



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

June 20, 2017

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report for Widening US 441 from US 64 to Blanton Road, R-5734,
Macon County, ER 17-0883

Thank you for your May 9, 2017, letter transmitting the above-referenced report addendum. We have reviewed the addendum and offer the following comments.

We concur that the Stockton House (MA0802) is not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

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

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

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 17- 0883

May 9, 2017

Renee Gledhill-Earley
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

ER letters page 6/14/17

Dear Gledhill-Earley:

Done 5/31/17

RE: R-5734—Widen US 441 from US 64 to Blanton Rd in Macon County

The North Carolina Department of Transportation (NCDOT) proposes to widen US 441 from US 64 to Blanton Rd. The initial screening of the Area of Potential Effects (APE) was conducted in November 2016. The presence of a circa 1940 house was noted in the APE was noted. NCDOT contracted with Environmental Corporation of America to conduct a field survey and complete an intensive evaluation of the property. The attached report concluded that the Stockton House is not eligible for the National Register of Historic Places.

The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at sreap@ncdot.gov.

Sincerely,

Shelby Reap
Historic Architecture Section

Attachment

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1020 BIRCH RIDGE RD
RALEIGH NC 27610

Historic Structure Report for the Widening of US 441 from US 64 to Blanton
Road, Macon County

Macon County
TIP No. R-5734
WBS No. 50192.1.1

Stockton House (MA0802)
563 Belden Circle, Franklin, Macon County, North Carolina

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

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

ECA Project No. T0681
March 2017

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

Date

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

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen US 441 (Georgia Road) from US 64 to Blanton Road in Macon County. The project area is located within the central section of Macon County, approximately 1 ¼-mile southwest of Franklin, the county seat. NCDOT defines this project's Area of Potential Effects (APE) as approximately 60 to 100 feet on either side of US 441 for the length of the project. NCDOT Architectural Historians reviewed the properties within the APE and determined that one property greater than 50 years old warranted further evaluation: The Stockton House (MA0802). This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). The Stockton House is located near the southwest intersection of Belden Circle and US 441/Georgia Road. In February 2017, NCDOT requested Environmental Corporation of America (ECA) complete a National Register of Historic Places evaluation of the Stockton House.

After an intensive evaluation following National Register of Historic Places criteria for eligibility, The Stockton House was found to be ineligible due to a lack of historic and architectural significance.

