



**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 9, 2016

MEMORANDUM

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

FROM: Renee Gledhill-Earley   
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report for the Replacement of Bridge 183 on SR 1313  
Over Brummett Creek, PA 16-1-117, B-5874, Mitchell County, ER 16-2161

Thank you for your November 17, 2016, memorandum transmitting the above-referenced report. Staff of our Western Office reviewed the report and concurred with the findings that none of the individual properties (ML0217-0131) are eligible for listing in the National Register of Historic Places. However, given the description and history of the Webb Rural Historic District (ML????) and its comparison to districts in Forsyth and Harnett Counties, staff made an on-site visit and explored comparable areas of Mitchell County. (See attached memorandum by Annie McDonald.)

The visit resulted in a recommendation that the Webb Rural Historic District is eligible for listing under Criteria A for agriculture and C for architecture. A map showing the suggested boundaries for the historic district is included with their memorandum.

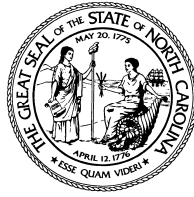
Please review the attached memorandum and our findings and let us know if we need to discuss this matter further or if you concur with our findings.

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](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Attachment – December 2, 2016 memorandum

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



## North Carolina Department of Natural and Cultural Resources

### State Historic Preservation Office

Ramona M. Bartos, Administrator

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Kevin Cherry, Deputy Secretary

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#### MEMORANDUM

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**DATE:** 02 December 2016

**TO:** Renee Gledhill-Earley

**FROM:** Annie McDonald, Preservation Specialist

**RE:** ER 16-2161; Replace Bridge 183 on SR 1313, Mitchell County

I have thoroughly reviewed the historic structure survey report associated with the above-referenced project and, on 1 December 2016, conducted fieldwork with Restoration Specialist Jennifer Cathey throughout rural Mitchell County. While I agree with the consultant's assessment that none of the five resources evaluated in the report is individually eligible for listing in the National Register of Historic Places, I do not concur with the conclusion that the Webb Rural Historic District is not eligible. In addition, there are two peculiarities in the way that the eligibility assessments have been completed that need to be addressed. This memo will first address the latter issues and will conclude with an evaluation of the Webb Rural Historic District.

#### Evaluating resources within the agricultural context of Mitchell County

The nearly two-page architectural description of the Whitson-Tipton Farmstead, supplemented by photographic documentation, is adequate for the purpose of the report. Furthermore, it provides good background information on the property's ownership and possible builder. On page 56, the report states "The Whitson-Tipton Farmstead reflects the typical late-nineteenth-century farmstead that was divided into smaller parcels for additional residences in the early twentieth century, after it no longer operated as a large profitable farming operation. A full description of the agricultural context of Mitchell County is included in the historic and architectural context of the J.W. Webb Farm...."

The "full description of the agricultural context of Mitchell County" is limited to a single paragraph on page 23. Nothing in this paragraph refers to the tendency of farms in Mitchell County to be subdivided in the early twentieth century for additional dwellings *after farming was no longer profitable*. In fact, the limited contextual information provided, along with owner information on the early-20<sup>th</sup>-century buildings around the Whitson-Tipton Farmstead suggest the opposite. The context states that farming in Mitchell County in the early- to mid-19<sup>th</sup> century was primarily subsistence-based. Arrival of the railroad in the 1880s expanded available market opportunities. While this expanded agricultural market opportunities, it also broadened the county's economy to resources beyond agriculture. The report goes on to say that agricultural products in the twentieth century included tobacco, hay, and apples, and that farming has decreased in Mitchell County over the past 30 years. There is not, however, a discussion of how or why large farms were subdivided. Factors such as expanding families and heirship are as pertinent as profit margins to farm subdivision in the early twentieth century. The chain-of-title on page 56 indicates that Whitson's 268-acre estate was divided among his heirs in 1916. In 1930, the roughly 35-acre parcel that contained the house was transferred into the Tipton family. Circa 1935, the Tipton family constructed a second house on the

property, and this dwelling was later parceled off and sold out of the family, to Eston and Birdie Pate, in 1951. In the early 21<sup>st</sup> century, the portion of the Whitson-Tipton Farmstead, which remains in the Tipton family, in between the 19<sup>th</sup>-century dwelling and the Eston Pate House was parceled off and sold to another member of the Tipton Family. Rather than representing the subdivision simply for additional dwellings following the decline of agriculture, this history suggests that the landscape and built environment of the Whitson-Tipton Farmstead, and Webb, generally, were more shaped by familial ties that perpetuated traditional practices in Mitchell County.

Aside from the J.W. Webb Farm, two other properties directly adjoining the Whitson-Tipton Farmstead retain agricultural fields that may have historically been associated with the subject property. The first, a small parcel of 5 acres, falls within the APE but contains no structures. The second, which lies outside of but close to the APE, is a 27-acre parcel containing a dwelling and agricultural outbuildings. Additional research on these properties may provide greater insight into the history of the subject property.

### **Evaluating resources against comparable properties in Mitchell County**

While this issue is constant in the eligibility discussions of all five resources evaluated in the report, that of the Whitson-Tipton Farmstead (pages 47-62) is the best example. Rather than provide illustrations of comparable properties followed by analysis of how these resources may rise above those in the ER APE, they are simply presented as other examples.

In the introduction of comparable properties on pages 57-61, the consultant only presents five properties, including the John N. Peterson Farm. Listed in the National Register in 1990, the Peterson Farm has deteriorated to the point of near ruin and may no longer be National Register eligible. The other four properties are presented in photographs that depict the dwellings and associated outbuildings, which are few. However, the documentation does provide the necessary analysis. On page 62, the eligibility assessment under Criterion A simply states “[T]he house and associated buildings are similar to other farmsteads and residences within the area that can reflect such generic turn-of-the-twentieth-century settlement patterns in the vicinity of the former Webb community (see figures 72-78).” The eligibility assessment under Criterion B states “The Whitson-Tipton Farmstead does not reflect such noteworthy characteristics that would set it apart from other examples in the region, including other farmsteads in Mitchell County (see figures 72-78).”

This assessment is misleading. To begin, only one of the comparable properties, depicted in figures 72-73, appears to retain a higher degree of integrity than the Whitson-Tipton Farmstead. Yet even this building appears to have vinyl siding and replacement vinyl windows. In addition, the domestic outbuilding shown in figure 74 appears to be of later construction (cement) than the older stone masonry cellar of at the Whitson-Tipton Farmstead. Interestingly, the farmstead depicted in figure 76 is located northwest of and adjacent to the Whitson-Tipton Farmstead retains a number of outbuildings and may have historically been associated with the subject property. However, like the other properties presented as comparables, it is simply described as “Farmstead with overgrown fields located just west of the Whitson-Tipton Farmstead on the north side of NC 197,” with no analysis of how the two properties compare in terms of integrity and eligibility.

### **National Register eligibility of the Webb Rural Historic District**

In assessing the eligibility of the Webb Rural Historic District, the consultant only considered the five properties within the APE that include buildings. In fact, there are three additional parcels, two of which have substantial historic resources, that are immediately adjoining those evaluated in the survey report. These are the dwellings at 48 Brummett Creek Road and 5748 Highway 197. A third parcel of 5 acres is located immediately north of the Whitson-Tipton Farmstead and to the east of the property addressed 5748

Highway 197. In addition, the J.W. Webb Farm includes a one-story, three-bay-wide shed/garage structure that was not included in the individual assessment of the property or the rural historic district evaluation.

Mitchell County was only surveyed as part of a multi-county documentation project in the mid-1980s. To date, the county's architectural history is represented by only 124 survey records, of which only nine clearly appear to have historic agricultural associations similar to those of the farms in Webb. None of these resources were surveyed as part of a rural historic district. And aside from Bakersville, Spruce Pine, and the area around Penland, no area of Mitchell County has a high concentration of surveyed resources of any type. Admittedly, this complicates the evaluation process.

In the Criterion A eligibility assessment on page 79 of the report, the consultant compares this rural historic district to others in Forsyth and Harnett Counties. Neither of these is the best comp for a rural mountain historic district. While each of the mapped rural historic districts in Ashe County, including the Creston Rural HD (SL), Sutherland Rural HD (SL/DOE), and the Helton HD (SL) and in Watauga County, including the Clarks Creek Rural HD (DOE) and the Mabel HD (DOE), may be different from the others in nuanced ways, they provide a better model for the evaluation of the eligibility of the Webb Rural HD in Mitchell County than those in Forsyth and Harnett Counties.

The consultant states that the individual resources comprising the rural HDs in Forsyth and Harnett Counties "retain high levels of integrity of setting, design, materials, workmanship, and feeling," which makes them "clearly convey associations to the agrarian economy of their respective locations." The report goes on to say:

"Because the Webb Rural Historic District does not retain integrity as a district due to alterations and modifications to its individual resources, it cannot convey significant associations to the agrarian economy of Mitchell County and the former community of Webb between 1885 and 1951. Thus, CRA recommends that the Webb Rural Historic District is not recommended eligible for listing in the NRHP under Criterion A."

In the eligibility assessment under Criterion C, the report states:

"While the Webb Rural Historic District contains a representative sampling of vernacular outbuilding and residential forms including front-gable, side-gable, and cross-gable forms and a side-gable Ranch house, the integrity of design, materials, and workmanship—key aspects of integrity for listing under Criterion C for architecture—have been diminished by the extensive modifications to the exteriors of the resources, including the installation of replacement siding and replacement historic windows. As such, they cannot be considered a noteworthy collection of vernacular architecture in the region."

This logic or rationale doesn't quite conform to National Register practice. In an historic district, individual properties or resources are granted some leeway in assessing individual integrity. This is particularly the case under Criterion A, but also applicable under Criterion C. In any historic district, it's not the individual resources that must retain integrity in all seven areas, but the district as a whole, since it is the *district* that is the resource being evaluated.

Due to the lack of a more complete understanding of the history and integrity of rural settlements in Mitchell County, Western Office staff conducted fieldwork on December 1<sup>st</sup> to gain a better understanding of the context in which the Webb Rural Historic District should be evaluated. This fieldwork looked at resources in six comparable communities throughout Mitchell County: Vian's Valley, Clarissa, Hawk, Glen Ayre, Buladean, and Lower Poplar. These historic settlements were chosen because they feature topography and other natural features similar to those of Webb. In addition, USGS maps of these areas suggest

concentrations of historic structures at least equal to, if not greater than, those of Webb. While some of these communities may have one or two historic properties that retain some architectural integrity among the remaining associated structures, none of these resources “hang together” as well as those of Webb.

Of the six comparable rural settlements visited in Mitchell County, only Lower Poplar rivals Webb in the degree to which the historic buildings form a cohesive, recognizable unit. These buildings include two historic commercial structures, a church, school, and a few dwellings dating from the early to mid-20<sup>th</sup> century. Lower Poplar is also the location of the John N. Peterson Farm, which was listed in the National Register of Historic Places in 1990. Since that time, and as shown in the survey report, the property has deteriorated dramatically and approaches a state of ruin.

In contrast, the Webb Rural Historic District retains three farmhouses dating from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries, three collections of agricultural outbuildings from the same period, two commercial resources dating from the 1910s through the 1930s, (5501 Highway 197 and 48 Brummett Creek Road), two dwellings dating to the 1930s, and a dwelling originally built in the 1930s and then expanded in the 1960s, as well as several other ancillary buildings and structures. These resources are clustered together on the rolling landscape of the Brummett Creek valley and are separated by agricultural fields and Brummett Creek. The only parcel containing a non-contributing primary resource (PIN 0825-00-80-0209) is the one located on the south side of Highway 197 between the Whitson-Tipton Farmstead and the Eston Pate House.



Following are photographs of the additional resources in the Webb Rural Historic District that were identified during fieldwork on December 1<sup>st</sup>, with a key map to the proposed historic district boundaries.

**A**



PIN 0835-00-00-2649

Owner: Matilda McPeters

Address : 48 Brummett Creek Road

House, store, and outbuildings dating from circa 1890 to 1920

**B**



PIN 0825-00-91-8606

Owner: Frank & Faye Griffith

Address: Miller Road

Circa 1910-1950 shed/garage historically associated with and on the parcel containing the J.W. Webb Farm



The image above depicts the dwelling at 48 Brummett Creek Road, at the intersection of Brummetts Creek Road and State Route 197. With the house at the left of the image, at the center, and behind the utility pole, is the shed/garage associated with the J.W. Webb Farm, as viewed from Miller Road. At the right is the modern J.W. Webb House.



The image above depicts the house at 48 Brummett Creek Road, which sits just east of and across Brummett Creek Road From the J.W. Webb Farm, the outbuildings of which are shown to the left.



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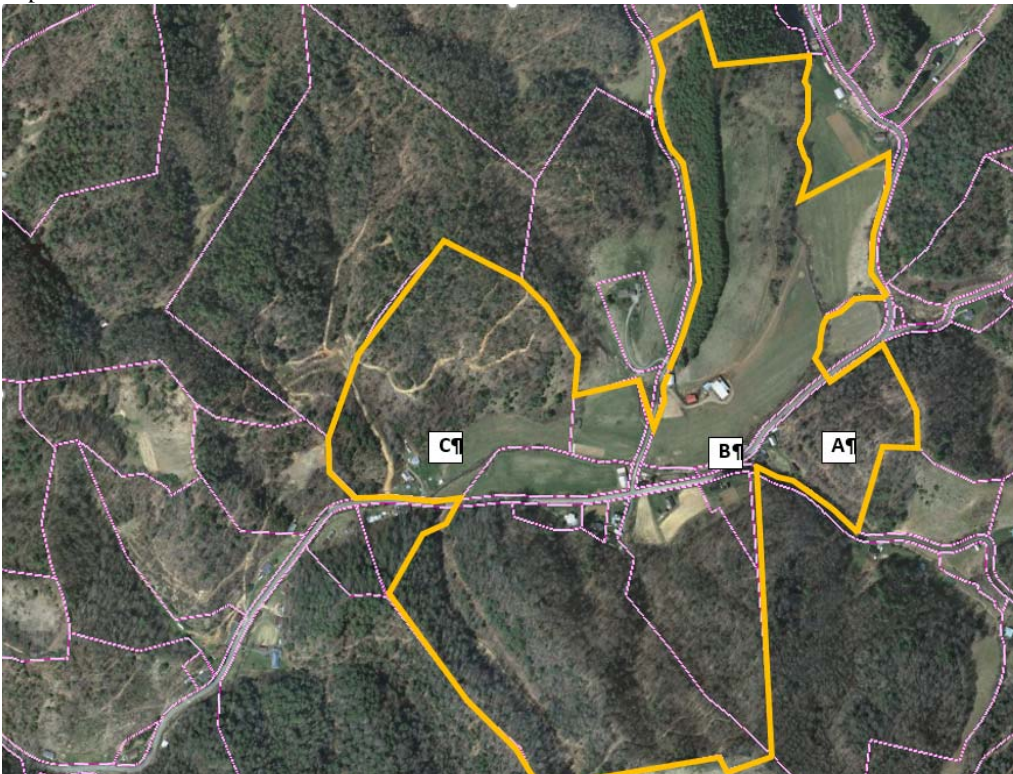


PIN 0825-00-81-2087

Owner: Anita Worley & Debra L. Bowling

Address: 5748 Highway 197

House and agricultural outbuildings dating from circa 1890-1920, located immediately west of the Whitson-Tipton Farm





PAT McCRORY  
Governor

NICHOLAS J. TENNYSON  
Secretary

November 17, 2016

Renee Gledhill-Earley  
Environmental Review Coordinator  
North Carolina Department of Cultural Resources  
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Raleigh, North Carolina 27699-4617

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ERle HES  
12/2/16

Jo Ann  
12/15/16 11/28/16

Dear Ms. Gledhill-Earley:

RE: **Historic Structures Report: TIP # B-5874, PA # 16-01-0117, Replace Bridge Number 183 on SR 1313 (Miller Road) over Brummett Creek, Mitchell County**

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached one hard copy and one digital copy of the Historic Structure Report, as well as a Survey Site form, digital images, and GIS data. The report meets the guidelines for survey procedures for NCDOT and the National Park Service. If you have any questions regarding the accompanying information, please feel free to contact me at 919-707-6088 or [sreap@ncdot.gov](mailto:sreap@ncdot.gov).

