

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Carter-Simmons House

Pink Hill vicinity, Duplin County, DP0147, Listed 4/15/2015
Nomination by M. Ruth Little
Photographs by M. Ruth Little, September 2014



Façade view



Rear view

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Carter-Simmons House

other names/site number Solomon Carter House

2. Location

street & number 218 Coy Smith Road not for publication N/A

city or town Albertson vicinity X

state North Carolina code NC county Duplin code 061 zip code 28508

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<u> </u> entered in the National Register <u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the National Register	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined not eligible for the National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

Carter-Simmons House
Name of Property

Duplin County, N.C.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: domestic Sub: single dwelling

Current Functions

(Enter categories from instructions)

Cat: work in progress Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

Other: Coastal Cottage

Materials (Enter categories from instructions)

foundation brick

roof tin

walls weatherboard

other sandstone

concrete block

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Carter-Simmons House
Name of Property

Duplin County, N.C.
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1853

Significant Dates

ca. 1853

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Carter-Simmons House
Name of Property

Duplin County, N.C.
County and State

10. Geographical Data

Acree of Property 1 acre

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 18 3886950 244470
2 _____

Zone Easting Northing
3 _____
4 _____
____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title M. Ruth Little

organization Longleaf Historic Resources date October 22, 2014

street & number 2312 Bedford Avenue telephone 919.412.7804

city or town Raleigh state N.C. zip code 27607

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Cynthia Carter Hite Content

street & number 12853 Calais Circle telephone 561-629-2934

city or town Palm Beach Gardens state FL zip code 33410

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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**Section 7 Page 1
Carter-Simmons House
Duplin County, North Carolina**

Section 7: Description

The Carter-Simmons House sits atop a shallow ridge near the Albertson crossroads in the coastal plain of northeast Duplin County, North Carolina. The predominantly agricultural setting consists of cultivated fields with undulating forest buffers and streams interspersed with a scattering of house sites and agricultural complexes. The one and one-half-story, three-bay-wide house, accessed by a short dirt driveway on the south side of S.R. 1545 (Coy Smith Road), faces south. It sits in the exact center of its one-acre property. The property is grassed, with a few trees to the east of the house. In 1992, Jennifer Martin recorded the house as part of a comprehensive historic architectural survey of Duplin County. A smokehouse and corn crib dating ca. 1850 stood east of the house. By 2010 these had collapsed.

The house, which measures 32-and-a-half-feet square, is of braced frame construction with two-story cornerposts, downbracing, and evenly spaced heavy timbers. The house was constructed in the first decade of the 1800s as a two-story-with-attic, three-bay-wide, two-room-deep, side-gabled dwelling with an integral two-story front porch and a pair of double-shoulder, gable-end chimneys. About 1853 it was lowered to one-and-one-half stories with an integral one-story porch, thereby transforming it into a house type known as a coastal cottage. The original front and rear walls were cut down from the top about five feet and the roof was lowered to rest on these walls. The remaining exterior and interior features of the original building were not otherwise altered, with the exception of the chimneys, which were correspondingly lowered and rebuilt above the bases.¹

The removal of the upper five feet of the walls, just below the roof, and the lowering of the roof structure to overhang the upper-floor bedchambers transformed the small upper-floor chambers across the rear of the house into slope-ceilinged rooms that now serve as attic space, with each space illuminated by a single gable-end window. The second-story front porch also became an attic, with the lower section of the front wall finished with latticework to allow ventilation. The conversion of the upper porch made the bedchambers darker as the front window in each chamber now opened into the attic. The larger second-story bedchambers at the front of the house retained a ceiling of uniform height. The west front bedchamber retained a fireplace and mantel, but the east upper bedchamber fireplace and mantel were removed and the fireplace in the upper attic was removed as well. At the same time, the window in the east wall of the east upper bedchamber was added, as indicated by alterations to the framing. The remodeled upper floor corresponds to the typical upper-level rooms in a coastal cottage, which were also only illuminated from the gable ends. The presence of an attic above the upper-level rooms is the exception to the typical coastal cottage.

The house is set on a high pier foundation, with a mixture of brick piers set in one-to-three common bond along the perimeter and combination of reddish-brown fieldstone piers and traditional tree trunk piers set between the brick piers and underneath the house. Several piers of concrete block have recently been inserted, mostly along the perimeter, as a stabilizing measure. The square-in-section supports and floor of the recessed porch, which

¹ Analysis of construction materials for the two different eras is drawn from Jeff Adolphsen, "Architectural Investigative Report: Carter-Simmons House," NC State Historic Preservation Office, December 23, 2011.

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appeared to have dated to the mid-nineteenth century, have been removed due to severe deterioration and will be replaced in kind. Temporary wood posts rising from the ground currently support the porch roof. The south (front) façade features a center door opening and flanking window openings. The east side elevation contains a single-step-shoulder chimney whose massive stepped brick base is laid in one-to-three common bond, and a door opening in front of the chimney. The north (rear) elevation contains a wide central door opening and flanking window openings. The west elevation contains a chimney similar to the one on the east elevation, a door opening in front of the chimney, and a tall narrow window opening behind the chimney. The chimneys are deteriorated (especially the bases) and the stacks are missing. The upper story contains a window opening on each gable end, behind the chimney, and an additional window opening in the west gable end of the rear attic.

The house is covered with early sheathing of three types: two types of beaded weatherboard and one type of flush board, along with three early types of nails. Beaded weatherboard attached with rosehead nails located between the west door and the corner board appears to be original to the early 1800s construction date. Beneath the porch is flush sheathing installed with early machine cut nails that appears to be original as well. The upper front wall, behind the porch roof, has slightly-weathered beaded weatherboard installed with wrought nails that also appears to be original. The remaining walls have later plain weatherboard with machine-made square nails.

The front and rear door openings appear to be original, but have twentieth-century replacement doors. They are on axis in the center of the elevations. The west and east door openings may also be original based on their construction materials.² One original window sash remains on the first story: a nine-over-six sash in the bay to the east of the front door; and ruinous six-over-six sashes remain in the rear shed rooms and the upper-story rooms. Several six- and nine-pane sash, as well as one twelve-pane sash, have been removed and stored for safekeeping with the intention of restoring and re-inserting them. All window openings have been covered with plywood on the exterior, except for the front window that retains its sash, which is covered on the interior. The west front room (parlor) contains a tall narrow window opening north of the chimney that originally contained a six-over-four sash.

