

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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton
March 5, 2018

Office of Archives and History
Deputy Secretary Kevin Cherry

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, , Intersection Improvements at US 64, US 276 and NC 20 near Brevard, R-5799, PA 17-05-0033, Transylvania County, ER 18-0081

Thank you for your January 2, 2018, memorandum transmitting the above-referenced report. We apologize for the delay in offering the following comments.

We concur that the following properties are eligible for listing in the National Register of Historic Places.

- William Deaver House (TV0003) - Listed in the National Register of Historic Places in 1979, the William Deaver House remains eligible under Criteria A and C. While the listed boundary contains 2.3 acres, which was the full extent of the tax parcel at the time of the 1979 nomination, we agree that the most appropriate boundary is the 3.72-acre tax parcel on which the Deaver house and associated resources are located.
- Davidson River Gaging Station (TV0421) - Placed on the State Study List in 1992, the Davidson River Gaging Station is eligible under Criterion A in the areas of engineering, community planning, and development, and under Criterion C for its architectural significance. The most appropriate boundary is the 625-square-foot-area contained within a 25-foot square that encompasses the four related resources.
- Fitzgerald Patton House (TV0424) - As an excellent and intact example of the Queen Anne style of architecture, this property is eligible under Criterion C for architecture. Its most appropriate boundary is the tax parcel on which the dwelling is located

We do not agree that the following properties are not eligible for listing in the National Register and offer reasons for our non-concurrence.

Davidson River Bridge (TV0422) - According to the report, both the 1934 and 1956 sections of the Davidson River Bridge embody the distinctive characteristics of tee beam bridge construction, which was ubiquitous statewide during the second quarter of the twentieth century. They also retain and may well be eligible for listing under Criterion C in the area of engineering as an excellent and intact example of a multi-span tee beam bridge constructed in two phases, which demonstrates how the state's use of the form evolved over time. However, the report only compares them to the Pisgah National Forest Bridges, which are unique and unusual examples of this construction type. To properly evaluate these bridges, they need to be compared to the others of their type in the county and a better justification for their not being eligible presented.

Robert E. Patton House(TV0423) - According to the MPDF for Transylvania County this is “one of the finest Victorian residences in the county.” The building’s Queen Anne-style architecture, with elements of the Gothic Revival and Eastlake styles, is usual, particularly in the area around Pisgah Forest. It is dated circa 1890 with the stipulation that it might have been built earlier. That it was not individually Study-Listed in 1992, following the countywide survey, is likely due to the surveyor’s opinion that the interior alterations to the Robert E. Patton House jeopardized its integrity. However, the few interior photos taken during the survey suggest otherwise. Thus, we believe it is individually eligible under Criterion C for architecture and with the Fitzgerald Patton House forms the National Register-eligible Patton Houses Historic District.

Patton Houses Historic District – This district was placed on the State Study List in January 1992, following the comprehensive survey of Transylvania County. The MPDF completed following the survey states, “The two Patton houses in Pisgah Forest are among the finest Victorian residences in the county.” While the barn and smokehouse have been demolished over the past twenty-five years, the overall character-defining features of the combined properties have changed very little and we believe the historic district remains eligible under Criterion C for architecture. The appropriate boundary appears to be the two contiguous parcels containing the two houses and noted as Parcels A and B on the map shown in Figure 8.1 on page 61 of 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







Received: 01/12/2018
State Historic Preservation Office

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-0081

January 2, 2018

Due -- 2/6/18

MEMORANDUM

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

*er letters
H- 2/20/18*

*To Annie 1/19/18
Dec 2/2/18*

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: PA No. 17-05-0033, R-5799: Intersection Improvements at US 64, US 276
and NC 20 near Brevard, Transylvania County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project in compliance with the Section 106 review process. Please 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 Survey Report for the Intersection Improvements at US 64, US 276, and NC 20 near Brevard

Transylvania County, North Carolina



New South Associates, Inc.

Intentionally Left Blank

Historic Structures Survey Report for the
Intersection Improvements at US 64, US 276, and NC 20 near Brevard

Transylvania County, North Carolina

TIP# R-5799
WBS# 44984.1.1

Report submitted to:

North Carolina Department of Transportation, Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina, 27699-1598

Mary Pope Furr – Historic Architecture Supervisor

Report prepared by:
New South Associates, Inc.
6150 East Ponce de Leon Avenue
Stone Mountain, Georgia 30083



Mary Beth Reed – Principal Investigator

Terri DeLoach Gillett – Historian and Author
Kristie Person - Historian and Author

December 20, 2017 – Final Report
New South Associates Technical Report 2776

Intentionally Left Blank

1.0 Management Summary

North Carolina Department of Transportation (NCDOT) project TIP #R-5799 (WBS #44984.1.1) proposes to improve the intersection of US 64, US 276, and NC 280 in Transylvania County. The project area is located approximately 3.3 miles north of downtown Brevard just north of the Davidson River. 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 five properties in the APE warranting additional study and a National Register of Historic Places (NRHP) eligibility evaluation and one property, the NRHP-listed William Deaver House (TV0003), deserving a brief evaluation.

In October 2017, New South Associates, Inc. (New South) surveyed the six resources that NCDOT had identified for intensive study. 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 that the status of the NRHP-listed William Deaver House remain the same, while three of the remaining five resources evaluated are recommended as eligible and two are recommended not eligible for listing in the NRHP.

Survey Site #	Resource Name/Address	NRHP Eligibility Recommendation
TV0003	William Deaver House	NRHP-Listed
TV0421	Davidson River Gaging Station	Eligible, Criteria A and C
TV0422	Davidson River Bridge	Not Eligible
TV0423	Robert E. Patton House	Not Eligible
TV0424	Fitzgerald Patton House	Eligible, Criterion C
TV0598	Patton Houses Historic District	Not Eligible

Intentionally Left Blank

TABLE OF CONTENTS

1.0 MANAGEMENT SUMMARY	i
2.0 PROJECT DESCRIPTION AND METHODOLOGY	1
3.0 WILLIAM DEAVER HOUSE (TV0003).....	5
4.0 DAVIDSON RIVER GAGING STATION (TV0421)	12
5.0 DAVIDSON RIVER BRIDGE (TV0422)	24
6.0 ROBERT E. PATTON HOUSE (TV0423)	32
7.0 FITZGERALD PATTON HOUSE (TV0424).....	45
8.0 PATTON HOUSES HISTORIC DISTRICT (TV0598).....	60
9.0 REFERENCES CITED.....	71

Intentionally Left Blank

2.0 Project Description and Methodology

North Carolina Department of Transportation (NCDOT) project TIP #R-5799 (WBS #44984.1.1) proposes to improve the intersection of US 64, US 276, and NC 280 in Transylvania County. The project area is located in Transylvania County, approximately 3.3 miles north of downtown Brevard, just north of the Davidson River (Figure 2.1). 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 8sl00.4(b), identified six architectural resources – three houses, one district, a bridge, and a river gaging station – that may be affected by this undertaking (Figure 2.2).

In October 2017, NCDOT requested that New South Associates, Inc. (New South) intensively survey the Davidson River Bridge (TV0422) (Study Listed [SL] 1992), the Davidson River Gaging Station (TV0421) (SL 1992), the Patton House Historic District (TV0598) (SL 1992), the Fitzgerald Patton House (TV0424), the Robert E. Patton House (TV0423), and the William Deaver House (TV0003) and prepare a report assessing the properties' eligibility for the National Register of Historic Places (NRHP). All of the resources have been previously surveyed and the William Deaver House, known locally as the Allison-Deaver House, was listed on the NRHP in 1979. It is also a local landmark and home to the Transylvania County Historical Society.

Prior to fieldwork, the statewide architectural survey records of the Historic Preservation Office (HPO) were reviewed using HPOWEB, their online GIS service, which did not reveal any other previously recorded resources within the project APE. The survey and subject files located at the Western Office of the HPO in Asheville were also examined. Historic topographic maps and aerial photographs were viewed at historicaerials.com, nationalmap.gov, the North Carolina Maps collection online at the University of North Carolina, and the U.S. Geological Survey's (USGS) historical topographic map collection. Property information was obtained from the Transylvania County Tax Assessor's website. The digital collection at the Transylvania County Library (DigitalNC) was also examined.

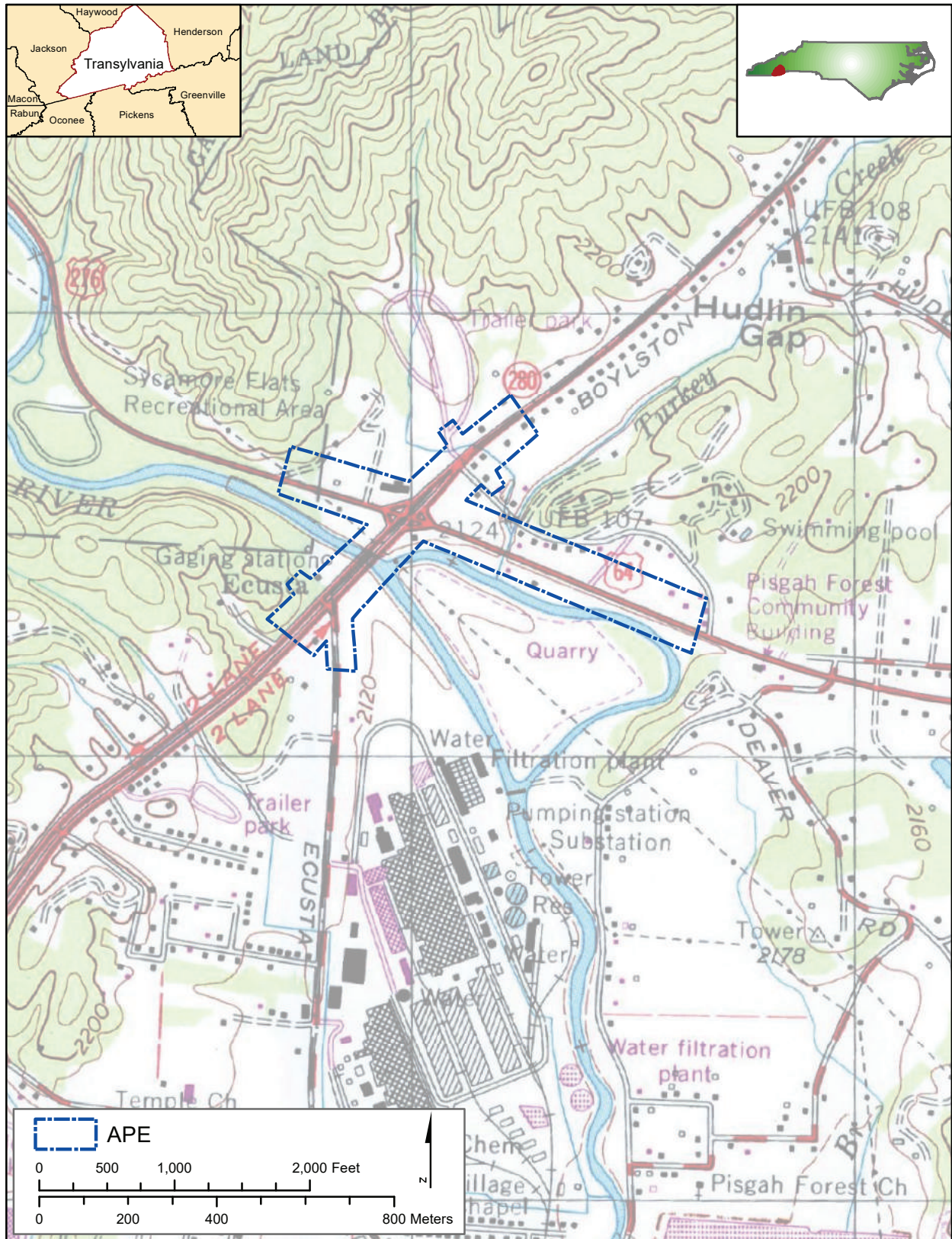
New South architectural historian Terri DeLoach Gillett visited the resources selected for further evaluation on September 28, 2017. The properties were visually inspected, and the exteriors, including settings, were documented through written notes and digital photographs.

The historical development, architecture, and cultural significance of the six resources were assessed and evaluated within their respective contexts according to the established NRHP criteria. *Transylvania: The Architectural History of a Mountain County* was an invaluable resource in the development of a local context and the identification of comparable resources.

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.

