

Peter Kern(s) House

Rowan County, North Carolina



Circa: 1820

1360 Kern(s) Carlton Rd

Salisbury, NC

Current Owner: James D. Carlton

Presented by: Rowan County, NC Historic Landmark Commission

Photographs: Anna Cunningham Moorefield

I. General Information

1. Common and Historical Property Names:

Peter Kern(s) House and Grounds

2. Physical Address or Location

1360 Kern Carlton Rd

Salisbury, NC

3. Tax Parcel Identification Number (PIN):

603 121

4. Current Owners:

James D. Carlton

5. Current Owners Mailing Address:

429 Bethel Drive

Salisbury, NC

6. Appraised Value of the Property:

Land: \$109,715

Improvements: \$56,747



II. Abstract

1. The Peter Kern house is the homestead of Kern-Carlton family. The Rowan County Historic Landmark Commission wishes to designate the house (interior and exterior) as an important County landmark. The home was built between circa 1820 for Peter Kern and served as a plantation seat with 1,100 acres of land. The home and lands have recently returned to the original family with the house undergoing a beautiful restoration. Special care and great attention to details was taken during restoration to ensure that the historical integrity of the home was not lost. The Peter Kern House is one of the county's few surviving brick Federal Style homes, and is a significant historical property in Rowan County.
2. Specify what buildings and portion of land are included in proposal:
House, including the interior and current acreage

III. Historical Background

1. Peter Kern was born about 1780, after the Revolutionary War ended and died around November 1854. He was a prominent landowner of approximately 1100 acres and one of the county's largest slave holders. He was also a commissioner in the Rowan County Courts. This land of the Kern family has stayed in the same family, until the death of Pritchard Carlton II in 1990. At the death of Pritchard Carlton II, his heirs included his living children. (See Appendix A for Chain of Title)

The Historic Salisbury Foundation received a charitable donation of Parcel 603 121 and the buildings on the 14.443 acres of property from Frances Maxine Carlton, wife of Thomas Kern Carlton on 16 September 1993.

The home has numerous distinctive Federal style features including an elegant curved staircase, plaster cornice work, tripartite classical mantelpieces, wainscoting, door surrounds with plinths and other woodworking.

2. Dates of construction:

The house which has the original attic beams and 18 inch walls was built between around 1820 by Daniel Cauble, a brick mason, friend, and neighbor of Peter Kern.

3. Dates of all alterations and additions:

- i. Circa 1930. A two story addition to the rear of the house added an upstairs sleeping porch and porch, kitchen, and breakfast room downstairs.
- ii. Circa 1940. A bathroom was attached to the side of the house.

2014. All of addition i. and ii.

Have been replaced with a single story kitchen and bathroom attached to the rear of the house. Special care was taken to ensure the bricks used in the addition blended with the original.

iv. 2013. Original front porch replaced



Side View



Rear Addition



IV. Assessment

1. The Peter Kern(s) house was built (approximately) in 1820. Mr. Kern(s) was one of the county's wealthiest landowners.
2. The house which is located in the historic Trading Ford area of Rowan County, NC at the junction of Crane and Town Creeks, is one of the oldest standing brick Federal period houses in the county and is one of the oldest plantation seats in Eastern Rowan County. (The "Trading Ford" is so named because it was on the ancient "Trading Path," leading from Virginia to the land of the Catawba and other Southern Indians.)

The house is a two story brick that is approximately square in shape. The house has twin chimneys on the west elevation and a hipped roof. The interior of the house is a side hall plan. There is a magnificent curved staircase rising from the front entrance that was modeled from Plate 31 of Owen Biddle's *The young Carpenter's Assistant (1805)*. The location of the staircase which is on the north wall of the house has been the subject of controversy for a number of years because the front entrance is under the stairs. The family maintains that the north entrance is the original entrance. This position is substantiated by the fact that the road would have been on the north side of the house and most houses were built to face the road. Additionally, the mill was on the south side of the house. However, the woodwork on the south doorway entrance is more ornate than the woodwork on the north entrance which would indicate that the south had been the primary entrance.

The bricks were handmade in Rowan County. According to family history, the master brick mason was Daniel Cauble who was the father of Peter Kern's third wife, Fanny. Large hand hewn beams that are notched and pegged can be seen in the attic.

IV. Assessment cont.

3. The house is located on approximately 11 acres of the original Kern(s) estate. An early family cemetery with unmarked graves is located on adjacent property. A spring which serviced a small grist mill (north side of house) owned by Peter Kern(s) is still evident. An old mill stone remains on the site.



