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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Simmons-Cullars House
other names/site number Twelve Oaks

2. Location

street & number GA 79 at intersection with County RD 25 (Goshen Road)
city, town Lincolnton (X) vicinity of
county Lincoln code GA 181
state Georgia code GA zip code 30817

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

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

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	11	2
sites	0	0
structures	0	0
objects	0	0
total	11	2

Contributing resources previously listed in the National Register: 0

Name of previous listing: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 meets the National Register criteria. () See continuation sheet.

R. Leonard Cloves
Signature of certifying official

Oct. 25, 1999
Date

~~Ex~~ W. Ray Luce
Division Director and Deputy State Historic Preservation Officer

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

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

John A. Beall

12/9/99

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet

[Signature]

Keeper of the National Register

Date

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling

Current Functions:

DOMESTIC: single dwelling

7. Description

Architectural Classification:

Other: I-house

Materials:

foundation	BRICK, CONCRETE
walls	WOOD: weatherboard
roof	ASPHALT
other	N/A

Description of present and historic physical appearance:

The Simmons-Cullars House is a large two-story house with numerous associated outbuildings situated at the intersection of Georgia State Route 79 and Goshen Road (County Road 25) in rural Lincoln County, Georgia. The property is located approximately six miles north of Lincolnton, the county seat, in an area historically known as the Goshen community. Since its construction ca. 1826, the house has been used continuously as a farm residence and has been added to at several stages to accommodate the needs of its owners.

The original portion is a two-story, side-gabled I-house sided with weatherboard and featuring a hallway and two rooms on each level. A two-story ell addition (ca. 1830) extends from the rear (southeast) elevation of the original house and consists of one room on each level, while a one-story ell (ca. 1905) projects from the northeast elevation of the earlier ell and contains a single large room. The original free-standing kitchen, also believed to have been constructed ca. 1826, is now attached to the dwelling's northeast elevation by means of an enclosed connecting corridor (ca. 1940) that was originally open and is situated along the northwest elevation of the ca. 1905 ell addition. The house is not oriented parallel to SR 79 but rather faces the intersection of SR 79 and Goshen Road.

A semi-circular graveled drive provides access to the property from the roadway. Numerous large oak trees and other vegetation, primarily small trees and shrubbery planted on a grass lawn, characterize the setting. Walkways approach the house from the northwest and southwest and encircle the dwelling. The outbuilding group includes ten historic buildings located to the northeast, east and southeast of the house. Nine are frame structures while the tenth, a children's playhouse, is constructed of logs. Precise dates of construction for these buildings are not known but they appear to have been built at several intervals, with the smokehouse perhaps being original to the house and

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Section 7--Description

the garage being the most recent, dating from the mid or late 1930s. The property also includes two nonhistoric frame outbuildings. All of the buildings on the property, including the main residence, are in good condition.

The alterations to the house, and particularly the interior changes, have compromised its integrity to some degree. Nevertheless, these changes represent the evolution of an important Lincoln County property that has been altered to allow for its continued use, and as such they are illustrative of the ways in which rural property owners reacted to changing times. In this sense, the Simmons-Cullars House conveys significant historic characteristics of rural Lincoln County and particularly of the Goshen community and its status during earlier periods.

The original portion of the Simmons-Cullars House measures approximately 36 feet by 20 feet and features exterior end chimneys on the northeast and southwest elevations as well as a full-facade hipped front porch. The structural system consists of heavy timber members that are pegged together, while the exterior is sided with weatherboard. The building's original brick pier foundation has been infilled with concrete blocks. Both chimneys are replacements and are somewhat wider than the originals; this is evidenced by the fact that shutters closest to the chimneys on flanking windows are missing, as they could not be fully opened due to the width of the chimneys and were therefore not re-installed. (Storm winds toppled the original chimneys as well as that located on the southeast elevation of the first ell addition; the replacements date from the 1960s.)

The front porch is likewise not original, having been replaced during the late 1800s or early 1900s; it is likely that the original porch had a shed roof, which would have been typical of an early nineteenth century house such as this. A slightly off-center main entrance is located on the front elevation as are two first-level windows and three second-level windows situated directly above the first-level openings, thus dividing the front facade into three bays. Each side elevation features one window to either side of the centered chimney on each of the two floor levels. The rear elevation originally appeared much like the front of the house, as it too features an almost centrally-positioned entrance and window placements similar to those of the principal facade. The addition of the rear ell, which extends from just to the right (northeast) of the rear entrance, necessitated the removal of one window on each level; these former window locations are now openings from the original portion of the house into the rear ell addition.

The interior of the main house is entered through a front door facing the main road. This portion of the house has a central hall and with two rooms on each floor. On the first floor one is the dining room, the other a parlor or family room. Upstairs are bedrooms. Each room retains original workmanship, mantels, moldings, doors, ceiling boards, and some wainscoting. The rooms in the two-story, rear ell, discussed below, also retain original materials. The later one-story side addition contains a bedroom and the kitchen.

