



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

December 30, 2016

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 Replacement of Bridge 67 on US 25/70 over French Broad River, B-5895, Madison County, ER 16-2118

Thank you for your November 14, 2016, memorandum transmitting the above-referenced report. We have reviewed the report and concur with its findings that the following properties are still eligible for listing in the National Register of Historic Places.

- Bridge 67 on US 25/70 over the French Board River
- French Board River Gauge Station (MD0255)
- Appalachian Trail (NC0007)

The following properties are not eligible for listing in the National Register.

- Paint Rock Historic Marker
- J. H. Sackett House (MD0297)
- John C. Sanders House (MD0178)
- Penland-Gentry House (MD0298)
- Silvermine Road Historic District (MD0299)

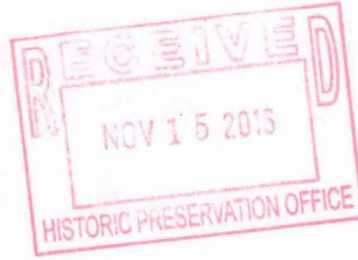
The William Ellerson House (MD0296) is eligible for listing in the National Register under Criterion C with boundaries shown as the 7.95 acres Parcel 8860829159.

The Jeff Bruce House (MD0074) is eligible for listing in the National Register under Criteria A and C with boundaries shown as the 5 acres Parcel 8860823349.

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

ER 16-2118

November 14, 2016

MEMORANDUM

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

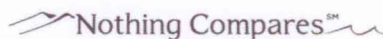
H
To Annie McD
Due 12/6/16

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

Due 12/9/16
ER letters

SUBJECT: B-5895: Replace Bridge No. 67 on US 25/70 over French Broad River and Private Drive, Madison County (WBS No. 48088.1.1)

Enclosed please find the Historic Structures Survey Report and survey site forms 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 Structures Report for the Replacement of Bridge No.67 on
US 25/70 over French Broad River and Private Drive, TIP No. B-
5895, WBS No.48088.1.1, Madison County

Hot Springs, Madison 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. S0961
August 2016



ENVIRONMENTAL CORPORATION OF AMERICA

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Historic Structures Report for the Replacement of Bridge No. 67 on US 25/70
over French Broad River and Private Drive, TIP No. B-5875, WBS. No.
48069.1.1, Madison County

Hot Springs, Madison 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. S0961
August 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. 67 on US 25/70 over the French Broad River and a private drive (“Silvermine Road”) in Madison County. The project area is located within the western section of Madison County. The bridge crosses the French Broad River and Silvermine Road approximately 900 feet east of Hot Springs. Pursuant to 36 CFR 800.4(a), NCDOT Architectural Historians established an Area of Potential Effects (APE) for the bridge replacement. The APE is defined as approximately 1,300 feet from the center of the existing road each way, 150 feet from the west side of the bridge, and 700 feet from the east side of the bridge (*see* Figure 1).

NCDOT Architectural Historians contracted Environmental Corporation of America (“ECA”) in August of 2016 to conduct an historic resources survey of all buildings 50 years of age or older within the APE. ECA was also contracted to conduct evaluations of the NRHP-eligibility for individual resources or historic districts identified during the field survey that might be affected by the undertaking. Architectural Historian, Jaime L. Destefano, conducted the field work on August 9 and 10, 2016, photographing and mapping all properties 50 years of age or older, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place each resource within its historic and architectural context. Information was acquired through research at the Madison County Public Library, the Madison County Register of Deeds, Madison County Geographic Information System online maps, and a general internet search. The following report includes results of ECA’s survey and National Register evaluations. Submitted separately are the completed NC State Historic Preservation Office (HPO) survey site forms, geospatial data, and photographic documentation for all resources 50 years of age or older.

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*. National Register evaluations meet the guidelines of NCDOT and the National Park Service.

The NRHP-listed Hot Springs Historic District (MD0213) is located approximately 250 feet west of the APE. A windshield survey was conducted to evaluate the potential for a historic district expansion into the APE. Based on the results of the windshield survey, ECA does not recommend the expansion of the Hot Springs Historic District.

The historic resources survey identified three (3) historic resources (50 years of age or older) within the APE previously determined eligible for the NRHP. These include Bridge No.67, which was determined eligible in 2005 and documented in the *NCDOT Historic Bridge Inventory* (January 2005). The French Broad River Gauge Station (MD0255) was determined eligible in 2011. A portion of the Appalachian Trail (NC0007), which was determined eligible in 2009, is within the APE and crosses Bridge No.67. Pursuant to 36 CFR 800.4(c), ECA did not evaluate these resources for the NRHP; however, current photographs are included in this report.

One resource identified on the North Carolina HPO WEBGIS Service, Paint Rock Historic Marker (MD0139, surveyed only), was originally cast in 1950 and replaced in 2010. In addition, it marks a historic site located approximately 5 miles from the plaque. Therefore, it was not evaluated for purposes of this project. Two sites within the APE were also identified on HPO WEBGIS Service, MD0134 and MD0111. The Hot Springs Bath House (MD0111) is plotted incorrectly on the HPO WEBGIS Service. Its true location is outside of the APE. Both MD0111 and MD0134, the site of the former Mountain Park Hotel, are ruins and were not evaluated.

In addition to those resources previously determined eligible for the NRHP, five (5) individual resources were identified within the APE, as well as one (1) potential historic district. The individual resources and historic district were evaluated for the NRHP. As a result of this study, ECA recommends that the Bruce House (MD0074, surveyed only) and the William Ellerson House (MD-House, surveyed only) are eligible for the NRHP. The Silvermine Road Historic District (MD0299) evaluation area is not eligible for the NRHP. The following chart lists all previously identified resources, as well as those identified during the field survey. Those assigned an ECA Site No. are evaluated for the National Register in this report.

ECA Site #	Location/Description	PIN#	Recommendation
	Bridge No.67, US25/70 over French Broad River	N/A	Eligible
	MD0255, East Bank of French Broad River	8870633979	Eligible
	Appalachian Trail (NC0007)	N/A	Eligible
	Paint Rock Historic Marker North side of US 25/70 at Silvermine Road	N/A	Not Eligible
1	J.H. Sackett House (MD0297) 290 River Road	8860830475	Not Eligible
2	Ellerson House (MD0296) 170 Gahagan's Road	8860822912	Eligible
3	Jeff Bruce House (MD0074) 100 River Road	8860823349	Eligible
4	John C. Sanders House (MD 0178) 17 Silvermine Road	8860820174	Not Eligible
5	Penland-Gentry House (MD0298) 35 Silvermine Road	8860821004	Not Eligible
6	Silvermine Road Historic (MD0299) District (NRHP Evaluation Area)	Multiple	Not Eligible

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I. PROJECT LOCATION MAPS

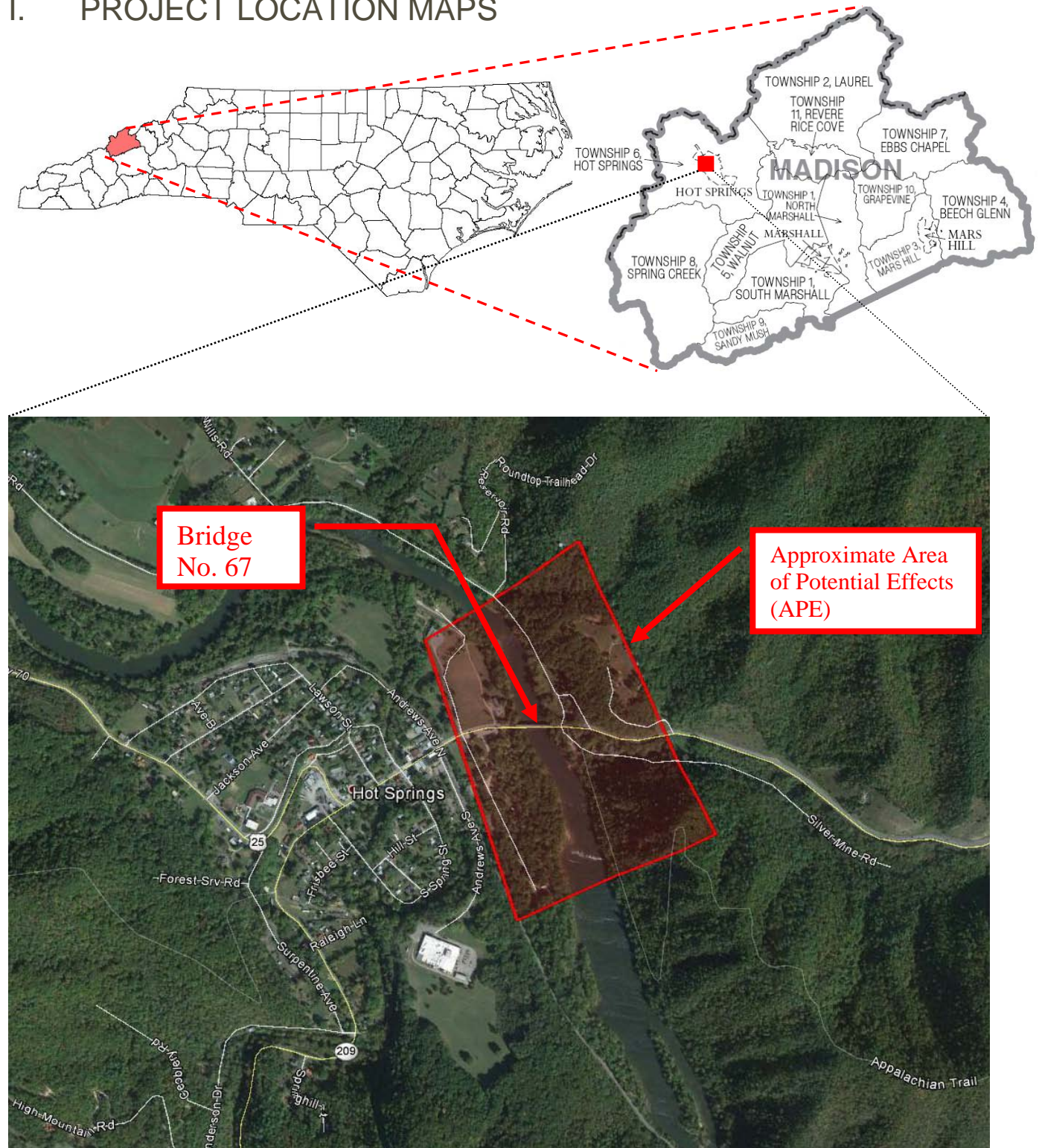


Figure 1. Project Location and Approximate Boundaries of the Area of Potential Effects (APE)

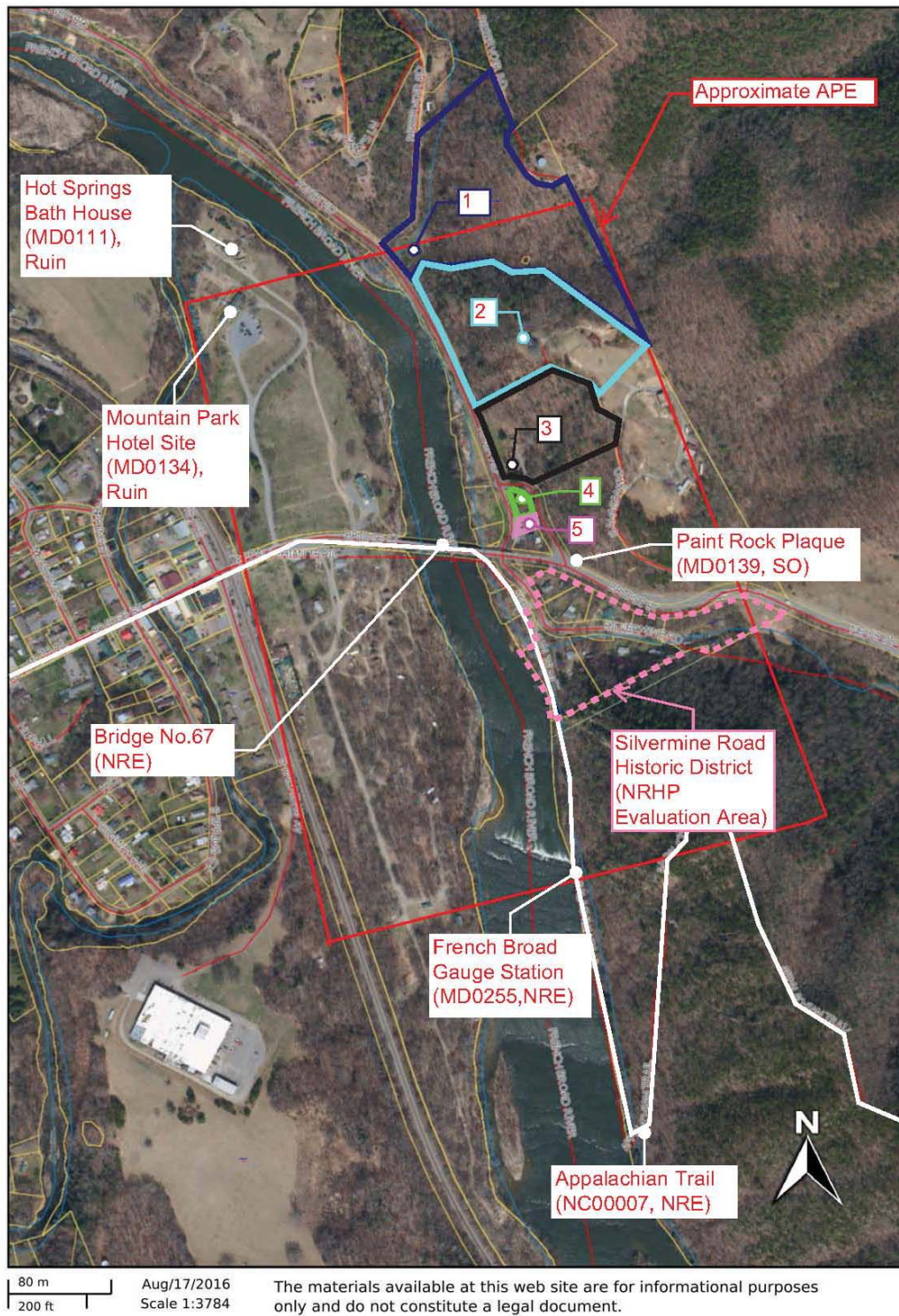
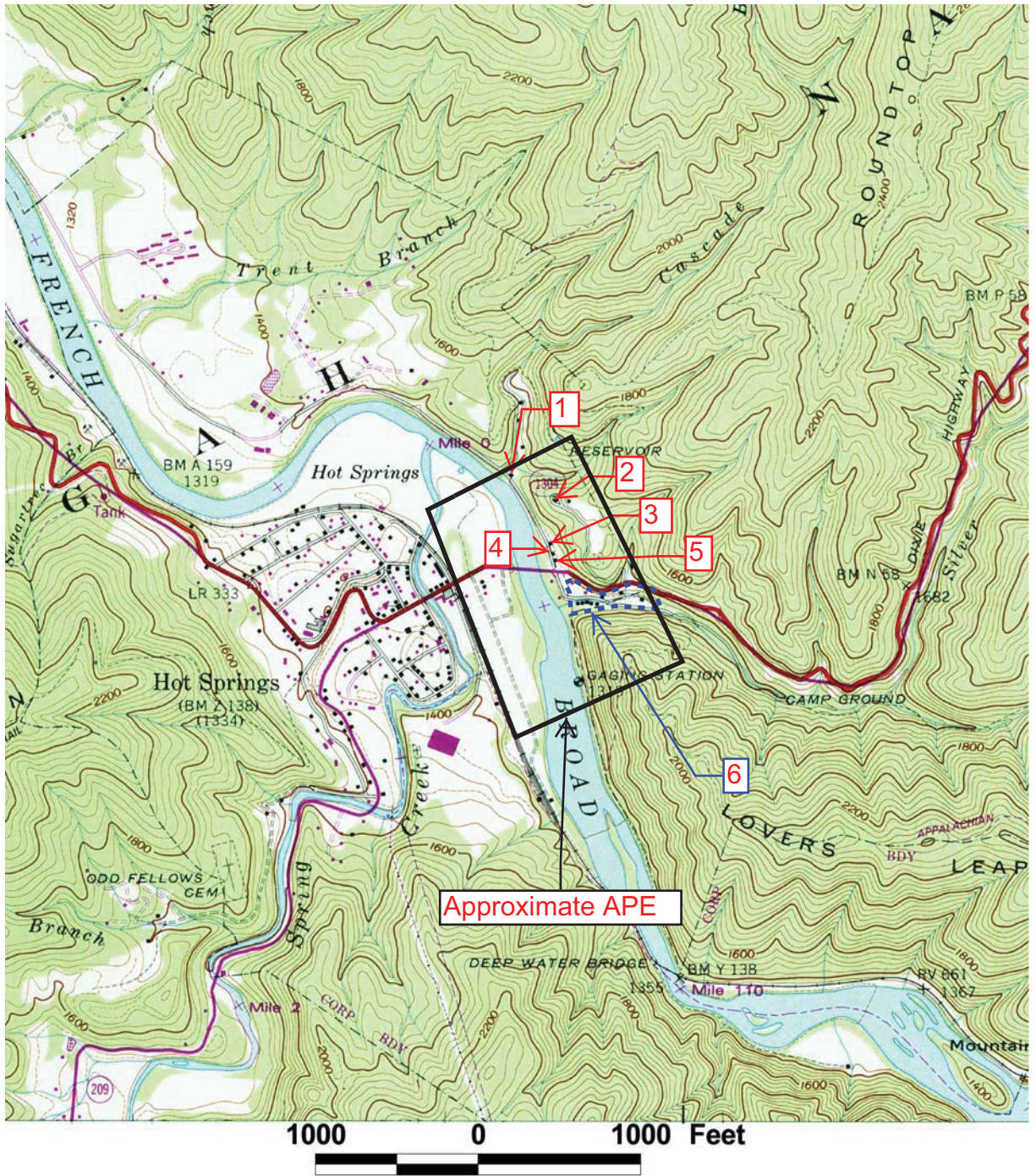


Figure 2. Evaluated Resources and Historic District within APE, Shown on Aerial Photograph
Base Map: Madison County GIS, Parcel Viewer

*Resources identified in white are not evaluated as part of this project as they have been determined eligible for the NRHP or are no longer extant



Source: USGS Topographic Map, 7.5 Minute Series, Hot Springs, N.C.-TENN (1940, Photo Revised 1991).

Historic Resources Survey for Replacement of Bridge No. 67 on US 25/70 over French Broad River and Silvermine Road (TIP No.B-5895; WBS No. 48088.1.1)
Hot Springs, Madison County, North Carolina

Figure 3: Location of Evaluated Properties, Shown on USGS Topographic Map



ECA Project S0961

II. INTRODUCTION & GEOGRAPHIC DESCRIPTION

The North Carolina Department of Transportation (NCDOT) propose to replace Bridge No. 67 on US 25/70, over the French Broad River, Madison County. The project area is located within the west section of Madison County. The bridge crosses the French Broad River and Silvermine Road approximately 900 feet east of Hot Springs. Pursuant to 36 CFR 800.4(a), NCDOT Architectural Historians established an Area of Potential Effects (APE) for the bridge replacement. The APE is defined as approximately 1,300 feet from the center of the existing road each way, 150 feet from the west side of the bridge, and 700 feet from the east side of the bridge (*see* Figure 1). NCDOT Architectural Historians contracted Environmental Corporation of America (“ECA”) in August of 2016 to conduct an historic resources survey of all buildings 50 years of age or older within the APE. ECA was also contracted to conduct evaluations of the NRHP-eligibility for individual resources or historic districts identified during the field survey that might be affected by the undertaking.

Madison County is located in the north-central mountains of western North Carolina, and is characterized by very steep mountains, rolling intermountain hills, and narrow valleys. Madison County occupies land within a portion of the French Broad River Valley, the third oldest river in the world. The county is in the southern Blue Ridge Mountain Physiographic Province, with Hot Springs occupying the intermountain hills, terraces, and flood plain sub-regions. The Hot Springs area, named for the natural hot mineral springs, was the earliest European settlement within Madison County.¹

The project area occupies land directly east of the heart of Hot Springs and a late-19th century railroad that continues to operate. Bridge No.67, constructed in 1951, crosses the French Broad River and Silvermine Road. The terrain west of the French Broad River, and within the APE, is generally flat, and occupied by the Hot Springs Resort & Spa.

Residential development fronts the east bank of the French Broad River, along River Road (formerly Buncombe Turnpike, Drover’s Road, and Sunnyside Road) and Silvermine Road (formerly Lover’s Leap Lane). River Road follows the east bank of the river. Silvermine Road leads from River Road in a southerly direction, travels beneath Bridge No.67, and traverses in an easterly direction toward the Silvermine Trailhead on the Appalachian Trail. This section of Silvermine Road generally runs parallel to US 25/70.

Land east of the roads gives way to generally steep wooded ridgetops. The Appalachian National Scenic Trail traverses Lover’s Leap Ridge, down the hillside, north along the French Broad River, and eventually following Bridge No.67 into Hot Springs. Much of the wooded mountains surrounding the project area to the east and northeast are part of the United States Forest Service holdings. The following photographs show the overall setting and landscape within, and immediately surrounding the project area.

¹ United States Department of Agriculture, *Soil Survey of Madison County, North Carolina*, in cooperation with the Natural Resources Conservation Service, 2006.



Photograph 1. Bridge No. 67, Looking West toward Hot Springs



Photograph 2. Hot Springs Resort & Spa Grounds, Looking Northeast across the French Broad River toward Wooded Ridgetops



Photograph 3. Easterly View along US 25/70 toward Bridge No. 67



Photograph 4. Northeasterly View of Bridge No. 67 from the West Bank of the French Broad River



Photograph 5. Northwesterly View along Silvermine Road toward Bridge No. 67 Overhead Crossing



Photograph 6. Southwesterly View within the APE toward Hot Springs



Photograph 7. Northwesterly View of the French Broad River from the Appalachian Trail

II. METHODOLOGY

In August 2016, NCDOT requested ECA to complete an historic resources survey of the APE, documenting all historic properties (50 years of age or older). NCDOT also requested ECA to evaluate those historic properties and/or potential districts for the NRHP that may be affected by the undertaking.

Architectural Historian Jaime Destefano conducted the field work on August 9 and 10, 2016, photographing and mapping resources, and authored the report. Basic research on the project area was conducted to obtain a greater understanding of the historical development and to place each evaluated resource, or district, within its historic and architectural context. Information was acquired through research at the Madison County Public Library, the Madison County Register of Deeds, Madison County Geographic Information System online maps, and a general internet search. Sanborn maps do not cover the project area; however, USGS topographic quadrangle maps dating back to 1935 were reviewed. During the site visit, all properties constructed prior to 1967 were documented from the public right-of-way. Permission to access the grounds of the Hot Springs Resort & Spa was granted by the Property Manager.

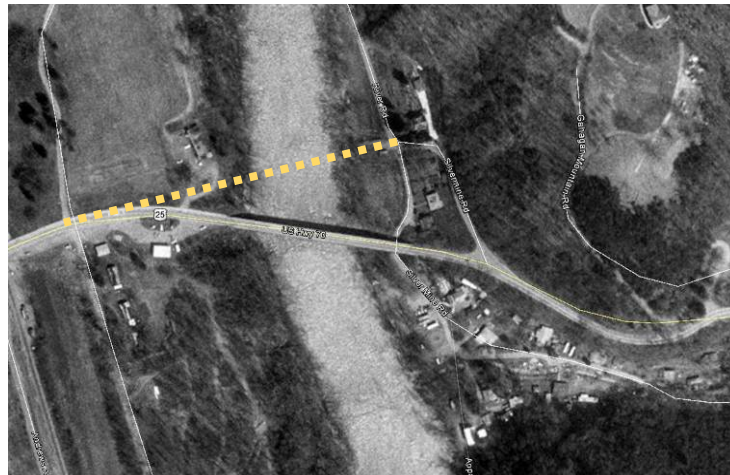
A search of the state Historic Preservation Office (HPO) records revealed multiple previously recorded properties within the APE. Pursuant to 36 CFR 800.4(c), ECA did not evaluate those resources previously determined eligible for the NRHP. The present Paint Rock Historic Marker (MD0139) was erected in 2010, replacing an original plaque cast in 1950. Further, it marks a property located approximately 5 miles from the site of the marker. As such, it was not evaluated for the NRHP. Two additional resources within the APE are previously identified as “sites,” indicating their former locations. Ruins of each site were identified and photographed during the field survey. Formal evaluations of each were not conducted due to their ruinous state. Although these previously identified resources and sites are not individually evaluated in this report, all were photographed during the field survey and digital photographs submitted separately with this report.