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

Resource Name	Stockton House
Recommendation	Not eligible for NRHP

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I. PROJECT LOCATION MAPS

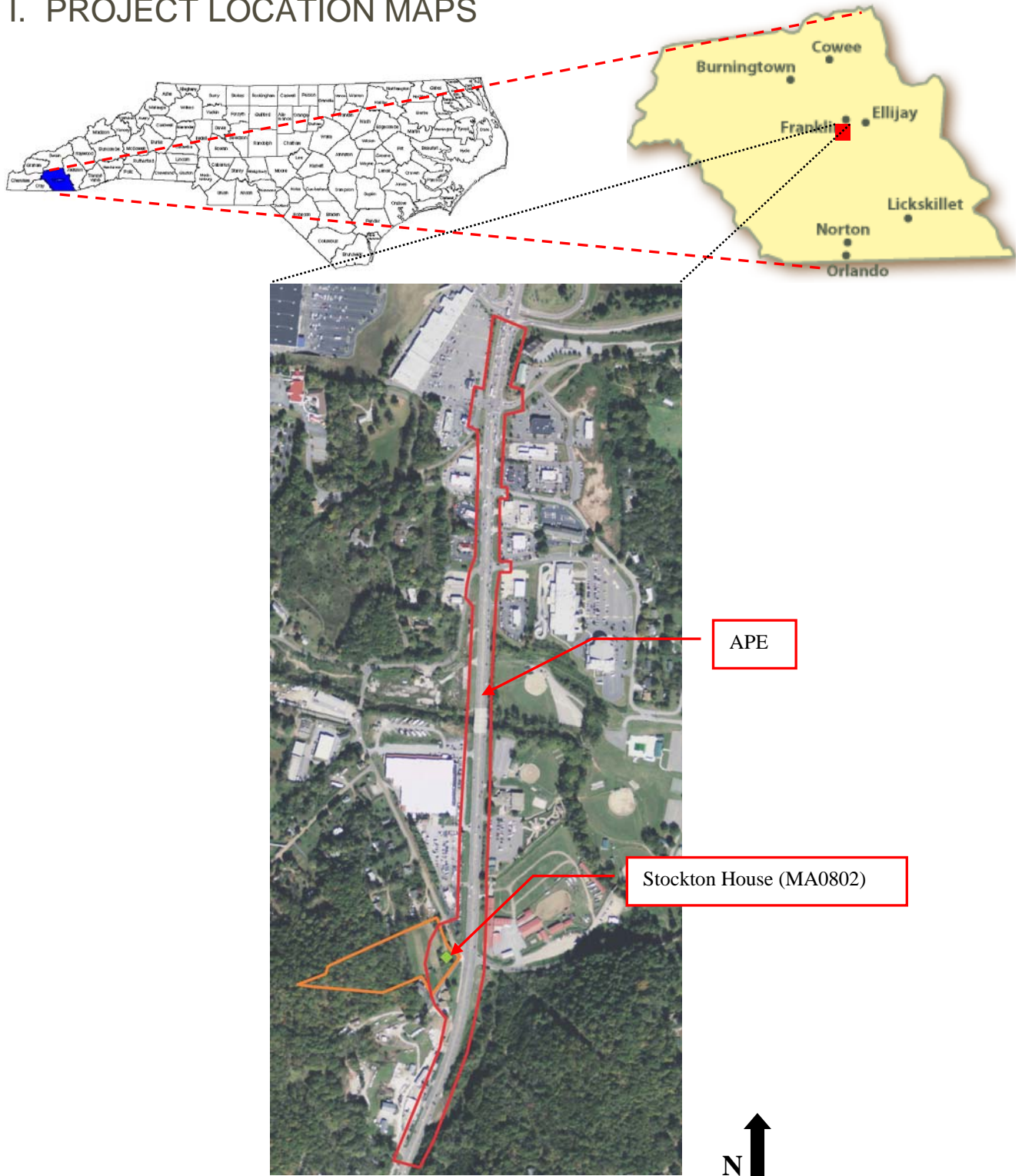
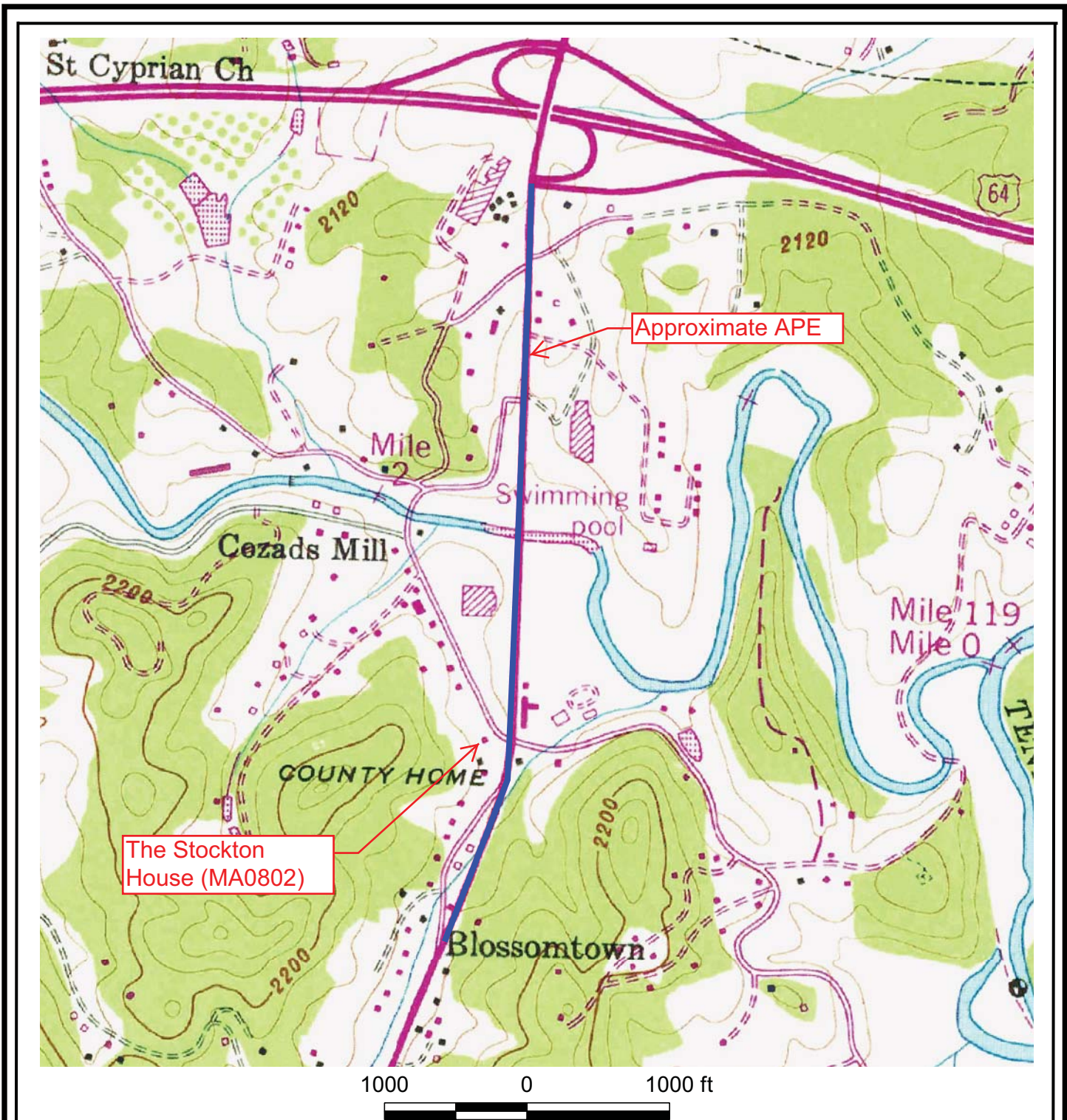


Figure 1. APE and Location of Stockton House (MA0802), shown on aerial photograph