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Added very soon after construction of the original house, the two-story rear ell addition is approximately 18 feet in length and 14 feet in width and is attached to the southeast facade of the original house. This addition contains a single room on each level and is covered by a gable roof. A door providing outside access to the rear ell is located near the center of its southwest wall. Windows are situated to either side of this door and two windows are also located on the second level of the same elevation. A hipped porch extends along both a portion of the rear elevation of the original house and the southwest elevation of the rear ell. The southeast (narrow) facade of the rear ell features a centered chimney with flanking windows on each level.

A second addition, one story in height, was made to the house early in the twentieth century and contains a single large room that originally functioned as a library and office. This addition is attached to the northeast elevation of the rear ell addition and originally had an entrance on its northwest facade, allowing public access to the office without passing through other portions of the house. At about the same time as the addition of the second ell, the detached kitchen was moved closer to the house and connected to it by means of a covered walkway. This walkway was later enclosed, in about 1940. In the 1920s or 1930s nearly all of the original windows in the house were replaced by two-over-two double-hung sash windows, although the windows of the one-story ell addition remain six-over-six. A small shed-roofed pantry was added to the kitchen during the same period.

The interior of the Simmons-Cullars House has, like the exterior, been the subject of numerous alterations. The earliest was the ca. 1905 reconfiguration of the stairway, which is now approached from the rear of the first-floor hall rather than the front. Most of the remaining interior changes date from the 1920s through the 1950s. The original mantelpieces in the two original first floor rooms have been replaced by brick fireplaces, as have those on both floors of the two-story rear ell addition. The historic mantel that was original to the ca. 1905 addition remains, however, as do the two mantels on the original second level rooms. Plumbing was added to the house in 1939 and a small bathroom was created on the second level from a portion of the original northeast room. At about this same time most wall surfaces were replastered and most of the original hardwood floors were covered by new flooring.

Ten historic ancillary buildings and outbuildings are located on the property and together make a strong contribution to the architectural and historic significance of the Simmons-Cullars House. Precise dates of construction for these buildings are not known, although the construction of the smokehouse is much like that of the main house itself and this suggests that it may well date from the same year (ca. 1826) or shortly thereafter. The most recent of these buildings are the automobile garage and the pump house, both of which appear to date from the 1930s. Most of the structures were probably built by John Byron Cullars soon after he acquired the property in 1900 and their dates of construction have therefore been estimated at ca. 1905.

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The smokehouse (ca. 1826) is a nearly square building (approximately 11' 6" x 13') featuring a side-gable roof and a central entrance on the southwest elevation. The structural members of the smokehouse are joined by wooden pegs and the building is covered with weatherboards. Non-functional shutters now flank the entrance. The smokehouse is situated to the north of the main house and was originally adjacent to the detached kitchen which was moved a short distance and connected to the main house ca. 1905. The chicken house (ca. 1905) is located directly to the rear (northeast) of the smokehouse and is a slightly larger frame side-gabled structure with weatherboard siding. The entrance is located on the southeast gable end. The brooder house (ca. 1905) is quite similar to the smokehouse in exterior appearance, with a central entrance positioned on its southwest elevation. As with the chicken coop, the brooder house is a frame structure with weatherboard siding. It is situated a short distance to the southeast of the chicken coop.

The privy (ca. 1905) is a small (approximately 6' x 4') side-gabled frame structure covered with weatherboards. The entrance is positioned on the west elevation. The privy is located to the east-northeast of the main house. The greenhouse (ca. 1905) is nearly square in shape (approximately 10' 6" x 10' 6") and features an entrance on the northeast elevation and windows on the other elevations. This front-gabled frame structure is located to the east of the main house.

The store (ca. 1905) is situated in close proximity to the carriage house (ca. 1905), and both structures are located to the southeast of the main house. The store is a large T-shaped frame structure with weatherboard siding. The entrance is positioned at the center of the front (northwest) facade and opens to a central room with flanking rooms to either side. The structure is covered by a cross-gable roof. Shuttered windows are positioned on each of the three gable ends. The carriage house is a weatherboard-covered frame structure measuring approximately 40' x 22' and featuring entrances on both the northeast and southwest gable ends. Two small casement windows are located on the northwest elevation. An open full-facade shed addition is located along the southeast elevation.

The playhouse (ca. 1935), built for the current owner when she was a young girl, is a side-gabled log structure measuring approximately 12' x 10' 6" and located to the southeast of the main house. The entrance is centrally positioned on the southwest elevation, beneath a gabled portico supported by stucco-covered concrete pillars. Small windows are located on each of other elevations, and a stucco and rock-faced chimney is situated on the southeast gable end. The pump house (ca. 1935) is a small concrete block structure located just to the southeast of the chicken house. It features an entrance on the southwest elevation and a shed roof. The concrete blocks do not appear mass-produced and were probably made on the property. The automobile garage (ca. 1935) is a large front-gabled frame structure measuring approximately 22' x 30' with the automobile entrance on the southwest elevation. It is located directly to the northwest of the smokehouse and chicken house.

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There are also two non-historic barns. Most of the outbuildings remain in use and have had very few changes to them.

