



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

July 7, 2017

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report for Upgrade of SR 1116 from Brevard City Limits to US 64, R-5765, PA 16-08-0007, Transylvania County, ER 17-1164

Thank you for your June 6, 2017 memorandum transmitting the above-referenced report. We have reviewed the report and concur that the William Deavor House (TY0346) is not eligible for listing in the National Register under any criteria, and that the Sunset Motel (TV0656) is eligible for listing under Criteria A and C

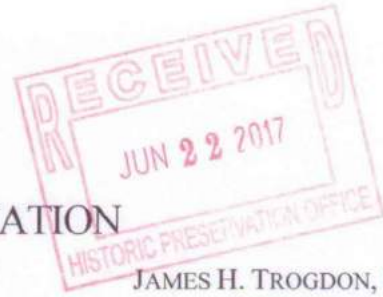
The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

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

17 1164

June 6, 2017

MEMORANDUM

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

2 letters
6/27/17
KHL

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

due 7/17/17

SUBJECT: PA No. 16-08-0007, R-5765, Upgrade SR1116 (North Country Club Road) from Brevard City Limits to US 64, Transylvania County

Enclosed please find the Historic Structures Survey Report, survey site forms, and additional materials for the above referenced project. Please feel free to contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.



**Historic Structures Report
Tip No. R-5765,
Upgrade of SR 1116 (North Country Club Road)
from Brevard City Limits to U.S. 64**

Transylvania County, North Carolina

WBS No. 44636.1.1



NEW SOUTH ASSOCIATES, INC.

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Historic Structures Report
Tip No. R-5765,
Upgrade of SR 1116 (North Country Club Road)
from Brevard City Limits to U.S. 64

Transylvania County, North Carolina

WBS No. 44636.11

Report submitted to:
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June 1, 2017 • Final Report
New South Associates Technical Report 2696

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MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to improve approximately 1.08 miles of SR 1116 (North Country Club Road), from Miner Street to Deerwoode Lane by upgrading the existing facility to include two 11-foot lanes, a five-foot bike lane, and five-foot sidewalks on both sides of the roadway (TIP# R-5765, WSB# 44636.1.1). The project also includes improving two existing intersections (SR 1116 & Gallimore Road and SR 1116 & U.S. 64) and adding a third 11-foot lane from the Downing Park Court north to U.S. 64, a length of approximately 0.15 miles. The project area is located in Transylvania County, approximately 0.25 miles south of downtown Brevard, the county seat. This project is subject to review under the Programmatic Agreement for Minor Transportation Projects in North Carolina (NCDOT 2009). NCDOT architectural historians established an Area of Potential Effects (APE) and conducted a preliminary investigation, identifying two properties, the Robert Deavor House (TV 3346) and the Sunset Motel (TV 656), warranting additional study and a National Register of Historic Places (NRHP) eligibility evaluation.

In March 2017, NCDOT requested New South Associates, Inc. (New South) assess the NRHP eligibility of the Robert Deavor House and the Sunset Motel and provide this report.

As a result of this study, for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, New South recommends the Robert Deavor House not eligible for the NRHP and the Sunset Motel eligible for the NRHP.

Survey Site Number	Resource Name	NRHP Eligibility Recommendation	Criteria
TV 346	Robert Deavor House	Not Eligible	None
TV 656	Sunset Motel	Eligible	A and C

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I. PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) proposes to improve approximately 1.08 miles of SR 1116 (North Country Club Road), from Miner Street to Deerwoode Lane by upgrading the existing facility to include two 11-foot lanes, a five-foot bike lane, and five-foot sidewalks on both sides of the roadway (TIP# R-5765, WSB# 44636.1.1) (Figure 1). The project also includes improving two existing intersections (SR 1116 & Gallimore Road and SR 1116 & U.S. 64) and adding a third 11-foot lane from the Downing Park Court north to U.S. 64, a length of approximately 0.15 miles. The project area is located in Transylvania County, approximately 0.25 miles south of downtown Brevard, the county seat. This project is subject to review under the Programmatic Agreement for Minor Transportation Projects in North Carolina (NCDOT 2009). NCDOT architectural historians established an Area of Potential Effects (APE) and pursuant to 36 CFR Section 800.4(b) identified two architectural resources, the Robert Deavor House and the Sunset Motel, which may be affected by this undertaking.

In March 2017, NCDOT requested that New South Associates, Inc. (New South) intensively survey the Robert Deavor House (TV 346) and the Sunset Motel (TV 656) and prepare a report assessing the properties' eligibility for the National Register of Historic Places (NRHP). The Robert Deavor House was originally surveyed by Deborah Thompson in 1991 and assigned the survey site number TV 346. The Sunset Motel has not been previously surveyed. The North Carolina State Historic Preservation Office (HPO) has assigned survey site number TV 656 to this resource.

