good
- fair
- poor
- ruin

Addtl Info.:

Function of barn alterations and additions

- general purpose
- livestock/hay
- flue-cured tobacco
- burley tobacco
- bull face tobacco
- dairy
- other

Addtl Info.:

Type Construction alterations and additions

- Post and Beam
- timber frame
- mortise and tenon
- sawn lumber
- hewn timbers
- notched logs
- stud frame

Addtl Info.:

Siding materials of alterations and additions

- milled boards

- lattice
- exposed logs
- board and batten
- metal
- shingles
- other

Addtl Info.: Round posts and rafters

Orientation of siding

- angled on diagonal
- vertical
- horizontal

Addtl Info.: only partial siding at time of this survey

Roof pitch or slope of alterations and additions: 6/12: 7/12: 3.5/12

Roof type of barn alterations and additions

- gable
- broken gable
- gambrel
- shed
- monitor
- cupola
- other

Addtl Info.:

Roofing materials of alterations and additions

- split wood shingles
- 3-V metal
- 3-u metal
- 5-V metal
- stamped metal shingle
- tar paper
- unknown
- other

Addtl Info.:

Roof framing of alterations and additions

- round pole rafters
- milled rafters
- gambrel shallow trusses
- gambrel with post & beam support

round purlins

Addtl Info:

Foundation of alterations and additions

Dry laid stone

wood sills on rock piers

mortared stone

concrete

concrete block

columns/wood piers

posts on concrete footings

Addtl Info.:

Flooring of alterations and additions

dirt floor

wood flooring

concrete slab

Addttnl Info.:

Species of wood used in alterations and additions

chestnut

other, list known species

Addtl Info. Various species

Hinges/ alterations and additions

leather

wooden

wrought iron

commercial metal

rubber

other

Addtl Info.:

Fasteners/ alterations and additions

wire nails

cut nails

wrought spikes

wood pegs

other
Addtnl Info.:

Tobacco tier poles vertical spacing/ alterations and additions

+/- 2 feet
 +/- 3 feet
 +/- 4 feet
 other, list
Addtnl Info:

Date Photos Taken:

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