The first-floor plan consists of a hall and parlor and, to the rear, two small, unheated engaged shed rooms flanking a central space with a wide rear door that functioned as a recessed porch. The front door opens into the hall (the east room) and a door in the rear of the hall leads to the central space to the rear. A door leads from the parlor into the west shed room. A boxed staircase with winder stairs ascends to the south, from the northwest corner of the hall to the upper floor. At the top of the stair is a central hall with two door openings to the bedchambers and a small closet against the front wall. A door in the south wall of the larger bedchamber leads to the attic that originally functioned as the upper front porch. Two doors lead from the north wall of the larger bedchamber into the attic above the rear shed rooms. The wider door leads into the larger west attic room, the narrower door leads into the smaller east attic room. From the northwest corner of the larger bedchamber, a second winder stair above the main staircase leads to the upper, original attic, a single unfinished space. The

² A detached kitchen of unknown age, now demolished, stood east of the house. After its demolition a small one-story, twentieth-century addition was constructed at the east end of the house. This addition had become ruinous and was removed about 2010.

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Carter-Simmons House
Duplin County, North Carolina**

east end of this space retains a brick hearth indicating that it was originally a finished chamber.

All surviving interior doors and mantels are in storage and will be replaced during the restoration. Most of the interior doors and mantels are of vernacular late Georgian style and original to the early 1800s construction. The earliest doors are of two types: four raised-panel doors and batten doors with wide vertical battens. Some of these retain early metal box locks or wrought iron strap hinges and iron latches. The hall mantel has a segmentally-arched frieze of two raised panels and a molded shelf. The parlor mantel is similar but the frieze is not arched. The west chamber on the upper floor has a smaller mantel, similar to the parlor mantel, with a wide molded surround. The east upper chamber mantel does not survive.

First-floor wall finishes vary, with some flush sheathing in the hall and east shed room and plastered walls in the parlor and west shed room. It was not uncommon to finish early Duplin County houses with a combination of wood sheathing and plaster, or to leave some rooms unfinished. The hall, 17 ½ feet wide and 15 ½ feet deep, has some original horizontal sheathing above a raised panel wainscot on the west wall, but the remaining walls show traces of plaster. All openings have a simple molded surround. The exposed ceiling joists are hand-hewn and were probably originally covered with flush sheathing as well, although the ceilings were later plastered. The parlor walls are plastered and have a simple molded chair rail. Beneath the boxed stair is a plastered stair closet. The shed room behind the parlor is also plastered, with the exception of the inside partition wall, which has horizontal siding. The central shed area has flush sheathing painted to suggest a chair rail, wainscot, and baseboard; an original wide rear opening that has been infilled with a smaller rear door. This was possibly an original recessed porch. The shed room behind the hall has horizontal flush sheathing. Most of the partition wall between the center bay and this room has been removed and portions of the sheathing have been painted in a manner similar to the central shed area. Floor finishes throughout the house consist of random-width pine, deteriorated in many places, and beaded baseboards are present in all of the plastered rooms.

Upper-level wall finishes vary as well. The east bedchamber, above the hall, is the larger of the two chambers. It and the staircase were never finished and the wall studs remain exposed to this day. The inner wall has a section finished with a scratch coat of plaster and another section with lath, but the other two walls are bare studs. This room was intended to be plastered but was left unfinished, like the stairwell. Most of the unfinished lath and the exposed elements of the front and back walls were papered in newsprint, of which numerous traces remain. The west bedchamber was finished with plastered walls and a chair rail, like the parlor beneath it, and openings here have the same molded surrounds as below. Both bedchambers originally had fireplaces, but that in the east bedroom was removed when the house was lowered ca. 1853 to one-and-one-half stories and only the brick hearth remains. The west bedchamber retains its firebox opening. Both bedchambers retain their single front window, without sash, that opens onto the attic that originally was the second-story porch. Behind the bedchambers are two attic rooms which originally were smaller chambers, both entered through doors from the east bedchamber. These rooms also have bare stud walls.

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**Carter-Simmons House
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Integrity Assessment:

The Carter-Simmons House has suffered deterioration leading to loss of materials as well as stabilization efforts that entailed removal of surviving window sash, mantelpieces, and interior doors for safekeeping. Exterior fabric that survives in place consists of a small area of original weatherboard on the current exterior, original weatherboard sheathing the wall that originally was fronted by an upper front porch, the original flush sheathing beneath the front porch; and the remaining weatherboard that was probably replaced about 1853. One original nine-over-six window sash remains on the front elevation. The remains of six-over-six window sashes survive on the rear elevation and the upper-level rooms. The chimneys have lost their stacks and otherwise are in poor condition. Exterior doors are twentieth-century replacements. Interior finishes that remain in place include substantial areas of plaster (albeit deteriorated), chair rails, surrounds, baseboards, and wainscot on one wall. The overall form of the house from the ca. 1853 remodeling and the original floor plan of the spaces that remained after the remodeling are intact on both levels. The reconfiguring of the house as a coastal cottage is clearly evident and very few changes have been made to the house since that date. There is no evidence of plumbing (a bathroom probably existed in the small side twentieth-century addition that has been removed). The only evidence of wiring, which would have been rudimentary and has been removed, is a socket for a light bulb mounted on the exterior next to the front door.

The stabilization work conducted by the current owner in 2012 consists of the addition of concrete block piers to the perimeter of the foundation and underneath the dwelling; replacement of the knee walls of the attic space above the front porch; and replacement of the latticework fascia of the upper-floor south attic with temporary plywood. All window sashes, interior doors with their hardware, and mantels were removed and placed into storage with the intention of restoring and re-installing them. The porch posts and floor have been removed and the porch is supported by temporary wood posts but they will be replaced in kind.

Thus, the Carter-Simmons House retains integrity of design, workmanship, location, feeling, and association, but has lost some integrity of materials.

