

North Carolina Department of Natural and 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

July 28, 2016

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report for Replacement of Bridge 77 on SR 1501 over Johns Creek, PA 16-01-0096, McDowell County, ER 16-1205

Thank you for your memorandum of July 13, 2016, transmitting the report for the above-referenced undertaking. We have reviewed the report and **concur that Dysart-Martin (MC0143) is not eligible for listing in the National Register of Historic Places** for the reasons outlined.

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



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary



EP 16- 1205

July 13, 2016

MEMORANDUM

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

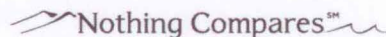
S - RGE

FROM: Shelby Reap
Architectural Historian
NCDOT Division of Highways

Due 8/8/16

SUBJECT: Historic Structure Report for the Replacement of Bridge No. 77 on SR 1501 (Hankins Road) over Johns Creek, McDowell County (PA No.16-01-0096)

Enclosed please find the eligibility report and survey site form for the above referenced project. Please feel free to contact me by phone (919-707-6075) if you have any additional questions or comments. We look forward to hearing from you.



Historic Structure Report for the Replacement of Bridge No.77 on SR 1501 (Hankins Road) over Johns Creek

McDowell County
TIP No. B-5875
WBS No. 48069.1.1

Dysart-Martin House (MC0143)
1543 Hankins Road, McDowell County, North Carolina

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

Prepared by:
Environmental Corporation of America
222 2nd Avenue North, Suite 315
Nashville, Tennessee 37201

ECA Project No. S0563
April 2016



ENVIRONMENTAL CORPORATION OF AMERICA

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Historic Structure Report for the Replacement of Bridge No. 77 on SR 1501
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ECA Project No. S0563
April 2016

Jaime L. Destefano – Principal Architectural Historian
Environmental Corporation of America

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to replace Bridge No. 77 on Hankins Road (SR 1501) over Johns Creek in McDowell County. The project area is located within the central section of the McDowell County. The bridge crosses Hankins Road approximately 2.90 miles northwest of Marion, the county seat. NCDOT defines this project's Area of Potential Effects (APE) as approximately 130 feet on either side of Hankins Road and 800 feet from each end of that structure. NCDOT Architectural Historians reviewed the properties within the APE and determined that one property greater than 50 years old warranted further evaluation: The Dysart Martin House (MC0143). This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). NCDOT Architectural Historians established an APE for this project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. McDowell County Bridge No. 77 is not addressed in this report. Built in 1969, the structure is not 50 years old, nor does it exemplify distinctive engineering or aesthetic type and is not eligible for the National Register of Historic Places (NRHP).

Pursuant to 36 CFR 800.4(b), NCDOT identified one architectural resource, the Dysart-Martin House (MC0143) that might be affected by the undertaking. The house is located approximately 0.1 miles from the bridge. Although the house is not located within the APE, a portion of its associated property is within the APE. In April 2016, NCDOT requested Environmental Corporation of America (ECA) complete an evaluation of the NRHP-eligibility of the Dysart-Martin House (MC0143), located at 1543 Hankins Road in Marion, McDowell County.

Architectural Historian Jaime Destefano conducted the field work on April 13, 2016, photographing and mapping the property, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place the resource within its historic agricultural and architectural context. Information was acquired through research at the McDowell County Public Library, the McDowell County Register of Deeds, and a general internet search. The following report includes ECA's assessment. Submitted separately are the completed NC State Historic Preservation Office (HPO) survey site form, geospatial data, and photographic documentation. As a result of this study, ECA recommends that the Dysart-Martin House (MC0143) is not eligible due to a loss of historic integrity.

During the site visit, the exterior and interior of the house were documented through written notes and photographs. An on-site interview was conducted with one of the current property owners from Hankins Road Properties, Ed Sellers. The surrounding landscape and setting were photographed as well.

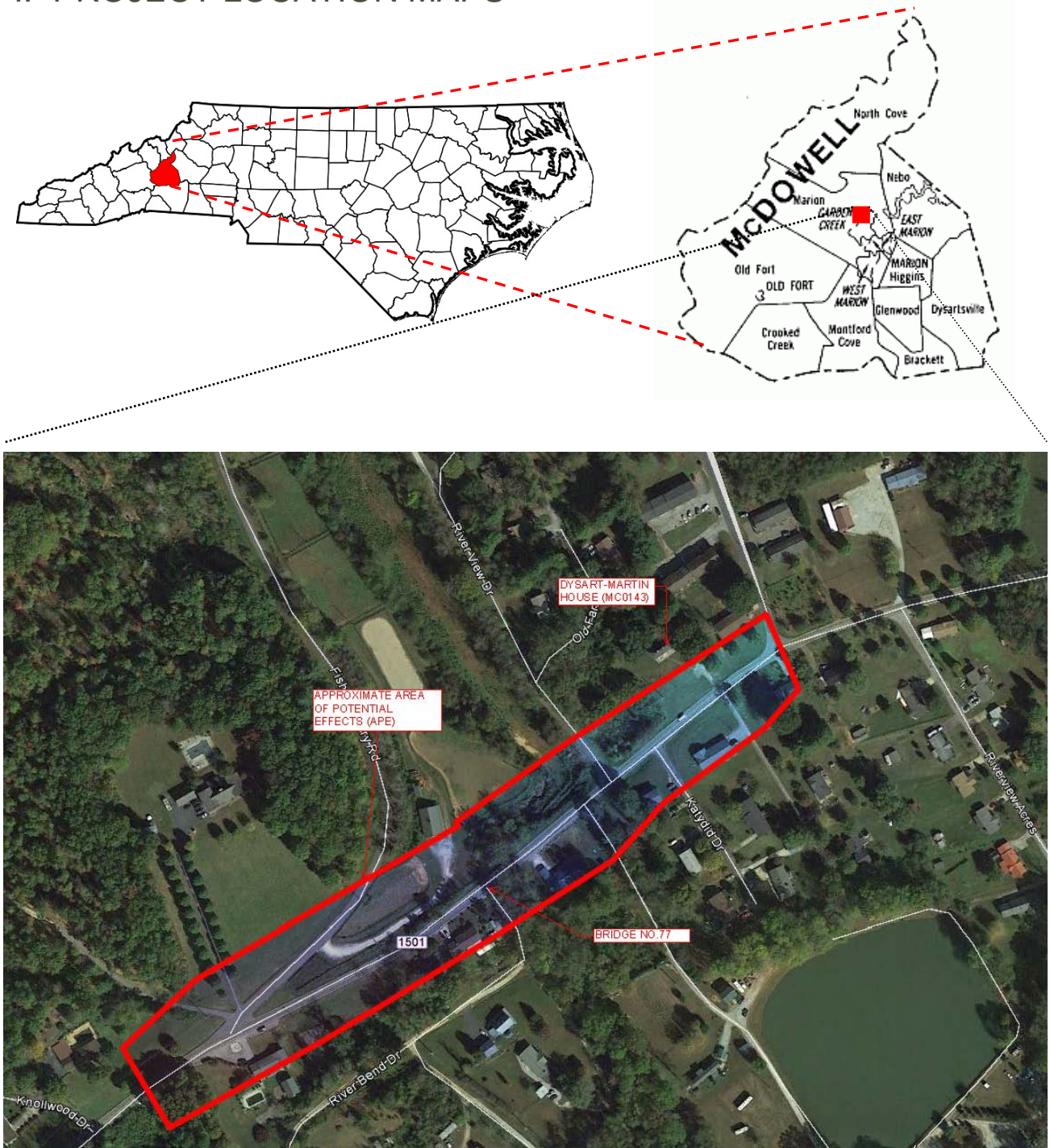
ECA conducted the survey and prepared this report in accordance with complies with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina State Historic Preservation Office (HPO) *Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports*. This property evaluation meets the guidelines of NCDOT and the National Park Service.