The property remains in a very rural setting, as the view from the front door suggests, with cattle grazing across the highway.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

AGRICULTURE
ARCHITECTURE
COMMERCE

Period of Significance:

c.1826-1948

Significant Dates:

c.1826

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

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Section 8--Statement of Significance

Narrative statement of significance (areas of significance)

The Simmons-Cullars House is significant in architecture as a good example of early nineteenth-century residential design in a rural setting and for the fact that the building was added to at several points in its history in order to accommodate changing needs of its owners. These additions and alterations characterize the property's evolution and substantiate its lengthy history. The original I-house portion of the house retains its overall form, floor plan, and distinctive end profile. I-houses are relatively rare, constituting less than 2 percent of all the surveyed houses in the state; I-houses like this one, dating before 1830, are even more rare, constituting less than one-half of one percent of surveyed houses. The house also retains many of its original features, including its heavy timber construction beams, doors, and some mantels. Later additions and alterations, including the rear ells and especially the front porch with its woodwork ornamentation, also are significant architecturally and reflect not only changes in architectural style and construction but also subsequent owners' needs and desires for larger residential accommodations. The property includes a fine collection of historic outbuildings that further establish its architectural importance in addition to providing information about the variety of agricultural endeavors here.

The house is significant in agriculture because the large number of remaining outbuildings, most dating from the Cullars ownership ca. 1905, reflect the variety of agricultural and self-sufficient living activities that took place on the farm headquartered at this house. The main crops were cotton and corn, but the smokehouse, chicken house, and brooder house all reflect the rural household's food needs. The property is also significant for its development as an important Lincoln County farm that grew to consist of nearly 1,500 acres by the time of the Civil War and continued to be prominent into the 1940s. While cotton growing was originally the principal agricultural activity at the property, twentieth century owners developed a successful lumbering operation active throughout Lincoln County and centered at the Simmons-Cullars House. Farms with such a large number of surviving historic outbuildings are relatively rare in Georgia.

The house is significant in commerce because the property includes two buildings formerly used for commercial purposes. The store provided general merchandise items for tenant farmers and other employees as well as many area residents into the 1950s and also functioned as a telephone exchange, housed the office of a cotton broker, and continued to serve as a voter registration and polling station into the 1980s, after its other functions had ceased. The "carriage house" was used primarily for the sale and repair of buggies, wagons and other equipment. There is also a strong tradition that the house was used as a roadside inn or hotel during the ownership of Mary A. Simmons from 1833 to 1869. The property was purchased by John B. Cullars (1867-1919) in 1900. He made many changes to the house and property. He was a member of the state legislature at the time of his death. His son and heir, T. W. Cullars, became a major timber producer in the area. The house remains in the ownership of the Cullars family.

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Section 8--Statement of Significance

National Register Criteria

The Simmons-Cullars House meets National Register Criterion A because it reflects the broad patterns of American history since it was the centerpiece of a large cotton farm from antebellum days until the 1940s. The agricultural self-sufficiency of this plantation/farm is reflected in the surviving ten historic outbuildings and the main house. The property meets Criterion C because the house retains a great deal of its historic fabric in the original portion and through the numerous additions and changes all in historic times by the owners the house reflects varying architectural tastes and needed modernizations to keep the house in active use by the owners. The house retains much of its original workmanship, mantels, doors, and other details.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance runs from ca. 1826, when the oldest part of the main house was built, until 1948, the death of T. W. Cullars, who had owned and managed the farm since 1919, making it a center for the lumber business in the area. He survived the arrival of the boll weevil in the 1920s by diversifying and with his death, an era closed.

Contributing/Noncontributing Resources (explanation, if necessary)

The 11 contributing properties are all contributing buildings and consist of: the main house, smokehouse, chicken house, brooder house, privy, greenhouse, store, barn/carriage house, playhouse, pumphouse, and auto garage.

The two noncontributing properties are also buildings, and consist of the two new barns.

Developmental history/historic context (if appropriate)

Located in northwestern Lincoln County in an area known since at least the early 1800s as Goshen, the Simmons-Cullars House is a property that has evolved significantly in both appearance and function and yet has always been considered the heart of the Goshen community.

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The original portion of the house dates from ca. 1826, the year its builder, John A. Simmons, acquired "a lot of land in the village of Goshen . . . adjoining the lands of Simmons on the Main Public Road leading through Goshen." (Lincoln County Deed Book K, p. 838) The "Main Public Road," which is today known as Georgia State Route 79, was known during the early decades of the nineteenth century as the Petersburg and Augusta stage road.

Petersburg, located in Elbert County just across the Lincoln County line, prospered as the region's primary tobacco market town until cotton largely replaced tobacco by the mid-nineteenth century; the town declined and died shortly thereafter. The Petersburg and Augusta road was thus a significant transportation corridor linking Augusta with many towns of northeastern Georgia. While the route by-passed Lincolnton, the county seat, Goshen certainly benefited from its presence; the community never incorporated yet was one of the most important of Lincoln County's communities for most of the nineteenth century.