Table 1 lists each previously identified resource and/or site documented on the HPOWEB GIS Service map within the APE. The table also includes the HPO Site ID, survey status, and whether the property was individually evaluated for this project.

Table 1. Previously Surveyed Resources Identified on the HPOWEB GIS Service Map

Resource Name	HPO Site ID	Status	Present NRHP Evaluation Status
Bridge No.67	MD – Bridge	NRE, 2005	Photographed only; not evaluated in present survey. Current digital photographs provided separately
Appalachian Trail (Portion)	NC0007	NRE, 2009	Photographed only; not evaluated in present survey. Current digital photographs provided separately
French Broad River Gauge Station	MD0255	NRE, 2011	Photographed only; not evaluated in present survey. Current digital photographs provided separately
Paint Rock Historic Marker	MD0139	Surveyed Only	Erected in 2010: Not Evaluated
Mountain Park Hotel Site	MD0134	Resource Destroyed	Photographed only; not evaluated in present survey. Current digital photographs provided separately
Hot Springs Hotel/Bath House (site)	MD0111	Resource Destroyed – Ruins	Photographed only; not evaluated in present survey. Current digital photographs provided separately
William Ellerson House	MD0296	Surveyed Only	Evaluated as Resource 2
Jeff Bruce House	MD0074	Surveyed Only	Evaluated as Resource 3
John C. Sanders House	MD0178	Surveyed Only	Evaluated as Resource 4

Background research and the field survey revealed important changes to the early-20th century landscape on the east bank of the French Broad River within the project area. The most obvious being the replacement and realignment of the US 25/70 bridge crossing the French Broad River. Prior to the construction of the current bridge, its east end was slightly north of its present alignment, at the intersection of present-day Silvermine Road and River Road (Photograph 8). During the site visit, a plaque marking the former alignment and its intersection with the historic Buncombe Turnpike route was discovered (Photograph 9).



Photograph 8. Approximate Path of Former Bridge along US 25/70 (Buncombe Turnpike), Shown on a 1992 Google Earth Aerial Photograph



Photograph 9. Buncombe Turnpike Marker

During the course of the field survey, all resources 50 years of age or older were photographed and documented from the public right-of-way, unless interior access was obtained. A total of five (5) resources were identified as 50 years of age or older and individually evaluated for the NRHP. One (1) distinct grouping of historic resources along Silvermine Road was documented and evaluated as a potential historic district.

The Hot Springs National Register Historic District is located approximately 250 feet west of the APE. Due to the close proximity of the historic district to the undertaking, ECA conducted a windshield survey within the APE to assess the potential for its expansion.

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*. Property evaluations meet the guidelines of NCDOT and the National Park Service.

IV. ARCHITECTURAL SURVEY RESULTS

The windshield survey within the western section of the APE determined that the expansion of the existing Hot Springs Historic District (MD0213) is not warranted due to the loss of important historic resources east of the district, particularly the former railroad depot (MD00092) and buildings associated with the former Mountain Park Hotel. The railroad line directly east of the district survives as a prominent feature separating the economic and commercial center of town from the resort complex and French Broad River to the east. Figure 4 shows the present boundaries of the historic district on a Google Earth aerial photograph.



Figure 4. NRHP Boundaries of the Hot Springs Historic District, shown on a Google Earth aerial photograph

The architectural survey confirmed the locations of all previously recorded historic resources shown in Table 1. Those previously determined eligible were not surveyed for this undertaking (Bridge No.67, Appalachian Trail, and the French Broad River Gauge Station). The Paint Rock Historic Marker (MD0139) was erected in 2010 and describes a site located approximately 5 miles away, and therefore was not evaluated.² The locations of the two ruins, or sites, marked on the HPOWEB GIS Service [Hot Springs Hotel/Bath House (MD0111, and Mountain Park Hotel (MD0134)] were also confirmed during the field survey west of the bridge. The site of the bath house is incorrectly

² The current plaque is engraved with the date of 2010. Confirmation of its replacement of an earlier plaque was obtained from the North Carolina Office of Archives and History.

mapped on the HPOWEB GIS, and is actually located outside of the APE. The following photographs confirm the presence of the five resources/sites not individually evaluated in this report.



Photograph 10. Bridge No.67/Appalachian Trail



Photograph 11. French Broad River Gauge Station (MD0255)



Photograph 12. Appalachian Trail



Photograph 13. Hot Springs Bath House (MD0111) Ruins (outside of APE)



Photograph 14. Mountain Park Hotel Site (MD0134)

Although the present Hot Springs Resort & Spa boasts an intriguing history and occupies land long associated with the hot mineral springs and the former Mountain Park Hotel, all buildings west of the French Broad River within the APE were constructed c.1975 through c.2005. Buildings less than 50 years of age include the following:

- 1) Registration Building, c.2005
- 2) Resort Suites, c.1990
- 3) Resort Mineral Baths (total 17), c.1990-2000
- 4) Cabins (total 14), c.1990-2000
- 5) Vacation rental/duplex, c.1975
- 6) Resort General Store (formerly gas station), c.1975
- 7) Employee Workshop, c.1975

In addition to those resources discussed above, the architectural survey identified five (5) individual residential resources east of the French Broad River that are 50 years of age or older. One (1) grouping of resources along Silvermine Road was evaluated as a potential historic district. The results of the architectural survey are summarized in the chart provided in the Management Summary. Figure 4 shows the locations of all properties evaluated for the NRHP on a USGS topographic map. Formal NRHP evaluations of the resources are provided in Chapters V-X.

V. RESOURCE 1, J.H. SACKETT HOUSE (MD0297), 209 RIVER ROAD

Resource Name	J.H. Sackett House
HPO Survey Site #	MD0297
Location	290 River Road, Hot Springs, North Carolina (Madison County)
PIN	8860830475
Date(s) of Construction	c.1900; c.1950s alterations; c.2015 modifications
Recommendation	Not eligible for NRHP



LOCATION AND SETTING

The J.H. Sackett House stands on the east side of River Road (formerly Sunnyside Drive/Drovers Road), immediately south of its intersection with Reservoir Road (formerly Round Top Road). River Road follows the east bank of the French Broad River. The house is located on a 7.5-acre tract and faces southwest towards River Road. A small portion of the property occupies land between River Road and the French Broad River. The house is located approximately 1,250 feet north-northeast of Bridge No. 67, within the APE.

Reservoir Road and Cascade Branch form the north and west property lines, followed by scattered contemporary (primarily non-historic) residential development. A water tank and steep, wooded hills occupy land to the east of the property. A wooded parcel with a historic residence (Resource 2) abuts the property to the south, and the French Broad River serves as the west-southwest boundary. The subject parcel is owned by James and Howard Watkins. Figure 7 shows the boundaries of the property and its location relative to Bridge No.67.

The J.H. Sackett House is sited near the central and southwest section of the parcel, with a setback of approximately 80 feet from River Road. The property is characterized by a small grassed lawn surrounding the house, and heavily wooded hills occupying the majority of the property east of the dwelling. Cascade Branch, located along the north and western property line, meanders along the east side of Reservoir Road, a narrow, winding gravel road. The creek is surrounded by mature vegetation and ground cover. A gravel and grassed driveway extends from the east side of River Road. The small section of the parcel west of River Road is undeveloped and occupied by mature vegetation, overgrown weeds, and ground cover. The viewshed from the property across the French Broad River towards Bridge No.67 and the center of Hot Springs is primarily obstructed, particularly during the summer months.

Figure 6 is a site plan of the property identifying the footprint of the Sackett House (MD0297), landscape characteristics, and its overall setting. Photographs depicting the current setting of the J.H. Sackett House follow the site location maps.

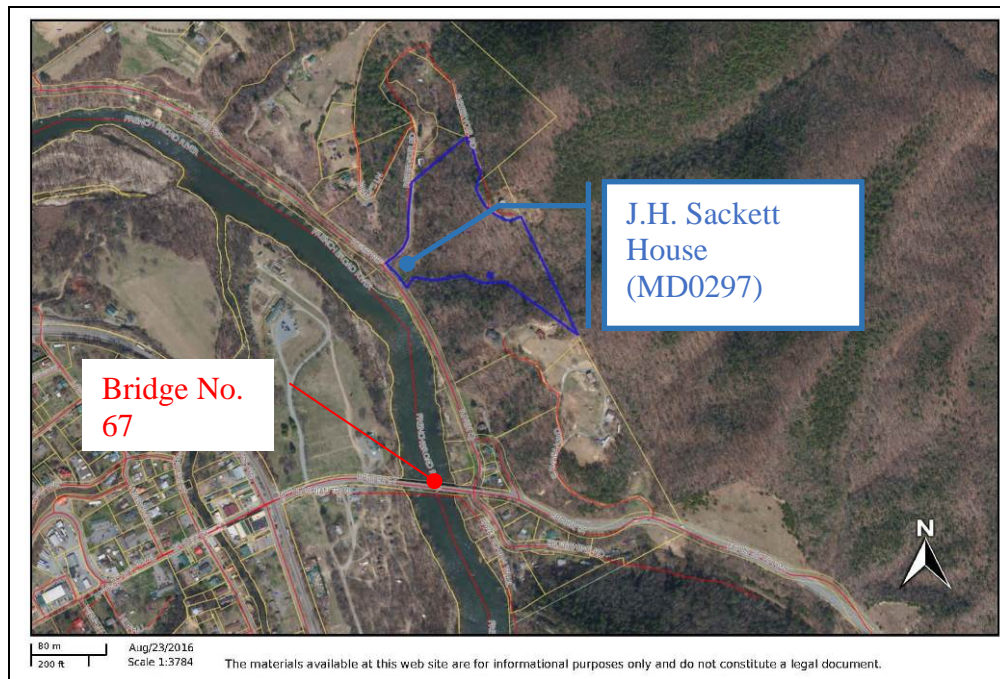


Figure 5. Location of Resource 1 and Associated Property, Shown on GIS Parcel Map with Aerial Overlay

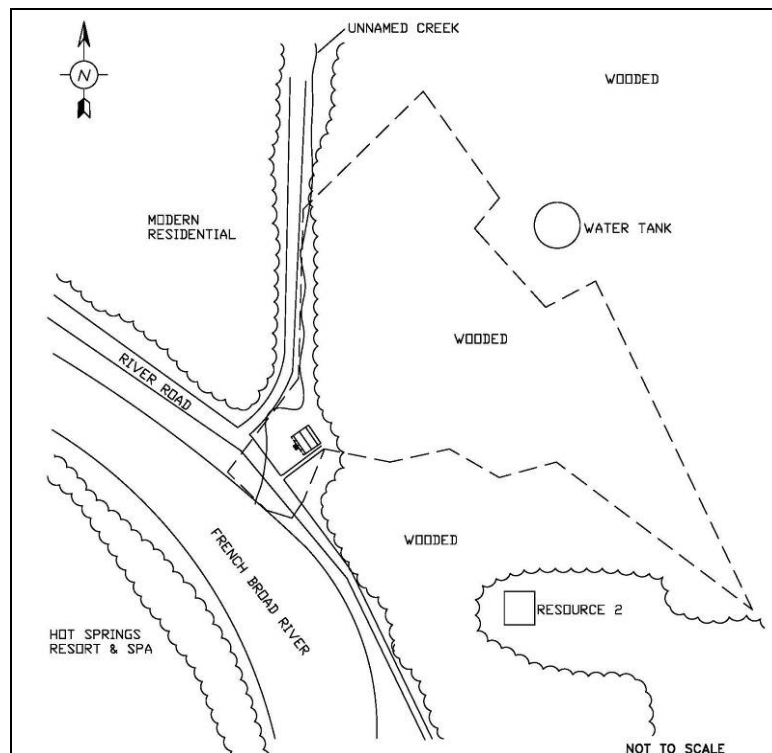


Figure 6. Site Plan of the J.H. Sackett House Property and Surrounds



Photograph 15. Northeasterly View of Yard and Siting of J.H. Sackett House



Photograph 16. Southwesterly View toward the Section of Parcel Located West of River Road



Photograph 17. Southwesterly View from the J.H. Sackett House Property toward the French Broad River and Bridge No. 67

ARCHITECTURAL/PHYSICAL DESCRIPTION

The J.H. Sackett House (MD0297) is a circa 1900, one-story frame dwelling with a medium-pitched, side gable roof clad in asphalt shingles. The asphalt shingles recently replaced corrugated metal roofing. The roof features wide overhanging eaves with fascia. An interior brick chimney is off-centered and straddles the roof ridgeline. Side gable ends are clad with weatherboard siding and feature a rectangular, wood-louvered vent. Exterior walls are covered with non-historic (less than 50 years) vertical flush board siding. The façade (southwest elevation) exterior appears to be vertical fiberboard paneling.



Photograph 18. J.H. Sackett House, Façade (Southwest Elevation)



Photograph 19. J.H. Sackett House, Picture Window on Façade

The façade is three bays (W, D, W) with a centered entry door featuring three vertical lights and horizontal panels. The first bay is a later modification in which the original double-hung sash window was replaced with the present single-pane picture window flanked by double-hung wood sash (Photograph 16). Primary windows throughout the house are one-over-one, double-hung wood sash. Unlike the south elevation with two single windows, the north features a paired window.

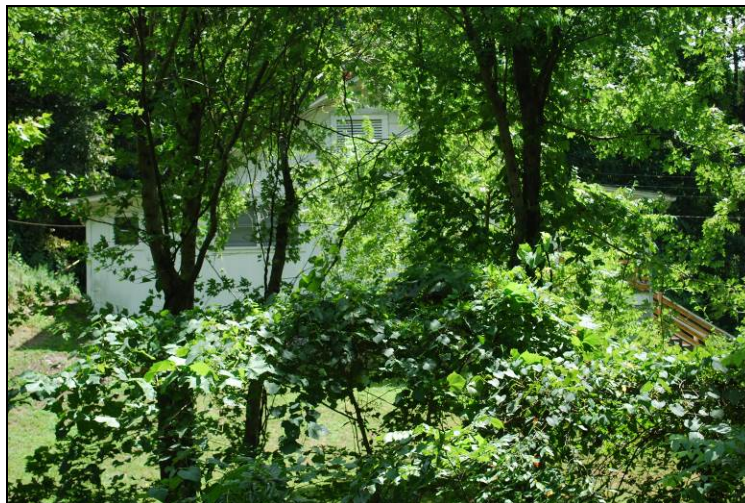
A full-width entry porch with shed roof is along the façade. The porch roof

is supported by square wood posts. A non-historic board balustrade surrounds the porch. A prominent gabled dormer with a four-light fixed window is centered above the porch, flush with the wall. Its gable end is clad in weatherboard siding. Non-historic concrete steps are centered on the porch. The foundation of the house is concealed by a rough coat of stucco. Beneath the porch is a raised basement with window openings visible on the façade. One of the windows is covered in plywood.



Photograph 20. J.H. Sackett House, Southwest Oblique

A c.1950 addition with shed roof extends along the rear. Historically, the addition was a full-width open porch. The north end of the porch is enclosed and features a single window.



Photograph 21. J.H. Sackett House, North Elevation and Rear Addition

Known Alterations

A c.1930 photograph of the J.H. Sackett House and William Edward McFall, owner at the time, shows a dwelling entirely clad in weatherboard siding (Photograph 23). The second chimney visible in the photograph is not extant. The porch has been significantly altered since the photograph was taken. In particular, the prominent concrete steps centered on the front of the porch replaced wood

steps leading from the south end of the porch. The original porch foundation was wood piers, with no enclosed basement. The present one-over-one windows are shorter in height than the original two(vertical)-over-two (vertical), double-hung wood sash windows. Lastly, the rear addition does not appear to be present in the c.1930 photograph.



Photograph 22. J.H. Sackett House, c.1930
Source: Ancestry.com

Interior access to the house was not permitted during the site visit. Based on exterior observations, the residence likely follows a common vernacular plan in which two rooms flank either side of a central entry hall. The following floor plan is an assumption based on an understanding of American architectural history, as well as exterior observations.

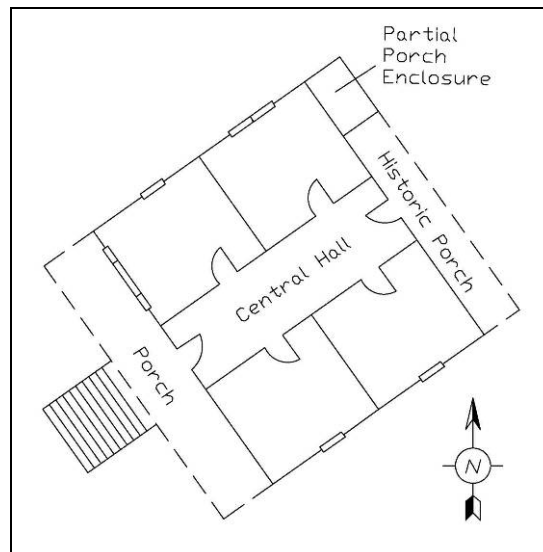


Figure 7. J.H. Sackett House, Floorplan Based on Exterior Observations

HISTORICAL BACKGROUND

Constructed c.1900, the J.H. Sackett House is among the earliest surviving residences built along the former Buncombe Turnpike (present River Road), on the east bank of the French Broad River in Hot Springs. As noted in A Guide to the Historic Architecture of Western North Carolina, Madison County has been known as “...the Kingdom of Madison,’ for its isolation and the independence of its people”, creating a “dual heritage that encompasses rural mountain culture and a once-great mineral springs resort at Hot Springs.”³ On July 11, 1788, the governor of North Carolina conveyed a 200-acre land grant on the south side of the French Broad River to Gaser Dagg, which included hot mineral springs discovered in 1788.⁴ Originally named Warm Springs, the town consisted of the springs, a tavern, and a stage coach stop. The opening of the Buncombe Turnpike from Asheville into Tennessee in 1828 propelled the development of Warm Springs. The Turnpike, which traveled the eastern bank of the French Broad River, quickly became the major toll road linking Greeneville, Tennessee to South Carolina, providing an excellent route for drovers to herd livestock to coastal lowlands. As such, it was commonly referred to as the Drover’s Road.⁵ The present River Road in Hot Springs, which has changed names multiple times over the years (aka Paint Rock Road and Sunny Side Drive), also follows the former Buncombe Turnpike and Drover’s Road.

Transportation afforded by the turnpike within the French Broad River Valley precipitated an increase in commerce in livestock and crops that brought economic growth to the region and Madison County. The active trading stands along the river contrasted with the isolated farms of the headwater settlements. The stands provided overnight shelter and food for the livestock drives, as well as a broad range of other travelers. Farmers sold or traded goods to the stands, thus expanding the economy of the upland family farms. Ultimately, the stands gradually evolved into communities along the river, including Hot Springs.⁶

Similar to other regions of western North Carolina and Madison County, early settlers of Hot Springs were generally subsistence farmers. However, the Drovers Road, coupled with the discovery of the warm mineral springs, the area developed as a center of trade, a place for lodging, and eventually as a prominent resort community. Farming within and immediately surrounding Hot Springs remained relatively small-scale, particularly along the east bank of the river and the Drovers Road.

The arrival of the railroad to Warm Springs in 1882 ended the Drovers Era and the Buncombe Turnpike, resulting in the abandonment of drover’s stands and hotels along the road. Despite the considerable decline in the drover traffic, Hot Springs thrived in new ways, becoming the oldest incorporated town in Madison County in 1893. The most significant period of growth of Hot Springs occurred during the late-19th and early-20th century. Hot Springs during the early-20th century was a thriving resort community with well-traveled transportation routes, and an appealing landscape.⁷

³ Bishir, Catherine W., Michael A. Southern, and Jennifer F. Martin. A Guide to the Historic Architecture of Western North Carolina. Chapel Hill, North Carolina: The University of North Carolina Press, 1999, p.247.

⁴ Argintar, Sybil. “Hot Springs Historic District,” National Register of Historic Places nomination form, 2008.

⁵ Hot Springs Resort & Spa, “History” handout provided by the resort management.

⁶ “Preliminary Assessment: Architectural Survey of Madison County,” on file at NC HPO western office, 1984.

⁷ *Ibid.*

As the town boomed as a result of the resort, nearby riverfront property at the base of the mountains was greatly desired. Available river property on the west bank was limited, as the majority was occupied by the hot springs resort and golf course. During the early years of the 20th century, the east bank was settled and riverfront dwellings developed along present-day River Road and Silvermine Road, including the J.H. Sackett House. Not only were these properties within walking distance of town, they were conveniently sited near the intersection of two significant transportation routes. Further, these riverfront properties were somewhat rural in nature, and afforded impressive views of the river and Hot Springs community. Both the French Broad River to the west and the wooded mountains to the east create a majestic natural landscape characterizing these riverfront properties.

Settlement on the east bank of the French Broad River began at the turn-of-the-twentieth century. The earliest settlers may have operated small-scale subsistence farms on their properties; however, the mountainous terrain, transportation routes, and the French Broad River limited the use of their land. By the 1910s, settlers on the east bank tended to be employed in the town of Hot Springs. The latter enjoying the scenic, slightly rural setting of their riverfront properties, while remaining within close proximity to the center of town.

Figure 8 is a turn-of-the-20th century painting of the Mountain Park Hotel and grounds and the former bridge crossing the French Broad River. The painting shows the J.C. Sanders House (extant, MD0178) at the base of the bridge on the east bank of the river. John Cox Sanders Sr. was among the early residents to settle along the banks of the river. The Sanders House was built shortly after the Sackett House. As the painting demonstrates, Sanders operated a small-scale farm immediately surrounding his house. The painting shows the land surrounding the Sackett House as wooded, suggesting that J.H. Sackett did not farm his property.

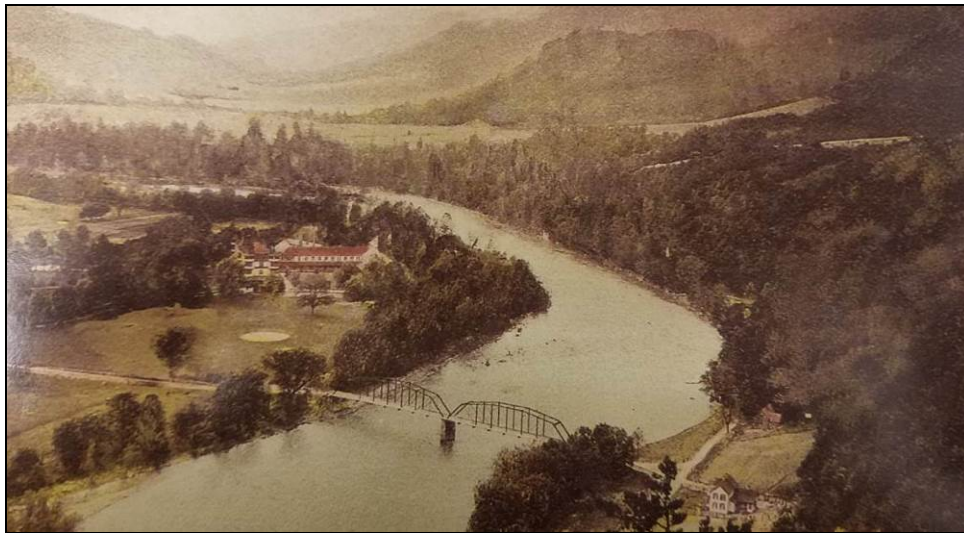


Figure 8. Circa 1905 Painting of the Mountain Park Hotel and Grounds, looking north from Lover's Leap Ridge

J.H. Sackett House and Property

The present 7.5-acre parcel is owned by James E. and Howard B. Watkins, who purchased the property in 2015 from the heirs of Adelia and Cecil Watkins (Deed Book 589, Page 428). The parcel is comprised of three tracts of land acquired by John H. Sackett (b.1845-d.1921) between August 1900 and January 1921. The earliest deed supporting the construction date of the house (Deed Book 15, Page 573) dates to August 28, 1900 when Tract 1 was granted to J.H. Sackett by the County Commissioner.⁸ Tract 2 of the present lot was conveyed by Clinton House Lamb and wife, Louise, to J.H. Sackett on January 13, 1921 (Deed Book 41, Page 215). It is unclear when Tract 3 was obtained by J.H. Sackett.

