



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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

May 31, 2018

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, Upgrade NC 107, R-5600, PA 17-04-0026,
Jackson County, ER 18-1087

Thank you for your May 3, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and concur that the following properties are not eligible for listing in the National Register of Historic Places under any criteria for the reasons stated.

- Queen House (JK0379)
- Stone Houses (JK0719)
- Parker House (JK0720)
- Gunter House (JK0721)
- Old Ensley Store (JK0722)
- C.J. Harris Tannery/Sylva Paperboard Company Complex (JK0723)

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: 05/07/2018

State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-1087

May 3, 2018

Due -- 5/30/18

MEMORANDUM

H- *ER letters
PSE
5/25/17*

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

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: R-5600 Upgrade NC107, PA 17-04-0026, Jackson County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800.. 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.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
PDEA-HUMAN ENVIRONMENT SECTION
MAIL SERVICE CENTER 1598
RALEIGH NC 27699-1598

Telephone: (919) 707-6000
Fax: (919) 212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALIEGH NC 27610

2 WWW

Historic Structures Report for the Upgrade of NC 107 to a Four-Lane, Median-Divided Facility, TIP No. R-5600, Jackson County

Sylva, Jackson County, North Carolina
TIP No. R-5600
WBS No. 45818.1.FR1

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

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

ECA Project No. U0752
March 2018



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

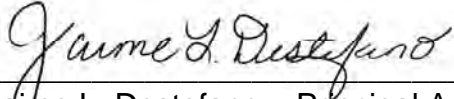
Historic Structures Report for the Upgrade to NC 107 to a Four-Lane, Median-Divided Facility,
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Environmental Corporation of America
222 2nd Avenue North, Suite 315
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ECA Project No. U0752
March 2018

 4/24/2018

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

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

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is proposing to update NC 107 to a four-lane, median-divided facility in Jackson County. The project area is located within the north central section of Jackson County, directly east of downtown Sylva, the county. The project area extends from the intersection of Municipal Drive and NC 107 (Main Street) east toward the intersection of NC 107 and Asheville Highway; then south toward the intersection of NC 107 and Evans Road. Also included within the project area is a portion of Asheville Highway extending north from NC 107 toward Finch Street. NCDOT defines this project's Area of Potential Effects (APE) as encompassing entire parcels of land on either side of NC 107 and Asheville Highway. The entire survey area encompasses approximately 380 acres of predominantly commercial and residential properties.

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an Area of Potential Effects (APE) and requested a building inventory to identify and assess all resources of approximately fifty years of age or more within the APE. The results of the inventory were presented to all NCDOT architectural historians and they concluded that seven resources warranted an intensive National Register eligibility evaluation and they are the subject of this report. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In February 2018, NCDOT requested Environmental Corporation of America (ECA) to complete eligibility evaluations for listing in the National Register of Historic Places (NRHP) for seven properties that fall within the APE: The Queen House (JK379), two (2) stone houses sited on a single parent tract (JK719), the Parker House (JK720), the Gunter House (JK721), the Old Ensley Store (JK722), and the C.J. Harris Tannery/Sylva Paperboard Company Complex (JK723). Due to the siting of the two stone houses on the same parent tract, as well as their similar design elements, it was determined that the two dwellings be evaluated as a single historic property. Therefore, a total of six (6) NRHP evaluations are presented in this report. This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015).

The C. J. Harris Tannery/Sylva Paperboard Company was previously recorded and identified on North Carolina State Historic Preservation Office (HPO) WEB as JK163 to JK171. Each individual building within the complex was surveyed. Following consultation with HPO, it was recommended that a new survey site number be assigned to the property and evaluated as a historic district. The Queen House (JK379) was previously recorded and is identified on HPOWEB.

Architectural Historian Jaime Destefano conducted the field work on March 7, 2018, photographing and mapping each property, and authored the report. During the site visits, the exterior of each resource was documented through written notes and photographs. Access to the interior was only permissible for the Old Ensley Store and the Queen House. Attempts made to contact property owners for the remaining resources were unsuccessful.

ECA conducted the survey and prepared this report in accordance with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina State Historic Preservation Office (HPO) *Report Standards for Historic Structures Survey Reports/Determinations of*

Eligibility/Section 106/110 Compliance Reports. These property evaluations meet the guidelines of NCDOT and the National Park Service. Submitted separately are the completed NC State Historic Preservation Office (HPO) survey site forms, geospatial data, and photographic documentation.

As a result of this study, ECA recommends that none of the properties are eligible for the NRHP.

RESOURCE NAME	SITE NUMBER	NRHP ELIGIBILITY RECOMMENDATION	ADDRESS/PIN NO.
Queen House	JK379	Not Eligible	53 Woody Hampton Drive/ 7641-67-3073
Stone Houses	JK719	Not Eligible	67 Stormy Cove/7641-74-9977
Parker House	JK720	Not Eligible	305 Highway 107/7640-88-2416
Gunter House	JK721	Not Eligible	36 Hall Heights/7641-57-1548
Old Ensley Store	JK722	Not Eligible	38 East Main Street/7641-47-3758
C.J. Harris Tannery/ Sylva Paperboard Company Complex	JK723	Not Eligible	152 West Main Street/7641-38-0681

I. PROJECT LOCATION MAPS

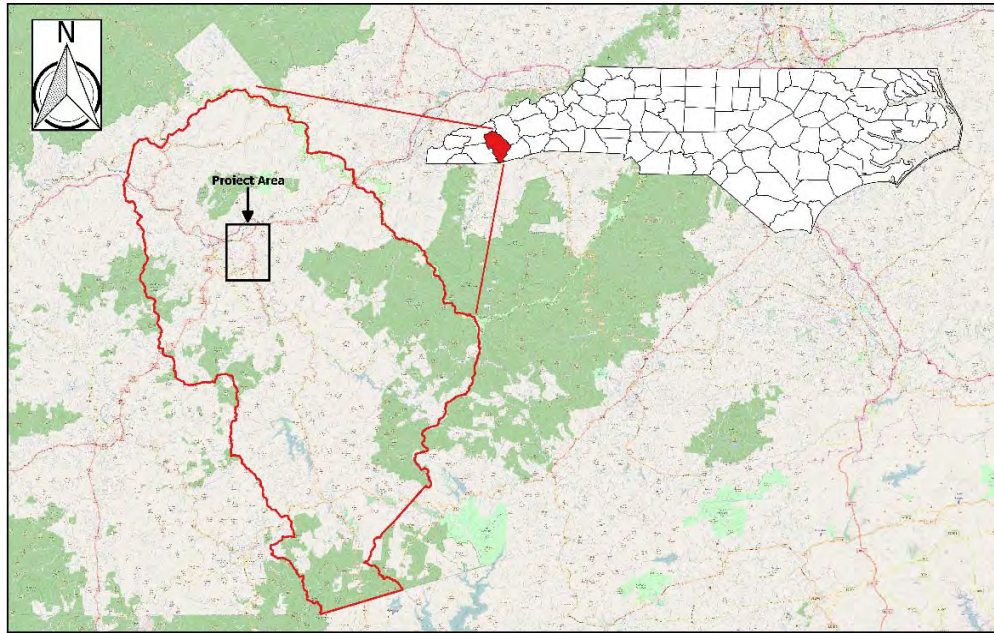


Figure 1. State and County Map Showing Project Area

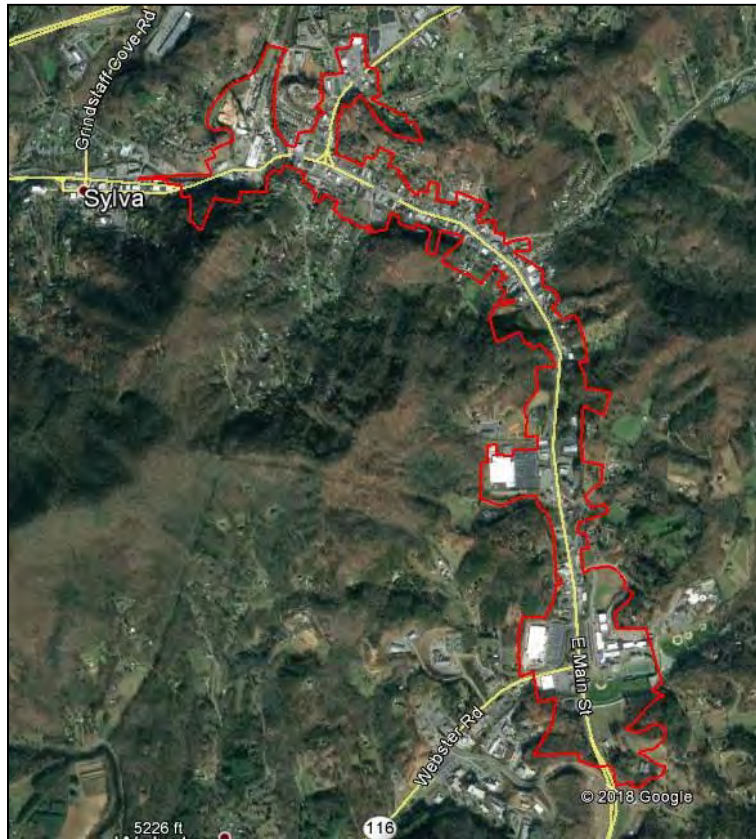


Figure 2. Area of Potential Effects (APE), shown on an aerial photograph

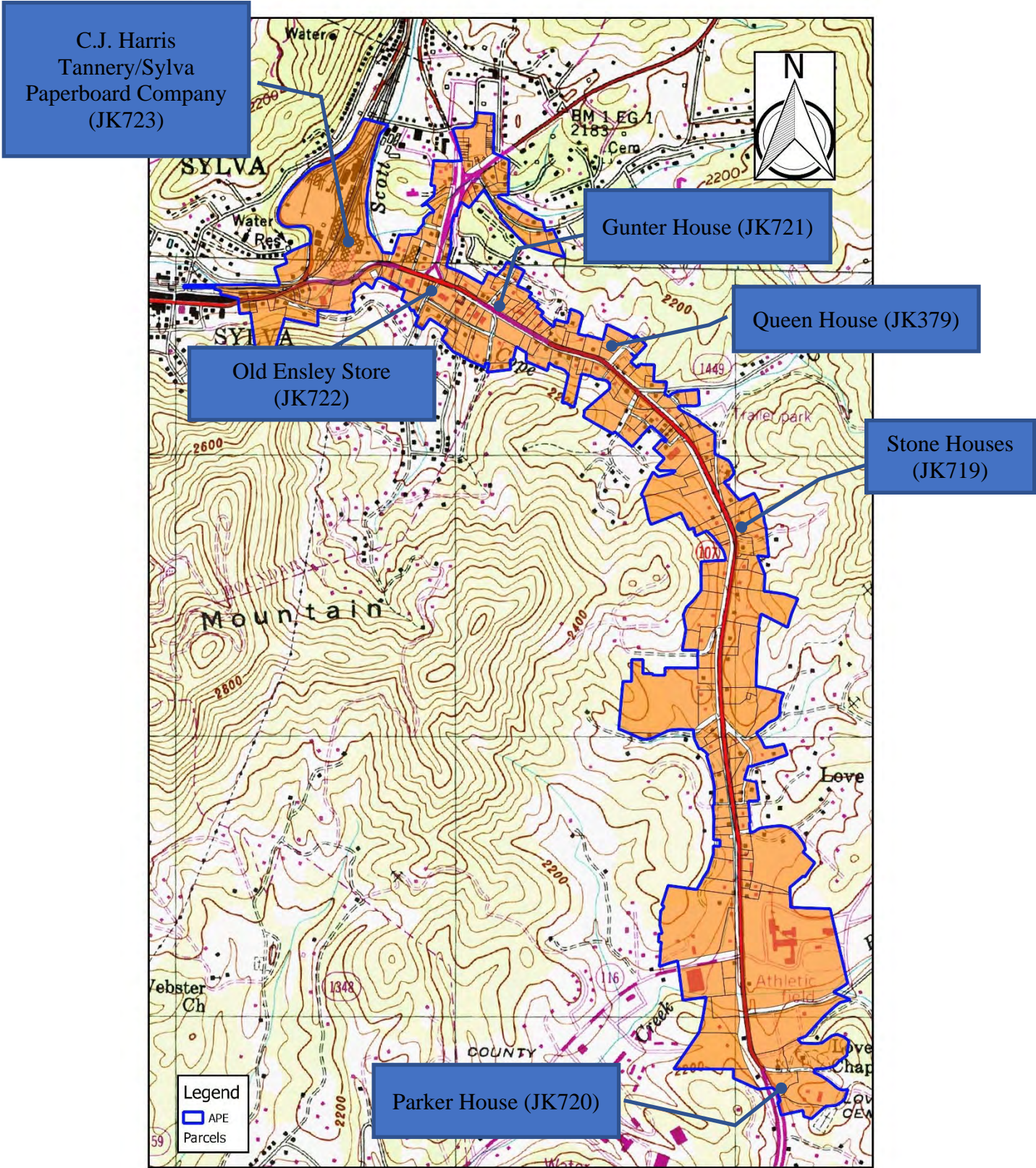


Figure 3. APE Boundaries and Locations of Evaluation Resources, shown on a USGS topographic map with parcel overlay

II. INTRODUCTION

The North Carolina Department of Transportation (NCDOT) is proposing to update NC 107 to a four-lane, median-divided facility in Jackson County. The project area is located within the north central section of Jackson County, directly east of downtown Sylva, the county. The project area extends from the intersection of Municipal Drive and NC 107 (Main Street) east toward the intersection of NC 107 and Asheville Highway; then south toward the intersection of NC 107 and Evans Road. Also included within the project area is a portion of Asheville Highway extending north from NC 107 toward Finch Street. NCDOT defines this project's Area of Potential Effects (APE) as encompassing entire parcels of land on either side of NC 107 and Asheville Highway. The entire survey area encompasses approximately 380 acres of predominantly commercial and residential properties.

This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). NCDOT Architectural Historians established an APE for this project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. NCDOT Architectural Historians reviewed the resources within the APE and determined that six (6) properties greater than 50 years old warranted further evaluation: The Queen House (JK379), two (2) stone houses sited on a single parent tract (JK719), the Parker House (JK720), the Gunter House (JK721), the Old Ensley Store (JK722), and the C.J. Harris Tannery/Sylva Paperboard Company Complex (JK723).

Jackson County occupies land within the southern Blue Ridge Mountain Physiographic Province. The county is essentially rural and wooded with a varied topography from flat basins to very steep mountains. Historically, the mountains were a barrier to the development of natural and human resources.¹ The APE is indicative of the outward migration of a growing town into the surrounding rural outskirts. The APE is primarily characterized by the frequently occurring, non-historic commercial development flanking either side of NC 107, a busy thoroughfare leading south from Sylva, the county seat. The large commercial buildings are generally sited near the rear or the center of paved parking lots. Residential development is primarily located on side streets leading from NC 107; however, several historic dwellings are sited alongside the highway. The majority of the houses within the APE date to the 1950s and 1960s. Chapter IV provides a historic background of the development of Sylva and its outward migration along NC 107. Chapters IV-X include an evaluation of each property.

¹ United States Department of Agriculture, *Soil Survey of Jackson County, North Carolina*, Natural Resources Conservation Service, 1997.

III. METHODOLOGY

In February of 2018, NCDOT requested ECA to complete an evaluation of the National Register eligibility of five properties 50 years of age or older within the APE warranting further evaluation. Architectural Historian Jaime Destefano conducted the field work on March 7, 2018, photographing and mapping each property, and authored the report. Background research was conducted prior to the site visits to obtain a greater understanding of the historical development of Sylva and to place each resource within its historic and architectural context. Information was acquired through research at the North Carolina Room at the Pack Memorial Library, the Jackson County Register of Deeds, the western office of the North Carolina State Historic Preservation Office (HPO), NC HPO WEBPRO, Ancestry.com, and a general internet search. Sanborn maps do not cover the project area; however, a 1924 county highway map, USGS topographic quadrangle maps dating to 1935 and 1946 (photo revised 1990), and a 1938 State Highway Map, among others were reviewed.

During the site visit, the exterior of each property was documented through written notes and photographs. The surrounding landscapes and settings were photographed as well. Prior to the site visit, attempts were made to obtain permission to access the interior of each resource, as well as to conduct an owner interview. Among the six (6) properties evaluated, interior access was permitted only for, the Queen House (JK379), and the Old Ensley Store (JK722). Interior photographs of the Gunter House are available online and were utilized for this evaluation. Permission to access the grounds of the Parker House were granted by the current tenant. However, interior access of the house was not permitted.

ECA also conducted a review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) and *A Guide to the Historic Architecture of Western North Carolina* to identify comparable resources that have been previously identified. Further, a windshield survey was conducted along various roads within the vicinity of the APE and throughout the county, which might identify additional comparable resources. Results of these searches are provided in the individual property evaluations in the following chapters.

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

IV. GENERAL HISTORIC CONTEXT

Once the heart of the Cherokee Nation, Jackson County was formed in 1851 from portions of Haywood and Macon counties in southwestern North Carolina. While rivers and their tributaries played a significant role, the mountains were paramount in shaping the boundary of the county and forming its communities. Evidence suggests that white settlements within Jackson County began prior to 1796. Following the formation of the county in 1851, a county seat was established at Webster, approximately two miles south of Sylva.²

Prior to the formation of Sylva, most of the land south of the present-day village was owned by Judge Ridley Cannon. E.R. Hampton owned much of the land where the town now stands. Though residents of the Webster community, Judge Cannon and E.R. Hampton reportedly operated sawmills along Scott's Creek in what would later become Sylva. Hampton's sawmill was located near the intersection of Main and Mill Streets. Gradually, dwellings were erected within the vicinity of the mills, businesses established, and a small village formed. In addition to the mills and the growing community, by the 1870s, large families were farming land along Scott's Creek and included Ensley, Bryson, Cook, Crawford, and Watson, among others. In 1880, nearly thirty years after the formation of the county, the Sylva Post Office was established with Mrs. Lula A. Cannon serving as the first postmaster. The town was named in honor of William D. Sylva, a traveler to Webster who was well-liked and briefly worked at the Hampton mill. It is said that Sylva left the village after he became its namesake.³

The coming of the Western North Carolina Railroad in 1884 played a critical role in the development of Sylva. The building of the railroad and depot at Sylva was done at the request of the citizens rather than by the state. Its arrival pushed Sylva into a rivalry with nearby Dillsboro and Webster. Sylva was incorporated in 1889, and soon after was selected as the site of the county fair. In addition to the coming of the railroad, Sylva's early growth was spurred by the 1901 establishment of the C.J. Harris tannery. The Sylva Collegiate Institute a Baptist boarding school, opened in 1900. The county's newspaper, the *Tuckaseigee Democrat*, was published in Sylva rather than the county seat of Webster. During the 1910s, discussions began to consider the relocation of the county seat to Sylva. Instrumental in the discussions was C.J. Harris. The primary reasons for the relocation of the county seat were that Sylva not only had a railroad, but its economy was booming after Harris moved his tannery from Dillsboro to avoid frequent flooding. In May of 1913 the relocation of the county seat from Webster to Sylva was approved.⁴

The lush forests of Jackson County provided for a healthy timber industry. Sawmills were prevalent throughout the county, particularly in the Sylva area where the industry could take advantage of railroad shipping. The C.J. Harris tannery was the first large-scale operation in Sylva at the turn-of-the-twentieth century. In 1906, the Sylva Lumber Company constructed a plant to manufacture hardwood flooring and molding. The plant was located on the north side of the Harris Tannery and included a sawdust-fired boiler and an Atlas steam engine. The business employed 30 men.⁵ Manufacturing also contributed to the growth

² Max R. Williams, *The History of Jackson County, North Carolina*, Jackson County Historical Society: the Delmar Company, 1987; p.101-107.

³ *Ibid.*, 118-120.

⁴ *Ibid.*

⁵ *Ibid.*, 160.

of Sylva, particularly the C.J. Harris tannery, which was located in the flats along Scotts Creek in East Sylva.