Sincerely,

Shelby Reap  
Historic Architecture Group

Attachment



**Historic Structure Report**  
**Replace Bridge No. 183 on SR 1313 (Miller Road) over**  
**Brummett Creek, Mitchell County, North Carolina**  
**PA # 16-01-0117**  
**TIP# B-5874**  
**WBS # 48068.1.1**

Prepared for:

North Carolina Department of Transportation  
Human Environment Section  
Raleigh, North Carolina 27699-1598

Prepared by:

Cultural Resource Analysts, Inc.  
P.O. Box 71220  
Richmond, Virginia 23255



# HISTORIC STRUCTURE REPORT

Replace Bridge No. 183 on SR 1313 (Miller Road) over  
Brummett Creek, Mitchell County, North Carolina,

PA # 16-01-0117

TIP# B-5874

WBS # 48068.1.1

*Prepared for:*


North Carolina Department of Transportation  
Human Environment Section  
Raleigh, North Carolina 27699-1598

*Prepared by:*

Cultural Resource Analysts, Inc.  
P.O. Box 71220  
Richmond, Virginia 23255

S. Alan Higgins, M.S.  
Principal Investigator

November 2016



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S. Alan Higgins, Principal Investigator  
Cultural Resource Analysts, Inc.

November 9, 2016

Date

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

Date



# MANAGEMENT SUMMARY

In June 2016 Cultural Resource Analysts, Inc., conducted an intensive-level historic architectural analysis for the North Carolina Department of Transportation in association with the project to replace Bridge No. 183 on SR 1313 (Miller Road) over Brummett Creek in Mitchell County, North Carolina (WBS No.: 48068.1.1). The purpose of this analysis and report was to evaluate the National Register of Historic Places eligibility of historic architectural resources within the Area of Potential Effects (APE) for the project, including both individual evaluation of eligibility and evaluation as a part of a potential rural historic district. North Carolina Department of Transportation defines this project’s APE as 550 feet east of the intersection of NC 197 and SR 1313 (Miller Road) and 600 feet west of the same intersection and 200 feet wide. The APE continues 800 feet north on SR 1313 where it is 600 feet wide near the intersection with NC 197 and tapers to 250 feet wide at the northern-most point.

This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA, 2015). North Carolina Department of Transportation Architectural Historians reviewed the properties within the APE and determined that five properties greater than 50 years old warranted further evaluation: the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), and the Eston Pate House (ML0131). An evaluation of a historic district within the vicinity was also requested. Mitchell County Bridge No. 183 is not addressed in this report. Built in 1963, the structure does not exemplify any distinctive engineering or aesthetic type and is not eligible for the National Register of Historic Places.

Based on archival research and a detailed physical investigation, Cultural Resource Analysts, Inc., recommends that the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), and the Eston Pate House (ML0131) are not individually eligible, nor collectively eligible as the Webb Rural Historic District, for inclusion in the National Register of Historic Places under Criterion A, B, C, or D due to a loss of integrity and/or a lack of significance.

Resource Name	Site Survey Number(s)	NRHP Eligibility Recommendation	NRHP Criteria (if eligible)
J.W. Webb Farm	ML0127	Not Eligible	n/a
J.W. Webb House	ML0128	Not Eligible	n/a
D.W. Tipton House	ML0129	Not Eligible	n/a
Whitson-Tipton Farmstead	ML0130	Not Eligible	n/a
Eston Pate House	ML0131	Not Eligible	n/a
Webb Rural Historic District	ML0127; ML0128; ML0129; ML0130; ML0131	Not Eligible	n/a





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# METHODOLOGY

Cultural Resource Analysts, Inc. (CRA) investigation, completed between June 13 and June 15, 2016, included a combination of archival research, visual investigations, and photographic documentation of extant buildings and structures and their contextual setting. CRA performed the historic architectural analysis in compliance with the National Historic Preservation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1974; Executive Order 11593; and Title 36 of the Code of Federal Regulations, Parts 660-66 and 800 (as revised, 1999). The field research and report meet the requirements specified in the Secretary of the Interior's "Standards and Guidelines for Archaeology and Historic Preservation" (Federal Register 48: 190:44716-44742) (National Park Service 1983), as well as North Carolina Department of Transportation's (NCDOT) Historic Architectural Resources: Survey Procedures and Report Guidelines (2003) and the North Carolina Historic Preservation Office's (NC HPO) Architectural Survey Manual: Practical Advice for Recording Historic Resources and Digital Photography for Historic Property Surveys and National Register Nominations, Policy and Guidelines (2012).

## Archival Research

Prior to fieldwork, CRA conducted background research to gain understanding of the development of Mitchell County. CRA consulted the NC HPO's online HPOWEB GIS Service to ascertain the level of existing documentation of the properties or of other properties within the area that might share a similar context. Archival research also included an investigation at the NC HPO Western Office and an inspection of archival resources, published histories, historical aerial images, topographic quadrangle maps, and historical map collections available through facilities, such as the Mitchell County Public Library, the Mitchell County Historical Society, and resources such as the North Carolina Maps project.

CRA then examined property tax assessment records available online through the Mitchell County Tax Office and GIS and deed records at the Mitchell County Register of Deeds. CRA also contacted the property owners of each of the five properties listed in the GIS data. CRA gained permission to access the exterior of two of the properties. Roy Phillips, owner of the J.W. Webb House (ML0128), granted permission to access and photograph the property which is occupied by his mother, Gail Phillips. Thelma Tipton, the owner of the Whitson-Tipton Farmstead (ML0130) granted permission to access the exterior of her house and property through her son-in-law. The J.W. Webb Farm (ML0127) was photographed from the ROW of Miller Road because the property was enclosed for livestock. The current owner, Jerry Griffith, is the son of the late Frank and Faye Griffith, who were listed as the owners in county records. The current owners of the D.W. Tipton House (ML0129) and the Eston Pate House (ML0131) could not be contacted despite multiple attempts before the start of the survey. The owner of the D.W. Tipton House, Reece Bryant, recently passed away. Despite attempts, contact with Joshua Germaine and Heather Belliveau, the owners of the Eston Pate House, could not be established during the survey. CRA personnel documented the exterior only of the five properties associated with this study.

CRA also researched available data for the agricultural history of Mitchell County, including soil surveys, local histories, and the agricultural schedules from the non-population census data. The federal agricultural census records that are available at the North Carolina State Archives run from 1850 to 1880, thus the data does not cover the period of the Whitson-Tipton Farmstead, which was built in 1885, or any of the other recorded properties. Furthermore, in order to utilize the federal agricultural census data, one would have to be able to definitely define who owned which of the five properties as a given time. The lack of inclusion of deed references and the vast number of properties owned by members of the Whitson, Tipton, and Webb families in Mitchell County's Bradshaw Township made it impossible to complete a clear chain of title to conclusively determine if some or all of the evaluated properties were originally part of the John Whitson estate, or who owned which parcels at which time. In lieu of readily available access

to federal agricultural census data, historic and current soil surveys, data and statistics from the United States Department of Agriculture (USDA) for Mitchell County, and historic aerial photographs of the area were used to build an understanding of the past agricultural use of the surveyed properties.

## Field Investigation

The project area is located approximately 0.9 miles east of Relief, in Bradshaw Township, in northwest Mitchell County near the intersection of Miller Road (SR 1313) and NC 197. The project area occupies a valley surrounded by tall, wooded ridges that is bisected by Brummett Creek and NC 197. Brummett Creek serves as the property boundary for parcels to the north and south of its stream, predating the division of the valley by NC 197. The rural setting features a farm, a farmstead, three small residences, a former service station, and several historic outbuildings. The residential resources (ML0128, ML0129, and ML0131) and the farmstead, the Whitson-Tipton Farmstead (ML0130), are situated on steep slopes on the south side of NC 197. The J.B. Webb Farm (ML0127) and agricultural resources associated with the Whitson-Tipton Farmstead are located to the north of NC 197, across Bridge No. 183 that carries Miller Road over Brummett Creek. At the time of survey, none of the fields within the project area were planted. A small garden occupied a portion of a field associated with the Whitson-Tipton Farmstead and the fields of the J.W. Webb Farm were used for grazing of cattle. The parcels within the district contain both historic and modern buildings and structures.

Following the archival research, CRA architectural historians Hallie Hearnese and Elizabeth Heavrin performed an intensive-level field investigation of the five properties: the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), and the Eston Pate House (ML0131) as well as the Webb Rural Historic District. They took detailed notes and made a sketch site plan of each property to facilitate an understanding of its contextual setting. Because the property owners only granted access to the exterior of the recorded resources, CRA was not able to access the interior of the houses and outbuildings; therefore, no floor plans or interior photography could be completed. Recordation included documenting physical characteristics, dates of construction, character-defining features, and integrity. All buildings and structures associated with each of the five properties were marked on a USGS topographic quadrangle map and aerial image.

CRA also completed extensive photographic documentation of all accessible portions of the five properties according to NC HPO standards and guidelines. Digital photographs were taken of each of the five sites as well as of the contextual setting and the exterior of all buildings and structures. Emphasis was placed on capturing building forms, character-defining features, and changes that have occurred throughout each property's history.

Based on the available historical information and field observations, CRA has provided a recommendation regarding the eligibility for listing in the NRHP of the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), the Eston Pate House (ML0131), and the Webb Rural Historic District. In general, in order for a property to be eligible for listing in the NRHP, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in three aspects of American history recognized by these National Register Criteria:

- A. association with historic events or activities;
- B. association with important persons; or
- C. distinctive design or physical characteristics; or
- D. potential to yield important information in understanding prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities, including location, design, setting, materials, workmanship, feeling, and association.

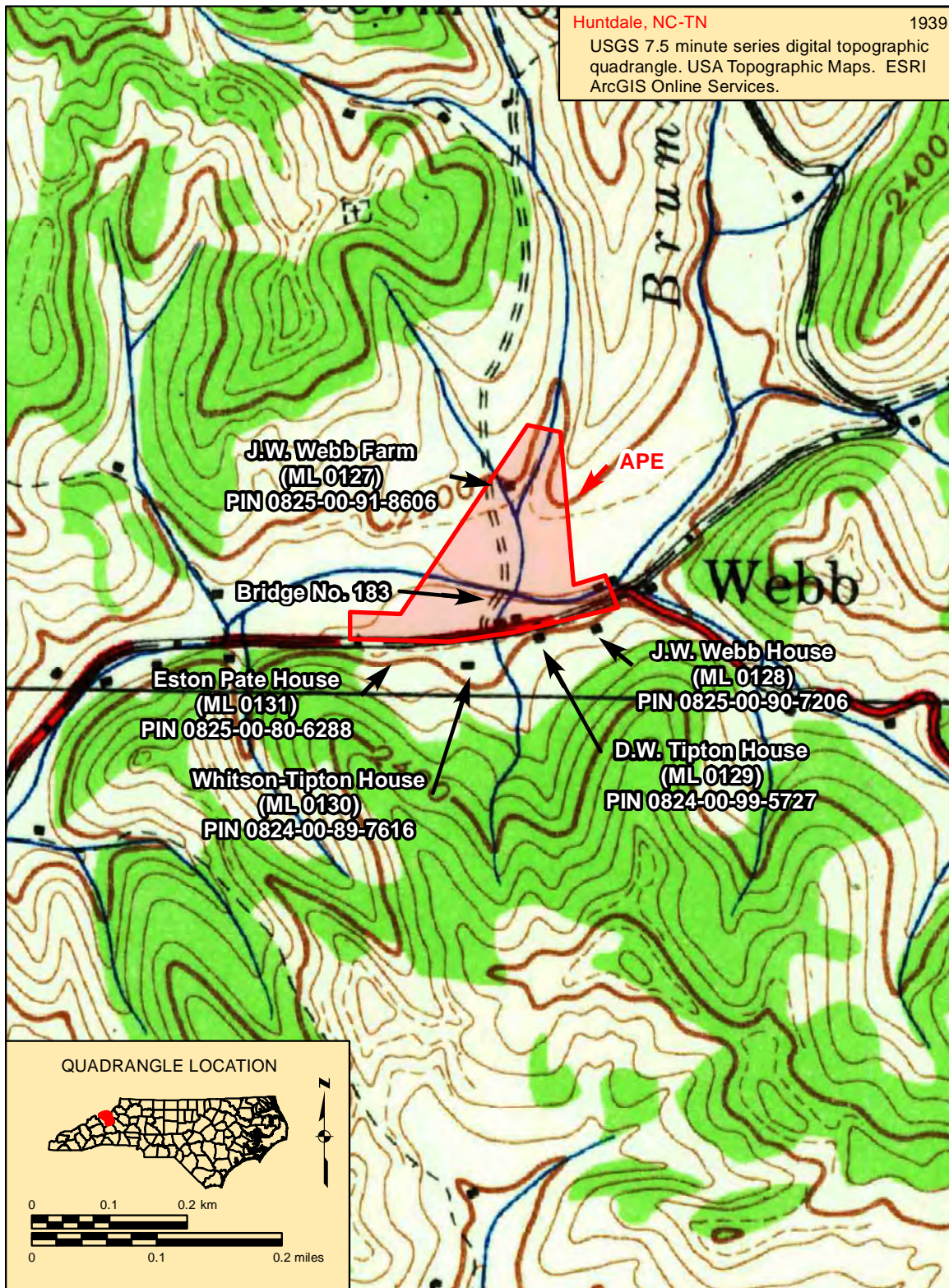


Figure 1. Portion of the 1939 United States Geological Survey (USGS) 7.5-minute Hunt Dale, TN-NC, quadrangle showing the APE and the locations of the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), and the Eston Pate House (ML0131) and Bridge No. 183.

# DESCRIPTION, HISTORIC CONTEXT, AND EVALUATION

## J.W. Webb House (ML0128)

Resource Name: J.W. Webb House

Site Survey #: ML0128

Address: 5453 NC 197, Burnsville, NC 28714

PIN No.: 0825-00-90-9206

Construction Date(s): circa 1935–1938

NRHP Recommendation: Not Eligible



### Property Description:

*Setting:* Located approximately 1.2 miles northwest of the small community of Tipton Hill and 1.5 miles northeast of the small community of Relief in the vicinity of the former community of Webb in northwest Mitchell County, the J.W. Webb House (ML0128) is situated on the south side of NC 197, approximately 100 feet southwest of its intersection with SR 1312 (see Figure 1; Figure 2). The parcel is comprised of two sections: a 2.0-acre section on the south side of NC 197 and a 0.03-acre section on the north side of NC 197, on the south bank of Brummett Creek. The house and garage associated with the J.W. Webb House are situated along a flat clearing on a hill that rises above NC 197 (Figure 3). An uncoursed mortared stone retaining wall with a concrete ledge and wood steps connect the house to NC 197 (Figure 4). The wall curves at the base of the steps and extends on either side along NC 197; the straight extensions are parged with concrete. A gravel driveway also connects the property to NC 197.

*House:* The primary structure associated with the property, the circa 1935–1938 J.W. Webb House, is a single-story side gable dwelling that is sheltered by a metal gable roof and covered in brick veneer and vinyl siding, is situated on a concrete block foundation, and features replacement windows and doors (Figure 5). No interior access was granted. According to the occupant and former owner, Gail Phillips, the house was a very small front-gable dwelling when she and her husband purchased it and they expanded it in the 1960s to its current Ranch form.