Little is known about J.H. Sackett and his wife, Martha. Census records and a search of documentation available on Ancestry.com provide little information. J.H. Sackett died in April of 1921, shortly after acquiring Tract 2 of his estate. The 1920 Federal census and his death certificate indicate that he was a farmer. Madison County deed records do not indicate that Sackett had additional land-holdings within the area. Five years following his death in 1921, his wife, Martha, deeded all three tracts of land to W.E. McFall (Deed Book 40, Page 149) on April 6, 1926. The 1926 deed makes reference to an orchard occupying a portion of the property.

William Edward “Ed” McFall (b.1881-d.1938) was a Baptist preacher and married to Bettie Parris McFall. A review of the News-Record, a Madison County newspaper, suggests that he held services in various churches throughout the county. The couple had five children and resided in the house until their deaths. Ed Mcfall died in 1938, and Bettie passed in 1952.⁹ Federal census records do not suggest that the McFall family was involved in farming. Further, a c.1935 photograph (Photograph 24) from Lover’s Leap shows the land associated with the J.H. Sackett House as wooded. The 1935 USGS topographic map, and subsequent maps, show the only cleared land on the property as immediately surrounding the home site.



Photograph 23. View towards CCC Camp and French Broad River from Lover’s Leap, c.1935
Source: Hot Springs Resort and Spa website

⁸ The deed is not available with the Madison County Register of Deeds. It is merely referenced in later records.

⁹ North Carolina Bureau of Vital Statistics, Standard Certificate of Death for William Edward McFall; Ancestry.com records.

Upon the death of Bettie McFall, her heirs deeded the present tract of land to Harry Edwards and wife, Elizabeth “Lizzie” Holder Roberts (b.1897-d.1970) on April 3, 1952 (Deed Book 83, Page 7). The 1940 census indicates that Harry and Lizzie were renting a house on “U.S. Gor. Trail.” This “trail” may be the present Reservoir Road. The same census identifies the Watkins, Sawyer, and Carol McFall families also residing along this road. The majority of these families were in the farming industry, likely operated small, family-run farms for both subsistence and modest profit.¹⁰ It is not surprising that Harry and Lizzie Roberts, who resided within close proximity to the Edward McFall family, would acquire the property in 1952 following the death of Bettie McFall. The historic alterations of the house, including the rear addition, occurred during the ownership of Harry and Lizzie Roberts. Harry Roberts died on November 20, 1962 at the age of 72, and Lizzie passed in 1970.¹¹

The property associated with the J.H. Sackett House remained within the Holder-Roberts family until Dorothy and James Holder deeded the property to long-time neighbors Cecil and Adelia Watkins in 1990 (Deed Book 184, Page 297). Both Cecil and Adelia have since passed; however, the J.H. Sackett House and associated land remain within the Watkins’ family.

ARCHITECTURAL CONTEXT

The frame, side-gabled, central hall cottage was a common vernacular residential form throughout rural regions of the country during the 19th and early-20th centuries. Various searches of the NC HPOWEB GIS database for modest, rural houses within Madison County did not identify similar dwellings. A review of *A Guide to the Historic Architecture of Western North Carolina*, which generally only documents resources bearing unique historic or architectural significance, does not identify any similar house types within Madison County. A brief windshield survey within the vicinity and along River Road did not identify similar properties. Due to the commonality of the rural, central hall cottage, however, numerous examples likely exist throughout the county.

Other Hot Springs riverfront properties that emerged during the early-20th century are documented within this report. These include the 1914 Jeff Bruce House (MD0074), the c.1905 J.C. Sanders House (MD0178), and the 1907 Penland-Gentry House (MD0298). With the exception of the J.H. Sackett House, all are closely grouped around the intersection of River Road, Silvermine Road, and the former alignment of US 25/70. Further, all are indicative of middle- to upper-middle class residences, whereas the J.H. Sackett House is a modest, lower income dwelling. Of the riverfront properties, the Jeff Bruce House is the most intact representation.

¹⁰ 1940 Federal Census.

¹¹ Census and vital records; Ancestry.com.

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.¹² 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 J.H. Sackett House retains its historic **location and setting**, and overall historic aesthetic. Although the house retains its original central hall form, much of its **design, workmanship, and materials** have been altered or removed. These non-historic modifications include the change in type and size of windows. The original weatherboard siding was removed and replaced with modern materials not in keeping with the original materials and workmanship of the house. Further, the installation of these non-conforming exterior sidings compromise the overall historic **feeling** and character of the c.1900 residence. The house has lost one of the original brick chimneys and the porch is heavily altered.

The property continues to be associated with the families who obtained the residence in 1952. The size of the property is the same as it was when Martha Sackett, widow of J.H. Sackett, deeded the land to the McFall family in 1926. As such, the property retains its historic **associations**.

¹² 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.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the J.H. Sackett House (MD0297) is **not eligible** for the National Register of Historic Places. The historic integrity of the property is significantly compromised by the material changes and rear addition 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. Research did not indicate that the Sackett House is associated with a significant event or pattern of events. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Families directly associated with the historic farmstead were not identified through research as significant within community, state, or national historic contexts. Therefore, the J.H. Sackett 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 J.H. Sackett House does not possess historic architectural value. It survives as an example of a common, vernacular house type occurring across the country during the 19th and early-20th centuries, particularly in rural and mountainous regions. Although no comparable examples within the region were discovered, the likelihood of numerous rural representations in Madison County is probable. Further, the J.H. Sackett House lacks integrity of design, materials, workmanship, and feeling. Therefore, it is **not significant** under **Criterion C**.

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 J.C. Sackett House would yield additional information pertaining to early-20th century building technology or agricultural practices not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

VI. RESOURCE 2, WILLIAM ELLERSON HOUSE (MD0296), 320 GAHAGANS ROAD

Resource Name	William Ellerson House
HPO Survey Site #	MD0296
Location	320 Gahagans Road, Hot Springs, North Carolina (Madison County)
PIN	8860822912
Date(s) of Construction	c.1910
Recommendation	Eligible for NRHP



LOCATION AND SETTING

The William Ellerson House is located on the east side of the French Broad River along Round Top Ridge, also known as Sanders Hill. It is accessible from Gahagans Road, which extends from the north side of US 25/70, and traverses uphill in a northerly direction. The house is located on a 9.15-acre tract historically associated with two parcels on either side of Gahagans Road, a private driveway inaccessible during the field survey. Parcel 8860829159 is 7.95 acres, and includes two mobile homes, a large garage, and a single-family dwelling. All buildings on this parcel are less than 50 years of age. However, Sanders' Family Cemetery is located at its southern end and dates to the early-20th century. Due to the high number of non-historic resources on the adjacent parcel, it is not included as part of this evaluation. The second parcel historically associated with the Ellerson House is Parcel 8860817836, consisting of 4.7 acres of wooded, undeveloped land.

The Ellerson House, constructed in 1912, is located approximately 900 feet northeast of Bridge No. 67. The present parcel is bounded to the north by the southern property line of the J.H. Sackett House (Resource 1); to the east by United States National Forest, including numerous wooded ridgetops; to the south by the Jeff Bruce House (Resource 3) and associated property, and the residential parcel historically associated with the Ellerson property; and to the west by the Jeff Bruce property, followed by River Road and the French Broad River. Surrounding land is generally wooded. Figure 10 shows the boundaries of the current parcel, the historically associated properties, and the location of Bridge No.67.

According to tax records, the subject parcel is presently owned by Donald W. Gahagan Sr. and Mary J. Gahagan. Additional Gahagan family members own the two adjacent parcels shown on Figure 9, as well as the parcel on which the Jeff Bruce House (MD0074) is located.

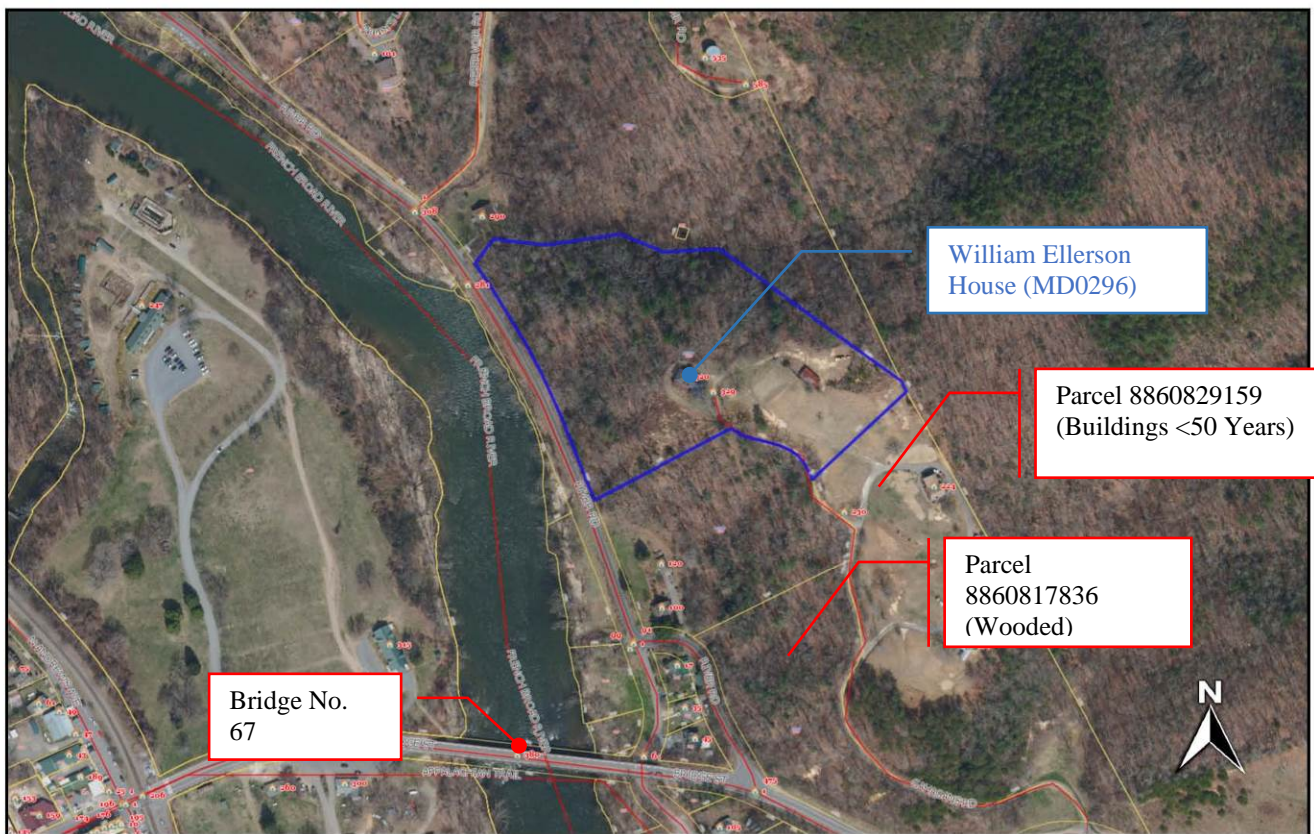


Figure 9. Location of Resource 2 (William Ellerson House) Relative to Bridge No. 67, Shown on a Madison County Parcel Map with Aerial Overlay

The Ellerson House is sited near the south central section of the parcel, at the northern end of Gahagans Road. The paved road becomes a dirt and gravel drive that encircles the house. The majority of the property is heavily wooded. The southeast section of the property is open and grassed, and contains a mid-20th century garage. The deliberate siting of the house atop the western slope of the ridge, and facing southwest, provides an impressive vista across the French Broad River toward the center of Hot Springs. The historic lodge is nestled amid old growth oak trees, and its overall setting creates the feeling of a mountain lodge retreat.

According to NC HPO, the current property owner of the Ellerson House is in the process of completing a National Register Study List application. Due to the lack of access to the property during the field survey, photographs presented in this report were provided by the NC HPO western office.

Figure 10 is a site plan of the property identifying the footprint of the Ellerson House (MD0296), garage, landscape elements, and surrounds. Photographs depicting the current setting of the house are also provided. Gahagans Road, heavily marked as a private drive, was inaccessible during the site visit.

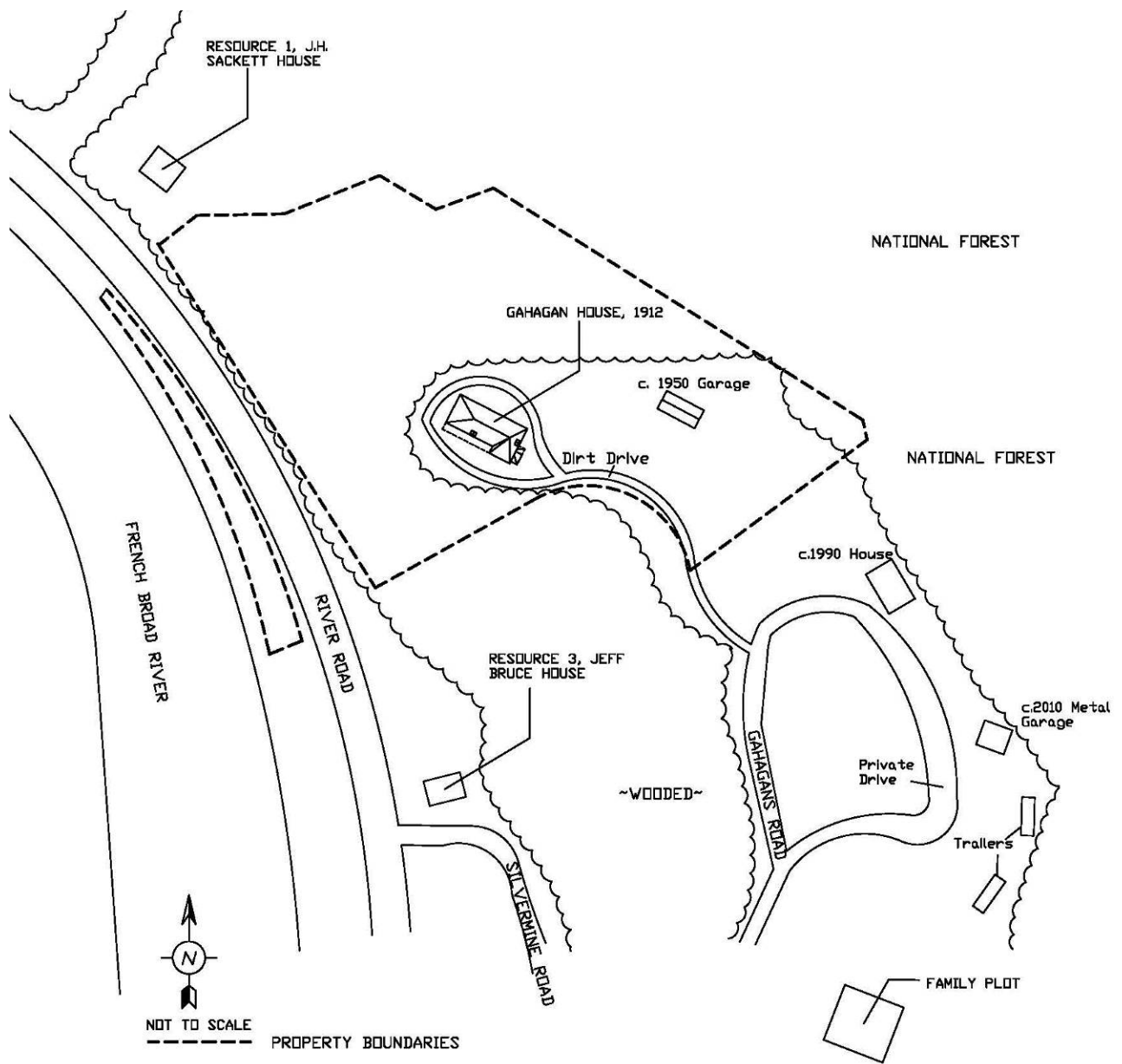
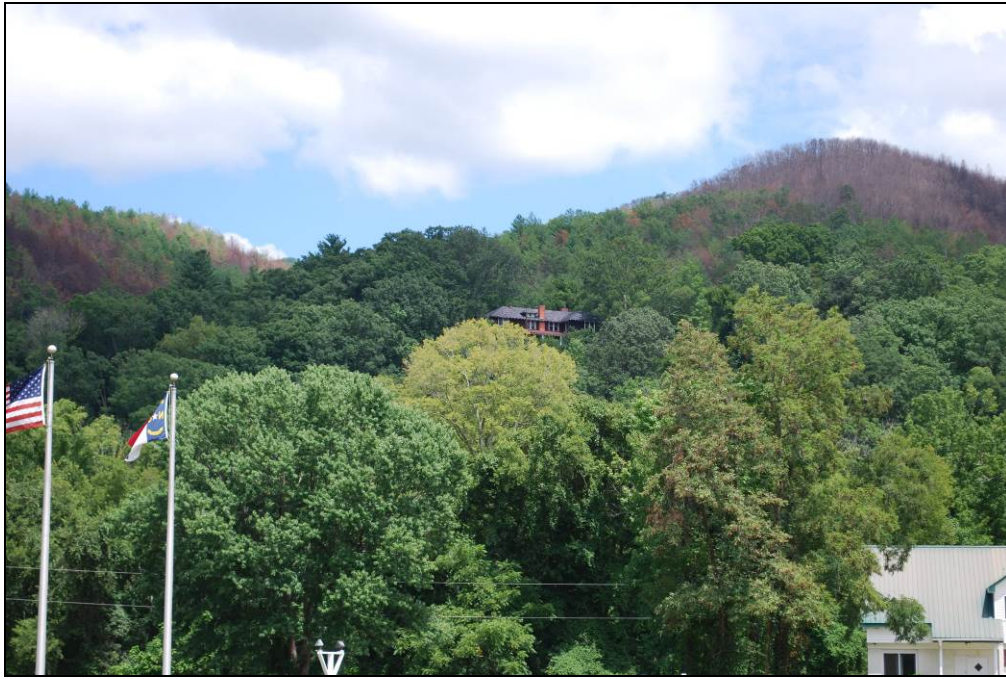


Figure 10. Site Plan of the William Ellerson House and Surrounds



Photograph 24. View toward William Ellerson House from Grounds of the Hot Springs Resort & Spa



Photograph 25. View from William Ellerson House toward Hot Springs



Photograph 26. View from William Ellerson House toward Garage

ARCHITECTURAL/PHYSICAL DESCRIPTION

Built in 1912, the William Ellerson House (MD0296) is a two-story frame bungalow overlooking the town of Hot Springs and the French Broad River. The house is characterized by its Craftsman-stylistic influences that create a mountain retreat aesthetic. The house has a low-pitched hipped roof clad with asphalt shingles and features wide overhanging eaves and exposed rafter ends. A hipped dormer on the façade and southeast elevation features overhanging eaves with exposed rafter ends, and a centered fixed window flanked by wood-louvered vents. Exterior walls and cedar shingles. A prominent brick chimney with stone fireplace is on the front façade (southwest elevation) and pierces the roof eave. The house includes two additional interior brick chimneys.



Photograph 27. William Ellerson House, Façade and Roof



Photograph 28. William Ellerson House, Façade

The William Ellerson House is comprised of a rectangular principal massing with a hipped, two-story wing projecting from the south end of the façade, creating its present L-shaped form. The façade is asymmetrical with a one-story porch inset within the ell. The principal massing of the façade is three bays (WDW, D, D) with the exterior chimney located between bays two and three. The first entry bay is a glazed and paneled door. The windows flanking either side of the door are slightly taller and contain a double-hung wood sash, with an upper sash comprised of multiple diamond-shaped panes. Bays two and three are two-leaf French doors with exterior screen doors. A fourth entry door leads from the porch to the south projecting bay. This door is glazed and paneled with flanking double-hung wood sash windows. The façade of the projecting bays each contains a set of five windows. Primary windows throughout the house are four (vertical)-over-one double-hung wood sash. A number of the windows are paired. The house rests on a brick foundation. Along some sections of the foundation, a wood post is between the brick.

The entry porch features square wood posts and a shed roof with overhanging eaves and exposed rafter ends. The porch sits on a continuous concrete block foundation and features wood board flooring. Prominent stone steps extend from the front of the porch, and feature a low stone balustrade wall. A one-story hipped porch projects from the southeast elevation and features square wood posts and balustrade, and a stone foundation.



Photograph 29. Gahgan House, Façade, looking northwest



Photograph 30. William Ellerson House, Southeast Oblique

The rear elevation of the Ellerson House features one-over-one windows on both floors. The first floor includes a multi-light-over-one, double-hung wood sash window flanked on either side by one-over-one windows. There are two doors on the first floor of the rear elevation. Located at the east end of the rear, the entry door appears to be a mid-century glazed and paneled door, set within an altered exterior with weatherboard, rather than the shingle siding on the remainder of the house. The second entry door is glazed and paneled.



Photograph 31. Rear Elevation of the Ellerson House



Photograph 32. Rear Elevation, Ghost Marks of former Gabled Porch

The northwest elevation of the house includes a set of three windows on the second floor. A set of three windows on the first floor are boarded over. Interior photographs confirm the original windows are intact.

Exterior alterations of the house are minimal. The continuous concrete block porch foundation appears to be a recent stabilization project. Alterations to the rear elevation include the removal of a one-story gabled porch and the application of the weatherboard siding and entry door at the east end.

Interior

Based on photographs of the exterior and interior provided by the NC HPO western office, ECA is able to roughly determine the floor plan of the residence. Figure 11 is a general floor plan of the first floor based on the photographs. The floorplan is a predicted layout only.

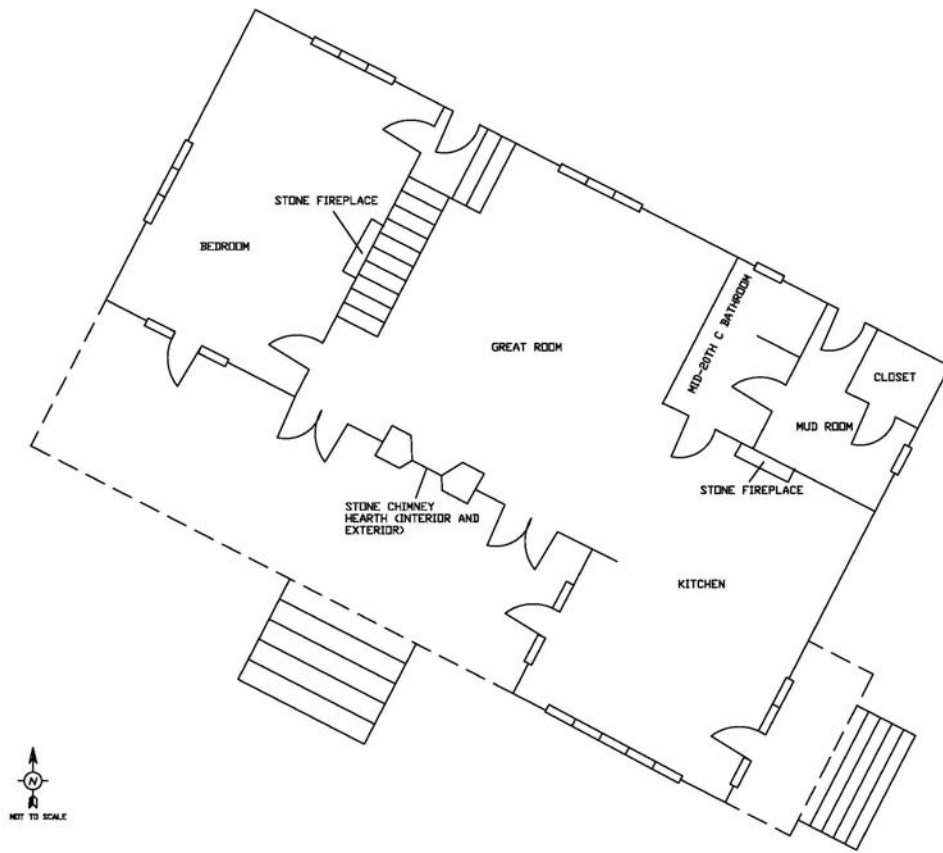


Figure 11. William Ellerson House, First Floor
 Drawn from photographs provided by NC HPO western office

Photographs provided by the NC HPO western office reflect a well-maintained residence retaining substantial historic integrity. The interior is characterized by the dark stained wood elements throughout the house, including hardwood flooring, window and door surrounds, baseboards, trim, and doors. Doors throughout the interior of the house are paneled with original hardware. Bathroom furnishings (toilets and sinks) appear to be mid- to late-20th century upgrades.