It is unclear when NC 107 first took formation. Research indicates that it began as a wagon road between Sylva and Webster prior to 1890. However, due to the number of sawmills in operation along Scotts Creek in present-day Sylva, as well as the residence of mill operators in nearby Webster, it is feasible that the road was in existence decades earlier. Roads throughout the County were unpaved and in poor condition. The roads remained more or less unmaintained until the coming of the automobile in the early-20th century. Henry Ford is noted as having driven the first automobile in the County. Until this time, the roads were nearly impassable for autos. Construction and maintenance of roads ensued, including tax-supported roadbuilding legislation. In 1926, Sylva paved four miles of city streets, including the present NC 107 (formerly NC 106). Not only was the road important to the town of Sylva, by 1929 it was recognized as an important route for tourism into the Great Smoky Mountains National Park.⁶ During the 1940s, NC 107 was widened, and a major 1981 rerouting of the highway occurred at Cullawhee.

A comparison of topographic maps from 1935 and 1946 indicate that a branch of the Tuckasegee & Southeastern Railroad generally followed the east side of NC 107 from Sylva to Cullowhee. By 1946, it appears that the rail line was non-operational and its tracks removed. Several deed records reviewed make reference to the abandoned rail line.

The APE for the proposed improvement project to NC 107 is indicative of the mid-late-20th century outward expansion of towns as population increased, transportation routes were improved, and automobile use became more prevalent. Not surprising, the older properties tend to be located closer toward Sylva, and are predominantly commercial architecture. The earlier residences within the APE are more rural in character than the later, mid-century dwellings. The majority of the later residential development seems to correlate directly with the mid-20th century improvements to NC 107 and Asheville Highway, and the rise in automobile ownership. In addition, the abandonment and removal of the Tuckasegee & Southeastern Railroad by the late 1940s likely contributed to the further subdivision of land and creation of smaller residential lots along the highway. The last quarter of the 20th century saw significant commercial development within the APE, particularly large chain stores and gas stations.

⁶ Max R. Williams, *The History of Jackson County, North Carolina*, Jackson County Historical Society: the Delmar Company, 1987; p.195-197.

V. THE QUEEN HOUSE (JK379), 53 WOODY HAMPTON ROAD

Resource Name	The Queen House
HPO Survey Site #	JK379
Location	53 Woody Hampton Road, Sylva, North Carolina (Jackson County)
PIN	7641-67-3073
Date(s) of Construction	c.1910, c.1950, c.1980, c.1990
Recommendation	Not Eligible



LOCATION AND SETTING

The Queen House, named after the earliest known occupant of the property, is sited atop a hill overlooking E. Main Street (NC 107). The 0.70-acre property consists of four buildings. These include the Queen House and a framed well house (c.1910), a carriage house (c.1910) with a 1980 garage addition, and a Minimal Traditional dwelling (c.1950, relocated to present site c.1990). The current parcel of land is bounded to the north by a landscaping company; to the east by Woody Hampton Road, followed by c.1950s residential architecture and modern commercial development; to the south by modern commercial development and parking lots fronting E. Main Street/NC 107; and to the west by modern commercial development and paved parking lots. Figure 4 is a parcel map showing the location of the Queen House and its surrounding setting.

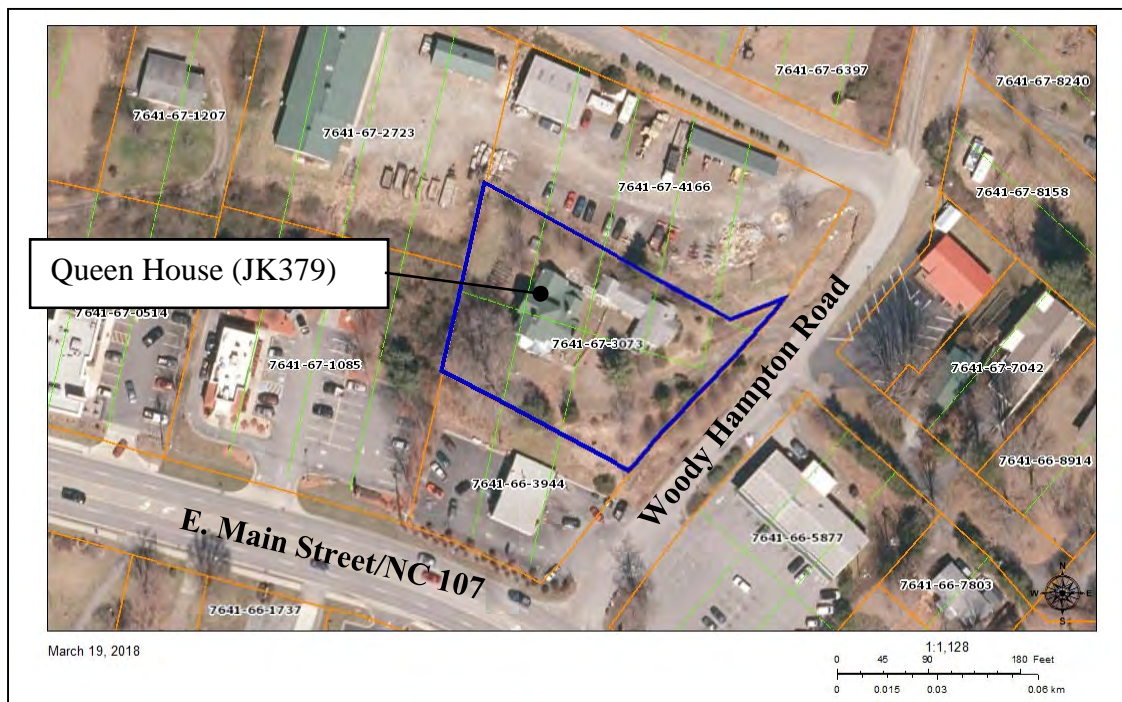
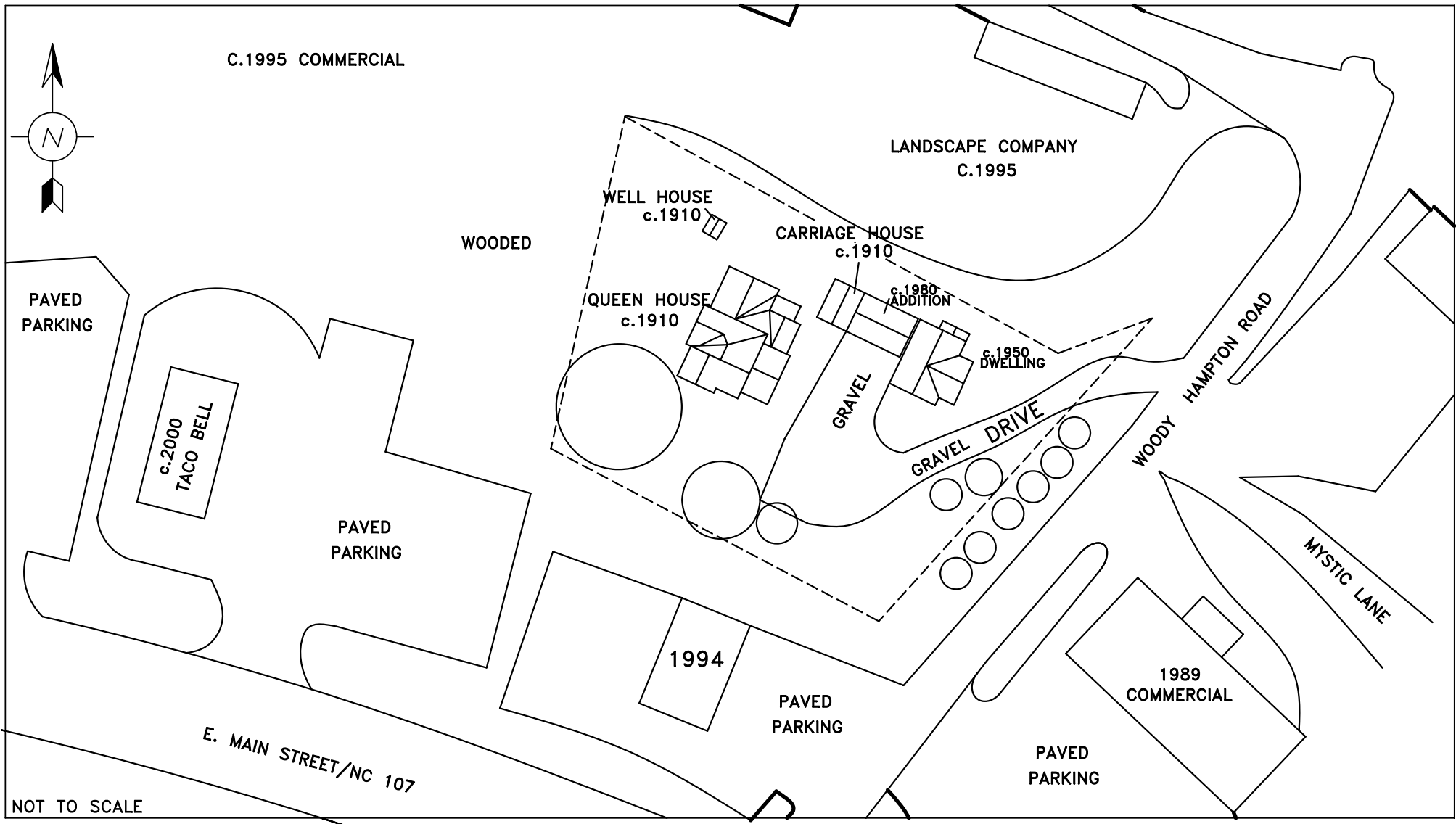


Figure 4. Location of Queen House (JK379), shown on GIS Parcel Map with aerial overlay



LEGEND

----- PROPERTY LINE

○ PLANTED TREE

QUEEN HOUSE (JK379)
53 WOODY HAMPTON ROAD
SYLVA, JACKSON COUNTY, NORTH CAROLINA

FIGURE 5: SITE PLAN AND SURROUNDS

SOURCE: Google Earth and Jackson County GIS

DRAWN BY: PVET DATE: MARCH 2018

ECA Project U0752

The property is accessed by a gravel driveway extending from the west side of Woody Hampton Road. The main house, well house, and carriage house face west toward E. Main Street/NC 107. The c.1950 dwelling faces east toward Woody Hampton Road. A gravel parking area occupies land between the Queen House, carriage house, and one-story frame dwelling. The remainder of the property is grassed with a scattering of shade trees. Mature trees and wooden privacy fence line the western edge of the property, hindering the viewshed toward E. Main Street. According to the previously recorded Historic Data Sheet (date unknown), the southern portion of the hill on which the residence is sited was cut-away to accommodate the development of modern commercial buildings and parking lots fronting the busy thoroughfare. Figure 5 is a site plan of the property. The subject parcel is presently owned by Jaye Dietz, who acquired the property in 2016. Mr. Dietz is in the process of renovating the residence while attempting to save as much of the original historic fabric as possible. An interview with the property owner was conducted during the site visit. Photographs 1 and 2 show the current setting and landscape elements of the property. Although the property itself remains relatively unaltered, the surrounding historic setting is significantly changed due to intrusive commercial construction beginning c.1995.



Photograph 1. View along Gravel Driveway toward Woody Hampton Road, looking northeast



Photograph 2. View of Gravel Parking Area, looking north

ARCHITECTURAL DESCRIPTIONS

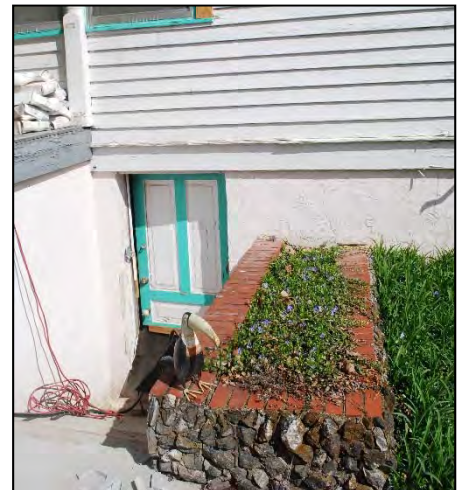
Queen House (c.1910)



Photograph 3. The Queen House (c.1910), looking northwest

The *Queen House* was reportedly constructed c.1900 and is a well-preserved representation of a Queen Anne-style dwelling. The two-story, frame residence is irregularly massed and features weatherboard siding and a multi-gabled roof with asphalt shingles. According to the present property owner, the house originally rested on a foundation of locust wood posts. The basement was added during the late 1970s, at which time the present continuous concrete block foundation was completed.⁷

The residence is comprised of a 2-story, L-shaped massing with a 1 ½-story, gabled wing projecting on the east elevation. A gable on hip is centered on the roof ridgeline towards the front (south) of the dwelling and features an arched, wood-louvered vent. The roof features overhanging boxed eaves and a plain wood cornice surrounds the house beneath the eaves. Primary windows are replacement 6-over-1, double-hung wood sash. The house includes two interior brick chimneys and an exterior brick chimney is located on the east elevation and constructed in 1980. According to the property owner, the *Queen House* once boasted six coal fireplaces.



Photograph 4. Door Leading to Basement

⁷ Interview with Jaye Dietz, interviewed by Jaime Destefano on March 7, 2018.

The façade (south elevation) is complex in form. It features a 2-story, gabled bay with chamfered corners. An arched wood vent is centered in the gable end of the bay, which also features partial cornice returns. The first floor of the projecting bay includes paired windows on the principal wall. The second floor of the bay features three windows, one per side. The entry door leads from the 1 ½-story wing that projects to the east. The entry door is a modern replacement. A set of paired windows is located east of the entry door. The façade features a partial-width, 1-story entry porch with a hipped and a gable roof, turned posts, and a wood post balustrade. Concrete steps lead from pathway down to the basement on the façade. The door was installed when the basement was completed in 1980.

The east elevation of the *Queen House* features two windows on the first floor, and two on the second. Windows on the second floor are 3(vertical)-over-1, double-hung wood sash. The 1980 brick chimney is centered on the elevation. The roof A single story ell wing projects to the north and is slightly recessed from the east wall. The ell wing features a set of paired windows on the east elevation.

The rear of the house includes two ell windows, both of which appear to be original to the house. Both additions feature gable roofs with partial cornice returns. A hipped porch is inset between the two wings, concealing the exterior wall of the east wing. The addition on the right (west) is larger than its counterpart. It features an original 2(vertical)-over-2(vertical), double-hung wood sash window. A later, yet historic, shed roof addition is also inset between the rear wings. The west elevation of the 1-story rear wing features a single window and a set of paired windows. The west elevation of the principal 2-story massing includes a set of paired windows on the first floor, and two separate windows on the second. Evidence of rotting weatherboard siding is visible on this elevation.

Based on exterior observations and an interview with the property owner, alterations to the exterior of the house include the completion of the basement in the 1980s, which resulted in the replacement of the original locust wood post foundation with the continuous concrete block foundation. The prominent exterior brick chimney was constructed in 1980, having replaced an original brick chimney. Finally, according to the property owner, the majority of the windows replaced original 2(vertical)-over-2(vertical), double-hung sash. The only surviving original window is visible on the rear elevation.

Interior

The interior of the *Queen House* appears to retain a good degree of its historic integrity. Modern flooring was installed in the front parlor and dining room in the 1980s; however, the property owner indicated that the flooring was laid on top of the original in order to avoid destruction of historic materials. The remainder of the house features original heart pine floorboards. Among the distinctive design elements surviving within the *Queen House* include stained window and door surrounds, elaborate fireplace mantels, beadboard wainscot and ceilings, and paneled interior doors, among others. The original banister of the primary stairwell remains in excellent condition. Figure 6 is an approximate floorplan (not to scale) of the Queen House based on field observations and a guided tour of the interior.



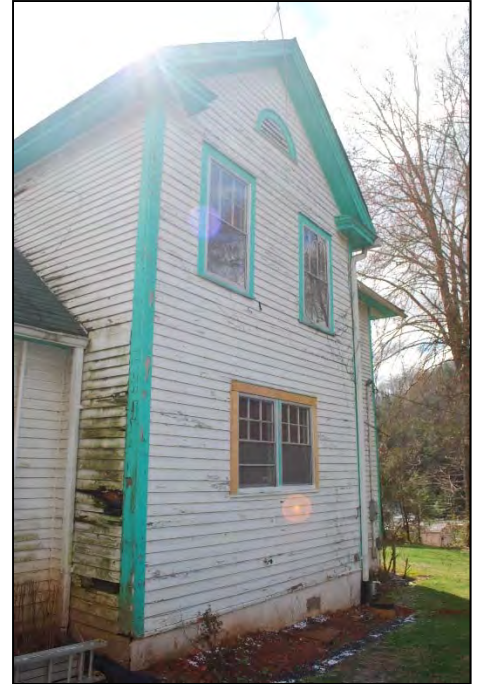
Photograph 5. Queen House, East Elevation, looking west



Photograph 6. Queen House, Rear (North) Elevation, looking south



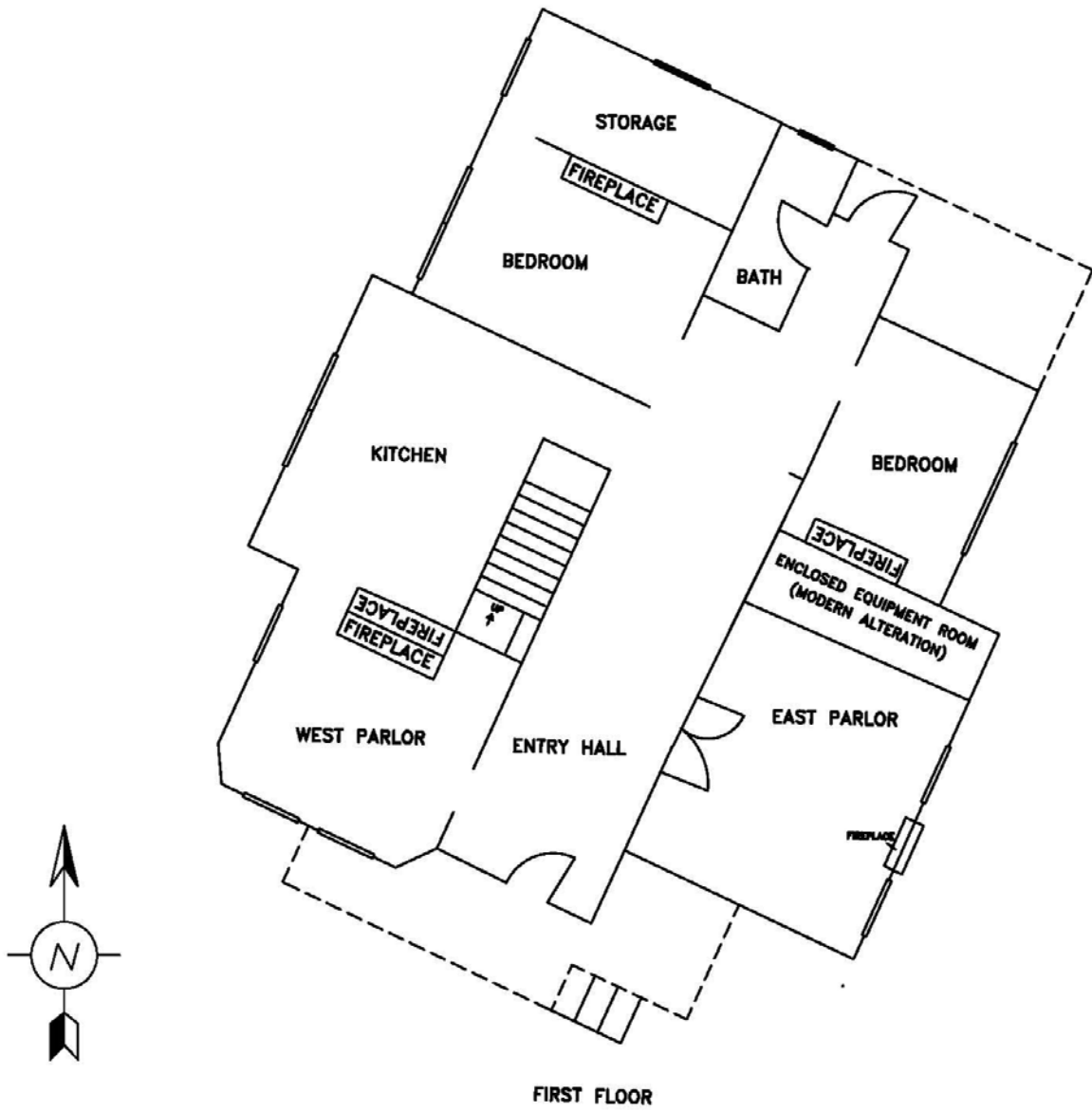
Photograph 7. West Elevation of Rear, One-Story Wing, looking southeast



Photograph 8. West Elevation, facing southeast

The first floor of the *Queen House* features a wide central hall with modern fiberboard paneled walls. The stairwell is located on the west side of the hall. A parlor flanks either side of the central hall. The east parlor is accessed via a set of French doors. According to the property owner, the parlor was originally larger in size and featured a coal burning fireplace. However, when electricity was installed in the house, the northern end of the parlor was enclosed to house the electrical equipment. The coal burning fireplace survives within the walls.