HISTORIC STRUCTURES SURVEY REPORT FOR THE
INTERSECTION IMPROVEMENTS AT US 64, US 276, AND NC 20 NEAR BREVARD

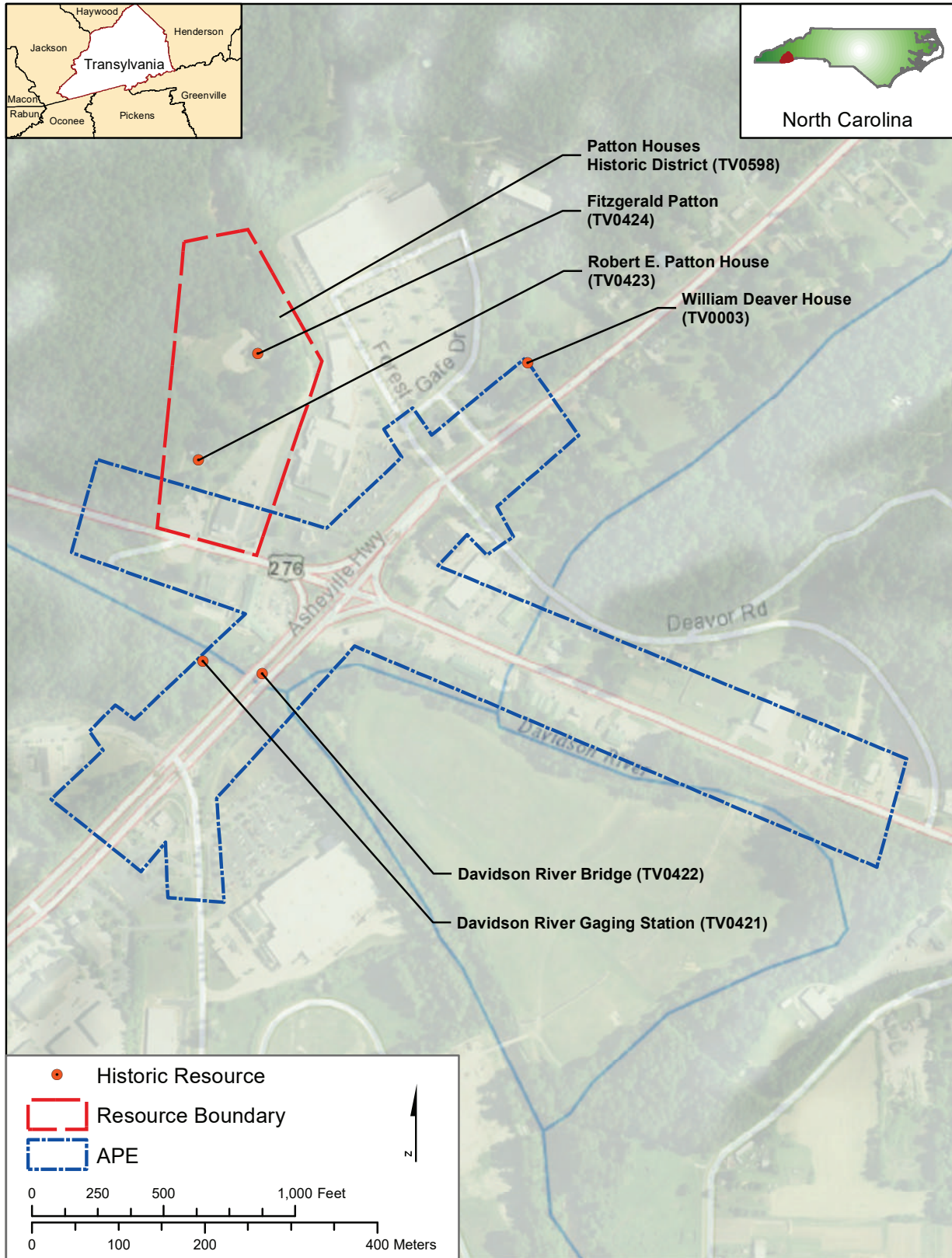
Figure 2.1. Project Location



Source: USGS 1997 Pisgah Forest, North Carolina Quadrangle

HISTORIC STRUCTURES SURVEY REPORT FOR THE
INTERSECTION IMPROVEMENTS AT US 64, US 276, AND NC 20 NEAR BREVARD

Figure 2.2. Location of Historic Resources



Source: ESRI Resource Data

3.0 William Deaver House (TV0003)

Resource Name	William Deaver House
HPO Survey Site #	TV0003
Location	0.25 miles north of the intersection of US 64, US 276, and NC 280
PIN	8597-56-4170-000
Date(s) of Construction	c. 1815; c. 1900; c. 2013
Recommendation	Listed 1979; Remains Eligible for the NRHP Under Criteria A and C



3.1 DESCRIPTION AND SETTING

The William Deaver House faces southeast on the northwest side of four-lane NC Highway 280, northeast of the intersection of NC Highway 280 and US Highway 64/276 in the unincorporated community of Pisgah Forest in Transylvania County (Figure 3.1). Mature trees partially shield the roadway from the resource, which sits atop a hill at the end of a gravel drive located northeast of the house. The house sits on a nearly four-acre lot, with its immediate surroundings consisting of a mowed grass lawn and its acreage dotted by additional mature trees. North of the house is a historic barn, and southwest of the house is a non-historic gift shop/restroom building.

Figure 3.1. William Deaver House, Site Plan



Source: ESRI Resource Data

3.2 INVENTORY LIST

3.2.1 *William Deaver House, c. 1815; c. 1900; c. 2013*

The circa-1815, two-story, side-gabled house was listed on the NRHP in 1979 and is a local landmark. It has a wood frame construction clad in weatherboard (Figure 3.2). The wood shingle-covered gabled roof includes a slightly offset brick chimney rising from the rear roof surface. The house sits atop a fieldstone pier foundation.



Figure 3.2. William Deaver House, Looking West

An engaged double porch covers the full façade and includes a freestanding exterior staircase at the center of the porch that connects the first and second stories. The façade features an asymmetrical bay arrangement with first- and second-story wood paneled entrances set near each end of the façade. Six-over-six wood sash windows flank the doors closest to the southwest elevation and sit immediately left of the doors closest to the northeast elevation. All but the northeast attic-level window feature this six-over-six composition set in simple wood frames (Figure 3.3).

Along the building's rear is a one-story shed addition that spans the full elevation and includes an engaged porch with a wood-paneled door and a non-historic metal railing (Figure 3.4). A non-historic, wood ADA ramp has been installed along the first story of the northeast elevation and leads to another wood-paneled door in the shed addition (see Figure 3.3).



Figure 3.3. Northeast Elevation, Looking Southwest



Figure 3.4. Rear (Northwest) Elevation Shed Addition, Looking South

The following is adapted from the 1979 NRHP nomination report (Southern and Cross 1979:2, 3). The first-floor interior consists of two large rooms flanking the offset brick chimney. The southwest room includes two partitioned smaller rooms at its southwest end. Interior woodwork appears to date to the 1830s. Interior doors are wood paneled, and most include original or early hardware. A molded chair rail spans each wall. The northeast room has exposed beams and a simple post-and-lintel mantel. The two rooms enclosed by the rear shed addition feature wide sheathing. An enclosed stair along the northwest side of the chimney leads to a second story that is nearly identical to the first floor. Transylvania County Historical Society, which owns the building was not open and the interior was not accessible during the site visit.

A circa-1900 gambrel-roof wood barn sits north of the house (Figure 3.5). Wood shiplap siding covers the side-drive crib barn. A vertical wood board double door and a second-level hayloft are accessible in the gable end. The gambrel roof is clad in standing-seam metal.



Figure 3.5. Barn, Looking North

Southwest of the house is a small, circa-2013 gift shop/restroom building (Figure 3.6). Constructed in a dogtrot form, the building features a central open, paved breezeway dividing the gift shop from the restrooms. Synthetic siding mimicking wood weatherboard covers the building, and windows are six-paned wood sash. Standing-seam metal covers the side-gabled roof, and eaves are lined by exposed rafter tails.



Figure 3.6. Gift Shop/Restroom, Looking Southwest

3.3 HISTORY

The text that follows is summarized from information found in the 1979 NRHP nomination report and information from the Transylvania Heritage Museum and the Transylvania County Historical Society (Southern and Cross 1979:3-7; Transylvania County Historical Society 2017a; (Transylvania County Historical Society 2017b). Benjamin Allison constructed what is now known locally as the Allison-Deaver (sometimes spelled “Deavor”) House around 1815. At that time, the house had a three-room plan. After purchasing the house in 1830, William Deaver added the northeast portion of the house around 1840 and the engaged porches prior to the Civil War. The house is the oldest known standing frame home in Western North Carolina.

The porches were apparently inspired by types more commonly found in South Carolina, and the internal chimney may have reflected Deaver’s Pennsylvania upbringing. Deaver was a prosperous farmer, who, by the Civil War, owned 5,117 acres of land and seven slaves. In 1865, Deaver was murdered by “bushwackers” (Transylvania County Historical Society 2017b). Deaver’s descendants owned the property until the mid-twentieth century, and the house was a private residence until the 1980s. It was listed on the NRHP in 1979. As of the 1979 nomination, a large garden was located just northwest of the house. That garden is no longer extant. In 1987, the house was slated for demolition. As a result, a group of citizens formed the Transylvania County Historical Society and purchased the house, barn, and surrounding acreage to ensure its preservation (Southern and Cross 1979; Transylvania County Historical Society 2017a). The Transylvania County Historical Society constructed the gift shop/restroom building around 2013.

3.4 NRHP EVALUATION

The William Deaver House was listed on the NRHP in 1979 under Criterion A as “an important example of a substantial farm dwelling in western North Carolina” and under Criterion C as a representation of “a synthesis of northern and southeastern coastal building influences in a dwelling west of the Blue Ridge. The quality of its finish and detail is extremely rare for an early house in the western regions of the state” (Southern and Cross 1979:4).

The 2.3-acre NRHP boundary sits within the 3.79-acre tax parcel PIN 8597-56-4170-000. The hand-drawn boundary map included in the NRHP nomination appears to be narrower than the current parcel boundary (Figure 3.7, see Figure 3.1). Since the house was listed on the NRHP, the property has gained a gift shop/restroom building. Though only recently added around 2013, the non-historic building has a modest design and siting that is sympathetic to the listed property. The interior of the building was inaccessible during the field visit; however, nothing indicates that the interior has undergone significant changes. Finally, the loss of the garden, which likely does not date to the period of significance (1800-1899) for the listed property, does not diminish the overall historic integrity of the property due to the high level of preservation of the historic house.

The NRHP boundary could be expanded to include the full extents of the current tax parcel; however, the property retains the physical characteristics that qualified it for listing, and no change is recommended to its NRHP status.

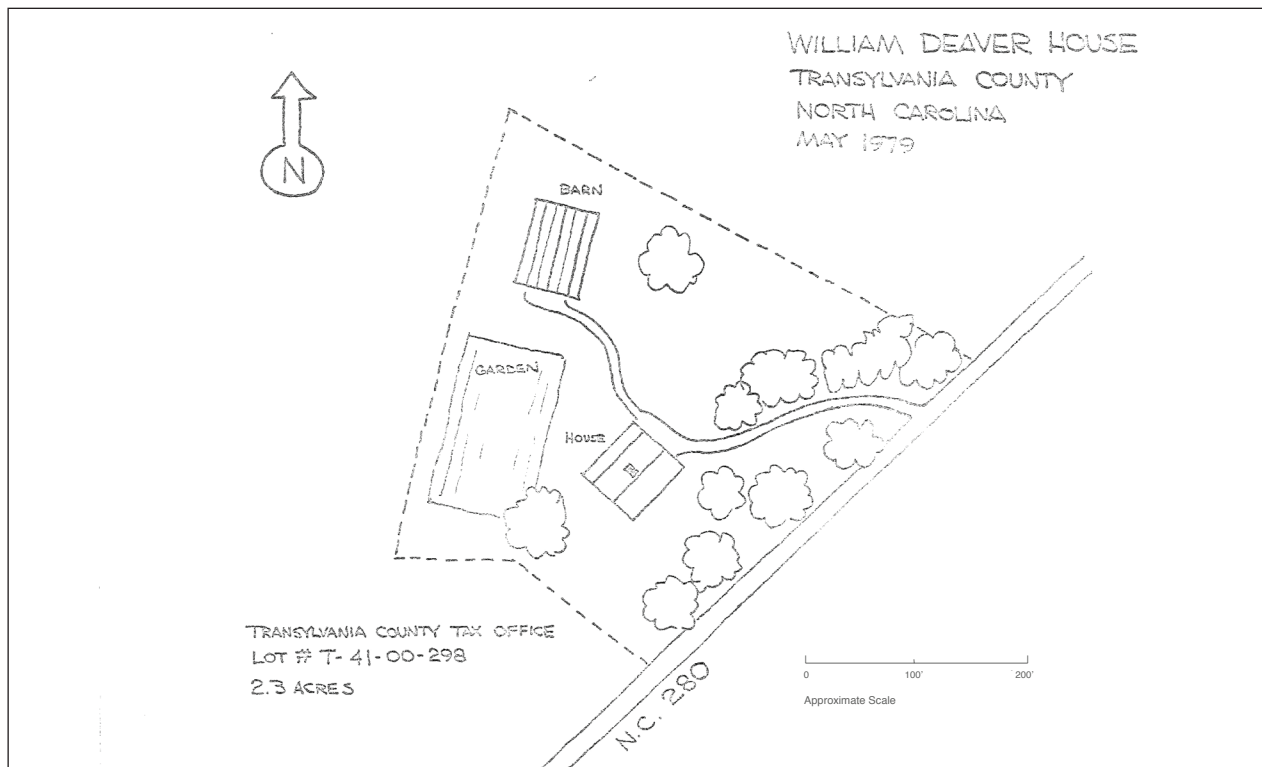


Figure 3.7. NRHP Boundary Map

Source: William Deaver House NRHP Nomination Form

4.0 Davidson River Gaging Station (TV0421)

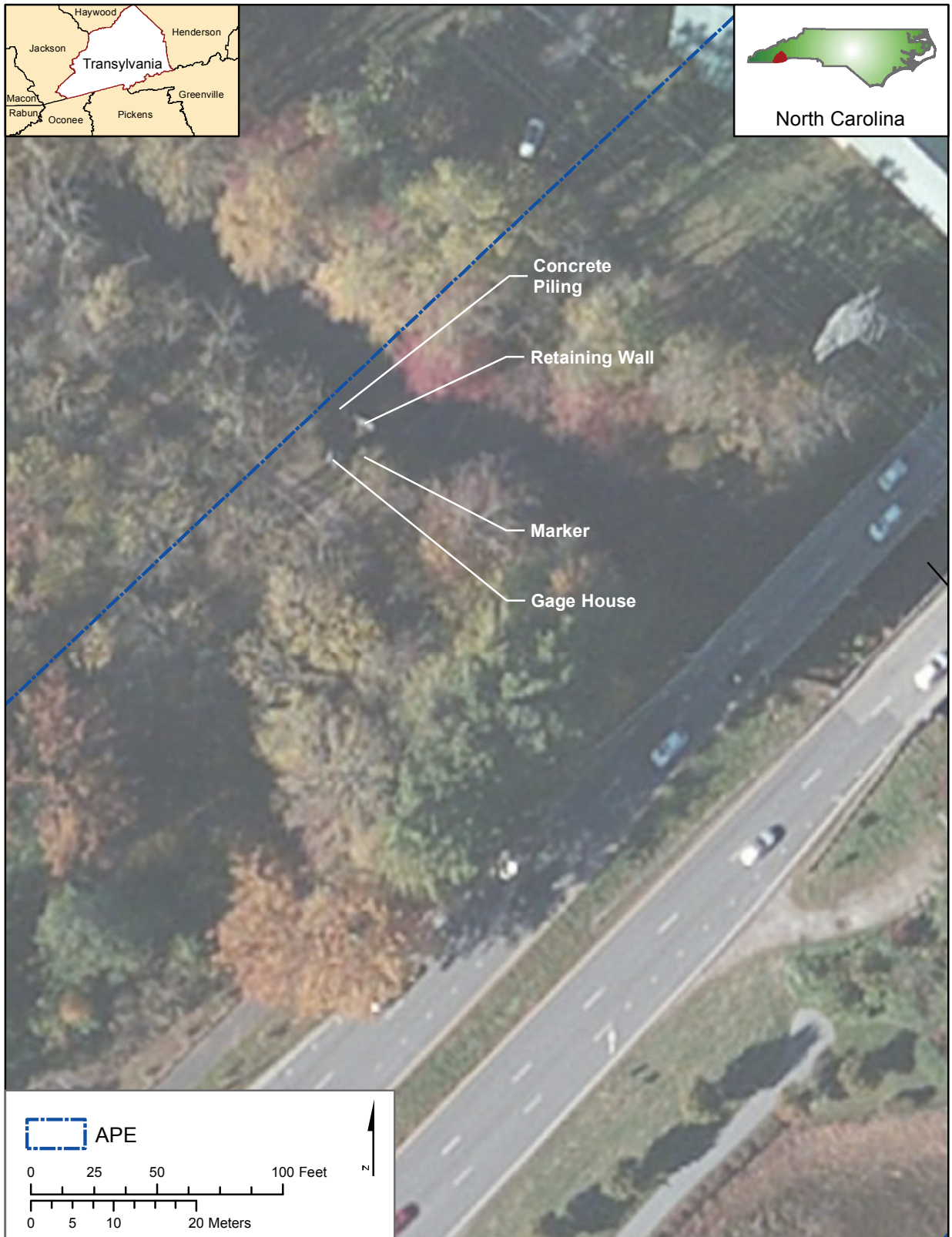
Resource Name	Davidson River Gaging Station
HPO Survey Site #	TV0421, Study Listed 1992
Location	Just west of US 64 on the south bank of the Davidson River
PIN	NA
Date(s) of Construction	1934
Recommendation	Eligible, Criteria A and C



4.1 DESCRIPTION AND SETTING

The Davidson River Gaging Station (TV0421) is located on the south bank of the Davidson River, just west of US Highway 64 in the vicinity of the unincorporated community of Pisgah Forest in Transylvania County (Figure 4.1). Just south of the gaging station is a gravel portion of the Estahoe Trail. At this location, the pedestrian path is lined to the south by a wood post-and-rail fence. The immediate surroundings consist of a small mowed grass lawn encompassed by a wooded area. Due to its location in a wooded area, the resource is somewhat screened from nearby non-historic development along US 64 and at the intersection of US 64 and US 276. North of the resource, on the opposite side of the Davidson River, buildings and parking lots along US 276 are partially visible through the trees.