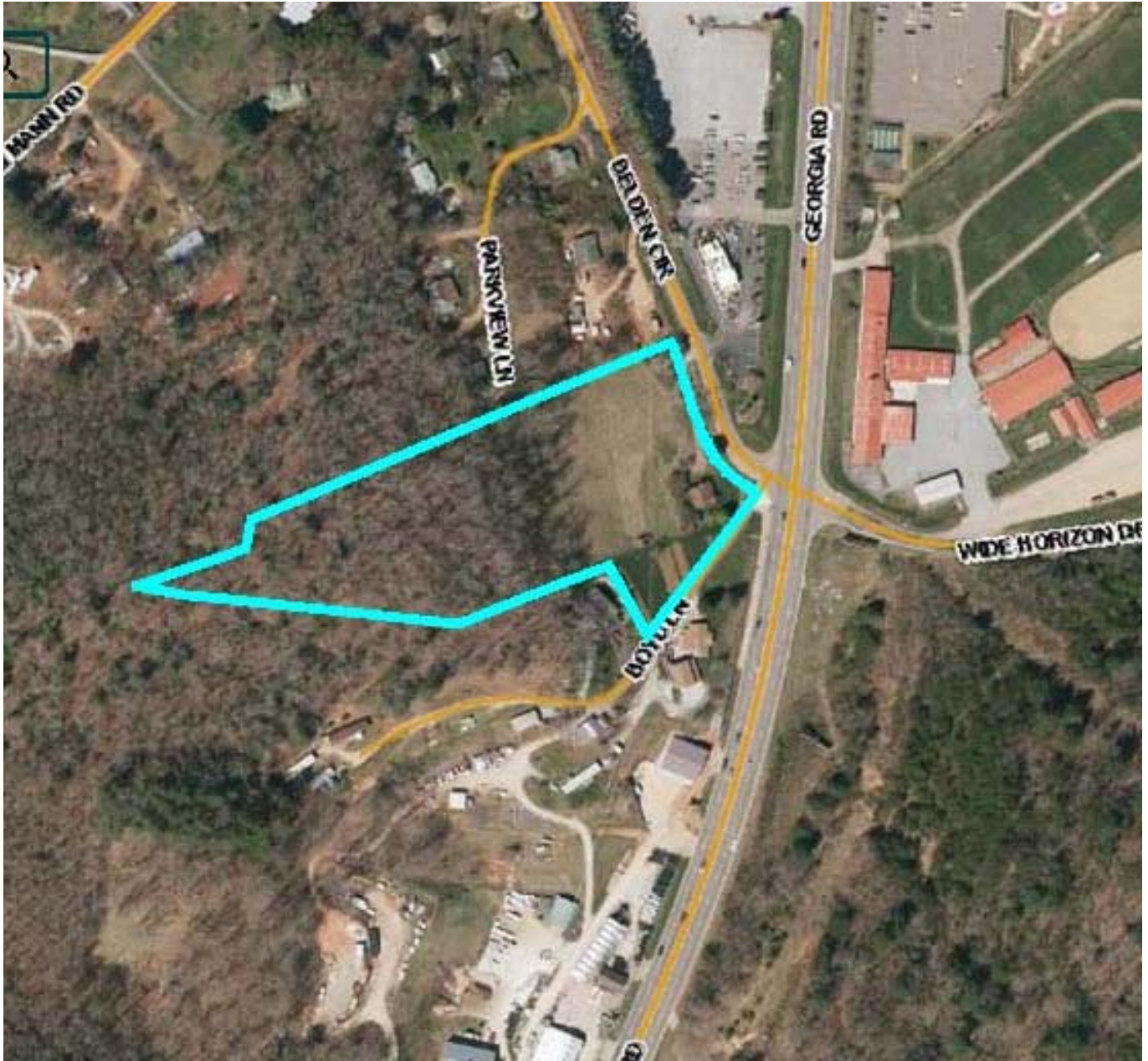
Figure 2. USGS Topographic Map Showing Site Location



Source: USGS Topographic Map, 7.5 Minute Series, Franklin, NC 1946 (photorevised 1978).

The Stockton House (MA0802)
 563 Belden Circle, Macon County, North Carolina
 NCDOT Project: Widening of US441 from US 64 to Blanton Road; TIP No.R-5734 WBS
 No. 50192.1.1
 Figure 2: USGS Topographic Map Showing Site Location


 ECA Proj. T0681



Source: 2015 Google Earth Aerial Photograph

Stockton House (MA0802)
563 Belden Circle, Macon County, North Carolina
NCDOT Project: Widening of US441 from US 64 to Blanton Road; TIP No.R-5734 WBS
No. 50192.1.1
Figure 3: Aerial Photograph Showing Present Tax Parcel Boundaries



ECA Proj. T0681

II. METHODOLOGY

Architectural Historian Jaime Destefano conducted the field work on February 23, 2017, photographing and mapping the property, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place the resource within its historic agricultural and architectural context. Information was acquired through research at the Macon County Public Library, the Macon County Register of Deeds, and a general internet search.

During the site visit, the exterior of the house was documented through written notes and photographs. The surrounding landscape and setting were photographed as well. After numerous attempts, the heirs of the noted property owner, Carolyn Nesbitt (deceased), were unreachable. Therefore, interior documentation of the house was not conducted.

In addition to the Stockton House, a review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) revealed one comparable dwelling within Macon County, the Belle Johnson House (MA0615) located at 266 Harrison Avenue. A review of *A Guide to the Historic Architecture of Western North Carolina* did not reveal comparable stone veneer residences, bungalows, or Craftsman-style residences within the county. During the field survey, ECA traveled numerous transportation routes within and around Franklin to identify comparable stone veneer residences and/or bungalows exhibiting Craftsman-style elements. Three (3) additional resources were identified that are comparable to the Stockton House (MA0802). These include resources located at 330 W. Main Street, 7 Baldwin Lane, and 1170 Riverview Street.