A General Statement Regarding Archaeological Potential

The structure is closely related to the surrounding environment. Archaeological remains such as trash pits, privies, wells, and other structural remains which may be present, can provide information valuable to the understanding and interpretation of the contributing structure. Information concerning land-use patterns, agricultural patterns, agricultural practices, social standing and social mobility, as well as structural details, is often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structure. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

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Duplin County, North Carolina

Section 8: Statement of Significance

The Carter-Simmons House near the Albertson crossroads of northeast Duplin County was apparently constructed as the plantation house of Alexander Carter in the first decade of the nineteenth century. The two-story-with-attic vernacular Georgian-style house with a double front porch and rear shed rooms was one of the most imposing residences in the county until 1851. Its purchase by Daniel W. Simmons in 1851 and gifting to his son Amos Simmons and new wife Exerlina in 1853 led to its reduction to a one-and-one-half-story house with an integral front porch, one of the most intact antebellum examples of a coastal cottage extant in Duplin County. This one-and-one-half-story, side-gabled house type with an integral front porch was popular in eastern North Carolina from the late eighteenth to the early twentieth centuries. The house meets National Register criterion C for its local architectural significance as a ca. 1853 coastal cottage, and its period of significance is ca. 1853 the date of its alteration to this form.

Historical Background:

The Albertson section of northeast Duplin County was one of the first areas settled in Duplin County, formed from the northern portion of New Hanover County in 1750. The area lies on the east side of the road, now named Highway 111, that parallels the Northeast Cape Fear River, flowing north-south through the east half of Duplin County. The highway was known as the "Great Road" in the late 1700s and early 1800s and also as the "Sarecta to White Hall road."³ The first session of the Duplin County Court met July 1750 at the home of William McRee in this section.⁴ The Carter family operated large plantations in the area in the eighteenth century. The progenitor of the Carter family in Duplin County was Edward Carter (___-1736), who died at his plantation named Coolwater in 1736, when the area was a part of New Hanover County.⁵ According to local tradition, Coolwater sat on a hill above the Carter-Davis Mill on Matthews Creek, a short distance north of the Carter-Simmons House.

Solomon Carter (ca. 1725-1809), grandson of Edward, and Solomon's son Alexander Carter, owned large tracts of land in the Albertson section of northeastern Duplin County and were important in the agricultural and industrial development of the county from the mid-eighteenth to the mid-nineteenth century. The bulk of their tracts are located on the south side of Matthews Creek, which flows southeast from about one mile east of Highway 111, into the Northeast Cape Fear River. This is in the community of Albertson, whose first post office was established in 1818.

Solomon Carter's earliest known purchase here is a 360-acre land grant in 1768 on the east side of Highway 111, bounded by Matthews Creek on the north. He purchased another 400 acres to the south in 1782.⁶ The

³ Leon H. Sikes, *Duplin County Places, past and present: A Guide to Duplin County, N.C.*, map on page 152, 104.

⁴ Thomas M. Byrd, notes for Albertson Quadrangle Land Grant Map, Duplin and Lenoir Counties, North Carolina, 2001.

⁵ "Carter Portrait Presented to Library of Local History," *Wallace Enterprise*, May 12, 1983.

⁶ North Carolina Land Grants #1430 and #2142, Duplin County.

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boundaries of both tracts are shown on a land grant map prepared in 2001 by Thomas M. Byrd.⁷ Solomon is said to have lived on a plantation on Matthews Creek in the Albertson section named "Point of View." Solomon built a mill on Matthews Creek at the junction of Juniper Branch, known later as the Carter-Davis Mill. He also owned acreage in Lenoir and Sampson counties and a plantation in Craven County called The Springs. Solomon fought in a company of soldiers commanded by Capt. William Whitfield in the Revolution. In the 1790 census Solomon headed a household of six, including one adult male, one male under sixteen, one adult female, and three slaves.⁸ By 1799, at the age of seventy-four, he owned nearly 2,000 acres of land in the vicinity of the Carter-Simmons House, primarily on the south side of Matthews Creek. In this year he deeded his son Alexander some 1,750 acres of this property, including his original 360-acre land grant where the Carter-Simmons House is located.⁹ A genealogical website for Solomon Carter states that he died in 1808 at Point of View Plantation.¹⁰ Alexander administered his father's estate, probated in July 1809. The inventory indicates that Solomon Carter was a planter owning one slave, a man named Frank, some pewter, a small library, and a riding chair.¹¹

Alexander Carter (1774-1852) is listed in the 1810 census with a household of eleven persons: one male 26-44 years old, 1 male 16-25 years old, 2 males 10-15 years old, one male under ten years, one female over 45 years, 1 female 26-44 years, 1 female 16-25 years, 1 female 10-15 years, and 2 slaves.¹² The over 45-year-old female was likely his widowed mother Constantina (1729-1813). His household apparently included a wife, four sons, two daughters, and two slaves at this time.

The precise construction date of the Carter-Simmons House has not been determined, although it is clear that it was built for either Solomon Carter or Alexander Carter. Duplin County historians Leon Sikes and Daniel Fagg believed that the Carter-Simmons House was built for Alexander Carter. Leon H. Sikes, author of *Duplin County Places, past and present: A Guide to Duplin County, North Carolina*, printed in 1984, named this the Alexander Carter House.¹³ Daniel Fagg, a grandson of Amos Simmons and a local historian who resided at Waterloo, the adjacent plantation of Amos's father Daniel W. Simmons, wrote the following assessment of the history and architectural evolution of the Carter-Simmons House in a 1973 letter:

Cousin M. [Malcolm Grady] always said that Aunt Emeline said that it was older than Waterloo. I think Alexander Carter, who bought the land in 1799, probably built it. It is a conventional 2-

⁷ Land Grant Map of Albertson Quadrangle, prepared by Thomas M. Byrd, Cary, NC, in 2001.

⁸ "Solomon Carter of Duplin County," Bill Murphy Collection, East Carolina Manuscript Collection, J. Y. Joyner Library; Solomon Carter in Ancestry.com, accessed September 29, 2014.

⁹ Duplin County Deed Book L177, 1799: Solomon Carter to Alexander Carter for cost of 2,000 pounds.

¹⁰ Solomon Carter biographical information at <http://www.geni.com/people/Solomon-Carter/600000008289966016>, accessed October 22, 2014.

¹¹ "Solomon Carter of Duplin County," Bill Murphy Collection, East Carolina Manuscript Collection, J. Y. Joyner Library.