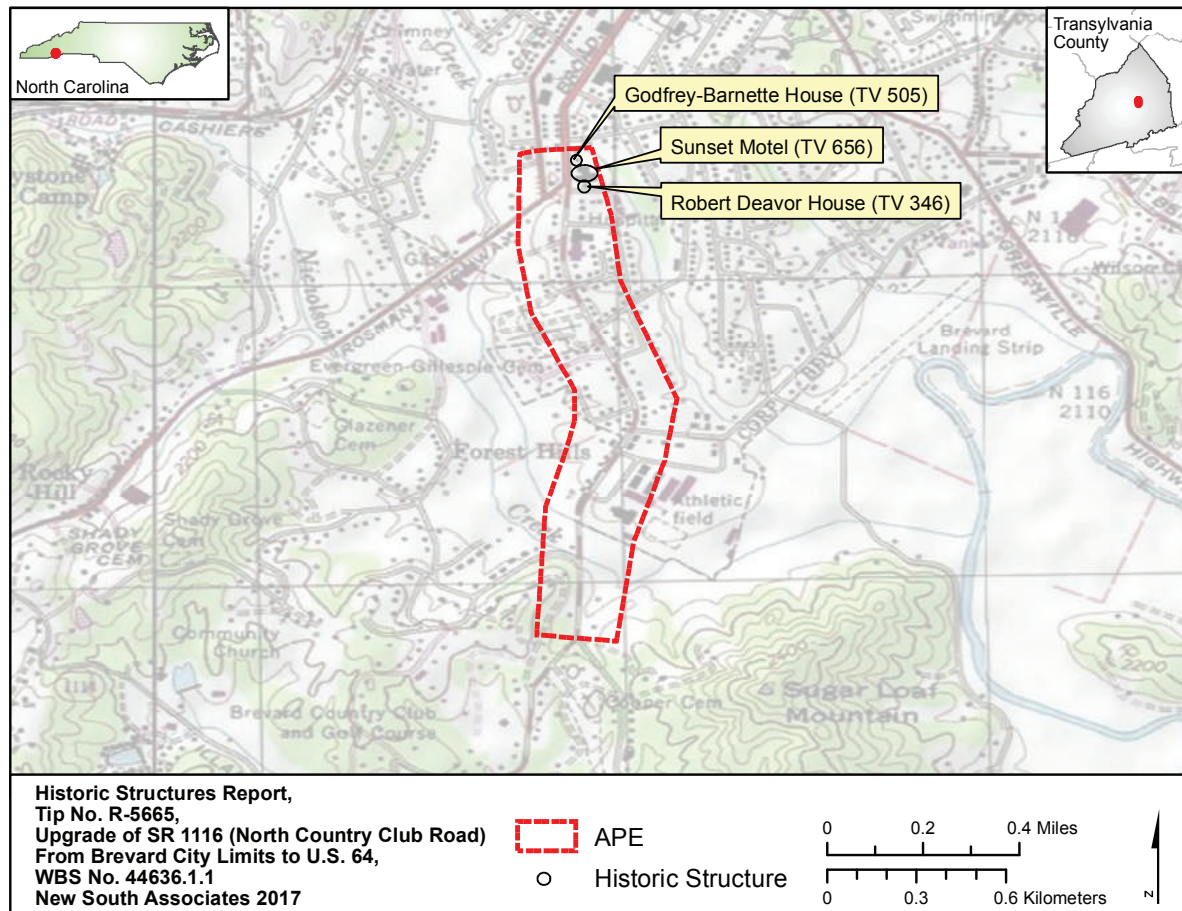
Prior to fieldwork, the statewide architectural survey records of the HPO were reviewed using the HPOWEB, their online GIS service, which showed that the National Register-listed Godfrey-Barnette House (Tip Np.) is located at the north end of the project APE. The Godfrey-Barnette House was not evaluated as part of this study. Historic topographic maps and aerial photographs were viewed at historicaerials.com, nationalmap.gov, and the U.S. Geological Survey's (USGS) historical topographic map collection. U.S. census records were reviewed at Ancestry.com. The digital collection through the Transylvania County Library (DigitalNC) was also examined.

New South architectural historian Terri DeLoach Gillett visited the Robert Deavor House and the Sunset Motel on March 22, 2017. The properties were visually inspected and the exteriors, including settings, were documented through written notes and digital photographs. The Robert Deavor House is currently being used as an in-patient facility for persons with eating disorders and access to the house's interior was not permitted; however, interior photographs were taken of the Sunset Motel, including the lobby and a representative room. The survey and subject files located at the Western Office of the HPO in Asheville, were also reviewed. On March 23, 2017, both the Transylvania County Register of Deeds and the Transylvania County Library were visited to examine records relative to the subject properties.

The historical development, architecture, and cultural significance of the Robert Deavor House and the Sunset Motel were assessed and evaluated within their respective context according to the established NRHP criteria. The following resources were referenced to develop a local context and identify and comparable resources: *National Register of Historic Places Multiple Property Documentation Form, Historic and Architectural Resources of Transylvania County, North Carolina, including the incorporated towns of Brevard and Rosman, ca. 1820-1941* (Thompson n.d.) and *Transylvania: The Architectural History of a Mountain County* (Phillips and Thompson 1998).

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters of this report. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); and NCDOT's current Historic Architecture Group Procedures and Work Products and the HPO's Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina.

Figure 1. Project Location, APE, and Location of the Historic Resources



Source: USGS Brevard, North Carolina (1979) Topographic Quadrangle

II. NATIONAL REGISTER ELIGIBILITY EVALUATION FOR THE ROBERT DEAVOR HOUSE

Resource Name	Robert Deavor House
HPO Survey Site #	TV 346
Location	11 North Country Club Road, Brevard
PIN	8585-48-2384-000
Date(s) of Construction	1917; 1968; 2000
Recommendation	Not Eligible for NRHP



DESCRIPTION

SETTING

The Robert Deavor House is located inside the city limits of Brevard in Transylvania County (Figures 2 and 3). A sidewalk along Country Club Road fronts the property and a perpendicular sidewalk, two-steps-up, leads through the lawn to the front steps of the house, which is set back approximately 100 feet from the road (Figure 4). There is a row of low shrubbery along the road and two young hardwood trees planted symmetrically, one on each side of the sidewalk (Figure 5). Vegetation and wood fencing serve as visual borders between the property and the parcels to the north and the south (Figure 6). A driveway on the south side of the property provides access to the rear of the property (Figure 7), which is currently being used as an in-patient facility for people with eating disorders. To that purpose, there are multiple parking spaces on the south side of the house (Figures 8-14).

Figure 2. Parcel Map of the Robert Deavor House (TV 346)