III. STOCKTON HOUSE (MA0802)

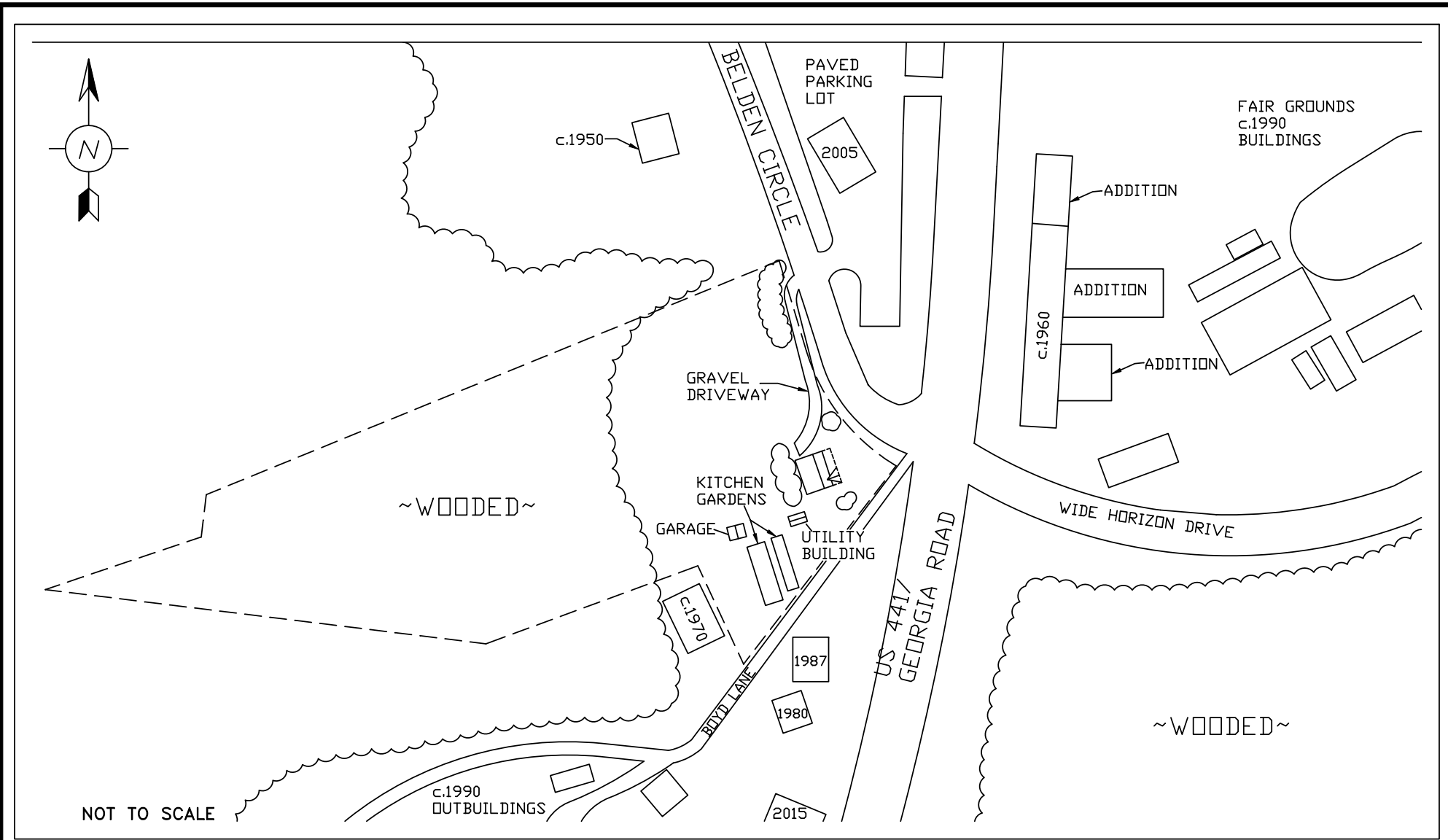
Resource Name	Stockton House
HPO Survey Site #	MA0802
Location	563 Belden Circle, Franklin, North Carolina (Macon County)
PIN	6584702157
Date(s) of Construction	1946
Recommendation	Not eligible for NRHP



The Stockton House faces northeast on a 5.59-acre parcel located at 563 Belden Circle. The property is located near the southwest corner of the intersection of Belden Circle and Georgia Road in Macon County. Residential and wooded parcels form the north property line. Belden Circle and Boyd Lane form the northeast-east property lines, followed by commercial development and Georgia Road. The west of the property abuts wooded, residential parcels. The subject parcel is owned by Carolyn Nesbitt (deceased), and whose heirs were unreachable for an interview.

Figure 4 is a site plan of The Stockton House, associated outbuildings and landscape features, and the immediate surrounding setting. As reflected on the site plan, the Stockton House is bordered to the north by a mid-20th century residential property. A c.1970 residence is located directly west of the present parcel on land that was once part of the Stockton property. With the exception of the c.1970 house, the majority of the land west of the home site is wooded. Boyd Lane separates the Stockton property from late-20th century residential development to the south. A modern fast food restaurant and paved parking lot is located across Belden Circle from the Stockton property. A fairground dating to the 1960s is located at the northeast corner of the intersection of Belden Circle and Georgia Road. Apart from the large building fronting Georgia Road, the majority of the buildings within the fairground complex were erected during the 1990s. Photographs 1 and 2 illustrate the modern development surrounding The Stockton House.

The Stockton House is sited near the east end of the parcel. Mature shade trees surround the home site. A dirt and gravel driveway extends from the west side of Belden Circle and travels in a southerly direction toward the home site (Photograph 3). A few mature trees are located along the driveway. A relatively steep drop toward Belden Circle separates the road from the driveway. A small barn and storage facility are situated southwest of the house, facing south toward Boyd Lane. Two large garden beds are located south of the outbuildings (Photograph 4). The east edge of each garden contains concrete curbing, likely due to the slope of the property. Much of the property is a grassed yard.