The kitchen is original to the house and features some of its original cabinetry and an elaborate fireplace mantel. The kitchen has undergone recent renovations and has been modernized with new appliances, an island, and pressed tin ceiling tiles. The rear ell wings of the house are comprised of two bedrooms, a secondary kitchen, or preparation room, and a bathroom. The latter occupies the rear shed addition. A rear door features two lights and raised panels. The door leads to the rear porch.

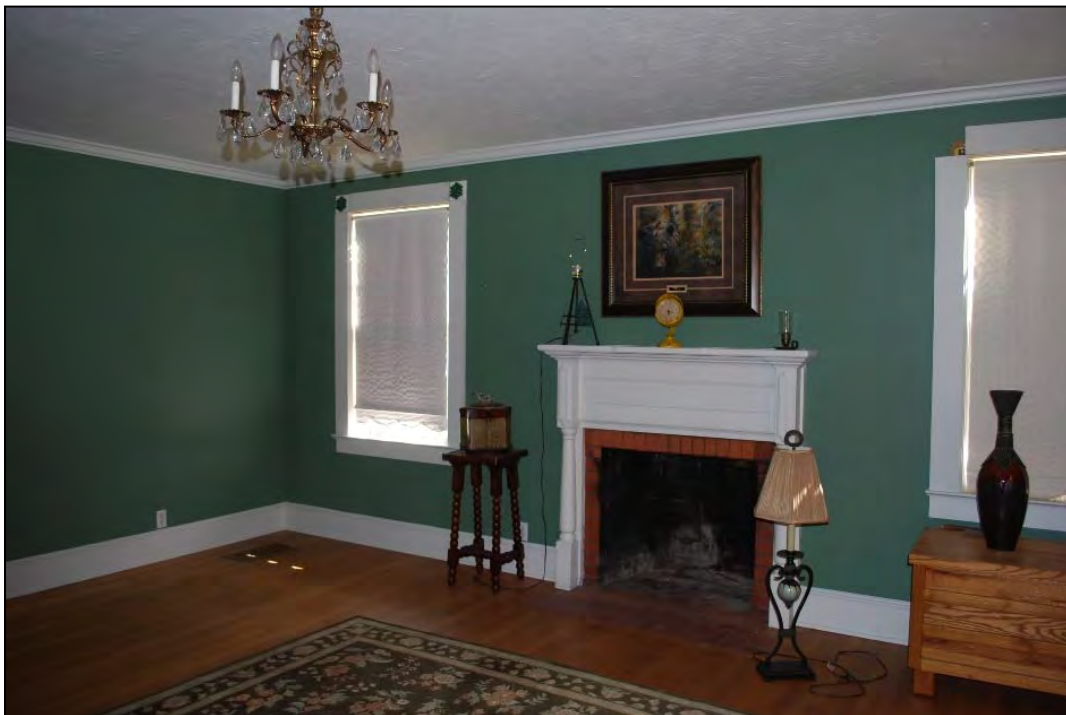


FIRST FLOOR

Figure 6. *Queen House* Floorplan, First Floor (Not to Scale)



Photograph 9. Queen House, Central Hall, looking north



Photograph 10. Queen House, East Parlor, looking northeast



Photograph 11. Queen House West Parlor, looking northwest



Photograph 12. Queen House, Kitchen, looking southwest



Photograph 13. Coal Burning Fireplace in Enclosed Wall

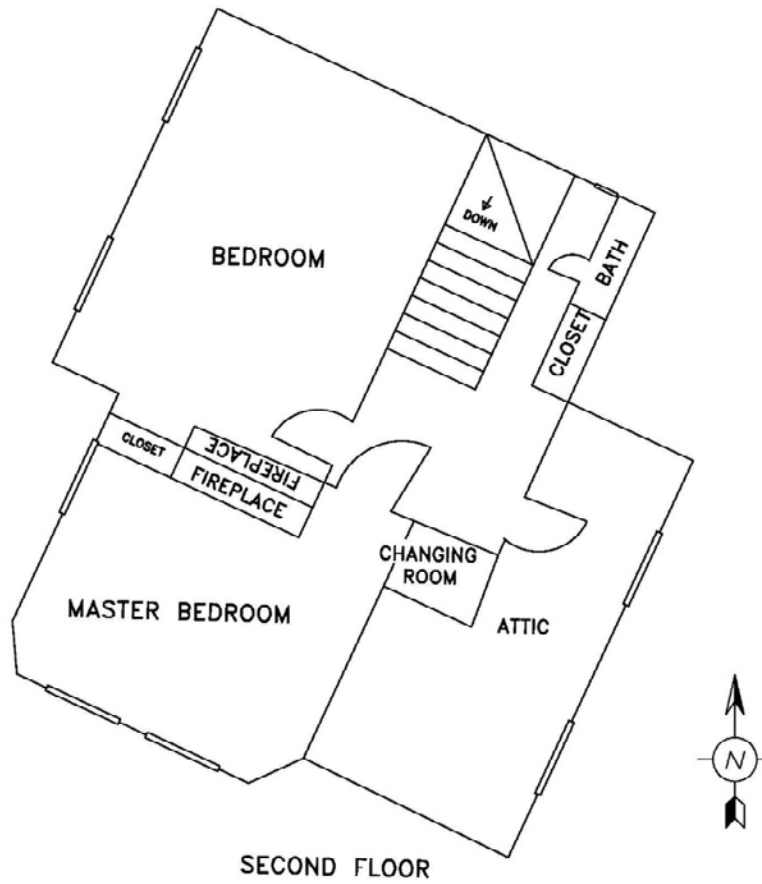
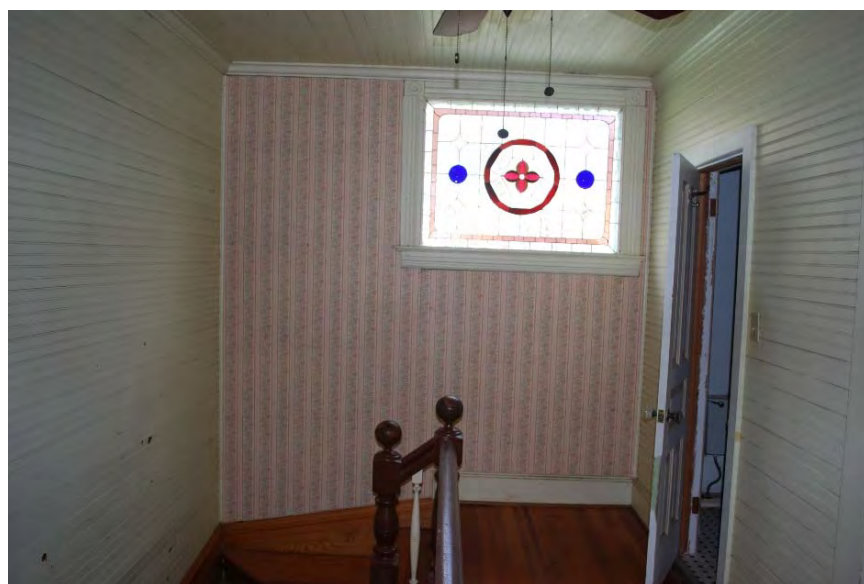
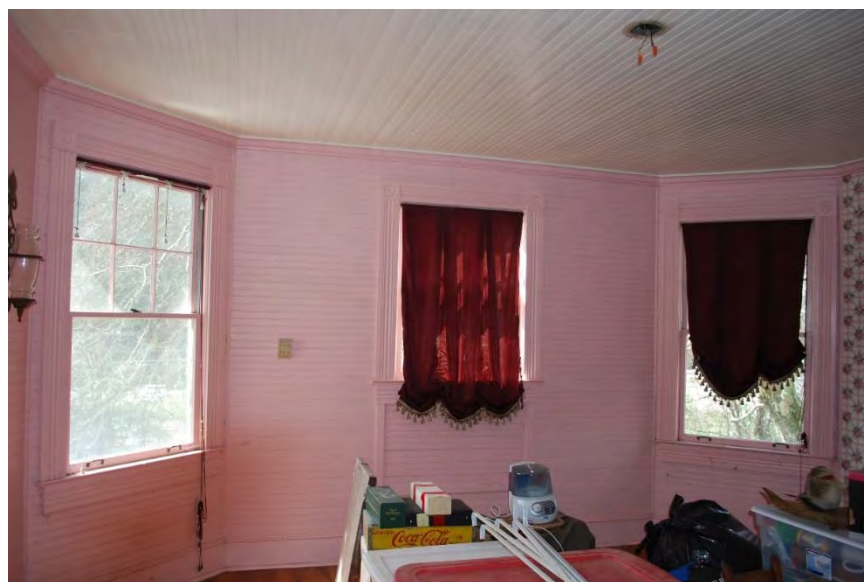


Figure 7. Queen House Floor Plan, Second Floor (Not to Scale)

A single stairwell leads to the second floor of the *Queen House*. The stairwell features an original turned wood balustrade. A decorative stained-glass window is located within the landing of the stairwell and features a molded surround with corner blocks. The second floor of the *Queen House* includes a central hall, a modern bathroom, two bedrooms, a changing room, and an unfinished attic space. The only evident alteration on the second floor is the centered window located on the north wall of the master bedroom. According to the property owner, the window, originally one-over-one, was longer, nearly extending to the floor. Evidence of the former frame survives beneath the window (Photograph 13). Each room appears to have its original floorboards, walls, doors, and ceilings intact. As with the first floor, the two bedrooms on the second floor feature decorative wood fireplace mantels with ceramic tiles.



Photograph 14. Stained Glass Window & Beadboard Walls/Ceiling, Second Floor Hall



Photograph 15. Master Bedroom, looking southwest



Photograph 16. Bedroom and Fireplace Mantel, Second Floor

Well House, c.1910



Photograph 17. Well House (c.1910), looking northwest

The well house is likely contemporaneous with the construction of the *Queen House*. The small building features front gable roof and a stuccoed exterior. A paneled wood door is centered on the façade (south elevation). The building appears to be constructed into the bank. A low stuccoed wall extends from the house to form a garden bed.

Carriage House, c.1910

The carriage house is a single bay, two-story frame building with weatherboard siding and a gable roof. The raised concrete foundation houses the garage. The original garage bay is a single opening. It has since been enclosed with two glazed and paneled doors. Above the garage is a single unit apartment. A modern 1-over-1, double-hung, vinyl sash window is above the garage bay. The apartment is accessed by wood steps leading to the west elevation. A c.1970s two-car garage addition extends to the east. The addition features a low-pitched side-gabled roof.

Minimal Traditional House, c.1950, Relocated c.1990

Constructed c. 1950 and reportedly relocated to the present site c.1990, the frame dwelling appears to be a later variation of a Minimal Traditional residence. It is a single-story building with a low-pitched, side-gabled roof and beveled wood siding. Windows appear to be modern 1-over-1, double-hung vinyl or metal sash. A partial width, gabled entry porch is centered on the façade (east elevation). A lower bay projection is on the south elevation. The projecting bay features 3(vertical)-over-1, double-hung wood sash windows. A modern entry door and wood deck is on the south elevation.



Photograph 18. Carriage House, looking northeast



Photograph 19. Minimal Traditional House, looking north

HISTORICAL BACKGROUND

Deed records trace ownership of the house to the Estate of Mrs. Alma Jamison Queen (b.1885), a widow of Christopher Grimshaw Queen (Deed Book 591, Page 358, 1984). According to Federal census records and other population records available through Ancestry.com, Christopher Queen is the son of Harmon Rowan and Sallie Queen. The 1910 Federal Census suggest that the Queen family was residing in Canada, Jackson County. It was not until the 1920 Federal Census when records confirm their presence in Sylva. Further, the same census states that Harmon and Sallie's family resided in a residence off of NC 106 (present-day NC 107). Harmon, employed as a surveyor, likely constructed the residence, which would remain the family home until the 1980s.

Christopher and Alma had one child, Helen Edith Watkins. Ms. Mary Watkins, granddaughter of Christopher and Alama, resided in the house with her mother during the 1960s. Christopher Queen (b.1893) died in Sylva in 1970, and Alma passed away in 1980. Both were laid to rest in Fairview Memorial Garden, a short distance from the family home. Research yielded little information pertaining to the activities of the Queen family or their role in the historical development of the community of Sylva.

Upon the death of Alma, the Queen family estate was eventually sold, and the house was conveyed to John Burke, and wife Kathi in 1985. The Burkes resided in the house off Woody Hampton Road until 1994 when they sold it to Catch the Spirit of Appalachia (Deed Book 874, Page 696). Catch the Spirit utilized the property as a Bed &Breakfast for approximately 10 years. In 2016, the present owner, Jaye Dietz, purchased the residence and began its restoration.

A review of historic aerial photographs suggests that the *Queen House* and associated property was once surrounded by agricultural fields and woodlands. Land between the residence and NC 107 appears to be

undeveloped until c.1995. The topography of the immediate vicinity likely limited for-profit agricultural endeavors and by the mid-1950s, large-scale commercial development transformed the once rural character of the Queen property.

ARCHITECTURAL CONTEXT

A county-wide architectural survey of Jackson County during the late-1980s documented the county's vernacular building traditions, specifically noting the most common house types and forms. According to a preliminary survey report on file at NCHPO western office, Sylva, Dillsboro, and rural Jackson County "feature a number of late examples of the Queen Anne style."⁸ Within Sylva, most historic dwellings were modest frame houses with minimal ornamentation. However, the industrial advances of the late-19th century made possible the production of increasingly elaborate detailing characteristic of the Queen Anne style. Residents of greater wealth or social standing generally constructed more elaborate dwellings on larger in-town lots than those of a lower income status. The industrial advances and growth of Sylva during the late-19th to early-20th century is reflected in the extant Queen Anne residences.

The Queen Anne style is traditionally exhibited by asymmetrical plans; high hip roofs with dormers and gabled extensions; and windows with the top sash consisting of one large pane surrounded by smaller panes. Stained glass is common. Interior decorative elements mantel embellishments, as well as molded door and window surrounds featuring bullseye corner blocks. The c.1910 *Queen House* (JK379) embodies design elements attributed to the Queen Anne style of architecture, particularly its high-pitched hipped roof with projecting gables and prominent front porch with turned posts. Many of the door frames contain the original bullseye corner blocks, and the mantels throughout the house reflect restrained Queen Anne-stylistic embellishments. The well-preserved stairwell balustrade comprised of heavy, molded, and turned wood posts further speaks toward the Queen Anne influences.

A review of HBOWEB GIS and *A Guide to the Historic Architecture of Western North Carolina* revealed three comparable examples of Queen Anne architecture within the vicinity of Sylva (JK078, JK092, and JK0287). Among those, the *D.D. Hooper House* (JK0078) is both individually listed on the National Register and listed as a contributing resource to the *Downtown Sylva Historic District*. Built in 1906, the Hooper House is recognized as one of the finest representations of Queen Anne residential architecture in the county. It was constructed by architect Charles Wells. It shares similar architectural attributes with that of the *Queen House*: asymmetrical massing, two-story, weatherboard siding, turned porch posts, and a pyramidal roof. The *Hooper House* retains a high degree of historic integrity.⁹

The *Nichols House* (JK092), also included in the NRHP-listed *Downtown Sylva Historic District*, is another fine example of the Queen Anne style surviving in Sylva. Constructed c.1910, the *Nichols House* exhibits the traditional asymmetrical shape, high-pitched roof with projecting gabled bays, elaborate sawn woodwork, and a wrap-around porch. Unique to this house is the incorporation of Classical elements with its Ionic porch columns. Like the contemporaneous *Hooper House* in downtown Sylva, the *Nichols House* appears to retain its historic integrity. Both the *Hooper House* and the *Nichols House* were built by prominent local doctors, and both constructed within an in-town, urban setting.

⁸ Rachel Barber, "Preliminary Report: Jackson County Inventory of Historic Resources," on file at NCHPO Western Office, nd.

⁹ Mahaley Odell Thompson, "Hooper House" National Register of Historic Places Nomination Form, National Park Service, 1999.



Photograph 20. Southerly View of Hooper House (JK078), 773 West Main Street



Photograph 21. Easterly View toward the Nichols House (JK092), 83 Landis Street

INTEGRITY

A property must retain a high degree of its historic integrity in order to meet the requirements for listing on the National Register. The National Register recognizes a property's integrity through seven aspects, or qualities.¹⁰ To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. The seven qualities include the following:

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

The *Queen House* retains its historic **location** atop a hill overlooking NC 107. The dwelling itself retains its original form, including later, historic additions. However, the loss of character-defining elements, particularly the original historic windows and a degree of interior features, compromise the integrity of **design, workmanship, and materials**. In addition, the large, two-car addition to the carriage house, and the relocation of a mid-20th century residence to the property detract from the overall historic **feeling and association** of the property as a secluded, residential compound. Similarly, the overall **setting** of the property, which was historically rural in nature and enjoying a scenic viewshed, is no longer intact due to considerable commercial development in recent years.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the *Queen House* (JK0379) is **not eligible** for the National Register of Historic Places. The historic integrity of the property is not intact.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Queen House does not appear to have historical significance to the overall development of Sylva. There is no indication that the property was farmed, or contributed in some way to the agricultural or economic history of the region. There, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. The Queen family was not identified through research as significant within community, state, or national historic contexts. Therefore, the Queen House is **not eligible** under Criterion B.

¹⁰ Beth Savage and Sarah Dillard Pope, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The *Queen House* survives as one of a few early-20th century Queen Anne houses in the Sylva community. However, the *Hooper House* and the *Nichols House*, located in downtown Sylva and included within the NRHP-listed *Downtown Sylva Historic District*, exhibit greater Queen Anne stylistic embellishments. Further, both resources appear to retain a higher degree of historic integrity than the *Queen House*. Therefore, the building does not have sufficient significance or integrity to be eligible under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Queen House would yield additional information pertaining to early-20th century residential building technology. It is recommended **not eligible** under Criterion D.