Source: ESRI Resource Data

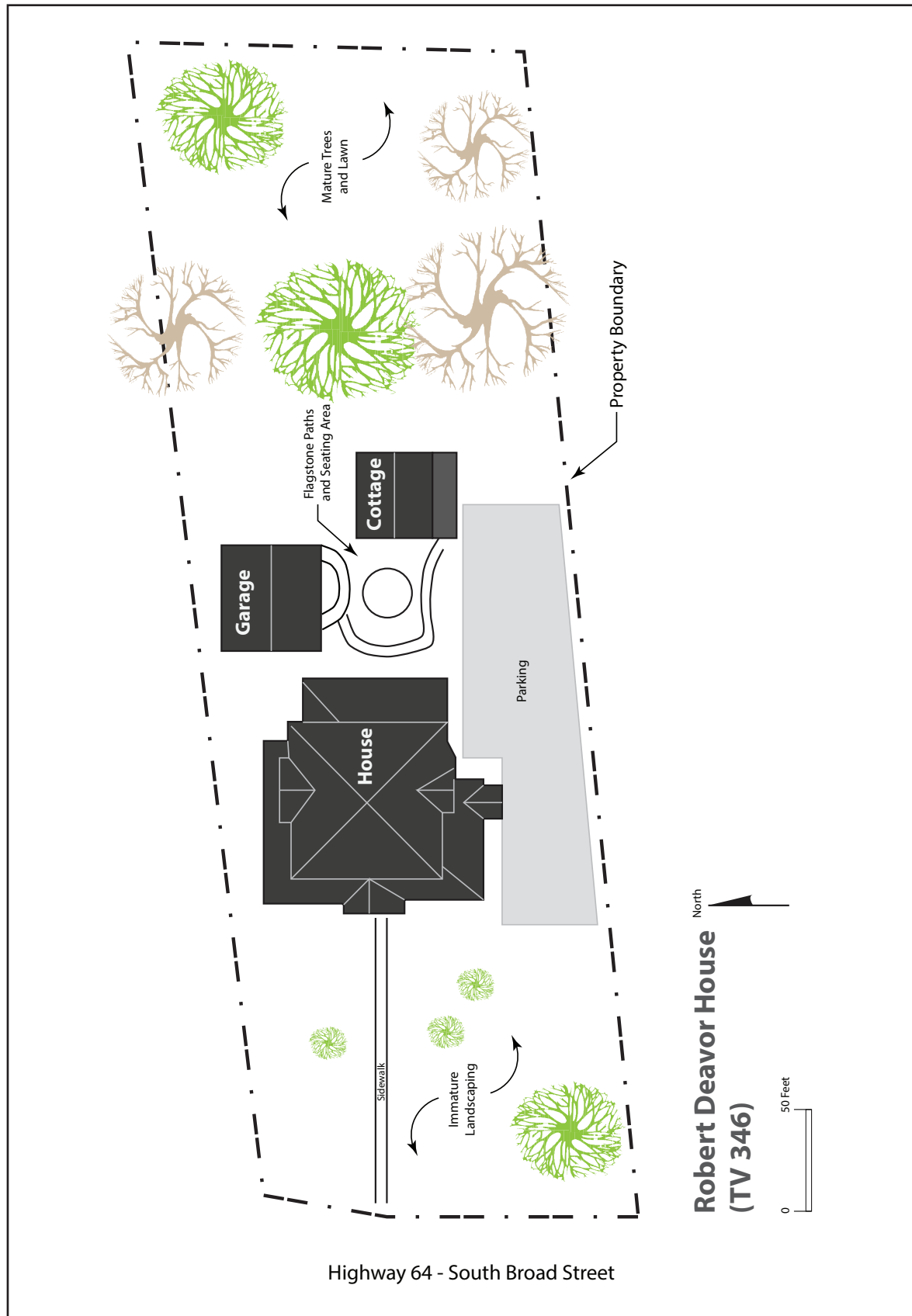


Figure 3. Site Plan of the Robert Deavor House (TV 346)

Figure 4. Looking West from the Porch of the Robert Deavor House



Figure 5. Looking Southeast from the Northwest Corner of the Robert Deavor House Property



Figure 6. The Hedge on the Northern Boundary of the Robert Deavor House Property



Figure 7. Looking Northeast from Country Club Road



Figure 8. Parking on South Side of the House, Looking Northwest



Figure 9. Oblique of the Southwest Corner, Showing Shed Roof Addition



Figure 10. South Wall, Looking Northwest



Figure 11. North Wall, Enclosed Rear Porch, Looking South



Figure 12. Rear of the House, Looking Northwest



Figure 13. Detail of Porch Ceiling



Figure 14. Portico, Looking East



Behind the house are two outbuildings connected to the house and to each other by flagstone paths. There is also a circular flagstone patio between the three buildings. East of the outbuildings, toward the rear of the lot, is another lawn that has a sitting area with wood benches and raised garden beds. Mature hardwood trees shade the rear of the property, and there are informal foundation plantings around all of the buildings.

INVENTORY LIST

Robert Deavor House, 1917; Circa 1968; Circa 2000

The 1917 Robert Deavor House is a large two-story Colonial Revival house that faces west. The main block of the house is square and sits on a continuous brick foundation. It is topped with a pyramidal roof with deep plain eaves and a decorative front gable with returns. Projecting polygonal bays surmounted by gables with returns are on the side elevations. The original exterior walls were weatherboard on the first floor and wood shingles on the second floor. By the time of the 1991 survey, the wood shingles had been covered with asbestos shingles (Thompson 1991), but the first floor weatherboard was still in place. Today, all the exterior walls are clad in fiber cement siding designed to mimic the original wall coverings, lap board on the lower level and shingles above. In addition, all of the window and door surrounds have been replaced with fiber cement board. The majority of windows on the house are one-over-one vinyl replacement windows with exterior storm windows. The original porch ceiling was also replaced with vinyl (see Figure 13). Across the rear elevation is a one-story section comprised of an original hipped roof at the north end and a post-1991 deck-on-hip roof at the south end (see Figure 12). There is a small shed-roof addition on the south wall (see Figure 9). There are two interior chimneys that each had four flues that vented a total of eight fireplaces in the main block of the house. Each of the additions also has a chimney. The original roof was wood shingle but is currently sheathed in composition shingle (Thompson 1991).

The west-facing façade is three bays wide. In the center bay, a gabled portico projects from the wrap-around hipped one-story porch (see Figure 14). The porch is supported by non-historic square columns, which replaced the original turned classical columns sometime in the late 1960s (Thompson, 1991). The elevated porch floor was also removed and the floor now consists of concrete at grade level. Three concrete steps lead to the original glazed-and-paneled front door. On the first-story, a bay window in the north end repeats the shape of the polygonal bays on the sides of the house. Each of the three sides of the bay has a window. The south bay to the right of the front door has a double window, flanked by non-historic shutters. The wrap-around porch was enclosed on the south side of the house. On the second level of the façade, the center bay is topped with a decorative gable, which features a square single-pane fixed window. Underneath it is a single one-over-one window and the side bays each have a double window, all of which have non-historic shutters.

The north wall of the house has three bays, the center one projecting under the decorative gable (see Figure 11). There is a non-historic exterior wooden staircase providing exterior access to the upper level. The opposite (south) wall is identical, without the staircase and with a shed-roof addition built at an unknown date (see Figure 10).

The house is currently being used as an in-patient facility for eating disorders. In the consideration of patient privacy, the interior of the house was inaccessible.

Cottage, circa 1946

The cottage is located behind the Robert Deavor House and faces south (Figure 15). It is a small, one-story, side-gabled building, measuring 20x24 feet. The cottage sits on a slab foundation and covered in asbestos shingles. The formerly composite shingle roof was replaced with metal after 1991. There are exposed rafter tails on the north and south sides of the cottage and a full-width, corrugated metal shed-roof porch on the façade, supported by 4x4-inch posts (Figure 16). There is also a partial-width shed-roof porch on the rear of the cottage. The original windows were exchanged for vinyl replacements, and the surrounds enlarged, sometime after the 1991 survey photographs were taken. The front door, located under the front porch, is a replacement door.

Figure 15. Cottage, Looking Northeast



Figure 16. Cottage, Looking North



Garage/Apartment/Office, circa 1980

A two-car garage was built between the Robert Deavor House and the cottage circa 1980 (Figure 17). It measures 24x28 feet and originally featured two garage doors on the south-facing elevation, as well as a single-door entrance to the right of the garage doors. Sometime after 1991, the building was modified for use as an apartment or office. The garage doors were removed and a French door and window were installed. The small, gable-roof cupola was also added after 1991. The entire building is clad in vertical wood siding and the roof is metal (Figure 18).