The J.W. Webb House features a one-story, double-pile, side-gable Ranch form with full-width side porch. The façade features a single off-center entry with a single-leaf wood door with a three rectangular lights set on a diagonal with a storm door. The entry opens to a one-bay brick stoop sheltered by the wide overhanging eaves of the roof that connects to a sidewalk via concrete steps. Brick veneer clads the lower half of the facade; vinyl board-and-batten siding clads the upper half. The house features a tripartite window, comprised of a central picture window flanked by two smaller operational casement windows, to the right of the entry; two single windows to the far right of the entry; and a single window to the left of the façade entry.

The northeast, or side, elevation features an off-center secondary entry with a single-leaf door and storm door that opens to a full-width wooden porch (Figure 6). An almost flat shed roof clad in large corrugated metal panels, which is supported by metal posts, shelters the porch. A wooden balustrade is canted outward from the porch. Vinyl siding clads the entire elevation and a pair of windows and a single window are located to the right of the secondary entry.

The rear, or southeast, elevation, is clad in vinyl siding and features no shutters (Figure 7). Two former brick exterior chimneys extend to the eave on the right half of the rear elevation; however,

neither pierces the roof. The elevation features a pair of windows to the left of the northeastern-most brick chimney and four single windows.

The southwest, or side, elevation features two single windows, each flanked by shutters (Figure 8). Vinyl louvered shutters flank each window and the entire elevation is clad in vinyl siding. The concrete block foundation is painted.

*Garage:* A circa 1935–1951 garage is located approximately 20 feet east-northeast of the J.W. Webb House (Figure 9). Situated upon a concrete block foundation, the two-story, cross-gable, L-shaped structure is set into the steep slope that runs behind the house. The outbuilding is sheltered by a metal replacement roof and windows throughout feature three-over-one-light, double-hung wood sashes. The first floor features a single, open garage bay with no door and walls constructed of concrete block. The second floor is clad in vinyl siding and features a pair of single and paired windows. An off-center single-leaf entry with a paneled wood door provides access to the upper floor from the rear elevation of the outbuilding (Figure 10). A single window with one-over-one-light, double-hung vinyl replacement sashes is located to the left of the rear entry.

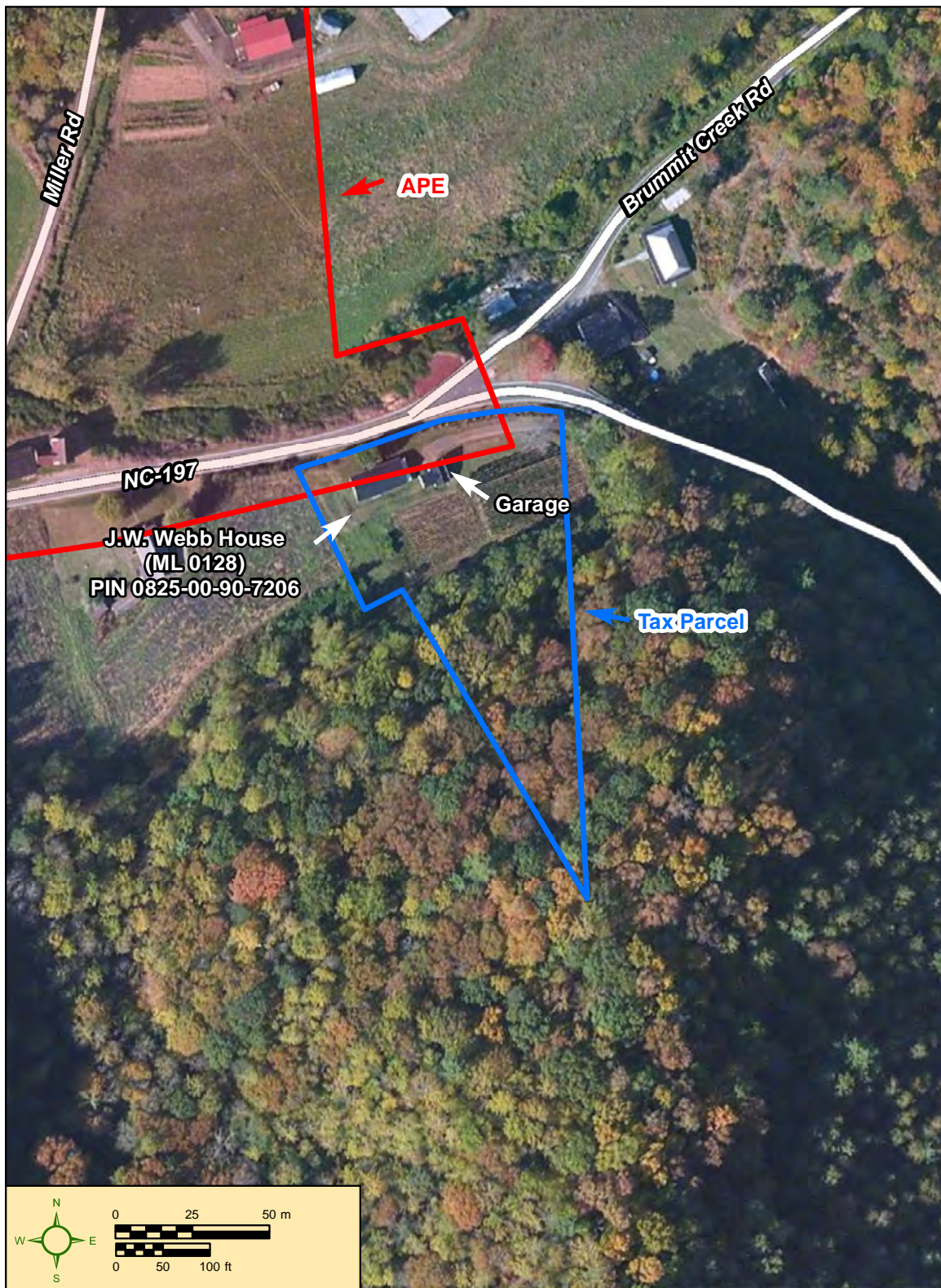


Figure 2. Aerial showing the location and site plan of the J. W. Webb House (ML0128).





Figure 3. Overview of the J.W. Webb House (ML0128), facing south-southwest.



Figure 4. View of the retaining wall and steps that connect the J.W. Webb House (ML0128) from NC 197, facing south-southwest.



Figure 5. Façade and northeast (side) elevations of the J.W. Webb House (ML0128), facing southwest.



Figure 6. Northeast (side) elevation of the J.W. Webb House (ML0128), facing southwest.



Figure 7. Rear, or southeast, elevation of the J.W. Webb House (ML0128), facing north.



Figure 8. Façade and side, or southwest, elevation of the J.W. Webb House (ML0128), facing east.



Figure 9. Façade of the garage associated with the J.W. Webb House (ML0128), facing south-southeast.



Figure 10. Rear of the garage associated with the J.W. Webb House (ML0128), facing northwest.

**Historic and Architectural Context:** While the tax assessment records indicate that the house was constructed in 1951, the J.W. Webb House first appears on a county highway map in 1938 (Figure 11; State Highway and Public Works Commission 1938). It does not appear on the 1935 topographic quadrangle map, thus the date of construction of the house is estimated to be between 1935 and 1938).

According to the current occupant, Gail (Gale) Phillips (1940– ), she and her husband, Roy Phillips (1930–1994) (Lawson 2010c), purchased the house from John Webb in the 1960s. Gail explained that when they purchased the house it was a much smaller gable-front house. The Phillips enlarged the house and modified it to reflect details of the Ranch style. Deed research revealed that J.W. Webb and his wife, Anna Webb, conveyed the 2-acre portion of the property to Roy Phillips on January 1, 1960 (Mitchell County DB 122:588). Both the J.W. Webb Farm (ML0127) and the J.W. Webb House (ML0128) were owned by J.W. Webb, but evidence does not indicate that he occupied either of them. Furthermore, the J.W. Webb House (ML0128) is not known to be associated with the J.W. Webb Farm (ML0127) farm. In August of 1961, Roy Phillips shared interest in his home and property with his wife, Gail (Mitchell County DB 124:635). Roy and Gail Phillips then purchased the smaller portion of the parcel on the north side of NC 197 from Hiram Tipton, a widower, in September of 1965 (Mitchell County DB 130:358). In 2009, after Roy's death, Gail Phillips transferred ownership of the property and two other tracts of land to her son, Kent Phillips, through a deed of gift (Mitchell County DB 444:771-773). The J.W. Webb House (ML0128) reflects the form and style of a Ranch house. As the Ranch house grew in popularity and expanded across the country, various subtypes developed. These styles included simpler versions, such as compact and linear Ranches; courtyard- and half-courtyard styles; more complex plans, such as "alphabet" Ranches that exhibited V, Y, or T plans with angled wings; and Bungalow, Colonial Revival, and Western Ranches (Sullivan et al. 2010:44–55). Nearly all Ranch houses share some common features, however. The Ranch predominantly takes the single-story form with side-gable or hip-roofs. In many examples, the Ranch has a projecting or cross gable. The Ranch is usually designed with small porches sheltering entry stoops or a portion of the façade. As opposed to Victorian and bungalow styles, the Ranch did not emphasize gathering in front of the home. This emphasis was replaced by the privacy of backyards and patios. The façade's fenestration is typically asymmetrical. The exterior's horizontal quality is accentuated by the low pitched roof and ribbons of windows, while the interior displays an open plan for common spaces. Ribbon and large picture windows are one hallmark of this building type usually devoid of any true ornament. The exteriors of Ranch style residences are predominantly constructed of brick, although frame and clapboard variations exist. More recent versions of the style are clad in aluminum or vinyl siding. The Ranch gained widespread popularity as a middle class housing form in the 1940s, 1950s, and 1960s as the demand for safe and modern neighborhoods and houses in which to raise families increased (Sullivan et al. 2010:16).

Similar to the rest of the American landscape, Ranch houses are a common residential form and style found in Mitchell County. Several comparable examples are located within the vicinity of the J.W. Webb House (ML0128) (Figures 12 and 13). The Ranch house at 8104 NC 197 also features a comparable garage.

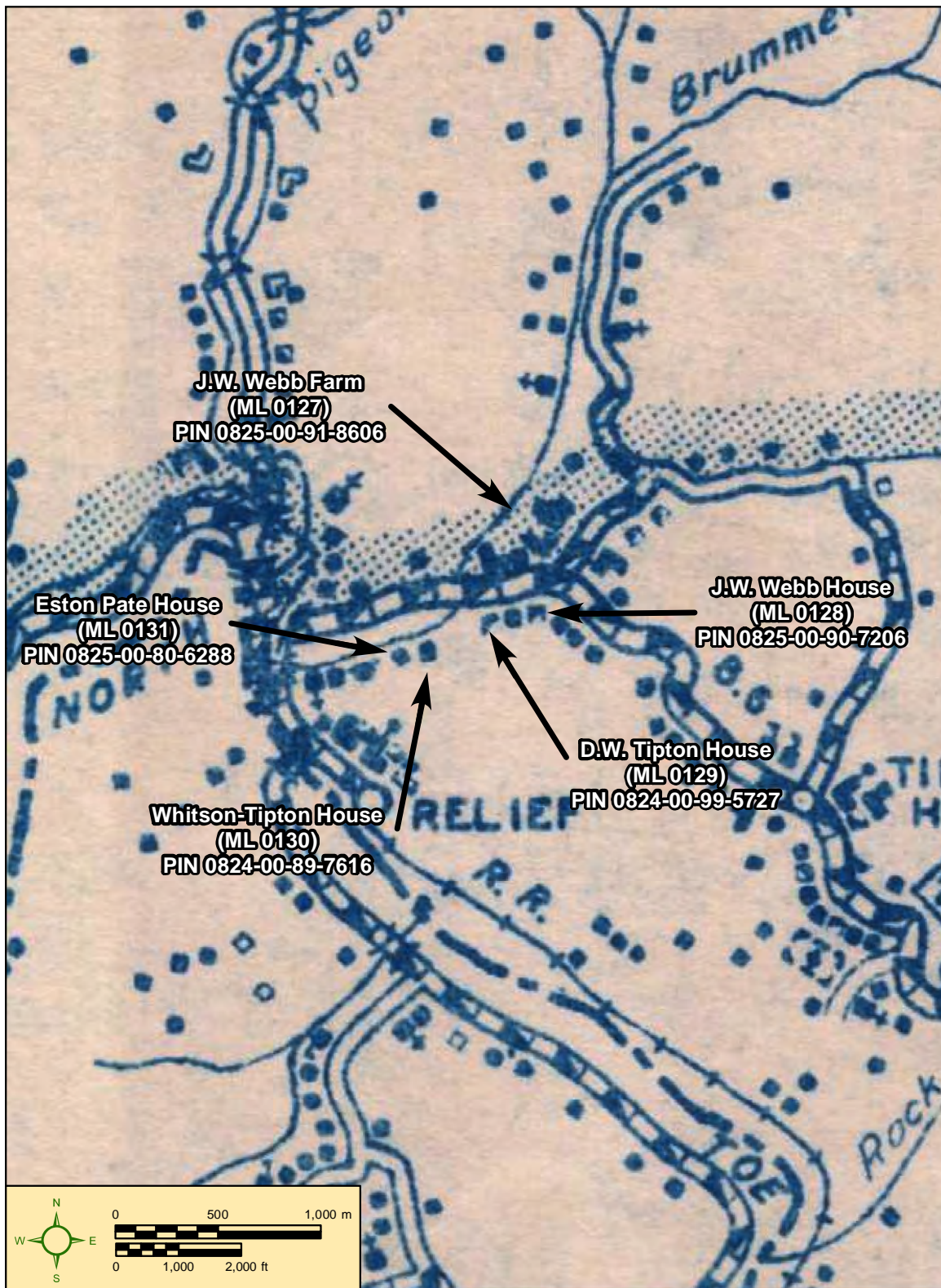


Figure 11. 1938 Mitchell County and Yancey County, North Carolina Map showing the locations of the J.W. Webb Farm (ML0127), the J.W. Webb House (ML0128), the D.W. Tipton House (ML0129), the Whitson-Tipton Farmstead (ML0130), and the Eston Pate House (ML0131) along NC 197 (State Highway and Public Works Commission 1938).



Figure 12. Comparable Ranch house located at 12160 NC197, facing southeast.



Figure 13. Comparable Ranch house and garage at 8104 NC 197, facing north-northwest.

**NRHP Recommendation:** CRA recommends that the J.W. Webb House (ML0128) is not eligible for listing in the NRHP under Criterion A, B, C, or D.

### *Integrity*

The J.W. Webb House (ML0128) retains a high degree of integrity of setting and location, since it remains within its original rural setting with no additions of modern structures or outbuildings and has not been moved. Alterations to the house, however, including the installation of vinyl siding and vinyl replacement windows and the removal of two brick chimneys above the roof line on the rear elevation have diminished the integrity of design, materials, and workmanship of the residence. While the J.W. Webb House retains integrity of feeling and association to reflect its use as a mid-twentieth-century residence in rural Mitchell County, it reflects the period in which the Phillips family remodeled the house, not during the ownership of J.W. Webb.

### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. While the house and outbuilding reflect typical types and forms that reflect the occupation of the property in the second quarter of the twentieth century, research has not demonstrated that the resources are associated with a particular event or explicit pattern of events that would warrant eligibility under Criterion A. Moreover, the house and garage are one of several such properties within the area that can reflect such generic twentieth-century settlement patterns in the Tipton Hill area (see Figure 12 and 13).

### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. While associated with J.W. Webb, a prominent businessman and merchant, deed and census research cannot confirm that J.W. Webb lived in the J.W. Webb House (ML0128). Because he owned so many separate parcels of land throughout the county, it is difficult to confirm on which property J.W. Webb and his wife, Anna, lived. Even if J.W. Webb lived in this house, his business enterprises would more appropriately convey his significance than his home would. Furthermore, the house reflects its association with its remodel and expansion by Roy and Gail Phillips, rather than its ownership by J.W. Webb. Therefore, the J.W. Webb House is not eligible for listing under Criterion B.

### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. In its current configuration as a Ranch house, the J.W. Webb house reflects one of the most common forms of residential construction of the twentieth century. Because Ranch houses are ubiquitous throughout the American landscape, eligible examples must demonstrate exceptional or noteworthy characteristics that would distinguish them from countless comparative examples. The J.W. Webb House does not reflect such characteristics that would set it apart from other examples in the region, including Ranch homes nearby on NC 197 in Mitchell County (see Figures 12 and 13). Thus, the J.W. Webb House is not eligible for listing under Criterion C.

### *Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Mid-twentieth-century domestic constructions are common to the region (and country as a whole), and the house and property are not likely to yield any important historical information regarding building technology of



the period not readily available from other sources. The J.W. Webb House is, therefore, ineligible for listing in the NRHP under Criterion D.

## J.W. Webb Farm (ML0127)

Resource Name: J.W. Webb Farm

Site Survey #: ML0127

Street Address: Miller Road (SR 1313), Burnsville, NC 28714

PIN No.: 0825-00-91-8606

Construction Date(s): circa 1900

NRHP Recommendation: Not Eligible



### Property Description:

*Setting:* Located approximately 1.2 miles northwest of the small community of Tipton Hill and 1.5 miles northeast of the small community of Relief in northwest Mitchell County, the J.W. Webb Farm (ML0127) is situated on the east side of Miller Road (SR 1313), approximately 175 feet north-northwest of its intersection with NC 197 (see Figure 1; Figure 14). The southwestern boundary of the property is immediately adjacent to Bridge No. 183, which is slated for replacement. The resources associated with the Webb Farm—two historic barns and two modern barns—lie within a flat pasture at the base of a tall hill in a mountainous area surrounded by both pastureland and woodland (Figures 15–18). The farm property is situated on a 32-acre parcel that is separated from Miller Road by a barbed wire fence in the vicinity of the former unincorporated community of Webb.

Historic aerial photographs and historic topographic quadrangle maps do not indicate that a house was historically located on this parcel. According to Jerry Griffith, the owner of the farm, J.W. Webb owned the farm and other property in the area (including ML0128) in the first part of the twentieth century. He believes that J.W. Webb was the owner of the farm at the time of the construction of the historic barns.

*Historic Barn #1:* The primary structure associated with the J.W. Webb Farm (ML0127) is a circa 1900 two-story, frame livestock barn with a one-and-one-half-story shed addition located immediately east of Miller Road (Figure 19). The barn is slightly set into a slope and rests upon a poured concrete and concrete block foundation. The barn features frame construction clad in vertical-board siding. The low-pitched gable roof of the core of the barn and the shed roof of the addition are both clad in metal panels. The gable end of the barn and the top of the walls of the shed addition below the eave feature diamond cut-outs. A concrete block wall separates the core from the side addition.

The north and south elevations of the barn each feature a double-leaf entry centered on the first floor of the core of the barn (Figure 20); the opening centered above the entry is enclosed with wood lattice. The side addition exhibits a transverse passage that features sliding vertical plank barn doors on each end. The east and west elevations do not feature any windows or doors.

*Historic Barn #2:* A second circa 1900 livestock barn associated with the J.W. Webb Farm (ML0127) is located approximately 200 feet west of the primary barn (Figure 21). This structure features a two-story core with a long shed addition with three transverse bays, a rear shed addition, and a connected open shed on the façade. This barn features the same detailing as the other barn with diamond cut-outs in the gable end and below the eave on the additions. Each of the entries on the first floor of the barn feature sliding vertical-plank doors. Much like the other barn, the second story of the core of the barn features an opening enclosed with wood lattice. The entire barn and its additions are sheltered by

a metal panel roof. The attached open shed that extends from the northwest corner of the façade features a shed roof clad in metal panels (Figure 22).

*Modern Pole Barn 1:* A circa 1970–2000 frame pole barn for crop storage is located approximately 215 feet east-southeast of the primary barn and 90 feet south of the secondary historic barn (Figure 23). This one-story, side-gable metal-clad pole barn features frame construction and is clad entirely in metal panels (Figure 24). Oriented to the northwest, the façade of the barn features four open bays, and is currently used for hay storage. The rear and side elevations feature no windows or doors.

*Modern Pole Barn 2:* A second circa 1970–2000 tall, open, one-story frame cattle barn with a gable roof and a one-story shed extension is located approximately 100 feet southeast of the primary historic barn (see Figure 24). The modern barn features a metal-clad gable roof supported by wood posts with large angled wood braces. The gable end of the roof is also clad in metal panel siding. The one-story shed extension is open to the barn on the southeast elevation and clad entirely in metal panel siding (see Figure 23).

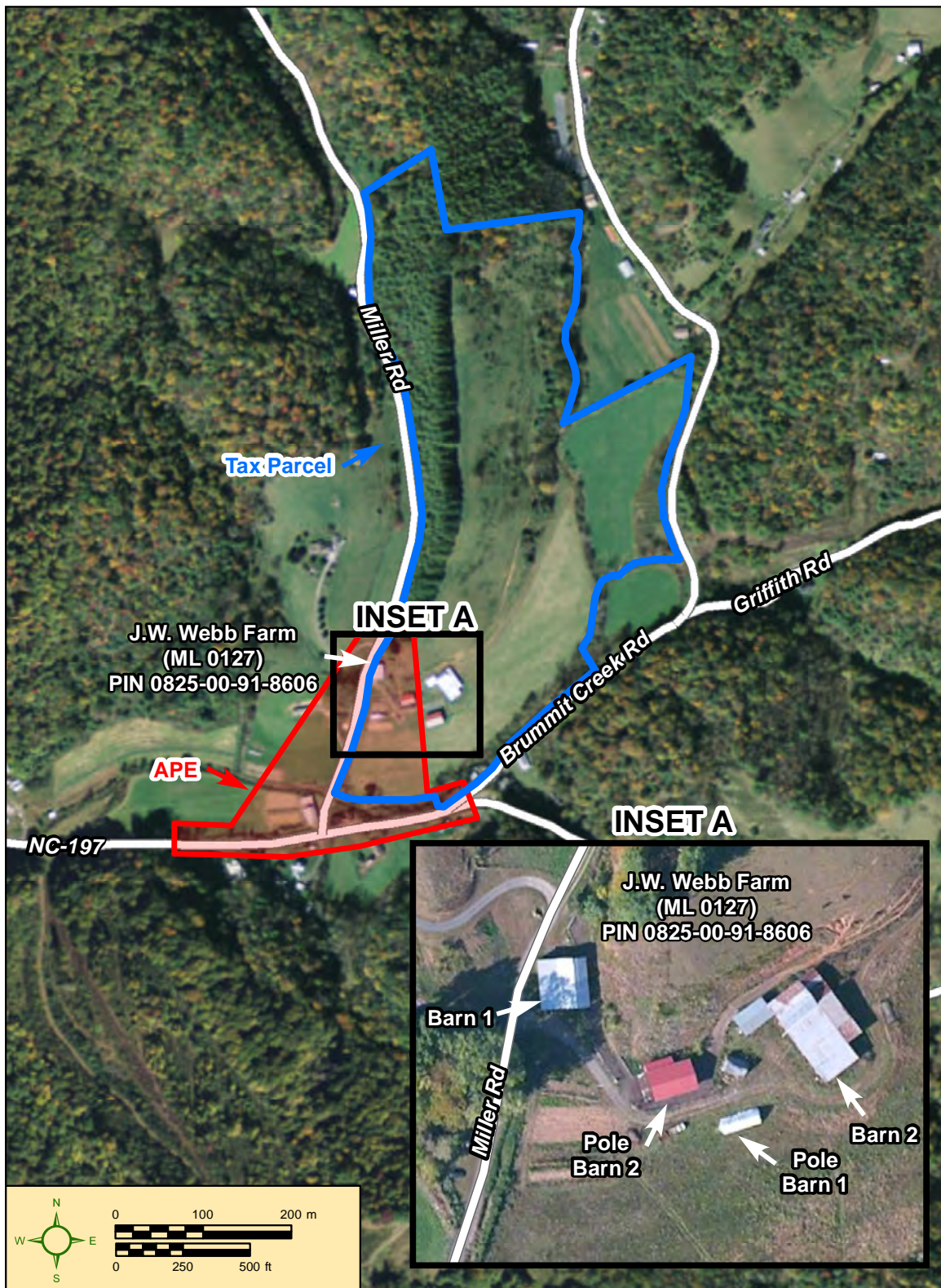


Figure 14. Aerial showing the location and site plan of the J. W. Webb Farm (ML0127).



Figure 15. Overview of the J.W. Webb Farm (ML0127) showing left to right, Historic Barn #1, Modern Pole Barn #2, Modern Pole Barn #1, and Historic Barn #2 at the base of a steep hill, facing north-northwest.



Figure 16. Overview of the pasture of the J.W. Webb Farm (ML0127) toward the J.W. Webb House (ML0128), Brummett Creek, and NC 197, facing south.



Figure 17. Overview of Miller Road, Brummett Creek, Bridge No. 183, and the barn and residence associated with the Whitson-Tipton Farmstead (ML0130), from the J.W. Webb Farm (ML0127), facing south.



Figure 18. View of the pasture, Brummett Creek, and the Eston Pate House (ML0131), on left, from the J.W. Webb Farm (ML0127), facing west.



Figure 19. View of the circa 1900 Historic Barn #1 located east of Miller Road, part of the J.W. Webb Farm (ML0127), facing north-northeast.



Figure 20. View of the rear of Historic Barn #1 just east of Miller Road associated with the J.W. Webb Farm (ML0127), facing south-southeast.



Figure 21. View of the circa 1900 Historic Barn #2 located 200 feet east of Miller Road, associated with the J.W. Webb Farm (ML0127), facing north-northeast.



Figure 22. View of the façade and attached open shed of Historic Barn #2 on the J.W. Webb Farm (ML0127), facing northeast.



Figure 23. View of Modern Pole Barns #1 and #2 and Historic Barn #2 associated with the J.W. Webb Farm (ML0127), facing north-northeast.



Figure 24. View of Modern Pole Barns #1 and #2 associated with the J.W. Webb Farm (ML0127), facing east.



**Historic and Architectural Context:** A small agricultural labor force and the lack of markets in the mid-nineteenth century encouraged the development of a subsistence-based agricultural economy that could only support small farms until the emergence of commercial mining and extraction of minerals, principally mica, began in the 1870s (Bishir, Southern, and Martin 1999:232). The arrival of the Carolina, Clinchfield, and Ohio (CC&O) Railroad along the North Toe River in the 1880s opened up the region to larger markets. With the introduction of larger markets, small, specialized farms began to produce agricultural products, including burley tobacco, to be sold outside of the immediate region. The railroad also opened the region to timber extraction and increased mining industries, shifting the economy away from its solely agricultural base (Smith and Allison 2004:11-13; Perkins and Gettys 1952). Throughout the twentieth century, burley tobacco remained as a major agricultural product providing supplemental income to factory workers and laborers, along with hay and beef cattle. Other agricultural products of Mitchell County included apples, truck crops, and trout. Following national trends in agriculture, the number of farms in Mitchell County has decreased in the past 30 years. The number of farms in the county decreased from 322 farms comprising 23,007 acres in 1992 to 286 farms comprising 19,322 acres in 2012. While small fields of burley tobacco dot the rural landscape of Mitchell County, including a parcel just to the north of the Webb Rural Historic District, the primary farm products include corn for grain, silage, or greenchop; cattle; and Christmas and other ornamental trees [United States Department of Agriculture (USDA) 2012; Smith and Allison 2004:11-13].

John William “J.W.” Webb was born November 29, 1888, in the Relief vicinity of Mitchell County, North Carolina to Thomas B. and Annlyze Tipton Webb (Lawson 2010a). J.W. Webb operated several businesses in Mitchell County, including a general store, which was one of the largest stores in the area. Located near the mouth of Brummett Creek at Relief, approximately 1.5 miles to the west of the J.W. Webb Farm, Webb’s store was described as a “behemoth” that “stretched on forever” and “sold everything from farm implements to funeral services, and, at one time, more shoes than anyone else in Western North Carolina” (Hunter 2011:55; 65). In 1943 J.W. Webb opened a second funeral home in Spruce Pine. Five years later, he purchased a competitor, Quinn Funeral Home, and moved to their location in Spruce Pine renaming it Webb Funeral Home. In 1950, J.W. Webb constructed a new building and started to phase out operation of the store at Relief. J.W. Webb died in 1965; however, Webb Funeral home remains in operation in Spruce Pine (Webb Funeral Home 2016).

In addition to operating his many businesses, J.W. Webb also owned property throughout the county, including the J.W. Webb Farm (ML0127) and the J.W. Webb House (ML0128). Due to the sheer volume of properties owned by J.W. Webb throughout the county, particularly in Bradshaw Township, it is unclear if J.W. Webb lived on the properties he owned near the former unincorporated community of Webb or if he leased them to tenants or farmers. It is likely that his wife, Anna Whitson Webb (1889–1975), inherited a portion of land in the vicinity of the project area from her father, John Whitson, who passed away in 1916 (Lawson 2010b). His estate, which included his home place and 268 acres near Brummett Creek, was divided among his wife and children (Mitchell County DB 70:72-82). The lack of inclusion of deed references and the vast number of properties owned by members of the Whitson, Tipton, and Webb families in Mitchell County’s Bradshaw Township made it impossible to complete a clear chain of title to conclusively determine if the J.W. Webb Farm (ML0127) was originally part of the John Whitson estate.

On March 30, 1968, Anna Webb, a widow, conveyed the J.W. Webb Farm property to her daughter, Pauline Webb Roberts (1920–2003) (also known as Pauline Hughes) and her son, Scotty Roberts (Mitchell County DB 133:508). On the same day, March 30, 1968, Pauline Roberts and Scotty Roberts, and his wife, Edna, conveyed the property to Frank and Faye Griffith (Mitchell County DB 133:524). Much like J.W. Webb, Franklin “Frank” Wade Griffith (1922–2012), along with his wife, Faye and their son, Jerry, operated Griffith’s General Store in Tipton Hill until his death in 2012 (Find A Grave 2012). Frank’s son, Jerry Griffith currently owns and operates the farm in addition to running Griffith’s General Store.

Extensive research did not reveal any evidence that there was ever a house associated with this farm. Furthermore, the house in this report named the J.W. Webb House (ML0128) is not known to be associated with this farm. Both the J.W. Webb Farm (ML0127) and the J.W. Webb House (ML0128) were owned by J.W. Webb, but evidence does not indicate that he occupied either of them.

Gambrel-roofed barns reflect a typical barn form found throughout Mitchell County and western North Carolina (Figures 25–29). This barn type generally features frame construction clad in vertical board siding and a metal-clad gambrel roof. In Mitchell County, most gambrel-roofed barns feature concrete block foundations and walls on the first floor with frame construction on the second floor.

According to Frank Griffith, the previous owner of the J.W. Webb Farm, the main cash crop in his early years in the Tipton Hill area was tobacco. By World War II, many farms were making the majority of their profits through tobacco production (Grisham and Koran 2011:79).

