

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hastings-McKinnie House

and/or common

2. Location

street & number 201 South Pierce Street _____ not for publication

city, town Princeton _____ vicinity of

state North Carolina code 037 county Johnston code 101

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Don Mason

street & number Route 2, Box 360

city, town _____ vicinity of Fremont state NC 27830

5. Location of Legal Description

courthouse, registry of deeds, etc. Johnston County Register of Deeds Office

street & number Market Street

city, town Smithfield, state NC

6. Representation in Existing Surveys

title Johnston County Inventory has this property been determined eligible? yes no

date November 1981 to February 1983 _____ federal state county _____ local

depository for survey records Restoration and Survey Branch, N.C. Div. of Archives and History

city, town Raleigh state NC

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date 1945 (100 feet)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

A significant example of the use of late Federal style elements in modest Johnston County dwellings in the 1840s, the Hastings-McKinnie House is a one-and-a-half story, five-bay-by-two bay, frame dwelling. It is sheltered beneath a gable roof (covered by standing seam metal laid over the original wood shingles) and flanked by replacement exterior end chimneys, built in 1945 when the house was moved one hundred feet.¹ The exterior's Federal character is seen primarily on the northwest facade. The central bay contains the entrance which is surmounted by a three-pane transom and sheltered under a rebuilt one-bay, front gable porch.² The windows contain nine-over-nine sash and are enframed by symmetrically-molded surrounds crowned by a molded entablature with breakfronts at the corners; the same surround is at the entrance. A boxed cornice with returns extends across the facade and is decorated with a scalloped molding course that simulates a row of dentils. The two windows on the southwest elevation are also nine-over-nine and are contained in flat surrounds. The front window on the northeast elevation has the same surround as on the facade; the rear window was converted into a door (with three-pane transom) in 1945. Six-over-six windows in plain surrounds flank the shaft of the chimney at the second floor.

The rear (southeast) elevation presently consists of a full-width, glass-enclosed shed porch which was added to the house in 1945. At that time, the earlier L-shaped kitchen ell was separated from the house and moved less than one mile where it stands today. The owners plan to return the ell to the house in the future. The original position of the ell is marked by the absence on the cornice on the southeastern two-thirds of the rear elevation of the same scalloped molding as is on the front cornice.

The center hall plan interior (plasterboard over plaster) features traditional Federal woodwork and centers upon the unusual stair configuration. The stair rises from the front of the hall along the southwest wall to an intermediate landing, and then turns 180 degrees to continue to the second floor. What is unique is that the intermediate landing, which is located in the middle of the hall, was originally open to the rear of the hall also. It has the same rounded handrail, carried by slender, rectangular spindles, as the rest of the stair. The rear hall was enclosed as a bath in 1945 and the landing enclosed in 1947 (when a furnace was installed) so that the rear of the house could be heated independently from the front and the second floor. The handrail is anchored by a moderately-sized turned newel and rises by four spindles per tread. The wainscot in the hall is composed of horizontal sheathing with a rather elaborate molded and beaded chairrail. The doors are handsome and unusual three-panel ones and have flat panels on the hall side and raised panels with quarter-circular cut corners on the room side.

The four parlors are similarly finished. Door and window surrounds are symmetrically molded with plain cornerblocks. All the fireplaces are in corner positions and have basically similar mantels, being three-part Federal ones with shaped and molded shelves supported by pilasters. The north parlor mantel is the finest, with each of its pilasters having a simple, slender, engaged column with a simple volute capital. The front parlor wainscots are paneled with a simple chairrail; the south parlor has a wainscot of vertical tongue-and-groove boards, and the east parlor wainscot was removed by tenants about 1940 for firewood. The second floor contains a central hall and two bedrooms, all with knee walls.

The house, sheltered by several handsome trees, is located at the southeastern edge of the town of Princeton (1980 population 1034). There is one outbuilding on the site, a two-story frame barn, covered in brick asbestos siding, that was erected in 1947.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca 1845 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Hastings-McKinnie House, a modest, one-and-a-half story, five-bay wide dwelling erected about 1845, is a significant example of the late use of Federal style elements in rural Johnston County. Associated with it are two men who were the area's leading merchants from the 1850s until 1913, Wiley Hastings (ca1811-1886) and David E. McKinnie (1847-1913). It was Hastings who left the greater impact on the town of Princeton, for he laid out much of the town (then known as Boon Hill) in the 1850s and 1860s on his own land and was prominent in the early affairs of the town. An important later owner was Elijah Franklin Pearce (1880-1947), a longtime minister at two area Primitive Baptist churches; his grandsons are the current owners. Thoroughly renovated in 1981, the house is presently used for rental purposes.