First Floor

The “Great Room” of the Ellerson House occupies the interior space between the two French doors leading to the front porch. The most prominent element to the room is the stone chimney and hearth. The room features hard wood floors, original to the house. Interior walls are plastered and the ceiling of the Great Room exhibits exposed beams, also stained. Located at the north end of the room is a staircase leading to the second floor. A bedroom located at the northwest end of the first floor is accessed from the Great Room via two doors. The bedroom features beadboard wainscoting. An open kitchen occupies the southeast section of the first floor. A prominent stone fireplace is on the north wall of the kitchen. The kitchen counters and cabinetry are recent upgrades. A mid- to late-20th century bathroom is accessed from the north end of the kitchen. The bathroom then leads into a mudroom with closet. The flooring of the bathroom and mudroom is linoleum. The rooms may have historically been a recessed porch or sunroom, which was later enclosed on the exterior with the present weatherboard siding visible on the rear elevation.



Photograph 33. William Ellerson House, Great Room, looking north



Photograph 34. William Ellerson House, First Floor Kitchen



Photograph 35. First Floor Bedroom



Photograph 36. First Floor, Mid-20th Century Bathroom

Second Floor

The Second floor is irregular in plan, with hallways extending from a central stair hall. It appears that each hallway leads to a bathroom and one or two bedrooms. Like the first floor, the second features stained wood throughout, including original floor boards. The two bathrooms on the second floor are original to the house, with mid-20th century upgrades.



Photograph 37. William Ellerson House, Second Floor Stair Hall



Photograph 38. William Ellerson House, Second Floor Stair Hall



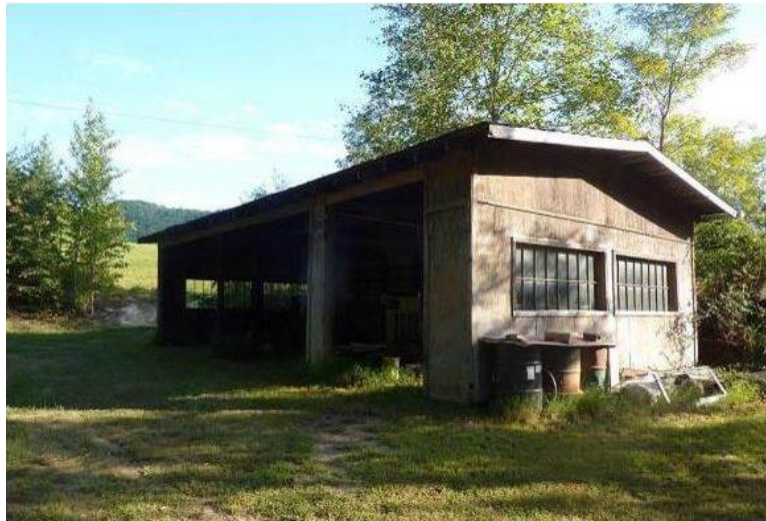
Photograph 39. William Ellerson House, Second Floor Bedroom



Photograph 40. William Ellerson House, Second Floor Bathroom

Circa 1950 Garage

A mid-20th century frame garage is located east of the house, within a grassed area adjacent to the eastern tree line of the property. The garage features vertical flush board siding, and a low-pitched, side-gable roof with overhanging eaves with fascia. The garage faces southwest. Its façade is open with a two-car bay opening, and a single bay opening. Side elevations feature two horizontal sets of 16-light metal sash.



Photograph 41. Northerly view of c.1950 Garage on Gahagan Property

HISTORICAL BACKGROUND

The present 9.15-acre parcel is a portion of four joined tracts of land conveyed as a single estate from Elizabeth Ellerson (widow of William Ellerson) to George and Evelyn Gahagan in 1945 (Deed Book 72, Page 195). The acreage is historically associated with the J.C. Sanders estate, and the hill on which the house sits, known as Sanders Hill.

The core of the house was reportedly constructed by William Ellerson in 1912 for his first wife, Eleanor Carmichael. Born in Virginia, Ellerson arrived in North Carolina in the early years of the 20th century. He resided in Asheville as late as 1905 (US City Directory Database).

It is believed that William Ellerson was an agent for E.W. Grove (b.1850-d.1927), a man incredibly influential in the development of Asheville.¹³ Having become a wealthy man in the pharmaceutical business, Grove turned his attention to real estate, amassing 1,000 acres of land by 1907.¹⁴ Grove developed residential neighborhoods around Asheville, and set out to build grand resorts, including the famous Grove Park Inn in Asheville. When Grove was speculating land for a potential resort in Hot Springs, his agent, Ellerson, likely moved to his new residence in Hot Springs.

Shortly following their move to Hot Springs, the couple bore a child, Elizabeth C. Ellerson in 1914. Unfortunately, Eleanor died of kidney failure in 1918. The 1920 census indicates that W.R. Ellerson, a widowed man, was residing alone at his Hot Springs residence. His daughter, Elizabeth, was residing with her grandparents in Asheville that year.

W.R. Ellerson remarried during the 1920s to Jean Garrett Ellerson (b.1890-d.1934). The Garrett family is among the early settlers of Hot Springs. In a deed dated 1928, William Ellerson conveys

¹³ Email from NC HPO western office.

¹⁴ Omni Grove Park Inn, "The Legendary E.W. Grove: A Man with a Visions," Explore Asheville, <https://www.exploreasheville.com/stories/post/the-legendary-ew-grove/> accessed August 2016.

his land to his wife, Jean, and daughter, Elizabeth (Deed Book 40, Page 215). Interestingly, the 1930 Federal census indicates that William and Jean were boarding at a residence in Hayesville, Clay County, North Carolina where William was employed as a superintendent of a railroad. William passed away shortly thereafter in 1931, and was buried in Asheville. Jean Garrett returned to the Ellerson House in Hot Springs where she resided until her death in 1934. She is buried in the Sanders Family Cemetery on the adjacent parcel. Upon her death, Jean willed all of her property to her step-daughter, Elizabeth, who inherited the estate in 1938 when she turned 24 (Deed of Trust 62, Page 390).

It is unclear whether Elizabeth resided in the Ellerson House. The 1940 Federal census indicates that her residence in 1935 was Madison County, North Carolina; however, by 1940, she was living in Baltimore, Maryland. It is probable that the house was used as a vacation property following the death of Jean in 1934. In 1945, Elizabeth conveyed the entire property, which included the four large tracts of land, to George and Evelyn Gahagan (Deed Book 72, Page 195).

The Gahagan family resided in the Ellerson House since they acquired the property in 1945. In 2008, Evelyn, then widowed, gave the entire estate, including all four tracts obtained by William R. Ellerson, to her sons. The three sons subdivided the land, with the eldest son, Thomas and wife Mary, acquiring the parcel on which the Ellerson House is located. Thomas passed in 2011, leaving the house to his wife.

Little is known about the Gahagan family residing in Hot Springs during the latter half of the 20th century. There is evidence, however, that the extended family amassed considerable land throughout Madison County, particularly in the Laurel, Hopewell, and Walnut communities. A 1940-1947 World War II draft card indicates that George and Evelyn were residing in nearby Walnut where George was employed as a coal miner. Two mines owned by the Gahagan family are documented north of Walnut.¹⁵ Census records of various Gahagan's in Madison County confirm numerous members of the family employed in the mining industry.

George E. Gahagan was the son of Ben Wade Gahagan, an early settler of Madison County who amassed a fortune through the logging industry. It is probable that George received a considerable inheritance, allowing him to own and maintain the Ellerson House throughout the mid-20th century. It is plausible that George continued to work in the mining industry until his death in 1978, was employed in town, or survived off his inheritance. His wife, Evelyn, continued to reside in the Ellerson House until her death in 2010. Shortly following his inheritance of the Ellerson House and the death of his mother in 2010, Thomas J. Gahagan passed away in 2011. His obituary indicates that he was employed for more than 30 years with Norfolk Southern Railroad, and was a veteran of the U.S. Air Force.

Research does not suggest that any portion of the property was ever farmed. Since the house was constructed in 1912, the property has remained solely residential.

¹⁵ Hot Springs, NC Mines, US-mining.com , accessed September 2016.

ARCHITECTURAL CONTEXT

The Ellerson House is an example of a large, two-story bungalow with Craftsman-stylistic influences. The bungalow was a popular house form throughout western North Carolina during the early-20th century. Typical bungalows are one-story with low profiles, deep porches with hefty posts, and informal, natural materials. Although western North Carolinians built in a range of nationally popular styles, a sense of regional architectural character emerged during the early-20th century, including a preference for picturesque, romantic, and rustic designs with natural materials.¹⁶ Renditions of the Craftsman-style bungalow were popular throughout the region during the early-20th century, many built using natural materials.

The Craftsman style was largely influenced by the English Arts and Crafts movement and an interest in Oriental wooden architecture. The Craftsman style is characterized by a low-pitched gabled roof (occasionally hipped) with wide, overhanging eaves and exposed rafter ends. Decorative, or false, beams or braces are commonly added under the gables. Porches, either full-width or partial-width, are prominent features of a Craftsman-style residence. The porch roof is often supported by heavy tapered columns. Hipped roof examples of a Craftsman-style house account for less than 10% across the country, and are similar to simple Prairie houses, which normally lack the exposed rafters and other typical details.¹⁷

Craftsman elements were extensively published in magazines across the country leading to its widespread popularity. Numerous pattern books appeared, offering plans for Craftsman bungalows; some even offered pre-cut packages and economical means of construction. As such, the Craftsman-style bungalow quickly became the most popular smaller house in the country. High-style interpretations are rare, and one-story vernacular examples are the most common.¹⁸

The use of wood shingles and the heavy stone fireplace on the exterior of the Ellerson House emphasizes the preference for natural materials. The low-pitched hipped roof, exposed rafter ends, and prominent entry porch are characteristic of the Craftsman style. The window glazing employed throughout the house is characteristic of both Prairie and Craftsman-style.

The Ellerson House is a rare example of a two-story, high-style Craftsman bungalow in the mountains of western North Carolina. During the field survey, which included travel throughout Hot Springs and the county, the principal investigator identified one two-story, high-style Craftsman bungalow in Hot Springs. The Jeff Bruce House (MD0074, Resource 3) is documented within this report. Constructed in 1914, the Jeff Bruce House is an excellent surviving example of a model kit home. Unlike the restrained, natural Craftsman-style elements characterizing the Ellerson House, stylistic embellishment of the Jeff Bruce house is much more elaborate. Further, the Jeff Bruce House is a common bungalow form with a front-facing gable roof.

¹⁶ Catherine Bishir, Michael T. Southern, and Jennifer Martin, *A Guide to the Historic Architecture of Western North Carolina*, Chapel Hill: The University of North Carolina, 1999; 59.

¹⁷ McAlaster, Virginia Lee, *A Field Guide to American House*, New York: Alfred A. Knopf, 2013; p.567-579.

¹⁸ *Ibid.*

A review of *A Guide to the Historic Architecture of Western North Carolina*, which generally documents resources bearing unique historic or architectural significance, does not identify any similar house types within Madison County. One similar example located in Haywood County, “Summer Daze”, features board-and-batten siding, multi-light casement windows, and exposed rafter ends. Its prominent front porch with stone foundation is an excellent representation of a Craftsman-style porch. Summer Daze appears to retain good integrity based on the photograph of the house. Although it is a high-style interpretation of a Craftsman bungalow, it is a one-and-one-half-story example, common throughout the country during the early-20th century. Further, its urban setting contrasts with the rustic mountaintop landscape surrounding the Ellerson House.



Photograph 42. Summer Daze, c.1995
Source: Architecture of Western North Carolina

Various searches of the NC HPOWEB GIS Service for two-story Craftsman bungalows in Madison County and western North Carolina did not identify similar two-story, high-style dwellings.

INTEGRITY

The William Ellerson House retains a high degree of historic integrity. Its historic **location and setting**, and overall **feeling** remain uncompromised. Despite the bathroom updates, mid-20th century modification at the rear of the house on the first floor, and the modern porch foundation, its original **design, workmanship, and materials** remain intact, including the c.1920s addition built for Ellerson’s second wife, Jean. **workmanship**, and **materials** have been altered or removed. Further, it has remained in the Gahagan family since they acquired the property in 1945. As such, the property retains its historic **associations**.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the William Ellerson House (MD0296) is **eligible** for the National Register of Historic Places. The historic integrity of the property is remarkably intact.

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. Research did not indicate that the Ellerson House is associated with a significant event or pattern of events. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Families directly associated with the William Ellerson House were not identified through research as significant within community, state, or national historic contexts. Therefore, the William Ellerson 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 William Ellerson House is a rare example of a high-style, two-story Craftsman bungalow in the mountains of western North Carolina. Although Craftsman bungalows were popular throughout the country, high-style interpretations, particularly two-story examples, are uncommon, and are primarily located within California. The William Ellerson House is the only known example of a high-style, two-story Craftsman bungalow in Hot Springs, Madison County, and the mountains of western North Carolina. The house retains excellent integrity. Therefore, it is **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 William Ellerson House would yield additional information pertaining to early-20th century building technology or agricultural practices not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

VII. RESOURCE 3, JEFF BRUCE HOUSE (MD0074), 100 RIVER ROAD

Resource Name	Jeff Bruce House
HPO Survey Site #	MD0074
Location	100 River Road, Hot Springs, North Carolina (Madison County)
PIN	8860823349
Date(s) of Construction	1914
Recommendation	Eligible under Criterion A and C



LOCATION AND SETTING

The Jeff Bruce House stands on the east side of River Road, immediately north of its intersection with Silvermine Road. River Road follows the east bank of the French Broad River. The house is located on a 5-acre tract and faces southwest towards the road. Approximately one acre of the property is located between River Road and the French Broad River. The house is located approximately 380 feet northeast of Bridge No. 67, within the APE.

The property is bounded by the historic William Ellerson House (MD0296) property to the north, Gahagans Road and the Richard & June Gahagan residential property to the east, and Silvermine Road and a wooded parcel owned by Donald and Mary Gahagan to the south. The three parcels surrounding the Jeff Bruce House are historically associated with the Sanders, Ellerson, and Gahagan families. The French Broad River forms the western boundary of the property, and River Road bisects its western section. The subject parcel is presently owned by Mary J. Gahagan. Figure 13 shows the boundaries of the property and its location relative to Bridge No.67.

The Jeff Bruce House is sited at the southwest corner of the parcel, at the intersection of River Road and Silvermine Road, with setbacks of approximately 50 feet and 25 feet, respectively. The property is characterized by a grassed lawn and designed residential landscaping surrounding the house. A stone drainage feature runs along the eastern edge of River Road within the boundaries of the property. A low stone wall surrounds the west and south property lines in front of the historic Jeff Bruce house. Directly behind the house, a paved driveway extends from Silvermine Road and travels in a northerly direction to a garage apartment. The entire property east of the house and garage apartment is heavily wooded, and slopes steeply upwards towards Gahagans Road. The narrow stretch of land between River Road and the river is undeveloped with a few mature trees and ground cover. The viewshed from the property across the French Broad River towards Bridge No.67 and the center of Hot Springs is primarily obstructed, particularly during the summer months.

Figures 13 and 14 are site plans of the property identifying the footprint of the Jeff Bruce House (MD0074) and garage apartment, landscape characteristics, and its overall setting. Photographs depicting the current setting are also provided.

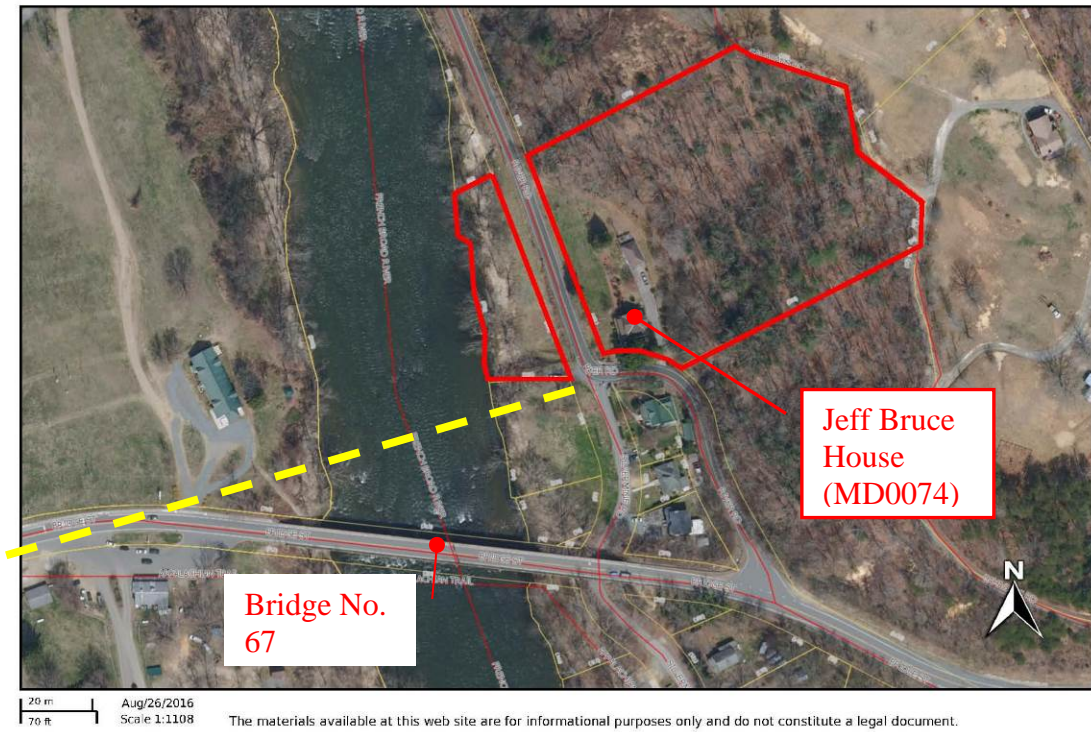


Figure 12. Location of Resource 3 and Bridge No.67, Shown on GIS Parcel Map with Aerial Overlay
 *Dashed line denotes the historic US 25/70 Route and Former Bridge Abutment (not extant)

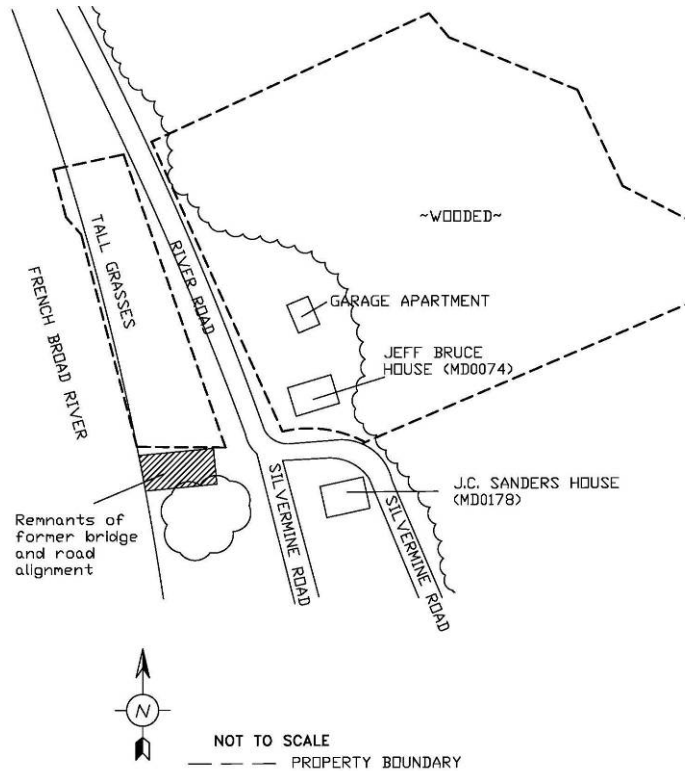


Figure 13. Site Plan of the Jeff Bruce House and Surrounds

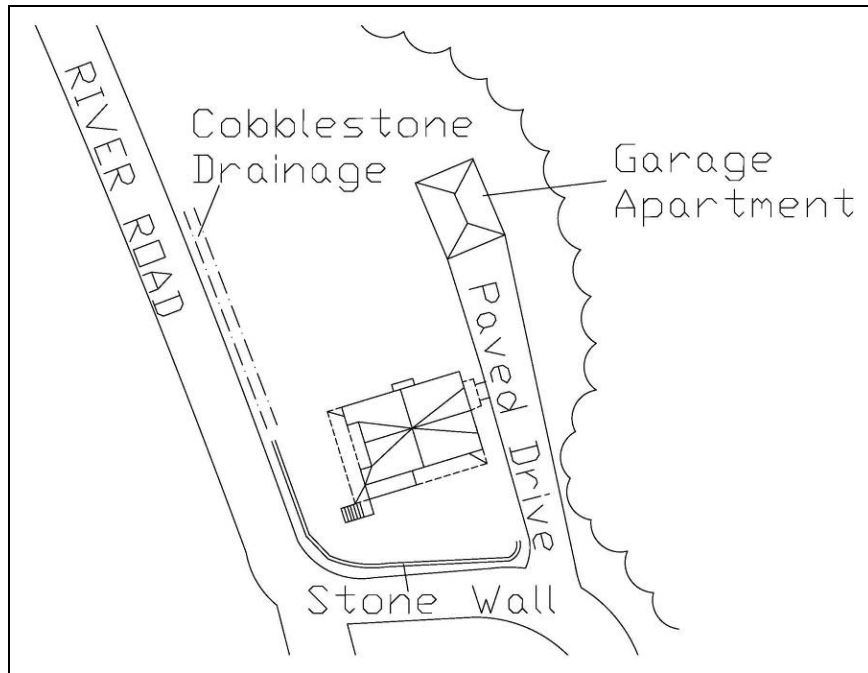


Figure 14. Site Plan of the Jeff Bruce Home Site



Photograph 43. Southeasterly View towards Jeff Bruce House and Residential Landscaping



Photograph 44. Southerly View along East Side of River Road
*Note the stone drainage feature

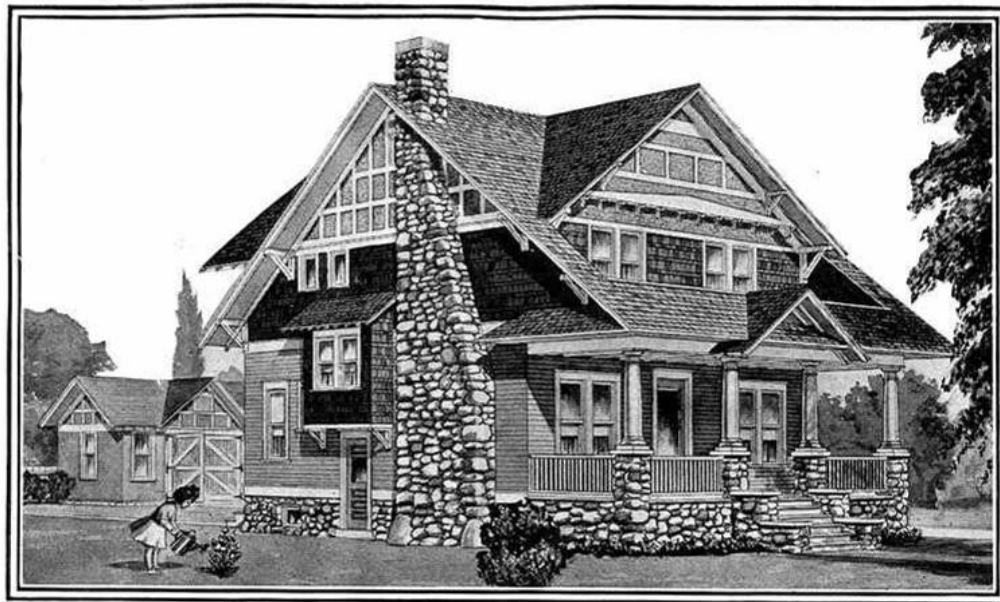


Photograph 45. Northerly View along River Road from the Jeff Bruce House



Photograph 46. View towards French Broad River from the Jeff Bruce House, Historic Bridge Abutment and Remnants of old US 25/70 Route Visible on Left

ARCHITECTURAL/PHYSICAL DESCRIPTION



MODERN HOME No. 187

Figure 15. Sears, Roebucks & Co. Modern Home Kit No. 187

Erected in 1914, the Jeff Bruce House (MD0074) is a two-story frame Craftsman-style bungalow featuring a side gable roof with overhanging eaves and gable brackets. The dwelling is a remarkably preserved example of Sears, Roebuck & Co. kit no.187 (Figure 16), with slight modifications to the original design. The framing of the house is solid oak and chestnut. The home “kit” included pre-cut, notched, and numbered framing. As planned in the kit design, the foundation is random-coursed cobblestone. The first floor exterior is clad in weatherboard siding, while the upper floor and gable ends are sided with wood shingles. Gable ends also feature half-timbering and a fixed square window on the side elevations. Prominent gabled dormers on the façade (west) and rear roof slopes create a nearly cross-shaped roofline. Beneath the front dormer is a recessed deck projecting slightly under a shed a roof. The deck is an additional “option” to the original base design of the model. A prominent exterior, cobblestone chimney is located on the north elevation, and a brick exterior chimney is on the east elevation (rear).