Figure 17. Garage, Looking North



Figure 18. Garage, Looking East



HISTORY

Robert R. Deavor was born in Transylvania County in August 1876. In the 1900 census, he was listed as a 24-year-old farmer, married to Lila, 22, in North Brevard township (U.S. Census Bureau 1900). In 1910, he and Lila were farming for themselves in Cathy's Creek Township, which is south of Brevard (U.S. Census Bureau 1910). They had three children by that time, Robert Jr., James, and Eliza.

In 1913, Deavor bought the lot on South Broad Street (now Country Club Road) from George Hixson (Transylvania County Courthouse, Brevard, North Carolina [TCC] 1913: Deed Book [DB] 29:329). The parcel was approximately three acres encompassing the dwelling's current 0.9-acre lot, a 0.5-acre lot behind it and the 1.69-acre lot to the north, which the Sunset Motel currently occupies. By 1917, Deavor had built the large two-story house in the southwest corner of his lot. According to research completed by Deborah Thompson in 1991, Deavor was then a superintendent foreman for Joseph Silversteen, an industrialist that owned a tannery and lumbering operation, along with several other businesses, and was responsible for the employment of much of the local community (Thompson 1991). In the 1920 census, Deavor was recorded as living on Broad Street and his occupation was listed as bank president. At that time, he was 44 years old. He and Lila had two additional children, Margaret and John Adams (U.S. Census Bureau 1920).

The stock market crash of 1929 and the Great Depression were devastating to Transylvania County. The logging industry stalled, businesses closed, and banks failed. The Brevard Banking Company closed its doors in 1931, and there was no bank in Transylvania County for two years. As a result, Deavor and his family, including his six children, which now included a daughter, Mary, moved to Tampa, Florida where he got involved in the citrus industry. Deavor likely would have been hard pressed to find a buyer for the Brevard house in the economic conditions of the early 1930s; however, it does appear from census records that Robert Stokes, a general physician, was renting the house (U.S. Census Bureau 1930).

On October 2, 1940, Deavor sold the house to Mamie V. Fowler, and her children Gordon, Hester, and Kenneth for \$10 (TCC 1940:DB 76:61). The northern half of the parcel was sold in 1954, by Deavor's daughter, Margaret Louise Deavor, to R.G. Taylor, who built the Sunset Motel on the property. Fowler was a 50-year-old widow, who was recorded in the 1930 census as living with her husband, E.V. Fowler, a mail carrier, and owning their home. In the 1940 census, recorded April 30, 1940, Fowler was listed as a renter, living with her children and running a boarding house, a common occupation for women, particularly singles ones, in Brevard at the time. Unfortunately, the census taker did not list the street names on his schedule, so it unknown whether she was already living in the house on South Broad Street. Fowler did use the house as a boarding house throughout the 1940s and 1950s, and continued to live there into the 1960s. In the 1962 Brevard City Directory, she was listed as the only resident of the house.

In 1967, members of the Fowler family sold their interests in the property, minus the 0.49-acre tract at the west end (still owned by a Fowler descendant), to Birdie Marie Wooten, who then granted a one-half undivided interest in the property to Ammie M. Harbin the same day (TCC 1967:DB 173:485-488). Thompson (1991) noted that Harbin made an apartment from the side rooms on the porch.

In 1973, Wooten and Harbin sold the property to William F. and Jean B. Daniel. The Daniels held the property until 2006, when they sold it to Appalachian Counseling, who sold it to the current owner, Britaela, LLC in 2011.

ARCHITECTURE CONTEXT

The Robert Deavor House is just one of many substantial frame houses built for Brevard's upper middle class professionals in the early twentieth century when the area was experiencing a period of significant growth. The arrival of the railroad in 1895 made it feasible to finally exploit the rich natural resources in the area. Agriculture and tourism were also profitable industries for Transylvania County, as was the construction of housing, as people flocked to Brevard for the temperate climate and mountain views. The population of Brevard grew from about 500 in 1900 to 1,600 residents in 1920 (Griffith 2009:8:25). Residential building rapidly increased along Brevard's main arteries of Main Street (East Main Street Historic District, TV 566, NR 2009), Broad Street, and Probart Street (Probart Street Historic District, TV 595, Study List 1992). The East Main Street and Probart Street areas contained fashionable homes of prominent local citizens and wealthy summer residents. In the late 1900s, neighborhoods started to spring up in the southern part of town around Maple Street, Miner Street, South Broad Street, and South Caldwell Street.

Twentieth-century pre-Depression houses in Brevard were erected in nationally popular styles from the late Victorian period, such as Queen Anne and folk Victorian, and the revival styles of Classical/Neo Classical, Tudor, and Colonial--the historical forms and details of the latter ones signaling a departure from the eclectic Victorian era styles. Rustic Revival architecture and pebbledash exteriors reflected Brevard's mountain setting and the architectural tastes of Asheville, the largest city in the region. Brevard's wealthiest residents built massive estate houses on landscaped lots; middle class professionals, such as Robert Deavor, erected well-built houses in popular styles that were more restrained in both size and detail.

Although the Colonial Revival architectural style was extremely popular in Transylvania County, as well as throughout North Carolina, in the early twentieth century, there are notably few examples in Brevard (Thompson n.d.:F:47). The East Main Street Historic District contains 27 contributing buildings. Five of the contributing buildings are classified as Colonial Revival or as transitional or hybrid styles that possess Colonial Revival elements. In most cases, these hybrid houses possess

the style's symmetrical massing and hipped porches, but then are mildly embellished with Queen Anne or Italianate details. Broadly described, the Colonial Revival style sought to interpret and stylize the architecture of the nation's colonial period. The style is characterized by symmetrical or bilaterally balanced façades, roof dormers, accentuated central front doors or entries, columned hipped-roof porches, and multi-paned windows with shutters, which are often paired.

The most academic example of Colonial Revival architecture in Brevard is Silvermont, located at 364 East Main Street (Individually Listed on the NRHP, 1981; contributing in East Main Street Historic District, 2009). Completed in 1917, the house has been described as “one of the most ambitious private residences” in Western North Carolina (Griffith 2009:8:29). The 33-room brick Colonial Revival mansion has a gambrel roof, a symmetrical, broad five-bay façade with a dormered roofline, a monumental portico, and end chimneys.

Silvermont is a one-of-a-kind, architect-designed property. Most Colonial Revival-style houses were built by Brevard's professional class and were less ornate. One example is the Beulah and W.W. Zachary House (TV 358), 51 Carolina Avenue, built in 1910 (Figure 19). This two-story pebbledash house displays classical elements in its boxy massing, hipped roof with broad eaves, and its full-width porch supported by Tuscan columns (Thompson n.d.:F:47). It retains its original twelve-over-one windows and its pebbledash exterior walls.