Attic Hand Hewed Rafters



Spring and Mill Stone

IV. Assessment cont.

4. James "Jim" Carlton, the current owner, is a descendant of Peter Kern and his third wife Fanny Cauble. A trust has been established to maintain the property. The house restoration has been completed with strict attention to the historic significance of the house. The kitchen and bathroom addition which was added to the rear of the house was constructed with locally made bricks that match the original bricks very well. The new brick construction also matches the original brick construction in mortar, color and design. The windows casings have been restored with molding that match the original trim. Window glass that needed to be replaced has been replaced with old period glass that matches the remaining original glass. The porch that was added to the front of the house is in keeping with the style and period of the house. The interior of the original house has not been changed. It remains a central hall with two large side rooms on the right side on each floor. Each side room has a large open fireplace with the original mantles.
5. The house, as well as, the surrounded deeded property should be protected as a historic landmark based on the architectural significance of the house and the likelihood of archaeological resources related to the early occupancy of the house and associated buildings. The house has been historically restored. The grounds should be included because of the spring/ mill location, the adjacent cemetery, and the historic simulation and maintenance of the grounds.
The grounds near the house have been landscaped with flowerbeds. The intention is to create brick pathways between the beds that will contain plants common to houses in the 1800's. The surrounding acreage is currently planted in typical Rowan County agricultural crops.



V. Supporting Documentation (Attached)

1. Photos
2. A sketch floor plan
3. Site Plan
4. Plat or Tax Map

Additional Pictures



Upstairs Hall



Addition



Downstairs Hall



Upstairs Bedroom

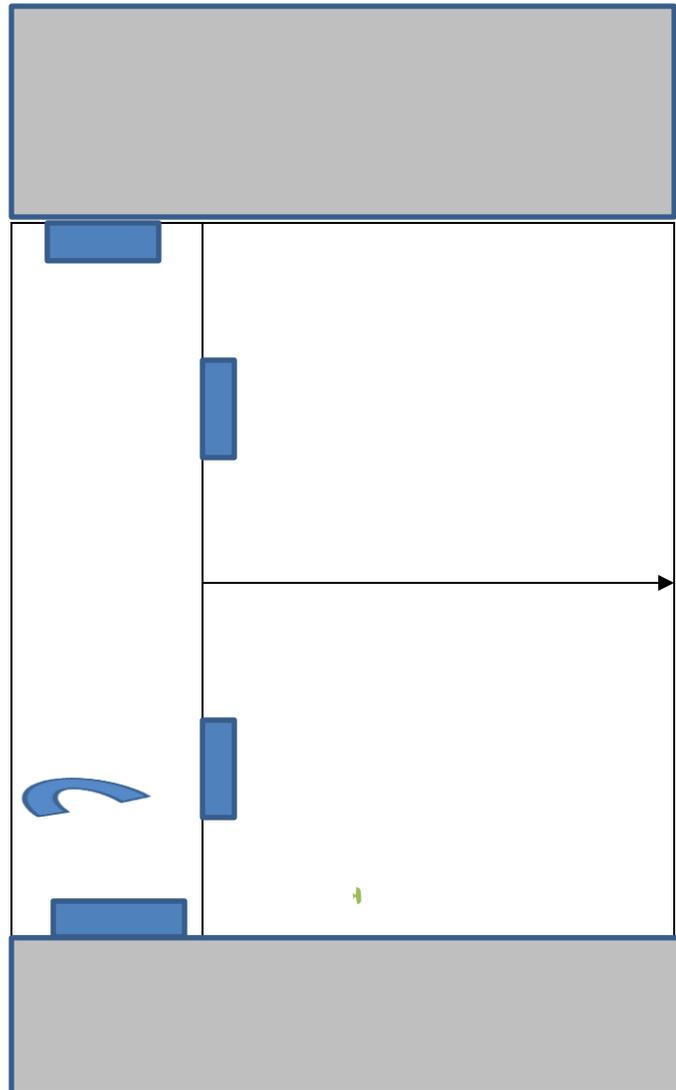
Peter Kern(S) House
Trading Ford,
Rowan County, NC