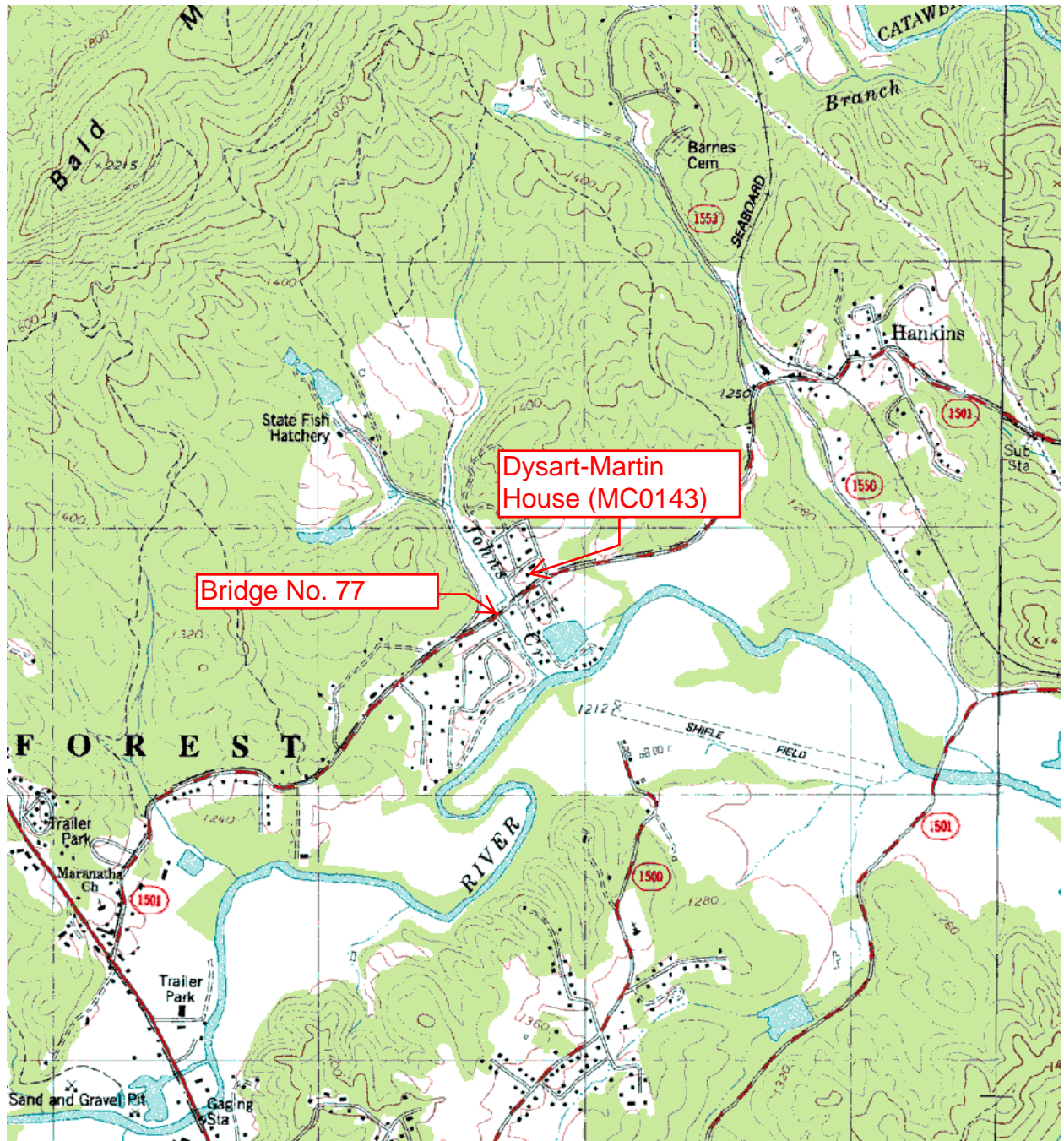
Resource Name	Dysart-Martin House
HPO Survey Site #	MC0143
Date(s) of Construction	c.1850; c.1970 addition
Recommendation	Not eligible for NRHP

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I. PROJECT LOCATION MAPS





Source: USGS Topographic Map, 7.5 Minute Series, Marion West, NC (1985) and Marion East, NC (1962)

Dysart-Martin House (MC0143)

Hankins Road, Marion, McDowell County, North Carolina

NCDOT Project: Replacement Bridge No.77 on SR 1501 (Hankins Road) over Johns Creek; TIP No.B-5875/WBS No. 48069.1.1

USGS Topographic Map





Source: 2015 Google Earth Aerial Photograph

Dysart-Martin House (MC0143)