VI. STONE HOUSES, 67 STORMY COVE (JK719)

Resource Name	Stone Houses
HPO Survey Site #	JK719
Location	15 Stormy Cove, Sylva, Jackson County, NC
PIN	7641-74-9977
Date(s) of Construction	c.1945 and c.1955
Recommendation	Not Eligible

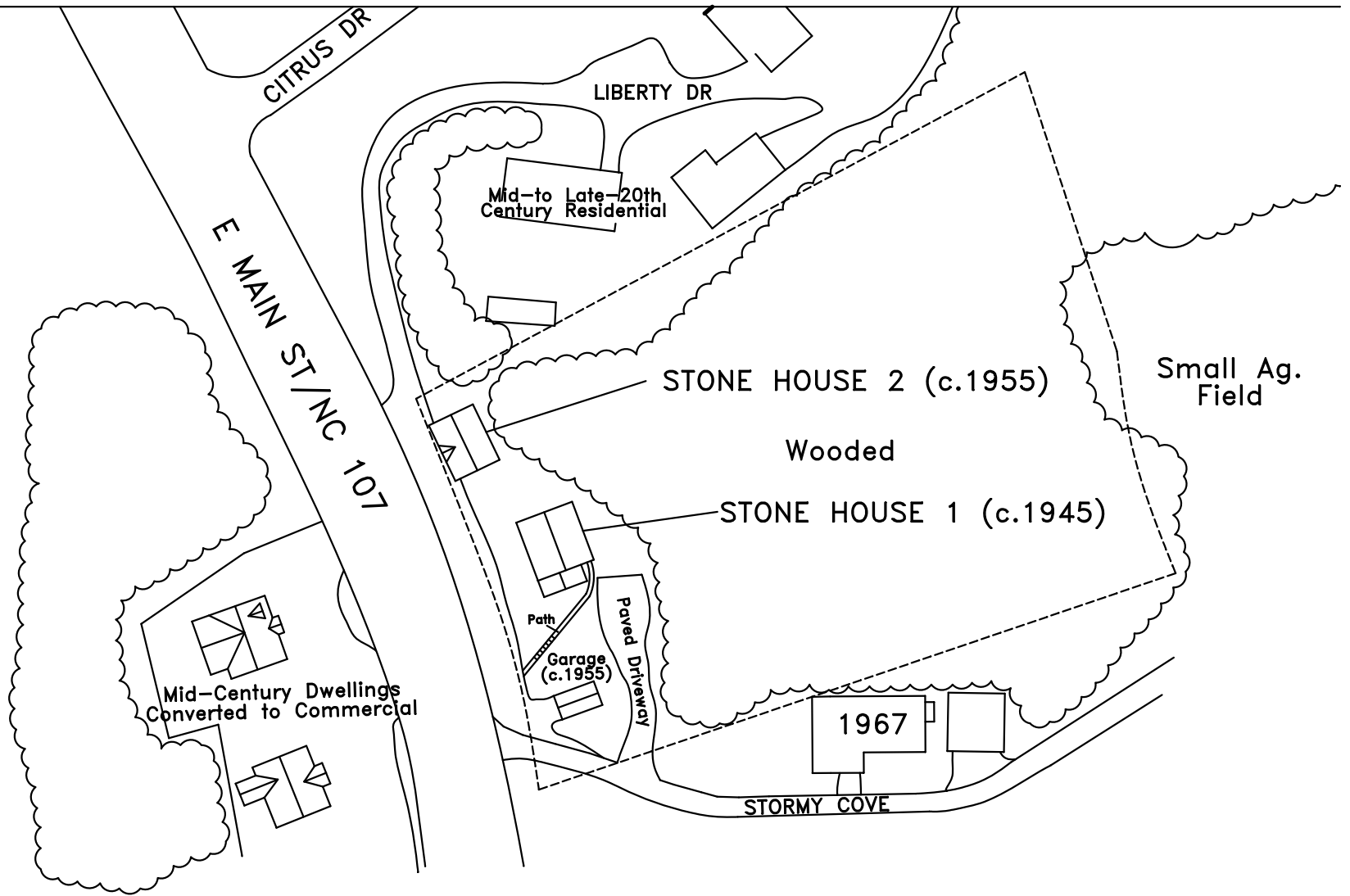
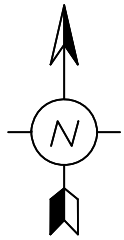


LOCATION AND SETTING

The two stone houses are located on the east side of E. Main Street/NC 107, north of its intersection with Stormy Cove. The houses are sited at the western end of a predominantly wooded 2.1-acre parcel land. The parcel is bounded by residential construction to the north. A wooded property and a large, residential lot with agricultural field occupies the land to the east. Stormy Cove followed by commercial development is located south of the property; and NC 107 forms the western boundary. The west side of NC 107 is characterized by modest c.1960-70s commercial buildings and mid-20th century residences converted to commercial use. The subject parcel is owned by Patricia Cowen who was unreachable for an interview. Access to the property and interior of the stone houses was not permitted.



Figure 8. Location of *Stone Houses* (JK719), shown on GIS Parcel Map with Aerial Overlay



NOT TO SCALE

LEGEND

- PROPERTY LINE
- ~ TREELINE

STONE HOUSES (JK719)
15 STORMY COVE
SYLVA, JACKSON COUNTY, NORTH CAROLINA
FIGURE 9. SITE PLAN AND SURROUNDS

SOURCE: Google Earth and Jackson County GIS

DRAWN BY: PVET DATE: march 2018



ECA Project U0752

The two dwellings are sited near the western edge of the property. Constructed c.1945, Stone House No. 1 is set back approximately 40 feet from East Main Street. As viewed from NC 107, the dwelling appears to face west. However, it is oriented toward Stormy Cove. Constructed c.1955, Stone House No.2 is located at the northwest corner of the parcel and faces west toward E. Main Street/NC 107. This building is setback from the road approximately 8 feet and is separated by a concrete sidewalk and narrow, gravel and dirt parking area. Both residences appear to be constructed into the bank of the hill on which they are located. A gabled garage, also constructed into a bank, is located near street level at the southwest corner of the parcel. A paved driveway extends in a northerly direction from Stormy Cove and leads to Stone House No. 1. A steep, concrete stair and path lead from NC 107, up the hill toward the earlier dwelling.



Photograph 22. View toward *Stone Houses* (JK719), looking northeast



Photograph 23. View across East Main Street from Stone House No.1, looking southwest



Photograph 24. View of Commercial Development along East Main Street, looking south from southeast corner of the parcel

ARCHITECTURAL DESCRIPTION

Stone House No.1, c.1945



Photograph 25. Stone House No. 1, Façade (West Elevation), looking east

Constructed c.1945, Stone House No. 1 is a front-gabled bungalow, historically facing south towards Stormy Cove. The building is comprised of a one-story, front-gabled massing on a raised basement, and a partial-width enclosed entry porch. The roof is covered in modern corrugated metal and an interior brick chimney is centered on the ridgeline. Gable ends are clad in beveled wood siding. The exterior of the house is covered in what appears to be random-coursed Crab Orchard stone veneer. Crab Orchard stone veneer was a popular building material occurring frequently throughout the community during the mid-20th century. The basement level of the enclosed porch is also stone; however, it is not clear whether Crab Orchard stone was employed. The later construction of Stone House No.2 fronting NC 107 did not employ Crab Orchard stone; however, it does exhibit a similar variegated stone veneer.

Stone House No. 1 is a late representation of a bungalow featuring a stone veneer exterior with modest Craftsman-style detailing. The use of rustic building materials such as stone or wood shingles often distinguishes Craftsman-style dwellings, as is the case with the stone veneer exterior of the Stone House No. 1. Other Craftsman-style elements enhancing Stone House No. 1 are multi-light windows and doors.

The façade (West elevation) of the principal massing is symmetrical with three (W, D, W) bays on the first floor, or raised basement, and two bays of paired windows on the second. First floor windows are six-light, fixed wood sash. Whereas, the upper floor windows are four (vertical)-over-one, double-hung wood sash. The original centered entry door is replaced with a temporary plywood door. The west elevation of the enclosed porch features a Craftsman-style entry door with vertical lights and horizontal panels. The entry door is centered on the basement level and flanked by six-light, fixed windows. Above the entry door and stone veneer of the basement level, the porch is enclosed with large sliding windows and beveled siding. An aluminum extends above the windows.

The south elevation of house dominated by the enclosed porch. The stone veneer applied to the raised basement is continued on the south elevation. Similarly, the beveled siding and wide, sliding windows are continued as well. Access to the east elevation of the dwelling was not permissible. However, the raised basement does not continue along this elevation. A door flanked by fixed lights appears to lead into the porch. A flat roof extends from the door above a concrete patio. An entry door is centered on the primary massing with six-light fixed windows on either side.



Photograph 26. Southwest Oblique of Stone House No. 1, looking northeast



Photograph 27. (Right) Stone House No. 1, Southeast Oblique, looking northwest

Stone House No. 2, c.1955

Constructed c.1955, Stone House No. 2 is a two-story dwelling located at street level; however, its rear is built into the side bank of a hill. It is unclear whether the building was planned as a multi-family residence. At present, the first floor is a vacant commercial space and the second floor is an apartment. At first glance from NC 107, its design and materials are similar to the c.1945 bungalow. However, the dwelling does not appear to conform to a defined residential architectural form or academic architectural style. The building is wood frame construction with an exterior of variegated stone veneer. The low-pitched, side-gabled roof and gable ends are covered in asphalt shingles. A low-pitched gable dormer is centered on the front roof slope. It is clad in asphalt shingles and a three (vertical) light fixed wood sash window is centered on the façade (west). The façade of the building is three bays with a modern replacement entry door centered on the wall. The first floor of the façade features paired one-over-one, double-hung wood sash windows on either side of the entry door. The second floor of the façade is occupied by three window bays. The third window bay is a set of paired windows. Second floor windows on the building are six-over-one, double-hung wood sash.



Photograph 28. Stone House No. 2, looking northeast

The south elevation of Stone House No. 2 reveals the construction of the building into a side bank. A single window is located on the first floor toward the façade. A concrete retaining wall projects from the side of the house right of window. The second floor of the south elevation features paired windows, an off-centered, glazed entry door, followed by a square casement window. A wooden deck supported by wood posts extends from the second floor. Wooden steps lead from the deck and follow alongside the hillslope. Access to the rear of the house was not permitted.

The majority of the first floor of the north elevation is built into the bank. As such, there are no window or door openings at street level. Overgrown vegetation conceals much of the upper floor; however, two windows appear to be present.



Photograph 29. Stone House No.2, South Elevation, looking north



Photograph 30. Stone House No. 2, Northwest Oblique, looking southeast

GARAGE, c.1955

Contemporaneous with Stone House No. 2, the garage is concrete block construction with a gabled roof covered in standing seam metal. The gable end is covered in vertical wood panels. The building fronts NC 107 and features a single, swing out-type garage door.



HISTORICAL BACKGROUND

The land on which the stone houses are constructed belonged to the Old Love farm, which was subdivided in 1927. The subdivision of the Old Love Farm included 15 lots, approximately 2 to 3 acres in size, and grouped near the center of the farmstead along the east side of NC 107. The 15 parcels are referred to as the Cowan Subdivision. Surrounding the Cowan Subdivision are larger subdivided parcels averaging approximately 15 to 20 acres (Plat Book, Page 16). The present parcel of land on which the stone houses are located is referred to as “Lot #3 of the Cowan Subdivision of the Love Lands.” The lot size and boundaries appear to be unaltered since the 1927 subdivision.

It is unclear who is responsible for the construction of Stone House No.1 in the 1940s. The earliest available deed indicates that Ms. Francis Lee Ingram acquired the property in 1941 (Deed Book 143, Page 140). By 1950, Ms. Ingram is recorded as residing in the state of Oregon. It is possible that she had the first stone house constructed during her ownership, either leasing it or briefly residing there herself until she relocated to Oregon.

Available records suggest that the stone houses were initially intended as rental properties for travelers or as a seasonal retreat for John and Mary Coward who acquired the property On September 11, 1950 (Deed Book 192, Page 490). The cool summers and natural beauty of Jackson County long attracted tourists. As

early as the mid-19th century, organized attempts to attract tourists were first made by railroad companies. For example, the Richmond and Danville Railroad Company encouraged local residents to open their homes during summer months to receive tourists. The first summer visitors to Jackson County were reportedly two women who traveled by rail in 1886 to Dillsboro.¹¹

By the end of the nineteenth century, local people constructed hotels and inns to accommodate the growing number of visitors. In 1889, Sylva boasted the Hampton House, the Sylva House by the depot, and the Central Hotel. Three hotels were also located in nearby Dillsboro. Other hotels emerged near Balsam Gap, and Cullowhee, among others. By the turn-of-the century, tourism also flourished in the southern part of the county where railroads were lacking. Transportation to these regions was by wagon.¹²

Throughout the first half of the 20th century, the increase in automobile ownership and an expanding highway system made “leisure travel, once reserved for affluent citizens, increasingly feasible and affordable for working class people. With its cool climate and outstanding scenery, the mountain region of North Carolina became a welcome refuge and ideal tourist destination for weary workers and their families.”¹³ The construction of the scenic motor road, the Blue Ridge Parkway beginning in 1935, as well as the opening of two popular parks, the Great Smoky Mountains National Park and Shenandoah National Park, further fueled tourism to the region, including Jackson County. With an influx in travelers to and through Sylva, it is reasonable that a large number of private residences were used as lodging for tourists during the summer months, or as a secondary residence. Such might be the case for Stone House No. 1, and most likely Stone House No. 2.

John Coward was born in Webster in 1879 and first married Willa Tritt. During his early years, he was occupied as a logger with a lumber company in Sylva (World War I Draft Card). John and Willa had one child, Olive Lee Coward, born in 1909. Following the death of his wife, John married his second wife, Mary Wood (date unknown). The 1940 Federal census indicates that John and Mary were renting a house in Winter Haven, Florida and their “inferred” residence was in Sylva, North Carolina. It was not uncommon during this time for retirees to spend their winters in the warmer temperatures of Florida. Records further demonstrate that the couple were still residing in Florida as late as 1948. With ties to Sylva, the couple may have either returned to Jackson County full-time when they acquired the property in 1950, or kept the property as a summer retreat for the cooler temperatures of mountains. The second stone house was possibly constructed during their ownership and used as a guest house for travelers or leased for both commercial and short-term residential use. There is no indication whether John and wife, Mary resided full-time in either of the stone houses. According to death records, John passed away in 1957 in Sylva. Mary remained in Sylva until her death in 1977.

In 1981, James A. Wood, Executor and Heir of the Estate of Mary W. Coward, conveyed the parcel of land to a widow, Edna H. Cowan (Deed Book 552, Page 346). The same parcel of land was transferred from Edna, to her son Robert in 1991 (Deed Book 785, Page 136). It is believed that Edna resided in Stone House No.1 until her death in 1994. Robert, an Attorney in Sylva, passed away in 2013. Upon review of the Estate File of Robert Cowan (E13 Page 213), in addition to personal belongings, five (5) parcels of land in Jackson County were bequeathed to his wife, Patricia. Among the five parcels is the tract on which

¹¹ Williams 1987, 168-169.

¹² Ibid, 169.

¹³ Stephen Compton, *Early Tourism in Western North Carolina*. Charleston, SC: Arcadia, 2004; 1.

the stone houses are located. According to the Estate File, however, there is no indication that the couple resided at either of the houses on the property. Records suggest that the family home was located west of Sylva on Dillsboro Road. Patricia retains ownership of the property while continuing to reside on Dillsboro Road. It is believed that Stone House No.1 is a rental property. Stone House No. 2 is rented for both commercial and residential use.

ARCHITECTURAL CONTEXT

The *Stone Houses* reflect common trends in mid-20th century residential construction in Jackson County. Stone House No. 1 is an example of a modest bungalow featuring a minimal degree of Craftsman-style elements. Among the most popular house types constructed throughout the first half of the 20th century in Jackson County was the bungalow. A typical bungalow is a 1 to 1 ½-story dwelling with a broad gabled or hipped roof. Prominent porches are common, often featuring squat and tapered posts on piers. Based on a review of NC HPOWEB GIS database, numerous bungalows are recorded throughout the county, the majority of which were constructed during the 1930s and 1940s. Most of the bungalows follow a fairly standard pattern of a front-gabled, three-room-deep form with a front porch. Due to the common occurrence of this traditional bungalow form with modest Craftsman-style elements throughout the county, Stone House No. 1 is not recognized for its stylistic distinction. Further, the Stone House No. 2, constructed in the 1950s, lacks both a distinct architectural form and style.

The *Stone Houses* are distinguished not by their form or architectural style, but by their stone veneer exteriors. Across western North Carolina, a sense of regional architectural character emerged by the early-20th century. This regionalism “was expressed in a preference for picturesque, romantic, and rustic designs and natural materials.”¹⁴ The use of local stonework in a variety of colors and textures enhanced the otherwise standard residential forms, particularly the English Cottage and bungalows. Stonework throughout the first half of the 20th century included smooth, round river rocks, irregular fieldstone, or rough-cut quarried blocks.¹⁵

While maintaining a sense of regionalism, the type of stonework employed often alters the character of a residence. For instance, the use of small, cobblestones or random coursed fieldstones can convey a more rustic, mountain-like feeling. Whereas the application of large, flat stone slabs for residential exteriors often suggest a more rural, picturesque nature. Within the vicinity of Sylva, both variations of regionalism through the application of a stone veneer occur frequently.

The *Stone Houses* employ variegated, random-coursed flat fieldstone slabs. The visually appealing multi-colored stone exteriors are reflective of regionalism throughout the early- to mid-20th century in western North Carolina. The large, flat slabs applied to the *Stone Houses* create a picturesque sense of place within a somewhat urban area. The stone veneer applied to the earlier stone house appears to be Crab Orchard stone. It is unclear whether the veneer on the later stone house is a different color variant of Crab Orchard, or if it is a different stone type altogether. However, both houses share a similar idyllic charm popular in regional architecture.

¹⁴ Bishir 1999; p.59.

¹⁵ *Ibid.*

Crab Orchard stone is native to Tennessee's Cumberland Plateau. Crab Orchard stone is an especially hard, weather resistant variety of sandstone. The stone has a natural patina and course texture, and it occurs in earth tone colors of brown, tan, and dark gray. Initially considered too hard to quarry, it wasn't until 1925, when noted Southern architect Henry Hibbs used Crab Orchard stone as the primary building material in the Gothic Revival chapel at Scarritt College in Nashville, Tennessee that the stone captured the attention of the nation's architects and builders. The stones weathered beauty, particularly its vibrant colors when wet, make it ideal for a wide variety of building applications, including landscaping. In addition, the stone was considered a very affordable building material.¹⁶ Due to its relative close proximity to western North Carolina, the advantages of the railroad, as well as the boom period of development of Sylva during the early- to mid-20th century, it is not surprising that the employment of Crab Orchard stone veneer occurs frequently throughout Sylva.

A search of the NC HPOWEB GIS database for comparable early- to mid-20th century stone veneer dwellings within Jackson County did not identify any previously surveyed representations. Similarly, a review of *A Guide to the Historic Architecture of Western North Carolina* did not reveal comparable dwellings. However, a drive through Sylva and along roads within its vicinity identified several buildings, both residential and commercial, exhibiting a similar applied stone veneer. In particular, two properties within close proximity to the *Stone Houses* (JK719) show the survival of similar resources with a higher degree of integrity and architectural significance. Located at 1025 East Main Street, the c.1930 English cottage exhibits a multi-toned and random-coursed fieldstone veneer; however, the stones are much smaller than the *Stone Houses* No. 1 and No. 2 (JK719). Its veneer creates a more picturesque feel, characteristic of an English cottage, as opposed to the rustic character of the later *Stone Houses*. Despite the perceived high degree of integrity of its façade, large-scale rear additions to the house compromise its integrity.

Located at 65 Crestview Heights, directly east of the APE is a front-gabled bungalow with what appears to be a Crab Orchard stone veneer. Although the stones are somewhat smaller compared to the *Stone Houses* (JK719), the veneer is laid in a similar random-coursed pattern. In addition, the dwelling is indicative of a modest bungalow with slightly more traditional Craftsman elements including the overhanging eaves and gable end brackets. The house appears to retain a high degree of historic integrity.

¹⁶ Rocky Ridge Stone Company, <http://rockyridgestoneco.com/products/fieldstone>



Photograph 31. 1025 East Main Street



Photograph 32. 65 Crestview Heights

INTEGRITY

The *Stone Houses* (JK719) retain their historic **location** and overall historic **feeling**. Stone House No. 1 continues to function as a single-family residence. Although it is unclear whether Stone House No. 2 was initially intended as a residential apartment with a commercial space below, the property, as a whole, retains its historic residential **association**. The original form and **design** of each house remain intact.

The enclosure of the prominent front porch of Stone House No. 1, as well the installation of the basement-level door on the west elevation compromise the integrity of the house. Stone House No. 2 exhibits modern shingling in the gable ends, a replacement entry door, and what appears to be a modern wooden deck. As such, both houses have lost a degree of historic **workmanship** and **materials**. Although the property retains its historic location and overall rustic aesthetic, the surrounding setting is altered since the mid-20th century. Not only have improvements to NC 107 altered the landscape, the large Auto Zone occupies land to the south. Further, mid-century residences across NC 107 presently function as commercial businesses and large paved parking lots occupy their former grassed lawns. Therefore, the **setting** associated with the *Stone Houses* (JK719) is not intact.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the *Stone Houses* (JK719) are **not eligible** for the National Register of Historic Places. The property does not retain a high degree of its historic integrity.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Although the property is indicative of mid-20th century residential expansion along NC 107 outside of Sylva, numerous other properties within the vicinity retain a higher level of integrity and significance. Therefore, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. None of the families associated with the property made recognizable contributions to history. Therefore, the *Stone Houses* (JK719) are **not eligible** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Although Stone House No. 1 is an example of a bungalow with minimal Craftsman-style elements. Jackson County boasts a number of modest early- to mid-20th century representations that better illustrate the house type, including the dwelling located at 65 Crestview Road. Stone House No. 2 is a traditional side, gabled vernacular building. Neither house is significant for its architectural form or style.

The *Stone Houses* (JK719) are distinguishable by their variegated stone veneer exteriors. The use of Crab Orchard stone, or similar multi-toned stone, as a building material within Jackson County, particularly in Sylva, seems to be a regional trend to create a rustic, mountain-like charm. Two residences within close proximity to the *Stone Houses* reflect the popularity of the employment of this type of stone veneer application. Further, as a result of exterior alterations to the *Stone Houses* (JK719), the property does not have sufficient significance or integrity. Therefore, it is recommended **not eligible** under Criterion C.