¹² U.S. Census, Duplin County, 1810: Alexander Carter of Duplin County in Ancestry.com, accessed September 29, 2014.

¹³ Carter-Simmons House Survey File. N.C. State Historic Preservation Office, Raleigh, N.C.

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Carter-Simmons House
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story plastered hall & parlor house of the usual type with the enclosed stairway between the two rooms. So far as I know, it is the only house around with a double gallery on the front. It is of the coastal type and would be at home in Beaufort or Swansboro. The roof has been altered to make it a story and a half house, but the upper gallery floors are showing under the roof and the upstairs door and windows are still in place. The house is deserted and ruined, I think. Aunt Pennie Simmons Kornegay's grandson, who owns it, has promised me a mantel and 2 doors for the re-building of our kitchen when we get around to that. ...it is c. 1810, I think, and a sport in the area.¹⁴

It also is possible that the house was the Point of View plantation house of Solomon Carter. Solomon sold the plantation to Alexander in 1799 but apparently continued to live there until his death in 1808. Solomon and his wife Constantina may have shared the large house with Alexander and his family. Perhaps Solomon built a house on the site in 1768 when he acquired the 340-acre land grant, and Alexander may have renovated it, perhaps soon after he took ownership in 1799.

In 1844 Alexander Carter sold his plantation to George W. Kornegay of Duplin County. The deed notes that the property is "a plantation & tract of land whereon I now reside...on the east side of the North East & on the south side of Matthews branch" and is described in particular as 971 acres for the cost of \$2,527.50.¹⁵ Two days later George Kornegay sold the same parcel to adjacent property owner John E. Davis of Lenoir County for exactly the same amount of money.¹⁶

John Davis kept the property until 1851, when he sold 600 acres of it to Daniel H. Simmons, another adjoining property owner. The property deviates from the 971 acres in the two 1844 deeds by running down Juniper branch to the mill pond and down the high water mark of the pond to the mill dam on the south side of the pond and "reserving the privilege of selling earth to mend said mill dam when necessary," then down the mill run to Davis corner, then with Davis line to the beginning "for the amount of \$1,400."¹⁷ Since Davis reserved his privilege of

¹⁴ Daniel Fagg, letter to John Baxton Flowers, 3 October 1973. Papers of M. Ruth Little, Raleigh, N.C.

¹⁵ Duplin County Deed Book 18, 264. The 971-acre tract is described as "beginning at a black gum on the North side of the run of Matthews branch near the road leading from Sarecta to White Hall, & runs So 73 of 70 poles to the mouth of a little branch, thence up the branch So 83 E 70 poles to a pine Daniel H. Simmons corner thence So 42 E 156 poles to a white oak B. W. Grady's corner thence No 69 E 302 poles to the road then No 78 E 67 poles to a stake John Grady's corner thence N 137 W 96 poles to a lightwood stump said Grady's corner then No 75 E 78 poles to a stake then S 14 E with said Grady's line 39 poles to a branch then down said branch No 40 E 48 to the run of Juniper then So 45 E up the run of Juniper 116 poles to a black gum then So 66 E up the run of said branch 44 poles then So 30 E 120 poles then So 44 E 44 poles up said branch to a black gum at the head there of John Grady's corner then No 8 W 160 poles to a pine then N 9 E 174 poles to Matthews branch then up said branch with Enoch Quinn's line to the mouth of the horsepen branch then up Matthews branch with John Daviss line to his corner then with his line across Matthews branch to the high water mark then down the north side of said branch with high water mark including one acre of high land at the new mill to Davis corner then with his line to the beginning."

¹⁶ Duplin County Deed Book 17, 47.

¹⁷ Duplin County Deed Book 20, 295.

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digging earth to mend the mill dam, Davis apparently kept ownership of the mill and earthen dam. A mill had stood on this site since the Carter family's ownership. The new mill mentioned in the 1844 deeds was apparently a replacement of an older mill building. Known as the Carter-Davis Mill, the one-and-one-half-story, front-gabled, frame mill stood on the earthen dam until it disappeared in the early twentieth century.

Daniel H. Simmons, from Craven County, owned an adjacent plantation known as Waterloo. Simmons had married Eliza Anne Grady in 1824. They moved into Eliza's home plantation of Waterloo, deeded to her by her father Henry Grady, about 1830. Waterloo (NR 1974) stands on Highway 111, the Great Road, a short distance southwest of the Carter-Simmons House. When Simmons purchased six hundred acres of the Carter plantation in 1851, he added it to his own plantation. Daniel deeded 373 acres of the Carter tract to his son Amos in November 1853 for "\$1.00 and love and affection." The tract is described as being on the south side of Davis Mill Pond, but the detailed description of the boundaries is not legible in the microfilmed deed.¹⁸ However, it is clear that the tract contained the Carter-Simmons House because the house remained in the Simmons family until 2010.

Amos W. Simmons (1830-1910) was born at Waterloo.¹⁹ He and his wife Exerlina were married by 1853. According to family tradition, Amos remodeled the house to its current form at this time. He was a woodworker and a blacksmith and probably did the work himself. Normally houses were enlarged rather than reduced, and thus it is puzzling that the house was made smaller, but perhaps the upper story had been damaged by a tornado or some other natural disaster. Amos converted the house into a coastal cottage, a one-and-one-half-story house with upper bedchambers, an attic above the bedchambers, and an integral front porch. The smaller rooms behind the bedchambers became attic storage space, and the upper front porch floor was retained and the area enclosed as an attic as well.

Another reason the house is an architectural puzzle is its combination of wood sheathing, plastered walls, and bare studs on the interior. It was not unusual for secondary interior spaces to remain unfinished in Duplin County in the nineteenth century. The parlor and upstairs west bedchamber may have originally been left unfinished and then plastered about 1853. Obviously the east bedchamber was intended to be plastered, because the interior wall has lath and a scratch coat of plaster on one section, but the other three walls have bare studs.

Amos's house was an important community landmark, for he served as postmaster for the Albertson post office in his home from 1854 to 1857.²⁰ By 1860 Amos, a thirty-year-old farmer with real estate valued at \$1,000 and personal estate of \$2,125, and Exerlina had four children, Marion, Henrietta, Peter, and Nathan, ages nine to

¹⁸ Duplin County Deed Book 21, 525.