Hankins Road, Marion, McDowell County, North Carolina

NCDOT Project: Replacement Bridge No.77 on SR 1501 (Hankins Road) over Johns

Creek; TIP No.B-5875/WBS No. 48069.1.1

2015 Google Earth Aerial Photograph Showing Property Area Boundaries



II. INTRODUCTION & GEOGRAPHIC DESCRIPTION

The North Carolina Department of Transportation (NCDOT) propose to replace Bridge No. 77 on Hankins Road (SR 1501), over Johns Creek in McDowell County. The project area is located within the central section of McDowell County. The bridge crosses Hankins Road approximately 2.75 miles northwest of Marion, the county seat. NCDOT defines this project's Area of Potential Effects (APE) as approximately 130 feet on either side of Hankins Road and 800 feet from each end of that structure. NCDOT Architectural Historians reviewed the properties within the APE and determined that one property greater than 50 years old warranted further evaluation: The Dysart Martin House (MC0143). This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). NCDOT Architectural Historians established an APE for this project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. McDowell County Bridge No. 77 is not addressed in this report. Built in 1969, the structure is not 50 years old, nor does it exemplify distinctive engineering or aesthetic type and is not eligible for the National Register of Historic Places (NRHP). The Dysart-Martin House (MA0143) is located approximately 0.10 miles from the bridge. Although the house is not located within the APE, a portion of its associated property extends within the APE.

McDowell County occupies land within a topographically transitional area between the mountains to the west and the piedmont counties to the east. The Dysart-Martin House (MC0143) is located approximately 2.90 miles north-northwest of Marion. The property is located within the Pisgah National Forest, south of Bald Mountain, and approximately 0.3 miles north of the Catawba River. Johns Creek is located 400 feet to the west of the Dysart-Martin House. These natural features played a significant role in the developmental history of the area.

The Dysart-Martin House faces south on a 1.79-acre parcel located on the north side of Hankins Road (SR 1501) in McDowell County. Hankins Road and its right-of-way form the south property line. River View Drive runs along the west side of the property. The north property line abuts Old Farm Drive and an adjacent parcel. An adjacent parcel to the east includes large-scale apartment buildings constructed in the 1970s and 1980s. The subject parcel is owned by Hankins Road Properties, LLC, which also owns the property to the east.

The Dysart-Martin House is sited near the east side of the parcel. A grassed lawn surrounds the house, and mature vegetation lines the periphery of the parcel, particularly along its western boundary. A gravel driveway from Hankins Road leads to the east side of the house. A formerly paved path from the driveway leads to the front patio of the house. One associated outbuilding is situated northeast of the house at the northeast corner of the parcel.

The following site plan identifies the Dysart-Martin House (MC0143), associated outbuilding, and the contemporary residential development surrounding the property.

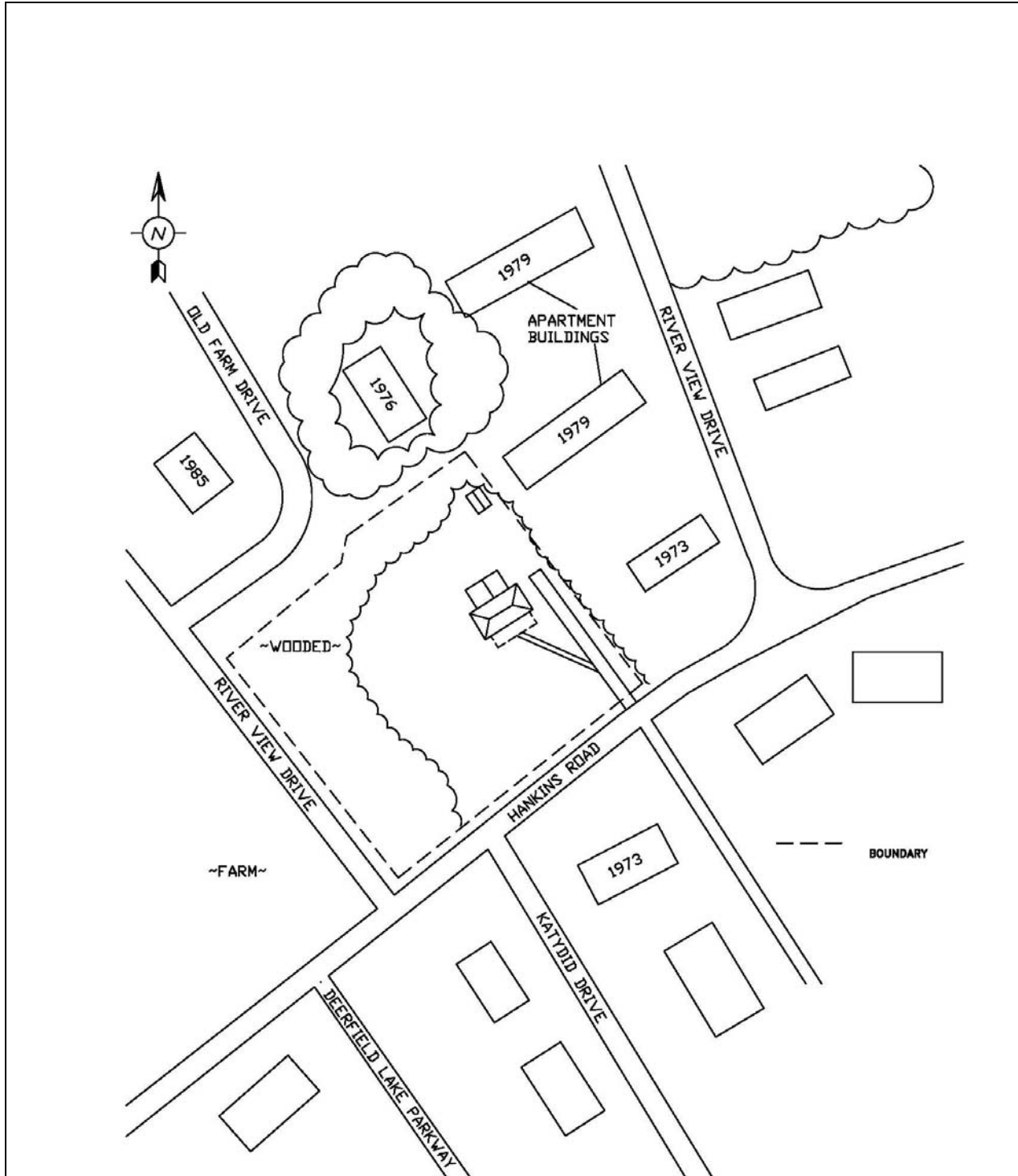


Figure 3. Site Plan of the Dysart-Martin House Property and Surrounds

SETTING

As reflected on the site plan, the Dysart-Martin House is surrounded to the north, east, and south by modern residential development including large two-story apartment buildings directly east of the house. A farm located west of the parcel is obscured from view due to extensive mature vegetation. The following photographs show the present setting of the Dysart-Martin House.