John A. Simmons was the son of early Lincoln County settler Stern Simmons, who in 1773 received one of the first land grants in this section of what was then Wilkes County; Lincoln County was created on 20 February 1796 from portions of Wilkes County. The younger Simmons acquired a total 658 acres near Goshen in two transactions dated 6 March 1821 and 28 March 1826 and purchased the lot in Goshen on 25 April 1826. Goshen by that date was already the site of Lincoln County's first educational facility, Goshen Academy, which had been established on 24 November 1824. Little is known about Simmons' agricultural endeavors, and he died in 1833 before reaching the age of fifty, leaving his wife, Mary A. Simmons, and two children, Stern and Mary. It is likely that the first addition to the main house was made before Simmons' death, since the surviving family of three would not have had much need for the additional living space. Mary A. Simmons was left with 960 acres at her husband's death, and according to agricultural and slave census records from 1850 and 1860 she operated the farm quite successfully.

In 1850 her property included 400 acres of improved land which was being put to a variety of uses including the raising of cotton, corn, sweet potatoes, milk cows, and other livestock. She owned thirty-six slaves that year, sixteen males and twenty females. Her son, aged twenty-six in 1850, owned seventeen slaves that year.

By 1860 Mary A. Simmons had, according to the agricultural census, increased her land holdings to 1,950 acres, 550 acres of which was improved land, and her farming operation was much like that of 1850 except production was greater. She owned forty-four slaves in 1860, twenty-three males and twenty-one females. Stern Simmons died of complications related to obesity in 1853; it is not known whether Mrs. Simmons operated the farm completely on her own, which would have been quite unusual, or hired a farm manager to oversee its operation. In any case, her success as a property owner was considerable.

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Section 8--Statement of Significance

It is also not clear whether, as local legend has it, the Simmons-Cullars House was operated as a hotel during the middle decades of the nineteenth century and served as a stage stop on the Petersburg and Augusta road. A description of Goshen made in 1849 mentions that the community had a church, a hotel, a school and several mechanics shops; an 1837 account makes no reference to a hotel, so it was apparently established between 1837 and 1849. The local story is that Mary A. Simmons utilized one or more rooms of the sizeable Simmons-Cullars House for accommodations for salesmen and other travelers. This certainly would have been a reasonable use of the property, but there is no documentation that it was actually the case nor is there clear evidence that the house did indeed function as a stage stop.

When Mary A. Simmons died in 1869 she owned 1,300 acres of land as well as a one-half interest in Barksdale's Ferry, which was the crossing point of the Broad River on the Petersburg and Augusta road. That she owned 650 acres fewer in 1869 than she had in 1860 may have been related to difficulties following the Civil War, and deed records have not yielded information concerning what became of that land.

P. W. Sale was appointed administrator of Mary A. Simmons' estate and in 1869 sold 1,200 acres known as "the Goshen Place" to Higginson M. Sale, Sr., who died two years later owning 1,400 acres of land in Lincoln County but with no will. Sale's widow, Possie B. Sale, and their two children, Higginson M., Jr., (age 3 in 1871) and Wilson S. (age 1 in 1871), received none of the property, but Mrs. Sale applied for support and was granted all of the property's "household and kitchen furniture" and \$800 cash though still no real property. In 1875, Mrs. Possie Sale was remarried to J. J. Calloway. It is uncertain whether they remained at the Simmons-Cullars House and continued to operate the farm, but no information has been found to suggest otherwise. Although Higginson M. Sale, Sr., had died without a will, his two sons each received one-half interest in their father's property; this being the case, it may be safe to assume that the Calloways continued to reside at the property between 1875 and 1900.

Higginson M., Jr., and Wilson S. Sale each sold a one-half interest in what was still known as the Goshen Place in 1900, Higginson selling 439 acres to John Byron Cullars and Wilson selling between 500 and 600 acres to A. H. Zihlman. Since these two transactions accounted for no more than 1,039 acres of the 1,400 acres Higginson Sale, Sr., owned at his death, it is apparent that several hundred acres were disposed of between 1869 and 1900, but no records have been found to shed light on exactly what became of this property. In any case, A. H. Zihlman did not hold on to the land he bought from Wilson Sale and it was purchased by John Byron Cullars later in 1900, giving Cullars all of the property that had been owned by the two sons of Higginson M. Sale, Sr.

John Byron Cullars, born in 1867, was a self-educated man who achieved considerable success and made some significant changes to the Simmons-Cullars House and expanded the functions of the property. In about 1905 the house itself received a large one-story addition that contained a single

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Section 8--Statement of Significance

room used for Cullars' office and library. The original detached kitchen was moved somewhat closer to the house and connected to it by means of a covered walkway. Cullars also built several of the existing outbuildings, most notably the store and carriage house as well as a blacksmith shop that has since been removed.

The store, originally located just across the highway from the Simmons-Cullars House, was used as a sort of commissary by farm laborers and also functioned as a general store for residents of the Goshen community. The store was moved to its present location around 1933 when the highway was paved and widened. It had faced the house and was more or less directly in front of the main house. The gas pump was added after the move. At least half a dozen tenant houses, a cotton gin and a saw mill stood on the property during the early decades of the twentieth century, but none survive and it is not known whether any or all were built during John Cullars' ownership. In 1918 John Cullars was elected to the Georgia Legislature, but he died unexpectedly in May of 1919 and left his property to his son, Thomas Watson Cullars.