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

VII. PARKER HOUSE (JK720), 305 NC 107

Resource Name	Parker House
HPO Survey Site #	JK720
Location	305 NC107/E. Main Street, Jackson County, NC
PIN	7640-8-2416
Date(s) of Construction	c.1940, c.1965
Recommendation	Not Eligible

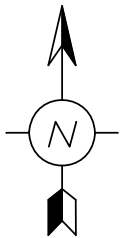
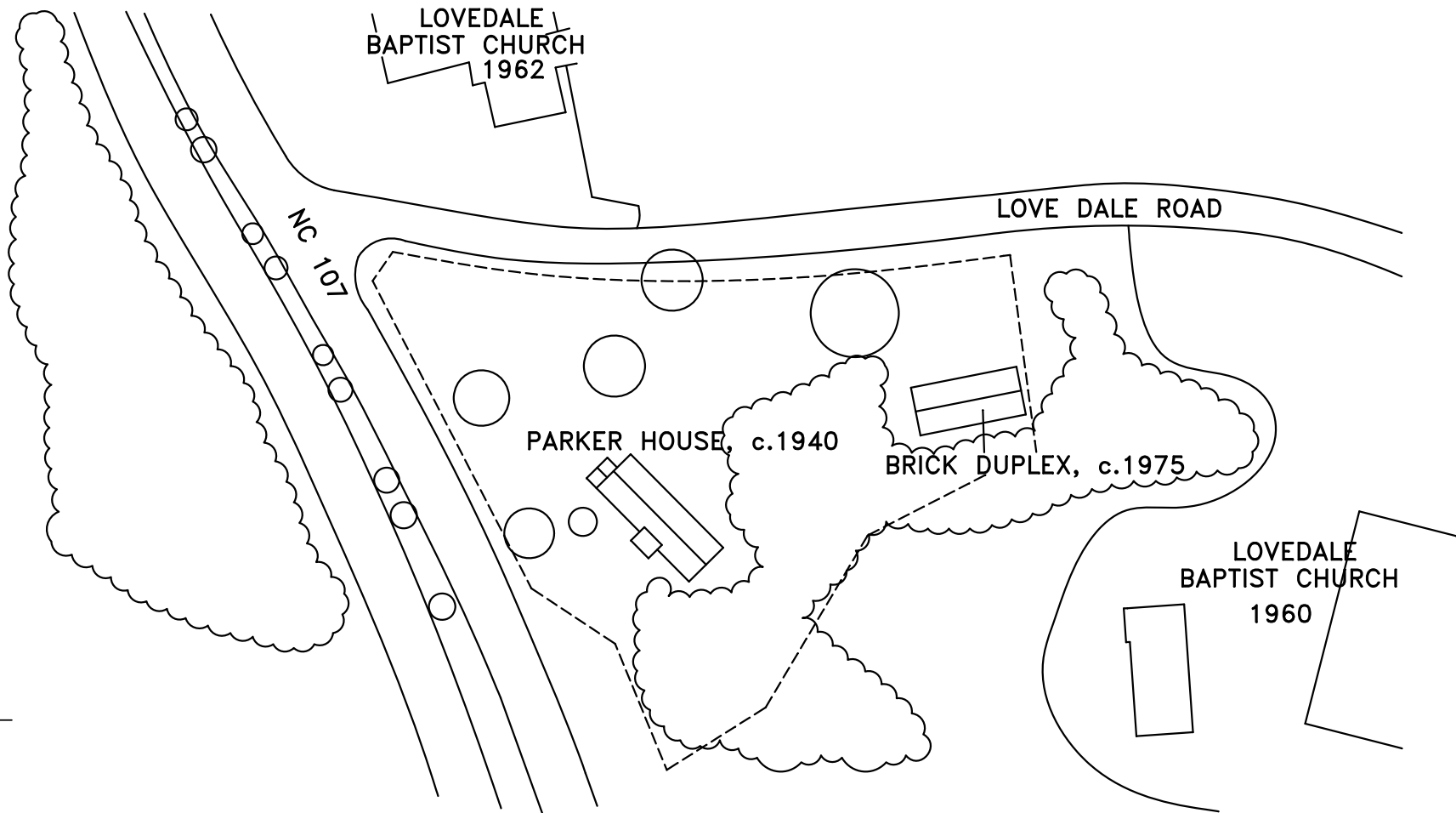


LOCATION AND SETTING

The *Parker House* is located at the southern end of the APE, farthest from downtown Sylva. The house is located on a 1.72-acre parcel of land and faces southwest toward NC 107. The property is approximately 500 feet north of the overpass of Evans Road across NC 107, which was completed c.2013. The *Parker House* property is bordered to the north by Love Dale Road followed by Love’s Chapel Methodist Church, constructed in 1962. Land east of the Parker House property is occupied by Love’s Baptist Church, constructed in 1960. A residential lot and NC 107 occupy land to the south; and NC 107, followed by woodlands is located west of the *Parker House* property. The subject parcel is owned by Shirley Simpson, a representative of the Estate of Mary Parker. Ms. Simpson was unreachable for an interview. Access to the property was permitted by the present tenant; however, the interior of the house was inaccessible.





Figure 10. Location of *Parker House* (JK720), shown on GIS Parcel Map with Aerial Overlay



NOT TO SCALE

LEGEND

-  PROPERTY LINE
-  TREELINE

PARKER HOUSE (JK720)
 305 NC 107
 SYLVA, JACKSON COUNTY, NORTH CAROLINA
 FIGURE 10. SITE PLAN AND SURROUNDS

SOURCE: Google Earth and Jackson County GIS

DRAWN BY: PVET DATE: march 2018



ECA Project U0752

The *Parker House* (JK720) is sited toward the western half of the parent tract and faces northwest toward the intersection of NC 107 and Love Dale Road. A concrete driveway extends in an easterly direction from NC 107 toward the rear of the residence. A grassed yard with mature pine trees surrounds the dwelling. A few large shrubs adorn the foundation. Land north of the house within the parent tract is occupied by secondary growth trees and overgrown vegetation. A c.1980s, two-story duplex is sited at the eastern edge of the property. A grassed lawn surrounds the front of the duplex, which is accessed via a concrete driveway extending from Love Dale Road.



Photograph 33. *Parker House* Grassed Yard, looking northwest toward intersection



Photograph 34. View toward c.2013 Overpass, looking southeast



Photograph 35. View across Parent Tract toward *Parker House*, looking southeast from Love Dale Road



Photograph 36. C.1980 Duplex on Parent Tract, looking northeast from Love Dale Road

ARCHITECTURAL DESCRIPTION



Photograph 37. *Parker House* Façade (North Elevation)

Constructed c.1940, the *Parker House* is a Rustic Revival-style bungalow featuring a front-gabled roof with wide overhanging eaves. The one-story bungalow features an exterior of dark, round hewn logs with saddle notching and a contrasting bright white chinking. The roof is standing seam metal. The house is comprised of the original bungalow form (two rooms wide and three rooms deep), a full-width, concrete block extension along the rear, followed by a concrete block two-car garage. When the rear addition and garage were added, the orientation of the front of the house was altered to front NC 107. Further, the additions transformed the character of the house from its original Rustic Revival-style bungalow form to a mid-century Ranch house. Figure 12 shows the general composition and massing of the *Parker House* based on exterior field observations.

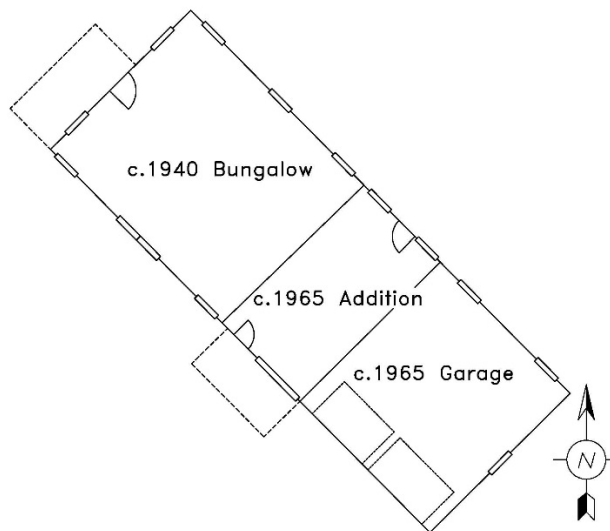


Figure 12. Footprint of *Parker House*, Not to Scale

The original façade (northwest elevation) is three bays wide (W, D, W) with an off-centered entry door and two windows. Primary windows of the original massing are four (vertical)-over-one, double-hung wood sash. A partial-width, front-gabled porch is off-centered and features replacement decorative metal posts. The gable ends of the façade and porch feature board-and-batten siding.

The west elevation of the dwelling reflects the various building phases. This elevation of the original bungalow features a single window, paired windows, followed by another single window. The extension to the south, along with the garage addition appear to be contemporaneous and share the same roof. The addition features a coursed white brick veneer. The west elevation of the extension features a single entry door with glass louvers and a large, single pane picture window flanked on either side by four-light awnings. A shed roof above concrete patio extends along the addition. The roof is supported by the same decorative metal posts as those on the front porch of the bungalow. The two garage bay doors are paneled with eight fixed lights.

The south elevation of the Parker House features exposed concrete block construction and a three-light metal awning window. The west elevation of the original bungalow features three symmetrical window openings. The middle window has been removed and infilled with flush board siding. Left (south) of the original massing is the 1960s extension. This bay of the extension includes a single window, which appears to be the window removed from the bungalow. Left of the concrete block bay extension is a door and a two (horizontal)-over two (horizontal), double-hung metal sash window. This section of the extension appears to be clapboard-sided. The east elevation of the garage addition features two metal awning windows.



Photograph 38. *Parker House* (JK720), west elevation



Photograph 39. *Parker House*, southwest oblique



Photograph 40. *Parker House* (JK720), west elevation of original massing



Photograph 41. *Parker House (JK720)*, concrete block extension



Photograph 42. *Parker House (JK720)*, east elevation

Upon first sight, the intended Rustic Revival design of the house is apparent. With the exception of the replacement porch posts and the removal of the window on the east elevation, the original bungalow massing appears intact. However, the c. 1965 addition to the rear reoriented the façade of the house toward NC 107, creating the appearance of a Ranch house.

Duplex, c.1975



Photograph 43. Two-Story Duplex, looking southeast

Constructed c.1975, the two-story duplex features a low-pitched side-gabled roof and a brick veneer exterior. The façade (north elevation) is three bays. The first floor of the façade includes three sets of paired double-hung wood sash windows. The upper floor includes two single, double-hung windows and a clerestory window set high on the wall. Access to each unit is from both side elevations. A second-story, screened porch with hipped roof is on the west elevation and supported by metal posts.

HISTORICAL BACKGROUND

Prior to the construction of the *Parker House*, a railroad corridor ran relatively parallel to the east side of NC 107 (then NC 106) south of Love Dale Road as depicted on the 1935 topographic map. By the mid-1940s, the rail line was abandoned and removed. Records suggest that Lamuel Parker, a white farmer, owned and operated a farm along NC 106 as early as 1930 (Federal census). There is no confirmation whether the property associated with the Rustic Revival residence is directly associated with the farmstead.

A records review suggest that Lamuel Parker constructed the bungalow shortly following the removal of the rail line. The 1940 Federal census confirms that Lamuel and his family resided in the same house as

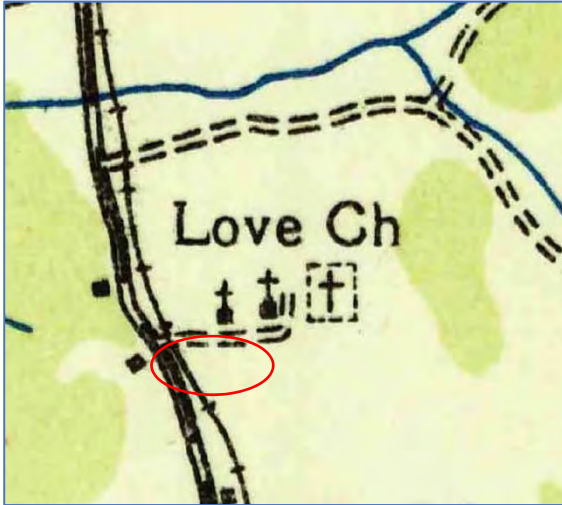


Figure 13. 1935 Cullowhee, TN Topographic Map, approximate location of present Parker House property shown in red

the prior census year and continued to own and operate a farm. It is feasible that Lamuel built the bungalow for an extended family member, or leased it for supplemental income.

In 1940, Lamuel Parker's son, David Talmadge Parker (b.1915-d.2002) submitted his World War II draft registration card to the Federal government. His draft card indicates that he was employed at the Sylva Paperboard Company and married to Mary Francis Parker. Shortly following the War, Lamuel Parker conveyed the property and dwelling to David and Mary in 1946 (Deed book 152, Page 400). The deed makes reference to the former railroad bed as a boundary line. The right-of-way between the property and NC 107 may be a result of the former railroad grade.

David and Mary constructed the Ranch-style addition and garage during the 1960s. Records suggest that they resided in the house until they purchased a new home in the 1970s near Webster. The couple continued to own the dwelling, likely utilizing it as a rental property. Sometime during the 1970s, the couple constructed the two-story duplex at the east end of the property.

David and Mary were members of Love Dale Baptist Church located adjacent to their property. They had three children: Shirley Simpson of Cullowhee, and twin sons, Billy and Bob. David passed away in 2002 and Mary died in 2012. According to her death certificate, she was residing at her residence in Webster. Her Estate file (12E 96), indicates that she owned four parcels of land in Jackson County when she died. The four parcels of land were inherited by her daughter, Shirley Simpson who continues to own the property and use the bungalow and duplex as rental properties.

ARCHITECTURAL CONTEXT

The original massing of the *Parker House* is a good representation of the Rustic Revival style of residential construction popular throughout western North Carolina during the 1930s and 1940s. The Rustic Revival style owes a debt to the natural and rustic style of construction and engineering work developed from the National Park Service's design standards for national parks, which emphasized a close harmony of built structures and natural environment. The Park Service's rustic architecture was heavily promoted through the Civilian Conservation Corps (CCC) during the 1930s. The CCC worked extensively in western North Carolina constructing buildings, structures, trails, and roads in the Pisgah and Nantahala National Forests and Great Smokey Mountains National Park. The forested and mountainous regions and "tourist-driven economies of small towns found widespread acceptance of the Rustic Revival style, which combined traditional building methods and natural materials with modern functionality."¹⁷

¹⁷ William C. Tweed, et al, *Rustic Architecture: 1916-1942* (National Park Service, Western Regional Office, Division of Cultural Resource Management, 1977).

Rustic Revival log residential construction was popular throughout western North Carolina, in both urban, suburban, and rural areas during the 1920s through 1940s. The residential type occurs frequently throughout the region, including Jackson County. A search of the NC HPOWEB GIS database for Rustic Revival houses within Jackson County identified 5 previously surveyed examples (JD486, JK496, JK505, JK704 and JK254). All are located within remote mountain regions within the southern part of the county and were inaccessible. All are single-story, front-or side-gabled, and constructed in the 1920s and 1930s. A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any examples in Jackson County. Although no Rustic Revival residences previously documented are located within Sylva, or its vicinity, several of the county's mountain communities, particularly Cashiers, Highlands, and the Whiteside Cove vicinity, were surveyed in recent years and include properties constructed during the Rustic Revival movement in western North Carolina. As such, it is not surprising that documented Rustic Revival residences in the Sylva vicinity are lacking.

Among those previously identified within Jackson County, the *Webb Cabin* (JK704) and the *James Warren House* (JK505) are most comparable to the *Parker House* (JK720). The *Webb Cabin* (JK704) was study-listed in 2016. Located at 3987 Cedar Creek Road in the Hamburg vicinity of Jackson County, the *Webb Cabin* was completed in 1925. Like the *Parker House*, the *Webb Cabin* features an exposed log exterior and a gabled roof. The round logs appear to be rough hand hewn, enhancing the “rustic” character of its intended style. Additional Rustic Revival elements include board-and-batten gable ends, tree trunk posts supporting the front gable porch roof, and a prominent exterior stone chimney. The interior of the cabin continues the rustic mountain appeal with log walls and flush board ceilings. The cabin retains a high degree of integrity and is an impressive representation of a traditional Rustic Revival cabin in western North Carolina.

Located at 1992 Whiteside Cove Road, the *James Warren House* (JK505) was built in 1938. Similar to the *Parker House*, it features a saddle-notched round log exterior. The house is side-gabled with a rustic front porch featuring tree log posts and a balustrade built of branches. Although the original massing survives as a representation of a Rustic Revival cabin, it has two large-scale, non-historic additions that compromise the original form of the cabin.

Despite the lack of previously documented Rustic Revival-style dwellings in the Sylva area, a windshield survey conducted in the vicinity of the *Parker House* identified one comparable example, the *Gunter House* (JK721). Constructed in 1941, the *Gunter House* (JK721), located within the APE, is an illustration of a Rustic Revival bungalow characterized by its use of what appears to be Crab Orchard stone veneer as well as round logs with saddle notching and neutral-toned chinking. The contrasting materials create a sense of pioneer nostalgia enhanced by a mid-20th century variation to a traditional Rustic Revival stone veneer exterior. Its employment of large stone slabs, rather than the smaller, rough course stones of traditional Rustic Revival cabins, suggests an attempt to retain a picturesque aesthetic while demonstrating a degree of wealth. Although the exterior of the *Gunter House* (JK721) is intact, its interior lacks design elements characteristic of the Rustic Revival. Further, its original interior design elements are compromised.



Photograph 44. Webb Cabin (JK704), from NC HPO file folder





Photograph 45. Gunter House (JK721), facing southeast

INTEGRITY

The *Parker House* (JK720) retains its historic **location** at the intersection of NC 107 and Love Dale Road, and continues to function as a single-family residence. Therefore, its historic residential **association** is intact.

At first glance, the house appears to be a 1960s Ranch house rather than the Rustic Revival-style bungalow cabin it was intended as. Therefore, the historic **feeling** of a western North Carolina picturesque cabin is compromised. The removal of a historic window, the modifications of the porch, and the large-scale 1960s Ranch-style addition and garage along the rear resulted in the loss of historic **design, workmanship, and materials**. The historic setting of the house is not intact, due in part to the widening of NC 107, the construction of the overpass within the viewshed, and the construction of the two-story duplex in the 1970s. Historically, the Rustic Revival cabin enjoyed a deep setback from the intersection of NC 107 and Love Dale Road. However, when the Ranch-style addition was constructed in the 1960s, the front of the house was reoriented to face the highway. In doing so, the expansive “front” yard was reduced considerably and the principal viewshed redirected across the highway. The *Parker House* no longer retains its historic **setting**.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Parker House (JK720) are **not eligible** for the National Register of Historic Places. The property does not retain a high degree of its historic integrity.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Research

does not indicate that the *Parker House* is associated with a significant event contributing to the heritage of Jackson County. Therefore, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. None of the families associated with the property made recognizable contributions to history. Therefore, the *Parker House* (JK720) is **not eligible** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The *Parker House* is a surviving representation of a Rustic Revival-style bungalow popular throughout western North Carolina between the 1920s and 1940s. A number of previously documented Rustic Revival cabins are located in Jackson County, and numerous others across the region. A comparable representation located nearby, the *Gunter House* (JK721) is a better example of Rustic Revival architecture, incorporating both stone veneer and log exteriors. In addition, the *Gunter House* retains a higher degree of exterior integrity than the *Parker House*, which was dramatically altered in the 1960s with the construction of the Ranch-style addition and garage. The *Webb Cabin* (JK704) and *Warren House* (JK505) are better illustrations of traditional Rustic Revival-style domestic architecture. Further, the *Webb Cabin* continues to retain its historic integrity. The *Parker House* (JK720) property does not have sufficient significance or integrity for the NRHP. Therefore, it is recommended **not eligible** under Criterion C.