A structure, first appears on a map in the location of Historic Barn #1 in 1938 (see Figure 11). According to Jerry Griffith, the current owner of the J.W. Webb Farm (ML0127), Historic Barns #1 and #2 were constructed on the farm during the time it was owned by J.W. Webb, though tax assessment records provide 1900 as the construction date of Historic Barns #1 and #2. It is possible that 1900 is a generic date applied to “old” buildings of unknown construction date.

**National Register of Historic Places Evaluation:** CRA recommends that the J.W. Webb Farm (ML0127) is not eligible for listing in the NRHP under Criterion A, B, C, or D.

### *Integrity*

Research has not revealed any evidence that there was ever a residence associated with this farm. While still identifiable as a farm with open fields and pastures to the south and east, the loss of historic outbuildings visible on historic aerials of the property and the addition of two modern pole barns have diminished the J.W. Webb Farm’s integrity of setting. Because all four of the barns associated with the farm are in their original location, the farm retains integrity of location. Alterations to Historic Barns #1 and #2, including the construction of shed additions, have diminished the integrity of design, workmanship, and materials of the farm. Alterations to the property, including the addition of two modern barns have diminished integrity of feeling and association of the J.W. Webb Farm to a degree that it no longer represents an intact, distinct farmstead.

### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. While the two historic barns reflect typical early-twentieth-century types and forms that reflect the occupation of the property, research has not demonstrated that the resources are associated with a particular event or explicit pattern of events that would warrant eligibility under Criterion A. Moreover, the collection of agricultural buildings is one of several within the area that can reflect such generic agricultural and settlement patterns in the section of the county near the community of Tipton Hill (Figures 30–32).

### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. While associated with J.W. Webb, a prominent businessman and merchant, deed and census research does not indicate that there was ever a residence associated with the J.W. Webb Farm (ML0127) in which J.W. Webb could have resided. Because he owned so many separate parcels of land throughout the county, it is difficult to confirm on which property J.W. Webb and his wife, Anna, lived. Even if J.W. Webb lived near or on the J.W. Webb Farm, his business enterprises would more appropriately convey his significance than his home would. Therefore, the J.W. Webb Farm is not eligible for listing under Criterion B.



Figure 25. View of the barn associated with the Whitson-Tipton Farmstead (ML0130) that features the same diamond cut-out detailing, facing southeast.



Figure 26. View of gambrel-roof barn on NC 197 in Tipton Hill, facing southwest.



Figure 27. View of a gambrel-roof barn on NC 197 southeast of the community of Poplar in Mitchell County.



Figure 28. View of a gambrel-roof barn on NC 197 northwest of the community of Relief in Mitchell County.



Figure 29. View of a gambrel-roof barn on NC 197 near the community of Tipton Hill in Mitchell County.



Figure 30. Overview of a farmstead dating to the turn of the twentieth century on Pigeon Roost Road (SR 1349) in Mitchell County.



Figure 31. Overview of farm with barns along Hunt Dale Road (SR 1320) in the community of Hunt Dale in Mitchell County.



Figure 32. Grouping on barns associated with a farm on Griffith Road (SR 1312) near the community of Tipton Hill in Mitchell County.

### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. While the two historic barns associated with the farm reflect the previous agricultural use of the property, they represent vernacular agricultural forms constructed at the beginning of the twentieth century. Similar types of barns can be found throughout Mitchell County, including the barn associated with the Whitson-Tipton Farmstead (ML0130), which is located across Miller Road from the J.W. Webb Farm and may have originally been associated with the barns of the J.W. Webb farm through the John Whitson Estate (see Figure 11). Other comparable examples were noted throughout the county during the survey, including comparable barns without large side additions along NC 197 (see Figures 26–29). Because there are other comparable farms with fewer alterations within the immediate vicinity of the J.W. Webb Farm and throughout Mitchell County, the remaining extant resources associated with the J.W. Webb Farm cannot be considered a particularly unique collection of agricultural buildings within the local setting (see Figure 30–32). Thus, the J.W. Webb Farm is not eligible for listing under Criterion C.

### *Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Early-twentieth-century domestic and agricultural constructions are common to the region (and country as a whole), and the barns and farm are not likely to yield any important historical information regarding building technology of the period not readily available from other sources. The J.W. Webb Farm is, therefore, ineligible for listing in the NRHP under Criterion D.

## D.W. Tipton House (ML0129)

Resource Name: D.W. Tipton House

Site Survey #: ML0129

Address: 5501 NC 197, Burnsville, NC 28714

PIN No.: 0824-00-99-5727

Construction Date(s): circa 1938

NRHP Recommendation: Not Eligible

### Property Description:

*Setting:* Located approximately 1.2 miles northwest of the small community of Tipton Hill and 1.5 miles northeast of the small community of Relief in northwest Mitchell County, the D.W. Tipton House (ML0129) is situated on the south side of NC 197, approximately 175 feet east of its intersection with Miller Road (SR 1313) (see Figure 1; Figure 33). The parcel on which the D.W. Tipton House is situated is comprised of two sections: a 14.77-acre section on the south side of NC 197 containing a circa 1930 residence, a late-nineteenth-century frame structure, and a shed; a 1-acre section on the north side of NC 197 containing an early-twentieth-century service station/store and a shed (Figures 34 and 35). An uncoursed mortared stone retaining wall with a concrete ledge and steps connects the house to NC 197 (Figure 36). The wall extends on either side along NC 197.

*House:* The primary resource associated with this property, the circa 1930 D.W. Tipton House (ML0129), features a double-pile, front-gable form (Figure 37). Access to the interior was not available, as CRA was not able to contact the property owner. As such, details regarding the framing



of the house are unconfirmed; however, given the building's age, form, and appearance, the house likely features frame construction. Given the limited access, this could not be confirmed during fieldwork. A replacement front-gable metal roof shelters the house. A central interior brick chimney pierces the ridgeline of the roof. The house is situated on a parged concrete foundation with a basement. Windows throughout the house feature one-over-one-light, double-hung vinyl replacement sashes; vinyl louvered shutters flank the windows on the front and side elevations.

The façade features a single central entry with a single-leaf Craftsman four-light wood door with a metal storm door that opens to a full width wood porch. Vinyl fluted columns set upon brick piers support the hip roof that shelters the porch. Stamped metal panels that imitate concrete block conceal the foundation of the porch (Figure 38). Pairs of windows flank the entry. The gable end is clad in vinyl siding and decorative perlins extend from below the eaves of the front-gable roof.

The southwest, or side, elevation features a single window and a pair of windows with no shutters. An enclosed side porch that is sheltered by a shed roof extends from the southern corner of the house (Figure 39). The enclosed porch features a single-leaf entry with a storm door and is set upon a concrete pier foundation with brick infill. The basement level features a three-light wood awning window and a recessed basement entry with a paneled wooden door (Figure 40).

The southeast, or rear, elevation features a pair of windows and a single window. Decorative perlins extend below the eave of the front-gable roof (Figure 41). Views of the southeast elevation were limited by the steep slope of the hill behind the D.W. Tipton House.

The northeast, or side, elevation features four single windows, one of which is smaller (Figure 42). Vinyl louvered shutters flank all four windows on the northeast elevation. Two windows on the basement level have been filled in with concrete block.

*Moved nineteenth-century Frame Building:* A circa 1880–1910 frame building is located approximately 15 feet southwest of the D.W. Tipton House. The two-story, single-pile building features frame construction clad in weatherboard siding and is sheltered by a metal-clad side-gable roof with exposed rafter tails (Figure 43). Windows throughout the building feature six-over-six-light, double-hung wood sashes.

The façade features a wide entry with an off-center single-leaf entry featuring a five-panel wood door set into a formerly larger entry that has been enclosed with weatherboard siding. A single window is located on the first floor to the left of the entry. On the second floor, two single windows are aligned above the bays of the first floor.

The northeast, or side, elevation features a single-leaf side entry with an off-center five-panel wood door on the first floor and a single window centered on the second floor. The building appears to have been relocated to this location, as evidenced by the extension of the sill beyond the corner of the building, near the side entry (see Figure 43).

The southwest, or side, elevation features single windows centered on the first and second floors (Figure 44). The rear elevation features a single off-center small window on the first floor of the building. The remainder of the elevation is clad in vertical-board siding and rolled asphalt shingle siding. The alteration of this elevation likely indicates the removal of a rear ell extension on the building that was removed, as the slope of the hill behind the structure would not provide enough open, level space for a rear ell extension.

*Shed:* A circa 1938 one-story frame shed is located approximately 50 feet southwest of the D.W. Tipton House (Figure 45). This shed features frame construction clad in a patchwork of vertical board siding, is sheltered by a metal-clad shed roof and features a small single-leaf vertical plank door.



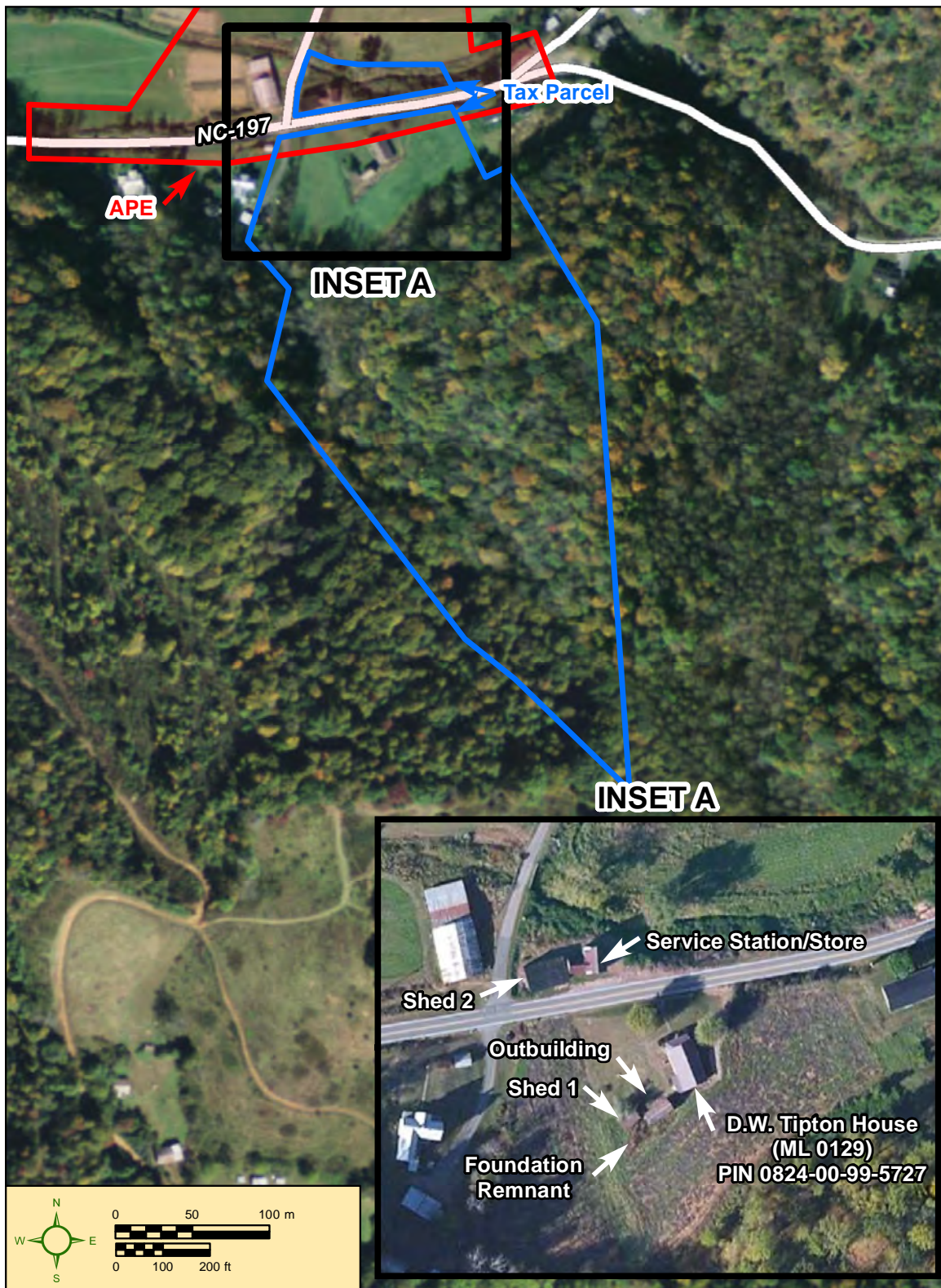


Figure 33. Aerial showing the location and site plan of the D.W. Tipton House (ML0129).



Figure 34. Overview of the house, nineteenth-century structure, and shed associated with the D.W. Tipton House (ML0129), facing east.



Figure 35. Overview of the shed and service station/store associated with the D.W. Tipton House (ML0129), facing north-northwest.



Figure 36. Overview of the stairs and retaining wall connecting the D.W. Tipton House (ML0129) to NC 197, facing south.



Figure 37. View of the façade of the D.W. Tipton House (ML0129), facing south-southwest.



Figure 38. View of the porch details of the D.W. Tipton House (ML0129), facing southwest.



Figure 39. Southwest elevation of the D.W. Tipton House (ML0129), facing east-northeast.



Figure 40. Basement window and wood paneled basement door of the D.W. Tipton House (ML0129), facing east-northeast.



Figure 41. Rear elevation of the D.W. Tipton House (ML0129), facing north-northeast.



Figure 42. Northeast elevation and façade of the D.W. Tipton House (ML0129), facing southwest.



Figure 43. Northeast and façade elevations of the moved structure associated with the D.W. Tipton House (ML0129), facing south.



Figure 44. Southwest and rear elevations of the moved structure associated with the D.W. Tipton House (ML0129), facing northeast.



Figure 45. View of the shed associated with the D.W. Tipton House (ML0129), facing west-southwest.

*Foundation:* A small stone foundation, located behind the shed, is partially visible through overgrown vegetation (Figure 46). Aerial photography since 1992, available through GoogleEarth, indicates that the structure, likely a structure for drying burley tobacco, was located here until 2010. The 2010 aerial view also illustrates that the slopes beside and behind the residence were planted with burley tobacco at that time. These fields are no longer cultivated.

*Service Station/Store:* A circa 1938 one-story frame service station/store is located on the north side of NC 197 approximately 115 feet northwest of the D.W. Tipton House (Figure 47). According to Jerry Griffith, who owns the J.W. Webb Farm (ML0127), this building used to be a former service station, or gas station, and store. Windows throughout the building are void of sashes. The frame structure features a cross-gable form comprised of a front-gable section and a smaller side-gable section. The entire building is clad in weatherboard siding and is sheltered by a metal-clad cross-gable roof. An off-center interior brick chimney pierces the roof of the front-gable section. The façade of the front-gable section features an open garage bay and a single window. The roof of this section of the building features frame returns on the gable end and a centered wood louvered vent. The side-gable section of the building features a single-leaf central entry flanked by small windows. The rear elevation of the front-gable section is clad in vertical-board siding and the rear elevation of the side-gable section is mostly no longer extant (Figure 48).

*Shed:* A circa 1950–1980 frame shed is located immediately west of the service station/store associated with the D.W. Tipton House (Figure 49). The one-story shed rests upon a concrete block pier foundation, features frame construction clad in vertical-board siding, and is sheltered by a metal-clad shed roof. The façade of the shed features two double-leaf entries with vertical plank wood doors (see Figure 47).



Figure 46. Foundation remnants located immediately behind the shed, facing southwest.





Figure 47. Façade and east elevation of the service station/store associated with the D.W. Tipton House (ML0129), facing northwest.



Figure 48. Rear elevation of the service station/store associated with the D.W. Tipton House (ML0129), facing southeast.



Figure 49. Rear and west elevations of the shed associated with the D.W. Tipton House (ML0129), facing east-southeast.