Figure 4.1. Davidson River Gaging Station, Site Plan



Source: ESRI Resource Data

4.2 INVENTORY LIST

4.2.1 Davidson River Gaging Station, 1934

The Davidson River Gaging Station consists of a small, poured concrete gage house standing roughly eight to 10 feet in height above a sloping grade, a low concrete retaining wall, a concrete piling, and a circular concrete cylinder (Figures 4.2).



Figure 4.2. Davidson River Gaging Station, Looking East

With its square footprint, the gage house measures approximately three feet wide on each elevation (Figure 4.3a). The structure has elements of the Art Deco style, including a shallow pyramidal roof, stepped corners, and a tall, narrow, tower-like design that emphasizes verticality. On its southwest elevation, the resource has a painted metal door accessed by a low, square, concrete step. Each side elevation holds three current or former rectangular, metal-louvered vents (Figure 4.3b). The uppermost east elevation has been converted as an access point for wires leading from rooftop-installed solar panels to interior equipment. The northeast elevation includes a low, locked, small metal panel door and a metal panel near the roofline with a drilled hole for additional solar panel wires (Figure 4.3c). A metal pipe pole is installed on the north elevation near the northeast corner of the building and holds a small metal antenna.



Figure 4.3. Gage House

- A. Southwest Elevation
- B. South Oblique
- C. East Oblique

A few feet east of the gage house is a small, circular concrete cylinder holding a US Geological Survey Reference Mark (Figure 4.4a). Inscriptions on the marker indicate the use of the resource as a gaging station and note a fine amount for disturbing the mark. A low concrete retaining wall and a small, concrete, overturned piling are located alongside the riverbank just northeast of the gage house (Figure 4.4b). Atop the overturned piling is another reference mark that is identical to the one atop the concrete cylinder (Figure 4.4c). The door to the gaging station was padlocked and inaccessible during the site visit.



Figure 4.4. Gaging Station

- A. Concrete Cylinder, Looking West
- B. Concrete Retaining Wall and Overturned Concrete Piling, Looking Southwest
- C. Detail, Overturned Concrete Piling

4.3 HISTORY

The Davidson River Gaging Station was constructed and operated by the Water Resources Division of the USGS, with some funding from the Works Progress Administration. It is also possible that the Civilian Conservation Corps (CCC), in operation from 1933 to 1942, helped to construct the station due to the close proximity of CCC Camp John Rock (Phillips and Thompson 1998:75). However, no direct reference to CCC involvement with this resource was uncovered during background research.

According to the 1991 survey of the station, the concrete retaining wall along the riverbed was likely added sometime after its 1934 construction. This addition may, however, be historic. At the time of that survey, a set of wooden steps leading from the gage house to the retaining wall had been recently added. These steps are no longer present.

The Davidson River Gaging Station appears to be in use to date.

4.4 NRHP EVALUATION

4.4.1 Gaging Stations Context

The following information was gathered in part from a report on the South Mills River Stream Gage Station (Patch 2011).

The Water Resources Division of the United States Geological Survey (USGS), which constructed and operated the Davidson River Gaging Station, began measuring stream flow, or rate of discharge as early as 1893, and its headquarters were established in Asheville by 1920 (Coleman 1940). This division worked closely with the North Carolina Department of Conservation and Development, sharing financial responsibilities and data. Asheville was chosen as the division headquarters because of its proximity to major waterpower developments.

Between 1920 and 1940, the division grew steadily. The number of stream gages in the state exploded from 23 to 132, with more being built. Stream gages were located all over North Carolina but concentrated in the western counties (Ramsey 1953). In Transylvania County specifically, gaging stations were being constructed in the 1930s following periods of heavy rainfall and frequent flooding in hopes of predicting future episodes of flooding (Phillips and Thompson 1998:75).

Growth in Western North Carolina was partially due to the efforts of the Water Resources branch of the USGS. The office was responsible for gathering and inventory of basic data for water resources in the region. Records of water resources were critical to industrial and commercial activities. This work played a leading role in the location of hydroelectric plants, mills, and factories, as well as provided data on flood control and stream pollution.

Records for stream gages appear as early as the 1890s, although on a limited scale (Smith and Pratt 1911). By 1911, the USGS and state survey had maintained between 20 and 30 gaging stations on the principal rivers and streams of North Carolina (Smith and Pratt 1911). One early gage in western North Carolina was located on the North Fork Mills River in the village of Pink Bed. It was established May 18, 1904 and attached to a wagon bridge. At that time, the gage was described as a vertical timber 10 feet long spiked to the log crib on the right bank at the upper side of the bridge (Smith and Pratt 1911:335). This reference suggests it was a staff gage.

Gaging stations are located on banks and consist of a well connected to the stream by intake pipes. The stations were positioned upstream from a shoal or other constricted point to provide a relatively stable surface. A water stage recorder was then placed in the gage house over the well. The instrument was in contact with the well by a float that moved up and down with fluctuations in water level. Continuous measurements were then recorded by pencil on graph paper (Figure 4.5).

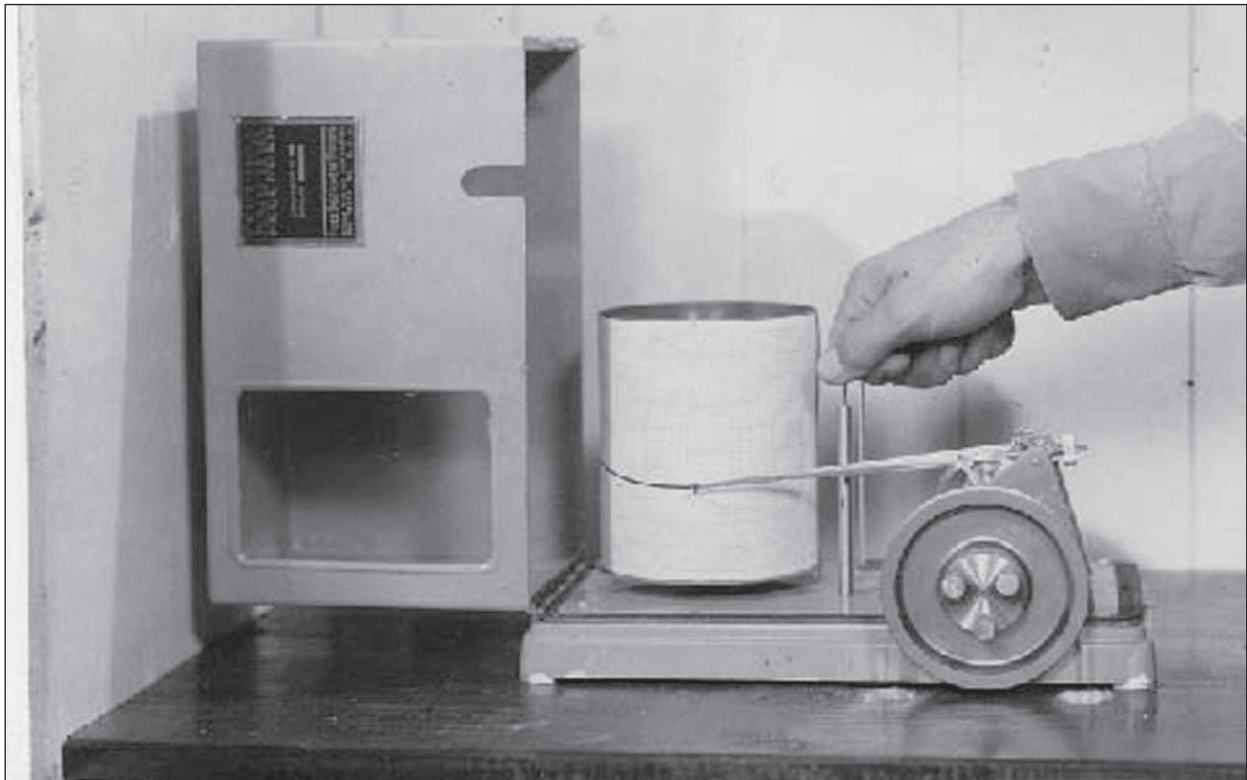


Figure 4.5. Example of a Gage House Recording Instrument

Source: Ramsey Library Special Collection, UNC Asheville

Measuring stream flow was a complicated task that required specialized training and equipment (Buchanan and Somers 1976). Typical activities at a gaging station involved developing a cross section of the stream, with the gage itself recording the level of the stream at all times. Flow measurements were then captured by either wading in the water or suspending a meter from a

cable car. Both methods may have been employed at a particular gage depending on conditions such as water level, flow rate, and season. Multiple measurements would then be collected across different portions of the stream. The results were then compiled to calculate the rate of discharge in cubic feet per second (cfs). Teams of two typically collected measurements, which was a rigorous and physically demanding job.

Engineers measured discharge by placing a current meter in the water at different locations in the stream (Buchanan and Somers 1976). Depending on specific conditions such as stream depth, width, flow, and accessibility, one of several methods was chosen. The simplest method was to physically wade into the stream carrying a portable rod with a paddle or click wheel. Data were then collected using a watch. A second method, common in remote areas, was to use a cable car system suspended over the pool above the gage. Engineers would then use a similar instrument. A third method was reserved for high water or deeper streams and involved the use of a small crane. The velocity meter was attached to a cable and lowered into the water along with a weight to maintain its position.

Once values for stream width, depth, and velocity were known, it was then possible to calculate the total discharge. Streams were measured on a monthly basis because of changing seasonal conditions and localized weather events. These data could then be used to calculate average daily discharge rates.

All data was published in the water supply papers of the USGS, with copies distributed to local libraries and survey offices. In 1937, it was reported that 96 gaging stations were in operation throughout the state (U.S. Department of the Interior 1937:154). In 1946, there were 56 gaging stations in the entire Tennessee Basin, which included western North Carolina and North Georgia (Peterson 1946). By 1953, the number of stations in that same region had grown to 96, but some of those were no longer active or were submerged under recent dams and reservoirs (Ramsey 1953). While gaging stations along Davidson River are mentioned as early as 1904, it is unclear if these previous stations were located at or near the 1934-built station in question (see Patch 2011:13; Smith and Pratt 1911:350-357).

Four other gaging stations have been recorded in Transylvania County: Blantyre Gaging Station (TV0483), Calvert Gaging Station (TV0076), Rosman Gaging Station (TV0039), and the South Mills River Gaging Station (TV0479; 3TV810). Of these, the Calvert Gaging Station, also constructed in 1934, was reported during the 1991 survey and in Phillips and Thompson (1998:75) to be nearly identical to the Davidson River Gaging Station (Figure 4.6a). According to HPOWEB, Calvert Gaging Station was destroyed in 2010.

The South Mills River Gaging Station (Determination of Eligibility [DOE] 2011) has a slightly larger gage house that measures approximately 9 feet tall and 4½ feet wide (Figure 4.6b). Originally constructed in 1924, the gage house was reconstructed by the CCC in 1935 using native rocks from local stream gravels. This gage house has the Rustic Style of most CCC-built structures and includes a splayed triangular base with a metal trap door and a wood staircase leading to its door. This gaging station has been study listed.



Source: 1991 Transylvania County Historic Resources Survey

Figure 4.6. Examples of Gaging Stations

- A. Calvert Gaging Station, 1934, Destroyed in 2010
- B. Reconstructed South Mills River Gage House, 1935
- C. Rosman Gaging Station, 1934

The gage house at the Rosman Gaging Station (Study Listed [SL] 1992) has a tall, rectangular form common to all of the gage houses (Figure 4.6c). Though built just a year after the Davidson River and Calvert stations, the gage house has a frame construction below an asphalt-covered gabled roof with wide overhanging eaves and exposed wood rafter tails. The exterior walls are covered in asbestos shingle siding and a short, wood walkway accesses the gage house. Like the South Mills River Gaging Station, this gage house foundation also has a splayed triangular base with a metal trap door. This gaging station has been study listed.

Blantyre Gaging Station, (surveyed only [SO]), constructed in the mid-1950s, includes a gage house that is similar in size to that at Davidson River Gaging Station (Figure 4.7a). This station is constructed of concrete block and, while it shares an overall similar appearance to the other stations, a metal ladder leading from a highway bridge to a wood-and-metal suspension bridge accesses the station gage house (Figure 4.7b). This gaging station has not been study listed.



Figure 4.7. Blantyre Gaging Station

A. Gage House and Suspension Bridge

B. Metal Ladder Leading from Highway Bridge to Suspension Bridge

4.4.2 Integrity

A property must retain a high degree of integrity in order to be considered for listing on the NRHP. The Davidson River Gaging Station remains in its original location. The setting of the resource appears to be much the same as it was historically, alongside the Davidson River and Estahoe Trail, through development at the intersection of US 64 and US 276 could degrade this area of integrity

in the future. The gaging station retains integrity of design and materials with few alterations of the gage house. The gage house maintains Art Deco-inspired architectural elements, giving it integrity of workmanship. As the resource is overall preserved as it was originally constructed, it maintains the feeling of a 1930s-built gaging station and a historic association with the USGS, WPA, and water management in Transylvania County.

