



**North Carolina Department of Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

December 29, 2014

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report for Improvements to NC 175 from the Georgia State
Line to South of SR 1155, PA 14-08-0011, Clay County, ER 14-2630

Thank you for your memorandum of November 25, 2014, transmitting the above-referenced report. We have reviewed the report and concur with its findings that none of the three properties evaluated:

- Hollifield-Eller House (CY0048)
- Rolan and Buna Ledford House (CY0049)
- Randal Ledford House (CY0050)

is eligible for listing in the National Register of Historic Places.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mfurr@ncdot.gov

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT
Intensive Evaluation**

**Improve NC 175 from the Georgia State Line to south of SR 1155
Clay County
North Carolina Department of Transportation
TIP No. W-5119
WBS No. 4.1883.1.1**

**Prepared for:
Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1583**

**Prepared by:
Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804
828-281-3852**

October 2014

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October 2014

Clay Griffith, Principal Investigator
Acme Preservation Services, LLC

Date

Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

Date

Improve NC 175 from Georgia State Line to south of SR 1155, Clay County
North Carolina Department of Transportation
TIP No. W-5119 | WBS No. 4.1883.1.1

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to improve NC 175 in southern Clay County from the Georgia state line to approximately 1,500 feet south of SR 1155 (Jack Rabbit Road). The project area is located on the southeast side of Chatuge Lake and approximately four miles north of Hiawassee, Georgia, the county seat of Towns County. Hayesville, the county seat of Clay County, North Carolina, is approximately nine miles northwest of the project area. The Area of Potential Effects (APE) for the proposed project is delineated as 100 feet to either side of the center line of the road and 100 feet from the north end of the project.

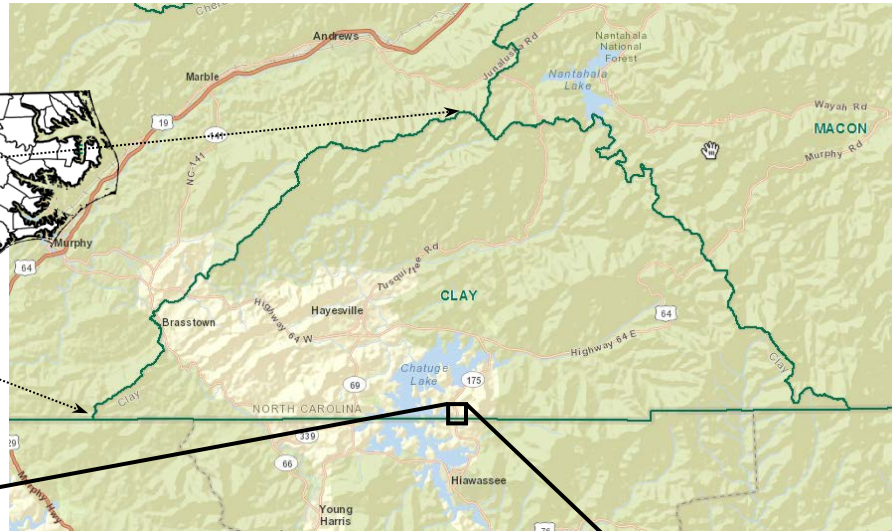
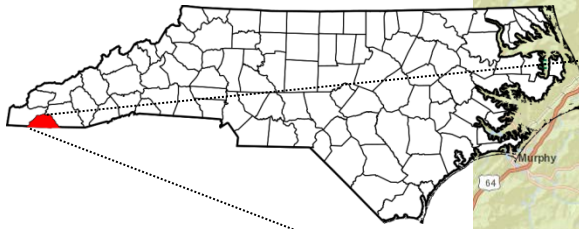
NCDOT contracted with Acme Preservation Services, LLC (APS) in August 2014 to complete an intensive historic resources survey and evaluation for three properties over fifty years of age within the APE. Architectural historian Clay Griffith conducted the fieldwork on September 22, 2014, photographing and mapping the properties, and authored the report. Primary source investigation included research at the Clay County Government Center in Hayesville and Pack Memorial Library in Asheville. The North Carolina Historic Preservation Office's Clay County survey files at the Western Office of Archives and History in Asheville were searched to provide some architectural context. After an intensive evaluation following the National Register of Historic Places criteria for eligibility, all of the properties were found to be not eligible due to a lack of any special historic and architectural significance.

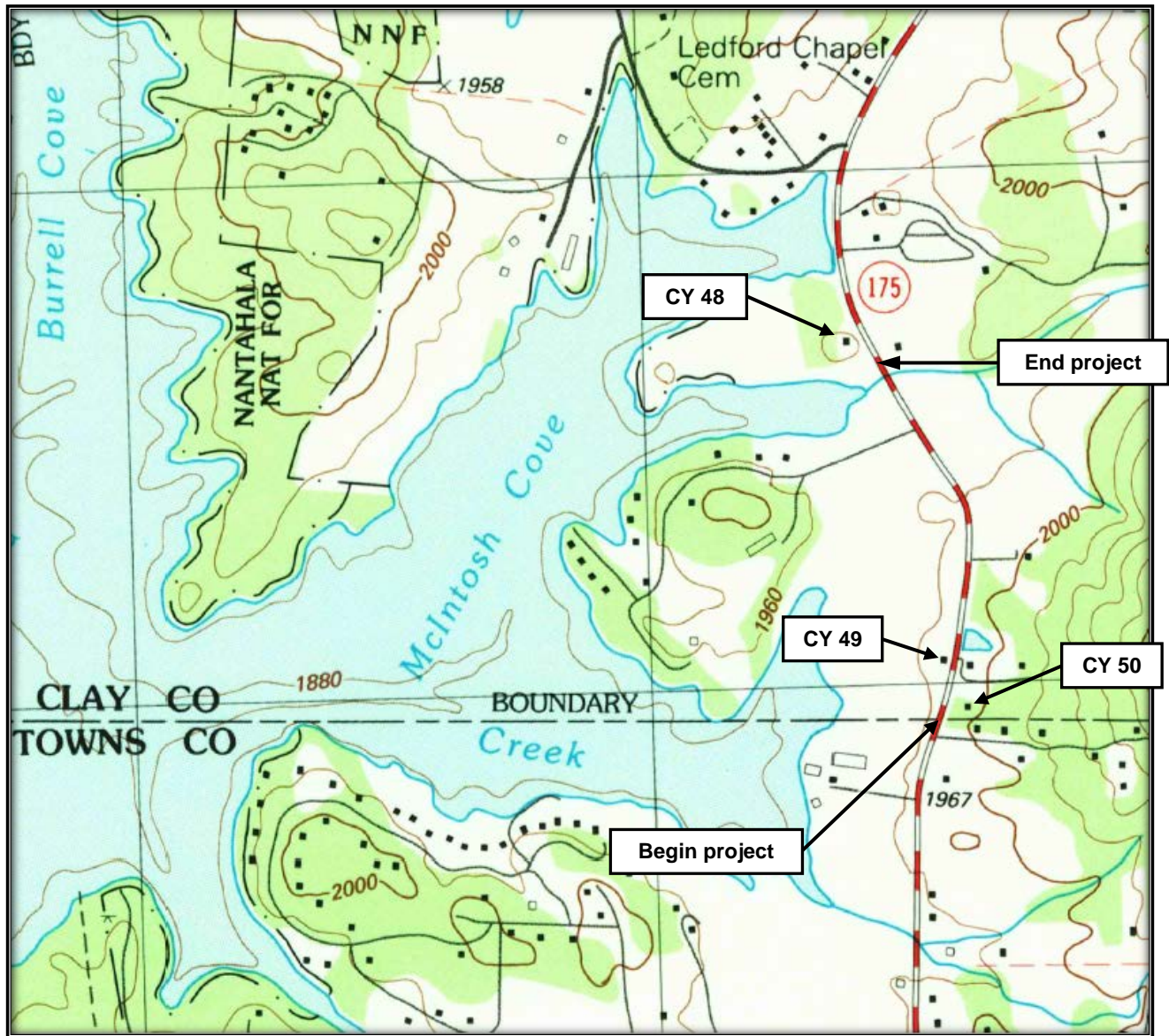
APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled *Historic Architectural Resources: Survey Procedures and Report Guidelines* (2003). This property evaluation meets the guidelines of NCDOT and the National Park Service.