Photograph 47. Southwest Oblique

The façade is three bays (W, D, W) with fixed windows with transom, whereas the original base design featured paired windows. The north elevation contains a slightly projecting oriel window with shed roof and paired windows. Primary windows are one-over-one, double-hung wood sash. A one-story projection on the south elevation features two sets of paired, eight-over-twelve, double-hung wood sash windows. Additional windows included leaded glass and stained glass.



Photograph 48. Northwest Oblique



Photograph 49. South Elevation

A one-story, full-width entry porch features a hipped roof supported by tapered round wood posts on cobblestone piers with concrete caps. A turned post balustrade surrounds the porch. Unlike the base model design, which included prominent centered steps projecting from the façade, the Jeff Bruce House features a modest set of concrete steps at the south end of the porch. Another modification, or “add-on” feature, is a secondary porch with hipped roof extending from the rear of the projecting bay on the south elevation.

The interior of the house was inaccessible during the field survey. However, floorplans of the Modern Home Kit No.187 are available online (Figure 17). With the exception of the one-story projecting bay on the south elevation, exterior observations and interior photographs, taken in 2009 and on file at the North Carolina HPO western office, do not suggest that the floorplan was modified in any way. The 2009 photographs reflect a well-preserved interior with unique design elements such as molded chair rails, Craftsman-style cabinets with leaded glass, and stained hardwood flooring.

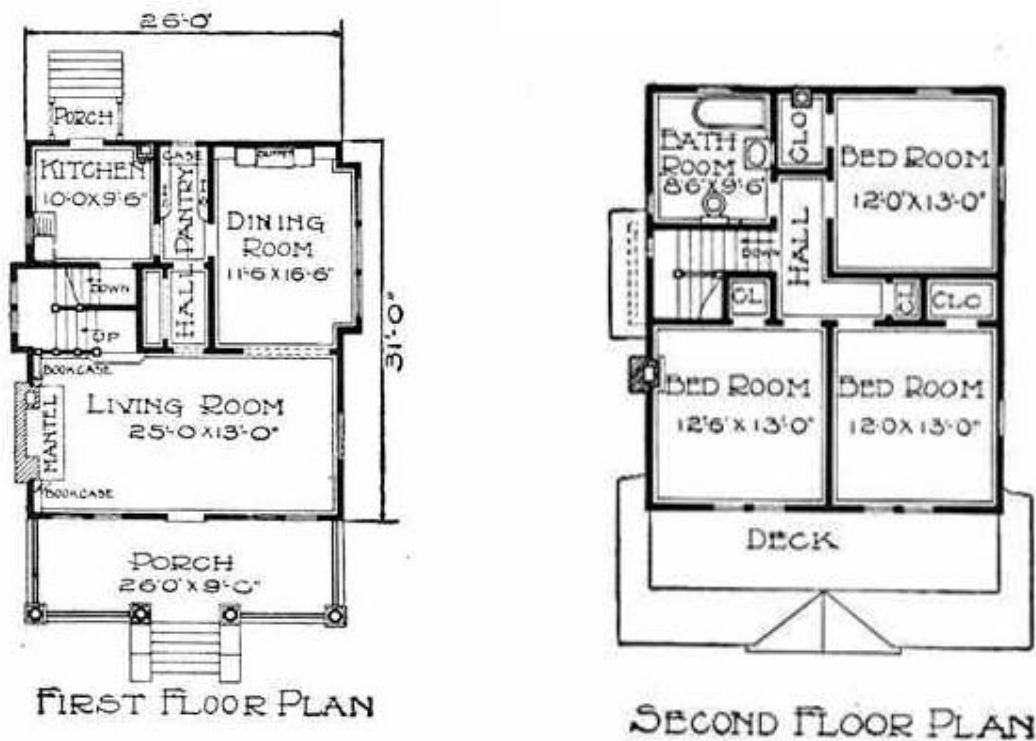


Figure 16. Sears, Roebucks & Co. Modern Home Kit No.187 Floor Plans

Garage Apartment, c.1975

Located northeast of the Jeff Bruce, near the tree line and base of “Sanders” Mountain is a two-story concrete block garage with apartment above. The building features a low-pitched hipped roof with overhanging boxed eaves. The first floor exterior is painted concrete block, while the upper apartment level is clad in asbestos shingle siding. The garage faces south toward the curve of the Silvermine Road. A single, two-car garage door is on the façade with two six-over-six double-hung, wood sash windows on the second floor of the façade. Exterior stone steps lead from the driveway along the east elevation to the second floor.



Photograph 50. Garage Apartment, Facade

The west elevation includes two fixed, four-light windows and a glazed entry door on the first floor. The second floor includes an eight-over-eight double-hung wood sash window, a one-over-one double-hung wood sash window, and a single pane picture window flanked on either side by one-over-one, double-hung wood sash window. A wooden deck projects from the second floor of the north elevation.



Photograph 51. Garage Apartment, West Elevation

HISTORICAL BACKGROUND

The land on which the Jeff Bruce House was built is historically associated with the John C. Sanders Sr. family who began amassing land along the east bank of the French Broad River in Hot Springs in 1889. John Cox Sanders Sr. (b.1855-1946) was married to Sue Anna Goode (b.1866-1911), daughter of stage coach driver, Thomas Goode.¹⁹ The 1880 Federal census indicates that John and Sue Anna were residents of Pine Creek, near the county seat at Marshall. Shortly following their marriage, James Kenneth Sanders (b.1881-1903) was born in 1881. Their second son, John C. Sanders, Jr. arrived in 1883, followed by daughter Margaret Myrtle Sanders in 1886.²⁰

Captain Sanders began amassing land on the east bank of the river, near the large rock known as Lovers Leap, as early as 1889 (Deed Book 3, Page 146).²¹ By 1903, his land holdings included “Sanders Hill,” upon which the present Gahagans Road travels and the William Ellerson House is sited (MD0296, Resource 2). Upon the death of his eldest son that year, the Sanders Family Cemetery was begun on the east side of Gahagan Road. By 1905, the Sanders estate included approximately 50 acres of land on the east bank of the French Broad River along the old Turnpike, extending to Lover’s Leap Mountain.²² Circa 1905, John C. Sanders built a house “on the old turnpike near the washed-out river bridge” (MD0178, Resource 4)²³. Sanders also reportedly built a small blacksmith and wheelwright shop (not extant) on the roadside, as well as operated a ferry.²⁴

In 1912, Thomas Jefferson Bruce ordered a mail-order Sears, Roebucks & Company house, which they erected on a mountainside overlooking Hot Springs. Shortly after its completion, the house was destroyed by fire. Doctor Bruce and his wife, Lena, were expecting a child and required a new home before the arrival of the baby.²⁵ They convinced John C. Sanders into selling them another house site, “next door to Sanders, on Sunnyside Drive” (present River Road).²⁶ On November 27, 1912, Jeff Bruce acquired the present parcel at the intersection of Sunnyside Drive and the old turnpike directly north of the J.C. Sanders House (Deed Book 29, Page 478).

When the Bruce’s obtained the property, its western section fronting the old turnpike was a small agricultural field farmed by J.C. Sanders. The c.1905 painting (Figure 4) shows the field, and also identifies an L-shaped house near the north end of the property field (not extant). Deed records do not confirm the owner of the former house.

¹⁹ Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.76.

²⁰ Sanders Family Cemetery grave markers

²¹ This deed is likely for a tract of land south of US 25/70, at the base of Lovers Leap Ridge.

²² Madison County Self-Guided Walking Tour of Hot Springs, <https://www.visitmadisoncounty.com/wp-content/uploads/Hot-Springs-Walking-Tour-flyer4.pdf> accessed August 8 2016.

²³ Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.88.

²⁴ *Ibid.*

²⁵ County Heritage, Inc., *Madison County Heritage North Carolina, Volume I*, Madison County Heritage Book Committee, Don Mills Inc., 1994; p.7.

²⁶ Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.133.

The Bruce's ordered a bungalow kit (Modern Home No.187), also referred to as "The Sherburne" kit and priced between \$1,231 and \$2,581.²⁷ Throughout the spring came "shipments of framing, nails, windows, shingles, plumbing, wiring, flooring, plaster, mouldings, and finally, paint and varnish."²⁸ Completed in 1914, the house was a refuge for Sunnyside Drive neighbors during a devastating flood in 1916.

According to the 1920 Federal census, Jeff Bruce was a pharmacist. Due to the topography of the majority of the property, as well as Bruce's employment in town, it is probable that any farming of the land was minimal, and restrained to the western section of the property along the base of Sanders Hill. Dr. Bruce died in 1924 due to a post-surgery illness; however, his wife, Lena, and son Thomas continued to reside in the house.²⁹ Upon the death of Lena in 1978, the property was sold to Thomas J. and Mary Gahagan, owners of adjoining properties to the north and east, and historically associated with the J.C. Sanders land. The Gahagan's likely constructed the garage apartment shortly after acquiring the property. Appreciating the fine craftsmanship of the Jeff Bruce House, the Gahagan's painstakingly restored the house, and it is considered "as sound today as when it was first built."³⁰

Modern Home Program

The Jeff Bruce House is considered "a fine example of American history's do-it-yourself-ism."³¹ Between 1908 and 1940, Sears, Roebucks & Co. sold upwards of 75,000 homes through their mail-order Modern Homes program. During that period, the company designed 447 different housing styles and types, ranging from modest, simple homes to elaborate residences with elegant French doors and art glass windows. The Sears house designs generally followed popular residential trends in form and style.³²

Sears was not the first nor the only company to sell mail-order houses, but they were the largest and most well-known. The origin of the Modern Home program occurred when Sears began selling building materials out of catalogs in 1895. By 1908, Sears introduced a Modern Homes specialty catalog, the Book of Modern Homes and Building Plans, which included the plans and instructions for construction of 22 different styles. Each of the designs could be modified in numerous ways, including reversing floor plans, and building with brick rather than wood siding, among many other options. The catalog announced that the featured residences were "complete, ready for occupancy."³³ Homebuyers selected their houses according to their needs, tastes, and available finances. Sears provided all building materials and instructions, and the homes would arrive by railroad, from precut lumber, to carved staircases, nails and varnish.

²⁷ *Ibid.*

²⁸ *Ibid.*

²⁹ County Heritage, Inc., Madison County Heritage North Carolina, Volume I, Madison County Heritage Book Committee, Don Mills Inc., 1994; p.7.

³⁰ County Heritage, Inc., Madison County Heritage North Carolina, Volume I, Madison County Heritage Book Committee, Don Mills Inc., 1994; p.7.

³¹ Painter 1994, p.133.

³² Sears, "What is a Sears Modern Home?" <http://www.searsarchives.com/homes/> accessed August 8 2016.

³³ *Ibid.*

The significance of the mail-order houses in American architectural history during the first half of the 20th century is momentous. The United States was experiencing a tremendous economic boom, and millions of immigrants were flooding into American cities. With scarce city housing, soaring prices of new homes, and suburbanization, the Modern Homes program was an efficient and economical means for homebuyers, particularly the growing middle class. Sears estimated that, for a pre-cut house with fitted pieces, it would reduce labor costs for construction by nearly 40 percent. In addition, Sears began offering loans in 1911, and by 1918 the company offered credit for almost all building materials and labor costs.³⁴

Sears' Modern Home catalog, eventually advertised three lines of homes, aimed for varying financial means: Honor Bilt, Standard Built, and Simplex Sectional. Honor Built houses were the most expensive and finest quality. Common among the Honor Bilt designs was attractive cypress siding and cedar shingles on the exteriors.

The Great Depression ultimately resulted in the end of Sears' mail-order program. The mortgage loans offered by the company to encourage sales of the Modern Homes backfired with the depression. In 1934, nearly \$11 million in mortgages were liquidated, and by 1940, Modern Homes sold its last house. For more than three decades, the Modern Homes program made an enduring mark on the history of American housing.³⁵

The Jeff Bruce House is Sears' Modern Home No.187, also known as the Sherburne Kit. The Craftsman-style bungalow is advertised in the Modern Home catalog as "an architectural triumph." The catalog further describes the house:

"When built on a lot of proper size and painted in refined contrasting colors its effect is strikingly attractive. The cobblestone foundation and chimney, the unique arrangement of the shingles used for siding and the stonekote panels, make this house stand out with an air of distinction among high class buildings. The arrangement of the rooms leaves nothing to be desired from the standpoint of light and ventilation. The living rooms extends the entire width of the house, measuring 25 x 13 feet. Not the balcony or deck on the second floor and the double bay window over the side entrance."

This design was among the finer Modern Homes offered during the early years of the program. Further, the design embraced trends in American residential housing and design by incorporating prominent elements of the Craftsman style. The Jeff Bruce House exhibits few modifications of Modern Home No.187, and its exterior materials, including wood shingles and use of cobblestone, are as originally designed.

ARCHITECTURAL CONTEXT

Although upwards of 100,000 Sears & Roebucks, Co. Modern Homes were constructed throughout the United States between 1908 and 1940, the Jeff Bruce House is the only known example of a Sears Home in Madison County, and the only identified Modern Home No.187 in the state. A general search of the NC HPOWEB GIS Service for Sears kit homes revealed only eight examples

³⁴ *Ibid.*

³⁵ *Ibid.*

across the state. Due to the popularity of the Modern Homes program, it is probable that other examples survive, yet remain undocumented. Among the eight previously identified Sears home kit houses, six are located within Wake County, one in Lincoln County, and one in Gaston County. All are surveyed only properties, with the exception of the Lafayette Carpenter House (LN0241), which was study-listed in 1986 and determined eligible for the NRHP in 1992. Constructed in 1909, the Lafayette Carpenter House (LN0241) is a two-story frame house featuring the Queen Anne style. Queen Anne was an elaborate, highly decorative style popular during the late-19th to early years of the 20th centuries. A review of *A Guide to the Historic Architecture of Western North Carolina* revealed one additional Sears, Roebucks & Co. house, the Jarrett House, located in Burnsville, Yancey County.

The Jarrett House was completed in 1918 at 105 Swiss Street.³⁶ The one-story frame dwelling features a low-pitched, side-gabled roof and prominent Craftsman-style features. Like the Jeff Bruce House, the Jarrett House features a shingled exterior. A prominent stuccoed chimney, deep front and side porches, and exposed rafter ends characterize the Jarrett House. A review of Sears Modern Homes catalog suggests that the Jarrett House is a surviving example of the Osborn Model (Model No. 2050). The Osborn Model is a more economical bungalow design than that of the Jeff Bruce House. The Osborn Model was advertised as a dwelling within an in-town, or urban, neighborhood setting, featuring sidewalks and smaller lot sizes (Figure 18). Alternatively, Model No.187 is larger in scale than the later Osborn Model, and enjoys a somewhat rural setting along the banks of the French Broad River. Further, its architectural detailing and materials are finer and more elaborate than the Jarrett House.



Figure 17. Sears, Roebucks & Co. The Osborn Model (Model No.2050)

³⁶ Catherine Bishir, Michael T. Southern, and Jennifer Martin, *A Guide to the Historic Architecture of Western North Carolina*, Chapel Hill: The University of North Carolina, 1999; 240.



Photograph 52. Jarrett House, c.2000
Taken from: *A Guide to the Historic Architecture of Western North Carolina*

INTEGRITY

The Jeff Bruce House retains its original **location** at the intersection of River Road, Silvermine Road, and the former highway alignment. The 1951 bridge replacement and realignment of US 25/70 slightly altered the original setting of the property. However, the bridge replacement occurred 65 ago while the Bruce family still occupied the house. Despite the construction of the c.1975 garage apartment to the rear of the house, the unique historic **setting** on the French Broad River and at the base of a wooded mountain remains intact. The Craftsman-style features of the house, coupled with the riverfront siting and residential landscaping create a distinctive **feeling**, and overall historic aesthetic, that remains unaltered. Despite slight modifications to the original Sears Model No.187, the house retains a high degree of its original **design, workmanship, and materials**. Further, there is no indication of non-historic exterior or interior alterations. Although no longer occupied by the Bruce family, the new owners are long-time neighbors, and the house retains its **association** as a residential riverfront property constructed on the east bank of the French Broad River during a period of growth and prosperity of Hot Springs.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Jeff Bruce House (MD0074) is **eligible** for the National Register of Historic Places. The house retains a high degree of its historic integrity.

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 Jeff Bruce House exemplifies an era of residential development along the eastern bank of the river when residents could enjoy the natural and pleasing landscape, while also taking advantage of

the convenience of transportation routes and walking distance to town. It is one of only a few surviving examples of period of development on the east bank of the river. Therefore, it is **significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. The Bruce family was not identified through research as significant within community, state, or national historic contexts. Therefore, the Jeff Bruce 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 Jeff Bruce House is an excellent example of the Sears, Roebucks & Co. Modern Home No.187. The Modern Home program was a significant movement in American residential history. The bungalow design of the house with Craftsman-style elements was incredibly popular throughout the country during the early- to mid-20th century. Craftsman bungalows of varying sizes and designs were popular among the home kit models. Although there is one other known example of a Craftsman bungalow Sears, Roebucks & Co. Modern Home in western North Carolina, the Jeff Bruce House is a more distinct interpretation, larger in scale, with greater stylistic elaboration than the Jarrett House in Burnsville, Yancey County. There are no known examples of a Sears Modern Home in Madison County. The Jeff Bruce House retains excellent integrity, and survives as an exemplary example of an early-20th century Modern Home. Therefore, it is **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 Jeff Bruce House would yield additional information pertaining to early-20th century building technology not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

VIII. RESOURCE 4, J.C SANDERS HOUSE (MD0178), 17 SILVERMINE ROAD

Resource Name	John C. Sanders House
HPO Survey Site #	MD0178
Location	17 Silvermine Road, Hot Springs, North Carolina (Madison County)
PIN	8860820174
Date(s) of Construction	c.1905
Recommendation	Not Eligible



LOCATION AND SETTING

The John C. Sanders House (MD0178) is located at the southeast corner of the intersection of River Road and Silvermine Road. At the intersection, River Road veers eastward, curving around the rear of the J.C. Sanders House property before intersecting with the current US 25/70 highway. This curve is the original route of the highway. The house is located on an approximate $\frac{3}{4}$ -acre residential tract and faces west towards Silvermine Road and the French Broad River. Approximately $\frac{1}{2}$ -acre of the property is located between Silvermine Road and the French Broad River. The house is located approximately 250 feet northeast of the foot of Bridge No. 67, within the APE.

The property is bounded to the north by the historic alignment of US 25/70 (presently River Road) and the Jeff Bruce House (MD0074), and to the east by River Road, followed by a large wooded parcel historically associated with the J.C. Sanders' property. The Penland-Gentry House (MD0298, Resource 5), constructed in 1907, is located, to the south. Silvermine Road bisects the property, and the French Broad River forms the western boundary. The subject parcel is presently owned by Richard David Neville. Figure 19 shows the boundaries of the property and its location relative to Bridge No.67.

The J.C. Sanders House is sited near the northeast corner of the parcel, with a setback of approximately 50 feet from Silvermine Road. The property is characterized by a grassed lawn and modest residential landscaping surrounding the house. A low stone wall lines the eastern edge of Silvermine Road with mature hedge rows immediately behind the wall. A low retaining wall of railroad ties separates the grassed yard from a gravel parking area southwest of the house. The graveled parking accommodates the J.C. Sanders House, as well as the Penland-Gentry House to the south. A concrete path extends from the parking area in an easterly direction, then northwesterly to the front steps of the porch, before continuing to the south side of River Road. A c.2000 utility shed with an open end is located along the rear eastern property line, southeast of the house. The land along the eastern edge of the property slopes steeply up towards River Road. The narrow stretch of land between Silvermine Road and the river is grassed with few mature trees, providing a pleasing vista from the residence toward the river and Hot Springs.

Figure 19 is a site plan of the property identifying the footprint of the J.C. Sanders House (MD0178) and c.2000 utility shed, landscape characteristics, and its overall setting. Photographs depicting the current setting are also provided.