¹⁹ Ruth Little-Stokes and John B. Flowers III, "Waterloo (Grady House) National Register Nomination." North Carolina Historic Preservation Office, Raleigh, 1974.

²⁰ Lougene Hemphill, "Individual Biographical Text for Amos Simmons," in Hemphill, LouGene. "Simmons." (A genealogical volume). self-published by LouGene Hemphill, 5006 Newcastle Road, Raleigh N.C., 27606, 2010; Gloria Smith Taylor, "Amos Williams Simmons," *Heritage of Duplin County, NC 1750-2012*, 444-445.

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two.²¹ Amos enlisted as a private in Company A, NC 43rd Infantry Regiment, on May 5, 1862, to fight for the Confederacy in the Civil War. He was wounded in his left hand, losing fingers, at the Battle of Gettysburg in 1863. He returned to the battle front and was wounded at Plymouth, North Carolina, in 1864. Returning to duty again, he was captured near Petersburg, Virginia, and spent the rest of the war in a Union prison at Point Lookout, Maryland, until he took the oath of allegiance to the Union and was set free on June 20, 1865.²²

Amos returned home to much-reduced circumstances after the war. The 1870 census lists his real estate holdings as valued at \$250 and his personal estate valued at \$325. The household held four additional children: Emma, Robert E., Lorena, and Sarah, ages nine to one years old, for a total of eight children. Amos farmed, and despite his hand injury, operated a blacksmith shop just west of his house. Marion, the oldest son, worked as a farm laborer with his father.²³ In 1876 Amos and Exerlina's last child, Penelope, was born. By 1880 Marion and his wife Delia lived next door with their two small children and two farm laborers, ages sixteen and fourteen. Amos's other eight children still lived at home, with second-oldest son Peter, age twenty-four, helping his father with the farm. He was a woodworker like his father.

Exerlina (1833-1887) was one of the first people buried in the family cemetery located a short distance north of the homeplace. Amos spent his last years living with his children, who later recalled the wagons and other toys he made for them. In the 1900 census Amos lived with his son Robert S., and his wife Hettie and two children. By 1910 he was living with his son Marion, wife Delia, and their three children.²⁴ Amos gradually divided his land among his children. In 1905 he deeded the homeplace, along with thirty-six acres, to his youngest daughter Penelope, who had married William Cook Kornegay in 1892. The tract is described as "beginning at a stake R. E. Simmons's corner and runs N 32 W about 152 poles to a stake at highwater mark on the south side of the Davis Mill pond thence down said pond with high water mark to a stake Emma Outlaw's corner thence S32E116 poles with her line to the beginning corner, thence with R. E. Simmons line S801/2E to the beginning, containing 36 acres more or less, Excepting 1/4 acre comprising the family grave yard and burying ground."²⁵ When Amos died in 1910 he was laid to rest beside Exerlina. The cemetery is now known as the Amos Simmons Family Cemetery.

Penelope, known as Pennie, and William Cook Kornegay, known as Billy Cook, remained in the house until their deaths. Pennie died in 1962 and is buried in the family cemetery. Pennie's daughter Gaynelle (Nettie), who married Graham Teachey, inherited or purchased the house soon after 1962. Hildress Teachy, who died in 1965, is the last of the immediate family to live in the house after his grandmother Pennie's death. A cousin, John Bill

²¹ U.S. Census, 1860, Duplin County, N.C. www.ancestry.com, accessed September 29, 2014.

²² Ibid.

²³ U.S. Census, 1870, Duplin County, N.C. www.ancestry.com, accessed September 29, 2014.

²⁴ Hemphill, "Individual Biographical Text for Amos Simmons;" 1900, 1910 U.S. Censuses. www.ancestry.com, accessed September 29, 2014.

²⁵ Duplin County Deed Book 96, 94.

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Kornegay, lived in the house for a few years afterward.²⁶

Gaynelle S. Teachey sold the house to Cynthia Hite Content in 2010 with one acre of property.²⁷ Cynthia, a descendant of Solomon Carter, founded the Cool Water Historic Foundation, Inc., in 2010 to raise money to restore the house.²⁸ The foundation has stabilized the house in the past few years and currently is raising funds for a complete restoration.

Architectural Context: Early and Mid-Nineteenth Century Vernacular Dwellings, Duplin County

The Carter-Simmons House is an unusual amalgam, with much of a first-decade-of-the-1800s hall-and-parlor interior inside a ca. 1853 one-and-one-half-story form with an integral front porch. This later version exhibits the dominant “coastal cottage” house type of the antebellum period, a type, often with rear shed rooms, that was popular in eastern North Carolina throughout the nineteenth century. The hall-and-parlor floor plan, with enclosed stair, two rear shed rooms, two upstairs chambers, and an upper attic, survives from the original construction era of the first decade of the 1800s. While the floor plan is intact, most of the finishes: late Georgian-style mantels, raised-panel doors, and batten doors, have been removed to a storage unit for safekeeping. Some flush plank walls and a portion of raised panel wainscot survive in the hall. Only one other surviving house in Duplin County, the ca. 1790 Colonel Stephen Miller House, Kenansville vicinity, retains a similar plan. The Miller House, the oldest intact house in the county, is a one-and-one-half-story, hall-and-parlor house with a boxed stair similar to the Carter-Simmons House. The floor plans of both houses represent an earlier domestic architectural tradition than the center-hall plan with open staircase that came to dominate later in the nineteenth century. Shed rooms (unheated rear rooms, generally about half the size of the heated main rooms), a strong tradition in Duplin County, are present on most of the substantial extant antebellum houses in the county. Because the Carter-Simmons House does not presently retain most of its original interior finishes and because it does not retain its original form, it does not have architectural significance for this era.

The Carter-Simmons House achieved local architectural significance about 1853 as an example of a group of antebellum coastal cottages in Duplin County. This one-and-one-half-story, side-gabled house type with an integral front porch was popular in eastern North Carolina from the late eighteenth to the early twentieth centuries. The type was particularly popular in Duplin County, where often it featured a detached side kitchen that shared a front porch with the main house, but few intact coastal cottages remain standing.²⁹ The Carter-Simmons

²⁶ Lougene Hemphill, Phone interview by Ruth Little, September 29, 2014.