Photograph 1. Modern Apartment Buildings Adjacent to the Dysart-Martin House to the East



Photograph 2. Easterly View from House toward Contemporary Residence



Photograph 3. Westerly View from House toward Riverview Drive and an Adjacent Farmstead



Photograph 4. Southerly View from House across Hankins Road, toward Contemporary Residential Development

III. METHODOLOGY

In April 2016, NCDOT requested ECA to complete an evaluation of the National Register eligibility of the Dysart-Martin House, located at 1543 Hankins Road near Marion, McDowell County, North Carolina. A portion of the present parcel containing the historic dwelling was identified as being within the APE of the proposed replacement of Bridge No. 77.

Architectural Historian Jaime Destefano conducted the field work on April 13, 2016, photographing and mapping the property, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place the resource within its historic agricultural and architectural context. Information was acquired through research at the McDowell County Public Library, the McDowell County Register of Deeds, and a general internet search.

During the site visit, the exterior and interior of the house were documented through written notes and photographs. An on-site interview was conducted with one of the current property owners from Hankins Road Properties, Ed Sellers. The surrounding landscape and setting were photographed as well.

In addition to the Dysart-Martin House, a review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) revealed one extant I-house within McDowell County, the Carson-Young House (MC0120). The database also identified the William Carson House (MC0133) as the only other early- to mid-19th century I-house constructed of brick within the county. Unfortunately, the resource is no longer extant.¹ A review of *A Guide to the Historic Architecture of Western North Carolina* revealed one other example of a brick I-house within the county, the Reid-Brinkley House (MC0081), which is very similar in design to the Dysart-Martin House.

ECA conducted the survey and prepared this report in accordance with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina State Historic Preservation Office (HPO) *Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports*. This property evaluation meets the guidelines of NCDOT and the National Park Service.

¹ The Heritage Committee. *A Pictorial History of McDowell County, North Carolina: 1775-1975*, McDowell County American Revolution Bicentennial Committee, 1975; p.6.

IV. ARCHITECTURAL/PHYSICAL DESCRIPTION

Resource Name	Dysart-Martin House
HPO Survey Site #	MC0143
Location	1543 Hankins Road, Marion, North Carolina (McDowell County)
PIN	170300328663
Date(s) of Construction	c.1850; c.1970 addition
Recommendation	Not eligible for NRHP



Photograph 5. Dysart-Martin House, Façade (South)

The Dysart-Martin House (MC0143) is a mid-19th century, brick I-house with a hipped roof clad in asphalt shingles and overhanging, boxed eaves. The upper portion of the exterior is 1:7 common bond with a coved brick cornice. A full-width, c.1960 concrete patio is located where a one-story front porch once stood. The symmetrical façade (south elevation) is three bays featuring a centered entry door flanked by double-hung sash windows. The entry door is a modern replacement, glazed and paneled door with sidelights. Windows are modern replacement, six-over-six, double-hung wood sash with applied vinyl muntin-and-rail grids. First floor windows and the entry door feature smooth limestone lintels. The second floor of the façade features three windows. The central window and drop siding replaced a non-historic door leading to a balcony above the entry porch. Originally, this bay was a window matching the others. According to the property owner, the exterior doors and replacement windows throughout the house were installed in the 1990s.

Two interior stucco-over-brick chimneys are located on the roof ridge line. The house rests on a continuous foundation of rough cut stone. There are structural cracks located on the exterior of the west and east elevations.