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

VIII. GUNTER HOUSE (JK721), 36 HALL HEIGHTS

Resource Name	Gunter House
HPO Survey Site #	JK721
Location	36 Hall Heights, Sylva Jackson County, NC
PIN	7641-57-1548
Date(s) of Construction	1941
Recommendation	Not Eligible

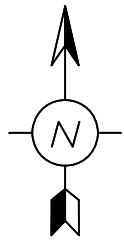


LOCATION AND SETTING

The *Gunter House* is located near the north end of the APE, east of Asheville Highway. The house is located on a 0.52-acre parcel of land on the north side of NC 107. The dwelling sits atop a partially wooded hilltop overlooking the highway. The property is bordered to the north by Hall Heights, a mid-20th century residential neighborhood. A used car dealership with a large paved parking lot forms the eastern property boundary. NC 107 forms the southern property boundary. West of the Gunter property is Hall Heights followed by a large commercial building built in 1995. The subject parcel is owned by Three Trees LLC, a construction company based out of Sapphire, Transylvania County, North Carolina. Three Trees LLC was unreachable for an interview. The interior of the house was inaccessible; however, real estate photographs of the interior are available online.



Figure 14. Location of Gunter House (JK721), shown on Jackson County parcel map with aerial overlay



Hall Heights
Mid-20th cent. Subdivision

c.1995 Commercial

HALL HEIGHTS

Dirt Driveway

Low, Stone Retaining Wall

Concrete Retaining Wall

Gunter House (JK721)