CRITERIA ASSESSMENT

A The house, built about 1845, was the seat of an 848 acre tract on which Hastings laid out much of what is now the town of Princeton (then known as Boon Hill) in the 1850s and 1860s and as such it is important to Princeton's general history, settlement, and development. The town is representative of the many small towns that were established as depots along the newly built North Carolina Railroad in the 1850s.

B Three prominent area men are connected with the house: Wiley Hastings (ca1811-1886), its builder and a merchant, who laid out the town on his own land in the 1850s and 1860s; David E. McKinnie (1847-1913), the town's leading merchant in the late nineteenth and early twentieth centuries; and Elijah Franklin Pearce (1880-1947), a prominent Primitive Baptist minister in two area churches.

C The house is a good example of the late carryover of Federal style elements into the 1840s in rural Johnston County. its five-bay facade is especially unusual for so late a date.

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Footnotes

1 When the house was moved in 1945, the original chimneys were beginning to crumble and lean against the house. Because of war shortages, a sufficient quantity of brick could not be acquired to rebuild the chimneys back to their original size, and so the present, smaller ones were constructed.

2 The appearance of the original porch is uncertain. The present one is a somewhat awkward 1981 replacement of the porch that existed in the 1930s. At that time the porch had one-bay extensions on each side so that the three central bays were sheltered. These side bays were removed and the central bay porch, which is believed to be correct (there is nothing in the interior roof structure to suggest otherwise) was rebuilt. The owners plan an authentic porch reconstruction once a suitable replacement can be agreed upon and designed.

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Significance

Wiley Hastings (ca 1811-1886), a native of Wayne County, purchased an 848 acre tract (at one dollar per acre) in 1845 from Alfred Whitley.¹ It was on this tract that he had this house, a modest, one-and-a-half story, frame dwelling finished with late Federal details, erected soon thereafter. Like the vast majority of the county's residents in the antebellum period, Hastings farmed. But he was primarily a merchant, listing himself as such in the 1850 Census for Johnston County. His 1850 agricultural production was modest--250 bushels of corn, 10 bushels of oats, 15 bushels of peas and beans, 25 pounds of butter, and one ton of hay.² The Slave Census of 1850 shows him owning just three slaves. Much of his production, no doubt, was intended primarily for the use of his immediate family with perhaps some for sale in his store. In 1850 his family consisted of himself, his wife Peninah (age 35), and four sons, aged 11 to 2. Although he is not listed in the 1850 Industrial Census for Johnston County, Hastings, like many of the area farmers, derived a good deal of his income and wealth from the vast stands of pines through the extraction and production of naval stores. By 1860 he was one of the area's most successful distillers, the owner of a sizeable operation that had produced in the previous year 17,480 gallons of distilled spirits of turpentine and 2153 barrels of rosin, having a total output value of \$7790; he had \$5846 invested in the distillery.³ His agricultural production was still modest at best. The four slaves that the 1860 Slave Census shows him owning were no doubt used as much at the distillery as on the farm. A prominent citizen in the area, Hastings was appointed postmaster for the Boon Hill Post Office in 1849, a position he held until 1865.⁴

In 1851 Hastings and nine other area landowners granted a right-of-way across their property to the North Carolina Rail Road,⁵ which was being constructed from Goldsboro to Charlotte. The railroad built a depot on Hastings' land and soon a small community sprang up, taking the name Boon Hill after the area's prominent and pioneer family of that name. In 1855 Hastings was appointed the first station agent at Boon Hill, a position he held until 1868.⁶ The railroad brought a sustained growth to the area and the flush antebellum agricultural economy was a boom to Hastings' mercantile business. Soon he was laying out lots and streets, and in 1861 the town of Boon Hill was incorporated; the name was changed to Princeton in 1873.⁷ The present town of Princeton, 1980 population of 1034, still follows the same street plan as laid out by Hastings in the 1850s and 1860s and occupies a large portion of the 848 acre tract that Hastings purchased in 1845.⁸ Hastings died in this house on March 16, 1886 and is buried near Princeton.⁹

In 1887 David E. McKinnie (1847-1913) purchased the twenty-five acres upon which the house stands from the estate of Wiley Hastings.¹⁰ Also a native of Wayne County, McKinnie had come to Princeton as a school teacher and in the early 1870s went into the general mercantile business, in which he was an active leader in Princeton until his death.¹¹ Among his early advertisements in the Goldsboro Messenger were ones asking residents to "Try what you can in Princeton before you go further to buy your supplies" and stating that he has a "large stock for a village store" on October, 14, 1890; offering to buy prime mink, fox and coon skins for fifty cents each on January 7, 1884; selling Cuba

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molasses, oranges, lemons, Anchor Band Guano, and Watt plows on March 13, 1884; and selling a fine chestnutfilly on March 18, 1886. In 1872 McKinnie married Sarah E. Brother (1853-1929) of Elizabeth City, North Carolina. Together they raised five children in this house, although none were born here.¹³ McKinnie died in this house in 1913; his widow died in Louisburg in 1929.