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I. Project Location Maps





Location Map – Hiawasse, GA-NC USGS topographic quadrangle map (1988)

Surveyed properties:

CY 48 Hollifield-Eller House, 3568 NC 175

CY 49 Roland and Buna Ledford House, 4032 NC 175

CY 50 Rondal Ledford House, 4073 NC 175

II. Introduction

The project area is located in the south-central portion of Clay County, a southwestern county bordering Georgia. Located on the east side of Chatuge Lake, the portion of NC 175 to be improved is approximately one-half mile in length and begins at the Georgia State Line. The project area is approximately 3.7 miles south of the intersection of NC 175 and US 64, which roughly bisects the county from east to west. Proposed improvements include increasing lane widths from ten feet to eleven feet, adding a two-foot paved shoulder, improving the ditch, and straightening a sharp horizontal curve in the roadway.

The Area of Potential Effects (APE) for the proposed improvement project is delineated at 100 feet to either side of the center line of the road and 100 feet from the north end of the project. Three resources over fifty years of age are located within the Area of Potential Effects (APE) for the proposed project. The Hollifield-Eller House (CY 48) at 3568 NC 175 is located at the north end of the APE and stands on the west side of the road. The two Ledford family houses (CY 49 and CY 50) stand on opposite sides of NC 175 just north of the Georgia state line.



View north along NC 175 from Sneaking Creek Drive

The general project area is characterized as gentle, rolling terrain of formerly agricultural land. The Chatuge reservoir, owned and operated by the Tennessee Valley Authority (TVA), is located immediately west of the project area. The reservoir, which is described as a broad bowl surrounded by high mountains to the north and east, has more than 130 miles of gentle shoreline.

Much of the modern commercial development in Clay County is located along US 64, which generally bisects the county from west to east. Additional commercial development is located along NC 175, with an emphasis on lake recreation—marinas, campgrounds, and small stores.

III. Methodology

NCDOT contracted with Acme Preservation Services to conduct an intensive historic architectural resources survey and evaluation for three houses over fifty years of age within the APE. The field survey was conducted on September 22, 2014, and the three surveyed properties were photographed and recorded. Basic research on the project area was conducted by consulting with the Clay County mapping and tax departments, Clay County Register of Deeds office, and at Pack Memorial Library in Asheville. The project area is not covered by Sanborn maps, but USGS topographic quadrangle maps dating back to 1935 were reviewed. Additional research was conducted by reviewing online TVA records for the 1941-1942 construction of the Chatuge Reservoir, which are held at the National Archives in Atlanta. Several property owners and neighboring residents—Glenda Ledford Martin, Ronnie Martin, and Jerry Everett—were also consulted for information related to the three houses.

A search of the State Historic Preservation Office (HPO) records revealed no previously recorded properties in the general project area. Clay County was part of a ten-county reconnaissance-level survey of historic architectural resources conducted by Roger Manley and Margaret Owen in 1978. It has received no additional comprehensive survey. Only three properties in Clay County are listed in the National Register, including the 1887 courthouse in Hayesville, the ca. 1838 John C. Moore House, and an archaeological site associated with the Cherokee town of Spikebuck. Several properties including three farms and one 1920 reinforced-concrete bridge were determined eligible for the National Register in 2005, as a result of Section 106 compliance projects. The three farms were located within the APE for widening of NC 69 from US 64 to the Georgia state line on the west side of Chatuge Lake.



View north along NC 175 from Georgia state line



View north along NC 175 from the Roland and Buna Ledford House (CY 49)



View south along NC 175 from Hollifield-Eller House (CY 48)

IV. Historical Background

Following the creation of Clay County in 1861, the county seat was established at the site of Fort Hembree, a stockade built and occupied during the period of Cherokee removal in the late 1830s. A cluster of houses and post office developed around the fort in the early 1840s, and a small academy run by John O. Hicks of Rutherford County was founded by 1850. George W. Hayes, state representative from Cherokee County, pushed for the creation of Clay County, and the county seat of Hayesville was named in his honor.¹

The county is predominantly rural and agricultural, although farmland is relatively scarce. Approximately 87 percent of the county's 213 square miles is woodland, including the forested mountains that form its northern and eastern borders. Additionally, 85 percent of the woodland area belongs to the Nantahala National Forest, which was created in 1920. As a result the population and farming centers are concentrated in the southern portion of the county along the major river and creek valleys: Hiwassee, Brasstown, Shooting, and Tusquittee.²

¹ The Clay County Heritage Book Committee, *Clay County Heritage, North Carolina*, Vol. 1 (Waynesville, NC: Don Mills, Inc., and the Clay County Heritage Book Committee, 1994), 1 (hereinafter cited as *Clay County Heritage*). Bill Sharpe, *A New Geography of North Carolina*, Vol. IV (Raleigh, NC: Sharpe Publishing Company, Inc. 1965), 1768-1769.

² Sharpe, 1768-1769.