**Historic and Architectural Context:** The D.W. Tipton House and the store across the street first appear on the 1938 map (see Figure 11). Frank Griffith, the previous owner of the J.W. Webb Farm and the father of the current owner of the farm Jerry Griffith, explained the prior use of the service station/store and mentioned that his father had once shared a picture of the store in the early twentieth century with him, though he could not recall the name of the proprietor.

Chain of title research for this property did not provide a clear link to the original builder of the house. The first deed clearly associated with this property records the conveyance of the roughly 20-acre parcel from D.W. Tipton and his wife, Julia Tipton to J.W. Webb and his wife, Anna (Whitson) Webb in August of 1943 (Mitchell County DB 101:616). If D.W. (Dove William) Tipton was not the builder of this property, he was one of the early owners of the residence.

It is likely that the D.W. Tipton House property was once a part of the John Whitson estate that once stretched throughout the valley along Brummett Creek. The estate of John Whitson, who passed away in 1916, which included his home place and 268 acres near Brummett Creek, was divided among his wife and children (Mitchell County DB 70:72-82). The lack of inclusion of deed references and the vast number of properties owned by members of the Whitson, Tipton, and Webb families in Mitchell County's Bradshaw Township made it impossible to complete a clear chain of title to conclusively determine if the D.W. Tipton House (ML0129) was originally part of the John Whitson estate.

In March of 1946, J.W. and Anna Webb split their interest in the property with their daughter, Pauline Roberts and her husband, Manuel Roberts (Mitchell County DB 106:87). Then in March of 1951, Pauline and Manuel Roberts and J.W. and Anna Webb jointly sold the property to Hiram Tipton (Mitchell County DB 119:634).

Between 1951 and 1994, Hiram Tipton (1880–1970) conveyed the property to his daughter,

Dollie Tipton Griffith. In 1994, she conveyed the property to her son, Reece Bryant and his wife, Mary H. Bryant (Lawson 2010d; Mitchell County DB 257:400). In March of 2016 Reece Bryant passed away at the age of 86 and current ownership of the property is unclear as he was preceded in death by his wife, Mary, and daughter, Sharon Bryant (Johnson City Press 2016).

The D.W. Tipton House (ML0129) features a one-story, front-gable residential form found throughout western North Carolina and Mitchell County dating to the first half of the twentieth century. These front-gable houses typically feature frame construction clad in weatherboard and often feature a full-width or three-quarter width front porch that shelters a central façade entry. Residences with a similar form from the same era can be found throughout the Tipton Hill area (Figures 50–53).

The two-story side-gabled vernacular building, located immediately west of the D.W. Tipton House, which appears to be moved, reflects an interesting property type that is not directly comparable to other resources in the vicinity. The type of this vernacular structure could not be determined, even following discussion with Annie McDonald in the Western Office of the NC HPO. Given its form and materials, it likely dates to the turn of the twentieth century. Several nineteenth-century residences and outbuildings remain in Mitchell County, including those located immediately to the west that are associated with the Whitson-Tipton Farmstead (ML0130).

Discussion with Annie McDonald also confirmed the property type of the service station/store. Throughout the twentieth century, country stores and service stations served as a lifeline for those who lived in the rural and rugged mountains of western North Carolina and Mitchell County (Grisham and Koran 2011:85). In addition to selling food, dry goods, and supplies for the operation of small farms in the area, the stores also offered gasoline as the popularity and affordability of automobiles increased. The service station/store associated with the D.W. Tipton House (ML0129) was likely one of those small locally-based stores and gas stations that served the former community of Webb. While deed research indicates that J.W. Webb owned the D.W. Tipton House from 1943 to 1951, no local histories indicate that Mr. Webb owned a store at this location; however, they do indicate that his largest store, which also operated as a funeral home, was located at the mouth of Brummett Creek at Relief (Hunter 2011:55; 65). Country stores and service stations in the area near the D.W. Tipton House in Mitchell County include Griffith’s General Store in Tipton Hill and the Phin Peterson Store in Hunt Dale. The Phin Peterson Store (noted in the HPOWeb Database) is comprised of two components—an early-twentieth-century one-and-one-half-story front-gable frame store and service station (Figures 54–55). The circa 1925 Relief Post Office and Store (ML0064), which was added to the study list in 1987, is also an example of a country store, though it is no longer in operation (Figure 56) (Bishir, Southern, and Martin 1999:238).



Figure 50. Comparable front-gable residence with drop siding on NC 197 in Tipton Hill, facing southwest.



Figure 51. Comparable front-gable house on NC 197, facing west-northwest.



Figure 52. Comparable front-gable house at 8085 NC 197, facing northwest.



Figure 53. Comparable front-gable house at 6862 NC 197, facing south-southeast.



Figure 54. View of the early-twentieth-century front-gable Phin Peterson Store on Hunt Dale Road in Hunt Dale, Mitchell County.



Figure 55. View of the early-twentieth-century front-gable Phin Peterson store on Hunt Dale Road in Hunt Dale, Mitchell County.



Figure 56. Study-Listed Relief Post Office and Store (ML0064) on SR 1315 in the community of Relief, Mitchell County.

**NRHP Recommendation:** CRA recommends that the D.W. Tipton House (ML0129) is not eligible for listing in the NRHP under Criterion A, B, C, or D.

### *Integrity*

The D.W. Tipton House retains a moderate degree of integrity of setting; its integrity has been diminished by the lack of agricultural activity, particularly the cultivation of burley tobacco, on the property. The residence, sheds, and service/station store retain integrity of location; however, the side-gabled frame structure has been moved and has, therefore, diminished integrity of location. Alterations to the house, including the installation of vinyl siding and vinyl replacement windows, and a replacement metal roof and the enclosure of the side porch, have diminished its integrity of design, materials, and workmanship. Additionally, alterations to the two-story associated outbuilding, including its relocation and alterations to the façade entry and rear elevation have diminished the integrity of design, materials, and workmanship of that resource. The extensive deterioration of the service station/store has also diminished its integrity of design, materials, and workmanship. Despite the changes of materials on the exterior, the house retains integrity of feeling and association to reflect its use as a mid-twentieth-century residence in rural Mitchell County. Deterioration, alterations, and the difficulty in identifying the uses of the service station/store and side-gable building reflect the diminished integrity of feeling and association of these structures.

### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. While the house and outbuildings exhibit typical forms and materials to reflect the occupation of the property in the twentieth century, research has not demonstrated that the

resources are associated with a particular event or explicit pattern of events that would warrant eligibility under Criterion A. While the service station may have once been a significant resource for the former community of Webb, it currently lacks the integrity needed to support any significant associations as a country store or service station. Moreover, the house and associated buildings are similar to other properties within the area that can reflect such generic twentieth-century settlement patterns in the Tipton Hill area (see Figures 50–56).

#### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. Neither D.W. Tipton, his wife Julia, nor their family or later owners of the property, including J.W. and Anna Webb, have been documented as playing a significant role within the local or regional community. Research has not revealed that this property, particularly the service station/store building, is associated with J.W. Webb, and therefore, it does not reflect significant associations with his merchant career in Mitchell County. Therefore, the D.W. Tipton House is not eligible for listing under Criterion B.

#### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. The D.W. Tipton House reflects a common form of residential construction in the first half of the twentieth century. Because front-gable houses are common throughout the American landscape and the mountain region of western North Carolina, eligible examples must demonstrate exceptional or noteworthy characteristics that would distinguish them from countless comparative examples. The D.W. Tipton House does not reflect such characteristics that would set it apart from other examples in the region, including other front-gable houses nearby on NC 197 in Mitchell County (Figures 50–53). There are also comparable country store buildings that retain a higher degree of integrity than the services station/store associated with the D.W. Tipton House, including the Phin Peterson Store (Figures 54 and 55) and the Relief Post Office and Store (Figure 56). Thus, the D.W. Tipton House and its associated secondary resources are not eligible for listing under Criterion C.

#### *Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Early-twentieth-century domestic constructions are common to the region (and country as a whole), and the house and property are not likely to yield any important historical information regarding building technology of the period not readily available from other sources. The D.W. Tipton House is, therefore, ineligible for listing in the NRHP under Criterion D.



# Whitson-Tipton Farmstead (ML0130)

Resource Name: Whitson-Tipton Farmstead

Site Survey #: ML0130

Address: 5549 NC 197, Burnsville, NC 28714

PIN No.: 0824-00-89-7616

Construction Date(s): circa 1885

NRHP Recommendation: Not Eligible



## Property Description:

*Setting:* Located approximately 1.2 miles northwest of the small community of Tipton Hill and 1.5 miles northeast of the small community of Relief near the former community of Webb in northwest Mitchell County, the Whitson-Tipton Farmstead (ML0130) is situated on the south side of NC 197, immediately south of its intersection with Miller Road (SR 1313) (see Figures 1; Figure 57). The 36.69-acre parcel on which the Whitson-Tipton Farmstead is situated is comprised of two sections: a large section on the south side of NC 197 containing a circa 1885 residence, a pump house, a cold storage cellar, three sheds, three modern carports, and a chicken coop; and a small section containing a barn, outbuilding, and foundation (Figures 58 and 59). Concrete steps and a gravel driveway connect the Whitson-Tipton Farmstead to NC 197.

*House:* The primary resource associated with this property, the circa 1885 Whitson-Tipton Farmstead (ML0130), features a two-story, single-pile, cross-gable form with a second-floor cross-gable extension, a rear ell addition, and a rear porch addition (Figure 60). While the property owner, Thelma Tipton, granted permission for photography and documentation of the exterior of the property, she did not grant access to the interior. As such, details regarding the framing of the house are unconfirmed; however, given the building's age, form, and appearance, the house likely features frame construction. The roof is clad in metal panels and is pierced by two interior brick chimneys on the side-gable core and a third on the rear ell. The house is situated on an uncoursed, mortared continuous stone foundation. Windows throughout the house feature a combination of one-over-one-light vinyl replacement and six-over-six-light wood sashes. The entire exterior of the house is clad in vinyl siding.

The façade features a single central entry with a storm door that opens to a full width porch (Figure 61). Wood Doric columns on brick piers support the hip roof of the porch. The porch also features a modern wood balustrade and gate. Pairs of one-over-one-light, double-hung replacement windows flank the entry on the first floor. The second floor of the façade is dominated by a three-bay, front-gable projection that extends over the one-story porch. Single windows flank the central projection on the façade. Second-story windows of the façade feature six-over-six-light, double-hung wood sashes.

The east, or side, elevation features a pair of single windows on the first floor of the core and no windows on the second floor (Figure 62). A bank of three windows is located on the enclosed porch on first floor of the east elevation. The enclosed porch features a bank of three replacement vinyl windows on the first floor. Two windows are located on the second story of the east elevation of the rear ell above the porch. An additional small sliding window is located on a one-story rear enclosed porch that extends from the rear of the core of the house.

The rear elevation features two windows with six-over-six-light, double-hung wood sashes on the second floor and no windows and doors on the first floor. Two single windows are centered on the first and second floors of the rear ell of the Whitson-Tipton Farmstead (Figure 63). A shed roof supported by wood posts shelters a wheelchair ramp that extends from the enclosed porch.

The west, or side, elevation features a pair of windows on the first floor and a single window

centered on the second floor of the core of the side-gabled Whitson-Tipton Farmstead (see Figure 63). Two windows are located on each floor of the west elevation of the rear ell.

*Pump House:* A circa 1950–1990 concrete block pump house with a flat metal roof and a single small wood door is located approximately 14 feet southeast of the Whitson-Tipton Farmstead (see Figure 62).

*Cold Storage Cellar:* A circa 1885 uncoursed mortared stone cold storage cellar is located approximately 65 feet northwest of the Whitson-Tipton Farmstead (Figure 64). The one-story structure features a small vertical-plank wood door and is sheltered by a metal-clad front-gable roof. The gable end of the roof is clad in drop siding.

*Three Sheds:* A group of three circa 1940–1980 frame sheds are located approximately 50 feet southwest of the rear of the Whitson-Tipton Farmstead (Figure 65). All three sheds feature frame construction and metal-clad shed roofs and are set into the hill. The southernmost shed, which is sited the highest on the ridge behind the house, is the largest. It is clad in vertical-board siding and features two pens. The other two sheds are clad in plywood siding.

*Three Modern Carports:* Two circa 1980–2000 carports are located approximately 35 feet south-southeast of the rear of the Whitson-Tipton Farmstead. A third modern carport is located approximately 60 feet southeast of the house. All three feature frame construction with metal roofs supported by metal posts.

*Chicken Coop:* A circa 1980–2000 chicken coop is located approximately 60 feet south-southeast of the rear of Whitson-Tipton Farmstead next to the third metal carport. The one-story frame building features a flat roof and plywood siding with a chain-link chicken run (Figure 66).

*Barn:* A circa 1900 two-story frame barn with a gambrel roof is located approximately 140 feet northwest of the Whitson-Tipton Farmstead (Figure 67). The barn is set upon a continuous concrete block foundation, features frame construction clad in vertical board siding, and exhibits diamond cut-out detailing below the eaves and on the gable ends, similar to the barns associated with the J.W. Webb Farm (ML0127). A one-story shed addition with a metal shed roof, vertical-board siding, and two transverse passages extends from the rear of the barn (Figure 68).

*Outbuilding and Foundation:* A small, circa 1920–1950 one-story frame outbuilding clad in vertical siding with a metal-clad shed roof – possibly an outhouse – is located approximately 660 feet west of the barn. The remnants of a foundation are also visible immediately west of the small outbuilding (Figure 69).

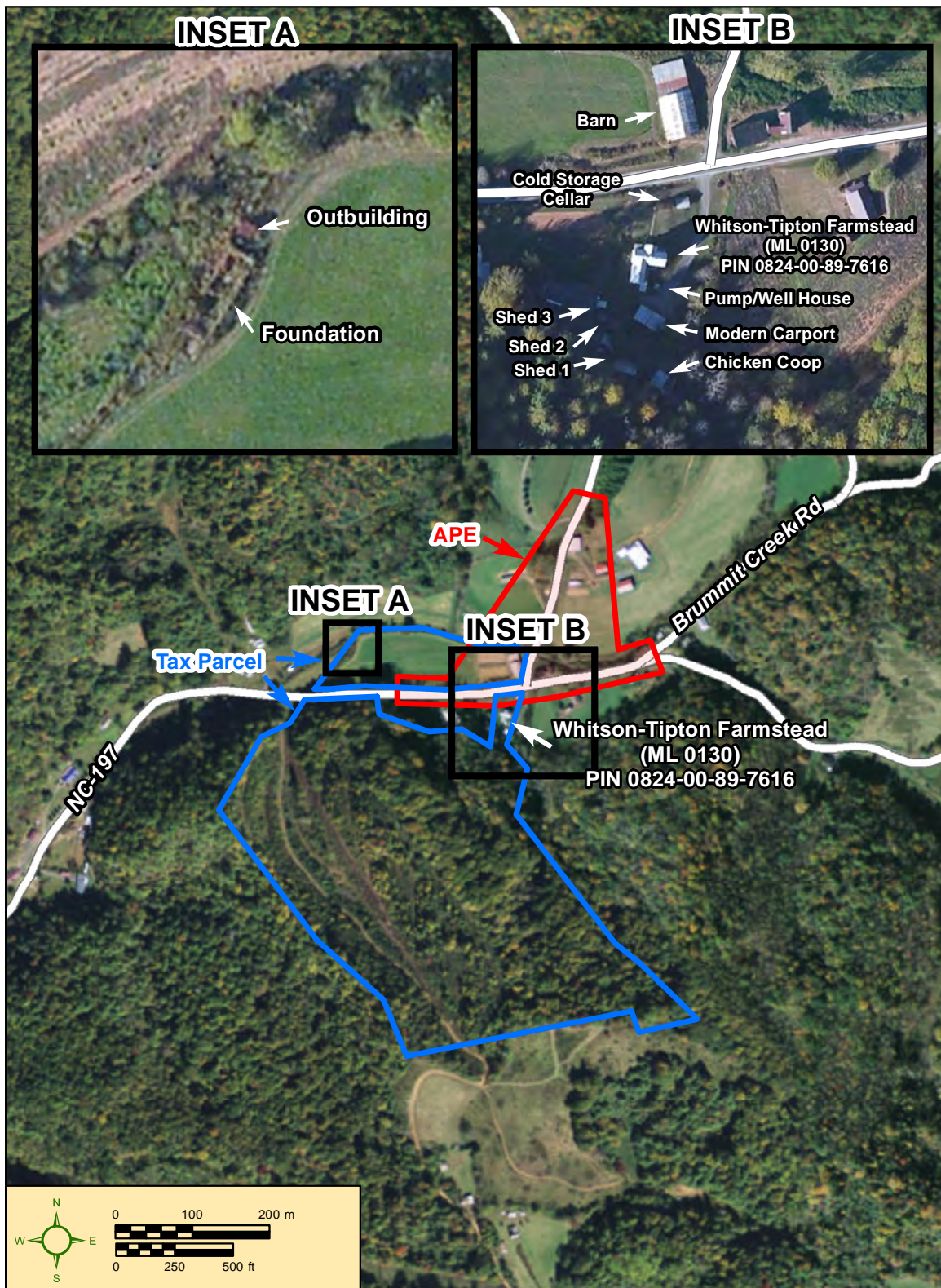


Figure 57. Aerial showing the location and site plan of the Whitson-Tipton Farmstead (ML0130).