First and Second floor have the same floor plan

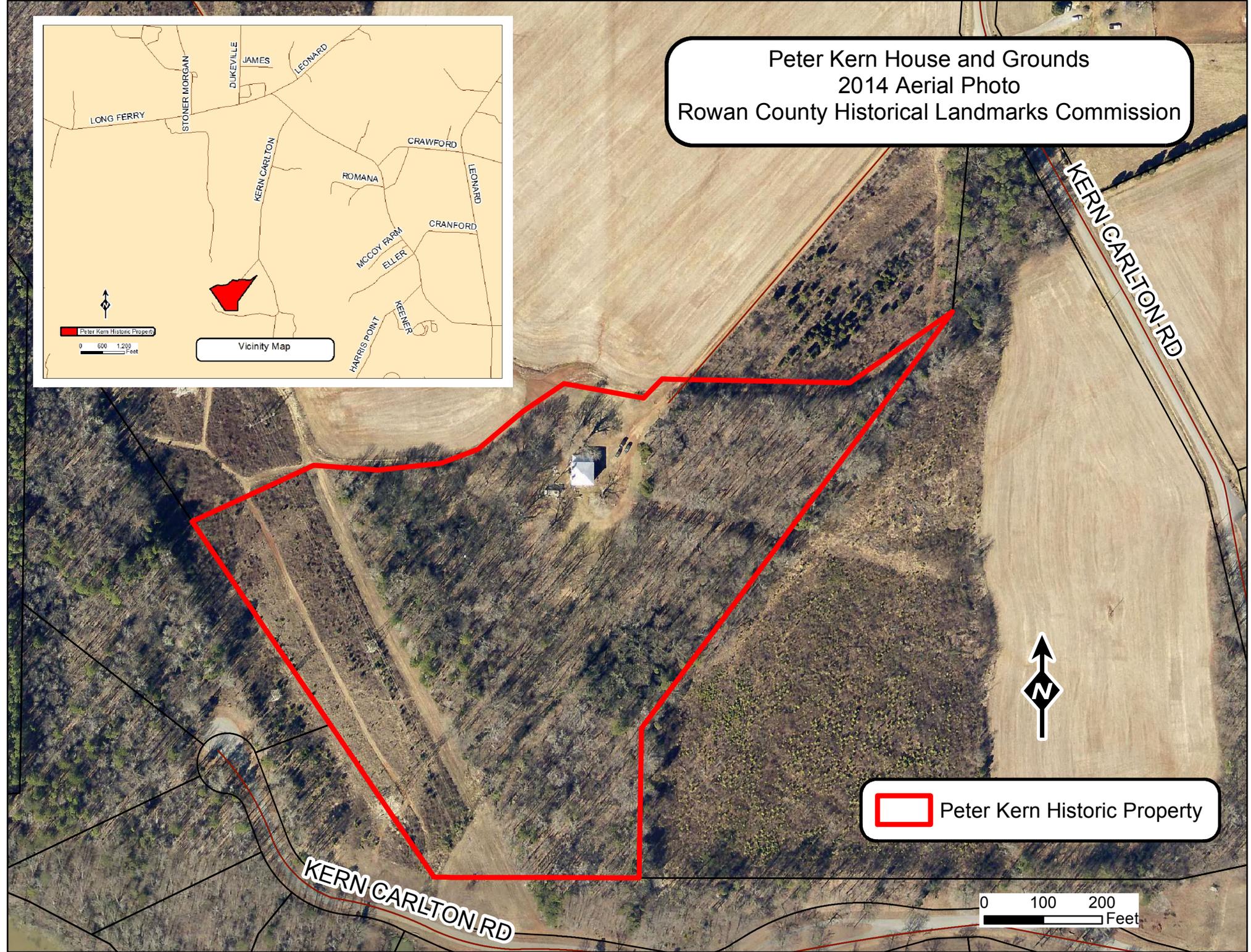
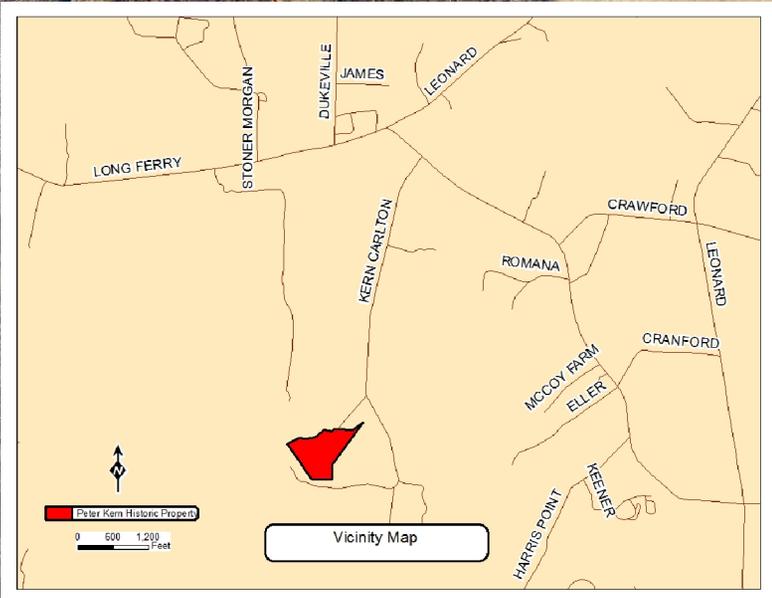
A porch has been added to the front of the house and a modern kitchen and bath have been added to the first floor on the back of the house.
(Marked in grey)

The primary brick structure has is a side hall plan. The curved staircase is to the left of the entrance. Entry to the stairs is from the center of the hall.

There are two large rooms on each floor that open into the hallway.



Peter Kern House and Grounds
2014 Aerial Photo
Rowan County Historical Landmarks Commission



VI. Bibliography

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