Due, in part, to its location, Clay County remained sparsely settled with little industry beyond timbering and subsistence agriculture in the late nineteenth and early twentieth centuries. Transportation into, and out of, the county was difficult for many years, especially for transporting of farm products and timber. The first railroad connection, a short line that linked with the Southern Railway at Andrews in neighboring Cherokee County, reached Hayesville in 1920. Improved, paved roads did not come until later in the 1920s. Construction started in 1921 on a road, designated as NC 28, to connect Hayesville with Brasstown to the west. In 1926, the State Highway Commission began construction on an extension of NC 28 to the east, linking Hayesville with Franklin in neighboring Macon County. The road was completed with federal funds in the early 1930s. US Highway 64, the longest route through North Carolina, was created in 1932 and followed old NC 28 as it passed through Clay County and linked the larger towns of Murphy and Franklin.³

Perhaps the most significant development of the twentieth century in Clay County was the construction of the Chatuge dam and reservoir by the Tennessee Valley Authority (TVA) in 1941-1942. President Franklin D. Roosevelt created the TVA as one of the federal relief agencies of the New Deal to counteract the effects of the Great Depression. The Chatuge Project, however, was constructed along with three similar projects—Apalachia, Ocoee No. 3, and Nottely—in the Hiwassee Valley on an emergency basis during World War II. The projects were intended to supply electric power for aluminum production used in the construction of military aircraft.⁴

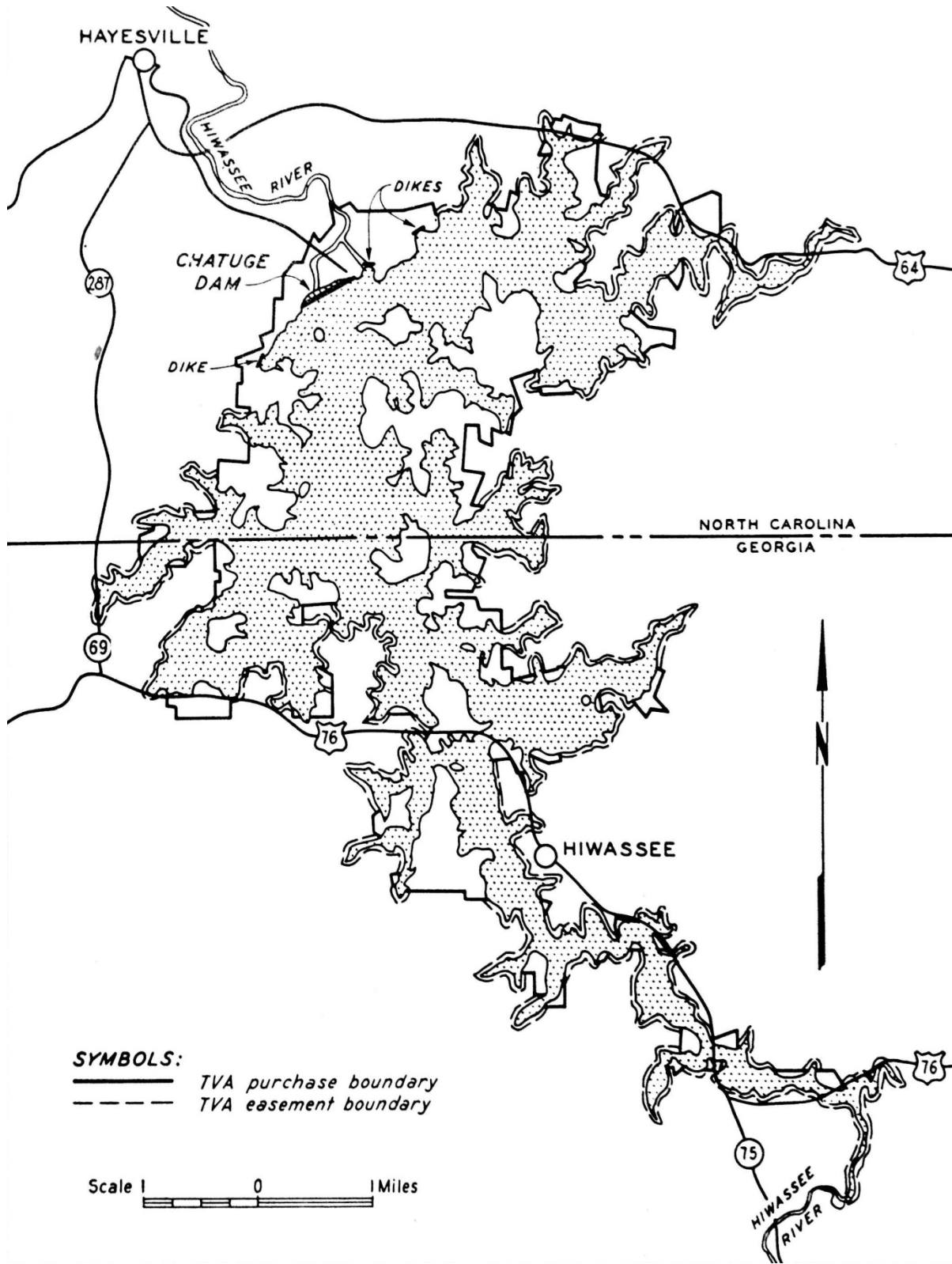
Originally known as the Hayesville project, the Chatuge dam and reservoir were designed to store and supply water, under controlled conditions, for the hydroelectric power station on the deeper Hiwassee Lake, completed downstream in Cherokee County. The resolution authorizing TVA to begin the four Hiwassee Valley projects, and allocating \$40,000,000 for their construction, became law on July 16, 1941. Chatuge Reservoir was closed on February 12, 1942. Constructed of impervious rolled earth fill, the dam is 2,850 feet long and 144 feet high at its tallest point. The 13-mile long reservoir straddles the North Carolina-Georgia state line and extends almost equally in both states. The name “Chatuge” given to the project came from the name of a Cherokee settlement in the area.⁵

Construction of the Chatuge project proceeded on a stringent schedule and required the acquisition of more than 11,000 acres of agricultural lands along the Hiwassee River and Shooting Creek. The number of families required to be relocated for the four Hiwassee Valley projects totaled 391, of which 278 were relocated from the Chatuge basin. In addition, five cemeteries were affected by the project, and 532 of 581 graves were moved and reinterred. Relocation of infrastructure included 40 miles of new roads and 37 miles of utility lines. Land acquisition for the project was completed within three months, with nearly 88 percent of the affected families voluntarily transferring property to the federal government. The majority of families displaced by

³ *Clay County Heritage*, 8. J. Guy Padgett, *A History of Clay County, North Carolina* (Hayesville, NC: Clay County Bicentennial Committee, 1976), 46-47.

⁴ Tennessee Valley Authority, *The Hiwassee Valley Projects, Vol. 2: The Apalachia, Ocoee No. 3, Nottely, and Chatuge Projects*, Technical Report No. 5 (Washington, DC: United States Government Printing Office, 1948), 1.

⁵ *Ibid.*, 7-8 and 17.



Chatuge Reservoir Boundary Map (Figure 236 in Tennessee Valley Authority, *The Hiwassee Valley Projects, Vol. 2: The Appalachia, Ocoee No. 3, Nottely, and Chatuge Projects*, Technical Report No. 5 (Washington, DC: United States Government Printing Office, 1948).)

the Chatuge project remained in Clay County, and they were given until December 31, 1941, to vacate their land. Owners were permitted to remove their buildings and improvements that were not needed by the TVA.⁶

The dam and reservoir transformed the county's economy and landscape, bringing electricity and other signals of progress and, at the same time, flooding thousands of acres of farmland. Even with loss of agricultural land, subsistence farming remained a primary occupation through the mid-twentieth century. While the majority of farm products were used at home by farm families, efforts were made to increase commercial farming with poultry, dairy, and tobacco as the chief products. In the mid-twentieth century, there were more than 1,120 farms, which averaged 50.3 acres in size. The number of farms, however, declined nearly 40 percent over the next two decades even as average farm size rose by almost 30 percent.⁷

Following completion of the Chatuge reservoir, the TVA worked to help establish recreational activity on and around the lake. Boating and fishing are among the most popular activities, but they are seasonally limited by the operation of the reservoir, which is typically drawn down during the late summer months and refilled during the winter and early spring. Hiking, camping, and picnicking, along with hunting and fishing, are popular in the Nantahala National Forest. Like many parts of western North Carolina, Clay County has come to rely on tourism and recreational attractions as an important part of its modern economy. Chatuge Lake and Nantahala National Forest offer abundant opportunities for these pursuits.⁸



View west from NC 175 towards Chatuge Lake

⁶ Ibid., 18, 495-497, 517, and 521-522.