4.4.3 Evaluation

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. Davidson River Gaging Station (TV0421) was evaluated under the themes of engineering, community planning and development, and conservation. The gaging station is significant due to its association with water-related developments in Transylvania County during the 1930s that took place under the guidance of the USGS and with partial funding by the nationally important WPA. As an active gaging station, this resource has retained its use and association with water-related planning and continues to relay its historic integrity in all seven areas. *As such, the Davidson River Gaging Station continues to convey its historic association with engineering, community planning and development, and conservation, and is therefore recommended eligible 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. No associations with persons found to be historically significant within local, state, or national historic contexts were discovered during historical research. *Therefore, Davidson River Gaging Station is not recommended eligible for listing for the NRHP under Criterion B.*

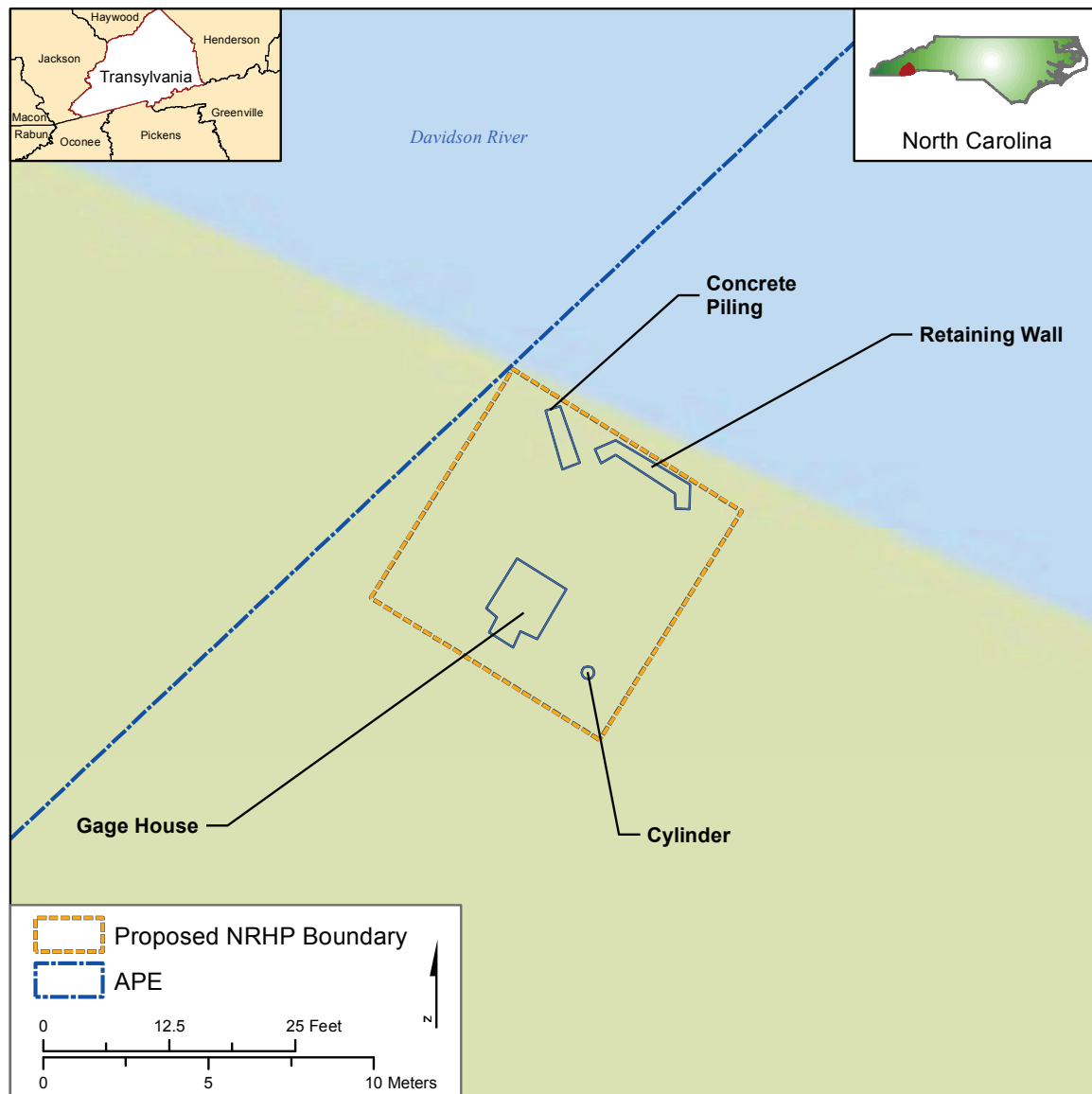
Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The simplified Art Deco design of this particular stream gage is significant and, due to the destruction of the Calvert Gaging Station, represents the only example of this type in the county. Other extant gaging stations are known from the same period with a similar overall gage house size and footprint, but none remain in this design. The station is a noteworthy example of both an intact, in-use gaging station with few alterations and distinctive stylistic elements. *Therefore, Davison River Gaging Station is recommended eligible for the NRHP 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 Davidson River Gaging Station is recommended not eligible for the NRHP under Criterion D.*

4.4.4 Proposed NRHP Boundary

The proposed NRHP boundary for the Davidson River Gaging Station is a 25-foot square within which all NRHP qualifying characteristics are located (Figure 4.8). The gaging station is situated at the north end of a 52.31-acre parcel owned by Davidson River Village LLC and Renova Partners LLC, which includes approximately one mile of the Davidson River, beginning just north of US 64 and running south. The boundary square is situated between the Estahoe Trail, a gravel footpath adjacent to the Davidson River, and the river itself. The boundary square begins approximately five feet to the east of the trail and proceeds northeast to the river's edge. The boundary measures 625 square feet (0.000023 ac.) and includes the gage house, a low concrete retaining wall, a concrete piling, and a circular concrete cylinder.

Figure 4.8. Proposed NRHP Boundary of the Davidson River Gaging Station



Source: ESRI Resource Data

5.0 Davidson River Bridge (TV0422)

Resource Name	Davidson River Bridge
HPO Survey Site #	TV0422
Location	US 64/276 over the Davidson River
PIN	NA
Date(s) of Construction	1934; 1956
Recommendation	Not Eligible



5.1 DESCRIPTION AND SETTING

The Davidson River Bridge is located within the city limits of Brevard, approximately three miles north of downtown, just south of the intersection of US 64, US 276, and NC 280 (Figure 5.1). The bridge facilitates the crossing of the Davidson River on US 64/276, which is a busy four-lane divided highway. The immediate area hosts a mix of modern retail development with some scattered agricultural fields to the east of the highway. US 64/276 serves as the eastern boundary of the southern portion of Pisgah National Forest, and, accordingly, the landscape to the west of the highway is heavily wooded with limited residential development.

5.2 INVENTORY LIST

The Davidson River Bridge consists of two bridges, one on the westbound side (1934) and one on the eastbound side (1956) of US 64/276. The bridges' decks are approximately 140-feet long, but the 1934 bridge is more narrow, at around 20 feet (Figure 5.2), while the 1956 bridge measures about 25 feet wide (Figure 5.3). Both spans are reinforced concrete tee-beam bridges, which

Figure 5.1. Davidson River Bridge Site Plan



Source: ESRI Resouce Data



Figure 5.2. 1934 Section, Looking Northeast



Figure 5.3. 1956 Section, Looking North

feature parallel reinforced concrete beams with integral deck sections on either side, forming the T-shape for which the bridge type is named. Tee-beam bridges were cast-in-place with reinforcing steel placed longitudinally in the bottom of the beams. Spans were typically 25 to 60 feet long, but multiple spans could be joined together to form longer bridges, as in the case of the Davidson River Bridge (North Carolina Department of Transportation 2013).

Both bridges have a similar design with arcaded concrete guard walls flanking the roadway (Figure 5.4a). There are subtle differences, such as the depth of the curbing and the height of the columns at the expansion joints. Additionally, the 1934 bridge is supported by solid wall piers, while the 1956 bridge has a columned pier with a cap (Figures 5.4b and 5.4c).



Figure 5.4. Guard Wall and Piers

- A. 1934 Section, Looking West
- B. 1956 Section, Looking North
- C. 1934 Section, Looking Northeast

A plaque on the 1934 bridge reads (Figure 5.5):

Davidson River Bridge
Transylvania County
State Project No. 9891
Built by
North Carolina
State Highway and
Public Works Commission
With Federal Aid
1934



Figure 5.5. 1934 Bridge Plaque

No signage was noted on the 1956 bridge.

5.3 HISTORY

When Cameron Morrison was elected Governor of North Carolina in 1921, he inherited a state that was sorely in need of widespread transportation improvements. Four years earlier, in 1917, the State Highway Commission had been authorized to receive federal funds for the purpose of maintaining roads and bridges, but progress was slow. Soon after Morrison took the helm, the state legislature passed the Highway Act, which ordered an unprecedented expansion of the state's roadway system. Under this act, North Carolina became known as the "Good Roads State" because of the state's network of six thousand miles of improved roads and new highway construction (Phillips and Thompson 1998).

Improvements in Transylvania County included the construction of several much-needed concrete bridges on the county's highways over the Davidson, French Broad, and Toxaway rivers and their tributaries. According to *Transylvania: The Architectural History of a Mountain Town*, the bridges built during this era were identical in form and detail, with solid reinforced guard walls that featured recessed panels. Bridges built in the 1930s featured a slightly different form with arcaded guard walls, like the Davidson River Bridge (Phillips and Thompson 1998).

The southbound bridge was built in 1934 and was recorded by Deborah Thompson in 1991. Thompson noted that it was built with federal aid by the North Carolina State Highway and Public Works Commission in 1934, as noted on the plaque located on the southwest guard wall. In the survey form, Thompson mentioned the northbound bridge, which was constructed in 1956 when the highway was widened to four lanes. Thompson did not include the northbound bridge in her survey, as it was not fifty years old at the time (Thompson 1991).

5.4 NRHP EVALUATION

5.4.1 Architectural Context

Tee-beam bridges began to appear nationally in the early 1900s and were first used in North Carolina in 1910. The development of this bridge type reflected a better understanding of the forces of compression and tension within reinforced concrete bridges. These bridges were strong because the reinforcing steel and concrete were placed where they were most needed, and economical because material was not wasted. The tee beam became one of the most popular bridge types in the state, with standard plans developed in late 1919. Many of those early prototypes are still in existence on old state routes that were by-passed by modern roads. The first tee beams consisted of three longitudinal beams, but later designs typically called for four beams to account for wider roadway requirements. Both the 1934 and 1956 Davidson River Bridges have four longitudinal beams (Figure 5.6). Tee beams continued to be popular through the 1950s, but by the early 1960s, the labor-intensive tee beam was being phased out and replaced with prestressed concrete beam bridges due to rising labor costs (North Carolina Department of Transportation 2013).



Figure 5.6. 1934 Section, Looking North

According to NCDOT, 795 tee-beam bridges built between 1916 and 1960 are still extant in the state (North Carolina Department of Transportation 2013). Currently, Transylvania County has 62 bridges built between 1921 and 1960, many of which are likely to be tee-beam, although the exact number was not located. Four of these tee-beam bridges are located on US 276 to the north of the project area in Pisgah National Forest. Collectively known as the Pisgah National Forest Bridges (TV0482) (DOE 2005), these four bridges were determined eligible in 2005 (Figure 5.7). All four of these bridges were built in 1935 by the State Highway Commission in association with the US Forest Service as part of New Deal efforts to create jobs in the North Carolina mountains. Italian stonemasons built the bridges, which carry US 276 back and forth over Looking Glass Creek. Though their cast-in-place beam and deck sections are typical of tee-beam construction in the state, their decorative stonework embellishments are not, making them some of the most decorative bridges of this type in the state (Phillips and Thompson 1998).

5.4.2 Integrity

In order to be eligible for the NRHP, a property must possess several, usually the majority, of the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Both the 1934 and the 1956 bridges retain all of the seven aspects. They remain in their original locations, on a well-traveled stretch of US 64/276 north of the City of Brevard. The bridges retain their historic design, materials, and workmanship and remain in their as-built configurations. The bridges also retain integrity of feeling and association as they appear and are used in the same manner they were historically.



Figure 5.7. Pisgah National Forest Bridges (TV0482)

A. Bridge 1
B. Bridge 2

C. Bridge 3
D. Bridge 4

According to NCDOT's bridge status report, as of February 2017, the Davidson River Bridge was structurally sound, but functionally obsolete. This is likely a reflection of the narrow width of the 1934 westbound portion of the bridge, which is not compliant with current bridge width guidelines.