Figure 19. The Beulah and W.W. Zachary House (TV 358)



A number of houses in Brevard display a combination of stylistic features as tastes transitioned and new forms were adopted while favorite parts of others were retained. One example of this sort of house is the Mack Allison House (TV 252), at 190 West Probart Street in the Probart Street Historic District (Figure 20). Built in 1910, the Allison House is similar to the Colonial Revival Robert Deavor House in scale and massing. It is a two-story frame house with decorative gables, a full-width porch supported by Tuscan columns, and a central gabled portico with returns. Geometrically-patterned tracery windows sashes, a hold-over from the Queen Anne style, are found in the front gable, upper story windows and the entry sidelights. The house retains its original windows, weatherboard siding and shingled gable.

The Wyke-Barclay House (TV 335) is a contributing resource in the East Main Street Historic District at 600 East Main Street (Figure 21). It is a two-story, brick hipped-roof house built in 1905. Its dominant style is Colonial Revival with character defining elements such as its balanced massing, rusticated quoins, and Tuscan columns that support the one-story, hip-roof wrap-around porch. The window hoods, made with a lighter color brick, may be a stylistic hold-over from the Italianate style, popular from nationally about 1840 to 1885, and seen in the brickwork of the 1881 Transylvania County Courthouse.

Figure 20. The Mack Allison House (TV 252)



Figure 21. The Wyke-Barclay House (TV 335)



NRHP EVALUATION

INTEGRITY

A property must retain a high degree of integrity in order to be considered for listing on the NRHP. The 1917 Robert Deavor House remains on its original location but has lost integrity in the other six aspects evaluated: setting, design, materials, workmanship, feeling, and association. Although the historic setting of the house was urban, it was largely residential prior to the 1950s. Since that time, the house has been encroached upon by modern commercial development, including the Sunset Motel that was built in its shadow to the north and apartments to the south. Photographs from the 1991 survey show some of the mature trees that have been lost in the landscape. Although the house is in good repair, all of its historic exterior materials have been replaced. The original weatherboard and wood shingle walls were exchanged for products mimicking the historic design but that were made of fiber cement board. The house has lost its original porch floor, ceiling, and columns. A wood exterior staircase was built on the north side of the house after 1991. Prior to 1991, the east (rear) wall of the house had a partial-width hip-roof addition but that has since been enlarged to full-width. The house no longer possesses integrity of association. It has not been used as a residence since 2006, when it was re-purposed as a medical facility. It is likely that the interior of the house was altered to accommodate this change in use. The Robert Deavor House no longer possesses the requisite integrity to qualify for listing on the NRHP.

EVALUATION

The Robert Deavor House is recommended **not eligible** for the NRHP.

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 the history at the local, state, or national level. The Robert Deavor House is not associated with any event or pattern that would justify its eligibility under Criterion A. It is just one of many houses built in Brevard as the city's population grew, not unlike the current construction that is occurring today to meet the area's housing demands. Therefore, the Robert Deavor House is not recommended eligible for listing for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons significant within community, state, or national historic contexts. Although it is known that Robert Deavor built the house and it is also known who owned and occupied it through history, none of those people were found to be historically significant within local, state, or national historic contexts. Therefore, the Robert Deavor House is not recommended eligible for listing for the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Although the Robert Deavor House is an extant example of early twentieth-century Colonial Revival domestic architecture; it does not stand out as a good example when evaluated alongside contemporary properties in Brevard. The replacement of the Deavor House's original exterior materials is a detractor, especially when compared with other houses of the same style and period in Brevard that retain their original siding treatments, porch details and/or windows, such as the Beulah and W. W. Zachary House (TV 358), the Mack Allison House (TV 252), and the Wyke-Barclay House (TV 335) discussed as comparable resources to the Robert Deavor House. The Deavor House does not possess the integrity required for listing under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Robert Deavor House is recommended not eligible for the NRHP under Criterion D.

III. NATIONAL REGISTER ELIGIBILITY EVALUATION FOR THE SUNSET MOTEL

Resource Name	Sunset Motel
HPO Survey Site #	TV 656
Location	411 South Broad Street, Brevard
PIN	8585-48-3488-000
Date(s) of Construction	1955; circa 1960
Recommendation	Eligible for NRHP Under A and C



DESCRIPTION

SETTING

The Sunset Motel is located inside the city limits of Brevard in Transylvania County. The motel faces west on a one-acre parcel on the east side of South Broad Street, just north of the intersection with U.S. 64 (Rosman Highway) (Figures 22 and 23). The property is 0.5 miles from the center of town in an area with both commercial and residential buildings. The one-acre parcel has 165 feet of road frontage and is 585 feet deep. In addition to the motel, there is one other building on the property, a circa 1972 manager's house, which is behind the hotel to the east near the geographical center of the parcel in a wooded area. In front of the motel's main guest entrance is a 1960s freestanding neon sign that reads "Sunset Motel" which replaced the motel's original 1950s sign, seen in Figure 24. Parking for the motel is at the west side of the parcel, immediately off of North Broad Street, and nestles in the front courtyard created by the motel's U-shape. A second small parking area consisting of five parking spaces is situated at the rear of the east addition.

Figure 22. Parcel Map of the Sunset Motel (TV 656)