⁷ Bill Sharpe, ed., *North Carolina: A Description by Counties* (Raleigh, NC: Warren Publishing Company, 1948), n.p. Sharpe 1965, 1722-1723.

⁸ Sharpe 1948, n.p.

V. Property Descriptions and Evaluations

Hollifield-Eller House (CY 48)

3568 NC 175, Shooting Creek vic. [PIN 546900287658]



Hollifield-Eller House, oblique front view to northwest

The Hollifield-Eller House occupies a rolling, grassy parcel that forms a peninsula extending from the west side of NC 175 into the Chatuge Reservoir. The house sits on an elevated site overlooking the highway to the east. Large, mature oak trees and smaller dogwoods provide shade around the house and associated outbuildings. The remains of an unpaved driveway approach the house from the northeast and run parallel to NC 175 before fading into the lawn on the north side of the house.

The one-story, front-gable frame dwelling is a compact Craftsman bungalow covered with German siding and capped by a metal roof. Resting on a concrete block foundation, it features an interior brick chimney, exposed rafter tails, and some original three-over-one double-hung sash windows. Other windows are replacement two-over-two sash with horizontal muntins. An attached front-gable porch is supported on square wood posts with a balustrade of widely-spaced balusters. The porch is reached from concrete steps with concrete cheek walls. The porch shelters a single-leaf entry composed of nine lights over two vertical panels. A similar door is located on the rear elevation. The interior was not available for inspection.



Hollifield-Eller House, façade, view to west



Hollifield-Eller House, oblique view to southwest



Hollifield-Eller House, rear elevation, view to east



Hollifield-Eller House, south elevation, view to north

Once part of a substantial farm, the house has a number of associated outbuildings located to its rear. A one-story front-gable dairy stands immediately southwest of the house, a short distance from the rear entrance. Constructed of concrete block, the dairy displays a metal roof, exposed rafter tails, asphalt shingles in the gable ends, and a single-leaf paneled wood door on the north elevation. A single one-over-one double-hung window is located on the east elevation. A frame privy is located to the rear of the house. It is covered with board-and-batten siding and is capped by a metal-clad shed-roof. To the north of the privy, a small shed-roof hog pen has a low-pitched metal roof, horizontal wood plank siding, and two single-leaf solid wood doors on the south elevation. A small, frame shed is located adjacent to a wooded area to the southwest of the house. The structure has a metal-clad shed roof and vertical wood plank siding. Two open bays on the south elevation have been partially boarded over.

A large one-and-a-half-story frame barn stands to the west of the main dwelling and is deteriorated. Built on a stone foundation, the center-passage structure has a metal-clad front-gable roof and horizontal wood plank siding. A small opening above the central passage accesses the loft. In addition to deterioration of the roof and siding materials, the northeast corner of the barn was severely damaged when a tree fell onto the structure. A large chicken coop located to the south of the barn and additional hog pens on the southern portion of the property were demolished around 2008.⁹

Historical Background

It is unclear when the Hollifield-Eller House was built, but it seems likely to have been constructed in the 1920s, when Craftsman-influenced bungalows were most popular in North Carolina. The house was built by Harbin A. Hollifield (1893-1971) and his wife, Floy Hazel Ledford (1901-1974). Originally from western North Carolina, the Hollifield family moved to southern Georgia in the late nineteenth century, but later settled in Clay County. Harbin Hollifield drove a truck for lumber companies and later worked as a paint contractor. The Hollifields sold the property, which consisted of approximately 16 acres, to Gilbert and Elma Eller in February 1942 (Deed 37/154). The Hollifields had previously sold "permanent easement rights" to the United States government for 6.9 acres lying below elevation 1933 for the impoundment of the Chatuge Reservoir (Deed 36/492). Gilbert Eller grew up on the Eller family property, which was located on the east side of highway separating the two farms. In 1984, the Gilbert and Elma Eller sold their farm, then consisting of four tracts and nearly 32 acres, to their daughter Charlene E. Hogsed, the current owner. Mrs. Hogsed transferred a 1.83-acre lot on the north edge of home tract to her daughter and son-in-law, Mr. and Mrs. Jerry Everett, who built a house on the lakefront parcel in 2008.¹⁰

⁹ Jerry Everett, personal communication, September 22, 2014.

¹⁰ *Clay County Heritage*, 58. Genealogical and census records accessed through Ancestry.com website (<http://www.ancestry.com>; retrieved September 2014). Clay County Register of Deeds Office, Clay County Government Center, Hayesville, NC.