Figure 58. Overview of the house, barn, and outbuildings associated with the Whitson-Tipton Farmstead (ML0130) and Bridge No. 183 over Brummett Creek, facing south-southwest.



Figure 59. Overview of the Whitson-Tipton Farmstead (ML0130) and outbuildings, facing southwest.



Figure 60. View of the façade and east elevations of the Whitson-Tipton Farmstead (ML0130), facing southwest.



Figure 61. Façade of the Whitson-Tipton Farmstead (ML0130), facing south.



Figure 62. Rear and east elevation of the Whitson-Tipton Farmstead (ML0130), facing northwest.



Figure 63. Rear and west elevation of the Whitson-Tipton Farmstead (ML0130), facing northeast.



Figure 64. Cold Storage Cellar associated with the Whitson-Tipton Farmstead (ML0130), facing southwest.



Figure 65. Three sheds associated with the Whitson-Tipton Farmstead (ML0130), facing west.



Figure 66. View of a modern carport and chicken coop, facing south.



Figure 67. Façade of barn associated with The Whitson-Tipton Farmstead (ML0130), facing north-northwest.





Figure 68. View of the barn in relation to Bridge No. 183, facing south-southwest.



Figure 69. Outbuilding and foundation, facing northwest.

**Historic and Architectural Context:** Chain of title research for this property did not provide a clear link to the original builder of the house; however, it is plausible that John Whitson constructed the house in 1885 given his age and death date. The Whitson-Tipton Farmstead first appears on the 1904 USGS 30-minute Roan Mountain, Tennessee-North Carolina, quadrangle (Figure 70). It also later appears on the 1938 Highway map (see Figure 11). The first deed clearly associated with this property records the conveyance of the roughly 268-acre John Whitson estate following his death in 1916 (Mitchell County DB 70:72-82). According to the deed, John Whitson's estate was divided among his heirs: wife Rosanah Whitson, Clayton Whitson, Dollie Whitson, Annie Belle Webb, and Bessie Whitson.

In March of 1930 Clayton Whitson and his wife, Annie Whitson, sold 35 acres of his portion of the John Whitson estate to D.W. (Dove William) Tipton (1875–1951) and his wife, Julia Tipton (Mitchell County DB 88:137; Tipton 2008). D.W. Tipton's obituary describes him as a "member of the Christian Church, a merchant, and a teacher (Tipton 2008)." Thirteen years later, in August of 1943, D.W. and Julia Tipton conveyed the 35-acre parcel to their son, G.B. (George Britt) Tipton (1897–1969), and his wife, Bessie (Mitchell County DB 101:627; Tipton 2008).

In October of 1951, G.B. and Bessie Tipton conveyed a 1-acre parcel "containing a five room house on highway" to their son, Clyde Tipton, and his wife, Louise Tipton (Ancestry.com 2012; Mitchell County DB 114:133). Later that month, they sold the 1-acre parcel and house (the Eston Pate House ML0131) to Eston Pate and his wife, Birdie Pate (Mitchell County DB 113:370).

In January of 1952, G.B. and Bessie Tipton conveyed the Whitson-Tipton Farmstead and 35-acre parcel to their son, Joshua W. Tipton (1875–1950) and his wife, Lilly (Lillie) Butler Tipton and their grandson, Fred Tipton (1919–1997) (Lawson 2010e; Mitchell County DB 113:472). Following Fred's death in 1997, the property transferred to his wife, Thelma Tipton, who continues to occupy the home today. In 2013, she transferred an interest in the ownership to her daughter, Marcia Hoilman, and her husband, Bradley Hoilman, who along with her are the heirs of Fred Tipton (Mitchell County DB542:296-300).

The Whitson-Tipton Farmstead reflects the typical late-nineteenth-century farmstead that was divided into smaller parcels for additional residences in the early twentieth century, after it no longer operated as a large profitable farming operation. A full description of the agricultural context of Mitchell County is included in the historic and architectural context of the J.W. Webb Farm (ML0127). Aerial imagery viewed through GoogleEarth indicates that as recently as 2005 the field along Brummett Creek was cultivated, likely with burley tobacco. Currently a portion of the field near the barn is cultivated as a vegetable garden, but the majority of the field is untilled. A few goats also occupy the barn and a small fenced run near Miller Road. Farmsteads that reflect the same development pattern are scattered throughout Mitchell County and within the vicinity of the Whitson-Tipton Farmstead. The majority of the farmsteads noted during survey appear to no longer function as working farms (Figures 71–78); however, at least one nearby farm is currently cultivating corn and Christmas trees (see Figures 77 and 78).

The house associated with the Whitson-Tipton Farmstead reflects a typical late-nineteenth-century frame two-story form. Only one directly comparable example was noted in the vicinity of the Whitson-Tipton Farmstead (see Figures 72–74), the house features a very similar form and style as well as a cold storage cellar. Other houses that reflect the same age and similar style and materials were located in the vicinity (see Figures 75 and 76).

The gambrel-roofed barns associated with the farmstead reflect a typical barn type found throughout Mitchell County and western North Carolina (see Figures 26–29). This barn type typically features frame construction clad in vertical-board siding and a metal-clad gambrel roof. In Mitchell County, many barns of this type feature concrete block foundations and walls on the first floor with frame construction on the second floor. Two barns located on the adjacent J.W. Webb Farm (ML0127) feature the gambrel roof barn form (see Figures 19 and 21).



Figure 70. Portion of 1904 United States Geological Survey (USGS) 30-minute Roan Mountain, TN-NC, quadrangle showing the location of the Whitson-Tipton Farmstead (ML0130).



Figure 71. View of the only late-nineteenth-century NRHP-listed farm shown in HPOWEB search in Mitchell County, the John N. Peterson Farm (ML0003), currently in disrepair, facing southeast.



Figure 72. Overview of a farmstead with a comparable cross-gable residence at 11842 NC 197, facing north.



Figure 73. Detail of the cross-gable residence associated with the farmstead at 11842 NC 197, facing north.



Figure 74. Detail of the cellar associated with the farmstead t 11842 NC 197, facing north.



Figure 75. Farmstead at the intersection of NC 197 and Bailey Settlement Road, facing southeast.



Figure 76. Farmstead with overgrown fields located just west of the Whitson-Tipton Farmstead on the north side of NC 197.



Figure 77. Residence associated with a farmstead on Pigeon Roost Road (SR 1349) with Christmas trees and corn in the fields, facing east.



Figure 78. Agricultural outbuildings associated with a farmstead on Pigeon Roost Road (SR 1349), facing southeast.



Figure 79. View of the mobile home located immediately west of the Whitson-Tipton Farmstead, facing south-southeast.

**NRHP Recommendation:** CRA recommends that the Whitson-Tipton Farmstead (ML0130) is not eligible for listing in the NRHP under Criterion A, B, C, or D.

### *Integrity*

The Whitson-Tipton House retains a moderate degree of integrity of setting despite the addition of modern carports and a modern chicken coop to the farmstead, and a modern mobile home immediately west of the residence on an adjacent parcel (Figure 79). The decreased agricultural cultivation on the fields associated with the farmstead has also diminished the integrity of setting. Only a small portion of the primary field is cultivated as a vegetable garden and there is no cultivation of burley tobacco on the property, while aerial images suggest there was cultivation of the crop in the field within the past 10 years. The residence and associated outbuildings retain integrity of location, since none appear to have been moved. Alterations to the house including the installation of vinyl siding and vinyl replacement windows, the addition of a wood balustrade and gate on the front porch, the enclosure of two rear porches and the construction of a wheelchair ramp have diminished the integrity of design, materials, and workmanship of the residence. Collectively, the changes to the house and site have diminished the integrity of feeling and association that the farmstead would need to reflect its use as a late-nineteenth-century farmstead.

### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. While the house and outbuildings exhibit typical types and forms that reflect the occupation of the property at the turn of the twentieth century, research has not demonstrated that the resources are associated with a particular event or explicit pattern of events that would warrant eligibility under Criterion A. Moreover, the house and associated buildings are similar to other farmsteads and residences within the area that can reflect such generic turn of the twentieth-century settlement patterns in the vicinity of the former Webb community (see Figures 71–78).

### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. Research has not revealed that John Whitson, Clayton Whitson, G.B. Tipton, nor their family or later owners of the property have been documented as playing a significant role within the local or regional community. Therefore, the Whitson-Tipton Farmstead is not eligible for listing under Criterion B.

### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. The Whitson-Tipton Farmstead reflects the arrangement of a typical late-nineteenth-century farmstead and the residence and outbuildings reflect common forms found throughout the county and region. The Whitson-Tipton Farmstead does not reflect such noteworthy characteristics that would set it apart from other examples in the region, including other farmsteads in Mitchell County (see Figures 72–78). Thus, the Whitson-Tipton Farmstead and its associated secondary resources are not eligible for listing under Criterion C.

### *Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Early-twentieth-century domestic constructions are common to the region (and country as a whole), and the house and property are not likely to yield any important historical information regarding building technology of



the period not readily available from other sources. The Whitson-Tipton Farmstead is, therefore, ineligible for listing in the NRHP under Criterion D.

## Eston Pate House (ML0131)

Resource Name: Eston Pate House

Site Survey #: ML0131

Address: 5599 NC 197, Burnsville, NC 28714

PIN No.: 0825-00-80-6288

Construction Date(s): circa 1935

NRHP Recommendation: Not Eligible

### Property Description:

*Setting:* Located approximately 1.2 miles northwest of the small community of Tipton Hill and 1.5 miles northeast of the small community of Relief and in the vicinity of the former community of Webb in northwest Mitchell County, the Eston Pate House (ML0131) is situated on the south side of NC 197, approximately 0.06 miles south of its intersection with Miller Road (SR 1313) (see Figures 1; Figure 80). The house is situated in a clearing at the base of a ridge overlooking NC 197 in a mountainous area surrounded by both pastureland and woodland (Figures 81–83). A gravel drive connects the property to NC 197.

*House:* The primary resource associated with this property, the circa 1935 Eston Pate House (ML0131), features a one-story, side-gable house with a Craftsman style front-gable porch and multiple rear and side additions (Figure 84). Despite multiple attempts, the property owners could not be accessed to seek permission to document the exterior or interior of the resource. Additionally, overgrowth of vegetation restricted good, clear photographic documentation of the entire property from NC 197 and the driveway. As such, details regarding the framing of the house are unconfirmed; however, given the building's age, form, and appearance, the house likely features frame construction clad in wood drop siding. The roof is clad in replacement metal panels and is pierced by an exterior brick side chimney and an interior brick flue. The house is situated on a continuous concrete block foundation and features a full basement with a garage. Windows throughout feature one-over-one-light, double-hung wood sashes or one-by-one-light vinyl casement sashes.

The façade features a single central entry with a storm door that opens to a one-bay porch (Figure 85). Battered wood columns on piers support the front-gable roof that extends over the porch. A delicate wood trim extends around the eave of the front porch roof. Single one-over-one-light double-hung replacement windows flank the entry on the first floor.



The east, or side, elevation is dominated by an off-center shouldered exterior brick chimney that pierces the roof. Three single windows are located on the east elevation of the core of the house (see Figure 80). A side addition extends from the rear addition on the east elevation. This addition is partially enclosed and partially open; it is sheltered by a metal-clad shed roof.

The west, or side, elevation, features a single window on the core, a single window on the rear addition, and a side entry and a pair of windows on the gabled projection (Figure 86). A single-leaf side entry with a wooden door and a metal storm door opens to a wood deck. A garage bay is located on the basement level beneath the deck (Figure 87). The rear elevation features a single-leaf door and

a one-by-one-light vinyl replacement window that open to an attached carport. A corrugated metal shed roof shelters the carport (Figures 88 and 89).

*Shed:* A circa 1930–1980 frame shed is located approximately 75 feet west of the Eston Pate House (Figure 90). The shed features frame construction clad in vertical board siding and it is sheltered by a metal-clad shed roof. The southeast elevation of the shed features an open garage bay. The northeast elevation features a single two-light sliding metal window.



Figure 80. Aerial showing the location and site plan of the Eston Pate House (ML0131).



Figure 81. Overview of the Eston Pate House (ML0131) from NC 197 showing vegetative buffer, facing west-southwest.



Figure 82. View to NC 197 from Eston Pate House (ML0131), facing northwest.



Figure 83. Overview of house and shed associated with the Eston Pate House (ML0131), facing southeast.



Figure 84. View of the façade and east elevation of the Eston Pate House, facing southwest.



Figure 85. Detail of the porch of the Eston Pate House (ML0131), facing southwest.



Figure 86. West elevation of the Eston Pate House (ML0131), facing northeast.



Figure 87. View of the garage of the Eston Pate House (ML0131), facing east.



Figure 88. Interior view of the carport on the rear of the Eston Pate House (ML0131), facing east.



Figure 89. Exterior of the carport, facing northeast.



Figure 90. Shed associated with the Eston Pate House (ML0131), facing west-northwest.



**Historic and Architectural Context:** Chain of title research for this property did not provide a clear link to the original builder of the house; however, deed research confirms that the parcel associated with the Eston Pate House was once a part of the John Whitson Estate, the property associated with the Whitson-Tipton Farmstead (ML0130) and the residence first appear on a map in 1938 (see Figure 11).

In March of 1930 Clayton Whitson and his wife, Annie Whitson, sold 35 acres of his portion of the John Whitson estate to D.W. (Dove William) Tipton (1875–1951) and his wife, Julia Tipton (Mitchell County DB 88:137; Tipton 2008). It is likely that D.W. Tipton constructed the circa 1935 Eston Pate House because he retained ownership until 1943 when he and Julia Tipton conveyed the 35-acre parcel to their son, G.B. (George Britt) Tipton (1897–1969), and his wife, Bessie (Mitchell County DB 101:627; Tipton 2008).

In October of 1951, G.B. and Bessie Tipton conveyed a 1-acre parcel “containing a five room house on highway” to their son, Clyde Tipton, and his wife, Louise Tipton (Ancestry.com 2012; Mitchell County DB 114:133). Later that month, they sold the 1-acre parcel and house (the Eston Pate House ML0131) to Eston Pate and his wife, Birdie Pate (Mitchell County DB 113:370).