²⁷ Deed from Gaynelle S. Teachey to Cynthia Carter Hite Content, May 3, 2010. Duplin County Deed Book 1679, 386. Survey recorded in Duplin County Map Book 24, page 354.

²⁸ www.coolwaterfoundation.org, accessed September 30, 2014.

²⁹ Jennifer F. Martin, *Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina*, Duplin County Historical Foundation Inc., 1999, 226.

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House had an interesting feature not found on any other Duplin County coastal cottage—ventilation of the attic area above the integral porch by a wide latticed fascia. The lattice has been removed but will likely be reproduced when the house is restored.

The comprehensive architectural survey of Duplin County conducted in 1992 to 1993 found more than twenty coastal cottages dating from the early to mid-nineteenth century, mostly in rural areas, that merited documentation because they remained largely intact or possessed significant history. Two of these, the Luther Bradshaw House in Magnolia and the Hall-Smith House in the Lyman vicinity, had been moved from their original locations. Over the last twenty years, four of the houses have been lost, four are now very deteriorated with no evidence of interest in their stabilization, and the vast majority of the rest are heavily altered on the exterior (for most, there is no information about the interior), usually due to additions.

Of the county's surviving coastal cottages that are the least altered and in relatively good condition, the ca. 1860 Major Ivey House at Summerlin Crossroads is perhaps most similar to the Carter-Simmons House in its tall, one-and-one-half-story form. The Major Ivey House appears to be intact on the exterior with the exception of replacement four-over-four windows and replacement porch supports of slender paired posts on brick plinths; it also has a wing on one gable end that appears to be a later addition. The Greek Revival-style Billy Croom House, located in Magnolia and dating from the mid- or late-nineteenth century, was embellished ca. 1900 with cornice returns and a broad façade gable. The Brown-Jones House in Kenansville was built in the 1820s in the Federal style. When it was remodeled in the Greek Revival style in the mid-nineteenth century, one end bay of the three-bay integral porch was enclosed with a pedimented wing. The mid-nineteenth-century Southerland-Jones House was altered on the exterior with the addition of a front, full-width shed dormer and other, minor changes in the 1940s, but the interior retains original finishes including a boxed stair and Greek Revival-style mantelpieces.³⁰ Thus, the Carter-Simmons House is among only three rural coastal cottages in Duplin County that have not been extensively altered, and the only one without an addition.

³⁰ All these coastal cottages appear in Jennifer F. Martin, *Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina* (Duplin County Historical Foundation Inc., 1999).

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Section 10: Boundaries

Verbal Boundary Description

The National Register boundary corresponds with Duplin County tax parcel 05-1238-1, Pin Number 1922232 and is shown on the accompanying map by a heavy line.

Boundary Justification

The one-acre boundary constitutes the residual acreage of the property historically associated with the Carter-Simmons House and provides an appropriate setting.

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**Section Exhibits Page 15
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Exhibits:

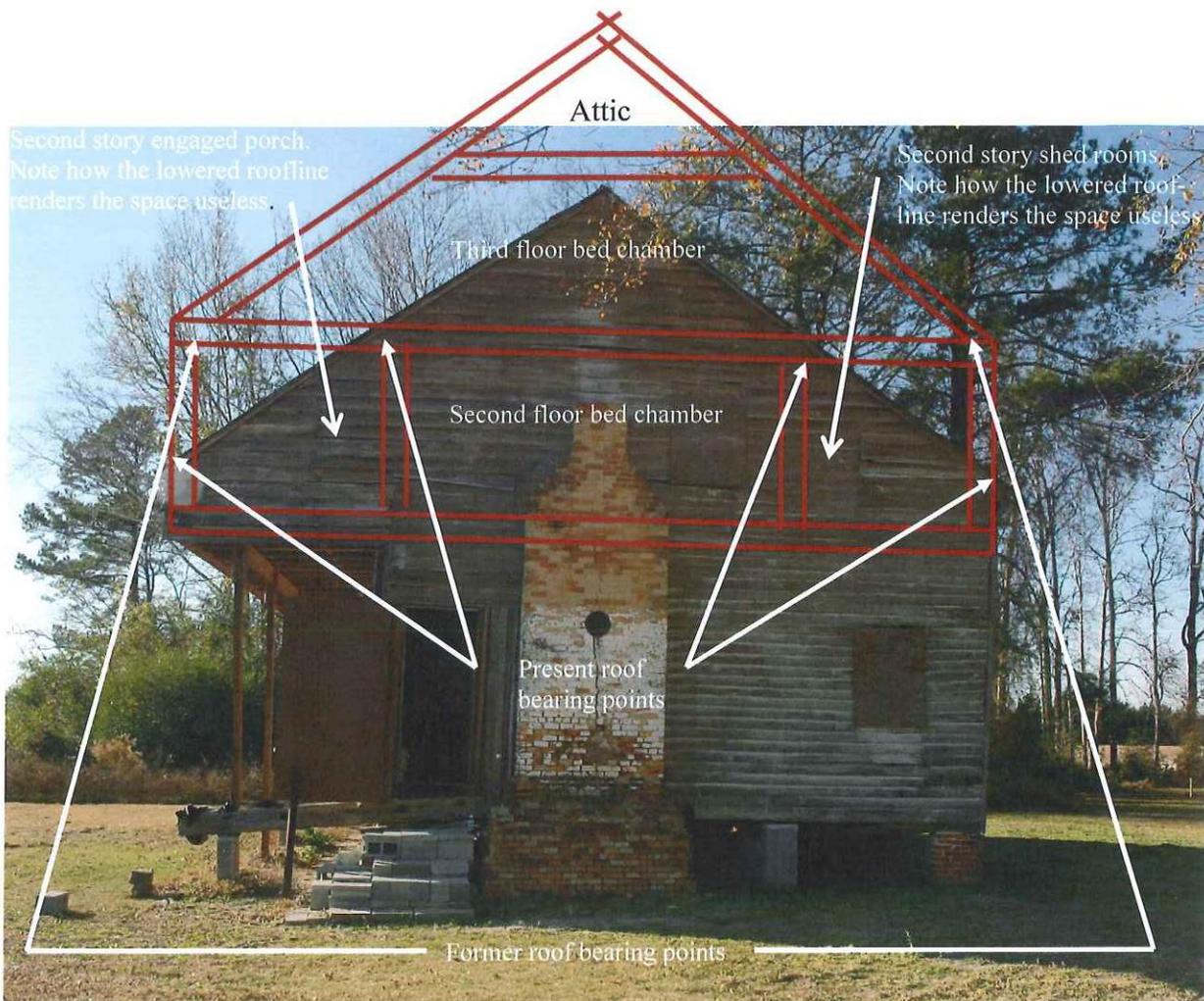


Diagram showing the ca. 1853 remodeling of the Carter-Simmons House³¹

³¹ Adolphsen, 4.