Dairy, façade, view to south



Dairy, oblique rear view to northwest



Privy, view to southwest



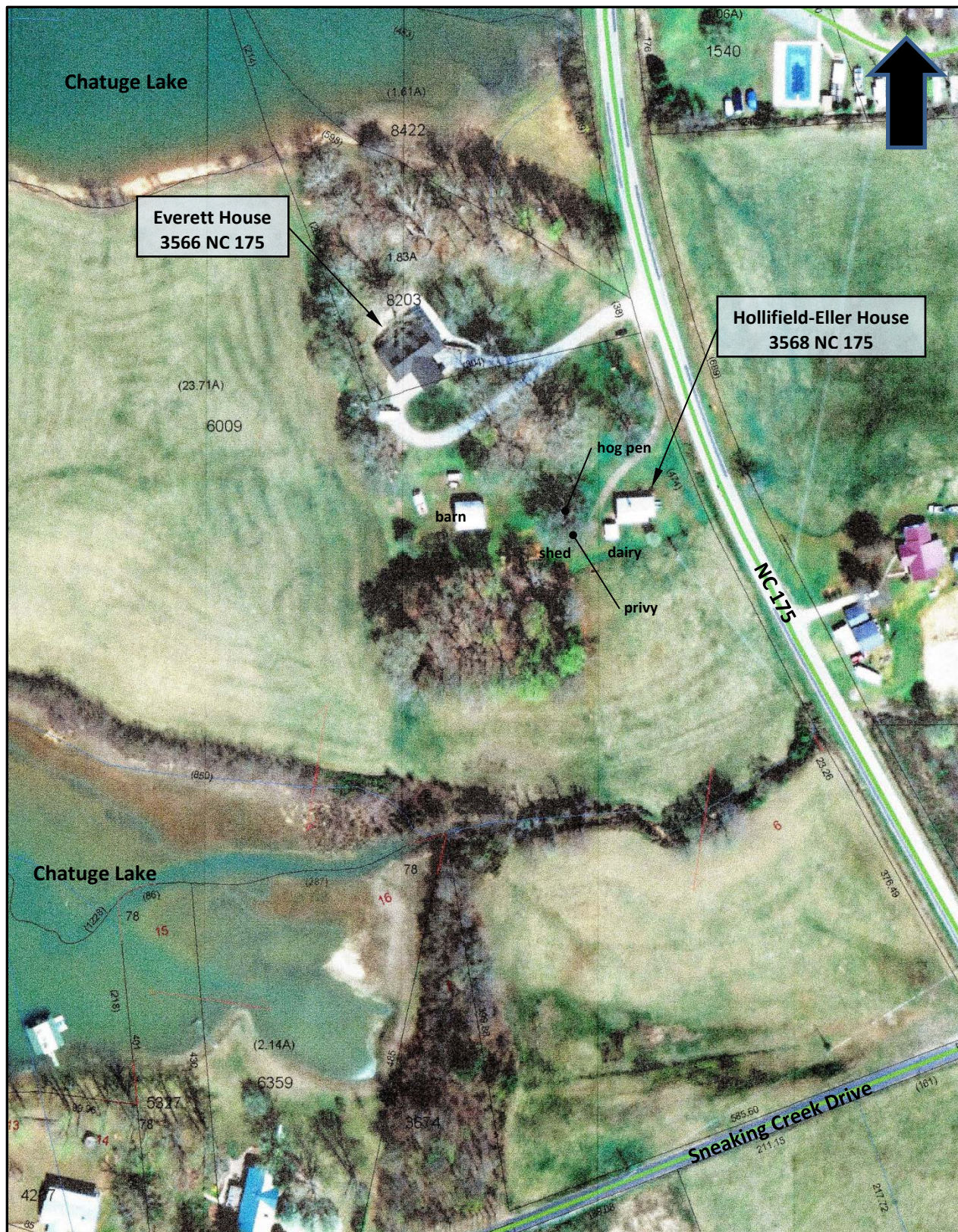
Hog pen, oblique front view to northwest



Shed, view to west



Barn, façade, view to west



Site plan – Hollifield-Eller House (CY 48), 3568 NC 175
(Map source: Clay County Tax Mapping Office)

The Hollifield-Eller House is a good example of a Craftsman bungalow, one of the most popular house types to gain widespread use in rural western North Carolina in the early to mid-twentieth century. The name “bungalow” derived from the broad-roofed, informal cottage, or *bangla*, in India. The general form was appropriated by California architects who designed finely crafted bungalows for wealthy clients wanting comfortable residences that encouraged healthy living and combined natural materials with modern amenities. In the early twentieth century, bungalows and their essential features were popularized by Gustav Stickley’s *The Craftsman* magazine (1901-1916) and the influence of the Arts and Crafts movement that spread from England to the United States in the late nineteenth century. Through his magazine Stickley defined the Craftsman style and became the chief advocate of the ideals of vernacular revival, honest expression of structure, responsiveness to site, and the use of local materials for comfortable domestic architecture.¹¹

Stickley and other proponents of the Craftsman idea argued that the beauty inherent in fine craftsmanship and natural materials emphasized “the fundamental principles of honesty, simplicity and usefulness,” which, in their view, created a comfortable and secure home environment. Typical Craftsman elements included a dominant roofline to define the scale of the house, augmented by deep eaves; multiple gables or dormers; eave brackets; exposed rafter tails; porches with bold porch posts; large windows; and convenient, informal floor plans. In residential architecture the Craftsman style often employed wood or shingle siding (frequently in combination), unenclosed eave overhangs with exposed roof rafters, decorative beams or brackets in gable ends, and square or tapered porch posts supported by piers extending from above the porch floor to ground level without a break. Doors and windows also typically contained a distinctive glazing pattern with multi-pane areas across the top or multiple lights over a single pane in double-hung sash. The most common bungalow form was one story tall with one or more front-facing gables that integrated the porch and house. A frequent bungalow variant was one-and-a-half stories with a side-gable roof that engaged a full-width front porch and large front dormers.¹²

The Hollifield-Eller House represents the popularity of the Craftsman style and the incorporation of architectural elements applied on a broad scale, with variations of the Craftsman bungalow especially widespread in western North Carolina. The Hollifield-Eller House, like many similar houses in Clay County, is relatively small with one story of living space and an attic. The majority of Craftsman-type houses in the county are defined more by their form and function than by their specific architectural elements and applied detailing.¹³ In addition to its one-story front-gable form, the Hollifield-Eller House displays only the most basic Craftsman features such as an

¹¹ Ibid. Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson, Inc., 1991), 107, 122-124, and 141-142.

¹² From an essay entitled “The Craftsman Idea” in Gustav Stickley, *Craftsman Homes, Architecture and Furnishings of the American Arts and Crafts Movement* (New York: Dover Publications, 1979), 194-205. Stickley originally published this volume as *Craftsman Homes* in 1909. Paul Duchscherer and Douglas Keister, *The Bungalow: America’s Arts & Crafts Home* (New York: Penguin Studio, 1995), 38-41.

¹³ Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 55.

attached front-gable porch, German siding, exposed rafter tails, and three-over-one double-hung sash windows.

Documentary photographs taken during the land acquisition phase of the TVA's Chatuge project indicate the presence of comparable Craftsman bungalows and other Craftsman-influenced dwellings in the county at the time. The W. M. Burch House represents a similar type structure to the Hollifield-Eller House. The Burch House, where Mr. Burch lived with his wife and two sons, was a one-story front-gable residence with an attached front-gable porch, weatherboards or German siding, exposed rafter tails, and decorative purlin brackets in the gable ends. The porch displayed square wood posts and a solid balustrade. TVA records indicate that approximately 12 acres of the Burch's land was acquired for the Chatuge project and the family elected to move the house to an unsevered portion of their property above pool level. The records describe the house in its original setting as "an attractive painted frame construction building surrounded by shrubbery, shade trees, and well kept lawn. The interior of the house is inexpensively furnished though well kept."¹⁴



W. M. Burch House (Tract No. CHR-237-F), Elf vic., Clay County. Photo taken October 31, 1941.
(Records of the Tennessee Valley Authority, National Archives, Atlanta, GA)

During the fieldwork, the principal investigator noted a few additional examples of bungalows and Craftsman-type dwellings along NC 175 and in the general project vicinity. The majority of the surviving examples appear to have undergone alterations and additions, most often replacement doors and windows and the application of vinyl siding. The house located at 2796 NC 175 Road, approximately 0.8-mile northeast of the Hollifield-Eller House, is a typical example. Set back from the road, the one-story front-gable dwelling, which is covered with vinyl siding, features an attached front-gable porch supported on square wood posts, a stone foundation, gabled side bay, and three-over-one double-hung windows. A large side-gable wing projects on the side of the house.

¹⁴ Records of the Tennessee Valley Authority, National Archives, Atlanta, GA.