Stockton House (MA0802)
 563 Belden Circle
 Franklin, Macon County, North Carolina
 Figure 4: Site Plan and Surrounds
 Page 5

SOURCE: Google Earth and Macon County GIS

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Photograph 1. View toward Zaxby's Fast Food Restaurant across Belden Circle from Boyd Lane, looking northwest



Photograph 2. View of Stockton Property and Adjacent Modern Residence, looking southwest



Photograph 3. View along Gravel Driveway toward Stockton House, looking southeast



Photograph 4. View toward Garden Beds and Outbuildings on the Stockton Property, looking north



Photograph 5. The Stockton House façade (northeast elevation), looking southwest

Constructed in 1946, the Stockton House is comprised of a rectangular massing with a projecting front-gabled bay on the façade (northeast elevation). The side-gabled roof is low-pitched and covered with asphalt shingles. The house features slightly overhanging boxed eaves. Wood-louvered gable vents with brick sills are located within the peak of the gable ends. The exterior features a veneer of random-coursed stone slabs of varying shapes and sizes. Each corner of the house is enhanced by red-brick quoins. A partial-width shed porch is inset in the front ell and features tapered square wood columns on brick piers. The foundation is concealed behind the stone veneer. Primary windows throughout the house are three vertical-over-one, double-hung wood sash with brick sills. Most of the windows include exterior metal storm windows.

The Stockton House is a late representation of a dwelling featuring a stone veneer exterior with modest Craftsman-style detailing. Among the Craftsman-style elements enhancing The Stockton House are an entry porch with battered columns on brick piers, multi-light-over-single pane wood sash windows, an entry door with vertical lights and horizontal panels, and an exterior stone chimney.¹ The use of rustic building materials such as stone and wood shingling often distinguishes Craftsman-style dwellings, as is the case with the stone veneer exterior of The Stockton House.

The one-story house is transitional in form, exhibiting a combination of a traditional side-gabled bungalow and a later, Minimal Traditional dwelling. Bungalows are generally long and low, rectangular in shape, with a low-pitched roof. Prominent entry porches are common, as demonstrated

¹ Virginia McAlester, *A Field Guide to American Houses*, New York: Alfred Knopf, 2013 edition; p. 554-565.

on The Stockton House, as well as the application of Craftsman-style elements popular nationwide during the early- to mid-20th century. Side-gabled examples of bungalows are typically squarer in shape than their front-gabled counterparts.² The Stockton House reflects a more rectangular form than traditional side-gabled bungalows, yet wider than the later Minimal Traditional “small” house. The projecting gabled bay on the façade (northeast) is characteristic of a Minimal Traditional house. Unlike the wide, overhanging eaves characteristic of bungalows, Minimal Traditional houses feature little, if any, roof overhang, as illustrated on The Stockton House.

The façade of the house is asymmetrical and three bays wide. A single window is centered on the projecting bay. The entry door is indicative of the Craftsman-style with three vertical lights and horizontal wood panels. The third bay on the façade is a set of paired windows. Concrete steps with a simple metal railing extend from the entry porch.

The north elevation is three bays with a prominent exterior stone veneer chimney situated between the first two bays (from left to right). The chimney is topped with a metal cap. A change in roof pitch occurs left of the chimney, and is consistent with the roof of the entry porch. The third bay on the north elevation is a set of smaller, paired windows.

The rear (west elevation) of the house features an interior concrete chimney. A shed roof breezeway constructed of concrete block extends to a small, gabled utility room. The room is constructed of concrete block and features exposed rafter ends. A door is centered on its northeast elevation. The enclosed breezeway and utility room were constructed later than the 1946 dwelling; however, both likely date to the mid-20th century.



Photograph 7. Entry Door

The south elevation of The Stockton House is two bays, with both bays occupied by a single window. The second window (right) is smaller than the first. A narrow, exterior concrete block chimney is at the east end of the elevation. A single window is located on the south elevation of the projecting front bay.

² Gerald Foster, *A Field Guide to the Architecture of the Home*, Boston: Houghton Mifflin Company, 2004; p.350.



Photograph 8. North Elevation



Photograph 9. Rear (West) Elevation



Photograph 10. Concrete Block Utility Room and Breezeway



Photograph 11. South Elevation

The interior of the Stockton House was not accessible during the field survey. The following plan shows the general window and door configuration, as well as the location of the breezeway and

utility room at the rear of the house. The current floor plan likely contains four or five rooms including a parlor, kitchen, two bedrooms, and a small bathroom. However, the precise layout is not discernible, nor are interior alterations documented.