Following McKinnie's death, the property changed hands several times before Elijah Franklin Pearce (1880-1947) bought the tract in 1933;¹⁴ his daughter, Maggie (Pearce) Mason, and her family then occupied the house. Pearce and his wife, Susan Ella (Tiner) Pearce (1881-1954), whom he had married on November 2, 1905,¹⁵ had both been raised in the Princeton area. Pearce, who farmed and was the Princeton postmaster from 1922 to 1934, was best known as the longtime moderator of the Old Union and Crossroads Primitive Baptist Churches, having been ordained into the ministry on July 12, 1914.¹⁶ He and his wife lived in this house for only a short time about 1945, preferring their house in town. Occupied by tenants from about 1936 until 1944, the Masons moved back into the house in 1947 and were living here at the time of Mr. Mason's death in 1957. Soon thereafter Maggie (Pearce) Mason moved to her son's home in nearby Wayne County, where she resides today.

Now owned by Maggie (Pearce) Mason's two sons, the house was thoroughly renovated in 1981 and is presently maintained as rental property. With the assistance of the income tax incentives available to owners of registered income-producing property, the owners intend to restore the house (including the porch and ell) back to as near the original condition as possible.

Footnotes

- 1 Johnston County Register of Deeds, Deed Book U2, Page 544.
- 2 1850 Census, Agricultural Schedule for Johnston County.
- 3 1860 Census, Industrial Schedule for Johnston County.
- 4 1860 Census, Agricultural Schedule for Johnston County.
- 5 C. Stanton Coats, "County Was Once Spotted By Country Post Offices", The Smithfield Herald, January 7, 1969. For dates, see U.S. Post Office Records, copies of which are on file in the Johnston County Room at The Public Library of Smithfield and Johnston County.
- 6 Johnston County Register of Deeds, Deed Book K6, Page 163.
- 7 Personal research of Maurice Toler, a Princeton native and archivist at the North Carolina State University in Raleigh.
- 8 William S. Powell, The North Carolina Gazetteer, (Chapel Hill: The University of North Carolina Press, 1968), p.396.
- 9 Research and map drawn by Don Mason, the present owner and a civil engineer, about Princeton's history and growth. A copy of the map is attached.
- 10 Hastings obituary in the Goldsboro Messenger, March 18, 1886.
- 11 Johnston County Register of Deeds, Deed Book E5, Page 206.
- 12 McKinnie obituary in The Smithfield Herald, July 4, 1913.
- 13 1880 and 1890 Census, Population Schedules for Johnston County. Of interest: Robert G. Davis, age 21, a surveyor with the United States Geological Survey, was boarding with the McKinnies in 1900.
- 14 Johnston County Register of Deeds, Deed Book 301, Page 272.
- 15 Johnston County Marriage Register, 1901-1921.
- 16 Pearce family history, property of Don Mason, a grandson of Elijah Franklin Pearce and part owner of this house.

9. Major Bibliographical References

Owner's personal research and family history.
Johnston County Register of Deeds.
1850, 1850, 1880, and 1900 Censuses for Johnston County.

10. Geographical Data

Acreeage of nominated property 1.20

Quadrangle name Princeton

Quadrangle scale 1:24000

UTM References

A

1	7	7	5	8	0	4	0	3	9	2	7	8	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	code	county	code
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11. Form Prepared By

name/title Tom Butchko, Preservation Consultant

organization

date June 14, 1983

street & number P.O. Box 2193

telephone (919) 934-4092

city or town Smithfield

state North Carolina 27577

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

William S. Pritchett

title State Historic Preservation Officer

date July 14, 1983

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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