Soon after acquiring the property, T. W. Cullars ventured into the lumber business, in which he achieved great success and became one of the most dominant timber producers in Lincoln County. The popular procedure for harvesting timber during this period was to utilize mobile, steam-driven saw mills that could be moved relatively easily. These devices allowed trees to be cut into sections and then into rough boards before being transported by horse-drawn wagon to a planer mill. Cullars acquired timber lands in various sections of Lincoln County and harvested vast quantities of Lincoln County trees beginning in about 1920.

It was while T. W. Cullars owned the property that cotton farming came to a virtual end in Lincoln County, largely a result of the boll weevil which began damaging cotton crops in the early 1920s. Many farmers lost their lands during the 1920s and early 1930s, but Cullars held on to his property largely through the diversity of ventures entered into by his father. Timber production fell off considerably in Lincoln County by about 1930, and during the 1930s and 1940s the Simmons-Cullars property gradually declined in productivity. Nevertheless, when T. W. Cullars died in 1948 he was said to have owned a "100-horse farm," meaning that he still owned at least 100 animals at that time. It was T. W. Cullars who gave the property the name "Twelve Oaks," which he chose after planting twelve oak trees in front of the house. Cullars' widow, Ruby Drinkard Cullars, inherited the property from her husband and lived in the house until her death in 1976.

Mrs. Cullars kept the exterior of the Simmons-Cullars House virtually unchanged from the way her father-in-law had left it in 1919; the only significant exterior alteration made between 1948 and 1976 was the enclosure of the covered walkway between the house and the kitchen. The interior, however, underwent numerous changes during this time. Nearly all of the original mantelpieces were removed and replaced by brick fireplaces. In addition, most of the original hardwood floors were covered by a second layer of wood flooring and nearly all of the interior walls were re-plastered. Mrs. Cullars'

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Section 8--Statement of Significance

second daughter, Peggy Cullars Guillebeau, has owned the property since that time but does not live in the house and instead resides in Albany, Georgia. Her older sister, Frances Cullars Prater, continues to live in Lincoln County within a few miles of the Simmons-Cullars House.

9. Major Bibliographic References

Census records: Census of Population, 1850, 1860, 1870; Agricultural Census, 1850, 1860, 1870, 1880; Slave Census, 1850, 1860;

Clark, James E. Unpublished research materials on "Twelve Oaks" (Simmons-Cullars House). Assembled 1983-1988.

Fortson, Mildred E., member of the Lincoln County Historical Society and life-long Lincoln County resident. Interview conducted by John A. Kissane, November 1995.

Kissane, John A. "Historic Resources in Lincoln County, Georgia." National Register Multiple Property Documentation Form, 1990.

Lincoln County Deed Records.

Lincoln County Tax Records.

Perryman, Clinton J. History of Lincoln County, Georgia. Tignall, Georgia: Boyd Publishing Company, 1933.

Prater, Frances, sister of the owner of Twelve Oaks. Interviews conducted by John A. Kissane, September and November, 1995.

Sherwood, Adiel. A Gazetteer of the State of Georgia. 1837.

Previous documentation on file (NPS): (X) N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued
date issued:
- 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 #

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Section 9--Major Bibliographic References

Primary location of additional data:

- State historic preservation office**
- Other State Agency**
- Federal agency**
- Local government**
- University**
- Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 14.7 acres

UTM References

A)	Zone 17	Easting 360540	Northing 3747940
B)	Zone 17	Easting 360760	Northing 3747940
C)	Zone 17	Easting 360650	Northing 3747640
D)	Zone 17	Easting 360500	Northing 3747840

Verbal Boundary Description

The nominated property is contained within a visual boundary that includes the Simmons-Cullars House itself, located at the intersection of GA 97 and county road 25, as well as all associated historic outbuildings and a small portion of agricultural land to provide an appropriate physical context for the historic buildings. This boundary is marked by a heavy black line on the accompanying Lincoln County Tax Map #27.

Boundary Justification

The boundary of the Simmons-Cullars, located at the intersection of two roads, GA 97 and county road 25, has been drawn to include all historic buildings as well as a small portion of agricultural land to provide an appropriate physical context for the historic buildings. As the historic acreage is not intact, the current legal boundary of the property is not appropriate for use as the National Register boundary.

11. Form Prepared By

This nomination form was prepared by a consultant for the owners and very little additional material has been added, and very little editing. Staff contact for this nomination is:

State Historic Preservation Office

name/title Kenneth H. Thomas, Jr., Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** October 19, 1999

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Section 11

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title John A. Kissane
organization
street and number 310 Three Oaks Drive
city or town Athens **state** GA **zip code** 30607
telephone (706)613-7307

- consultant**
- regional development center preservation planner**
- other:**

(HPD form version 02-24-97)

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Photographs

Name of Property: Simmons-Cullars House
City or Vicinity: Lincolnton
County: Lincoln
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: April 1998

Description of Photograph(s):