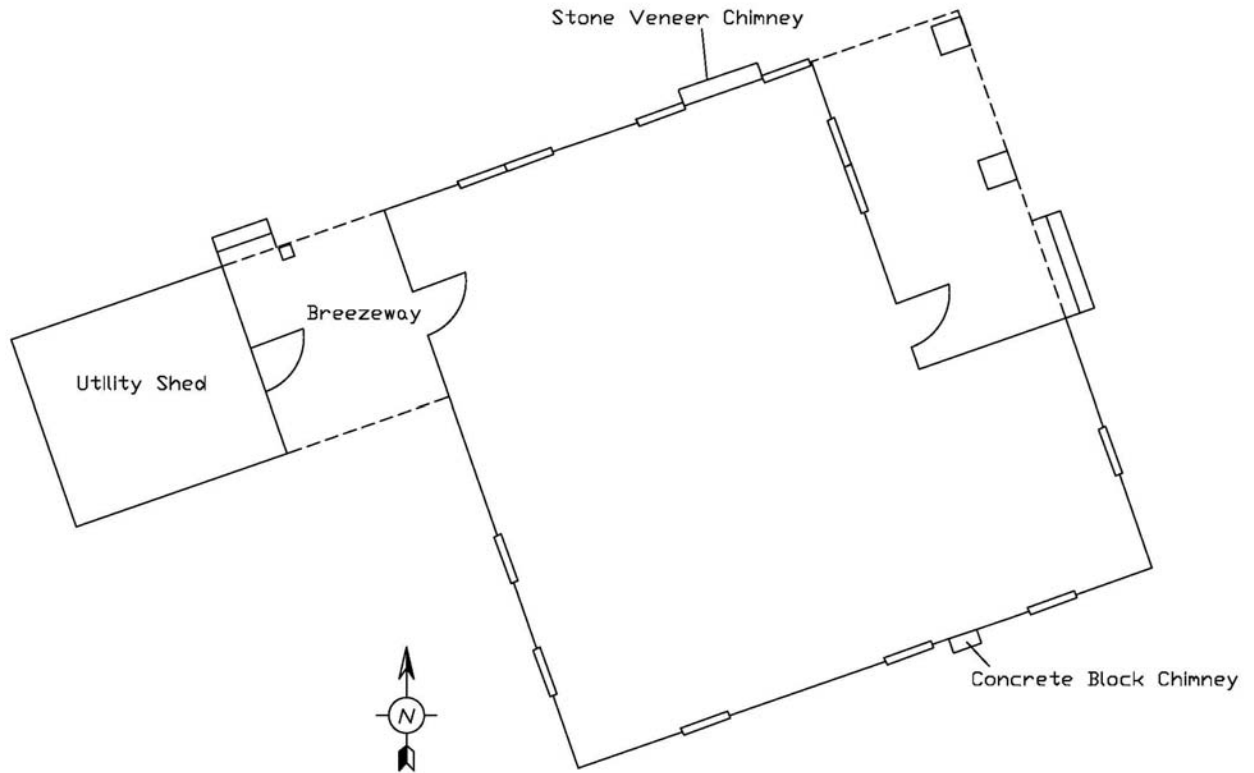


Figure 5. Footprint of The Stockton House (MA0802), not to scale

In addition to The Stockton House, two mid-20th century outbuildings occupy the property and are sited to the rear of the home site. The two buildings suggest some degree of small-scale agricultural use of the property.



FRAME UTILITY BUILDING, MID-20TH CENTURY

A frame, gabled utility building with board-and-batten siding is located near the southwest corner of the Stockton House. It is oriented perpendicular to Boyd Lane, and its entry door is on its southwest elevation. The building features a metal roof and cinder block pier foundation, which likely replaced an earlier pier foundation. A single window is on the north, south, and east elevations. Windows include a two-light and a four-light, fixed wood sash.

Photograph 12. Frame Utility Building
CENTURY

FRAME EQUIPMENT GARAGE, MID-20TH

The one-story, frame equipment garage is located southwest of the utility building. It features a front gable, metal roof and vertical board exterior siding. The southwest elevation appears to be sided with horizontal boards. The front of the garage faces southeast toward Boyd Lane. Its front façade is open. A metal lean-to extends along the east elevation.



Photograph 13. Frame Equipment Garage

HISTORICAL BACKGROUND

The Stockton House was constructed in 1946 shortly following the subdivision of the W.C. Allman Estate in 1945 (Plat Book 1, Page 112). The subdivision occupied land on the south side of a branch of the Little Tennessee River and directly west of the historic alignment of US 441/ US 23/Georgia Road. Narrow and deep lots were laid out on either side of an unnamed road (present-day Jim Mann Road) and the west side of US 441. Figure 6 shows the layout of lots created from the subdivision of the Allman lands. The present parcel on which the Stockton House is sited occupies lots 10, 11, and 12 of the Allman subdivision.

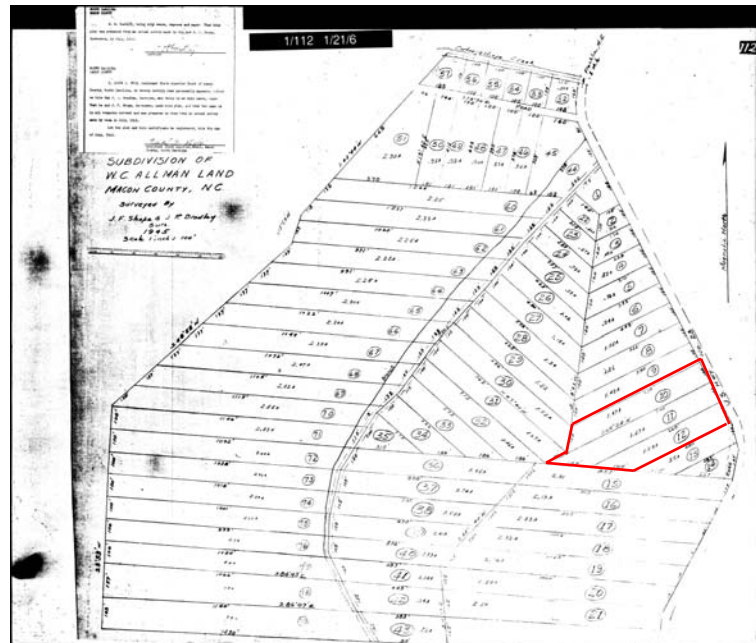


Figure 6. Subdivision of W.C. Allman Land, 1945 (Plat Book 1, Page 112).

A review of historic maps and aerial photographs dating from the 1930s indicate the section of Belden Circle west of US 23/US 441 is the historic alignment of US 23. By the 1970s, the present alignment was completed with Belden Circle remaining a meandering country road. The 1930's soil survey map shows the general area of the Allman land, as well as the historic alignment of US 23/US 441. Only a few buildings are shown on the map, suggesting that the land was either undeveloped or agricultural through the 1930s. This is further confirmed by the 1946 USGS topographic map, which identifies only a few buildings, including one directly south of the present Stockton House on Boyd Lane. The house was demolished prior to the construction of Boyd Lane during the 1980s. The concrete drive accesses modern residential resources southwest of the Stockton House. The land on which these houses are located was subdivided from the Stockton property as early as the 1970s.