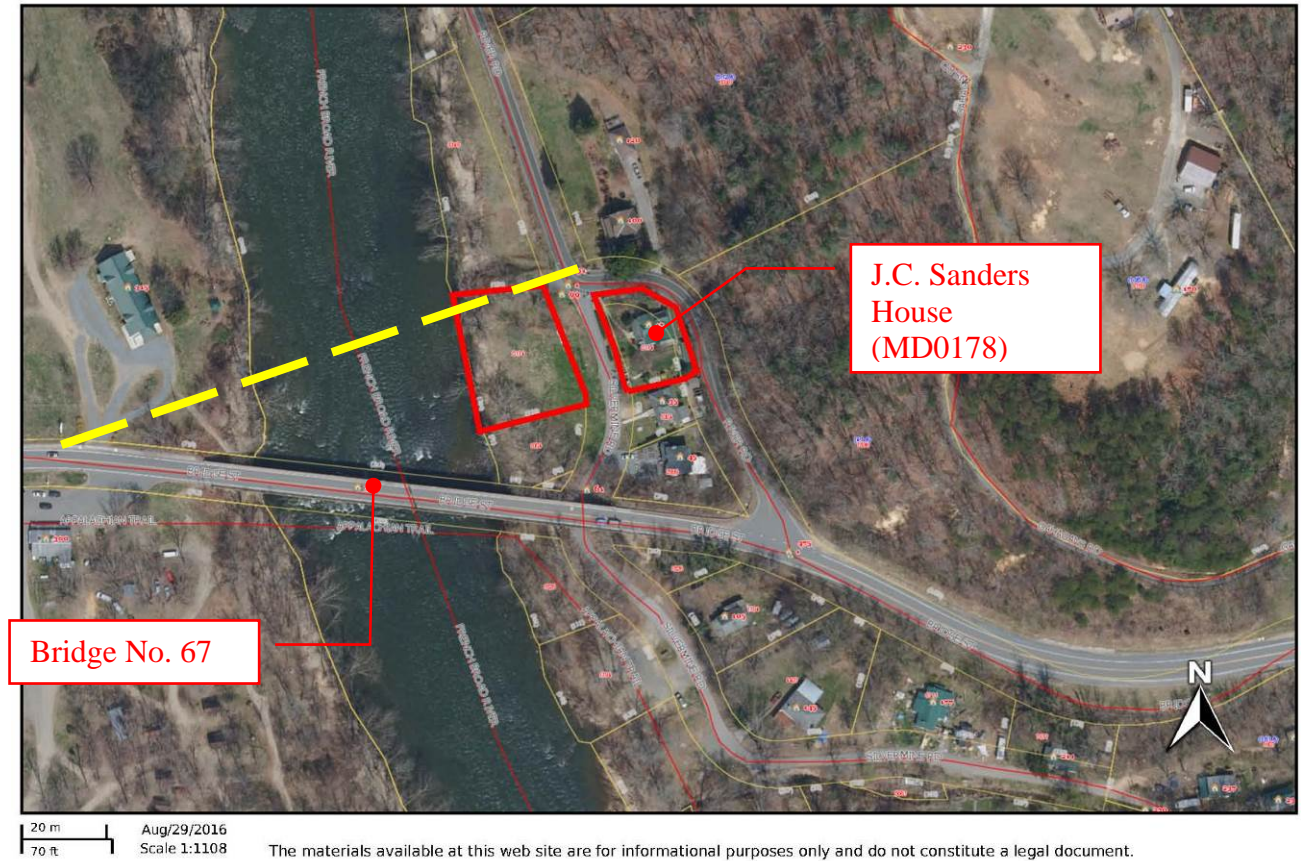


Figure 18. Location of Resource 4 and Bridge No.67, Shown on GIS Parcel Map with Aerial Overlay
 *Dashed line denotes the historic US 25/70 Route and Former Bridge Abutment (not extant)

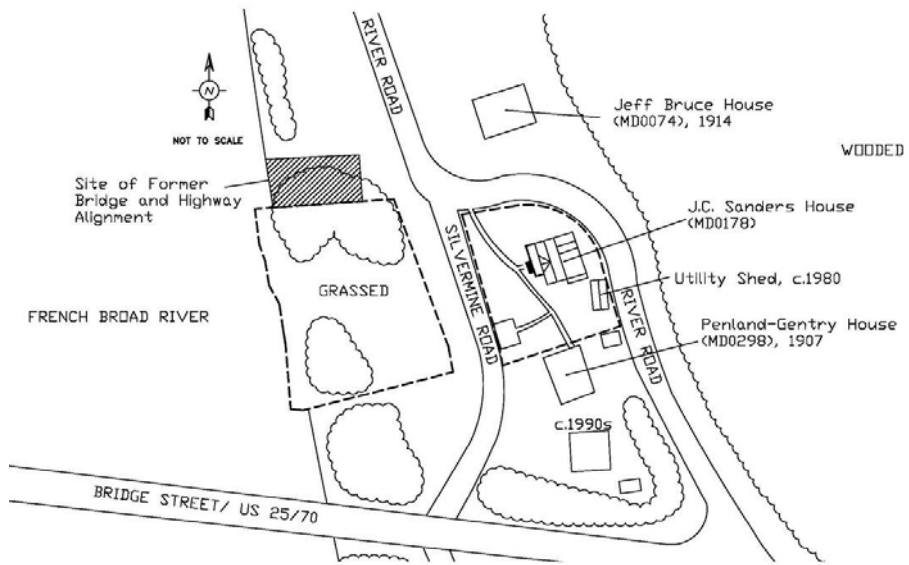


Figure 19. Site Plan and Surrounds of the J.C. Sanders House



Photograph 53. Northeastly View of the General Landscaping of the J.C. Sanders Property



Photograph 54. Westerly View along River Road toward Old Highway Route and Former Bridge Abutment



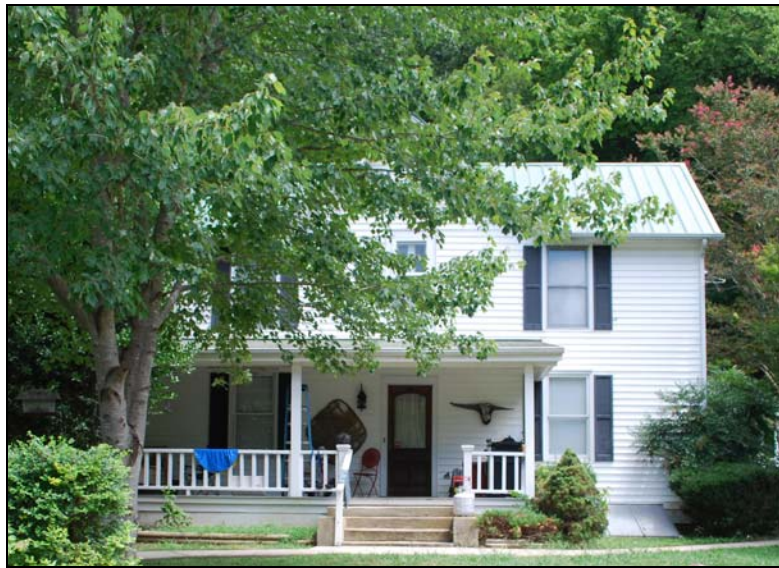
Photograph 55. Southeasterly View along Silvermine Road. The J.C. Sanders House is shown on the left.



Photograph 56. View towards French Broad River and Bridge No.67 from the J.C. Sanders Property

ARCHITECTURAL/PHYSICAL DESCRIPTION

Erected c.1905, the J.C. Sanders House (MD0178) is a two-story, vernacular, three-bay frame dwelling with a side-gabled roof and an original one-story gabled ell wing projecting from the rear. The L-shaped house lacks stylistic embellishment. Formerly clad in weatherboard siding, the current exterior is vinyl siding. The low-pitched roof is covered with corrugated metal and features slightly overhanging boxed eaves. The foundation is concealed beneath the vinyl-sided exterior. The symmetrical façade (west elevation) is three bays (W, D, W) with a centered entry door featuring a large, segmental-arched window, raised wood panels, decorative molding, and corner blocks. Windows are one-over-one, double-hung wood sash with wood-louvered shutters. The second floor of the façade is also three bays (W, D, W) with an entry door featuring two horizontal lights and panels, and an exterior storm door. The door formerly opened to a porch, or balcony, that is no longer extant. A front-facing gable, flush with the wall, is centered above the middle bay on the façade. An octagonal vent is located in the gable end. The façade includes a c.1980, partial-width entry porch with a shed roof supported by square columns. A square post balustrade surrounds the porch.



Photograph 57. J.C. Sanders House, Facade

Side elevations of the two-story massing feature an octagonal vent in the gable ends, and two windows on both floors. Two windows are also located on the north elevation of the ell wing.



Photograph 58. J.C. Sanders House, North Elevation



Photograph 59. J.C. Sanders House, Northeast Oblique

A large-scale, 1 ½-story addition is inset in the rear ell. Constructed c.1980, the addition features a shed roof. A single-story hipped projection is along the south elevation of the addition and features paired, one-over-one, double-hung wood sash windows. Mature vegetation and leaf coverage made it difficult to document the addition during the field survey. However, photographs of the addition included in the 1985 survey documentation for the resource show the rear addition.

Non-historic exterior alterations to the house include the application of vinyl siding, new roofing, and the loss of two interior brick chimneys that formerly straddled the ridge line. The entry porch is a contemporary modification, which resulted in the loss of a historic second floor balcony. A c.1905 painting of Hot Springs from Lover's Leap shows the newly constructed J.C. Sanders House in its original L-shape form. Slightly visible in the image is a south-facing porch inset in the rear ell. This porch is no longer extant, having been replaced with a large-scale 1 ½-story addition with shed roof dating to the 1980s.



Figure 20. Section of a c.1905 Painting of Hot Springs showing the J.C. Sanders House
Taken from: *The German Invasion of Western North Carolina*

The interior of the house was inaccessible during the field survey. The following figure is an anticipated floor plan of the interior of the J.C. Sanders based on exterior observations and a few interior photographs included in the 1985 survey documentation. The principal massing follows a

central hall plan with one room flanking either side. A staircase is along the northern wall of the central hall per the 1985 survey photographs. An interior door on the east wall of the north room, likely a parlor or dining room, leads into the original kitchen. According to the 1985 survey documentation, the interior reportedly features an “unusual lath and plaster finish,” and original doors in the central hall feature molded surrounds and corner blocks.

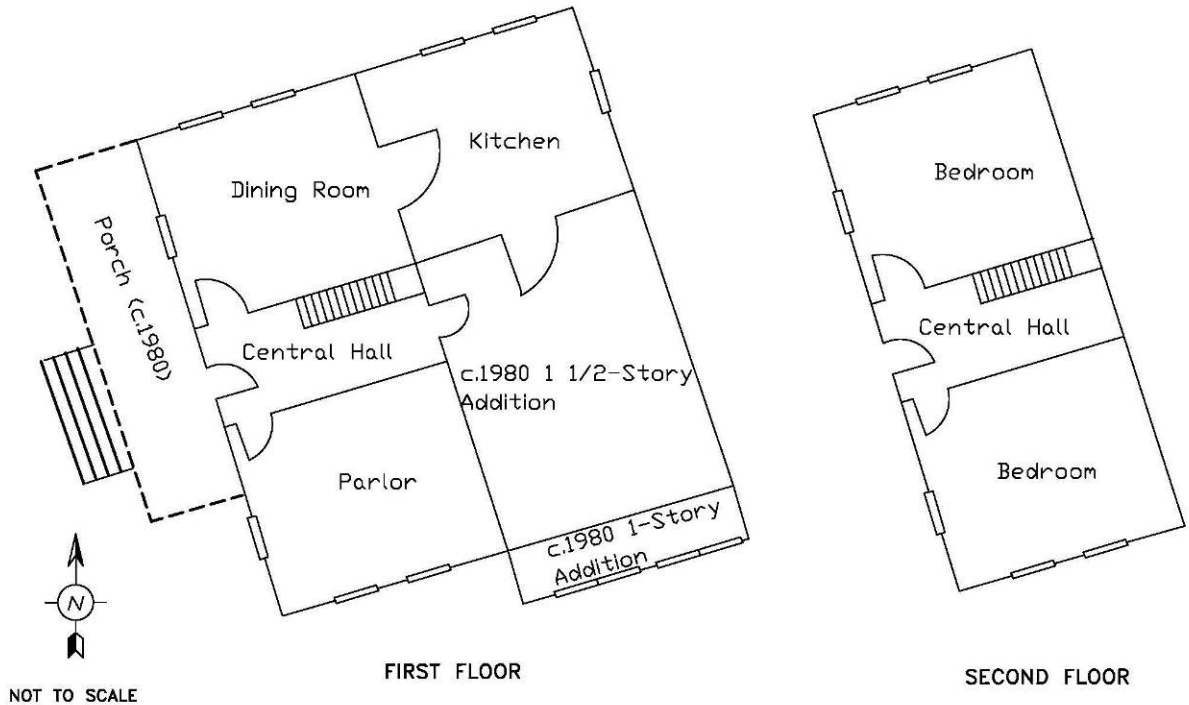


Figure 21. Anticipated Floor Plan of the J.C. Sanders House Based on Exterior Observations and 1985 Survey Documentation

Utility Shed, c.1980



Photograph 60. Frame Shed

Located southeast of the J.C. Sanders House is a one-story frame utility shed with a low-pitched side-gabled roof. The roof is covered in corrugated metal and the exterior is vinyl-sided. The roof extends past the south end of the building where it is supported by metal posts. Two double-hung wood sash windows are on the façade (west). A detached metal carport with gable roof and chain link fence is in front of the utility shed.

HISTORICAL BACKGROUND

J.C. Sanders began amassing land on the east bank of the river, near the large rock known as Lover's Leap, as early as 1889 (Deed Book 3, Page 146).³⁷ As previously noted, by 1903, his land holdings included the adjacent "Sanders Hill," upon which the present Gahagans Road travels and the William Ellerson House is sited (MD0296). That same year proved to be a momentous one for J.C. and Sue Anna. Their daughter, Margaret Myrtle wed Charles Burgin, an agent of the Southern Railroad. Their youngest son, J.C. Jr., married Maggie Gentry of Hot Springs in 1903. That same year, tragedy struck the family when their eldest son died in train accident. James Kenneth would be the first burial in the Sanders Family Cemetery.

By 1905, the Sanders estate included approximately 50 acres of land on the east bank of the French Broad River along River Road.³⁸ Circa 1905, John C. Sanders erected a house "on the old turnpike near the washed-out river bridge" (MD0178).³⁹ The 1910 Federal census indicates that Sanders and wife, Sue Anna shared their home with their grandson Charles E., six years of age.

Sue Anna passed away unexpectedly in 1911, followed by their youngest son, John Cox Sanders Jr. who died of alcohol abuse in 1913. Both are interred in the Sanders Family Cemetery. John Sanders Sr. quickly remarried in 1913. However, shortly following his marriage to Louise Sanders, irreconcilable differences resulted in their separation that same year (Deed Book 31, Page 46). He remained in the two-story farmhouse until his death in 1946. However, on August 1, 1936 he transferred the property to his daughter, Myrtle Burgin and husband, Charles (Deed 60, Page 75). The 1940 Federal census indicates that Kenneth Burgin, grandson of J.C. Sanders Sr., was the head of the household, employed as an athletic director, and residing in the c.1905 house built by his grandfather. Also residing in the house in 1940 was Kenneth's wife, Ora Henderson, and their daughter Jaqueline. John Cox Sanders Sr. died of natural causes in 1946.

In 1976, Myrtle Sanders Burgin transferred the present parcel to Ora Henderson Burgin (Deed 124, Page 406). Ora continued to reside in the J.C. Sanders House until her death in 1996 at the age of 84. Prior to her death, Ora deeded the property to her daughter Jacqueline, and her husband Arthur Painter. Jacqueline Burgin Painter became a local historian, authoring multiple books about Hot Springs, including *The German Invasion of Western North Carolina* and *An Appalachian Medley: Hot Springs and the Gentry Family*. Jacqueline and Arthur presently live in Sylva, North Carolina. Since 2008, multiple loans and Deeds of Trust occurred. The current property owner, Richard David Neville, obtained the property in 2010. There is no indication that he has associations with the Sanders-Burgin family.

³⁷ This deed is likely for a tract of land south of US 25/70, at the base of Lovers Leap Ridge.

³⁸ Madison County Self-Guided Walking Tour of Hot Springs, <https://www.visitmadisoncounty.com/wp-content/uploads/Hot-Springs-Walking-Tour-flyer4.pdf> accessed August 8 2016.

³⁹ Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.88.

J.C. Sanders

Despite tragedy and loss, J.C. Sanders lived 40 years in the house that he erected c.1905 for his family. Although the present parcel consists only of the home site, Sanders amassed numerous acreage within the immediate vicinity, east of the French Broad River, and operated a small, subsistence farm along the base of Sanders Hill. Taking advantage of the two major transportation routes around which he owned land, it is probable that he farmed the land not only for his family, but to sell crops for a modest profit in town and to travelers. The c.1905 painting of Hot Springs (Figure 4) confirms the use of the land directly north of the home site (present Jeff Bruce House, MD0074) for a small agricultural field. Due to the terrain of much of his land holdings, which prohibited a substantial farming operation, J.C. Sanders Sr. pursued other means of employment. Records indicate that he was not only a farmer, but a man of many talents. It is reported that he built a small blacksmith and wheelwright shop on the roadside near his house (not extant), as well as operated a ferry.⁴⁰ The 1910 census indicates that he was employed as a lumber dealer. The following census documents J.C. Sanders as a plumber, coinciding with accounts that he was a steamfitter for the Mountain Park Inn.⁴¹ Prior to his death, the 1940 Federal census documented his employment as a plumber.

Throughout the early- to mid-20th century, J.C. Sanders sold the majority of his land-holdings on the east bank of the French Broad River. The first substantial transaction was the sale of the acreage north of the house in 1912 to Dr. Jeff Bruce. The large parcels of land along Gahagans Road were also sold by J.C. Sanders to William Ellerson during the 1920s, with the stipulation that the Sanders Family Cemetery remain accessible to family members.

ARCHITECTURAL CONTEXT

The J.C. Sanders House belongs to a group of one-and-one-half and two-story vernacular frame houses popular across both the rural and urban landscape of western North Carolina. Despite lacking stylistic adornment, the outward appearance of the house evokes modest early-20th century vernacular and late-Victorian influences present at the time it was constructed. The J.C. Sanders House is a common vernacular house type, characterized by its three-bay façade with centered wall gable and rear ell wing. It is a modest early-20th century interpretation of an I-house, characterized by a central hall flanked by one room on either side.

A review of A Guide to the Historic Architecture of Western North Carolina did not identify comparable dwellings to the J.C. Sanders House. However, the book generally documents buildings bearing local or regional significance or those exhibiting distinct architectural forms and styles. Due to the commonality of the house type and lack of stylistic elements of the J.C. Sanders House, it is not surprising that the book does not depict similar examples. A general search of the NC HPOWEB GIS Service for two-story residences constructed during the early-20th century in Madison County identified two high-style examples. A search for ell-shaped residences in the county identified only a

⁴⁰ *Ibid.*

⁴¹ Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.76.

one-story example. Neither the high-style interpretations nor the one-story example are good comparisons to the Sanders House.

Consultation with the North Carolina HPO western office identified one un-surveyed property within the town of Hot Springs and surrounding area similar in design and age to the J.C. Sanders House. A windshield survey along rural routes within the vicinity of Hot Springs identified a third comparable representation of the vernacular ell-house with central hall plan.

Constructed c.1910 at 146 South Spring Street, the two-story ell-house shares the central hall plan of the J.C. Sanders House as well as a Victorian-style centered gable on the façade. The house is located within the town of Hot Springs, in a residential neighborhood. The exterior is clad in board-and-batten siding and features a full-width porch that wraps around its north elevation. The house appears to retain a good degree of integrity, yet includes an addition in the rear ell similar to that observed on the J.C. Sanders House. Despite its rear addition, this residence appears to retain a higher degree of its historic integrity than the J.C. Sanders House.



Photograph 61. 146 South Spring Street, Hot Springs

Constructed in 1901, the house located at 1181 NC 63 (PIN 8754675257), approximately 10 miles southwest of Hot Springs, is a good example of a traditional centrall-hall house, two stories in height with a rear ell wing. Like the J.C. Sanders House, this interpretation features a centered front gable flush with the façade. Unlike the Sanders House, however, it includes a decorative wood truss in the wall gable, as well as Victorian-style elements applied to its hipped entry porch. The house appears to retain its exterior brick end chimneys and original three (vertical)-over-one double-hung wood sash windows. The two-story rear ell also survives, and there does not appear to be an addition

within the rear ell. The most significant alteration to the house is the application of vinyl siding. Its surrounding agricultural setting along a rural country road survives.



Photograph 62. 1181 NC 63



Photograph 63. 1181 NC 63

INTEGRITY

The J.C. Sanders House retains its original **location** at the intersection of River Road, Silvermine Road, and the former highway alignment. The 1951 bridge replacement and realignment of US 25/70 slightly altered the original setting of the property. However, the bridge replacement occurred 65 years ago during the Burgin family occupation of the house. Therefore, the historic **setting** is intact. The scenic setting of the riverfront property on the French Broad River, the adjacent wooded mountains, and the significant crossroads around which the house is sited, create a distinctive **feeling**, and overall historic aesthetic that remains unaltered. Unfortunately, the house no longer retains its historic L-shape form and the large-scale rear addition detracts from the origin **design**. The construction of the addition likely resulted in the loss of historic **workmanship** and **materials** along the east wall of the southwest parlor. The application of vinyl siding, modern roofing, a non-historic porch, and the loss of the interior chimneys further compromise the qualities of design, workmanship, and materials. The house is no longer associated with the Sanders-Burgin family. Further, the J.C. Sanders House does not convey integrity of **association** as an early-20th century I-house riverfront property in Hot Springs due to the insensitive alterations and additions, and the construction of the c.1980 utility shed.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the J.C. Sanders House (MD0178) is **not eligible** for the National Register of Historic Places. The house does not retain a good degree of its historic integrity.

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. Research did not indicate that the Sanders House is associated with a significant event or pattern of events. Further, it no longer retains its historic integrity. The Sanders House is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. J.C. Sanders was a long-time resident of Hot Springs and offered a range of services to the community as a plumber, blacksmith, and wheelwright. However, J.C. Sanders was not identified through research as playing a significant role within the community, state, or national historic contexts. Local historian and author, Jacqueline Burgin Painter, resided in the house for much of her youth; however, her non-fiction books about the history of Hot Springs were written during the 1990s. As such, she did not make significant contributions to the past. Therefore, the J.C. Sanders 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 J.C. Sanders House is an example of a two-story, three-bay vernacular dwelling with a rear ell wing constructed during the early-20th century. This house type was a popular vernacular residential type throughout western North Carolina between the late-19th and early-20th centuries, particularly among modest, family-run farms. One comparable example within Hot Springs was identified. Although it exhibits similar alterations to the J.C. Sanders House, including the addition

in the rear ell and the loss of chimneys, the house located at 146 South Spring Street retains greater integrity than the J.C. Sanders House. A good surviving example within Madison County is located approximately 10 miles southwest of Hot Springs along a rural country road. This resource (1181 NC 63) retains its original ell-shaped form, as well exhibits more elaborate stylistic embellishment popular during the late-19th and early-20th centuries. Despite the application of vinyl siding, this resource best reflects the central hall L-house with Victorian elements. The J.C. Sanders House is not an exceptional or distinct interpretation of this vernacular type or style. Further, it no longer retains its historic integrity. Therefore, it is **not significant** under **Criterion C**.

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 J.C. Sanders House would yield additional information pertaining to early-20th century building technology not already obtained through research. It is recommended **not significant** under Criterion D.

IX. RESOURCE 5, PENLAND-GENTRY HOUSE (MD0298), 35 SILVERMINE ROAD

Resource Name	Penland-Gentry House
HPO Survey Site #	MD0298
Location	35 Silvermine Road, Hot Springs, North Carolina (Madison County)
PIN	8860821004
Date(s) of Construction	1907; c.1950s alterations; c.2015 modifications and outbuildings
Recommendation	Not eligible for NRHP



LOCATION AND SETTING

The Penland-Gentry House stands on the east side of Silvermine Road, south of its intersection with River Road and the former US 25/70 alignment. The house is located on a .46-acre tract and faces southwest towards River Road. A small portion of the property occupies land between Silvermine Road and the French Broad River. The house is located approximately 150 feet north-northeast of Bridge No. 67, within the APE.

The J.C. Sanders House and associated property (Resource 4) abuts the property to the north. A residential property with a c.1990 dwelling forms the southern property line. Silvermine Road bisects the property, and the French Broad River forms the west property line. A steep, wooded hill occupies the property directly east of the house, before reaching River Road, which was the former alignment of US 25/70. The subject parcel is owned by John and Rebekah Arnold. Figure 23 shows the boundaries of the property and its location relative to Bridge No. 67.

The Penland-Gentry House is sited near the center of the eastern section of the parcel, approximately 40 feet from the east side of Silvermine Road. The property is characterized by a grassed yard surrounding the house with decorative hedges and a concrete picnic table, and a heavily wooded slope at the east end. A concrete walkway extends from the east side of Silvermine Road. The front of the yard, north of the path, is slightly graveled. A shared gravel parking area, located within the J.C. Sanders property, extends from the east side of Silvermine Road. A concrete path leads from the parking area to the north end of the house. A low stone wall surrounds a portion of the yard east of the road. Stone steps at the rear of the house lead to a raised stone patio. Atop the c.2000 patio is a jacuzzi, outdoor shower, and a cobblestone sauna. The western section between Silvermine Road and the river, is undeveloped and grassed. A concrete picnic table is located along the river. A few mature trees line the river, slightly obstructing the viewshed from the property across the French Broad River towards Bridge No.67.