House, 2796 NC 175, view to northwest



House, 16 Honeysuckle Lane, view to south

The house at 16 Honeysuckle Lane, approximately four miles northeast of the Hollifield-Eller House, bears some similarity in its simplicity, but it has been altered with vinyl siding. Located on the south side of Old US 64 E, the house is a one-story, front-gable frame dwelling with a brick foundation, three-over-one double-hung sash windows, and an attached hip-roof porch. The porch shelters a replacement entry door, but is carried by tapered wood posts on brick piers.



House, 280 Old US 64 E, view to southwest

A one-story front-gable bungalow located at 280 Old US 64 E, approximately three miles northeast of the Hollifield-Eller House, rests on a stone foundation and is covered with German siding. The house exhibits an interior brick chimney, gabled side bays, exposed rafter tails and triangular eave brackets, and three-over-one double-hung windows. An attached hip-roof porch is carried by square wood posts on a solid brick balustrade with a concrete coping.

A one-story front-gable bungalow on the south side of US 64 E has been altered with Masonite siding, replacement windows, and a one-bay garage wing added to the rear. Resting on a concrete block foundation, the dwelling displays gabled side bays, exposed rafter tails, and an attached hip-roof porch supported by slender wood posts. The house is located to the east of the Living Word Revival Center at 1762 US 64 E, approximately 6.7 miles northwest of the project area.

A one-and-a-half-story frame bungalow at the corner of US 64 E and Smart Road (SR 1333) is a more elaborate example of the Craftsman style. It features a side-gable roof with a gabled front dormer, an interior brick chimney, exposed rafter tails, and triangular eave brackets. German siding covers the first story, and the second story is clad with asphalt shingle siding. An attached hip-roof porch is carried on square wood posts. The windows are six-over-six and replacement one-over-one double-hung sash.



House, adjacent to 1762 Hwy 64 E, view to southeast



House, NW corner of US 64 and SR 1333, view to northwest

In addition to the examples identified on the east side of Chatuge Lake in the general vicinity of the project, a number of other Craftsman bungalows were observed on the west side of the lake, including the West House at 2112 Myers Chapel Road, a property that was intensively evaluated as part of a NCDOT bridge replacement project. R. C. and Gertrude West were forced to relocate due to the construction of the Chatuge reservoir by the TVA in 1941-1942, and their one-story front-gable bungalow appears to have been moved to this location as a result of the Chatuge project. The house displays a number of typical Craftsman elements including an attached hip-roof porch, a coursed stone foundation, exposed rafter tails and triangular eave brackets, gabled side bays, and three-over-one double-hung sash. It has also undergone some alteration with the replacement of the doors, new windows at the rear, and enclosure of the rear porch. A chicken coop and concrete-block garage to the rear of the house appear to have been added in the 1940s. As a result of the historic resources survey and evaluation for NCDOT's bridge replacement project it was determined that the West House did not possess sufficient historic or architectural significance to be eligible for the National Register.¹⁵



West House, 2112 Myers Chapel Road, view to southwest

¹⁵ Clay Griffith, *West House Intensive Evaluation Report, Replace Bridge No. 87 on SR 1140 over Hyatt Mill Creek, Clay County, WBS No. 14SP.20221.2*, prepared for North Carolina Department of Transportation, Raleigh, NC, August 2013.

Evaluation

The Hollifield-Eller House is a good example of the popular Craftsman bungalow, a house type found throughout western North Carolina, and retains a good degree of integrity. Built in the 1920s, Harbin and Floy Hollifield erected the modest frame dwelling with a common one-story front-gable form. It generally lacks specific character-defining features but displays common Craftsman-style elements such as German siding, exposed rafter tails, three-over-one double-hung windows, and an attached front-gable porch. It does not appear, however, that the Hollifield-Eller House possesses sufficient historic or architectural significance to be eligible for the National Register under Criterion C. The house is a typical example of a very common, early-twentieth century house type, and as such does not rise to the level of National Register significance.

Additionally it does not appear that the property is eligible for the National Register under any other criteria. A few associated outbuildings and some formerly agricultural land remain with the house, but there is insufficient evidence to claim significance under Criterion A for agriculture. The recent loss of the large chicken coop and other hog pens further diminishes the integrity of its earlier agricultural uses. Both the Hollifields and the Ellers were part of extended families in the area, but neither attained the level of prominence and significance required for National Register listing under Criterion B. The property is unlikely to yield information about our past not otherwise accessible from other extant resources and written records, making it ineligible for the National Register under Criterion D.

Roland and Buna Ledford House (CY 49)

4032 NC 175, Shooting Creek vic. [PIN 547802654019]



Roland and Buna Ledford House, oblique front view to northwest

The Roland and Buna Ledford House is a modest one-story Craftsman-influenced frame dwelling built around 1957. Located on the west side of NC 175, the front-gable residence features an attached front-gable porch carried on square wood posts and a side-gable wing projecting to the south. A wood deck is attached along the south elevation of the house at the rear (west) of the side wing. An attached, elevated wood deck on the north elevation is accessed by sliding-glass doors that have been added to this elevation. The house appears to have been substantially altered after 2000 with the addition of the sliding-glass doors, as well as a new metal roof, vinyl siding, and replacement one-over-one windows. The structure sits relatively close to the road with a thick border of vegetation screening the façade from view.

The parcel containing the Ledford House is well-maintained with a three-rail wood fence surrounding the house lot, a paved driveway, and decorative stone gateposts at the entrance. A prefabricated metal-frame car shelter is located on the north side of the house at the end of the driveway. A one-story gable-roof storage shed stands immediately west of the car shelter. The simple building has a concrete block foundation, vertical metal sheathing, and a metal roof. A large, freestanding, frame garage is located at the north edge of the property, reached along a short gravel extension of the paved driveway. Resting on a stuccoed foundation, the building has



Roland and Buna Ledford House, oblique front view to southwest



Car shelter, view to southwest



Car shelter and shed, oblique view to southwest (Barn at right)



Garage, east elevation, view to west

two garage bays accessed through metal overhead doors and displays paneled wood sheathing, vinyl siding in the gable ends, modern one-over-one windows, and an older metal roof. A low, one-story, shed extension projects to the rear of the structure. It is supported on wood posts and capped by a metal roof. A second, prefabricated metal-frame shelter stands to the rear (west) of the garage.

A large, one-story frame barn is located to the west of the main dwelling, at the rear of the house lot. The center-passage structure has paneled wood sheathing, a metal roof, and a tall, shed-roof extension on the east elevation that functions like a porch. The attached shed extension is carried on square wood posts with angled brackets and shelters a single-leaf entry door and small square window.

Historical Background

Once part of John E. Ledford's farm¹⁶, the Roland and Buna Ledford House appears to have been built around 1957. The Ledfords purchased the 2.5-acre parcel from C. D. and Marie Ledford on March 9, 1955. It was later transferred to their daughter, Lillian Ledford Stonecypher, in 1984 (Deed 122/118). George and Lillian Stonecypher sold the property to Denver and Annette Ledford in 2000 (Deed 226/28).