The historic map review also indicates that the area surrounding the Stockton House remained a relatively undeveloped rural landscape characterized by gently rolling, wooded hills and winding

country roads through the 1940s. Gradually, the area transitioned and roads were lined with residential dwellings on deep, narrow lots. Due to the topography, a large portion of the former Allman lands remains wooded and undeveloped. Today, several of the residences built within the former Allman subdivision, constructed between the 1940s and 1970s, are used for commercial purposes. The present US 23/ US 441 is a busy thoroughfare and the Stockton House sits at the corner of a commercial intersection.

Following the subdivision of the Allman lands, lots 10, 11, and 12 were acquired by Thaddeus and Maude Stockton in a deed dated July 7, 1945 (Deed Book M5, page 41). Thaddeus Stockton (b.1908-d.2003) of Macon County married Maude Dehart, also of Macon County, on July 14, 1940. That same year, Thaddeus was drafted into the United States military. In 1941, Thaddeus and Maude lost their only child, Thaddeus Stockton Jr., in childbirth. Their son was buried in Pleasant Hill Baptist Cemetery in Macon County where numerous Stockton family members are presently interred. Thaddeus was discharged from the military in December of 1945.³ Upon his return, Thaddeus and Maude built their residence at 563 Belden Circle.

A search of documents available on Ancestry.com confirm that the couple resided in the house on Belden Circle through the 1990s. Directories and population and agricultural census records do not indicate that Thaddeus was engaged in farming following World War II. Further, a 1976 aerial photograph shows the property as predominantly wooded and comprised of the home site and a small cleared field. Any agricultural use of the land was likely solely for the family rather than a cash crop operation.

The three land lots remained in the Stockton family until 1999 when Thaddeus and Maude retired to Becky's Rest Home, an assisted living facility in Fletcher, Buncombe County, North Carolina. That same year, one-half-undivided interest in the Stockton estate was granted to both Carolyn and Boyce Nesbitt and Becky and Marvin McIntosh (Deed Book N23, Page 1487-88). Carolyn and Becky were the nieces of Thaddeus and Maude Stockton.⁴

Available records suggest that Boyce R. Nesbitt (b.1922-d.2012) and Carolyn Nesbitt resided in Asheville and Fletcher, North Carolina throughout their marriage. There is no indication that they occupied the Stockton House during their ½-interest ownership. Current tax records identify Carolyn Nesbitt as sole owner; however, deed records do not confirm the present ownership. A funeral announcement reveals that Carolyn Nesbitt, widow of Boyce Nesbitt, passed away on January 3, 2015.⁵ The same announcement makes reference to her daughter, Becky McIntosh. Therefore, it is presumed that Becky is the sole owner of the property associated with the Stockton House. There is no indication through research that Becky and her husband, Marvin, resided at 563 Belden Circle. Therefore, it is believed that the Stockton House served as a rental property since the late-1990s. It is presently vacant.

³ Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁴ Obituary of Maude Dehart Stockton, 2007; <https://www.ancestry.com/media/viewer/viewer/f40f037a-9ceb-448a-b585-d428987d0676/15429385/1223812904> accessed April 2017.

⁵ "Tributes," Funeral Announcement for Carolyn Conner Nesbitt, <http://www.tributes.com/obituary/show/Carolyn-Conner-Nesbitt-102047849> accessed March 2017.

IV. ARCHITECTURAL CONTEXT

The Stockton House exhibits trends in residential construction during the mid-20th century in areas of Macon County formerly considered rural. In terms of house types, it is transitional in form, reflecting characteristics of a modest, early- to mid-20th century, side-gabled bungalow and a later Minimal Traditional dwelling. Both house types were popular nationwide, and therefore, transitional forms constructed during the mid-20th century, not uncommon. The Stockton House is most distinguished by its stone veneer exterior, brick quoins, and restrained Craftsman-style enhancements.

The Craftsman movement made little impact in Macon County. High-style representations of the style are rare and are generally located within Highlands.⁶ Modest dwellings exhibiting restrained Craftsman-style influences dot the landscape. Unlike The Stockton House, which is not defined by a traditional house type, or form, the majority of the rural residences in the Franklin area that reflect Craftsman-style elements are traditional bungalows. The use of Craftsman elements on a bungalow is among the most popular applications of the style during the early- to mid-20th century.

Across western North Carolina, a sense of regional architectural character emerged by the early-20th century. This regionalism “was expressed in a preference for picturesque, romantic, and rustic designs and natural materials.”⁷ The use of local stonework in a variety of colors and textures enhanced the otherwise standard residential forms. Stonework throughout the first half of the 20th century included smooth, round river rocks, irregular fieldstone, or rough-cut quarried blocks.⁸ Within Macon County, particularly the Franklin area, stone veneer exteriors were applied to a variety of house types built between the 1920s and 1950s including English Cottages, bungalows, and Ranch houses, among others.

A general search of the NC HPOWEB GIS database for stone veneer and/or Craftsman-style houses within Macon County revealed only one, the Belle Johnson House (MA0615) located at 266 Harrison Avenue in Franklin. A review of *A Guide to the Historic Architecture of Western North Carolina* did not reveal comparable stone veneer residences or dwellings exhibiting Craftsman influences within the county. During the field survey, ECA traveled numerous transportation routes within and around Franklin to identify dwellings comparable to The Stockton House. Three (3) additional houses were identified including those located at 7 Baldwin Lane, 330 W. Main Street, and 1170 Riverview Street.

⁶ Jennifer Martin, *Historic and Architectural Resources of Macon County, NC, ca. AD 600-1945*, National Register of Historic Places Multiple Property Documentation Form, Section F Page 112.

⁷ Bishir 1999; p.59.