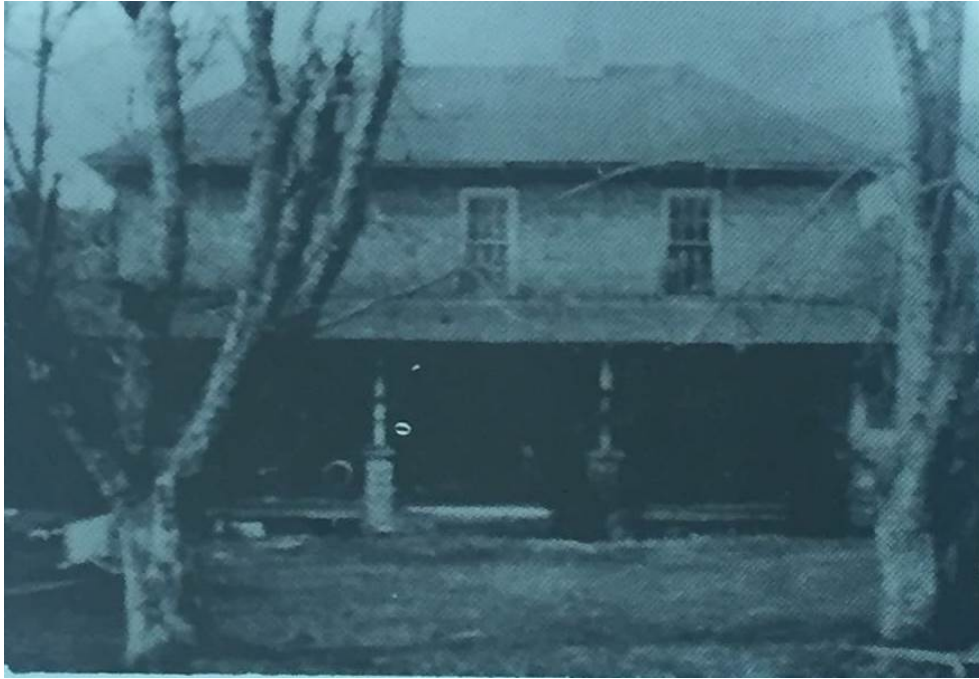


Photograph 6. The continuous Rough-Cut Stone Foundation

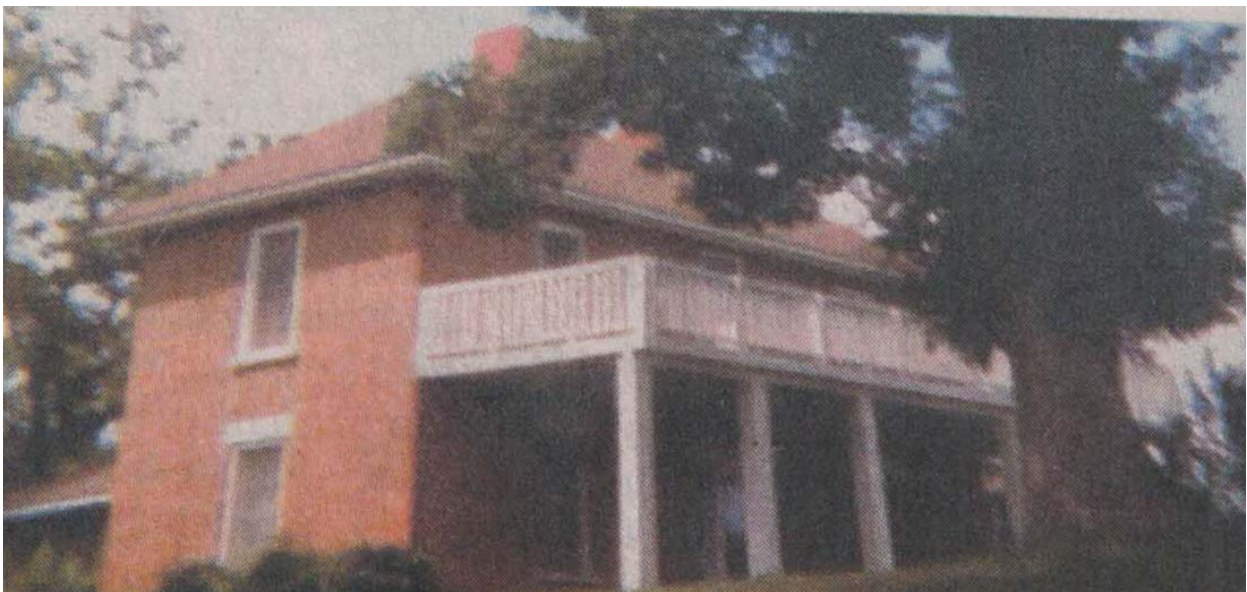


Photograph 7. West Elevation and Structural Cracking

The following images reflect significant alterations to the façade through the years, specifically the evolving porch and central bay on the second floor.



Photograph 8. Historic photograph of the Dysart-Martin House. Date unknown. Source: [A Pictorial History of McDowell County, North Carolina](#), 1975.



Photograph 9. Dysart-Martin House with Later Porch, c.1980
Source: The McDowell News, *A Haunting on Hankins?*, 17 January, 2016.



Photograph 10. Dysart-Martin House, c.2000

Source: The McDowell News, *A Haunting on Hankins?*, 17 January, 2016.

Note the removal of the second porch

Ghost marks along the façade show the height of the former front porch. The porch was full-width with a shed roof. The roof was supported by rectangular wood posts on masonry piers. Note the centered door on the second floor was enclosed by the time of the photograph. It also appears that the porch flooring was wood, which was later replaced by the present concrete patio.

A one-story, gabled addition was added to the rear of the house in the 1970s. In many instances, a one-story shed roof addition was historically located at the rear of the I-house form. It is probable that the present rear addition replaced an earlier version. The addition rests on a continuous concrete block foundation and features a roof clad in asphalt shingles and six-over-six, double-hung vinyl sash windows. A door on the east elevation leads into the addition. The central bay window on the second floor of the principal massing is partially covered by the addition.