Stone Steps

Paved Parking

Paved Parking

1970s Commercial

Modern Commercial

NC 107/E. MAIN STREET

NOT TO SCALE

LEGEND

— PROPERTY LINE

~~~~~ TREELINE

GUNTER HOUSE (JK721)  
36 HALL HEIGHTS  
SYLVA, JACKSON COUNTY, NORTH CAROLINA  
FIGURE 15. SITE PLAN AND SURROUNDS

SOURCE: Google Earth and Jackson County GIS

DRAWN BY: PVET DATE: march 2018

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The *Gunter House* (JK721) is sited at the southeast corner of the present parent tract and faces southwest toward NC 107. The house is setback approximately 75 feet from the highway and sits atop a hill overlooking its surrounds. A dirt and gravel driveway extend in a southeasterly direction from Hall Heights toward the rear of the residence. A grassed yard with mature pine trees surrounds the dwelling. A few large shrubs adorn the foundation. Stone steps lead from the grassed front yard toward the entry porch. Surrounding the front and west sides of the house is a low, stone retaining wall that appears to be a historic landscaping element. Secondary growth lines the front property line, as well as part of the western property, partially obscuring the viewshed toward the highway. A modern open carport is attached to a rear porch. A tall concrete block retaining wall is located along the rear of the dwelling. Figure 15 is a general site plan of the Gunter House property and immediate surrounds.



Photograph 46. *Gunter House* (JK721), southwesterly view from front porch toward NC 107



Photograph 47. *Gunter House* (JK721), northwesterly view toward intersection of NC 107 and Hall Heights



Photograph 48. *Gunter House* (JK721), overview of the property, looking southeast



Photograph 49. View toward Hall Heights Subdivision from *Gunter House* Property, looking north





Photograph 50. *Gunter House* (JK721), northeasterly view of low stone retaining wall

## ARCHITECTURAL DESCRIPTION

Constructed in 1941, the *Gunter House* is a Rustic Revival-style bungalow featuring a side-gabled roof with wide overhanging eaves and exposed rafter ends. The one-story bungalow features an exterior of dark, round hewn logs with saddle notching and a contrasting neutral-toned white chinking. The west end of the house features an exterior stone veneer. The veneer is similar to a Crab Orchard stone. A continuous stone foundation surrounds the house. Symmetrical gabled porches extend from the north and south elevations. Windows include three (vertical)-over-one, double-hung wood sash and two-over-two, double-hung wood sash. The roof is clad in asphalt shingles and a stuccoed chimney straddles the ridgeline. An open carport, installed c.2010, extends from the rear porch. Figure 16 shows the general composition and massing of the *Gunter House* based on exterior field observations. Interior access was not permitted; therefore, a floorplan was not possible.

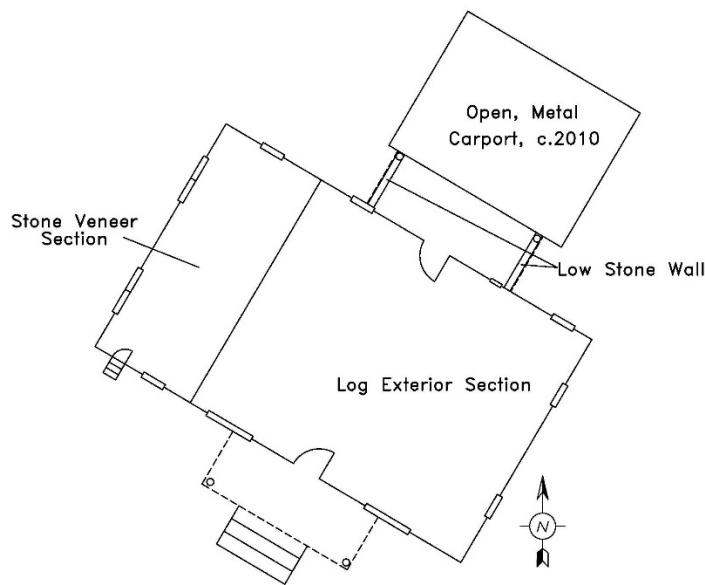


Figure 16. Footprint of *Gunter House* (JK721), Not to Scale



Photograph 51. Multi-Light Door at North End of Facade

The façade (southwest elevation) of the *Gunter House* is asymmetrical and five bays wide (D, W, 2W, D, 2W). The first two bays (from left to right) occupy the stone veneered section of the house. The first bay is a narrow, multi-light door opening to stone steps leading to the front yard. To the right of the door is a single, double-hung wood sash window. To the east (right), the log exterior portion of the dwelling features paired windows on either side of an entry door. The entry door features a large single light with horizontal panels below. It contains molded wood frame with corner blocks. A partial-width, front-gabled porch extends from the façade of the log section of the dwelling. The porch features overhanging eaves with exposed rafter ends, tapered round wooden posts, and vertical flush board in the gable end. The porch foundation is stone. A four-light fixed window occupies the porch foundation on its east.



Photograph 52. *Gunter House* (JK721) Façade, looking northeast

The southeast elevation is log construction and contains two single windows. Both windows are two (vertical)-over-two (vertical), double-hung wood sash. The gable end features flush board siding. The stone basement is partially above-ground on this elevation and features a small, multi-light entry door. The rear elevation (northeast) of the *Gunter House* is similar to the front of the dwelling. The stone veneered section contains a single three (vertical)-over-one sash window. Whereas the two primary windows on the log exterior section are two-over-two. The entry matches the door of the façade of the house. Adjacent to the rear entry door, however, is a small four-light, fixed window set high on the wall. Left of the window is an exterior concrete block chimney. As with the front of the house, a gabled porch extends from wall. It is supported by fluted round columns resting on a low, stone knee wall. An open, metal carport with flat roof was added to the rear of the property in 2010, attaching slightly to the porch gable. The northwest elevation of the *Gunter House* features two sets of paired windows set into the stone veneer exterior wall.



Photograph 53. *Gunter House* (JK721) Front Entry Door

### *Interior*

The interior of the *Gunter House* was inaccessible. However, photographs retrieved from Realty.com online, which were taken in 2013, assist with an interior evaluation. Two bedrooms appear to occupy the stone veneered section of the dwelling. Based on the photographs, the rooms feature original hardwood flooring, wood window and door frames, and a plain wood baseboard. The interior, wood-paneled doors are likely original to the house. Upon entry from the front porch, an open living space features replacement flooring. Opposite the entry door is a wide door opening leading to the rear of the house and a hallway.

The opening is likely not original to the house, but widened to create a more open floor plan. A small bedroom located at the southeast corner of the house is carpeted. The layout of rooms occupying the rear of the house is unknown.



Photograph 54. *Gunter House* (JK721), southeast oblique



Photograph 55. *Gunter House* (JK721), Northwest Oblique



Photograph 56. Northeast Bedroom (LEFT) and Front Living Room (RIGHT) of the Gunter House (JK721)



Photograph 57. Southeast Bedroom of the Gunter House, looking southeast

## HISTORICAL BACKGROUND

Located on lands formerly owned by J.H. Council, the *Gunter House* property is part of the Hall Heights development (formerly Buchanan Heights). The Council lands were surveyed in the 1920s and a subdivision with a curvilinear drive platted (Figure 17). As designed, deep and narrow residential lots surrounded a primary road, Council Circle. Smaller compact lots were laid out along the north side of E. Main Street/ NC 107 and extended westward past Asheville Highway (not yet constructed). The circular drive was to be accessed by three roads extending north from NC 107. Among those routes, it appears that only Hall Heights was completed. Further, when Asheville Highway was constructed, it cut through the western portion of the subdivision. Current architectural types and styles observed within the subdivision suggest that few were constructed prior to the 1940s. The majority appear to be mid-1940s Minimal

Traditional dwellings and later Ranch houses. Further, it appears that the majority of the property owners acquired multiple adjacent lots to form larger properties. The number of residences initially intended for the subdivision is far greater than what was actually constructed.

In a deed dated October 28, 1941, J.H. Council conveyed “Lot No. 37 of the Buchanan Heights Subdivision” to J.E. Gunter and wife, Bonnie (Deed Book 147, Page 293). At the time of the conveyance, J.H. Council and wife, Margaret were residents of Watauga County.

The Gunter family have long ties to Jackson County dating back to the mid-19<sup>th</sup> century. Jack Erwin Gunter was born in 1921 south of Cullowhee in the small mountain community of East Laporte, Jackson County. His parents, Robert and Elizabeth, were both born in Jackson County shortly following the Civil War. In 1940, Jack married Bonnie Lou Morris. The following year, they purchased land in Sylva and constructed their house. According to his World War II draft registration card, which was filed in 1942, Jack and Bonnie resided in Sylva where he was employed with the Mead Corporation.

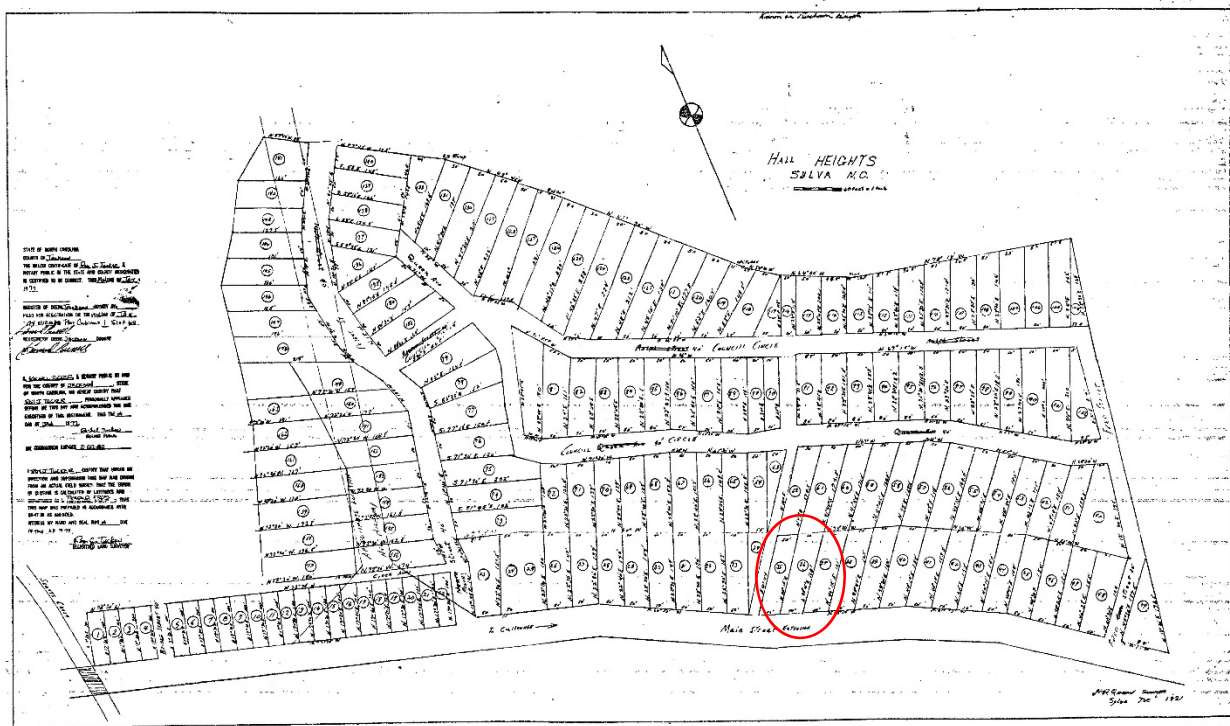


Figure 17. Plat of the Hall Heights Subdivision Showing Location of Gunter Property, date unknown (Plat Book 1, Page 60)

Deed records indicate that in addition to Lot No. 37, Jack and Bonnie acquired lots 35 and 36 of Buchanan Heights. The current parcel encompasses at least a portion of the three lots of land as shown on a plat dated 2004 (Figure 17). Records indicate that the couple continued to reside in the dwelling until Jack passed away in 1994. Despite transferring the property to her heirs in 1994 (Deed Book 860, Page 479), Bonnie remained in the house until her death in 2003. Historic aerial photographs suggest that a small building once occupied space just southwest of the driveway. It is unclear what the use of the building was; however, it likely functioned as an equipment shed or garage. Historic aerial photographs confirm that it was demolished around 2009, after the death of Bonnie.

On October 16, 2015, more than 20 years after the death of Jack Gunter, the family estate was conveyed to present owners, Three Lees, LLC. The company owns the commercial building on the west side of Hall Heights. The building, constructed in 1995, appears to be occupied by “McNeely’s Grand Rental Station.” The company presently utilizes the carport of the Gunter property to store overflow rental equipment. The house is vacant and there is no indication whether the property will be leased in the near future.

## ARCHITECTURAL CONTEXT

The *Gunter House* is a unique representation of a Rustic Revival bungalow characterized by its use of what appears to be Crab Orchard stone veneer as well as round logs with saddle notching and neutral-toned chinking. Modest, Rustic Revival-style residences dot the landscape of Jackson County and an even larger number occur throughout the region. A search of the NC HPOWEB GIS database did not reveal previously documented residences reflecting both exterior materials. As stated in Chapter VI, five previously surveyed examples of Rustic Revival-style dwellings survive in Jackson County. A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any known examples in Jackson County.

As noted in Chapter VI, the *Webb Cabin* (JK704) and *Warren House* (JK505) are excellent renditions of traditional Rustic Revival dwellings in Jackson County. Further, their interiors continue the rustic appeal for which the style was intended. Although the *Warren House* lacks integrity due to large-scale additions, the *Webb Cabin* appears to retain a high degree of integrity. The *Parker House* (JK720), located in the APE (*see* Chapter VI), supports the popularity of Rustic Revival residential construction not only throughout western North Carolina and Jackson County, but also in the Sylva vicinity as late as the 1940s. Although the original bungalow house continues to evoke the pioneer spirit of Rustic Revival, the *Parker House* does not retain good integrity.

## INTEGRITY

The *Gunter House* (JK721) retains its historic **location** atop a hill near the intersection of NC 107 and Hall Heights. Although the *Gunter House* is presently vacant, there is no indication that it will be utilized for purposes other than residential. It continues to retain its **association** to the mid-20<sup>th</sup> century Hall Heights subdivision. The picturesque and rustic historic **feeling** of a western North Carolina cabin is intact. In addition, the historic **design** of the side-gabled house and the historic **workmanship** of the Rustic Revival detailing retain good integrity.

Despite the intact exterior of the house, the few interior photographs available reflect the removal of hardwood flooring from the majority of the house and the application of modern laminate flooring. In addition, the entry hall/living area appears to be modified with a wide door opening leading to rear of the house. Therefore, the historic **materials** of the dwelling are compromised. Intended as a dwelling within a residential subdivision, the *Gunter House* is primarily surrounded by commercial buildings. Further, the viewshed toward NC 107 is characterized by modern commercial development. Therefore, the *Gunter House* no longer retains its historic **setting**.

## EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the *Gunter House* (JK721) is **not eligible** for the National Register of Historic Places. The property does not retain a high degree of its historic integrity.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Research does not indicate that the *Gunter House* is associated with a significant event contributing to the heritage of Jackson County. Therefore, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Research indicate the Jack Gunter was a longtime employee of the Mead Corporation. Although the company played an important role in the development of Sylva, it employed hundreds of local residents. Research did not suggest that the Gunter family made recognizable contributions to history. Therefore, the *Gunter House* (JK721) is **not eligible** under Criterion B.

**Criterion C** states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The *Gunter House* is one of several surviving representations of a Rustic Revival-style bungalow within Jackson County. Due to the popularity of the picturesque Rustic Revival style, a number of previously documented examples are located in Jackson County, and numerous others across the region. A comparable representation located within the APE, the *Parker House* (JK720) lacks integrity due to intrusive additions. However, the *Webb Cabin* and *Warren House*, located in the southern region of the county, are better illustrations of a traditional Rustic Revival dwelling constructed during the early- to mid-20<sup>th</sup> century. In addition, both retain a higher degree of integrity. Therefore, it is recommended that the *Gunter House* is **not eligible** under Criterion C.

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



## IX. OLD ENSLEY STORE (JK722)

|                         |                                         |
|-------------------------|-----------------------------------------|
| Resource Name           | Old Ensley Store                        |
| HPO Survey Site #       | JK722                                   |
| Location                | 38 East Main Street, Jackson County, NC |
| PIN                     | 7641-47-3758                            |
| Date(s) of Construction | 1943                                    |
| Recommendation          | Not Eligible                            |

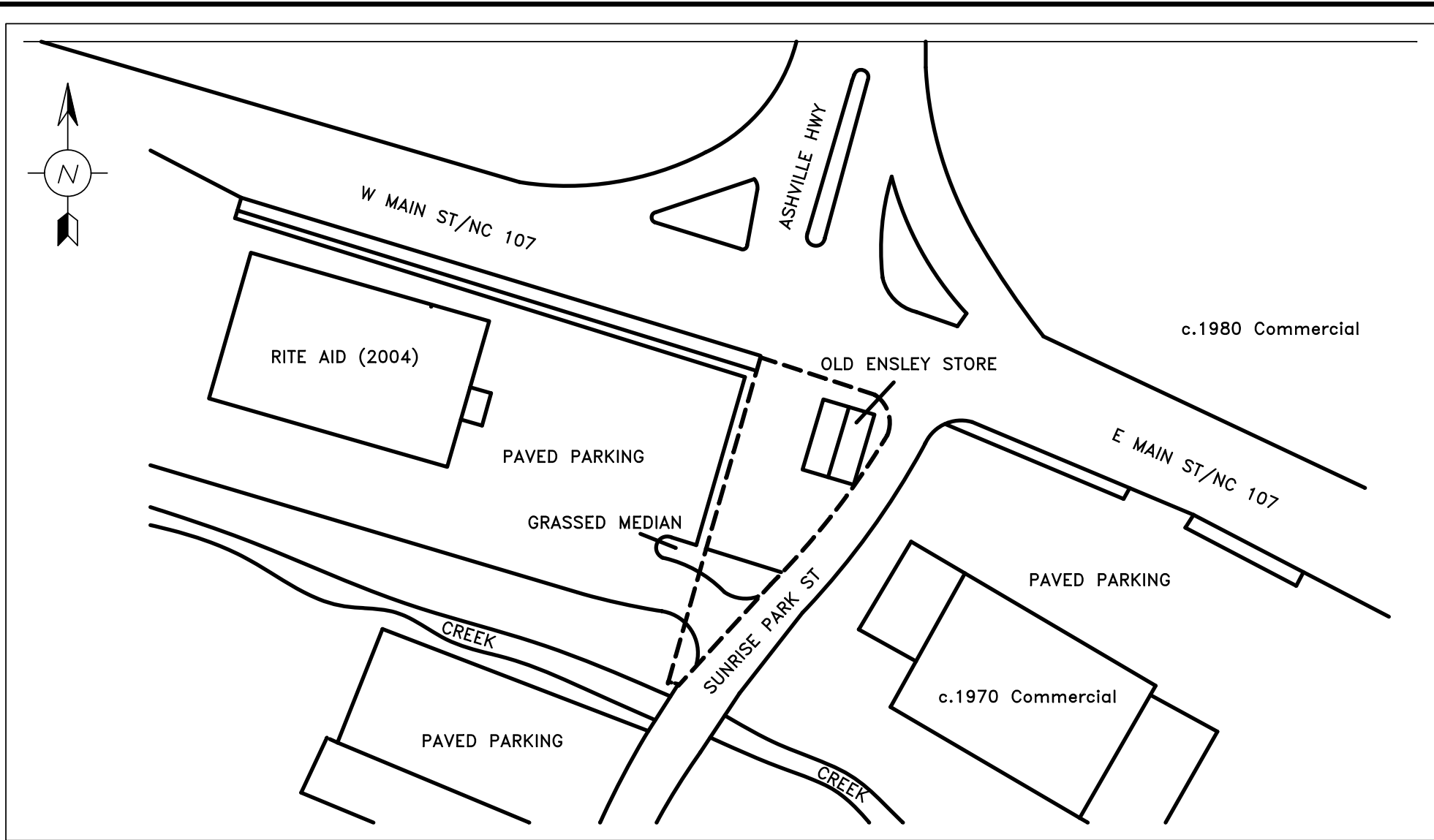
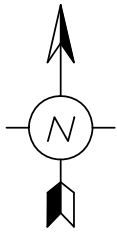


### LOCATION AND SETTING

The *Old Ensley Store* is located at the southwest corner of the intersection of E. Main Street/NC107 and Sunshine Park Street. Directly north of the *Old Ensley Store* and NC 107 is the junction of Asheville Highway, which extends from NC 107 in a northerly direction away from the Sylva community. The juncture of the two, well-traveled thoroughfares is characterized by large-scale commercial development and paved parking lots. The *Old Ensley Store* is sited at the northeast corner of two small parcels of land containing 0.22 acres. The two parcels share the same owner, the Hamilton Family Trust. The western parcel (7641-47-3706) is occupied entirely by a paved parking lot shared with the Rite Aid adjacent to the west. South of the *Old Ensley Store* property and the Rite Aid is Caldwell Creek, which played a role in the development of the built environment east of downtown Sylva. The *Old Ensley Store* property features minimal landscaping including a modern grassed median and two raised flower beds along the building's foundation. Wooden steps lead from the front porch of the building to a paved sidewalk.



Figure 18. Location of *Old Ensley Store* (JK722), shown on GIS Parcel Map with Aerial Overlay



| LEGEND |               |
|--------|---------------|
|        | PROPERTY LINE |

OLD ENSLEY STORE (JK722)  
SYLVA, JACKSON COUNTY, NORTH CAROLINA  
SITE PLAN AND SURROUNDS

|                                             |                                 |
|---------------------------------------------|---------------------------------|
| SOURCE: Google Earth and Jackson County GIS | DRAWN BY: PVET DATE: march 2018 |
| FILE NAME: F:\%\T0681.dwg                   |                                 |

ECA Project U0752



Photograph 58. View toward *Old Ensley Store* from Asheville Highway, looking southeast



Photograph 59. Sidewalk leading to *Old Ensley Store*, looking southeast

## ARCHITECTURAL DESCRIPTION



Photograph 60. *Old Ensley Store*, looking southwest

Constructed in 1943, the *Old Ensley Store* (JK722) is a one-story, free-standing brick commercial building fronting the south side of E. Main Street/NC 107. The building features a low-pitched, front-gabled roof clad in standing seam metal. A small brick chimney straddles the ridgeline and a stepped brick parapet accents the façade (north elevation). Weatherboard siding is applied to the face of the parapet. The exterior bricks are laid in a five-course American bond pattern. The foundation is stuccoed.

Located at the east end of the façade of the *Old Ensley Store* is a narrow door concealed by a two-leaf, wood-louvered screen door. The primary entry door is centered on the façade. The door is a modern replacement flanked by wood-louvered screens. A single pane, fixed window with a boarded over transom above is located on either side of the entry door. The window to the west of the door is wider than its counterpart. A full-width, narrow brick porch extends the width of the façade. A metal balustrade surrounds the porch.

The east and west elevations of the store are identical, with each containing three fixed windows concealed by a wood-louvered screen. The windows are set high on the wall. The rear of the building features a wood-louvered vent in the gable end. Ghost marks of a large, square window is centered on the rear wall. It is apparent that the window was removed and infilled with brick. A two (horizontal)-over-two (horizontal), double-hung wood sash window is installed in the former opening. Adjacent to the window on the west is a paneled wood door that opens to a wooden deck with steps leading to the parking lot. A raised basement is accessed from the rear via concrete steps. A two-leaf door leads into the basement.



Photograph 61. Southwest Oblique of the *Old Ensley Store*, looking northeast



Photograph 62. Basement Entry, looking north



Photograph 63. Historic Photograph of the *Old Ensley Store*, nd

A historic photograph of the *Old Ensley Store*, which hangs on the interior wall of the store, confirms that the exterior of the building has undergone considerable alterations to its original design elements. According to the photograph, the original principal entry door was recessed. Multi-light transom windows were located above the entry door and flanking windows. The narrow door located on the east end of the façade wall featured vertical lights. A modern wood fascia conceals the once exposed rafter ends. In addition, the wall of the brick parapet is covered in modern siding. The present front porch replaced the original concrete steps leading from a dirt sidewalk. Finally, the historic photograph indicates that the east elevation of the store featured a square window. The two additional windows presently located on the east wall are modern installations.

Access to the interior of the *Old Ensley Store* was permitted by the present tenant, Gary Miller. The interior of the store is comprised of a conference room in the front (north) and a narrow hallway leading to a rear library. An office flanks both sides of the hall, as well as a modern bathroom. Interior observations revealed original hardwood flooring and vertical wood paneled walls throughout the majority of the store. The ceiling is dropped and covered in modern tiles. It is evident that several interior walls are later installations to create separate office space and a bathroom.

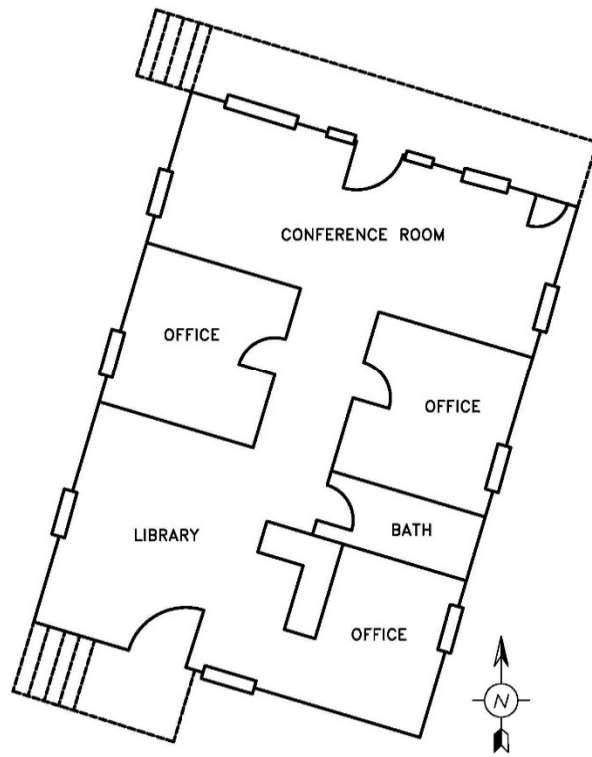
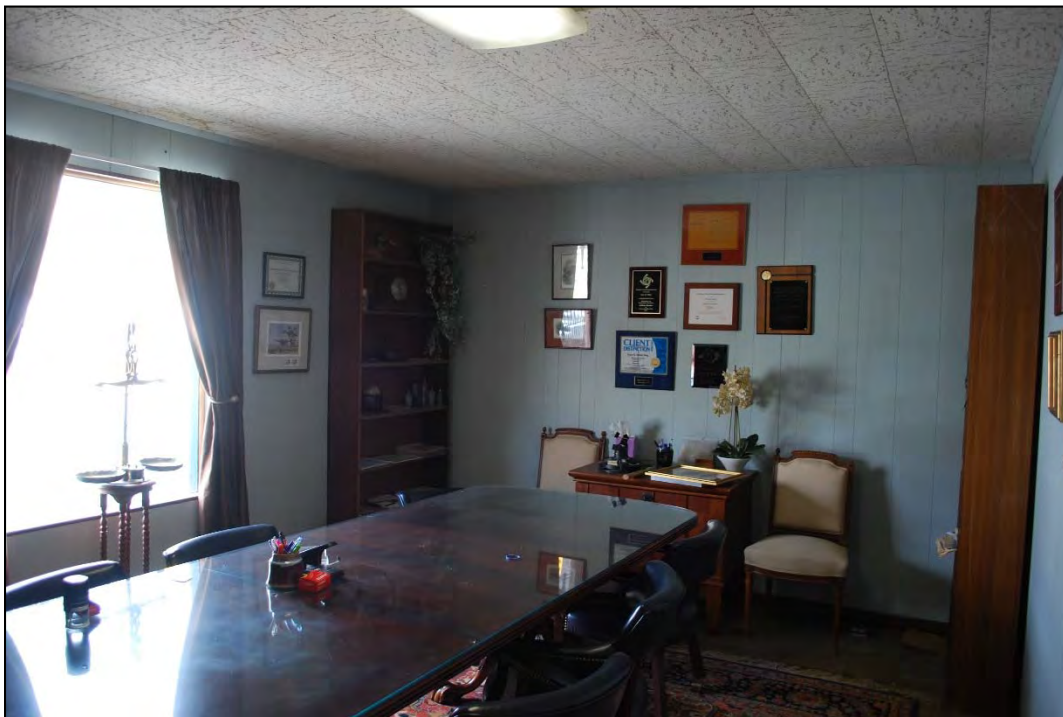


Figure 20. *Old Ensley Store* Floorplan, Not to Scale



Photograph 64. Conference Room, looking northeast



Photograph 65. Interior Hallway, looking south



Photograph 66. Library and Kitchenette, looking southeast



## HISTORICAL BACKGROUND



Photograph 67. John B. Ensley

The land on which the store is located was acquired by John B. Ensley during the early-20<sup>th</sup> century. John B. Ensley was born in 1863 in Jackson County, North Carolina. Digital records accessed from Ancestry.com suggest that he married his first wife, Mary Queen in 1882. Census records for 1900 and 1910 confirm that John B. Ensley and Mary were residing on a farm in Sylva with their seven children. The same records state that John was employed as a deputy collector. By the 1920s, John owned and operated a retail and feed store in Sylva. It is unclear where his first store was located in Sylva. In 1923, Mary passed away and was interred in the Keener Cemetery northwest of downtown. The following year, John wed his second wife, Lucie Luck. On September 21, 1938, John included Lucie as part-owner of his landholdings, which included four parcels of land (Deed Book 135, Page 113). Among the four parcels is the land on which the Ensley Store would eventually be constructed. The remaining parcels of land owned by John B. Ensley and his wife include a town lot and house, a three-acre lot, and a 65-acre tract of land on Dick's Creek, north of Dillsboro.

According to the 1930 census, John continued his employment as a retail merchant at a feed store. The same document makes reference to a farm schedule, indicating that John was also operating a farmstead. The farm provided the feed for his store. The first reference to the present store building is a deed dated February 6, 1945 (Deed book 162, Page 429). The deed conveys the tract of land to S.B. Ensley and V.V. Ensley and confirms the presence of the store building by that year.

When initially constructed, the Ensley Store was reminiscent of a small store at the crossroads of two transportation routes around which developed commercial businesses, particularly those associated with the increase in automobile ownership. Photograph 68 depicts the historic setting within which the *Old Ensley Store* first operated. The intersection of Asheville Highway and NC 107 contained a large triangular, grassed median. The intersection has changed considerably since the 1950 aerial photograph was taken. Asheville Highway is presently lined with commercial development rather than the rural landscape that historically characterized the country road. The service station and automobile dealership located on the north side of NC 107 are no longer extant.



Photograph 68. Aerial Photograph of Intersection of NC 107 and Asheville Highway, 1950

Source: Images of America, "Sylva"