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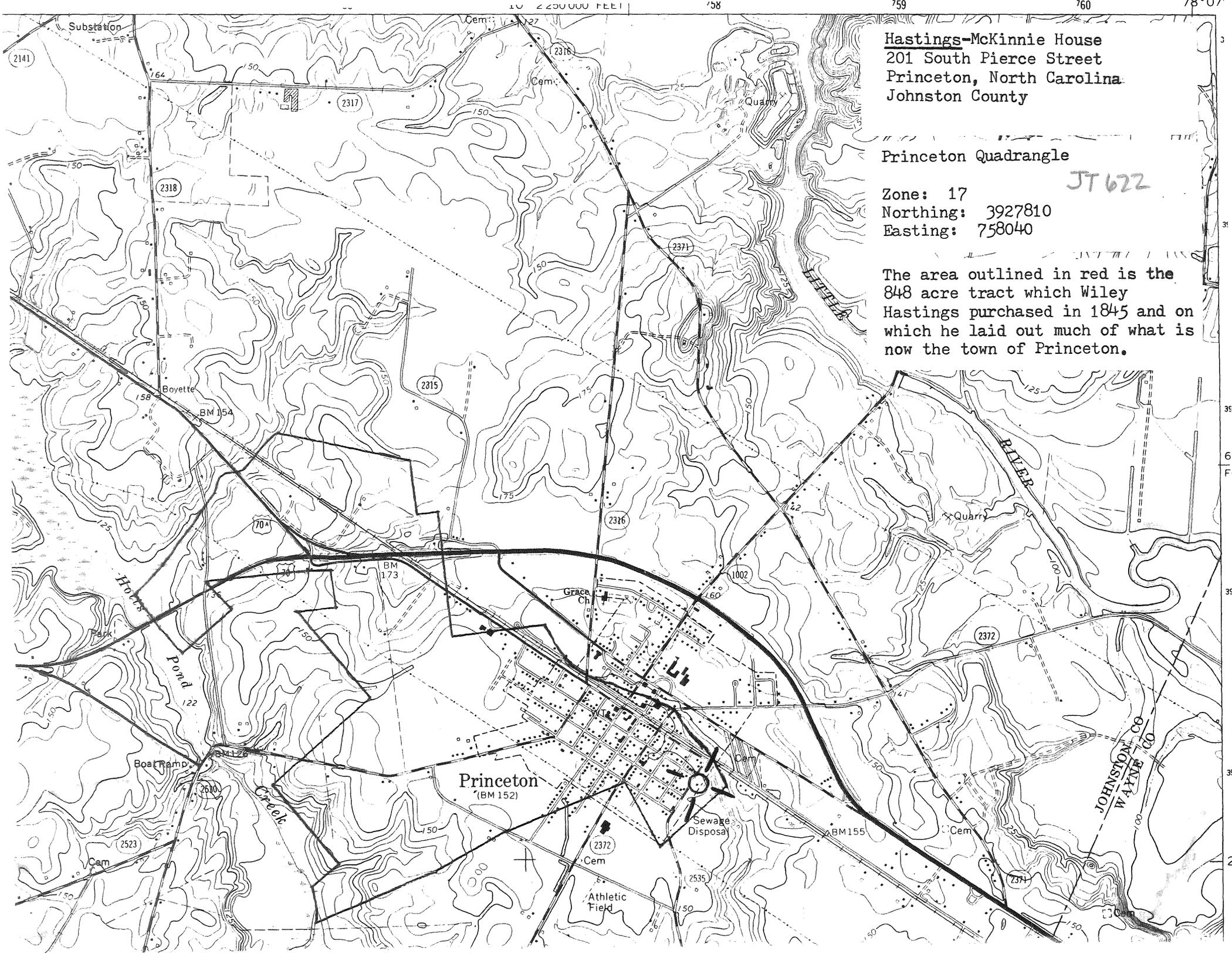
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Verbal boundary description and justification.

The property to be nominated consists of the house lot in the proposed Pine Croft Subdivision (platted but as yet undeveloped) in the town of Princeton, North Carolina, being all of lots 5 and 14 and the northeastern half of lots 5 and 14 as shown on a survey map of the subdivision dated November 3, 1981 and drawn by Ragsdale Engineers, P.A. of Smithfield, North Carolina. It is as follows: beginning at the north corner of the intersection of existing Pearce (sic) Street and proposed First Street extension and running 261.6 feet in a southeasterly direction along the southwestern edge of First Street, turning and continuing southwesterly for 186.11 feet along the northwestern edge of proposed Mason Street, turning and continuing northwesterly for 260 feet to the southeastern edge of Pearce Street, and turning and continuing northeasterly for 215 feet along Pearce Street to the beginning, containing 1.20 acres. A copy of the subdivision map is attached.



Hastings-McKinnie House
201 South Pierce Street
Princeton, North Carolina
Johnston County

Princeton Quadrangle

JT 622

Zone: 17
Northing: 3927810
Easting: 758040

The area outlined in red is the 848 acre tract which Wiley Hastings purchased in 1845 and on which he laid out much of what is now the town of Princeton.

Hastings-McKinnie House
Princeton, North Carolina



Proposed Mason Street

Garden-Meadow

Barn

House

12' pines

Proposed First Street

↑ existing mobile home park ↗

Existing Pierce Street

Existing
First
Street