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Carter-Simmons House, 1982. Photograph by L. H. (Sonny) Sikes in possession of Cynthia Content.

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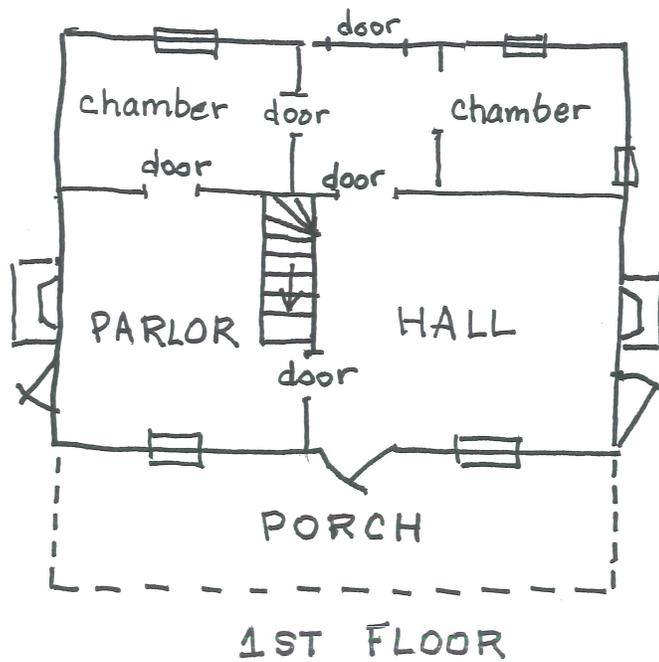
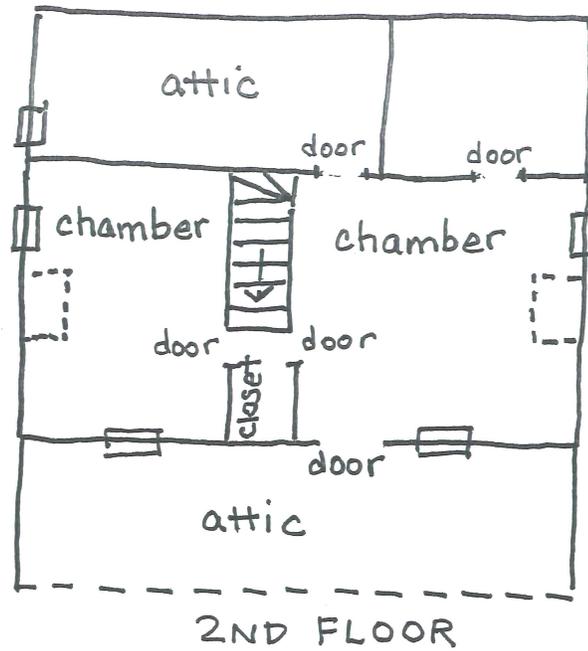
Photographs:

Photographer: M. Ruth Little

Dates: September 19, 2014

Location of Negatives: State Historic Preservation Office, Raleigh, North Carolina

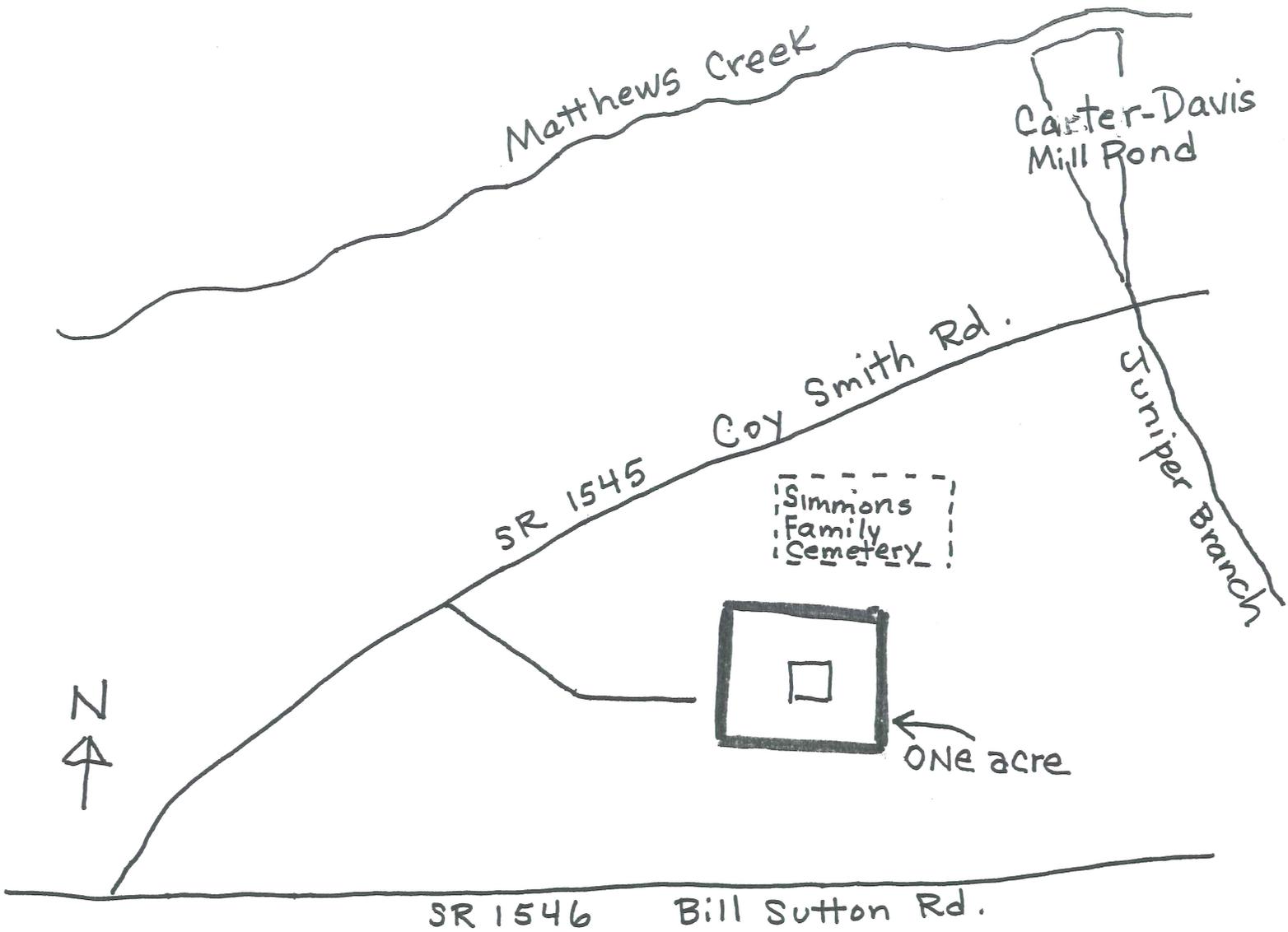
1. Overall front view, from southeast.
2. Front three-quarter view, from southwest
3. Front sash window, to east of door.
4. Overall rear view from northeast.
5. View of hall.
6. View of east hall wall.
7. View of parlor.
8. View of west parlor wall.
9. View of east shed room, first floor.
10. View of upper bedchamber, east side.
11. View of upper bedchamber, west side.