Evaluation

The Roland and Buna Ledford House does not appear to be eligible for the National Register under any criteria due to a lack of any special historic or architectural significance and a loss of historic integrity resulting from alterations. While the Ledford House retains the basic form and massing of a Craftsman bungalow, later alterations have removed or obscured the majority of character defining elements. It has lost its integrity of workmanship and materials due to the alterations, and its integrity of design and feeling has been diminished by changes to the dwelling. As a result, the house is an altered example of a common house type without specific stylistic features, and it is not eligible for the National Register under Criterion C for architecture.

The property is typical of small, mid-twentieth-century rural houses found throughout the county. With few outbuildings and little agricultural land remaining, there is insufficient evidence to claim significance under Criterion A for agriculture. The Ledfords were part of a large, extended family in the area, but did not attain the level of prominence and significance required for National Register listing under Criterion B. The property is unlikely to yield information about our past not otherwise accessible from other extant resources and written records, making it ineligible for the National Register under Criterion D.

¹⁶ Deeds refer to the property as the "John E. Ledford Farm," but other records suggest that John Ledford referred to was, in fact, John Alex Ledford (1879-1967), who married Lola Mae Kimsey (1884-1975) and was the father of Roland Ledford, Ronal Ledford, and C. D. Ledford. John A. and Lola Ledford are buried in the Old Ledford Chapel Cemetery on Jack Rabbit Road (SR 1155).



Barn, oblique view to northwest



View south along NC 175 in front of the Roland and Buna Ledford House (CY 49)



Site plan – Roland and Buna Ledford House (CY 49), 4032 NC 175
(Map source: Clay County Tax Mapping Office)

Rondal Ledford House (CY 50)

4073 NC 175, Shooting Creek vic. [PIN 547804647645]



Rondal Ledford House, oblique front view to southeast

The Rondal Ledford House occupies an elevated site on the east side of NC 175 and overlooks an open pasture and a small cove of Chatuge Lake to the west. The one-story Craftsman-influenced frame dwelling was built around 1950, following Ledford's return from service during World War II. Resting on a concrete block foundation, the front-gable residence is covered with Masonite siding and has an attached front-gable porch carried on thin metal posts. The porch shelters a single-leaf entry door flanked by replacement one-over-one window pairs. The majority of remaining windows are modern two-light sliding sash, with some single-pane casements located on the south elevation. The soffits and porch ceiling are clad with vinyl. An interior brick chimney pierces the south slope of the roof. A gable-roof wing with an exterior brick chimney is attached to the rear of the house and extends beyond the southeast corner. A shed-roof porch carried on square wood posts is attached at the rear (east) of the wing.

Several modest outbuildings are associated with the Rondal Ledford House. A freestanding, two-bay, frame garage is located at the end of a paved driveway on the north side of the house. The front-gable garage sits on a concrete block foundation, is covered with vinyl siding, and has a metal roof. The two garage bays are entered through metal overhead doors. Located directly east



Rondal Ledford House and garage, overall view to south



Garage, oblique front view to southeast



Shed #1, oblique front view to southeast



Shed #2, oblique front view to east

of the house is a one-story front-gable shed with a shed-roof extension to the north. The structure is covered with stucco and has a metal roof with vinyl siding in the gable ends and soffits. Two single-leaf wood doors are located on the front elevation. A second front-gable frame shed stands to the southeast of the house. It is covered with vinyl siding and has an attached wood deck on the façade that accesses a single-leaf entry door. A tall, one-story, frame tractor shed is located to the rear of the house in the southeast portion of the property. Enclosed on three sides, the structure sits on a concrete block foundation and is covered with vertical plank siding. A metal-clad front-gable roof caps the building.

A two-story frame barn formerly associated with the Rondal Ledford House is located on the west side of NC 175, directly opposite the main dwelling. The gambrel-roof structure exhibits a center passage, square openings to the loft, flared eaves, and shed extensions on both the north and south elevations. The barn is covered with horizontal wood siding and is capped by a metal roof. The barn, which serves as a prominent visual landmark, stands just north of the Georgia state line. The eleven-acre tract containing the barn and pasture extending to the shoreline of the Chatuge reservoir was separated from Rondal Ledford's property at some point after 1972, and was most recently acquired by Bobby J. Ledford in 2010.

Historical Background

Rondal U. S. Ledford (1917-1995) built his house around 1950, after he returned home from service during World War II. An earlier frame dwelling dating from the turn of the twentieth century on this portion of Ledford family land had burned in the 1930s. Rondal Ledford appears to have acquired the present 2.18-acre parcel from his parents, John and Lola Ledford, in 1951, as part of a 42-acre tract (Deed 44/29). The property extended from the lake to the top of Garland Mountain, with the state line as its southern edge. In 1972, Rondal Ledford transferred one-half interest in the property to his wife, Doris (Deed 64/138). After 2000 the property transferred to the Ledford's daughter, Glenda Ledford Martin, who currently owns the house and land with her husband, Ronnie (Deed 226/8).

Evaluation

The Rondal Ledford House does not appear to be eligible for the National Register under any criteria due to a lack of any special historic or architectural significance. While the Ledford House has the basic form and massing of a Craftsman bungalow, it lacks the character defining elements and materials typically associated with the style. As a result, the house is a somewhat altered and unremarkable example of a common house type without specific stylistic features, and it is not eligible for the National Register under Criterion C for architecture. The property is typical of small, mid-twentieth-century rural houses found throughout the county. With few outbuildings and little associated agricultural land remaining, there is insufficient evidence to claim significance under Criterion A for agriculture. Rondal Ledford was part of a large, extended family in the area, but did not attain the level of prominence and significance required for National Register listing under Criterion B. The property is unlikely to yield information about our past not otherwise accessible from other extant resources and written records, making it ineligible for the National Register under Criterion D.



Tractor shed, oblique front view to southeast



Barn, west side of NC 175, view to west



Site plan – Rondal Ledford House (CY 50), 4073 NC 175
(Map source: Clay County Tax Mapping Office)

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Appendix A

Professional Qualifications

CLAY GRIFFITH

President/Architectural Historian

ACME PRESERVATION SERVICES, LLC

825C Merrimon Ave, #345

Asheville, NC 28804

Tel 828 281 3852

cgriffith.acme@gmail.com

EDUCATION

- Master of Architectural History (1993)
University of Virginia
- Bachelor of Science, Architecture (1990)
Georgia Institute of Technology
- Introduction to Federal Projects and Historic Preservation Law (1994)

EXPERIENCE

- **Acme Preservation Services, LLC, Asheville, NC**
November 2007 – present

Formed independent firm to provide historic preservation consulting services. Services provided include preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **Edwards-Pitman Environmental, Inc., Asheville, NC**
January 2002 – October 2007

Served as Senior Architectural Historian in Asheville office of private consulting firm. Responsibilities included preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **North Carolina Division of Archives and History, Western Office, Asheville, NC**
July 1998 – January 2002

Preservation Specialist serving the 25-county western region of North Carolina. Administered State Historic Preservation Office programs including statewide inventory of historic properties, survey and planning grant supervision, National Register of Historic Places nominations, environmental review, technical assistance, and public education.