5.4.3 Evaluation

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 Davidson River Bridge was found to be associated with the expansion of the state's roadway and bridge system in the 1920s and 1930s. It is an example of a standardized tee-beam bridge design used prolifically throughout the state in the later era of roadway improvements implemented under the state's Highway Act of 1921. However, the Davidson River Bridge does not stand out from other bridges as an example that possesses the significance required to warrant individual listing. *Therefore, the Davidson River Bridge is recommended not eligible for listing in the NRHP under Criterion A.*

Properties can also be eligible for the NRHP under Criterion B if they are associated with persons that have made contributions significant to our past. Research conducted on the Davidson River Bridge did not identify any individuals significant within local, state, or national historic contexts. *Therefore, the Davidson River Bridge is recommended not eligible for listing in 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; represent the work of a master; or possess high artistic value. The Davidson River Bridge is one of a multitude of bridges built during a time when the tee-beam bridge was at the height of its popularity, from the early 1920s to the early 1960s. The arched guard walls on both bridges are typical of tee beams built after 1930. Both the 1934 and 1956 lengths of the Davidson River Bridge embody the characteristics of the tee-beam bridge type and its particular method of cast-in-place construction; however, there are 795 tee beams still extant and in use in the state, several of them in Transylvania and surrounding counties. Unlike the Pisgah National Forest Bridges, the Davidson River Bridge does not stand out as exemplary. *Therefore, the Davidson River Bridge is recommended not eligible for the NRHP under Criterion C.*

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

6.0 Robert E. Patton House (TV0423)

Resource Name	Robert E Patton House
HPO Survey Site #	TV0423
Location	NW quadrant of the intersection of US 64, US 276, and NC 280
PIN	8597-45-2811-000
Date(s) of Construction	1895
Recommendation	Not Eligible

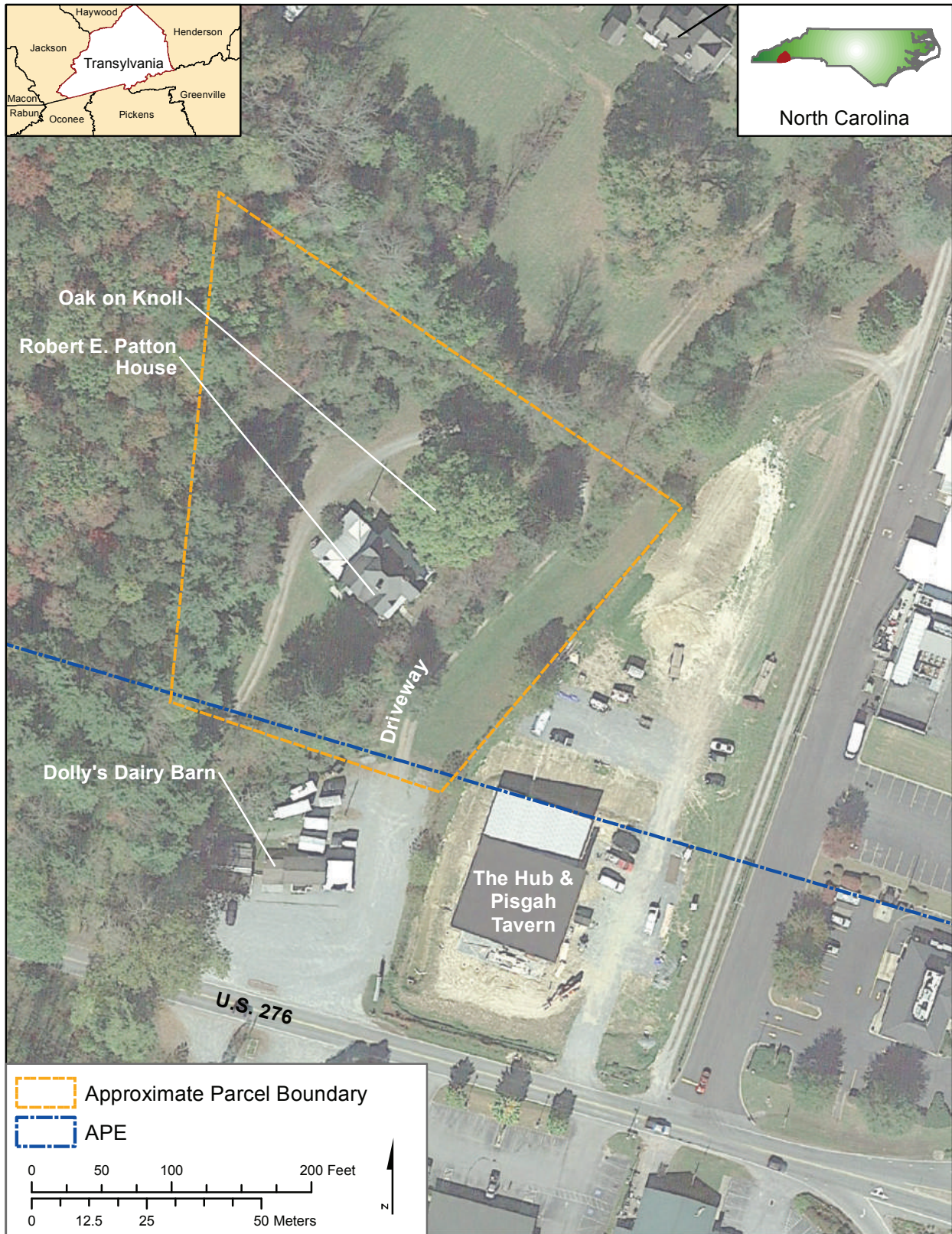


6.1 DESCRIPTION AND SETTING

The Robert E. Patton House is located within the city limits of Brevard, approximately three miles north of downtown, near the intersection of US 64, US 276, and NC 280, at the entrance to Pisgah National Forest (Figure 6.1). The immediate area hosts a mix of modern retail development with some scattered agricultural fields to the east of the highway. US 64/276 serves as the eastern boundary of the southern portion of Pisgah National Forest, and, accordingly, the landscape to the west of the highway is heavily wooded with limited residential development.

The house is located on a rise in the northwest quadrant of the intersection behind Dolly's Dairy Bar & Gift Shop and the more recently constructed The Hub and Pisgah Tavern. The driveway to the house is located at the back of Dolly's parking lot on US 276 West, also known as Pisgah Highway. The gravel driveway proceeds up the hill to the east of the house and makes a hairpin turn to loop around the house on the west side.

Figure 6.1. Robert E. Patton House Site Plan



Source: ESRI Resource Data

The house is the only historic building on the 2.04-acre property. The house sits in the center of the driveway loop. The north side is grassy with a large oak tree in middle, while to the south of the house, the lawn has been covered with gravel. The house can also be accessed by a set of concrete stairs that climb the hill directly in front of the house (Figure 6.2). Mature trees and vegetation on the hill partially shield the house from the intersection. The large oak tree in the side yard to the north of the house sits atop a high knoll (Figure 6.3). It was noted on the 1992 survey form that the rest of the yard was excavated in 1938 when the road into Pisgah National Forest (US 276) was being graded. The portion of the property outside of the driveway loop is forested.



Figure 6.2. Robert E. Patton House, Concrete Stairs, Looking Northwest



Figure 6.3. Knoll with Tree in Side Yard, Looking North

6.2 INVENTORY LIST

The Robert E. Patton house is a large two-story Victorian house that was influenced by the Gothic Revival architectural style. The house features a high, hipped roof with four steeply pitched lower cross gables. Two tall brick chimneys pierce the roof, one of which retains its corbeled top (Figure 6.4a). The foundation is fieldstone piers with brick infill that was stuccoed sometime after the property was surveyed in 1991. The exterior walls are weatherboard and have gabled wall dormers (Figure 6.4b). Each of the gabled wall dormers contains a double-hung sash window with a pointed arch surround on the second story. The house's windows are all historic, but storm windows have been installed over those on the ground floor. Two decorative band boards run horizontally around the southeast and northeast walls of the house, one at the bottom of the upper story windows and another where the wall meets the eaves of the roof, which overhang the wall slightly and display decorative brackets (Figure 6.4c).



Figure 6.4. Robert E. Patton Exterior Details

- A. Hipped Roof and Chimneys, Looking Northwest
- B. Weatherboard and Gabled Dormers, East Corner, Looking North
- C. Decorative Horizontal Band Boards and Brackets, Southwest Side, Looking North

The southeast-facing façade has a narrow, one-story, shed-roof porch on the side ell section that shelters the East-Lake style front door and a pair of two-over-two windows (Figure 6.5a). The porch has been rebuilt with new supports, floor, an additional set of stairs at the end, and a turned balustrade. Directly above the front door on the second story is a rectangular stained glass window (Figure 6.5b). The front facing ell has a projecting bay, with a shed roof and gable detail, that houses another pair of two-over-two windows. The decorative diagonal stick work in the gable end is one of the house's most distinctive features (Figure 6.5c).



Figure 6.5. Robert E. Patton House Details

- A. Porch, Looking Northeast
- B. Stained Glass Window
- C. Decorative Diagonal Stick Work

On the northeast side of the house, there is a full-width, one-story, hipped-roof addition or, possibly, what is an enclosed porch (Figure 6.6a). There is another large addition on the northwest (rear) side, which was built in two sections, as indicated by the different widths of vertical siding used on the walls of each (Figure 6.6b). This was reportedly built as a living quarters and kitchen when the house was converted to a bed and breakfast circa 1985. The southwest side of the house has three pairs of two-over-two windows on the first floor and two pointed-arch windows on the second floor. There is a small pedimented stoop that shelters the single door entrance on this side (Figure 6.7). Access to the interior of the house was not granted.



Figure 6.6. Robert E. Patton House Additions

A. Addition on the Northeast Side, Looking Southwest

B. Addition on the Northwest Side, Looking South



Figure 6.7. Southwest Side, Looking Northeast

6.3 HISTORY

The area now known as Transylvania County was considered part of the Cherokee Territory until at least 1785, although white settlement in the area was occurring as early as the 1770s. Government oversight in the region was ambiguous during the early days, as North Carolina, South Carolina, and Georgia each claimed ownership, while none of them would appropriate money for improvements. Despite the rough, remote terrain and lack of authority, settlement continued. Henderson County was formed from the southern portion of Buncombe County in 1838 and Hendersonville in the eastern part of the county, along the turnpike, was named as the location of the new county seat. This location was extremely inconvenient for the residents of western Henderson County. Eventually, after years of complaints about accessibility and numerous legal maneuvers by the residents of the western part of the county, the state legislature established Transylvania County in 1861 from parts of Henderson and Jackson counties (Phillips and Thompson 1998).

The Pattons were among the earliest families in the area. Forty-one land patents were issued to people with the surname of Patton from 1778 to 1838 in Buncombe County, from which Henderson and, later, Transylvania would be formed (North Carolina Land Grant Images and Data 2015). Thomas W. Patton (1726-1808) came to the area from Cumberland County, Pennsylvania and is buried in the Davidson River Cemetery (FindAGrave.com 2012). His sons, Joseph E. Patton and James Thomas Patton were both enumerated in the early 1800s in Buncombe County, which would have included Transylvania County at that time. Joseph and Jannette's son, Elizur

Patton, purchased 202 acres in 1846 between the Davidson and French Broad rivers (Phillips and Thompson 1998). The circa 1850 Elizur and Ann Patton House (TV0460) is located about 1.5 miles south of the Robert E. Patton House at the corner of Ecusta Road and Old Hendersonville Highway. Elizur's brother, Charles, owned property to the east. The Charles and Mary Mills Patton House (TV0376) is 1.5 miles to the east on Everett Road. Charles and Mary Patton's son, John S. Patton, built his house, now known as Partridge Hill (TV0623) on a forested hill directly to the east of his parents. Margaret, sister of Elizur and Charles Patton, married William Deaver in 1833.

The Robert E. Patton House was built circa 1890, possibly earlier, by its namesake, who was the oldest son of Elizur and Ann Patton. Robert Elizur Patton (1858-1935) was a farmer and partner in a Brevard jewelry store. Patton's wife, Mildred Fitzgerald, died six months after the birth of their son, Fitzgerald Elizur. As a result, Patton had another house built just up the hill from his house for his three unmarried sisters, where they would raise his son. Patton married again, to widow Emma Louise Combs Deaver, and had a second son, Frank. When Robert died, he left the house to Frank, while Fitzgerald inherited the house he was raised in next door (Phillips and Thompson 1998).

A seam in the southwest exterior wall of the house indicates that the house was originally built as a gable ell (see Figure 6.4). What appears to be a historic addition filled in the corner of the ell and enlarged the house. Later additions to the northwest and southwest walls further enlarged the house. The house has functioned as both a restaurant and bed and breakfast in its more recent past, and the interior of the house has been altered from its historic configuration.

6.4 NRHP EVALUATION

6.4.1 Architectural Context

While most domestic architecture in the years following the formation of Transylvania County tended to be straightforward with simple detailing, some builders began to be more expressive with their designs and were influenced by popular Victorian styles. Though it could not be considered a high-style example of the style, the circa 1890 Robert E. Patton House does possess elements of the Gothic Revival style, such as its pointed-arch windows and hand-sawn eave brackets and knee bracing. The Gothic Revival style, which began in England in the 1700s, was introduced in America in the 1830s in Alexander Jackson Davis' 1837, *Rural Residences*, the first house plan book published in the country. The style symbolized a rejection of the Classical styles with its steeply pitched roofs, cross gables, decorative trim, and pointed arch windows. The Gothic Revival style was used almost exclusively for churches and institutional buildings prior to the Civil War. In residential architecture, it was employed predominantly in rural houses rather than urban settings (McAlester 2013). Montclove (TV0195, SL 1979), circa 1857, exhibits elements

of both the Gothic and Greek Revival styles (Figure 6.8). Like the Robert E. Patton House, it is a two-story frame house with weatherboard walls, steeply pitched roof, gabled wall dormers, corbeled interior chimneys, and a one-story porch on the side ell.



Figure 6.8. Montclove

Source: Transylvania County Library, DigitalNC.org

Though the Gothic Revival style was not widespread in Transylvania County, there are many houses in the county dating from the end of the century that demonstrate an enhanced attention to architectural design, several of which were built for members of the Patton family. The closest of these houses is the Fitzgerald Patton House (TV0424, SO), located just up the hill from the Robert E. Patton House (Figure 6.9a). The Fitzgerald House, built circa 1895, is an example of the Queen Anne style. Credited to Joe Williams, who was a local builder, the house is a two-story, frame construction with a weatherboard first story and a shingled second story and a multi-gabled roof. The projecting front and side gable ends feature half-timbering.

The one-story, hipped-roof porch wraps around the sides of the house, but has a rounded corner on the south side. The porch supports are half circles that are turned in front and flat in back.

One-and-one-half miles to the east, the Charles and Mary Mills Patton House (TV0376, SL 1983) began as a small two-room house, which later became the rear ell of a large front section (Figure 6.9b). Sometime after the Civil War, the two-story front section was added. The L-shaped house has weatherboard siding, with a steeply pitched roof and decorative sawn work detailing in the gable ends. Like the Robert E. Patton House, it also has a one-story shed roof porch on the side-facing ell. The house is located down a long driveway and backs up to a mountain, on



Figure 6.9. Examples of Gothic Revival Style Houses

- A. Fitzgerald Patton House (TV0424)
- B. Charles and Mary Mills Patton House (TV0376)
- C. Partridge Hill (TV0623)

which Partridge Hill (TV0623, SO) is located (Figure 6.9c). Partridge Hill was built around 1900 and is attributed to John S. Patton, who sold it to W. S. Patton in 1901. Partridge Hill shares stylistic similarities with both the Robert E. and Fitzgerald Patton houses. The one-and-one-half story house is asymmetrical with weatherboard walls, corbeled chimneys, a rounded porch, and decorative stick work in the gable ends.

6.4.2 Integrity

In order to be eligible for the NRHP, a property must possess several of the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The Robert E. Patton House remains in its original location. The setting of the house has changed dramatically over the years. When it was constructed, the location of the Robert E. Patton House would have been considered remote and likely have been the only house within a fair distance. Today, the view from the house is of a busy intersection surrounded by modern commercial development (Figure 6.10a and b). The agricultural fields once associated with the house have been altered or have had modern buildings constructed on them. The design of the house has been altered by multiple additions to the side and rear. Additionally, the porch has been rebuilt and door on the southeast side of the house has been replaced. Storm windows were installed over the historic two-over-two windows on the ground floor. The changes to the physical aspects of the house are so that the house no longer conveys the feeling of a late nineteenth-century rural agricultural residence. Over the years it has been used as a boarding house, restaurant, bed and breakfast, resulting in a loss of integrity of association.