- 1 of 18: Front facade with kitchen wing to left; photographer facing east.
- 2 of 18: South/rear facade; photographer facing northeast.
- 3 of 18: East facade; photographer facing northwest.
- 4 of 18: Outbuildings nearest the house, from left to right: auto garage, smokehouse, chicken house with window, pumphouse, and brooder house, with hog scalding iron kettle in left foreground; photographer facing northeast.
- 5 of 18: Outbuildings away from the house: greenhouse in foreground with privy in center rear; photographer facing northeast.
- 6 of 18: Log playhouse in foreground, house to left rear; photographer facing northeast.
- 7 of 18: Barn/carriage house; photographer facing northwest.
- 8 of 18: Store on left with barn/carriage house in background with new barn to right; photographer facing northwest.
- 9 of 18: Store on left with gas pump and barn/carriage house in right background; photographer facing northwest.
- 10 of 18: Two newer barns near previous store; photographer facing northeast.
- 11 of 18: Interior, first floor, entrance and stairway; photographer facing southeast.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

12 of 18: Interior, first floor, entrance door in rear, and stairway; photographer facing northwest.

13 of 18: Interior, first floor, Dining Room looking toward Living Room; photographer facing southeast.

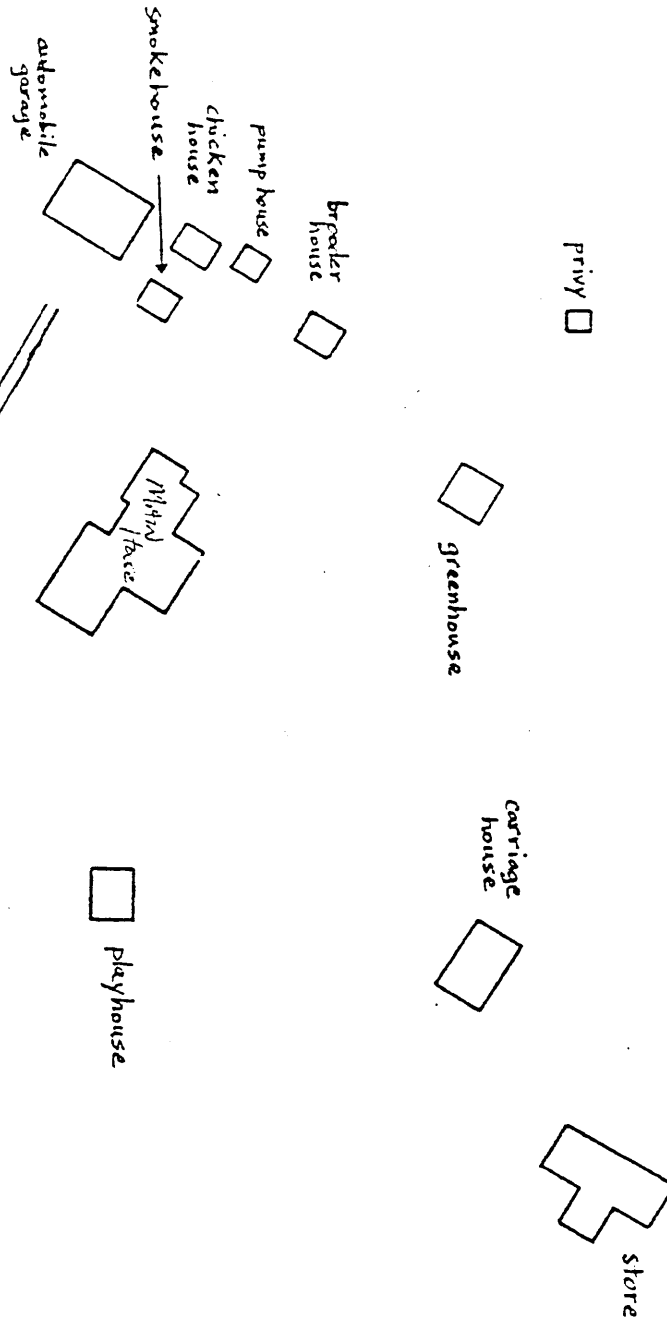
14 of 18: Interior, first floor, Living Room; photographer facing south.

15 of 18: Interior, first floor, Bed Room; photographer facing north.

16 of 18: Interior, second floor, stair hall and looking into bedroom no. 1; photographer facing west.

17 of 18: Interior, second floor, bedroom no. 2; photographer facing north.

18 of 18: Front yard, with driveway, trees, highway and farmland; photographer facing north.