Photograph 11. Rear Addition



Photograph 12. Second Floor Window Partially Concealed by Rear Addition

INTERIOR DESCRIPTION

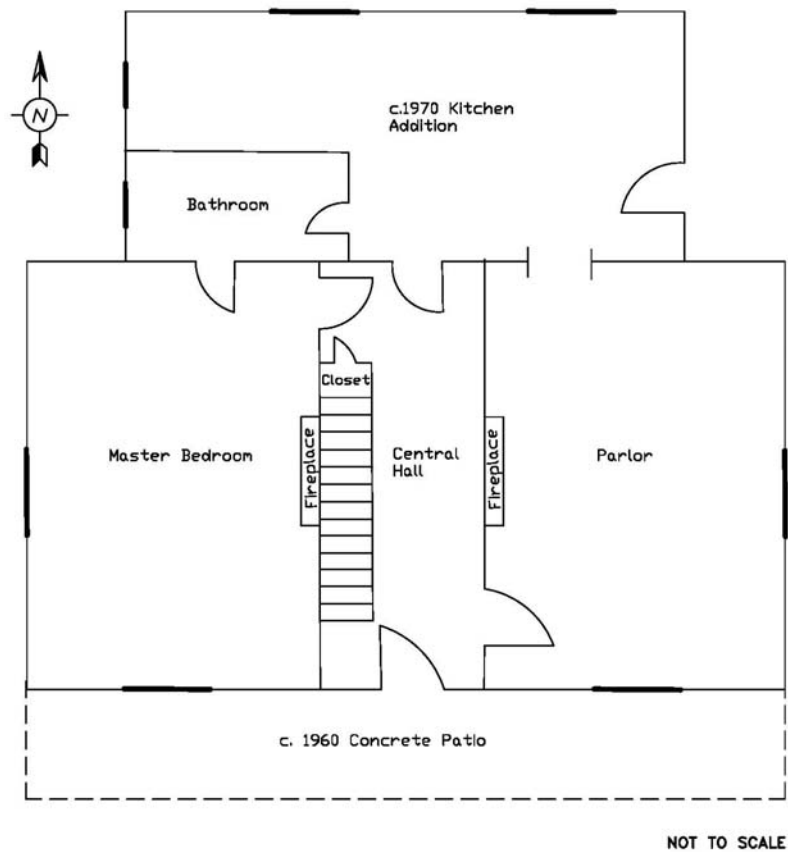


Figure 4. Interior Floor Plan, First Floor

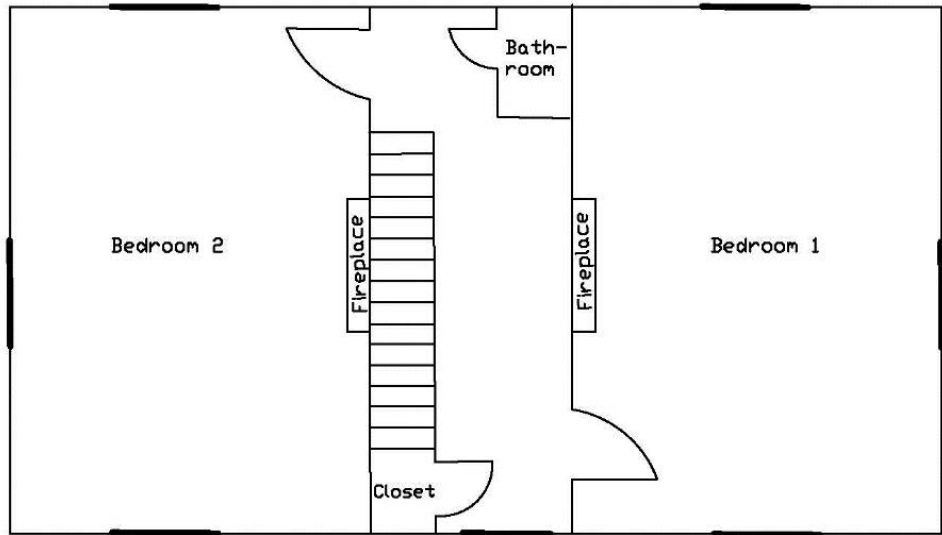
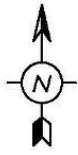


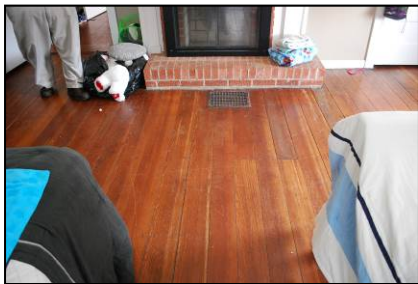
Figure 5. Interior Floor Plan, Second Floor

The main house retains its original I-house form, featuring a central hall with one room on either side. The second floor contains the same floor plan; however, a modern bathroom and closet are added to the hall. The rear addition houses a modern kitchen, bathroom, and utility closet.

The interior of the house notably features walls that are three bricks thick. A staircase within the central hall has a square wood post balustrade. The walls of the central



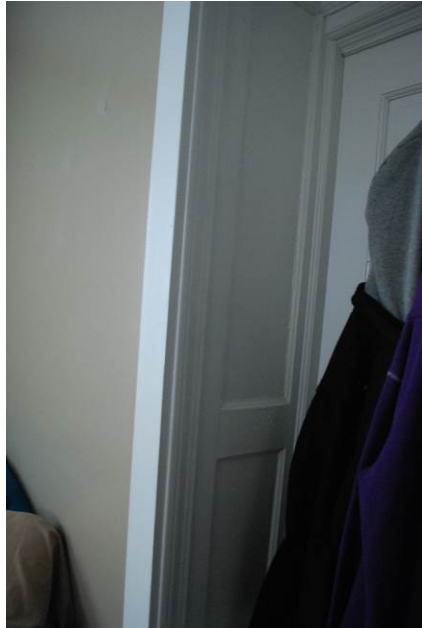
Photograph 13. Central Hall, First Floor



Photograph 14. Historic Floorboards

hall are modern vertical paneling, whereas walls within the flanking rooms are plastered and painted. Floorboards on the first floor were installed in the 1990s by the present owner, the second floor floorboards appear to be historic (Photograph 14). Doors leading to each bedroom, the parlor, and the hallway to the addition feature four recessed panels (Photograph 13). Closet

doors within the second floor bedrooms feature five horizontal panels. Windows and doors feature a simple wood surround. Some of the interior door openings demonstrate the thickness of the brick construction, and in some instances, the interior walls of the door opening are wood paneled (Photograph 15). The ceilings on the first floor have been modified with rough, textured concrete stucco. Those on the second are original exposed flush board (Photograph 16). Each room of the original house an interior fireplace with a historic flat wood mantel supported by paneled pilasters, and a later raised brick hearth (Photograph 17). The mantels and the interior wall paneling within the doorways are reflections upon modest, Greek Revival-stylistic influences likely applied after its initial construction.



Photograph 15. Wood Paneling on Interior Doorways



Photograph 16. Historic Second Floor Ceilings



Photograph 17. Fireplace, Mantel, and Hearth

SHED, MID-20TH CENTURY

A brick, front-gabled shed with plywood in the gable end is located northeast of the house. The façade (south) features a paneled entry door. West and east elevations feature a single-pane fixed window sited high on the wall. The rear roof of the shed is collapsed. It is unknown when the building was constructed; however, based on its design and modern appearance of the brick, it likely dates to the mid-20th century.



Photograph 18. Rear Shed

HISTORICAL BACKGROUND

It is unclear who built the Dysart-Martin House, or exactly when. Although current tax assessor records indicate that the house itself was constructed in 1822, existing documentation does not confirm this date. Deed and will records make reference to early property owners; however, the period of their ownership remains unclear.

A review of McDowell County deed, census, and will records traces the property to as late as the 1860s when it was owned by Benjamin Weeks. The will of Benjamin Weeks, dated April 25, 1867, leaves his entire farm and real estate to his widow, Mary Weeks. The will makes reference to two tracts of land acquired by Benjamin Weeks: 1) approximately 120 acres formerly known as the Carson Place, and 2) 100 acres on either side of Johns Creek formerly known as the Abbott Tract, which was sold to Benjamin Weeks by C.L.S. Cospuring [last name illegible].²

Based on topography, and the presence of Johns Creek immediately west of the Dysart-Martin House, it is probable that the present property was once part of the Abbott Tract mentioned in Weeks will. The existing farm west of Johns Creek may have also been a part of the Abbott Tract sold to Benjamin Weeks. His widow, Mary Weeks, maintained residence on the farm until 1885 when she sold it to J.S. Dysart in 1885.³