Figure 23 is an overall site plan of the property identifying the footprint of the Penland-Gentry House (MD0298), property boundaries, landscape elements, and its surrounds. Photographs depicting the current setting of the Penland-Gentry House follow the site plan.

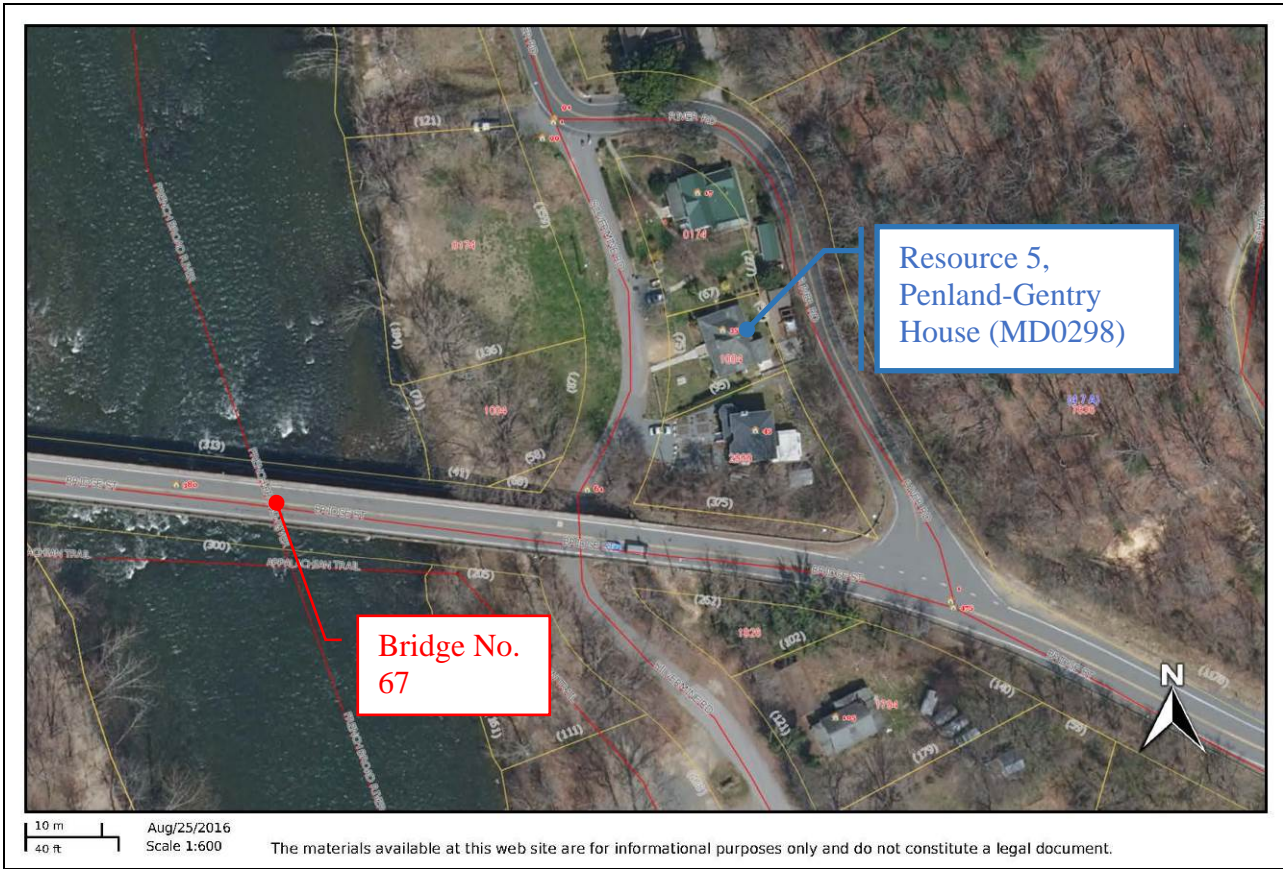


Figure 22. Location of Resource 1 and Associated Property, Shown on GIS Parcel Map with Aerial Overlay

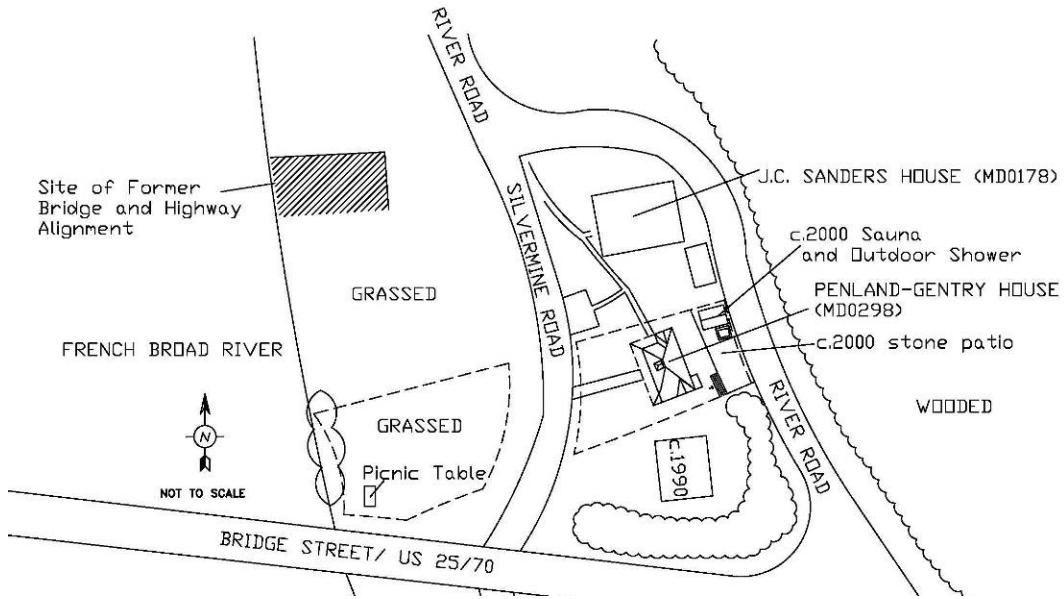


Figure 23. Site Plan of the Penland-Gentry House (MD0298), Property Boundaries, and Surrounds



Photograph 64. Southwesterly View of the Penland-Gentry House & Yard, and Adjacent c.1990 Residence



Photograph 65. Southwesterly View along Silvermine Road from Penland-Gentry Property toward Bridge No.67



Photograph 66. Westerly View of Penland-Gentry Property along French Broad River

ARCHITECTURAL/PHYSICAL DESCRIPTION

Completed in 1907, the Penland-Gentry House (MD0298) is a 1 ½-story vernacular dwelling with modest Folk Victorian stylistic elements and a vinyl-sided exterior. The medium-pitched, hipped roof is clad in asphalt shingles. The roof features overhanging eaves, boxed with vinyl siding. A hipped dormer is centered on the front (west) roof slope. The dormer features a one-over-one, double-hung vinyl sash window and round-arched vent. At the rear of the north elevation is a gabled projecting bay. The south elevation features a lower gable, flush with the exterior wall.



Photograph 67. Penland-Gentry House, Façade (West Elevation)

Historically, the house form consisted of a rectangular hipped block with gabled projecting bays at the east corners of the north and south elevations. A full-width entry porch wrapped around both side elevations. The porch along the south elevation is enclosed, creating the now asymmetrical façade. The façade (west elevation) is three bays (W, D, W). The entry door, which was historically centered on the façade, features a large rectangular window and two vertical panels. The entry door also features a metal and glass exterior

screen (not historic). Primary windows throughout the house are one-over-one, double-hung vinyl sash.

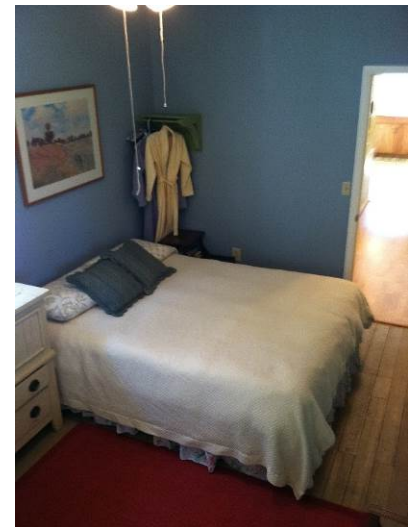
A full-width entry porch with a low-pitched hipped roof wraps around the north elevation, extending to the gabled projecting bay. The porch roof is supported by square wood posts with decorative, wood corner brackets. A wood balustrade with decorative carved wood posts surrounds the porch. Concrete steps are centered on the porch. The foundation of the house is concealed by a rough coat of stucco.



Photograph 68. Penland-Gentry House, North Elevation

The north elevation of the house features two windows, plus a third window on the projecting bay. A single window is on the west elevation of the projecting bay. The south elevation of the house includes the former porch enclosed with vinyl siding and two windows. A historic shed addition projects from the rear of the house.

Interior access to the house was not permitted. Based on exterior observations and photographs available at Tripadvisor.com, the residence likely follows a common vernacular plan in which two rooms flank either side of a central entry hall. Additional space was provided by the historic addition of the projecting bays on the north and south elevations. The room south of the central hall was expanded upon when the c.1990 enclosure of the entry porch occurred. The few available interior photographs show some rooms with historic paneled wood doors, plain wood baseboards, and hardwood floors. Other rooms feature modern linoleum and tile flooring. The following floor plan is a postulation based on exterior observations.



Photograph 69. Bedroom with Hardwood Flooring

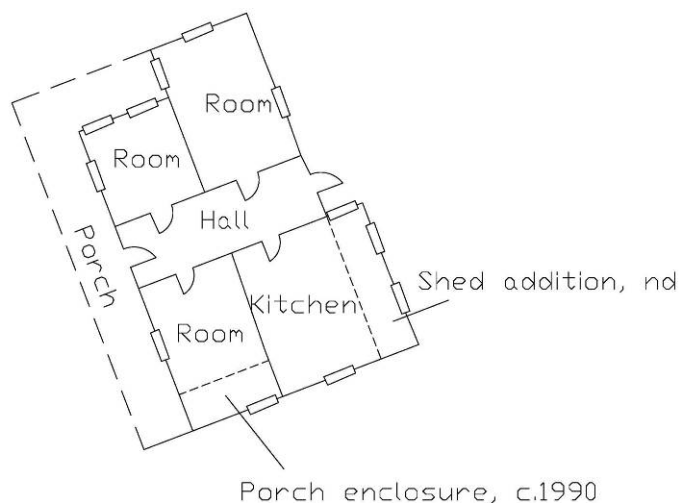


Figure 24. Anticipated Floor Plan

Known Alterations to the Penland-Gentry House

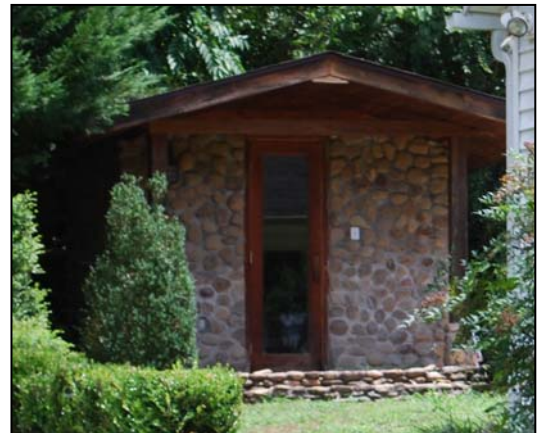
Non-historic (less than 50 years) alterations to the Penland-Gentry House are extensive. Exterior alterations including the application of vinyl siding and the enclosure of the porch on the south elevation. A c.1990 photograph of the house indicates that the original windows were two (vertical)-over two (vertical), double-hung sash. These were later removed and replaced with the present one-over-one vinyl sash windows. The c.1990 photograph confirms the enclosure of the south elevation porch by this date. Interior alterations include the application of linoleum flooring and upgrades to the bathrooms. According to the listing in Tripadvisor.com, the house was completely remodeled c.2000.



Photograph 70. Penland-Gentry House, c.1990
Taken from: *An Appalachian Medley*

Cobblestone Sauna and Outdoor Shower, c.2000

The c.2000 sauna hut features a front gable roof and cobblestone exterior. It is sited at the northeast corner of the property and faces west. The sauna building features overhanging eaves with wood fascia. A narrow door on the façade features a full-length window.



Photograph 71. Circa 2000 Cobblestone Sauna

East of the sauna on the raised stone patio is an outdoor shower designed to resemble a historic outhouse. The shower features board-and-batten siding. The structure lacks a roof. A wood-louvered swinging door is on the north elevation.



Photograph 72. Outdoor Shower

HISTORICAL BACKGROUND

Pinkney Penland (b.1867-d.1935) was born in Bakersville, North Carolina in 1867. He married Nancy Jane (“Nannie”) in 1893. The 1900 Federal census indicates that the couple resided in Asheville, where Pinkney was employed as a pharmacist. No doubt attracted to the thriving economy of Hot Springs, Penland and wife purchased the riverfront property and constructed a house for their family adjacent to the south of the J.C. Sanders House (MD0178). The house was completed in 1907 solely for residential purposes.⁴²

P.L. Penland sold the property to J.C. Sanders shortly after the completion of the house on July 4, 1908 (Deed Book 24, Page 26). The date of the record is contradictory, as the 1910 Federal census suggests that P.L. Penland, his wife, and three children lived adjacent to the J.C. Sanders family. The same census indicates that Penland owned the residence in which they lived. Whatever the case may be, by 1920, Penland and family relocated to Johnson City, Tennessee where he was employed as a salesman.

J.C. Sanders conveyed the property and Penland House to Alfred Gentry on December 3, 1912 (Deed Book 30, Page 197). Like the Sanders, the Gentry family is among the early settlers of Hot Springs and the surrounding area. Alfred Chancey Gentry (b.1887-d.1951) was born in 1887 in Hot Springs to Jasper Newton Gentry and Jane Carolina Hicks. The 1910 census indicates that he was employed as a grocer and living with his parents in town. On August 10, 1910, he married Corida Mae Lampkins (“Mae”), and purchased the Penland House shortly thereafter in 1912. A 1917 World War I draft card indicates that he was a farmer with a wife and three children. Men employed as farmers were generally exempt from the draft and it is unlikely that he was farming the small piece of the residential property. By 1920, Alfred was employed as a pump man for the Southern Railway. By the 1920 census, Alfred and his family relocated to a town lot on Main Street in Hot Springs. Census records do not confirm whether the house was occupied in 1920.

Although not a direct descendant of Alfred Gentry, family ties kept the property within the Gentry family until 1929. On September 14, 1929, Ervin Gerdine Gentry and wife, Nellie, conveyed the property to Jack Runnion and wife, Della (Deed Book 53, Page 569). Census records in 1930 confirm that the property adjacent to J.C. Sanders was owned by Jack Runnion where he lived with his wife, two grandsons, and five boarders. When the census was completed, Runnion was employed as a post man.

There are considerable gaps in recorded deed records between 1929 and 1976. At some point after Jack Runnion obtained the property in 1929, Myrtle S. Burgin (daughter of J.C. Sanders) acquires the Penland-Gentry House. A deed dated August 21, 1943 transfers the property from Myrtle S. Burgin to Bessie Bullman Norton and daughter, Evelyn Mae Norton. It is unclear the relationship between the Sanders-Burgin family and the Bullman-Norton family. Both families accrued substantial land holdings throughout the county during the early- to mid-20th century, particularly within the vicinity of Hot Springs. It is probable that the families are tied through marriage. In 1949, Bessie Norton conveys all of her interest in the property to Evelyn Mae (Deed Book 79, Page 89).

⁴²Jacqueline Burgin Painter, *An Appalachian Medley: Hot Springs and the Gentry Family*, Volume I, Asheville, NC: Biltmore Press, 1994; p.76.

Little is known about Evelyn Mae (b.1919-d.2005). A search of Ancestry.com does not confirm that she ever resided in the Penland-Gentry House. She wed during the 1940s, obtaining the married name of Warr. Research indicates that her and her husband resided in Georgia during the 1950s and 1960s. Her husband was in the armed forces, and they bore a child, Harold, while stationed in Germany.

On November 5, 1976, Solomon and William Norton (brothers of Evelyn Mae) conveyed the property to the Painter Construction Company, owned by Arthur Painter and Jacqueline Burgin Painter of Sylva (Deed Book 125, Page 514). Jacqueline is the great-grand daughter of J.C. Sanders and also inherited the J.C. Sanders House to the north. The couple currently resides in Sylva, North Carolina. In 2011, they transferred the property to present owners John Daniel and Rebekah Arnold.

Since its construction in 1907, ownership of the Penland-Gentry House passed through numerous families, with occasional gaps in available deed records. In summary, P.L. Penland occupied the house between 1907 and 1912. Alfred Gentry and family resided at the house briefly between 1912 and 1920. In 1929, the Jack Runnion family acquired the property and resided in the house for a brief period. Who lived in the property during the 1930s is unclear. The Great Depression likely resulted in its sale or foreclosure. The 1940 Federal census suggests that it was used as a rental property. At some point during the Great Depression, Myrtle Burgin obtains the property, and in turn sells to the Norton family by 1943. The Norton family retained ownership of the property for 33 years. The great-grand daughter of J.C. Sanders, Jacqueline Burgin Painter, owned the property adjacent to her family estate between 1976 and 2011, nearly 35 years.

There is no indication suggesting that the small residential property was farmed. The Norton and Sanders-Burgin-Painter family have the longest ties to the Penland-Gentry House. However, census records indicate that both families resided in other communities. It is possible that the house was used as a vacation home, or a rental property during the years of their ownership.

ARCHITECTURAL CONTEXT

The frame central hall cottage was a common vernacular residential form throughout western North Carolina during the 19th and early-20th centuries. The central hall cottage house was built for all income levels, ranging from small farmhouses to grand estates. Modest, rural interpretations, such as the J.H. Sackett House (MD0297, Resource 1), located within rural regions of Madison County are common among small, family-run farms. The Penland-Gentry House, on the other hand, is indicative of a middle-class residence. It is slightly larger than the former, and features historic projecting bays to provide additional interior space, a wrap-around porch, and modest Folk Victorian stylistic elements. Various searches of the NC HPOWEB GIS database within Madison County did not identify similar dwellings. A review of *A Guide to the Historic Architecture of Western North Carolina*, which generally only documents resources bearing unique historic or architectural significance, does not identify any similar house types within Madison County. Consultation with the HPO western office identified one previously surveyed resource within the county, the Roberts House (MD0169), sharing a relatively similar design as the Gentry House. A windshield survey within the vicinity and along River Road did not identify similar properties. Due to the commonality

of the rural, central hall cottage with hipped roof, however, numerous examples likely exist throughout the county.

Constructed in 1928 at 7280 Big Pine Road (PIN 8776592785), approximately 7 miles southeast of Hot Springs, the Roberts House (MD0169) is a modest, single-story hipped cottage with projecting side wings, similar to the Gentry House, and a wrap-around porch. Constructed nearly 20 years after the Gentry House, the Roberts House is smaller in scale, and lacks the traditional central hall plan. Two primary entries are on the side elevations and accessed from the porch. The house appears to retain its original form and windows. Asbestos siding is applied to the exterior, likely concealing original weatherboard siding. Since surveyed in 1985, a faux stone foundation was applied along the base of the porch.



Photograph 73. The Roberts House (MD0169), HPO survey files, 1985



Photograph 74. Penland-Gentry House

INTEGRITY

The Penland-Gentry House retains its original **location** near the intersection of River Road, Silvermine Road, and the former highway alignment. The 1951 bridge replacement and realignment of US 25/70 slightly altered the original setting of the property. However, the bridge replacement occurred 65 years ago during the Norton family ownership of the house. The historic **setting**, however, is compromised by the c.2010 construction of the raised patio, cobblestone sauna, and outdoor shower to the rear of the house, as well as the large residence adjacent to the south, constructed c.1990. Despite the compromised setting, the scenic viewshed from the house towards the French Broad River, the adjacent wooded mountains, and the significant crossroads around which the house is sited, create a distinctive **feeling**, and overall historic aesthetic that remains unaltered. Unfortunately, the house no longer retains its historic form and the partial porch enclosure detracts from the original **design**. The porch enclosure, application of vinyl siding, and replacement of original windows further compromise the qualities of design, **workmanship** and **materials**. The house is no longer tied to the families historically associated to the property. Further, the property no longer retains **association** as a residence, as the present owners use it for a vacation rental for tourists.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Penland-Gentry House (MD0298) is **not eligible** for the National Register of Historic Places. The historic integrity of the property is significantly compromised by the material changes, and loss of character-defining elements of the building. Further, the construction of secondary structures on the property compromise its historic integrity.

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 Penland-Gentry House exemplifies an era of residential development along the eastern bank of the river when residents could enjoy the natural and pleasing landscape, while also taking advantage of the convenience of transportation routes and walking distance to town. It is one of a few surviving examples of early-20th century riverfront houses constructed on the east bank of the French Broad River, at the end of the old bridge and highway alignment. The Penland-Gentry House no longer retains its historic integrity. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. None of the numerous property owners historically associated with the Penland-Gentry House were identified through research as playing a significant role within the community, state, or national historic contexts. Therefore, the Penland-Gentry 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 Penland-Gentry House is an example of a 1 ½-story central hall cottage constructed during the early-20th century. The central hall cottage was a popular vernacular residential type throughout western North Carolina during the 19th and early-20th centuries. The traditional plan of this house type is comprised of a central hall flanked on either side by two rooms. Most

interpretations are side-gabled with either two exterior gable end chimneys, or two interior chimneys straddling the roof ridge line.

The Penland-Gentry House is a modified variation of the traditional central hall cottage. It features the central hall with two rooms flanking either side. However, the house also includes a projecting bay at the rear of the side elevations, creating additional interior space. Further, rather than a side gable roof, the Penland-Gentry House features a hipped roof. Another element of the house that is not common among traditional central hall cottages is the wrap-around porch. As such, the house conveys a somewhat transitional vernacular form. The Penland-Gentry House features modest Folk Victorian influences on the porch including the decorative corner brackets and balustrade. However, these elements are restrained and do not characterize the house as Folk Victorian in style.

Only one comparable property was identified within Madison County. The Roberts House (MD0169) was constructed at a later date than the Penland-Gentry House and does not share the traditional central hall plan. While the Penland-Gentry House is the better of the two interpretations, it does not embody distinct characteristics of a central hall cottage or architectural style. Further, it no longer retains its historic integrity of design, workmanship, or materials that would convey. Therefore, it 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 Penland-Gentry House would yield additional information pertaining to early-20th century building technology not already obtained through research. It is recommended **not significant** under Criterion D.

X. RESOURCE 6, SILVERMINE ROAD HISTORIC DISTRICT (MD0299)

Resource Name	Silvermine Road Historic District
HPO Survey Site #	MD0299)
Location	Silvermine Road, south of US25/70 and extending to the Silvermine Trailhead, Hot Springs, Madison County, North Carolina
PIN	Varies
Date(s) of Construction	c.1925-present
Recommendation	Not eligible for NRHP



LOCATION AND SETTING

Due to the concentration of historic resources, as well as their apparent lack of individual historic integrity, the area fronting Silvermine Road, south of Bridge No.67 and US25/70 was evaluated for the NRHP as a potential historic district. The district follows Silvermine Road as it meanders in southeasterly direction toward the Silvermine Trailhead for the Appalachian Trail. The boundaries of the district were determined based on field observations and the current parcel boundaries, and attempts to exclude as many non-historic resources as possible. The east abutment of Bridge No.67 is located approximately 180 feet northwest of the district, at its closest point. Figure 26 shows the boundaries of the district and its location relative to Bridge No.67.

The district is more or less bounded to the north by US 25/70; to the east and south by lands owned by the United States government, and encompasses a portion of the Appalachian Trail; and to the west by the Appalachian Trail and French Broad River. The district includes five (5) parcels of land encompassing approximately 9 acres. Three of the parcels are presently owned by the Nantahala Outdoor Center.