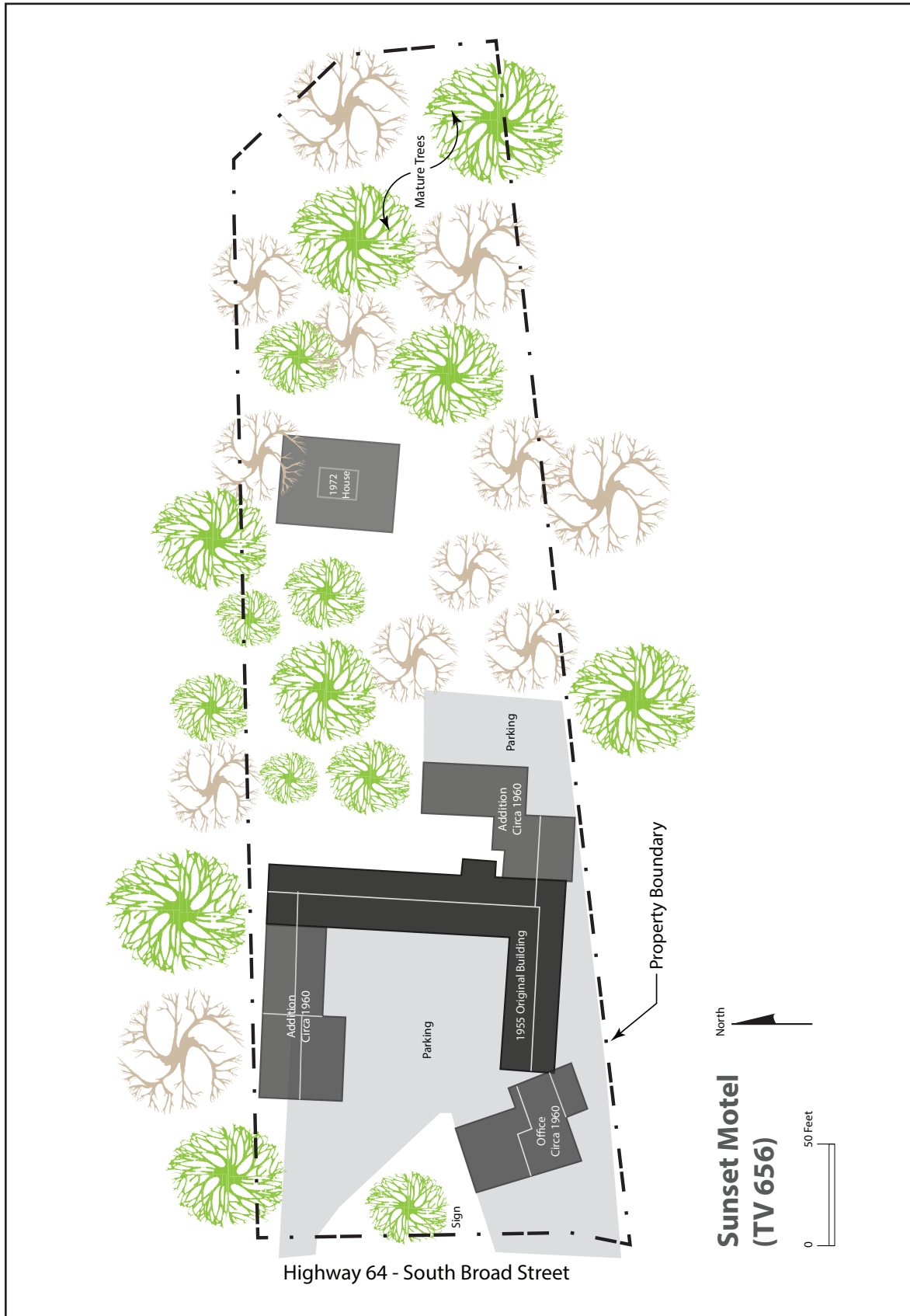


Figure 23. Site Plan of the Sunset Motel (TV 656)

Figure 24. Sunset Motel, Circa 1955



Source: Transylvania County Public Library

INVENTORY LIST

Sunset Motel, 1955; Circa 1960, Contributing

The Sunset Motel is a one-story U-shaped, side-gable motel with a flat-roof two-story office block. It was constructed in two phases. The earliest section, built in 1955, was a two-part brick building in the shape of a reverse “L”. Documentary photographs depict a long, low brick building with full-width inset porches supported by square posts on brick piers. These porches, along with centered decorative front gables and stripped cloth awnings, imparted a Colonial Revival feel. The motel was built with metal casement windows set atop brick header sills, which remain present and operable today.

Around 1960, the motel was enlarged and “modernized” to its current U shape and mid-century modern style (Figure 25 and 26). This was achieved by the construction of a side-gable, four-room north guest wing that morphed the motel from a reverse L to a U-shaped form. The north guest wing attaches to the 1955 section by an open breezeway (Figure 27). The east end of the north guest wing is built of brick to match the 1955 section; however, the west end is slightly larger and taller and is built of concrete block (Figure 28). The west end also has large plate-glass windows, which differ from the metal casement windows of the motel’s other guest rooms. Between each

Figure 25. Front (West) Side, Looking East



Figure 26. Front (West) Side, Looking Northeast



Figure 27. Breezeway at Northeast Corner Connecting 1955 and Circa 1960 Guest Rooms



Figure 28. 1960 Guest Rooms, Looking North



guest room, circular-motif breezeblock curtain walls support the inset porch overhangs (Figure 29). These decorative walls also replaced the post-and-pier porch support on the 1955 section and provide a unifying visual element between the two parts with a decidedly Modernist flair. To further modernize the 1955 sections, decorative front roof gables were removed.

Also around 1960, a two-story concrete block office block was built at the southwest corner of the now U-shaped motel. The lower level walls are stuccoed and the upper walls are covered with wood sheathing and batten strips, with the exception of the south second story wall, which is covered with asbestos shingles (Figure 30 and 31). The office block has a flat-roof, broad overhanging eaves with plain metal fascias, breezeblock curtain walls, and plate glass corner windows (Figure 32). Off the office's north side is a flat-roof, double-bay drive-through canopy for sheltering guests (Figure 33 and 34). Lastly, a one-story, gabled, two part concrete block addition, containing four guest rooms, was added to the southeast corner of the 1955 building also around 1960 (Figures 35 and 36). This rear addition is not visible from South Broad Street or the motel courtyard. It has inset porches and metal casement windows; however, the walls are T-111 type siding simulating vertical wood planks and the gable ends are covered with asbestos shingles (Figure 37).

Figure 29. Parking Courtyard, Looking East



Figure 30. South Wall of Office Block, Looking North



Figure 31. Northwest Corner of Office Block from Under Drive-Through Canopy



Figure 32. Office Block and Drive-Through Canopy, Looking West



Figure 33. Circa 1960 Southeast Addition, Looking West



Figure 34. Circa 1960 Southeast Addition, Looking South



Figure 35. Circa 1960 Southeast Addition, Looking West



Figure 36. Circa 1960 Southeast Addition, Looking West



Figure 37. Room 14 Entry (in Circa 1960 Section)



A 1965 postcard shows that the original and circa 1960 sections of the motel were painted a buff color, which remains today. Exterior walls facing the parking courtyard are decorated with two horizontal painted stripes of turquoise paint (see Figure 36). The 1955 section has raised six-panel doors; the circa 1960 north guest wing has solid doors with diagonally placed rectangular window openings on the upper half; the circa 1965 rear addition has a combination of solid and paneled doors (see Figures 36 and 37). All doors are painted red. The 1955 section is built on a concrete slab and the circa 1960 sections rest on low foundation of concrete blocks. The gabled roof is covered with composition shingles. The roof covering for the office block was not observed. Teardrop brass-cored light fixtures illuminate the exterior (Figure 38).

One guest room was accessed. It is a very plain rectangular-shaped room with a tiled bathroom (Figures 39 and 40).

Figure 38. Typical Exterior Light Fixture



Figure 39. Typical Room, Main



Figure 40. Typical Room, Bath



Signage, Circa 1965, Contributing

At the northeast corner of the drive-through canopy is the “Sunset Motel” sign. It is a freestanding neon sign with sunray motif at the top and changeable display panel below. The signpost is a trapezoidal base. This sign replaced an earlier one that appears in the 1955 image of the motel (See Figure 24).