6.4.3 Evaluation

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 Robert E. Patton House was found to be associated with the theme of late nineteenth- and early twentieth-century, small-scale agriculture at the local level. Robert E. Patton, who was a farmer and businessman in Brevard, built the house to use as his personal residence, but the property was a working farm. Until his death, Robert E. Patton owned all of the land at this property and the Fitzgerald Patton House property, as well as additional property (Phillips and Thompson 1998). Patton's agricultural operation would have included the terraced fields up the hill next to the Fitzgerald Patton House, as well as on the parcel where The Hub and Pisgah Tavern have been recently constructed. Unfortunately, the property has lost integrity in the physical characteristics that would have conveyed its significance as an agricultural property. The fields have been altered or have been developed. The house itself has been used for multiple purposes in recent years. *Therefore, the Robert E. Patton House is recommended not eligible for listing under Criterion A under the theme of agriculture.*



Figure 6.10. Views of the Property

A. View from the Property, Looking Southeast

B. View of the Property from the Parking Lot of the Adjacent Commercial Development, Looking Northwest

Properties can also be eligible for the NRHP under Criterion B if they are associated with persons that have made contributions significant to our past. The Robert E. Patton House is associated with Robert E. Patton, son of Elizur Patton. The Pattons were among the first residents of the mountainous area that would eventually become Transylvania County; however, research conducted for this project did not identify Robert E. Patton specifically as significant within local, state, or national historic contexts. *Therefore, the Robert E. Patton House is recommended not eligible for listing 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 Robert E. Patton House possesses elements of the Gothic Revival architectural style. Although there are not many examples of the style in Transylvania County, the alterations and additions made to the Robert E. Patton House have diminished its integrity and its ability to convey significance as a good example of the Gothic Revival style. More intact houses are better representatives. *Therefore, the Robert E. Patton House is recommended not eligible for listing under Criterion C.*

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

7.0 Fitzgerald Patton House (TV0424)

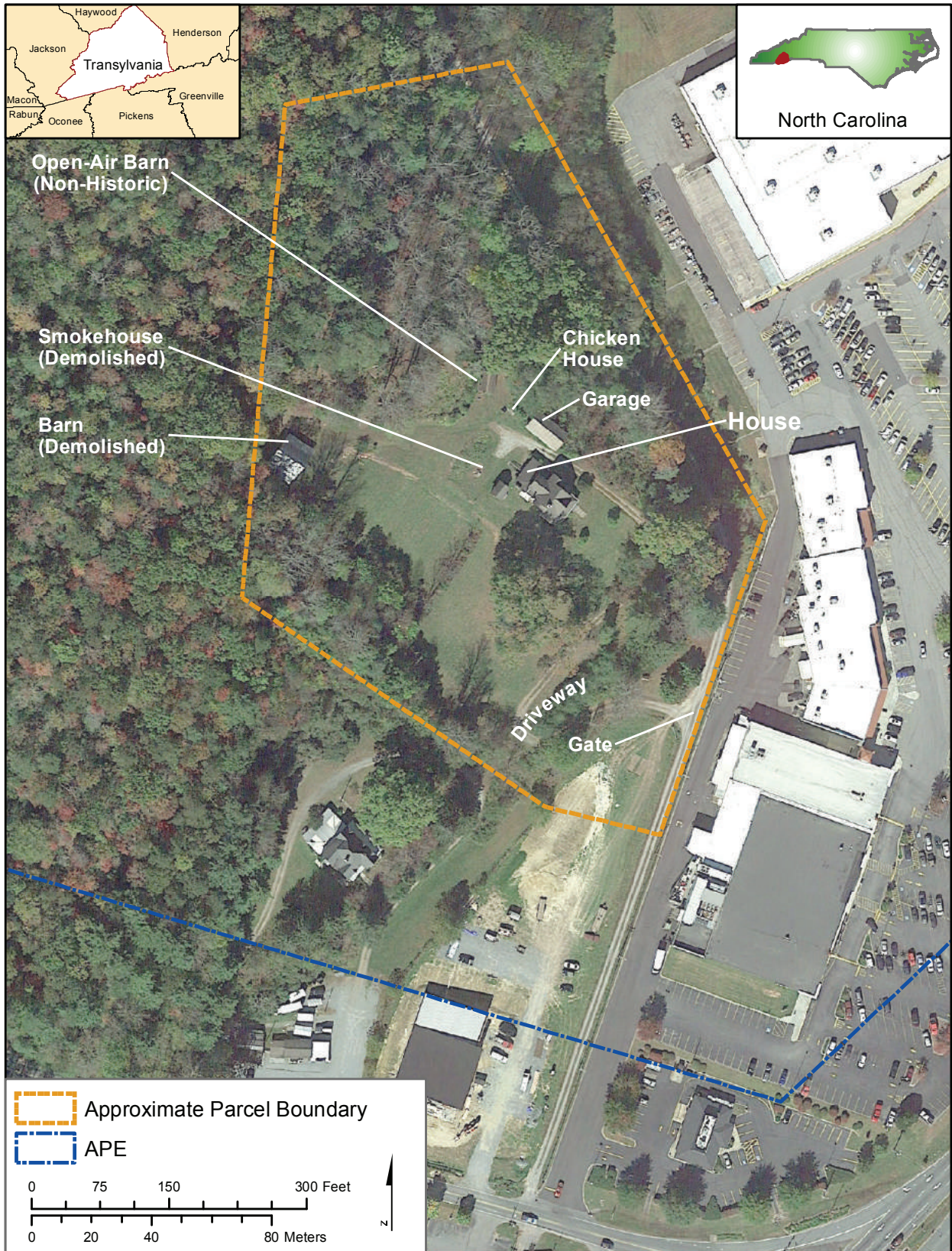
Resource Name	Fitzgerald Patton House
HPO Survey Site #	TV0424
Location	NW quadrant of the intersection of US 64, US 276, and NC 280
PIN	8597-46-3093-000
Date(s) of Construction	Circa 1895
Recommendation	Eligible; Criteria C and D



7.1 DESCRIPTION AND SETTING

The Fitzgerald Patton House is located within the city limits of Brevard, approximately three miles north of downtown, near the intersection of US 64, US 276, and NC 280, at the entrance to Pisgah National Forest (Figure 7.1). The immediate area hosts a mix of modern retail development with some scattered agricultural fields to the east of the highway. US 64/276 serves as the eastern boundary of the southern portion of Pisgah National Forest and correspondingly, the landscape to the west of the highway is heavily wooded with limited residential development. The house is located on a rise in the northwest quadrant of the intersection, behind the Robert E. Patton House (TV0423). Access to the house is provided by a long gravel drive on US 276 West, also known as Pisgah Highway, between the newly constructed The Hub and Pisgah Tavern and Bi-Lo. The long driveway, which is a private road named “Mama’s Place,” proceeds north through the parking lot of The Hub approximately 550 feet to a gate, then the driveway takes a series of turns up the hill approaching the house. The house is situated near the center of the 7.13-acre parcel. The north half of the parcel is wooded, while the southern half contains the buildings, areas of lawn, and former terraced fields.

Figure 7.1 Fitzgerald Patton House Site Plan



Source: ESRI Resource Data

7.2 INVENTORY LIST

7.2.1 Fitzgerald Patton House, 1895

The Fitzgerald Patton House is a fine example of the Queen Anne architectural style (Figure 7.2a). It is a large two-and-one-half-story frame house with a multi-gable roof and a cut stone foundation. The house has one interior brick chimney. The exterior walls are weatherboard on the first story and shingle on the second story and above. The windows all appear to be historic and there are a number of different window configurations exhibited, the majority of which are double-hung sash, with the most notable being the nine-over-one windows on the second floor (Figure 7.2b). The lights on the upper sash are unequally divided, creating more architectural interest, of which there is abundance on this house.



Figure 7.2. Fitzgerald Patton House

A. Façade, Looking Northwest

B. Gable Detail, Looking Northwest

The east-facing façade features a full-width, one-story, hipped-roof, wraparound porch with a rounded corner (Figure 7.3a). The porch supports are unique in that they are half circles in plan, which are turned in front and flat in back, as if they were originally to be used as pilasters (Figure 7.3b). The single front door is located at the north end of the porch. It has a segmented stained glass light in the top half of the door and panels below (Figure 7.3c). Two historic one-over-one windows are also located on the porch and have been outfitted with storm windows. Above are three nine-over-one windows mentioned earlier. The slightly projecting gable end rests on a



Figure 7.3. Porch Details

- A. Porch, Looking Southwest
- B. Porch Supports, Looking Southwest
- C. Front Door, Looking Northwest

curved plaster base and features decorative, curved half-timbering (see Figure 7.2b). It is flanked by carved detailing in the corners of the primary gable, which is supported under the architrave with perforated braces. Similar detailing is found on the projecting secondary gable ends on the north and south sides (Figures 7.4a and b). The south secondary gable is quite ornamental with a polygonal bay on the first floor with paneled dado and carved sunburst brackets that support the overhanging second floor (Figure 7.4c). The primary gable end on the south side features scalloped shingling.



Figure 7.4. Gable Details

- A. Projecting Gable, Southwest Side, Looking East
- B. Projecting Gable, Northeast Side, Looking Southwest
- C. Secondary Gable, Southeast Side

The west-facing rear of the house is plain in comparison, clad in weatherboard with no decorative embellishment (Figure 7.5a). There is a small, two-story, shed-roof addition attached to the south side of the rear gable (see Figure 7.4a). It has horizontal three-light windows. There is also a one-story, hipped-roof, concrete block addition at the rear of the house, which was built in the 1950s to replace a two-room ell that contained a kitchen and bathroom and was connected to the main house by a breezeway (Figure 7.5b). This concrete block addition also has horizontal light windows and a wide brick chimney. The house is currently vacant and the interior was inaccessible.



Figure 7.5. Rear of the House

A. Northwest Side, Looking Southeast

B. Rear Addition, Looking Southeast

7.2.2 Chicken House, circa 1930

Situated to the northwest of the house is a small chicken house that sits atop a low rise next to the driveway (Figure 7.6). It has weatherboard walls and a metal-clad shed roof, which looks as if it has recently been rebuilt. Access to the chicken house is overgrown with vegetation, and it does not appear to have been used for some time.



Figure 7.6. Chicken House, Looking North

7.2.3 Garage/Workshop/Root Cellar

To the immediate north, across the driveway from the house, is the rectangular one-story garage that was also used as a workshop and root cellar at one time (Figure 7.7). It is currently being used for storage. The building has a gable-end roof with weatherboard walls. Two open garage bays are located at the north end of the south wall. The rest of the wall is solid and has a single paneled door at the south end. Vegetation has grown around the building obscuring the other walls.



Figure 7.7. Garage, Looking East

7.3 HISTORY

The area now known as Transylvania County was considered part of the Cherokee Territory until at least 1785, although white settlement in the area was occurring as early as the 1770s. Government oversight in the region was ambiguous during the early days, as North Carolina, South Carolina, and Georgia each claimed ownership, while none of them would appropriate money for improvements. Despite the rough, remote terrain and lack of authority, settlement continued. Henderson County was formed from the southern portion of Buncombe County in 1838, and Hendersonville in the eastern part of the county, along the turnpike, was named as the location of the new county seat. This location was extremely inconvenient for the residents of western Henderson County. Eventually, after years of complaints about accessibility and numerous legal maneuvers by the residents of the western part of the county, the state legislature established Transylvania County in 1861 from parts of Henderson and Jackson counties (Phillips and Thompson 1998).

The Pattons were among the earliest families in the area. Thomas W. Patton (1726-1808) came to the area from Cumberland County, Pennsylvania and is buried in the Davidson River Cemetery (FindAGrave.com 2012). His sons, Joseph E. Patton and James Thomas Patton were both enumerated in the early 1800s in Buncombe County, which would have included Transylvania County at that time. Joseph and Jannette's son, Elizur Patton, purchased 202 acres in 1846 between the Davidson and French Broad rivers. The circa 1850 Elizur and Ann Patton House (TV0460) is located about 1.5 miles south of the Fitzgerald Patton and Robert E. Patton houses at the corner of Ecusta Road and Old Hendersonville Highway. Elizur's brother, Charles, owned property to the east. The Charles and Mary Mills Patton House (TV0376) is 1.5 miles to the east on Everett Road. Charles and Mary Patton's son, John S. Patton, built his house, now known as Partridge Hill (TV0623) on a forested hill directly to the east of his parents. Margaret, sister of Elizur and Charles Patton, married William Deaver in 1833. He and Elizur owned hundreds of acres jointly. His house is near the Fitzgerald Patton House on US 64/276.

The antebellum economy of the county was primarily agriculture, with some small-scale industry. The Pattons were farmers with sizable holdings, though most farms were small operations due to the mountainous terrain. A small percentage of land owners did employ slave labor. Prior to the Civil War, the 1860 census enumerated 447 slaves and 25 slave owners in Henderson County, from which Transylvania would be formed (Phillips and Thompson 1998). In 1860, Elizur Patton was recorded as a farmer owning six thousand dollars in real estate, three thousand dollars in personal property, and two slaves, a 69-year-old female and a 15-year-old male. Robert E. Patton was two at the time.

The Robert E. Patton House, just to the south of the Fitzgerald Patton House, was built circa 1890, possibly earlier, by its namesake, who was the oldest son of Elizur and Ann Patton. Robert Elizur Patton (1858-1935) was a farmer and partner in a Brevard jewelry store. Patton's wife, Mildred

Fitzgerald, died six months after the birth of their son, Fitzgerald “Gerald” Elizur Patton. As a result, Patton had the Fitzgerald Patton House built about 400 feet away, just up the hill from his house, for his three unmarried sisters, where they had agreed to raise Gerald. An alternate history claims that it was Elizur Patton, Robert’s father, who had the house built for his unmarried children, Virginia, Sarah, Anna, and Charles; however, Elizur Patton died in 1884, ten years before the house was allegedly built. Joe Miller, a local builder, is credited with building the house, as well as additions to the Robert E. Patton and Elizur Patton houses (Phillips and Thompson 1998).