Silvermine Road is a historic road extending from the south end of River Road. The narrow, paved road meanders across the district. Land west of Silvermine Road is undeveloped, reserved as a parking area and raft launch for the Nantahala Outdoor Center. Silvermine Branch (also known as Tanyard Branch) is a narrow creek that follows the south side of Silvermine Road, travelling in a westerly direction before flowing into the French Broad River. Near the eastern edge of the district, the creek crosses Silvermine Road.



Figure 25. Boundaries of the Silvermine Road Historic District NRHP Evaluation

The district is characterized by modest early- to mid-20th century residences, and non-historic mobile homes, bunk houses, and camper huts. Resources within the evaluation area reflect a transition in development as a residential street to an outdoor center during the late-20th century. The majority of the resources located on land owned by the Nantahala Outdoor Center are not historic, having been constructed throughout the 1970s and 1990s. The resources, both historic and non-historic, coupled with the natural landscape elements within and surrounding the district create an atmosphere reminiscent of communes of environmentalists, naturalists, and adventurers. The majority of the buildings are minimally maintained, and most are used to provide shelter and lodging to hikers arriving on the Appalachian Trail. The Lovers Leap trailhead cuts through the southwestern parcel within the district and extends to the south side of Silvermine Road. Photographs of the general setting of the Silvermine Road Historic District evaluation area follow.



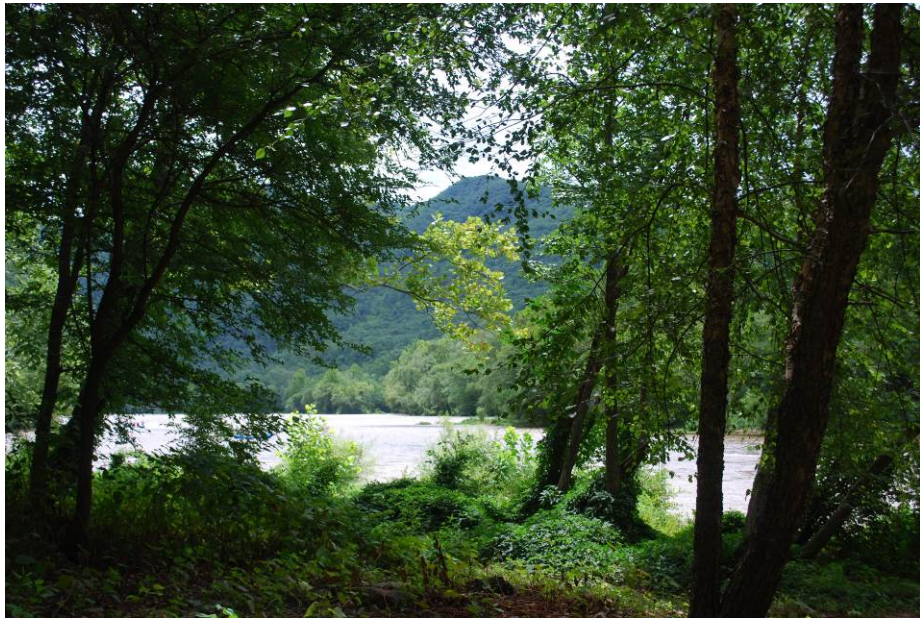
Photograph 75. Southeasterly View from Silvermine Road to the Lovers Leap Trailhead within the District



Photograph 76. Northwesterly View along Silvermine Road



Photograph 77. Northwesterly View along Silvermine Road toward Bridge No.67



Photograph 78. Southwesterly View from the District toward the French Broad River



Photograph 79. Easterly View from Appalachian Trail toward the Nantahala Outdoor Center Complex with the District



Photograph 80. Westerly View along Silvermine Road where Silvermine Branch Crosses Beneath the Road at the East End of District

INVENTORY

The Silvermine Road Historic District is comprised of a total of 13 primary resources and five (5) secondary buildings. Resource locations are shown on Figure 26. Resources are identified as A through M. Secondary Secondary buildings are identified by a number following the letter of the resource they are directly associated with (D1, E1, J1, J2, and L1). Buildings outlined in red are historic, while those outlined in blue are less than 50 years of age. Two groupings of small prefabricated hiker huts located near the western half of the district and erected c.2000 are identified as two separate primary resources. The following inventory documents each resource within the district, with the exception of G1 which was inaccessible during the field survey.



Figure 26. Silvermine Road Historic District NRHP Evaluation Area, Resource Location

Resource Name	Multi-Unit Residential (Resource A)
HPO Survey Site #	Not Applicable
Location	105 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-8-1794
Date(s) of Construction	c.1970s
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Non-Contributing



Located at 105 Silvermine Road, Resource A is a three-unit residential building with a rectangular shape, and side gable roof covered in asphalt shingles. The exterior is clad in board-and-batten siding. The building features three individual units, or apartments. The façade (west elevation) is six bays (D, W, D, W, D, W). The entry doors are glazed and paneled, and appear to be recent replacements. Windows are paired sliding panes. A full-width wood deck with horizontal board balustrade is along the façade. Wood steps extend from the ends of the porch. This building is less than 50 years of age and is therefore not individually eligible for the NRHP. **Nor is it considered a contributing** element to the Silvermine Road Historic District evaluation area.

Resource Name	House (Resource B)
HPO Survey Site #	Not Applicable
Location	105 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-1794
Date(s) of Construction	c.1925, c.1970s alterations
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Constructed c.1925, the 1 ½-story frame residence is presently owned by the Nantahala Outdoor Center. Rectangular in shape, it features a front gable roof with asphalt shingles and slightly overhanging boxed eaves. The exterior is clad in weatherboard siding and the foundation is a combination of stone and brick. The façade (west elevation) features two window openings in the gable end. One of the windows is missing, the other is a four-over-four, double-hung wood sash. Window and door configuration is altered on the first floor of the façade. It presently features two door openings. The first entry door (left) contains four lights and two wood panels. The second door is removed, and replacement siding surrounding the door suggests that it was a window. A large cork board is centered on the façade, between the two doors. A full-width, single-story porch features a hipped roof supported by square wood posts. The porch flooring and wooden steps are non-historic modifications. Primary windows are four-over-four, double-hung wood sash. Two are located on the north and south elevations. Due to alterations and loss of historic materials, the house no longer

retains integrity. Further, it does not appear to possess historic or architectural significance. Therefore, it is not individually eligible for the NRHP. However, the residence is recommended as **contributing** to the Silvermine Road Historic District.

Resource Name	Hiker Huts (Resource C)
HPO Survey Site #	Not Applicable
Location	105 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-1794
Date(s) of Construction	c.2000
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Non-Contributing



Located behind Resource B, four (4) prefabricated hiker huts are grouped at the rear of the property. The huts were purchased and brought to the property c.2000 to accommodate hikers arriving along the Appalachian Trail. The huts are rectangular in shape with front-facing gambrel roofs clad in asphalt siding. The roofs extend above a full-width front porch. The huts face toward the west and each features a single, glazed door on the façade. These manufactured buildings are not 50 years of age; therefore, they are not eligible for the NRHP, and are recommended as **non-contributing** elements to the Silvermine Road Historic District evaluation area.

Resource Name	Nantahala Outdoor Center French Broad Outpost (Resource D)
HPO Survey Site #	Not Applicable
Location	145 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-4407
Date(s) of Construction	c.1965
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Located at 145 Silvermine Road, the Nantahala Outdoor Center French Broad Outpost (Resource D) was constructed c.1965, the building serves as both lodging and a makeshift office for the Nantahala Outdoor Center. The cabin is rectangular in shape with a low-pitched hipped roof with overhanging boxed eaves. The exterior is clad in board-and-batten siding. The building rests on a concrete block foundation. An exterior brick chimney is on the southeast elevation.

A wing with shed roof projects from the west end of the façade (southwest elevation). The wing appears to be a sleeping porch enclosed by board-and-batten siding, screen windows and an entry door on its east elevation. To the right of the wing is an entry door, followed by a large picture window comprised of 9 metal awning windows. The southeast elevation features two fixed metal

windows and a set of paired metal awning windows. The northwest elevation of the principal massing features paired metal awnings (one is covered by plywood), a single awning window, a metal and glass entry door, and paired one-over-one metal awnings.

A shed roof porch extends from the rear of the building. It is partially enclosed by non-historic board and batten siding and metal windows. The rear of the porch is screen-enclosed. While the building appears to retain a good degree of its historic integrity, it does not possess historic or architectural significance. Therefore, it is not individually eligible for the NRHP. It is recommended as a **contributing** resource to the potential Silvermine Road Historic District.



Photograph 81. Nanthala Outdoor Center Outpost, Bunkhouse (Resource D1)

Located north of the outpost building at 145 Silvermine Road is a small two-story bunkhouse erected during the 1980s. The bunkhouse features a front gable roof covered in corrugated metal with overhanging eaves with fascia. A full-width screened porch with a shed roof projects from the façade (southwest elevation). The exterior of the porch, beneath the screens, is clad in corrugated metal. The east elevation features a large two-pane window on the first floor, and paired awning windows on the second. Due to its age, it is not eligible for the NRHP. This is a **non-contributing** secondary structure within the Silvermine Road Historic District NRHP evaluation area.

Resource Name	Moore House (Resource E)
HPO Survey Site #	Not Applicable
Location	177 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-7479
Date(s) of Construction	1953
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Non-Contributing



Completed in 1953, and located at 177 Silvermine Road, the front-gabled bungalow is heavily altered. The house is historically a T-shape with a rectangular principal massing and a small bay with shed roof projecting from the side elevations. The front gable roof features overhanging eaves with fascia and is covered in corrugated metal. Exterior walls of the house are weatherboard.

The façade (south elevation) features a single square window in the gable end. The majority of the façade is concealed behind a porch enclosed with plywood. The entry door appears to be slightly off-centered on the façade, and an exterior brick chimney is adjacent to the door on the left. The full-

width entry porch features a corrugated metal roof, square wood posts, and is partially enclosed with plywood. A non-historic screened porch addition with shed roof extends from west elevation.

The east elevation features a replacement four-over-one double-hung vinyl sash window. The south elevation of the projecting bay features paired one-over-one vinyl sash windows. The east elevation of the projecting bay includes a non-historic wood paneled door. A non-historic addition with shed roof projects from the east elevation. The addition features a combination of weatherboard and vertical flush siding. Its windows are also double-hung vinyl sash. Due to the extensive alterations, this house is not eligible for the NRHP, and is recommended **non-contributing** to the Silvermine Road Historic District.

A c.2000 garden shed (Resource E1) is located to the west of the house. It features a side gable roof and weatherboard siding. Its façade (south) is symmetrical and three bays (W, D, W). The windows are six-over-six, double-hung wood sash, and the door is paneled. A full width porch is recessed under the principal roof and features square wood posts. This is a **non-contributing**, secondary structure within the Silvermine Road Historic District NRHP evaluation area.



Resource Name	Shop (Resource F)
HPO Survey Site #	Not Applicable
Location	177 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-7479
Date(s) of Construction	c.1930
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Located on the same property as Resource F, the c.1930 workshop building faces to the east, perpendicular to Silvermine Road. It features a side gabled roof with overhanging eaves with exposed rafter ends, and is clad in corrugated metal. The exterior is clad in flush beveled siding. The south elevation features a wood-louvered gable vent and a single pane fixed window that replaced an original double-hung sash. The façade is four bays (2W, D, W) with one-over-one, double-hung wood sash windows and an off-centered paneled entry door. A screened porch addition is on the west elevation. Adjacent to the west of the building is a small gabled treehouse. The building is not individually eligible for the NRHP due to alterations and does not appear to possess historic or architectural significance. It is considered a **contributing** element to the Silvermine Road Historic District evaluation area as it embodies characteristics of the early- to mid-20th century development along Silvermine Road.

Resource Name	Fowler House (Resource G)
HPO Survey Site #	Not Applicable
Location	237 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-91-1607
Date(s) of Construction	c.1930
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Located at 237 Silvermine Road and completed c.1930, the Fowler House is a two-story dwelling with a low-pitched side gable roof with overhanging boxed eaves. The majority of the exterior is clapboard siding, with vinyl siding applied to the second floor of the façade (southwest elevation). The foundation is stone. The house is rectangular in shape with a one-story, full-width addition along the rear. The addition is vinyl-sided and features a shed roof. The façade is two bays (D, W) with a replacement entry door and a three (vertical)-over-one, double-hung wood sash window. The second floor of the façade contains two, four-over-four wood sash windows. A full-width, one-story entry porch is along the façade. The porch contains a shed roof, square posts, and a wood post balustrade. Side elevation windows are one-over-one, double-hung wood sash. The Fowler House does not appear to possess historic or architectural significance required for the NRHP. However, it is considered a **contributing** element to the Silvermine Road Historic District evaluation area.

Frame House (Resource H)

Located to the northeast of the Fowler House, and within the same parcel, is a single-story frame house with a side gable roof. The c.1930 house is located at the end of a private drive and was inaccessible during the field survey. A 1984 plat of the property indicates that the house features a full-width rear porch (Plat 3, Page 271). Presuming the house is intact, it would be considered a **contributing** element to the Silvermine Road Historic District evaluation area.

Resource Name	Shop (Resource I)
HPO Survey Site #	Not Applicable
Location	237 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-91-1607
Date(s) of Construction	c.1930
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Located southeast of the Fowler House, and within the same parcel, is a c.1930 workshop on the north bank of Silvermine Branch. The 1 ½-story building resembles a barn with a full-width, one-story lean-to along its side elevation (south). The building has a front gable roof with overhanging boxed eaves. The roof is clad in corrugated metal and an interior chimney is located on its south slope. The exterior is beveled wood siding. The exterior siding of the lean-to is wide, wood flush

board. The façade (west) is two bays with a centered entry door and a second entry door leading into the lean-to. Adjacent to the second door on the right is a small, one-over-one, double-hung wood sash window. Centered in the gable end is a six-over-six, double-hung wood sash window. A partial-width porch with shed roof supported by square wood posts is centered on the façade. Two windows on the south elevation of the lean-to are six-over-six wood sash. This building does not appear to possess historic or architectural significance; therefore, it is not individually eligible for the NRHP. It is considered a **contributing** element to the Silvermine Road Historic District evaluation area.

Resource Name	House (Resource J)
HPO Survey Site #	Not Applicable
Location	192 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-6550
Date(s) of Construction	c.1935, c.1950
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Constructed c.1935 on the south side of Silvermine Road, the frame bungalow features a low-pitched side gable roof and an exterior clad in vinyl siding. The roof is asphalt shingled. A stuccoed chimney is off-centered on the ridge line. Gable ends feature a wood-louvered vent. The house features a stone foundation. It is rectangular in shape with a c.1950 gabled addition in the rear. The façade (north) is four bays (2W, 3W, D, 2W) with an off-centered glazed and paneled door. Primary windows are three (vertical)-over-one, double-hung wood sash. The second bay is a large, single-pane picture window flanked on either side by a six-over-one window. The picture window is likely a later alteration. An entry porch is recessed beneath the principal roof and occupies bays two through four. The porch features square wood posts on concrete piers. Beneath the roof eaves and between the wood posts is a non-historic decorative trellis. A secondary entry door is at the east end of the porch and features a metal screen door. Due to alterations, including the application of vinyl siding, modified picture window, and modified porch, this resource no longer retains its historic integrity. Further, it does not appear to possess historic or architectural significance. It is not eligible for the NRHP. However, it is considered a **contributing** element of the Silvermine Road Historic District evaluation area.

A c.1940 frame shed (Resource J1) is located to the rear of the main house. It is in a deteriorating condition and features vinyl siding, a corrugated metal roof, and sliding windows. Due to its deteriorating condition, this is a **non-contributing** secondary structure.



A c.1980 mobile home (Resource J2) is located east of the house, approximately ten feet from Silvermine Road. The mobile home remains on its wheels, and is not a permanent structure within the district. It is considered a non-contributing element to the district due to its age.

Resource Name	Hiker Huts (Resource K)
HPO Survey Site #	Not Applicable
Location	192 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-6550 and 4407
Date(s) of Construction	c.2000
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Non-Contributing

Located on two parcels owned by the Nantahala Outdoor Center are five prefabricated hiker huts grouped on the south side of Silvermine Road. The huts were purchased and brought to the property c.2000 to accommodate hikers arriving along the Appalachian Trail. The huts are rectangular in shape with front-facing gambrel roofs clad in asphalt siding. One hut features a front gable roof. The roofs extend above a full-width front porch. The huts face toward the west and each features a single, glazed door on the

façade. These manufactured buildings are not 50 years of age; therefore, they are not eligible for the NRHP, and are recommended as **non-contributing** elements to the Silvermine Road Historic District evaluation area.

Resource Name	Nantahala Outdoor Center Outpost – Cabin (Resource L)
HPO Survey Site #	Not Applicable
Location	138 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-4407
Date(s) of Construction	c.1985
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Non-Contributing



Constructed c.1985 by the Nantahala Outdoor Center as an outpost and lodging cabin for rafting guides, the building is located directly east of the Appalachian Trail. It is a two-story frame building with a shed roof covered in metal. The exterior is clad in diagonal flush board and plywood. The cabin is comprised of two blocks, each with two rooms on both floors, and joined by a wide, open hall similar to a dogtrot form. At the west end of the hall is a wood railing. The building faces east.

Its roof extends from the façade creating a covered outdoor space. Adjacent to the cabin on the east is a small bath house (L1) with a flat roof and board-and-batten siding. It was likely constructed when the cabin was erected. Due to its age, the cabin and bath house are not eligible for the NRHP. The cabin is considered a **non-contributing** element to the Silvermine Road Historic District evaluation area.

Resource Name	Nantahala Outdoor Center Outpost – Bunkhouse (Resource M)
HPO Survey Site #	Not Applicable
Location	138 Silvermine Road, Hot Springs, Madison County, North Carolina
PIN	8860-81-4407
Date(s) of Construction	c.1940, c.1990s
Individual NRHP Recommendation	Not eligible for NRHP
Contributing Status	Contributing



Constructed c.1940 and relocated to its present site during the 1990s to serve as a bunkhouse, the house is located within the Nantahala Outdoor Center outpost complex. It is sited on the south side of Silvermine Branch, east of the Lovers Leap trailhead, and faces west toward the French Broad River. The house features a side gable roof with asphalt shingles and slightly overhanging eaves. The exterior is clad in weatherboard siding and the foundation is continuous concrete block. The façade is asymmetrical with four bays (W, D, W, W). The fourth window bay is covered with plywood. Primary windows are four-over-four, double-hung wood sash. The entry door is removed. Remnants of a front porch along the façade is evident. The house is one room deep with a single window on the side elevations. A full-width addition is along the rear. Due to its condition and its relocation to the present site, this resource is not individually eligible for the NRHP. However, it is considered a **contributing** element to the Silvermine Road Historic District evaluation area.

HISTORICAL BACKGROUND

Much of the land within the Silvermine Road Historic District evaluation area was acquired during the early-20th century by the A.J. Runnion family. Although it is feasible, there is no indication whether the land was farmed prior to its development as a residential community. Deed records indicate that numerous larger parcels of land on either side of Silvermine Road, and south of US 25/70 (also referred to as the Dixie Highway), were subdivided during the 1920s and 1930s and dwellings began to emerge along the road. A 1935 topographic map shows a number of buildings along the east side of Silvermine Road, south of the former bridge. The same map also identifies additional buildings on the south side of Silvermine Branch. Several of the early residences located on the east side of the street were destroyed as a result of the realignment of the highway and bridge replacement in 1951. According to the revised 1991 topographic map, four buildings south of the present bridge were built between 1940 and 1991, including two on the west side of Silvermine Road. The latter are no longer extant.

Deed and census records and a general genealogy search on Ancestry.com suggest that the land within the evaluation area developed as a white working class community. Among the residents in 1930 include Edwin E. Smith, Bill Ruke, the Henderson and Parham families, and others. Occupations of the early residents along Silvermine Road include a laborer, a blacksmith, a gas station merchant, a carpenter, a fire warden, and a salesman. Census records suggest an even distribution of owners versus renters, particularly during the 1930s and 1940s. An increase in renters is likely a result of the Great Depression. Only a few of the residences dating to the 1920s and 1930s survive.

Deed records indicate that the majority of the properties within the evaluation area changed hands numerous times during the late-1930s through the 1950s, with few, if any, of the residences remaining in the same family for an extended length of time. During the 1970s and 1980s, an increase in property transference occurred, particularly along the western section of the survey area. The Nantahala Outdoor Company (NOC) began amassing property along the French Broad River during the late-1970s to be used as a river rafting outpost. Parcels presently owned by the Nantahala Outdoor Center include those associated with Resources A, B, C, D, J, K, L, and M.

The company quickly set out to provide lodging for the raft guides and adventurers and the residential street gradually transitioned into an outdoor center. Among the buildings erected by NOC during the late-20th century include the two-story cabin (Resource L) and bath house (L1) in the 1980s and the nine (9) hiker huts. USGS maps do not indicate that the c.1940 vacant bunkhouse (Resource M) was present on the site prior to 1991. Further, its foundation and orientation fronting the trail rather than the road suggest that the house was relocated to its present location during the 1990s. The residences existing on the parcels when acquired by NOC were adapted for use a lodging for tourists and travelers, although the majority of the buildings appear to be vacant.

ARCHITECTURAL CONTEXT

There are no recorded comparable residential historic districts within Hot Springs. A windshield survey within the vicinity and along River Road did not identify groupings of resources comparable to the Silvermine Road Historic District. Among the early-20th century residences on the eastern bank of the French Broad River evaluated in this report, the properties along Silvermine Road, south of US 20/75 are the only known grouping of lower income, working class dwellings. Unlike the residential resources immediately surrounding the intersection of River Road and the former alignment of US 25/70 (Resources 3-5), those within the district are generally smaller in scale and constructed at a slightly later date. Surviving historic buildings within the district are all modest interpretations of common vernacular forms and generally do not possess architectural distinction.

Various searches of the NC HPOWEB GIS database within Madison County did not identify similar districts to compare the Silvermine Road evaluation area with. A review of *A Guide to the Historic Architecture of Western North Carolina*, which generally only documents resources bearing unique historic or architectural significance, does not identify any similar districts within Madison County.

INTEGRITY

The Silvermine Road Historic District evaluation area retains its historic **location** and **setting** along the French Broad River and at the base of Lovers Leap Mountain. The buildings within the district are not owned by the families who historically occupied them. Further, a large portion of the district transitioned from residential to a river rafting outpost with cabins and hiker huts. As such, the district no longer retains its historic **association** and **feeling** as an early- to mid-20th century residential community.

Among the 13 primary resources, four (4) are less than fifty years of age and are not considered contributing elements to a potential NRHP historic district. Due to extensive alterations to the façade, one (1) primary residence, resource E no longer contributes to the district. Of the five (5) secondary structures, none are considered contributing elements. Therefore, of the total of 18 resources documented within the evaluation area, only 44% are considered contributing elements.

The number of historic buildings no longer extant, modern intrusions, and the high degree of material alterations resulted in the overall loss of historic **design, materials, and workmanship** of the residences within the district.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Silvermine Road Historic District evaluation area is **not eligible** for the National Register of Historic Places. The historic integrity of the residential district is significantly compromised by the loss of a number of historic resources, the introduction of non-historic buildings, material alterations, and historic associations.

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 Silvermine Road Historic District evaluation area developed during the late-1920s and 1930s as a working class residential community at the base of Lover's Leap and on the east bank of the French Broad River. The majority of the district presently serves as a river rafting outpost. Therefore, it no longer retains its association as a historic working class residential community. It is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. None of the numerous property owners historically associated with the Silvermine Road Historic District were identified through research as playing a significant role within the community, state, or national historic contexts. Therefore, the district 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. Surviving historic buildings within the district are modest vernacular residences, generally lacking in historic or architectural significance. Collectively, the buildings within the district do not exhibit characteristic of a distinct period of construction or method of construction. Further, due to

considerable alterations, only 44% of the resources are considered contributing elements. Therefore, the Silvermine Road Historic District 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 Silvermine Road Historic District would yield additional information pertaining to early-20th century building technology not already obtained through research. It is recommended **not significant** under Criterion D.

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