A second neon sign reading “Motel” in cursive script surmounts the drive-through canopy.

Motel, Manager House, 1972, Non-Contributing

This one-story dwelling with no architectural type or style has a hipped roof topped by a ventilator (Figure 41). An inset porch is shown on three sides. The exterior walls are sheathed with T-111-type siding and the windows are wood casements.

Figure 41. Motel Manager's House, Looking East



HISTORY

In 1913, Robert R. Deavor and his wife, Lila, bought a lot on South Broad Street from George Hixson (TCC 1913:DB 29:329). The parcel was approximately three acres and encompassed the current Sunset Motel parcel, along with the 1.69-acre lot to the south, where Deavor built his two-story Colonial Revival House in 1917, and the 0.5-acre lot behind that.

Deavor died in 1944, his wife Lila in 1953, and their daughter, Margaret Louise Deavor, inherited the northern half of the original parcel. In a deed dated November 13, 1954, Margaret, who was still living in the Tampa area, sold the property to R. G. and Loe Taylor (TCC 1954:DB 112:42).

A newspaper article that appeared in the *Transylvania Times* on January 20, 1955 shows an image of the motel under construction “by Pisgah Builders Supply Company for Mr. and Mrs. Robert Taylor” (*Transylvania Times* 1955) (Figure 42). An article in the same publication on April 7, 1955 announced the formal opening of the motel the following day on April 8th. The article stated that the motel contained 10 units with constant hot water heat and a magnificent view of the mountains, as well as an office and living quarters for the owners. On the same page were several congratulatory ads addressed to the Sunset Motel placed by area businesses, including the builder, Pisgah Builders Supply (Frank G. Carr, President). The original layout of the motel, as seen in the photograph taken about the same time, consisted of the east and south wings (see Figure 24). Columns with

Figure 42. Sunset Motel Under Construction



Source: *Transylvania Times*, January 20, 1955

brick bases and wood supports supported the inset porch. A fabric awning sheltered the entire façade and a gabled dormer surmounted each wing. The neon sign out front boasted “Air Cooled Rooms, Private Picnic, Playground.”

In 1958, the Taylors sold their motel to Frank C. Harmon and his wife, Bonnie McLelland Harmon, who would run the motel for the next 30 years (TCC 1958:DB 124:131). The 1962 Brevard phone book listed seven other motels and lodges besides the Sunset Motel, only one of which was confirmed to be extant during fieldwork, the Colonial Inn and Motel (TV 7; Individually Listed on the NRHP, 1983; Contributing in East Main Street District). The Colonial Inn was built as a residence for William Breese, Jr. in 1902 (Figure 43). Subsequent owners converted the house to a summer resort and erected a two-story motel with an inset double tier porch around 1955 (The Inn at Brevard n.d.). A full-page advertisement in the 1962 Brevard City Directory calls the Sunset a “Modern Motel” and includes a small image that resembles the Sunset’s current façade and indicates that the Harmons updated the motel shortly after they purchased it. Changes made by the Harmons include the construction of the two-story front office/living quarters and car canopy, the replacement of the porch supports with decorative breezeblocks, the addition of the north and rear wings of the motel. The Harmons also replaced the original sign in front of the motel with the current one. A circa 1965 postcard shows the motel’s new look (Figure 44).

Figure 43. The Colonial Inn and Motel



Figure 44. Circa 1965 Postcard



Source: Ray Seay Advertising Company, Waynesville, North Carolina

Records found at the Transylvania County Register of Deeds indicated that the Harmons sold their interest in the motel to Bertie Marie Wooten and Annie Harbin, their neighbors to the south and owners of the Robert Deavor House, in exchange for the payoff of a debt owed by the Harmons. At some point following, the Harmons reacquired the ownership of the hotel because they are listed as the Grantors in a 1988 deed selling the motel property to John Alan and Annie M. Swenson. The Swensons sold the motel to Sunset Properties in 1995. After a couple more change of hands, the current owner, Lori Roberts, bought the property in 2011, updating the rooms but keeping the historic interior intact.

TOURISM AND ARCHITECTURE CONTEXTS

Around the turn of the twentieth century, southwestern North Carolina became popular as a vacation destination for wealthy families, due to new railroad access coupled with a temperate climate and beautiful mountain views. Northern entrepreneurs, who sought to monetize the area's picturesque forests and lakes for tourism, built the first generation of hotels and resorts. In neighboring Jackson County, the Toxaway Company built the five-story Toxaway Inn in 1903 (demolished 1941), the Sapphire Valley Inn on Lake Sapphire, and the Fairfield Inn on Lake Fairfield (both demolished). The development of the tourism industry spurred the growth of Brevard and the population increased from 500 in 1900 to 1,600 by 1920 (Griffith 2009:8:25). There were at least five hotels in Brevard in the early twentieth century, not including the numerous boarding houses (Thompson n.d.:E:25). The Franklin Hotel (demolished in 1956) was built in 1900 and the Second Empire-style Aethelwold Hotel was erected around 1890. The latter is located opposite the Transylvania County Courthouse and has been recently rehabilitated for condominiums. Brevard's resort hotels were considered "lavish and modern" at the time of their construction and catered to an upper class clientele with the means to travel by train and enjoy long summer vacations (Griffith 2009:8:24). A parallel cottage industry of boarding houses developed along side the large, corporate backed resorts. The boarding houses served middle-class clientele and allowed Brevard residents to participate directly in the tourist economy.

A second generation of tourist lodging was built during the mid-twentieth century in southwestern North Carolina. Motor lodges were built to serve automotive travelers, particularly those that came to enjoy the views from the Blue Ridge Parkway, built in the 1930s. Motor lodges are commonly comprised of long, low buildings that house multiple guest rooms. The guest buildings are often arranged around a central court and are adjacent to parking facilities. Guest room doors directly access the outdoors/parking. Motel offices and on-site restaurants were housed in separate buildings. The design of motor courts would often reflect popular architecture styles, such as the Colonial Revival Oak Park Inn (Figure 45). The Modernist style, which was gaining in popular use for commercial buildings was also employed. Motels and lodges were often dressed up with

Figure 45. Oak Park Inn, 196 South Main Street, Waynesville, Buncombe County



kitschy themes and features such as the hillbilly imagery seen in the Mountaineer Inn in Asheville. Roadside motels boasted comforts such as air-conditioning and swimming pools but did not offer the vast, park-like grounds and full service resort amenities of the earlier resorts. Due to their dependence on the automobile, parking and drive-through canopies were important and integrated parts of motel sites. Signage was essential and was designed to compliment the motel's architecture. Since motels were marketed to middle-class vacationers, they boasted of their proximity to the area's natural setting and family friendly activities such as hiking, camping and fishing. Guests used the motel as a base of operations from which to venture out to local attractions. This differed from a resort vacation in which meals, entertainment and activities were provided on site.