⁸ *Ibid.*



Photograph 14. 7 Baldwin Lane, looking southeast

The residence located at 7 Baldwin Lane is an illustration of a rural, front-gabled bungalow exhibiting restrained Craftsman-style influences. Constructed during the 1930s, the house is earlier than the Stockton House and features a prominent entry porch enhanced by Craftsman-style tapered wood posts on brick piers. Exposed rafter ends and gable end brackets further reflect Craftsman influences. Compared to the Stockton House, this residence better reflects both the bungalow form and restrained Craftsman-style enhancements.



Photograph 15. Belle Johnson House (MA0615)

The Belle Johnson House (MA0615, study list denied 2013) was constructed in 1939 along a residential street in the town of Franklin. The Johnson House is an illustration of an intact English Cottage featuring a stone veneer exterior. The one-and-one-half-story dwelling features a relatively high-pitched, side-gable roof, and a projecting gabled bay centered on the façade. Similar to the Stockton House, the veneer is comprised of random course stone of varying shapes and sizes. The stone applied to the Johnson House is generally smaller than that occurring on the Stockton House.



Photograph 16. 330 W. Main Street

The resource located at 330 W. Main Street in Franklin is another example of a 1930's dwelling enhanced by a stone veneer. This particular illustration is distinguished by its Tudor Revival influences including arched entry door and prominent exterior stone chimney on the façade. Not only does this house retain its historic stone veneer, it is distinguished by its well-defined residential form.



Photograph 17. 1170 Riverview Street

Built in the 1940s, the resource located at 1170 Riverview Street is an example of stone veneer applied to a mid-century residence that exhibits a transitional house form. Like The Stockton House, this example was built in a relatively rural setting along a now busy thoroughfare. Unlike The Stockton House, which reflected a combination of bungalow and Minimal Traditional forms, the resource on Riverview Street appears to be a transition from Minimal Tradition to early Ranch house.

INTEGRITY

A property must retain a high degree of its historic integrity in order to meet the requirements for listing on the National Register. The National Register recognizes a property's integrity through seven aspects, or qualities.⁹ To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. The seven qualities include the following:

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

The Stockton House retains its historic **location** and overall historic aesthetic. Based on exterior observations, much of its **design**, **workmanship**, and **materials** remain unaltered. There is no indication of non-historic modifications to the house. It retains its historic **feeling** of a mid-20th century rural residential house enhanced by the natural stone veneer. Further, the Stockton House, including the associated outbuildings and landscape, retains its **association** as a rural home site in Macon County constructed during a period when larger estates were being subdivided into residential lots beyond the town limits.

The historic property, which occupied lots 10, 11, and 12 of the Allman subdivision is slightly reduced from its original size. A portion of the property was subdivided into smaller residential lots during the late-20th century. The surrounding historic **setting** is compromised by the construction of modern fast food restaurants and residences, as well as the construction of Boyd Lane.

⁹ Beth Savage and Sarah Dillard Pope, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

V. EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Stockton House is **not eligible** for the National Register of Historic Places. The property does not contain historic or architectural significance according to the criteria discussed in detail below.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The property associated with The Stockton House is indicative of a period in Macon County history when large land holdings located beyond the town limits were subdivided and sold as smaller residential lots. These rural lots were long and narrow, and represent the mid-20th century suburbanization of the town of Franklin. The present lot, including the house and outbuildings, continues to reflect a rural residential property. Despite its degree of integrity, the Stockton House and associated property are among numerous similar residential properties within the vicinity, including those associated with the subdivision of the Allman estate in 1945. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. There is no indication through research that Thaddeus and Maude Stockton were significant within community, state, or national historic contexts. The Stockton House is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. While there are no known stone veneer residences within the region that are individually listed on the National Register, the application of stone veneer on dwellings was popular throughout the county during the first half of the 20th century. Further, the Stockton House is among several stone veneer houses within the Franklin area dating from the early- to mid-20th century that retain a high degree of historic integrity. The Belle Johnson House and the resource located at 330 W. Main Street each feature a similar stone veneer and degree of integrity as The Stockton House; however, their house forms are more distinguishable and enhanced by the application of the stone veneer. Due to the lack of a distinguishable house form, as well as the frequency of stone veneer houses in Franklin alone, the Stockton House is not a unique illustration.

Although popular nationwide throughout the early-20th century, occurrences of the Craftsman-style applied to residences in Macon County are infrequent. The finest illustrations are high-style houses located in Highlands. A number of high-style examples are located within the NRHP-listed *Satulah Mountain Historic District* in Highlands. These residences better reflect the stylistic elements distinguishable of the Craftsman influence. Among the most recognizable Craftsman-style elements include a prominent entry porch with posts on heavy piers, as well as overhanging eaves with exposed rafter ends, and gable brackets. The Stockton House is a representation of a rural dwelling with restrained Craftsman elements. Its porch is not as pronounced as traditional Craftsman-style residences. However, it features tapered wood posts on brick piers and Craftsman-style, three-over-

one, double-hung wood sash windows. Unlike traditional Craftsman-style dwellings, the Stockton House features boxed eaves and unadorned gable ends.

The house at 7 Baldwin Lane better illustrates the Craftsman style applied to a simple residence in a rural setting. Like the Stockton House, its Craftsman influences are restrained. However, the house features a prominent, full-width entry porch enhanced by tapered wood posts on brick piers, exposed rafter ends, and gable brackets. Although no other dwellings exhibiting a modest application of Craftsman-style elements were identified through research or the field survey, it is probable that additional examples dot the county's landscape. Therefore, the Stockton House is **not significant** under **Criterion C** in the area of architecture.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Stockton House would yield additional information pertaining to mid-20th century building technology or agricultural practices not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

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