According to the 1906 deed from J.S. Dysart to his heirs, the farmstead was formerly referred to as the “Weeks Place,” and prior to that, the “Duncan Place.” The use of the term “place” suggests the presence of a dwelling. There is no recorded deed transference from a Duncan to Benjamin Weeks; however, based on the 1906 deed, it is probable that the Duncan family resided in the residence prior to Weeks’ family ownership. According to census records, Mary Weeks, and spouse Benjamin were residing near Marion as late as the 1850s. The 1850 Federal census indicates that Benjamin was a farmer, and his household included three children. By the 1860 census, the household included ten individuals, including one mulatto. The real estate value of the Weeks’ property was \$5,500.00 that year. Based on this information, it is deduced that the Dysart-Martin House was constructed c.1850 by the Duncan or Benjamin Weeks families. Further, the construction technology and design are nearly identical to the Reid-Brinkley House (MC0081), also constructed during the mid-19th century, approximately 17 miles to the north.⁴

According to deed records, the Weeks’ Farm included at least 220 acres of land on the north side of the Catawba River as late as the 1860s until 1885 when Mrs. Mary Weeks sold the estate to J.S. Dysart. As the name implies, the Dysart-Martin House is primarily associated with the two families who occupied the house since 1885. The families were closely connected through marriage, and the house and portions of the associated farmstead remained within the family through 1972.

² Ancestry.com. *North Carolina, Wills and Probate Records, 1665-1998* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

³ The will of Benjamin Weeks indicates that his wife was to continue to reside in the house on the farm in perpetuity.

⁴ A comparison of the two resources is presented in Chapter V.

John Samuel (J.S.) Dysart (b.1843 – d.1906) was born to James Young Stewart Dysart and Elizabeth Moore Dysart around 1843 in Dysartville, North Carolina. Dysart moved his family to Marion, North Carolina in the late-19th century where he purchased the Week's farm and appurtenances.

A March 3, 1906 last will and testament provides valuable information pertaining to the J.S. Dysart estate and the subsequent subdivision of the Dysart Farm. At the time of his death, J.S. Dysart left the home site to his wife, Ella, "for the remainder of her maternal life."⁵ According to the deed, considerable portions of land was already sold to his seven children. Upon his wife's death, the remainder of the estate was to be subdivided among his children. Among his personal property willed to his wife include a farm wagon, two horses, a team of work mules, all farming implements on the river farm, all corn and wheat, hay, and feed for stock, farm products, and all of the hogs and chickens. The contents of the will suggest that the farm was operating, at least in part, as a cattle farm at the time of his death in 1906.

Agriculture in McDowell County during the 1800s was primarily subsistence farming or as supplemental income. Agricultural commodities were often used as a source of revenue in bartering to obtain other necessities. The majority of production-type farming in the county occurred along the rich fertile river and creek bottoms, such as Johns Creek. Among the most profitable cash crops were burley, tobacco, corn, sorghum cane, lumber, and fruit and vegetable crops. Most families produced their own staples such as milk, eggs, meat and raw materials for clothing.⁶ Federal census records in 1890 indicate that the average farm size in McDowell County was 140 acres, falling to 104 in 1900. When J.S. Dysart acquired the property in 1885, the acreage was a minimum of 220 acres, suggesting that the Weeks family, who sold the farm to Dysart, was operating a relatively larger farm than the average in McDowell County. Records suggest that J.S. Dysart expanded the size of the farm through additional land acquisition until his death in 1906.

Although his widow, Ella Dysart, did not pass away until 1946, she transferred her inheritance of the estate to her children prior to 1929. A deed dated that year transferred 47-acres of the "J.S. Dysart Farm known as Tract #3" to her daughter, Ella Josephine, "Josephine," and her husband, Ben E. Martin. It is with this deed that the Martin family first becomes associated with the property, albeit through marriage.

Josephine Dysart (b.1884 – d. 1962) married Ben E. Martin (b.1881 – d.1942) in 1902 and bore a son in 1911 named Samuel Dysart (S.D.) Martin. According to the 1920 census, the Josephine and Ben E. Martin family was residing on Main Street in nearby Marion. By the 1930 census, they relocated to the Dysart-Martin House, where her mother, Ella, continued to reside until her death in 1946. Ben E. Martin died in 1942. Twenty-years later, his wife, Josephine, passed away leaving the house and 47 acres to her son, S.D. Martin, her sole surviving heir. He sold the house, and associated 47 acres of land to the McKinney family in 1972 according to deed records. The same warranty deed

⁵ Will Book 3, Pages 15-17, microfiche at McDowell County Public Library.

⁶ The Heritage Committee. *A Pictorial History of McDowell County, North Carolina: 1775-1975*, McDowell County American Revolution Bicentennial Committee, 1975; p.19.

makes reference to a 1929 survey plat of the “J.S. Dysart Farm.” Unfortunately, there is no record of the said plat.

During the brief ownership of the property by the McKinney family, the rear addition was added, and the front porch replaced with the concrete flooring and foundation and flat roof topped with a balcony. Also during their ownership, the 47 acres of farmland remaining of Tract #3 of the J.S. Dysart Farm was subdivided among McKinney heirs. When acquired by present owners, Hankins Road Properties, LLC in 1980, the acreage was reduced to 1.9 acres, a small portion of which was conveyed to Duke Power. The present parcel size directly associated with the mid-century Dysart-Martin home site is 1.73 acres.

V. ARCHITECTURAL CONTEXT

While the I-house was a commonly built form throughout western North Carolina during the 19th century, there are very few previously identified, intact rural examples within McDowell County, particularly those of brick construction. A general search of the NC HPOWEB GIS database for “I-Houses” within McDowell County revealed only one, the Carson-Young House (MC0120), within the county. The database also identified the William Carson House (MC0133) as the only other early- to mid-19th century I-house constructed of brick within the county. Unfortunately, the resource is no longer extant.⁷ A review of *A Guide to the Historic Architecture of Western North Carolina* revealed one additional example of a brick I-house within the county, the Reid-Brinkley Hosue (MC0081), which is very similar in construction and design to the Dysart-Martin House.

The Carson-Young House (NR-listed 2010; MC0120), was constructed c.1860. The two-story, frame I-house features a relatively high-pitched, side-gable roof, and a prominent two-story Greek Revival entry porch with gabled pediment. The weatherboard-sided exterior retains excellent integrity. Similar to the Dysart-Martin House, the Carson-Young House reflects a transition in I-house design from the simple early- and mid-19th century interpretations to the more elaborate, stylized 19th century examples. Both exhibit elements of the Greek Revival style, although much more restrained on the Dysart-Martin House.