Simmons-Cullars House
Lincoln County, Georgia
Site Plan

Scale: Not to scale

Source: drawn by John A. Kissane

Date: 1996

Key: Main house and outbuildings labeled directly on map

North: ↑

Simmons-Cullars House
Lincoln County, Georgia

Tax map

Scale: 1"=660'

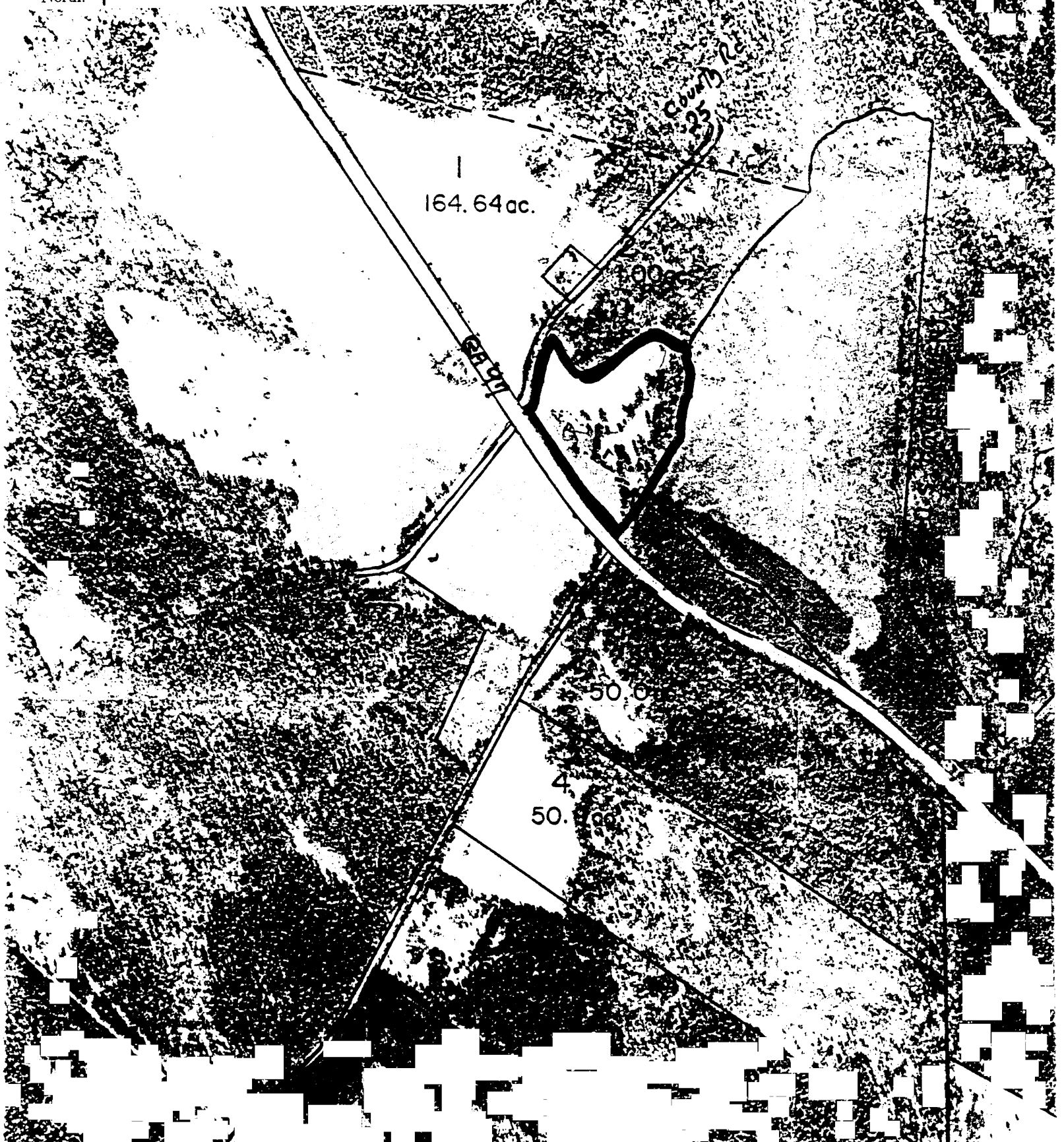
Source: Lincoln County, Georgia Tax Assessors Office