- **North Carolina Department of Transportation, Raleigh, NC**
June 1993 – June 1998

Preservation Specialist with Historic Architectural Resources Section. Responsible for conducting and preparing documentation in accordance with Section 106 of the National Historic Preservation Act, as amended, and other state and federal environmental laws and regulations. Duties included conducting field work, identifying and documenting historic resources, evaluating National Register eligibility, and assessing effects to minimize impacts of NCDOT undertakings.

COMPLETED PROJECTS

- *Flat Rock Historic District Boundary Increase, Boundary Decrease and Additional Documentation National Register Nomination*, Flat Rock, Henderson County, North Carolina
- *Bruce Bristol House Intensive Evaluation Report, Spot Safety Improvement Project, SR 1388 (Bristol Avenue), TIP No. W-51240 (for NCDOT)*, Andrews, Cherokee County, North Carolina
- *Enterprise Building National Register Nomination*, High Point, Guilford County, North Carolina
- *West-Asheville-Aycock School Historic District Boundary Increase National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Rhoney-Sain House Intensive Evaluation Report, Replace Bridge No. 34 on SR 1907 over Rock Creek (for NCDOT)*, Burke County, North Carolina
- *Mt. Helen Estates Intensive Evaluation Report, Replace Bridge No. 184 on SR 1102 over Winter Star Branch (for NCDOT)*, Yancey County, North Carolina
- *Riley Wall House Intensive Evaluation Report, Replace Bridge No. 261 on SR 1597 over Hickory Creek (for NCDOT)*, Henderson County, North Carolina
- *West House Intensive Evaluation Report, Replace Bridge No. 87 on SR 1140 over Hyatt Mill Creek (for NCDOT)*, Clay County, North Carolina
- *Phillips & Son Texaco Station Intensive Evaluation Report, Replace Bridge No. 293 on SR 1411 over Bald Mountain Creek (for NCDOT)*, Yancey County, North Carolina
- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 11 on NC 143B over Long Creek (for NCDOT)*, Graham County, North Carolina
- *Boxed House Intensive Evaluation Report, Replace Bridge No. 121 on SR 1103 over Silvermine Creek, (for NCDOT)*, Swain County, North Carolina
- *Murrell House Intensive Evaluation Report, Replace Bridge No. 23 on SR 1152 over Burlingame Creek, (for NCDOT)*, Transylvania County, North Carolina
- *Historic Architectural Resources Inventory Presentation and Historic Architectural Resources Survey Report, Intensive Evaluation, for Widening NC 294 from SR 1130 to SR 1312-A, TIP No. R-3622B (for NCDOT)*, Cherokee County, North Carolina
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 112 on SR 1124 over Indian Creek (for NCDOT)*, Yancey County, North Carolina
- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 217 on SR 1358 over Guilders Creek (for NCDOT)*, Yancey County, North Carolina
- *Francis Grist Mill National Register Nomination (co-author)*, Waymesville vic., Haywood County, North Carolina

- Historic Architectural Resources Inventory Presentation and *Historic Architectural Resources Survey Report, Intensive Evaluation, for Improve Intersection NC 225/SR 1164/SR 1779, TIP No. U-5105 (for NCDOT)*, Henderson County, North Carolina
- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 244 on SR 1137 over Clarks Creek (for NCDOT)*, Watauga County, North Carolina
- Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT), Cherokee, Clay, Haywood, Henderson, Jackson, Macon, and Polk Counties, North Carolina
- Historic Architectural Reconnaissance Surveys for Division 13 Bridge Replacement Projects (for NCDOT), McDowell, Mitchell, and Yancey Counties, North Carolina
- *Tryon Country Club National Register Nomination*, Tryon, Polk County, North Carolina
- *Dr. Samuel Stringfield House and Dr. Thomas Stringfield House Local Landmark Designation Reports*, Waynesville, Haywood County, North Carolina
- Historic Architectural Resources Inventory Presentation for SR 1419 (Old Fanning Bridge Road) Improvements and new access road, TIP No. 5524 (for NCDOT), Buncombe and Henderson Counties, North Carolina
- Historic Architectural Resources Inventory Presentation and *Chapman House Intensive Evaluation Report, US 64 Improvements, TIP No. R-2409D (for NCDOT)*, Transylvania County, North Carolina
- *Historic Architectural Resources Survey Report, Intensive Evaluation, for Replace Bridge No. 115 on SR 1908 over Dan River (for NCDOT)*, Stokes County, North Carolina
- *Johnson House and Store Intensive Evaluation Report (for NCDOT)*, Wilkes County, North Carolina
- *Downtown Newton Historic District National Register Nomination*, Newton, Catawba County, North Carolina
- *Adams-Millis Corporation Plant No. 8 National Register Nomination and Part 1 Tax Credit Application*, Tryon, Polk County, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 11 Bridge Replacement Projects (for NCDOT)*, Alleghany, Ashe, Avery, Watauga and Wilkes Counties, North Carolina
- *Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT)*, Graham, Henderson, Swain and Transylvania Counties, North Carolina
- *Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation*, Asheville, Buncombe County, North Carolina
- *Sunnydale National Register Nomination and Tax Credit Application* Tryon, Polk County, North Carolina
- *Asheville Supply & Foundry Company Part 1 Tax Credit Application*, Asheville, Buncombe County, North Carolina
- *Asheville Survey Update*, Asheville, Buncombe County, North Carolina
- *Spread Out Historic District National Register Nomination*, Waynesville, Haywood County, North Carolina

- *Dougherty Heights Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Wayah Bald Lookout Tower Documentation (for USDA Forest Service)*, Nantahala National Forest, Macon County, North Carolina
- *Lyncote National Register Nomination*, Tryon, Polk County, North Carolina
- *South Montreat Road Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Pink Beds Picnic Shelters and Wayah Bald Lookout Tower Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Pisgah National Forest, North Carolina
- *Biltmore High School National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Claremont High School Historic District Boundary Increase and Additional Documentation National Register Nomination*, Hickory, Catawba County, North Carolina
- *East Main Street Historic District National Register Nomination*, Brevard, Transylvania County, North Carolina
- *Mill Farm Inn National Register Nomination*, Tryon, Polk County, North Carolina
- *Richard Sharp Smith House Local Designation Report and National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Broyhill Conover Plant Redevelopment Determination of Eligibility and Recordation (for City of Conover)*, Conover, Catawba County, North Carolina
- *Tryon Downtown Survey and Trade Street Commercial Historic District Study List Application*, Tryon, Polk County, North Carolina
- *Monte Vista Hotel National Register Nomination and Local Landmark Designation Report*, Black Mountain, Buncombe County, North Carolina
- *Bank of Tryon National Register Nomination*, Tryon, Polk County, North Carolina

PUBLICATIONS

- Contributing author, "North Carolina Architects & Builders: A Biographical Dictionary" (Website: <http://ncarchitects.lib.ncsu.edu>)
- "Henry Bacon," "Douglas Ellington" and "Grove Arcade" in *The Encyclopedia of Appalachia*. University of Tennessee Press, 2006.
- "An Inventory of Douglas Ellington's Architectural Work in Western North Carolina," in *May We All Remember Well, Vol. 2*. Robert S. Brunk Auction Services, Inc., 2001