Robert E. Patton remarried when Gerald was two. It appears that he split his time between the two houses, as he is enumerated in his fathers house, with his stepmother, two step-siblings, and half-brother, Frank, in 1900 and with his aunts and uncle in 1910 (U.S. Census Bureau 1900; U.S. Census Bureau 1910). When Robert died in 1935, he left the Fitzgerald Patton House to his sisters, who left it to Gerald. By that time Gerald was living in Rutherford County, serving as the county’s agricultural extension agent. Gerald opted not to move back to Transylvania County and eventually sold the house and its surrounding 80 acres to Bill and Thelma Bryson in 1951 (Phillips and Thompson 1998). The Brysons and their descendants held most of the land until it was sold in 2015 to Pisgah Forest Outdoors LLC and Lastinger Properties LLC. In the last two years, the companies have constructed the Hub and Pisgah Tavern and Pilot Cove, an outdoor tourism resort with multiple cabins and mountain bike trails on the mountain above the Patton houses.

7.4 NRHP EVALUATION

7.4.1 Architectural Context

While most domestic architecture in the years following the formation of Transylvania County tended to be straightforward with simple detailing, by the last decade of the century, some builders began to be more expressive with their designs and were influenced by popular Victorian styles, Queen Anne among them. The attention and effort paid to architectural detail also reflects the increasing wealth of some of the county’s citizens.

Several examples of the Queen Anne style survive in Transylvania County, the John Duckworth House (TV0342, SL 1992, DOE 2011) being one of the most notable (Figures 7.8a and b). The large two-story house has an irregular plan with a complex roof and varying wall textures and patterns. The wrap-around porch boasts a projecting gazebo with a conical roof, which is reflected in the three-story rounded tower at the northeast corner of the house. The first two stories are clad in German siding, while shingles adorn the gable ends and tower. An additional example of the Queen Anne style can be found at Partridge Hill (TV0623, SO), another house that was constructed by a member of the Patton family (Figures 7.9a and b). Located on a forested hill off Everett Farm Road, the circa 1900 one-and-one-half story house echoes features of both the Fitzgerald Patton and Robert E. Patton houses. The house has an irregular plan with a multi-gabled



Figure 7.8. John Duckworth House

- A. Looking Northwest
- B. Looking Northeast



Figure 7.9. Partridge Hill

- A. Looking South
- B. Looking Southeast

roof and weatherboard walls. There are sawnwork brackets under the eaves and diagonal siding in the gable ends. The curved porch wraps around the east corner of the house and is supported by turned supports. The front gable end overhangs the slightly projecting bay in the front ell and is supported by perforated braces.

7.4.2 Integrity

In order to be eligible for the NRHP, a property must possess several, usually the majority, of the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The Fitzgerald Patton House remains in its original location, but the setting of the house has changed dramatically over the years. When it was constructed, the location of the Fitzgerald Patton House would have been considered remote. Although the Robert E. Patton House was nearby, other neighboring houses would have been located some distance away. Today, the area is home to a busy intersection surrounded by modern commercial buildings; however, the trees on the property help to obscure view of the development (Figure 7.10). The immediate setting of the house on the property itself is also altered. A variety of changes have taken place within the last year, so recently that they do not appear on the most recent aerial of the property. Two historic outbuildings, the 1916 gambrel roof barn and smokehouse, have been demolished. In the terraced fields to the west of the house, a large amount of dirt was dumped and hills or moguls formed for what appears to be recreational purposes (Figure 7.11a and b). Although integrity of design, materials, and workmanship is largely intact as far as the house is concerned, it is showing signs of neglect with areas of rotten wood evident and overgrown vegetation. Taking into account the altered setting and the loss of the outbuildings, the property no longer conveys the feeling of a rural farmhouse, and though its association as such extended well into this century, the sale of the property in 2015 and subsequent development signified the end of that association.



Figure 7.10. View of Driveway, House Located Behind Trees at Left, Looking Northeast



Figure 7.11. Former Terraced Fields

- A. View of House and Former Terraced Fields From the Location of the Barn (demolished), Looking East
- B. Detail of Dirt Deposited on Former Terraced Fields

7.4.3 Evaluation

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 Fitzgerald Patton House was found to be associated with the theme of late nineteenth- and early twentieth-century agriculture at the local level. Robert E. Patton, who was a farmer and businessman in Brevard, built the house for his unmarried siblings in exchange for their care of his infant son, Fitzgerald (Gerald), but it was a working farm with terraced fields immediately to the west of the house and associated agricultural outbuildings. Unfortunately, the property

has lost integrity in the physical characteristics that would have conveyed its significance as an agricultural property. The terraced fields have been altered and are no longer being farmed. The two most significant outbuildings on the property, a gambrel roof barn and smokehouse that were documented in a 1991 survey of the property, have been recently demolished. The house no longer conveys the feeling of a turn-of-the-century rural agricultural property. *Therefore, the Robert E. Patton House is recommended not eligible for listing under Criterion A.*

Properties can also be eligible for the NRHP under Criterion B if they are associated with persons that have made contributions significant to our past. The Fitzgerald Patton House is associated with Fitzgerald Patton, the eldest son of Robert E. Patton and grandson of Elizur Patton. The Pattons were among the first residents of the mountainous area that would eventually become Transylvania County; however, research conducted for this project did not identify the Pattons, or Robert E. or Fitzgerald Patton specifically, as significant within local, state, or national historic contexts. *Therefore, the Fitzgerald Patton House is recommended not eligible for listing under Criterion B.*

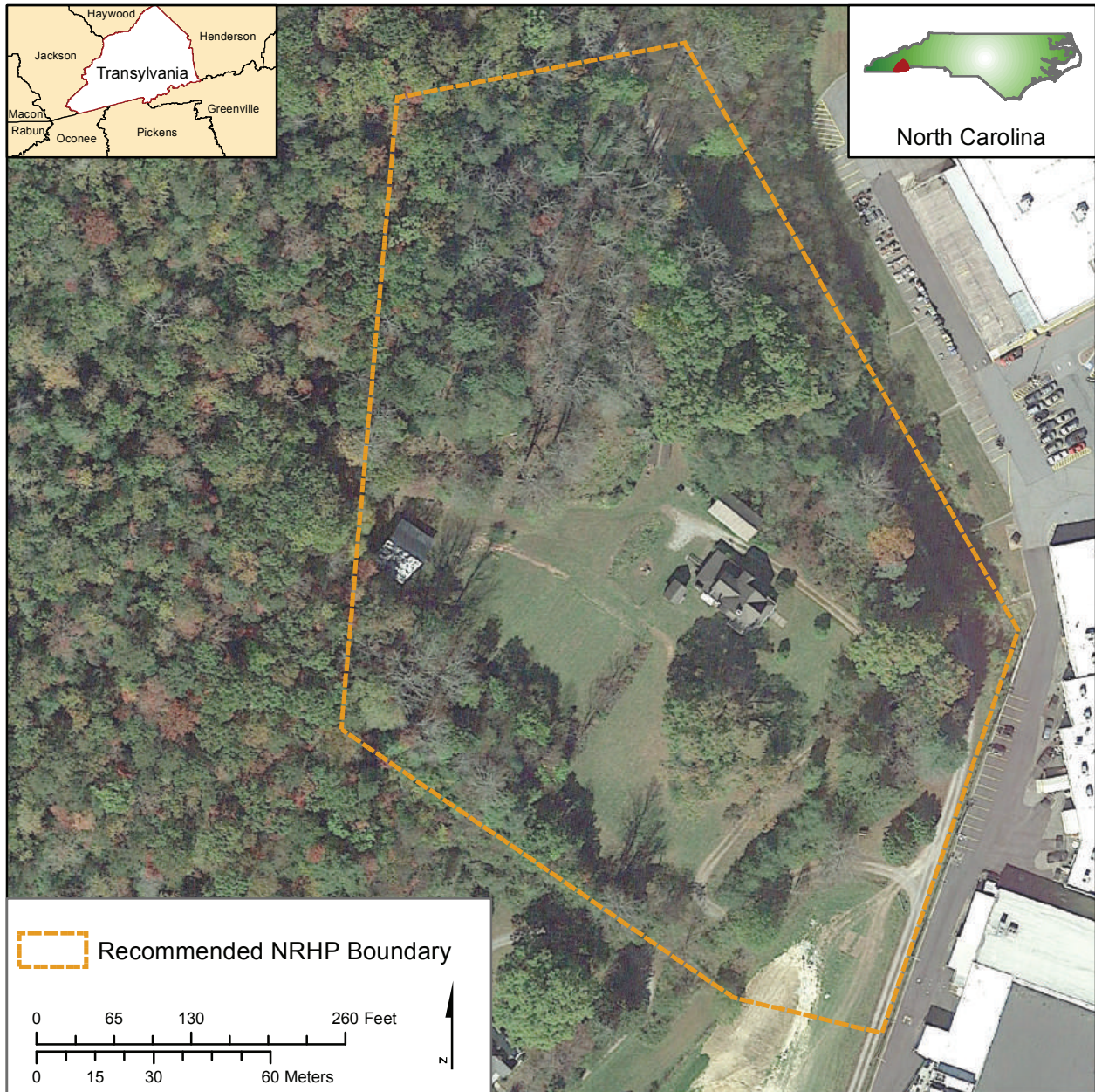
Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The Fitzgerald Patton House is an excellent example of the Queen Anne architectural style and is considered significant at the local level. It possesses a multitude of the distinctive characteristics of the style in its asymmetrical form, steeply-pitched complex roofline, textured wall cladding, cutaway bay windows, and decorative detailing. *Therefore, the Fitzgerald Patton House is recommended eligible for listing under Criterion C.*

Properties can be eligible if they are likely to yield additional information important in prehistory or history under Criterion D. The Fitzgerald Patton House is unlikely to yield any important historical information not discoverable through other documentary sources. *Therefore, the house is not recommended eligible for NRHP listing under Criterion D.*

7.4.4. Proposed NRHP Boundary

The NRHP Boundary for the Fitzgerald Patton House corresponds to the legal property boundary, which consists of 7.13 acres (Figure 7.12). The boundary would encompass all significant aspects of the property including some of the approach known as “Mama’s Place,” the curvilinear driveway to the south of the house, and the former terraced fields to the west of the house. The view from the property is insulated from the encroaching modern development by mature vegetation and trees inside the periphery of the boundary. This view-protecting vegetation is included in the proposed NRHP boundary. It would also include the north section of the property that backs up the mountain, from which a long range view of the surrounding mountains is visible.

Figure 7.12. Proposed NRHP Boundary of the Fitzgerald Patton House



Source: Google Earth 2017

8.0 Patton Houses Historic District (TV0598)

Resource Name	Patton Houses Historic District
HPO Survey Site #	TV0598
Location	NW quadrant of the intersection of US 64, US 276, and NC 280
PIN	8597-45-2811-000 (A) 8597-46-3093-000 (B) 8597-45-1544-001 (C) 8597-45-3585-000 (D)
Date(s) of Construction	1890-1895
Recommendation	Not Eligible

8.1 DESCRIPTION AND SETTING

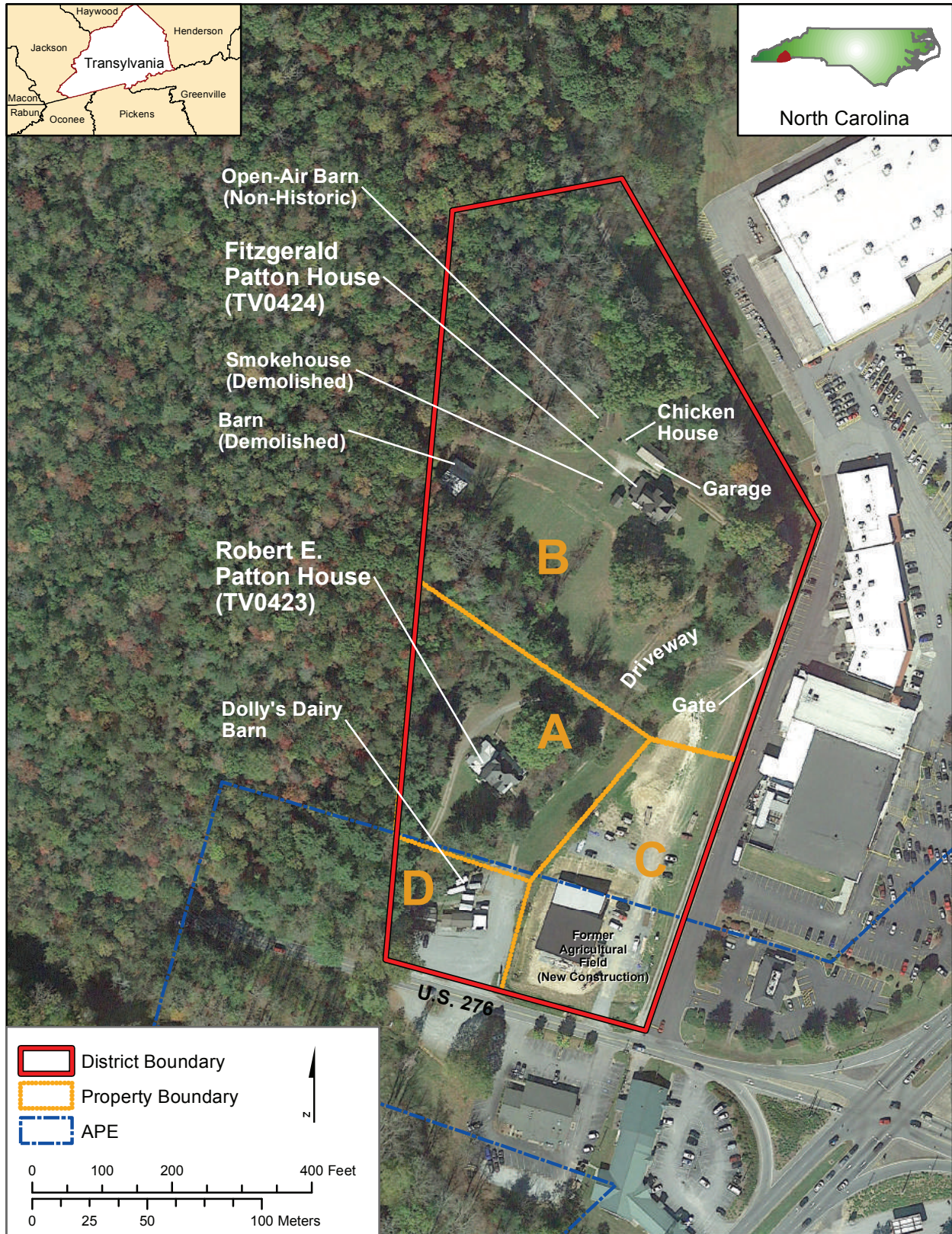
The study-listed Patton Houses Historic District consists of four tracts of land, a 2.03-acre parcel containing the Robert E. Patton House (A), a 7.13-acre parcel containing the Fitzgerald Patton House (B), a 1.79-acre parcel fronting US 276 (C), and an adjacent 0.95-acre parcel (D) that also fronts US 276. These properties are located within the city limits of Brevard, approximately three miles north of downtown, at the intersection of US 64, US 276, and NC 280, at the entrance to Pisgah National Forest (Figure 8.1). The immediate area hosts a mix of modern retail development with some scattered agricultural fields to the east of the highway. US 64/276 serves as the eastern boundary of the southern portion of Pisgah National Forest, and, accordingly, the landscape to the west of the highway is heavily wooded with limited residential development. The land is located on a gentle slope at the base of Johnson Mountain.