Carter-Simmons House, 210 Coy Smith Road, Albertson vicinity, Duplin County, N.C.

Floor Plan-Not to scale

M. Ruth Little, 10-2014



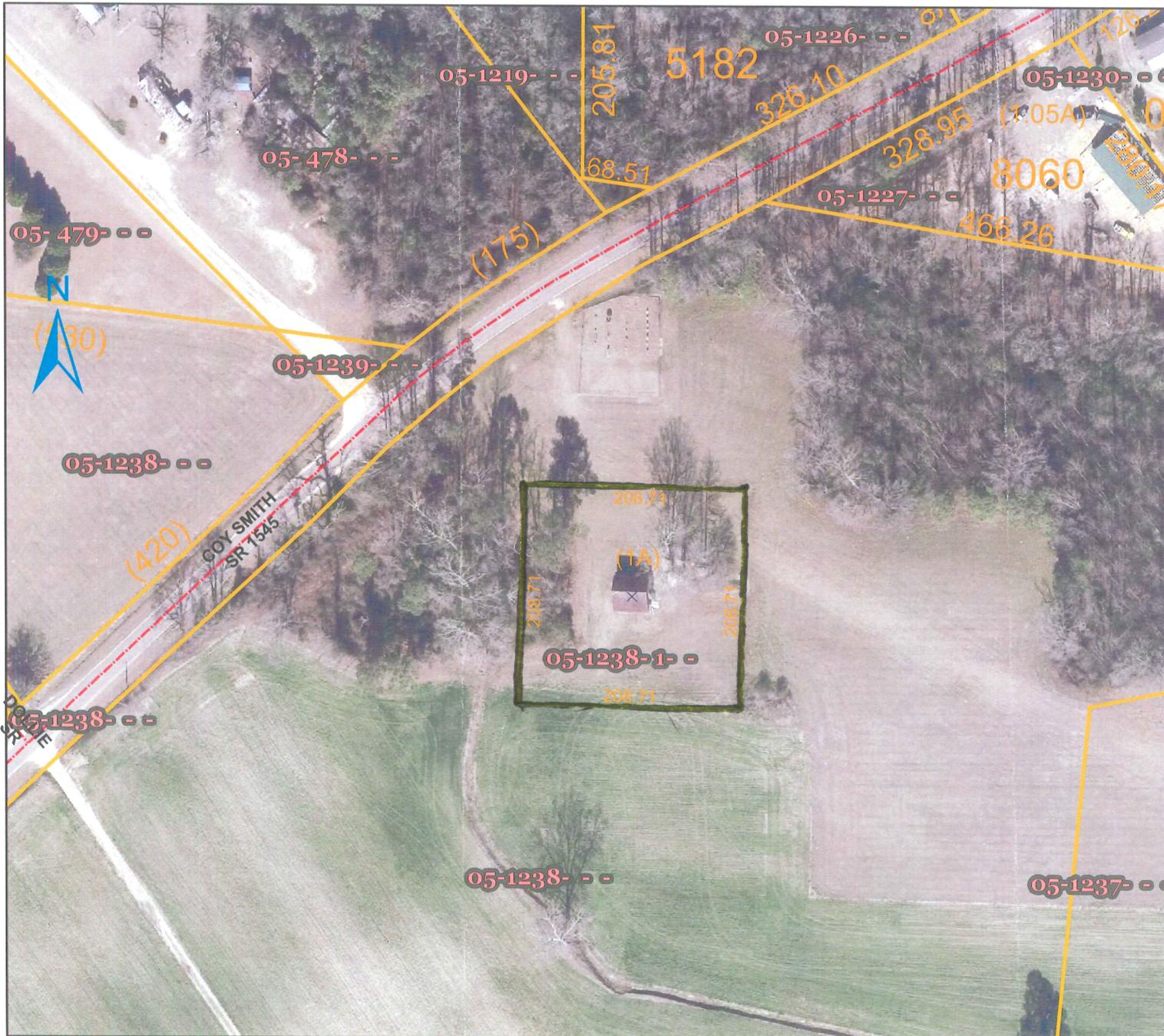
Carter-Simmons House, 218 Coy Smith Road, Albertson vic., Duplin County, N.C.

Site Plan--Not to scale

 National Register boundary

M. Ruth Little, 10-2014

Tax Map



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 ACCT_NUM 1922232

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 218 Coy Smith Rd., Albertson
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— National Register
 Boundary

Duplin County, North Carolina GIS Tax Map