In July of 1969, Eston and Birdie Pate sold the property to Carl Peterson, Sr., and his wife, Ruby Peterson (Mitchell County DB137:199). The Petersons retained ownership of the house and 1-acre parcel until Ruby sold it to Jeffrey Neal Swan and his wife, Lynn Swan in 1998 (Mitchell County DB 300:72-73). In 2005 the Swans sold the property to Jeremy and Amy Delisle (Mitchell County DB 418:61-62) and nine years later, they sold the property to the current owners, Joshua Germaine and Heather Belliveau (Mitchell County DB 549:7-8).

The Eston Pate house reflects one of the most common vernacular residential forms, a one-story side-gable house, combined with Craftsman detailing on the porch. Numerous examples of side-gable houses that date to the first half of the twentieth century can be found throughout Mitchell County and throughout the American landscape (Figures 91 and 92).



Figure 91. Comparable side-gable house at 4743 US 19E, facing northeast.



Figure 92. Comparable side-gable house at 4739 US 19E, facing northeast.

**NRHP Recommendation:** CRA recommends that the Eston Pate House (ML0131) is not eligible for listing in the NRHP under Criterion A, B, C, or D.

### *Integrity*

The Eston Pate House retains a moderate degree of integrity because the property has not been cultivated, as some of the other properties in the vicinity have historically, but the overgrowth of vegetation has diminished its view of and relationship to the rest of the valley. The residence and shed retain integrity of location, since neither has been moved. Alterations to the house, including the installation of replacement windows and the construction of rear and side additions and an attached carport, have diminished the integrity of design, materials, and workmanship of the Eston Pate House. Despite exterior changes, the house retains integrity of feeling and association to reflect its use as a mid-twentieth-century residence in rural Mitchell County.

### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. While the house and shed reflect typical types and forms that reflect the occupation of the property in the twentieth century, research has not demonstrated that the resources are associated with a particular event or explicit pattern of events that would warrant eligibility under Criterion A. Moreover, the house and shed are similar to other properties within the area that can reflect such generic twentieth-century settlement patterns in vicinity of the Tipton Hill area.

### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. Research has not revealed that D.W. Tipton, Clyde Tipton, Eston Pate, nor their family or later

owners of the property played a significant role within the local or regional community. Therefore, the Eston Pate House is not eligible for listing under Criterion B.

#### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. The Eston Pate House reflects a common form of residential construction in the first half of the twentieth century. Because one-story side-gable houses are common throughout the American landscape and the mountain region of western North Carolina, eligible examples must demonstrate exceptional or noteworthy characteristics that would distinguish them from countless comparative examples. The Eston Pate House does not reflect such characteristics that would set it apart from other examples in the region or in Mitchell County (see Figures 91 and 92). Thus, the Eston Pate House and its associated shed are not eligible for listing under Criterion C.

#### *Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Early-twentieth-century domestic constructions are common to the region (and country as a whole), and the house and property are not likely to yield any important historical information regarding building technology of the period not readily available from other sources. The Eston Pate House is, therefore, ineligible for listing in the NRHP under Criterion D.

# Webb Rural Historic District (ML0127, ML0128, ML0129, ML0130, and ML0131)



**Resource Name:** Webb Rural Historic District

**Site Survey Site Numbers:** ML0127, ML0128, ML0129, ML0130, and ML0131

**Location:** Intersection of Miller Road (SR 1313) and NC 197, Mitchell County, NC

**Parcel IDs:** 0824-00-89-7616; 0824-00-99-5727; 0825-00-80-6288; 0825-00-90-9206; 0825-00-91-8606

**Dates of Construction:** ca. 1885 to 2000

**Recommendation:** Not Eligible

**Description:** The Webb Rural Historic District is located approximately 0.9 miles east of Relief, in Bradshaw Township, in northwest Mitchell County near the intersection of Miller Road (SR 1313) and NC 197 (Figures 93–96; see Figure 1). The district occupies a valley on either side of NC 197 to the west of its intersection with Griffith Road (SR 1312) (Figures 93–95; see Figure 3). High, wooded ridges surround the valley along Brummett Creek, which meanders northeast–west through the valley. The creek serves as the property boundary for parcels to the north and south of its stream, predating the division of the valley by NC 197. The rural setting features a farm, a farmstead, three residences, a former service station, and several historic outbuildings. The residential resources (ML0128, ML0129, and ML0131) and the farmstead, the Whitson-Tipton Farmstead (ML0130), are situated on level clearings on steep slopes at the edge of a valley on the south side of NC 197. The J.B. Webb Farm (ML0127) and agricultural resources associated with the Whitson-Tipton Farmstead (ML0131) are located on the north side of the valley, to the north of NC 197, across Bridge No. 183 that carries Miller Road over Brummett Creek. Within the past 15 years, two mobile homes have been added to the landscape of the valley. Both are located on parcels adjoining the district; however, both are visible throughout most of the district. At the time of survey, none of the fields associated with the five resources in the district were planted. A small garden occupied a portion of a field associated with the Whitson-Tipton Farmstead (ML0130) and the fields of the J.W. Webb Farm (ML0127) were used for grazing of cattle. The parcels within the district contain both historic and modern buildings and structures. Generally the properties within the district reflect rural life in the community of Webb in the late nineteenth and early twentieth centuries, between 1885 and 1951.

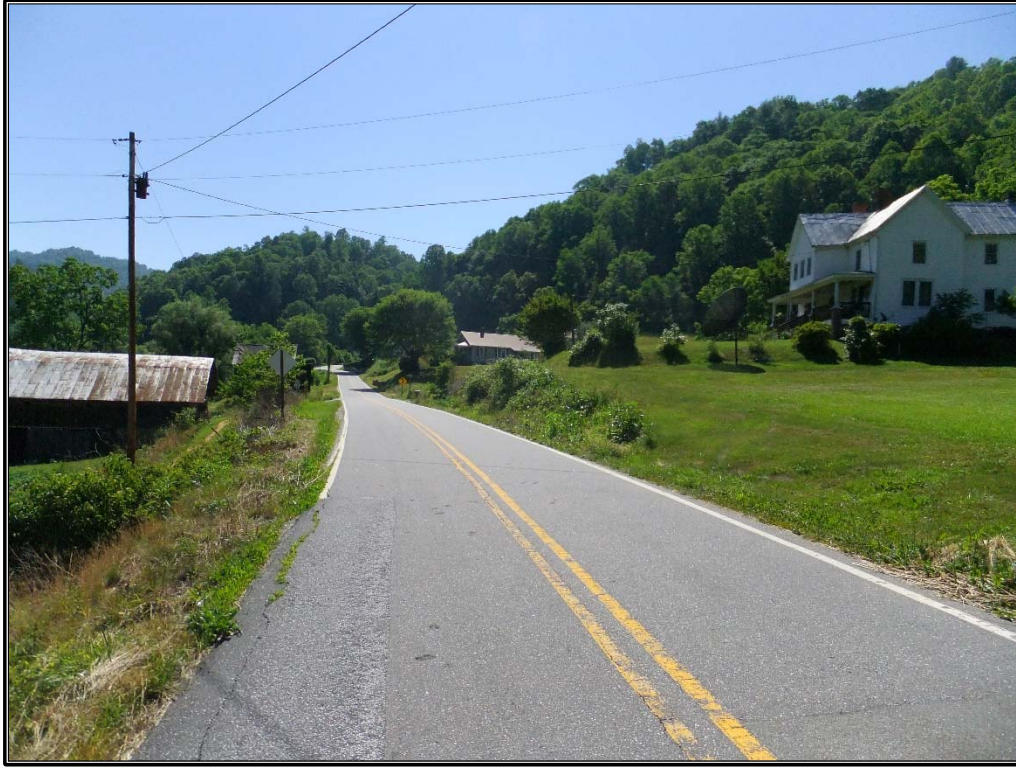


Figure 93. Overview of the Webb Rural Historic District along NC 197, facing east.



Figure 94. Overview of the Webb Rural Historic District along NC 197, facing south-southwest.



Figure 95. Overview of the Webb Rural Historic District along NC 197, facing north-northeast.

**Historic Context:** Between 1939 and 1974, the place name of Webb appears in the vicinity of the Webb Historic District on USGS topographic quadrangle maps as a cluster of structures in the vicinity of Miller Road and Griffith Road and their intersections with NC 197 (USGS 1935; 1939; 1957; 1966; and 1974). Also, according to the North Carolina Postal Society, a post office operated in Webb from March 2, 1915 to December 30, 1933 (North Carolina Postal Society 2013). Research at the Mitchell County Public Library and the Mitchell County Historical Society revealed little about this community and its history, other than its obvious association with John William (J.W.) Webb, a businessman who operated general stores and funeral homes in Relief and Spruce Pine. A full description of J.W. Webb is included in the discussion of the J.W. Webb Farm (ML0127).

The Webb Historic District is one of several clusters of farms, farmsteads, and residences that line the steep slopes and narrow valleys of Mitchell County (Figures 96–97; see Figure 72–78). A full description of the agricultural context of Mitchell County is included in the historic and architectural context of the J.W. Webb Farm (ML0127).



Figure 96. Overview of the farms in a nearby valley from Griffith Road (SR 1312).



Figure 97. Overview of farms along Pigeon Roost Road (SR 1349).

**National Register Criteria Evaluation:** In order to be eligible for listing in the NRHP, rural historic landscapes must be a “geographic area that has historically been used by people or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features” (National Park Service 1999:3). While the Webb Historic District is a geographic area defined by five adjacent parcels within a single valley along Brummett Creek, the district does not reflect a distinctive landscape that stands out among many similar rural historic landscapes found throughout the valleys of Mitchell County. With resources spanning a period of development over 65 years, the buildings and landscape are not representative of a distinct period in Mitchell County’s agricultural history. Rather, the Webb Rural Historic District represents a universal pattern of development throughout much of rural America in the twentieth century as nineteenth-century farmsteads were subdivided into smaller lots for residences and farming pursuits were increasingly abandoned consolidated. As a collection of common building types representing this common trend, there is nothing particularly distinctive about the Webb Rural Historic District that would qualify it as a significant rural landscape in Mitchell County.

Furthermore, this pattern of change reflected in the district includes many changes dating to recent years, compromising the historic character of the district. Because the integrity of design, materials, workmanship, feeling, and association have been diminished by changes to the exteriors of historic resources within the district, the Webb Rural Historic District does not retain integrity to support any significant associations under Criterion A, B, C, or D.

### *Integrity*

The Webb Rural Historic District generally reflects a typical rural setting found throughout the steep, narrow valleys of Mitchell County. While the setting remains rural, it is no longer primarily associated with agriculture. Two of the five properties associated with the district retain open agricultural fields, though none of the fields are currently cultivated with crops. As aerial imagery in GoogleEarth indicates, some of the fields and slopes within the district were cultivated with burley tobacco as recently as 2010. Today, the J.W. Webb Farm (ML0127) is used to raise a small cattle herd and the Whitson-Tipton Farmstead (ML0130) raises a few goats and a large garden. In addition to the landscape changes, the addition of modern carports, sheds, and pole barns within the district and the addition of two mobile homes to immediately adjacent parcels, one of which is located between the Eston Pate House (ML0131) and the Whitson-Tipton Farmstead (ML0130), has further diminished the integrity of setting of the district as a whole. While the majority of the historic resources within the district retain integrity of location, a two-story outbuilding associated with the D.W. Tipton House (ML0129) appears to have been moved to its current location, based on observations during field survey (see the individual assessment of ML0129). Substantial alterations to the exterior of the historic residences and outbuildings within the district, including the installation of replacement vinyl and aluminum siding, vinyl windows, and modern metal roofs, have diminished the integrity of design, materials, and workmanship of these resources. The construction of additions and attached carports and the enclosure of porches have also diminished the integrity of design of the resources within the district. Because of the diminished integrity of setting, design, materials, and workmanship due to alterations and additions of modern buildings and structures, the district no longer retains integrity of feeling, or its ability to express the aesthetic or historic sense of a particular time. Furthermore, the dilapidated state of the commercial buildings on the north side of NC 197, one of which was a former service station, have diminished the feeling and association of the district. As the commercial buildings within the community of Webb, these buildings would have been important features of the district originally. Additionally, many of the resources associated with the district have lost original physical features that would reflect the historic character and association to Mitchell County’s agriculture between 1885 and 1951.



### *Criterion A*

To be eligible under Criterion A, the property must retain integrity and must be associated with events that have made a significant contribution to the broad patterns of our history, either at the local, state, or national level. The district is not eligible for listing under Criterion A because it is not representative of important advances or trends in agricultural practice in a way that would distinguish it from any other grouping of rural properties in the county, nor is it associated with any other significant events. Comparable rural historic districts, including the Byrd Rural Historic District (HT1166) in Harnett County and the Smith-Tucker Farms Rural Historic District (FY3409) in Forsyth County contain contributing resources that retain high levels of integrity of setting, design, materials, workmanship, and feeling, they can clearly convey associations to the agrarian economy of their respective locations from the mid-nineteenth to mid-twentieth century (van de Hurk 2015 and Fearnbach 2007). Because the Webb Rural Historic District does not retain integrity as a district due to alterations and modifications to its individual resources, it cannot convey significant associations to the agrarian economy of Mitchell County and the former community of Webb between 1885 and 1951. Thus, CRA recommends that the Webb Rural Historic District is not recommended eligible for listing in the NRHP under Criterion A.

### *Criterion B*

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with the lives of persons significant in our past, either at the local, state, or national level. While associated with J.W. Webb, a prominent businessman and merchant, deed and census research cannot confirm that J.W. Webb lived within the boundaries of the Webb Historic District. Because he owned so many separate parcels of land throughout the county, it is difficult to confirm on which property J.W. Webb and his wife, Anna, lived. Even if J.W. Webb lived within the district, his business enterprises would more appropriately convey his significance than his home would. Furthermore, any associations to the primary landowners of these properties, including J.W. Webb, John Whitson, and D.W. Tipton, do not rise to level that would warrant listing of the district under Criterion B (see discussion of ML0129, ML0130, and ML0131 for discussion of John Whitson and D.W. Tipton). Additionally, the lack of integrity of the district would preclude it from conveying any significant associations to any of these individuals under Criterion B. Thus, CRA recommends that the Webb Rural Historic District is not recommended eligible for listing in the NRHP under Criterion B.

### *Criterion C*

For a property to be eligible for significance under Criterion C, it must retain integrity and embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a distinguishable entity whose components may lack individual distinction. According to the survey report associated with the Byrd Rural Historic District (HT1166) in Harnett County, a comparable rural historic district to the Webb district, it is a “representative set of both vernacular and popular national styles that were common through North Carolina from the mid-nineteenth century through the first three decades of the twentieth century” (van de Hurk 2015). While the Webb Rural Historic District contains a representative sampling of vernacular outbuilding and residential forms including front-gable, side-gable, and cross-gable forms and a side-gable Ranch house, the integrity of design, materials, and workmanship—key aspects of integrity for listing under Criterion C for architecture—have been diminished by the extensive modifications to the exteriors of the resources, including the installation of replacement siding and replacement of historic windows. As such, they cannot be considered a noteworthy collection of vernacular architecture in the region. Thus, the Webb Rural Historic District is not recommended eligible for listing in the NRHP under Criterion C.

*Criterion D*

For a property to be eligible under Criterion D, it must either have yielded or be likely to yield information important in history or prehistory at the local, state, or national level. Much like the Byrd Rural Historic District and the Smith-Tucker Farms Rural Historic District, the Webb Rural Historic District is not likely to yield any new information pertaining to the history of building design and technology through below-ground, archaeological, resources. Thus, CRA recommends that the Webb Rural Historic District is not recommended eligible for listing in the NRHP under Criterion D.

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