8.2 INVENTORY LIST

8.2.1 Robert E. Patton House (TV0423), 1890

The Robert E. Patton House is located on parcel A, just off US 276 West. Robert E. Patton, farmer and part owner in a Brevard jewelry store, built his house in this location in 1890 (Phillips and Thompson 1998). The house is a two-story frame house with a multi-gabled roof and gabled wall dormers (Figures 8.2a and b). Under each of the gables and dormers is a pointed arch window influenced by the Gothic Revival architectural style. The house also has sawn eave brackets and decorative braces supporting the primary gables. The house has multiple additions, both historic and non-historic, and the porch structure has been rebuilt. There are no other historic buildings on this parcel.

Figure 8.1. Patton Houses Historic District Site Plan.



Source: ESRI Resource Data



Figure 8.2. Robert E. Patton House

A. Façade, Looking Northwest
B. Northeast Side, Looking Southwest

8.2.2 Fitzgerald Patton House (TV0423), 1893

The Fitzgerald Patton House is located on parcel B, on the hill to the north and adjacent to the Robert E. Patton House. Robert E. Patton also built this house, which he gave to his three unmarried sisters where they would care for his infant son, Fitzgerald, after Robert's wife passed away (Phillips and Thompson 1998). The Fitzgerald Patton House is a fine example of the Queen Anne architectural style and possesses many of the style's identifying features, including a steeply pitched roof with multiple gables, wrap-a-round porch, patterned shingles, cutaway bay windows, decorative gable detailing, and carved brackets and eave braces (Figures 8.3a and b). Two outbuildings are associated with the house, a garage/workshop and a chicken coop. A gambrel roof barn and smokehouse that were on the property have recently been demolished.



Figure 8.3. Fitzgerald Patton House

- A. Façade, Looking Northwest
- B. Southwest Side, Looking East

8.2.3 Parcels C and D

Parcels C and D are located at the front of the Patton House Historic District. Dolly’s Dairy Barn was built on parcel D in the mid-1960s. Parcel C was in use as an agricultural field as late as 2013, but The Hub and Pisgah Tavern, a large metal commercial structure, was built on the parcel in 2015 (Figures 8.4a and b).



Figure 8.4. Parcels C and D

- A. Parcel D, Dolly's Dairy Barn
- B. Parcel C, The Hub and Pisgah Tavern

8.3 HISTORY

Robert E. Patton was the third son of Elizur and Ann(a) Patton. Members of the Patton family were among the first settlers in Transylvania County. Forty-one land patents were issued to individuals with the surname Patton from 1778 to 1838 in Buncombe County, from which Henderson and, later, Transylvania would be formed (North Carolina Land Grant Images and Data 2015). Thomas W. Patton (1726-1808) came to the area from Cumberland County, Pennsylvania and is buried in the Davidson River Cemetery. His sons, Joseph E. Patton and James Thomas Patton were both enumerated in the early 1800s in Buncombe County, which would have included Transylvania County at that time.

Joseph and Jannette's son, Elizur Patton, purchased 202 acres in 1846 between the Davidson and French Broad rivers (Phillips and Thompson 1998). The circa 1850 Elizur and Ann Patton House (TV0460) is located about 1.5 miles south of the Robert E. Patton House at the corner of Ecusta Road and Old Hendersonville Highway. Elizur also owned a substantial amount of land with his brother-in-law, William Deaver. His sister, Margaret, had married Deaver in 1833. Elizur's brother, Charles, owned property to the east. The Charles and Mary Mills Patton House (TV0376) is 1.5 miles to the east on Everett Road. Charles and Mary Patton's son, John S. Patton, built his house, now known as Partridge Hill (TV0623) on a forested hill directly to the east of his parents.

It is unclear when Robert E. Patton came into possession of his property, located in the community of Ecusta at the entrance to what would later become Pisgah National Forest. According to a newspaper article, his property included at least 80 acres (Sherrill 1989). His holdings would have included all four of the parcels mentioned as well as a sizable piece of Johnson Mountain, to which the parcels back up, as well as some land south of US 276. Robert was counted as a farmer on census records, but, later, was also part owner in a jewelry store in Brevard. In 1889, at the age of 31, Robert married Mildred A. Fitzgerald (30) from Virginia. Around the same time, Robert built the home on his property. Joe Miller, a local builder, is credited with the construction of the house (Phillips and Thompson 1998). Although the tax record for the property records the date of construction as 1836, local history sources use 1890 as the built date.

In 1892, six months after the birth of their son, Fitzgerald (Gerald), Mildred died. Shortly after, in a somewhat unusual arrangement, Robert built a stately Queen Anne house on his property where his three unmarried sisters, Virginia, Sarah, and Anna, agreed to live and raise his infant son (Phillips and Thompson 1998). Their mother, Anna, was also counted as living in the house in the 1900 census (U.S. Census Bureau 1900). Anna's husband, Elizur, had passed away in 1884.

Robert remarried to Emma Combs Deaver in 1894, and they had a son, Frank. Upon Robert's death in 1935, he left the Robert E. Patton house to Frank and the Fitzgerald Patton House to his sisters, who then left it to Gerald. Gerald was already firmly established in Rutherford County, where he was the county's extension service agent. Rather than move back to Transylvania County, he sold the house to Bill and Thelma Bryson in 1951. The Bryson's and their heirs owned the property until 2015, when they sold parcels B and C to Pisgah Forest Outdoors, LLC, and approximately 60 acres of mountain land to Lastinger Properties. The seven-acre parcel containing the house (B) is currently listed for \$975,000.

Frank lived in the Robert E. Patton House until at least 1940, after which the house was used for various purposes, including the Looking Glass Restaurant and a bed and breakfast. It is currently owned by Scott Marvin et al.

8.4 NRHP EVALUATION

8.4.1 Architectural Context

As industry and commerce played a fairly small role in Western North Carolina prior to the coming of the railroad, the economy consisted primarily of small-scale agriculture and subsistence farming for well over a century. Due to the mountainous terrain, farming was, for the most part, limited to the river valleys. The plantations common in the coastal and piedmont sections of the state were unfeasible upstate due to both the terrain and lack of transportation for goods. As such, small- to mid-scale farms were the rule and were scattered throughout the lowlands of the county.

Crops included corn, beans, potatoes, apples, and sorghum. Cattle, hogs, and turkey were common livestock, as were sheep. Some farmers would have brought in some cash through trades such as milling, blacksmithing, or weaving, but this would have been supplemental to the everyday work on the farm (Phillips and Thompson 1998).

The first census taken in Transylvania County, formed from a section of Henderson County in 1861, occurred in 1870 and listed 365 farms. According to Phillips and Thompson, the average farm was 282 acres, of which only 41 acres or 15 percent were improved. By 1890, there were 877 farms, but at an average of 194 acres, their size was decreasing (Phillips and Thompson 1998).

The area surrounding the Patton House Historic District remained sparsely populated, with most residents operating family farms well into the middle of the twentieth century. The William Deaver House (TV0003) (NRHP-listed 1979), known locally as the Allison-Deaver House, is located to the east of the Patton Houses Historic District (Figure 8.5). Deaver was also a farmer and would have been Robert's uncle by marriage. The William Deaver House is the oldest frame house still surviving in Transylvania County and is an example of a nineteenth-century farm with the farmhouse and one barn still extant.



Figure 8.5. William Deaver House

8.4.2 Integrity

In order to be eligible for the NRHP, a property must possess several, usually the majority, of the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The Robert E. and Fitzgerald Patton houses remain in their original locations. The setting of the houses has changed dramatically over the years. When they were constructed at the turn of the nineteenth-century, they would have been in a fairly remote location with their closest neighbors living on other farms a fair distance away. Today, the view from the property is of a busy intersection surrounded by modern commercial development. Additionally, the agricultural fields associated with the property have been altered or have had modern buildings constructed on them. The two parcels that front US 276 both have commercial properties on them and entrance to the houses is through the parking lots of these businesses.

The Fitzgerald Patton House retains integrity of design, materials, and workmanship. Though the Robert E. Patton House's integrity in those aspects is compromised such that it does not warrant individual listing, it may still contribute to the significance of a district. Recently, two agricultural outbuildings significant to the property have been demolished, and the terraced fields next to the Fitzgerald Patton House have been used as a dumping ground for excavated earth. Due to the lack of physical integrity, the property has lost its ability to convey the sense of a rural agricultural resource. Likewise, the property is no longer being utilized in its former capacity as a small-scale farming operation. The Robert E. Patton House has been used as a restaurant and bed and breakfast in the recent past and is now owned by business interests. The Fitzgerald Patton House is for sale and is threatened with development.

8.4.3 Evaluation

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 Patton Houses Historic District was found to be associated with the theme of late nineteenth- and early twentieth-century small-scale agriculture at the local level. Robert E. Patton owned the property and built two houses on it, one to use as his personal residence and one for his maiden sisters to raise his infant son. The Robert E. Patton House has not been used as a farmhouse for decades and has been used for multiple purposes in recent years. The Fitzgerald Patton House appears to have been vacant for a short period of time. Patton's agricultural operation included the terraced fields up the hill next to the Fitzgerald Patton House, as well as on the parcel where The Hub and Pisgah Tavern have been recently constructed, which was being cultivated as late as 2013. The terraced fields are no longer being used and have recently had excavated dirt dumped in them. The field closest to US 276 has recently been developed and has a large modern commercial building in its place. Two significant agricultural buildings have

recently been demolished, a gambrel roof barn and smoke house. The property has lost too much integrity in its physical characteristics, both landscape and buildings, to convey significance as an agricultural property. *Therefore, the Patton Houses Historic District is recommended not eligible for listing under Criterion A under the theme of agriculture.*

Properties can also be eligible for the NRHP under Criterion B if they are associated with persons that have made contributions significant to our past. The Patton Houses Historic District is associated with Robert E. Patton and his son, Fitzgerald. The Pattons were among the first residents of the mountainous area that would eventually become Transylvania County and would have been in the area close to a century before Robert built his house on the property. Research conducted for this project did not identify Robert E. Patton specifically as significant within local, state, or national historic contexts. *Therefore, the Robert E. Patton House is recommended not eligible for listing 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 that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The main architectural components of the Patton Houses Historic District are the Robert E. Patton House (Parcel A), an understated example of the Gothic Revival architectural style, and the Fitzgerald Patton House (Parcel B), an excellent example of the Queen Anne architectural style, which has been recommended eligible individually. The only other standing architectural resources are a chicken coop, concrete block garage, and a non-historic equipment shelter on Parcel B. A historic barn and smokehouse on the property have been taken down recently, further contributing to the loss of integrity that the property has experienced due to the encroaching new construction. No aspect of Parcels C or D is considered historically significant. *Due to loss of integrity, the Patton Houses Historic District does not represent distinguishable entity and is recommended not eligible for listing under Criterion C.*

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



Figure 8.6. Partridge Hill (TV0623)



Figure 8.7. Charles and Mary Mills Patton House (TV0376)

Intentionally Left Blank

9.0 References Cited

Buchanan, Thomas J., and William P. Somers

- 1976 Techniques of Water-Resources Investigations of the United States Geological Survey. United States Department of the Interior. Washington, D.C.: United States Government Printing Office.

Coleman, H.S., Jr.

- 1940 Introducing Your Uncle Sam. Asheville Citizen-Times, August 8.

FindAGrave.com

- 2012 Find A Grave. <http://www.findagrave.com/>, accessed June 15, 2012.

McAlester, Virginia Savage

- 2013 A Field Guide to American Houses. New York, NY: Alfred A. Knopf.

North Carolina Department of Transportation

- 2013 Reinforced Concrete Tee Beam Bridges. <https://Www.Ncdot.Gov/Projects/Nc-bridges/Historic/Types/?P=10#types>. <https://www.ncdot.gov/projects/nccbridges/historic/types/?p=10#types>.

North Carolina Land Grant Images and Data

2015. www.nclandgrants.com.

Patch, Shawn M.

- 2011 Archival Research and Documentation of the South Mills River Stream Gage (31TV810), Transylvania County, North Carolina. CRM, New South Associates Technical Report No. 2062. Stone Mountain, Georgia: New South Associates, Inc.

Peterson, H.R.

- 1946 Geological Survey Aided Development of Mountain Area. Asheville Citizen, September 8.

Phillips, Laura A. W., and Deborah Thompson

- 1998 Transylvania: The Architectural History of a Mountain County. Raleigh, North Carolina: The Transylvania County Joint Historic Preservation Commission in Association with Marblehead Publishing.

Ramsey, Gertrude

- 1953 Geological Survey Plays Key Role in Plotting WNC Water Resources. Asheville Citizen-Times, February 2.

Sherrill, Betty

1989 The Fitzgerald Patton House. *The Transylvania Times*, August 31: 7A.

Smith, George O., and Joseph T. Pratt

1911 *Water-Powers of North Carolina: A Supplement to Bulletin No. 20*. Raleigh, North Carolina: North Carolina Geologic and Economic Survey.

Southern, Michael, and Jerry L. Cross

1979 William Deaver House National Register of Historic Places Nomination Form. National Register of Historic Places Nomination. North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office.

Thompson, Deborah

1991 North Carolina Historic Structures Short Data Sheet, TV422, Davidson River Bridge.

Transylvania County Historical Society

2017a About the Allison-Deaver House. Transylvania County Historical Society. http://www.tchistoricalociety.com/?page_id=9, accessed October 25, 2017.

2017b Allison-Deaver House. Transylvania Heritage Museum. <http://www.transylvania-heritage.org/content/allison-deaver-house>, accessed October 25, 2017.

U.S. Census Bureau

1900 12th (1900) Federal Census of the United States. National Archives and Records Administration, Washington, D.C., Online database. Ancestry.com Operations, Inc, Provo, Utah. <http://search.ancestry.com/search/group/usfedcen>.

1910 Thirteenth (1910) United States Federal Census. Online database. Ancestry.com Operations, Inc, Provo, Utah. <http://search.ancestry.com/cgi-bin/sse.dll?ti=0&indiv=try&db=1910uscenindex&h=164617158>, accessed May 21, 2012.

U.S. Department of the Interior

1937 Annual Report of the Department of the Interior. Annual Report. Washington D.C.: U.S. Department of the Interior.