A third period of growth began in the late twentieth century with a marked increase in modern resort developments, golf courses, and camps. Architectural historian Clay Griffith described this most recent period as one in which "New housing developments at Lake Toxaway, Connestee Falls, Glen Cannon, and Sherwood Forest have helped to attract numerous second-home owners and retirees to the area. The last two decades of the twentieth century brought an influx of retirees to Brevard, which frequently ranks among the top retirement areas in the southeast" (Griffith 2009:27-28).

The Sunset Motel is representative of the second phase of tourist lodging built in Southwestern North Carolina. It is an intact example of one of the many one-story motels built along the highways of America that catered to the automobile tourist.

A search for contemporary properties did not identify any other mid-century, one-story roadside motels in Brevard or Transylvania County. The Breese House Annex, built around 1955, is a two-story Colonial Revival building with an inset double tier porch (See Figure 43). However, this annex is ancillary to a 1902 dwelling that was converted to an inn in the 1950s and therefore does not have the important roadside presence of the Sunset Motel. Properties more similar to the Sunset Motel identified in the region during fieldwork are the Miami Motel, 1269 Smokey Park Highway, Candler, Buncombe County (BN 6728; DOE 2016); the Mountaineer Inn, 155 Tunnel Road, Asheville, Buncombe County; and the Oak Park Inn, 196 South Main Street, Waynesville, Haywood County (Destefano 2016).

The Miami Motel was built between 1952 and 1954 (Figure 46). Like the Sunset Motel, it was expanded shortly afterwards with a restaurant addition in 1964. The “U” shaped complex consists of two one-story motel buildings and the restaurant building surrounding a central courtyard/parking area. The motel buildings are parallel and face each other across the parking lot. They exhibit elements of the Spanish Colonial Revival and International styles, homage to the mid-century architecture of southern Florida, and are long and low with a flat roof and parapet wall. The exterior walls are covered in coarse ashlar stone veneer wainscoting with smooth stucco above. The 1964 restaurant is located at the north end of the parking lot between the two motel buildings. The restaurant is still open and although the motel is no longer operational, it still retains integrity as a mid-twentieth century roadside motel.

Figure 46. Miami Motel, 1269 Smokey Park Highway, Candler, Buncombe County



The Mountaineer Inn, constructed circa 1950, is located on U.S. 70 east of downtown Asheville (Figure 47). The original rustic-style building is one-story and arch-shaped with a projecting circular office/registration office at the center of the building and an engaged porch supported by tree sections. There is also a later two-story building and both face a central parking lot and pool. The exterior walls are ashlar stone veneer and the roof is side-gabled. The motel is themed to acknowledge the mountaineering history of the region with “hillbilly” imagery on the neon signage. The Mountaineer is still in operation and appears to retain integrity.

The Oak Park Inn, constructed c. 1952, is located on U.S. 23 in downtown Waynesville (see Figure 45). It consists of three buildings, exhibiting elements of the Colonial Revival style, surrounding a central courtyard/parking area. The buildings are one-story with side-gable roofs and a shallow engaged porch supported by square columns. The exterior walls are brick from the ground to the windowsills, and fiber cement board above. The doors are paneled and the windows are vinyl replacements. There is also an attached store that faces U.S. 23, currently housing a bakery. The motel is still in operation, but has suffered a loss of integrity of materials.

Figure 47. Mountaineer Inn, 155 Tunnel Road, Asheville, Buncombe County



NRHP EVALUATION

INTEGRITY

The Sunset Motel possesses integrity in all of the aspects evaluated: location, setting, design, materials, workmanship, feeling, and association. The motel sits in its original location on South Broad Street in a similar setting as when it was built, at the intersection of U.S. 64 (South Broad Street) and Country Club Road (SR 1116). It retains its historic U-shaped form, created in two building phases circa 1955 and circa 1960, as well as its iconic concrete breeze block walls and neon signage. The non-contributing 1972 house is not visible from the street and does not detract from the historic character of the motel. The motel retains the vast majority of its historic materials, as well as features that are vital to understanding it as roadside motel: its parking courtyard, signage and drive-through canopy. The motel still expresses the feeling of a mid-century roadside motel and is still in operation as a motel.

EVALUATION

The Sunset Motel is recommended **eligible** for the NRHP.

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 the history at the local, state, or national level. The Sunset Motel was found to possess significance for its association with the themes of mid-twentieth-century automobile tourism in southwestern North Carolina. Increased automobile ownership, along with the promotion of tourism in Western North Carolina, following World War II resulted in the development of roadside motels, which offered an affordable tourism option to middle-class Americans. The Sunset Motel was built in the mid 1950s, and expanded shortly afterwards around 1960, to serve the multitudes of middle-class tourists that came to Western North Carolina to enjoy the climate and mountain views. The Sunset Motel is one of the best-maintained roadside motels still operating in the region and possibly the only one in the immediate area. A search of comparable properties found several in neighboring counties, but no others in Transylvania County. Therefore, the Sunset Motel is locally significant and recommended eligible for listing on the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they are associated with a person or persons significant in our past. The Sunset Motel was built by R. G. and Loe Taylor around 1955. In 1958, the Taylors sold the property to Frank C. Harmon and his wife, Bonnie McLelland Harmon, who would run the motel for the next 30 years. Although it is known who built and operated the Sunset Motel, those persons were not found to be historically significant within local, state, or national historic contexts. Therefore, the Sunset Motel is not recommended eligible for listing for the NRHP under Criterion B.

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Sunset Motel is an excellent example of a mid-1950s Modernist-style roadside motel. It embodies the distinctive character of this type and period of construction, including its U-shaped building arrangement, long and low rooflines, and neon signage. Additionally, unlike many other roadside motels that lack stylistic influences, the Sunset Motel exhibits a modern style translated through embellishments such as the breeze blocks supporting the car canopy and motel porch, as well as the two-story breezeblock columns in front of the office. The Sunset Motel also possesses the architectural integrity required for listing, therefore, the Sunset Motel is recommended eligible for listing on the NRHP under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under Criterion D. The motel is unlikely to yield any important historical information not discoverable through other documentary sources and is accordingly not recommended eligible for NRHP listing under Criterion D.

PROPOSED NRHP BOUNDARY

The proposed National Register boundary of the Sunset Motel corresponds to the existing parcel lines on the north, south, and east. The proposed western boundary is the edge of pavement on South Broad Street. The proposed boundary includes all character-defining features of the resource, including the motel buildings, parking area, signage, and the 1972 building behind the motel (Figure 48).

Figure 48. Proposed NRHP Boundary of the Sunset Motel (TV 656)



Source: ESRI Resource Data

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