Photograph 19. Carson-Young House (MC0120), 2010
Source: National Register Nomination

⁷ The Heritage Committee. *A Pictorial History of McDowell County, North Carolina: 1775-1975*, McDowell County American Revolution Bicentennial Committee, 1975; p.6.

Constructed c.1864, the Reid-Brinkley House (MC0081) is located within the Turkey Cove community of the county, approximately 17 miles north of the Dysart-Martin House. The two-story brick I-house features a low-pitched hipped with two interior brick chimneys straddling the roof ridge. The latter element, also shared with the Dysart-Martin House, is unique in that most were gable end chimneys. Like the Dysart-Martin House, the Reid-Brinkley House features a covered brick cornice. A central door on the second floor opens to the upper balcony of the two-story porch. Note the evolving stylistic adornment to the Reid-Brinkley House. In the earlier photograph, Folk Victorian elements, including bracket supports are applied to the porch. While those on the second story of the porch survive, the lower porch brackets are replaced with a plain frieze. A review of Google Earth indicates that the house retains its historic exterior appearance, similar to Photograph 17. In addition, it appears to retain its historic rural and agricultural setting, and association as an early farmstead in McDowell County. In addition to small agricultural fields, the property includes two small outbuildings to the rear of the house.



Photograph 20 Reid-Brinkley House (MC0081), early-20th century
Source: *Images of America*



Photograph 21. Reid-Brinkley House, nd
Source: *A Guide to the Historic Architecture of Western North Carolina*

VI. INTEGRITY

A property must retain a high degree of its historic integrity in order to meet the requirements for listing on the National Register. The National Register recognizes a property's integrity through seven aspects, or qualities.⁸ To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. The seven qualities include the following:

- **Location** The place where the historic property was constructed, or the place where the historic event occurred
- **Design** Combination of elements that create the form, plan, space, structure, and style of a property
- **Setting** The physical environment of a historic property
- **Materials** Physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship** Physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association** Direct link between an important historic event or person and a historic property

The Dysart-Martin House retains its historic **location** and overall historic aesthetic. Although the house retains its original I-house form, much of its **design, workmanship, and materials** have been altered or removed. These non-historic modifications include the removal of a historic one-story porch, and its replacement with a later two-story porch with raised concrete patio; the replacement of the central window on the upper floor of the façade with an entry door, which was later replaced with a contemporary window and drop siding; and the c.1970 rear addition that also conceals an original window on the rear of the house. In addition, the entry door and all windows are modern replacements with vinyl, muntin-and-rail grids installed in the 1990s. Interior alterations include the replacement of floorboards and cementing of the ceiling on the first floor. The installation of vertical paneling on the walls of the central hall compromise the historic **feeling** and materials as you enter the principal hallway. The brick fireplace hearths do not appear to be original to the house. Further, the central hall on the second floor is altered with the addition of the modern closet and bathroom.

Presently acting as a rental property, the Dysart-Martin House no longer retains its **association** as a rural farmstead, nor its association to the families who historically occupied the residence. Further, its once much larger acreage was substantially reduced to its present 1.79-acre parcel. The historic rural, agricultural **setting** surrounding the Dysart-Martin House is considerably compromised by the modern residential development within close proximity to the house.

⁸ Beth Savage and Sarah Dillard Pope, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

VII. EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Dysart-Martin House (MC0143) is **not eligible** for the National Register of Historic Places. The historic integrity of the property is significantly compromised by the material changes and large additions resulting in the loss of character-defining elements of the building.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Dysart and Martin families operated a farm from 1885 through the 1960s; however, research did not convey how successful the operation was, or its contribution to the agricultural heritage of the region. Further, the acreage of the J.S. Dysart farm, which at one time included a minimum of 220 acres, is drastically reduced in size to its present 1.79-acres, and is no longer a functioning farmstead. The Dysart-Martin House no longer retains its historic acreage or farm-related outbuildings conveying its association as a rural farmstead in McDowell County. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Despite the Dysart and Martin families continuing to have a presence in the community of Marion, those directly associated with the historic farmstead were not identified through research as significant within community, state, or national historic contexts. The Dysart-Martin House is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Dysart-Martin House is a rare example of a brick I-house located in McDowell County dating to the mid-19th century. The I-house form was commonly built in rural areas of the county throughout the 19th century, changing little in its form. Those constructed during the early- to mid-19th century were generally simple in their detailing, and interior walls and ceilings often plain, wide flush boards. Late-19th century variations of the I-house include deeper gable-end eaves, a steeper roof pitch, and greater stylistic embellishments on both the exterior and interior.⁹

The Dysart-Martin House, typical of a mid-19th century I-house, features the traditional central hall form flanked on either side by a single room on both floors. Additional design features indicative of mid-century I-houses that are displayed on the Dysart-Martin House include a low-pitched roof and the generally plain architectural features such as the wide flush-board ceilings that survive on the second floor. As previously discussed, the early examples of this house type tend to be of log construction. The sturdy brick construction, three bricks deep, of the Dysart-Martin House suggest that the house was the second on the property, constructed as a more permanent residence when the owner accrued sufficient wealth. For the most part, the Dysart-Martin House lacks stylistic adornment, particularly on the exterior. However, modest design elements such as an entry door with sidelights, the wood paneling on the interior of the walls of the doorways, and the mantels with

⁹ Sybil Argintar, "National Register Nomination Form – Carson Young House," National Park Service, 2010; p.10.

simple pilaster detailing pull from Greek Revival influences. Whether these elements are original to the house, or later upgrades, the Dysart-Martin House can be considered an early transitional representation of an I-house constructed during the mid-19th century. Late-19th century interpretations of the I-house within western North Carolina often featured a steeper roof pitch, and additional ornamentation such as scrollwork and turned balusters on the porch, interior beadboard walls and ceilings, and Queen Anne-style mantels.¹⁰ All stylistic elements lacking on the Dysart-Martin House.

A comparatively similar brick I-House located within McDowell County, the Reid-Brinkley House (MC0081) appears to retain a higher degree of integrity than the Dysart-Martin House, including its historic setting and association as a rural farmstead. Therefore, the Dysart-Martin House is **not significant** under **Criterion C** in the area of architecture.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Dysart-Martin House would yield additional information pertaining to mid-19th century building technology or agricultural practices not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

¹⁰ *Ibid.*

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