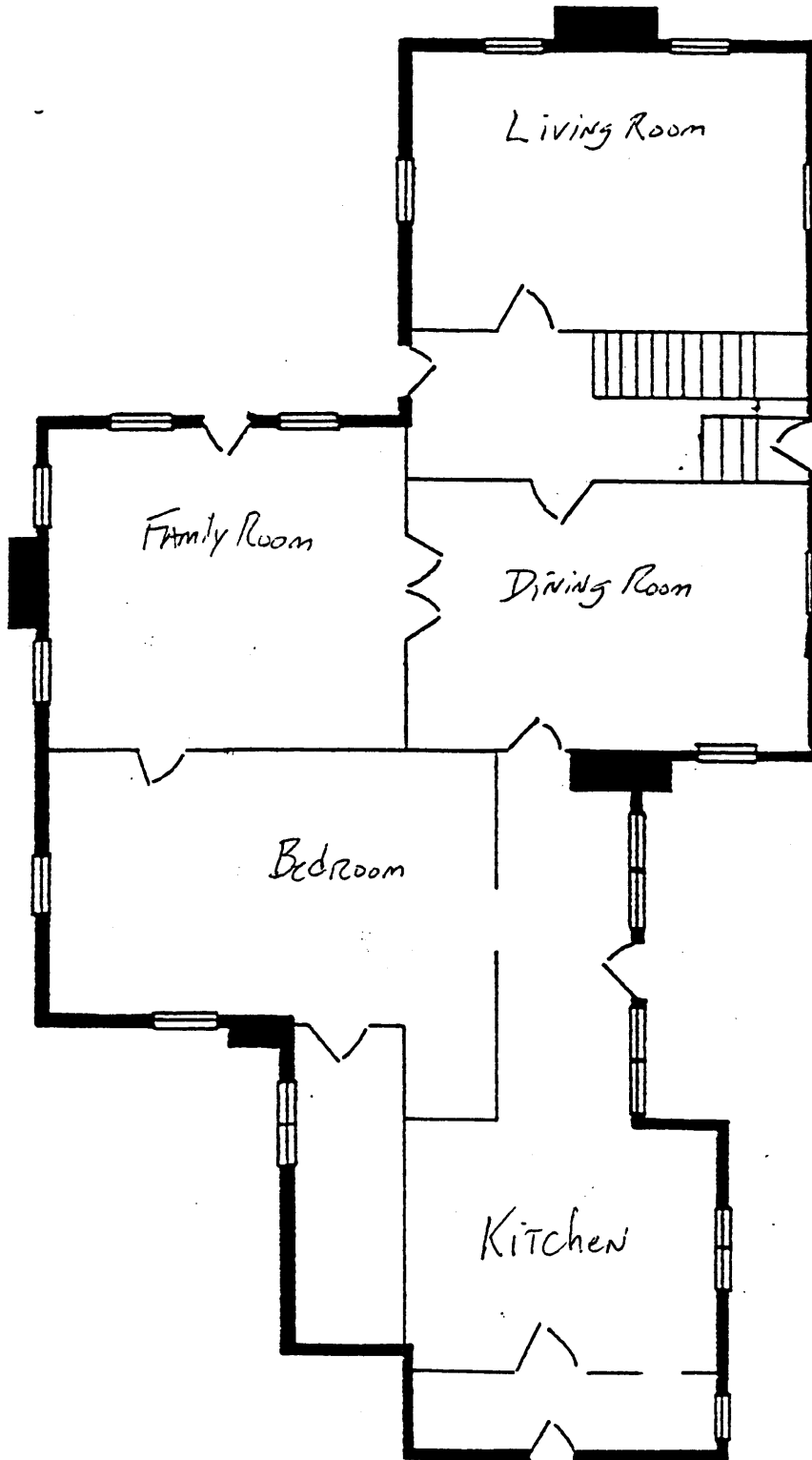
Date: 1995

Key: The nominated property

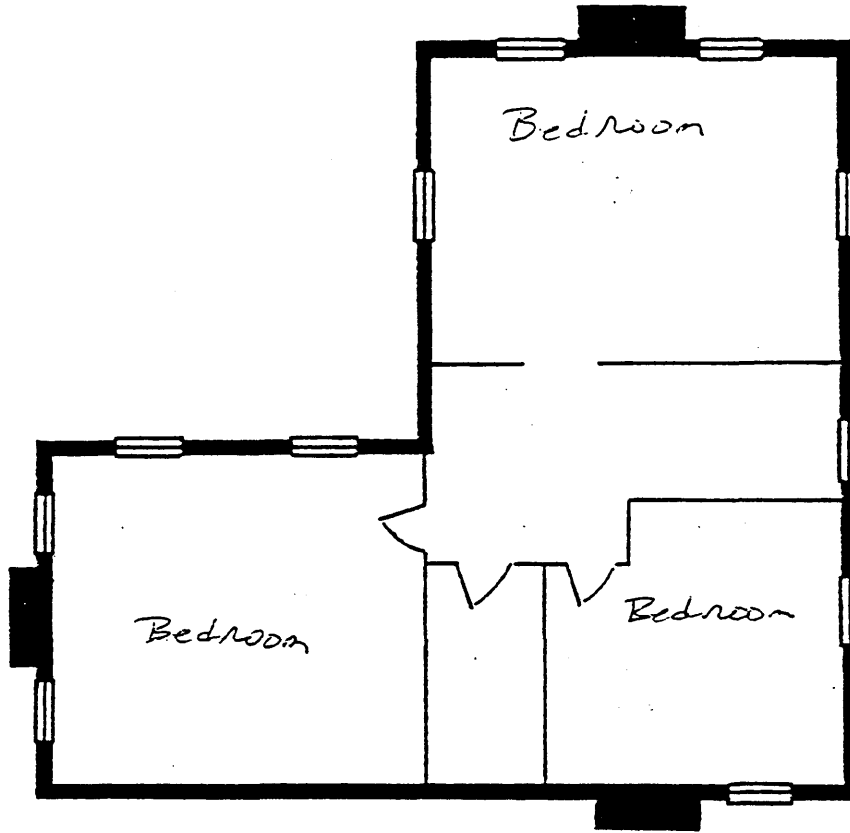
North: ↑

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Simmons-Cullars House
Lincoln County, Georgia
Floor Plan
Scale: Not to scale
Source: drawn by John A. Kissane
Date: 1996
Key: First floor
North: ↙



Simmons-Cullars House
Lincoln County, Georgia
Floor Plan
Scale: Not to scale
Source: drawn by John A. Kissane
Date: 1996
Key: Second floor
North: 