According to a personal account framed on the wall of the building, Vearl V. Ensley and his uncle, Shirlie Ensley (b.1909-2006) opened the fertilizer and grocery store in 1943.<sup>18</sup> It is possible that Vearl and Shirlie constructed the store in 1943 and were gifted the property two years later. Vearl V. Ensley (b. 1910-d.1968) is the son of William Cling and Lola Ensley. Although only one year older, Shirlie is the uncle of Vearl. Federal census records indicate that William Cling Ensley was also employed as a retail merchant in Sylva. It is unclear the direct relationship is with John B. and Lucie Ensley. However, census records confirm several Ensley families were residing in the Sylva area as late as the 1870s. Close familial ties, as well as a shared interest in the retail business, allowed John and Lucie Ensley to gift the store lot to Vearl and Shirlie in 1945.

According to Nell Ensley, the interior of the *Ensley Store* was comprised of the large grocery and a small room to store sacks of flour. The only access to the small storage room was from the rear door. Livestock feed was stored in the basement of the building.<sup>19</sup> Ms. Ensley recalls customers to store would drop a list of items with Vearl and Shirlie who would pack the groceries. A delivery boy would drive the groceries directly to the customer. Following the installation of telephone lines, orders were commonly placed from home.

In 1961, Vearl and Shirlie built a larger store directly across Sunshine Park Street. The modern grocery store still stands and is operated as Kel-Save. In 1967, Vearl died unexpectedly and Shirlie retired. The old store, as well as the larger, modern store were bought by Vearl's son-in-law. It is unknown whether a grocery business continued to operate in the old store building. In 1982, Bernice Ensley, widow, sold the property to Orman and Alberta Hamilton (Deed book 549, Page 584). Orman's son, Victor, inherited the

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<sup>18</sup> Nell Ensley, Personal account of the Old Ensley Store, nd.

<sup>19</sup> Nell Ensley, Personal account of the Old Ensley Store, nd.

store. Around c.2010, the building was leased to the present tenant, Gary Miller, for use a law office. The interior of the building was remodeled prior to this time to accommodate office space. Upon the death of Victor Hamilton in 2017, the land on which the store is located was transferred to the Hamilton Trust (Deed book 2190, Page 1412).

## ARCHITECTURAL CONTEXT

The *Old Ensley Store* is the only known surviving free-standing store constructed prior to 1950 located outside the limits of the downtown heart of Sylva. Its distance from the downtown commercial center of Sylva, as well as its positioning at the intersection of two prominent thoroughfares create the impression of a country general store. Unlike the rural stores that primarily catered to surrounding farmsteads, the *Old Ensley Store* is more of a hybrid between rural and urban. Its positioning outside of the downtown and at an important crossroads is attributed to the rise in automobile ownership and the increase in tourism in the region. In addition, the *Old Ensley Store* supplied groceries to members of the expanding Sylva community who frequented the store, including both in-town residents as well as families operating small farmsteads within the surrounding area.

During the early-20<sup>th</sup> century, crossroads merchants, “whose stores also provided social centers as well as store-bought goods and credit, built frame or brick country stores.”<sup>20</sup> These free-standing stores are most often rectangular in shape, one-story with a front gabled roof. This building tradition continued through the mid-20<sup>th</sup> century along rural crossroads as well as intersections at the periphery of bustling towns. The *Old Ensley Store* embodies the architectural characteristics of a country store, while also servicing members of the Sylva community.

A review of *A Guide to the Historic Architecture of Western North Carolina* did not reveal examples of comparable commercial buildings within Jackson County. Although a number of commercial buildings are discussed, all are in-town representations and not comparable to a country general store. A search utilizing the NCHPO WEB GIS database for commercial buildings in Jackson County outside of a downtown area identified six (6) previously recorded one-story, front-gabled stores. Among those, one was constructed during the early- to mid-20<sup>th</sup> century and is comparable to the *Old Ensley Store*: JK482 (*Holden’s Store*).

Constructed c.1940, the *Holden’s Store* (JK482; surveyed only) is located west of Glenville, approximately 15 miles south of Sylva. The store is sited at a crossroad in a rural area and is a good representation of a country store. The few residential and agricultural buildings surrounding the crossroads date from the early- to mid-20<sup>th</sup> century and create a unique rural setting. The one-story concrete block country store features a front gable roof with overhanging eaves. The storefront appears to retain its original two-leaf entry doors flanked by large fixed windows. A metal awning extends above the storefront.

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<sup>20</sup> Catherine Bishir, *A Guide to the Historic Architecture of Western North Carolina*, Chapel Hill: University of North Carolina Press, 1999; p.66.



Photograph 69. Holden's Store (JK482)

## INTEGRITY

The *Old Ensley Store*, although retaining its integrity of **location**, does not retain full integrity of setting. Recent large-scale commercial development, as well as improvements, including road widenings and landscaping to NC 107 and Asheville Highway altered the historic setting. Its mid-20<sup>th</sup> century country-like setting catering to in-town residents, tourists, and farmers is no longer apparent. Therefore, the *Old Ensley Store* no longer retains its historic **setting** or **feeling**. The building is no longer used as a commercial store or social gathering place for the surrounding community. Its once open interior is presently comprised of multiple smaller rooms and offices to accommodate a law firm. As such, its **association** as a country general store is not extant. Due to the remodeling of the original storefront, particularly the loss of the recessed entry door, as well as the significant interior modifications, the *Old Ensley Store* no longer retains integrity of **material**, **design**, or **workmanship**.

## EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the *Old Ensley Store* is **not eligible** for the National Register of Historic Places. The historic integrity of the property is compromised.

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. Although the *Old Ensley Store* provided goods to the residents of Sylva and those in the surrounding areas, there is no indication through research that the business played an important role in the economic or social development of Sylva or Jackson County. Further, a number of commercial businesses throughout Sylva contributed to the county's economy and retain a higher level of integrity and significance. Therefore, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Research did not identify persons significant within community, state, or national historic contexts. Therefore, the *Old Ensley Store* is **not eligible** under Criterion B.

**Criterion C** states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The *Old Ensley Store* is a good example of a mid-20<sup>th</sup> century country store, popular throughout rural areas and along heavily traveled crossroads throughout western North Carolina. Simple in form and design, the *Old Ensley Store* embodies characteristics of the traditional one-story, front-gabled stores, often adorned by a stepped parapet.

A comparatively similar country store is located approximately 15 miles south of Sylva. *Holden's Store* (JK482) features a concrete block exterior and shares the rectangular shape and front gable roof of the *Old Ensley Store*. Further, it appears to retain good integrity. Although research did not identify a high number of previously-documented stores in Jackson County, it was a common commercial type throughout the early- to mid-20<sup>th</sup> century in western North Carolina. It is probable that others are extant that retain a higher degree of integrity than the *Old Ensley Store*. Therefore, the *Old Ensley Store* is **not eligible** under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the *Old Ensley Store* would yield additional information pertaining to mid-20<sup>th</sup> century building technology not already obtained through research and interviews. It is recommended **not eligible** under Criterion D.

## X. HARRIS TANNERY (JK723), 152 WEST MAIN STREET

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| Resource Name           | C.J. Harris Tannery/Sylva Paperboard Company    |
| HPO Survey Site #       | JK723                                           |
| Location                | 152 West Main Street, Sylva, Jackson County, NC |
| PIN                     | 7641-38-0681                                    |
| Date(s) of Construction | c.1910, c.1925, c.1940, c.1960                  |
| Recommendation          | Not Eligible                                    |



### LOCATION AND SETTING

The *C.J. Harris Tannery/Sylva Paperboard Company* is sited at the eastern edge of downtown Sylva at the intersection of West Main Street and Chipper Curve Road. A railroad right-of-way separates the approximate 50-acre property into east and west halves. A portion of the property is occupied by Scott's Creek, a natural water feature that was influential in the development of the factory. Harold Street, followed by Scott's Creek, form the north property line. East of the complex is occupied by a few mid-20<sup>th</sup> century commercial buildings, a modern trailer park, and a large nursing home constructed in the 1980s. West Main Street, followed by early- to mid-20<sup>th</sup> century commercial buildings forms the southern boundary. Chipper Curve Road forms the western boundary of the property. The curvilinear road occupies land at the base of a hill. A residential street (Hampton Street) at the top of the hill includes seven (7) early-20<sup>th</sup> century dwellings constructed as Tannery housing (JK062). The property is presently owned by the Jackson Paper Manufacturing Company. Several attempts to schedule a tour of the facility and an interview with a representative of the were unsuccessful.

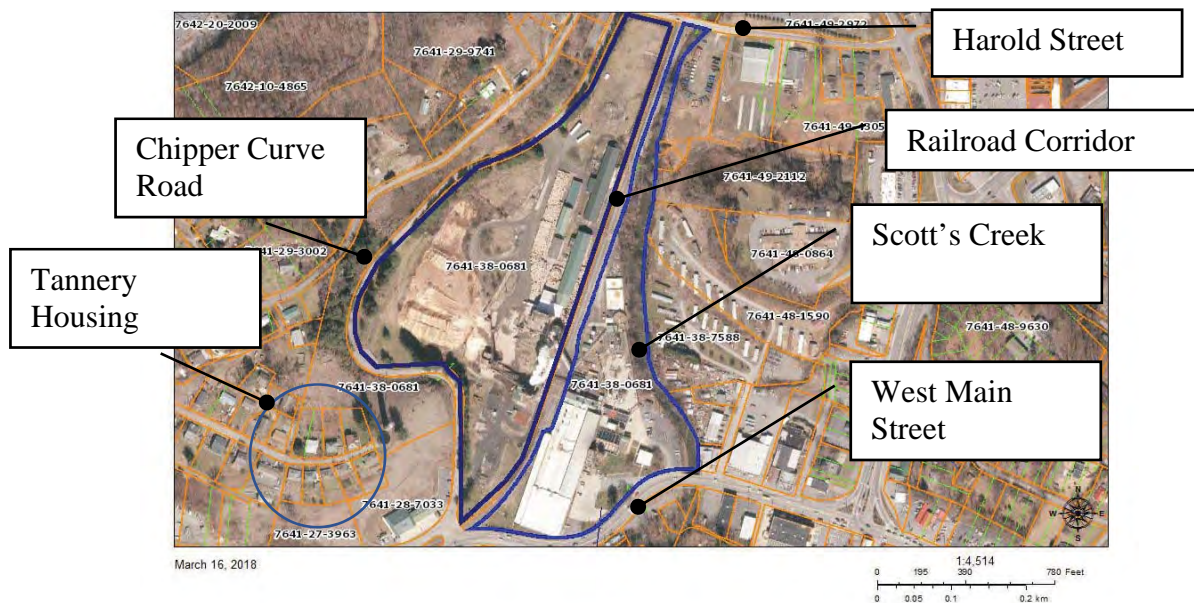
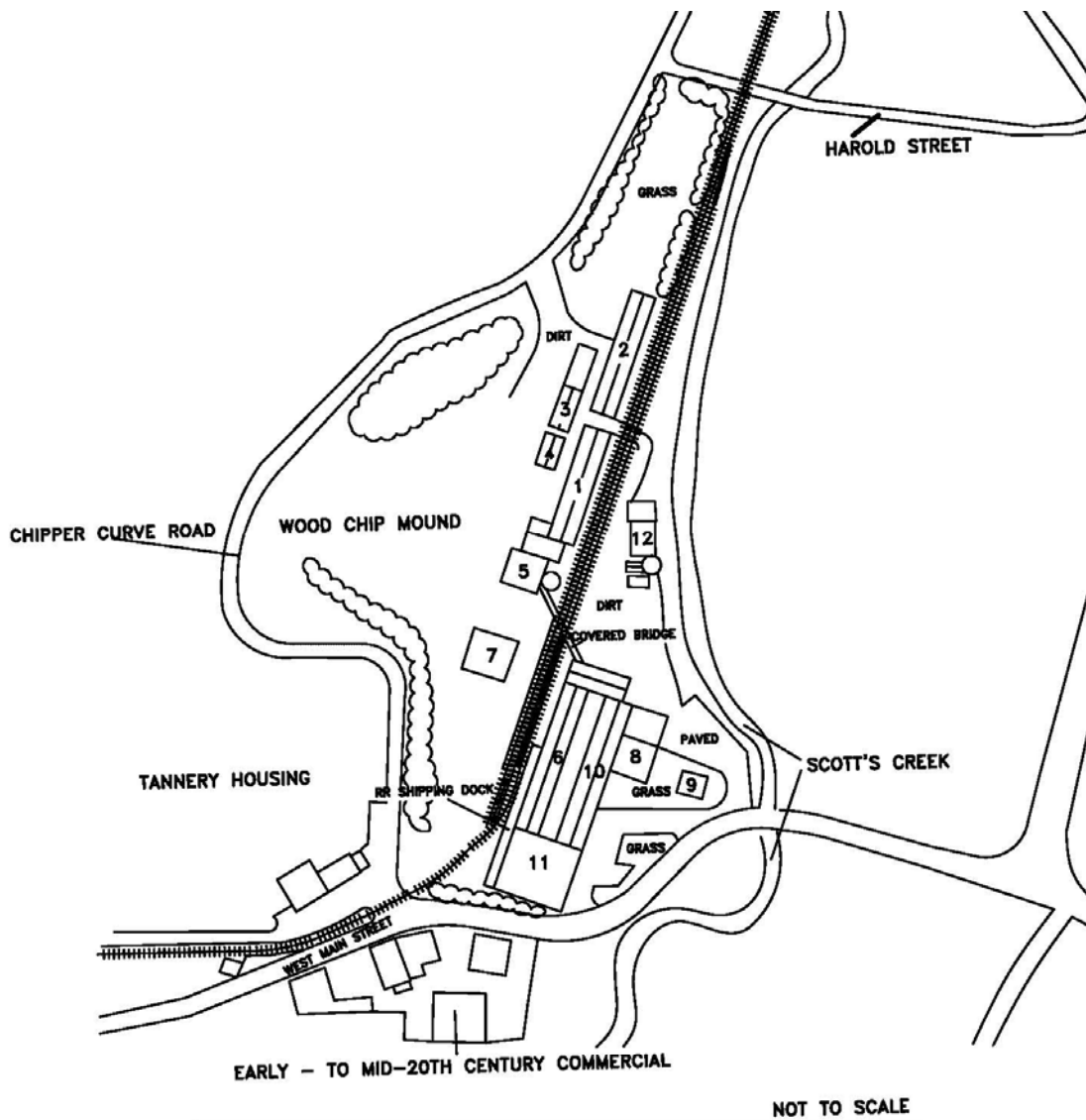


Figure 21. Location of *C.J. Harris Tannery/Sylva Paperboard Company* (JK723), shown on GIS Parcel Map with Aerial Overlay



**RESOURCES**

|    |                                                             |
|----|-------------------------------------------------------------|
| 1  | TANNERY BUILDING NO.1 (JK165), 1925                         |
| 2  | TANNERY BUILDING NO.2 (JK166), 1925 (NOT EXTANT)            |
| 3  | TANNERY BUILDING NO. 3 (JK167), 1910                        |
| 4  | TANNERY BUILDING NO. 4 (JK168), 1910                        |
| 5  | SYLVA PAPERBOARD COMPANY/BOILER HOUSE (JK169), 1940         |
| 6  | SYLVA PAPERBOARD CO./PAPER MACHINE BUILDING (JK170), c.1920 |
| 7  | REMNANTS OF DIGESTER BUILDING (JK164), 1926                 |
| 8  | WATER STORAGE BASIN, c.1925                                 |
| 9  | MEAD COMPANY OFFICE (JK171), 1940                           |
| 10 | MAINTENANCE AND STORAGE WAREHOUSE, c.1940                   |
| 11 | SHIPPING WAREHOUSE, c.1960                                  |
| 12 | TRANSFORMER TOWER AND SWITCH GEAR, c.1960                   |

Figure 22. C.J. Harris Tannery/Sylva Paperboard Company Complex, general site plan

Figure 23 is an approximate site plan of the complex based on field observations and current aerial photography. A site plan drawn in the late 1980s is on file at the NCHPO western branch (file JK163). The 1980s site plan assisted in the preparation of the current plan. The primary entrance to the complex is from the north side of West Main Street. Employee and visitor parking surrounds the Mead Office Building (Resource 9 shown on the site plan). A massive mound of wood chips occupies a large portion of the western side of the complex. Three railroad spurs appear to travel in a north-south direction through the middle of the complex. Planted trees line the property along the south of the facility, as well as along the railroad right-of-way at the north end of the complex. Dirt paths/roads meander throughout the complex. The complex sits at the base of a hill with a mountain range to the north. Both creating a picturesque landscape.



Photograph 70. Northeasterly View toward Smokestack and Digester Building (Resource 7) from West Main Street





Photograph 71. Southeasterly View toward C.J. Tannery Complex from Allen Street



Photograph 72. Northerly View toward Resources 8, 10, and 11 from West Main Street

## ARCHITECTURAL DESCRIPTION

The *C.J. Harris Tannery/Mead Paper Company Complex* (JK723) is presently comprised of 12 primary buildings ranging in construction dates from c.1910 to the 1960s. While several of the buildings survive from the early days of the C.J. Harris Tannery, the majority are merely remnants of their original scale and design. The following inventory provides a general description of each building. Access to the complex was not permitted. Photographs and field observations were limited to the public right-of-ways surrounding the complex.

*Tannery Building No. 1 (JK165), c.1925*  
*(No. 1 on Site Plan)*



Photograph 73. Tannery Building No. 1 (JK165), looking southeast (resource is in the rear)

Tannery Building No. 1 (JK165) has changed considerably since it was surveyed in 1989. According to the survey, the frame building with clerestory windows was in a severely deteriorating condition. Based on field observations from Allen Street, the building no longer retains its exterior walls. The gabled roof and upper portions of the original walls, including the clerestory windows, are supported by wood posts. Beneath the roof, the space is used for bale storage.

*Tannery Building No. 2 (JK166), c.1925*  
*(No. 2 on Site Plan)*

Tannery Building No. 2 (JK166) is no longer extant. According to the 1989 survey of the complex, Tannery Building No. 2 was a long, rectangular frame building featuring a gabled roof. The building contained clerestory windows, as well as paired, six-pane fixed windows. At the time of the 1989 survey, the building was “deteriorating rapidly,” and its interior was fully gutted. The building is no longer extant. In its place is a long, open structure with a gabled roof supported by wood posts. It is partially clad in metal siding.



Photograph 74. Replacement of Tannery Building No. 2 (JK166/Not Extant), looking southeast

*Tannery Building No. 3 (JK167), c.1910  
(Resource No. 3 of Site Plan)*

Constructed c.1910, the Tannery Building No. 3 is a two-story brick building, rectangular in shape with a front gable roof. According to the 1989 survey, the building featured 6-over-6, double-hung wood sash windows, symmetrically placed along the long side elevations of the building. In addition, the entirety of the interior was gutted prior to the 1989 survey. The windows appear to be boarded over at present. A large, single-story addition extends from the north elevation. The addition is historic, likely constructed in the 1940s. It features clerestory windows comprised of glass blocks and metal awnings. It is unknown what the building is presently used for.



Photograph 75. Tannery Building No. 3 (JK167), c.1910, looking southeast



Photograph 76. Tannery Building No. 3 (JK167) and One-Story Addition, looking southeast

*Tannery Building No. 4 (JK168), c.1910  
(Resource No.4 on Site Plan)*

Tannery Building No. 4 is a single story, rectangular building of brick construction. The façade faces south. According to the 1989 survey, the building features a double, central entrance flanked by large multi-light factory windows. The 1989 survey photographs confirm that a number of the window openings were empty at that time. At present, the west elevation displays its original windows; however, it appears that a side entry door is a non-historic replacement. The present use of the building is unknown.



Photograph 77. 1989 Survey Photographs, on file at NC HPO western branch



Photograph 78. Tannery Building No. 4 (JK168), looking southeast

*Sylva Paperboard Company Boiler House (JK169), 1940  
(Resource No.5 on Site Plan)*

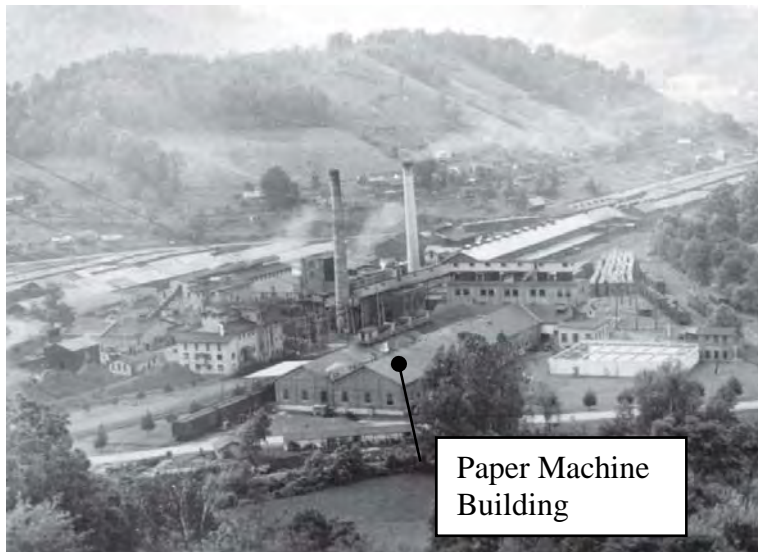
The boiler house was constructed in 1940 for the Sylva Paperboard Company. The building appears to be a square massing with a flat roof and concrete construction. The building appears to be unadorned; however, according to the 1989 survey, the front of the facility (not accessible) features engaged pilasters. Windows were boarded over during the 1989 survey.



Photograph 79. Rear Elevation of the Sylva Paperboard Company Boiler House (JK169), looking southeast

*Sylva Paperboard Company Machine Building (JK170), 1920*  
*(Resource No.6 on Site Plan)*

Constructed c.1920, the paper machine facility is comprised of a long, single-story building with two parallel gabled roofs. The building features a common bond brick exterior. Perpendicular to the building at its north end is a one-story brick massing that appears to be extant. A full-length gabled addition was constructed along the eastern elevation in the 1940s, followed by a massive two-story addition (Shipping Warehouse, Resource No.11 on site plan) to the front of the paper machine building in the 1960s. The following aerial photograph, retrieved from the *Sylva Herald*, shows the location and historic design of the Paper Machine Building, which is largely obstructed as a result of the two additions.



Photograph 80. Sylva Paperboard Company Complex, c.1925, looking northwest  
Source: The Sylva Herald, "Then and Now," Vol. 92, No. 48, 2007 Photo Gallery



Photograph 81. Sylva Paperboard Company – Paper Machine Building (JK170), west elevation

*Remnants of Digester Building (JK164), 1926  
(Resource No.7 on Site Plan)*

The digester building was constructed in 1927 for the Sylva Paperboard Company for the digestion of wood chips into pulp. The original building was an impressive, T-shaped, three-story structure, approximately 200 feet in length. It featured a flat roof, capped by squat, poured-concrete cylinders. The building featured paired steel industrial windows. Little of the once massive building survives. In fact, other than the smokestack, what survives is heavily modified. Likely the entirety of the former digester building no longer survives.



Photograph 82. JK164 from 1989  
Survey File



Photograph 83. View toward former Digester Building (JK164), looking northeast

*Water Storage Basin, c.1925 and c.1950s  
(Resource No.8 on Site Plan)*

Although not previously surveyed, the water storage basin was constructed prior to the 1940s, and is likely associated with the Sylva Paperboard Company operation of the complex. The water storage basin appears in a c.1925 photograph, directly east of the Paper Machine Building (JK170). The water basin appears to be rectangular concrete structure with no roof. Its interior is filled with tanks of water separated by concrete walls into approximately 10 basins. The structure appears to contain considerable pumping equipment. Three circular water towers located to the north and south of the basin do not appear in aerial photographs prior to c.1945. The construction of the maintenance and storage warehouse (Resource 10 on the site plan), joined the water basin to the main building. Based on historic aerial photographs, it is probable that the towers were constructed in the 1950s.



Water Basin

Photograph 84. Sylva Paperboard Company Aerial Photograph, c.1925, looking north



Photograph 85. Water Basin (Resource 8 on Site Plan), looking northeast



*Mead Company Office (JK171), 1940  
(Resource No.9 on Site Plan)*

Constructed in 1940 as an administrative office for the Mead Company, the building is a one-story square massing with a flat roof. It is faced in buff-colored stretcher bond brick and features original one-over-one, double-hung wood sash windows. The façade (south elevation) is symmetrical with step parapet capped with concrete. The façade is 7 bays (W, W, W, D, W, W, W); however, engaged pilasters creates the appearance of a central massing with lower side wings. The entry door is centered on the façade and features a metal awning supported by decorative metal posts. According to the 1989 survey, the interior of the building is modified. However, the exterior appears to retain good integrity.



Photograph 86. Mead Company Office (JK171), looking northwest

*Maintenance and Storage Warehouse, c.1940  
(Resource No.10 on Site Plan)*

The exact date of construction of the warehouse is not known. However, based on a review of aerial photographs between c.1925 and c.1945, it appears that the two-story warehouse was constructed c.1940. The large building features a gable roof and extends the length of the Paper Machine Building (JK170). It is brick construction and features double-hung windows with concrete sills. The windows are set high on the wall of the second floor.



Photograph 87. Maintenance and Storage Warehouse (east elevation), looking north

*Shipping Warehouse, c.1960  
(Resource No.11 on Site Plan)*

The two-story shipping warehouse is among the most recent additions to the complex. The massive building extends the width of the Paper Machine Building (JK170) and the c.1940 Maintenance Warehouse. The building is the most visible resource on the complex from the public right-of-way. It is simple in design and features a flat roof. Bays are separated by modest brick pilasters. Each bay on the south elevation features four rows of glass box windows set high on the wall of the second floor. This pattern continues along the east elevation. However, two-light sliding windows are inset into each bay. A two, two leaf entry doors with awnings are located on the first floor of the east elevation. It appears that when the building was constructed, the railroad shipping dock was extended from the Paper Machine Building. A shed roof extends from the west elevation of the Shipping Warehouse above the railroad dock and a “façade” added to the south elevation to conceal the loading dock from public view.



Photograph 88. Shipping Warehouse South Elevation, looking northeast



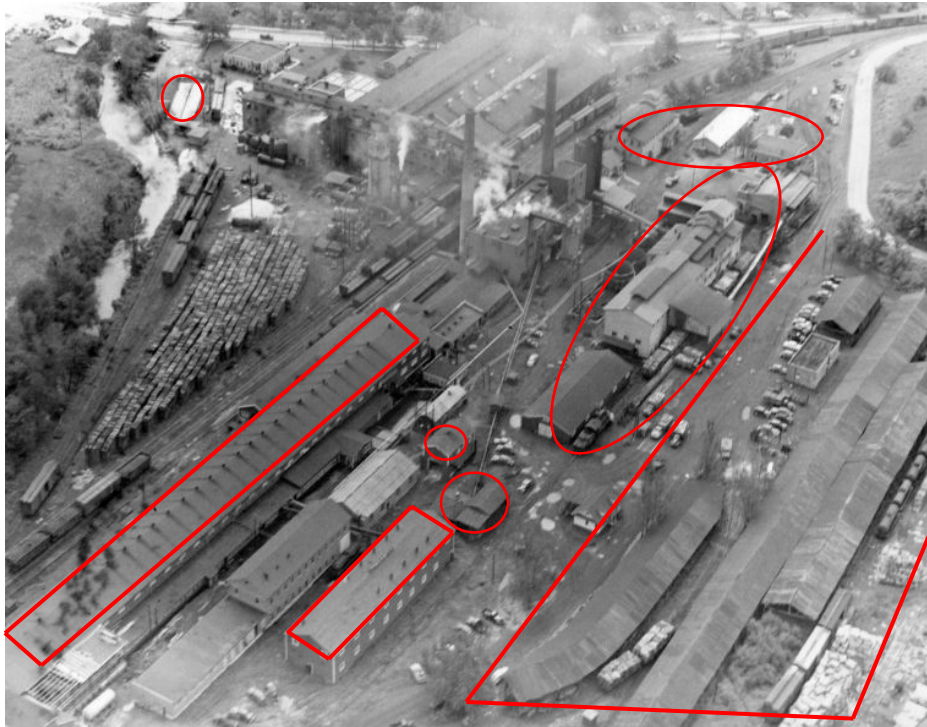
Photograph 89. Shipping Warehouse Southeast Oblique and Glass Block Windows, looking north

*Transformer Tower and Switch Gear Facility, date unknown  
(Resource No.12 on Site Plan)*

It is unclear when the transformer tower and switch gear facility was constructed along Scott's Creek. Further, the facility was not accessible during the site visit. The c.1945 aerial photograph indicates that two railroad spurs veered along Scott's Creek where the transformer facility is presently located. The facility is shown on the late-1980s site plan drawing on file at NCHPO western branch (JK163) and it also appears in a 1993 Google Earth aerial photograph. It is possible that the facility is associated with the period of ownership of the Dixie Container Company beginning in 1984. It does not appear to be associated with a period of historical significance.

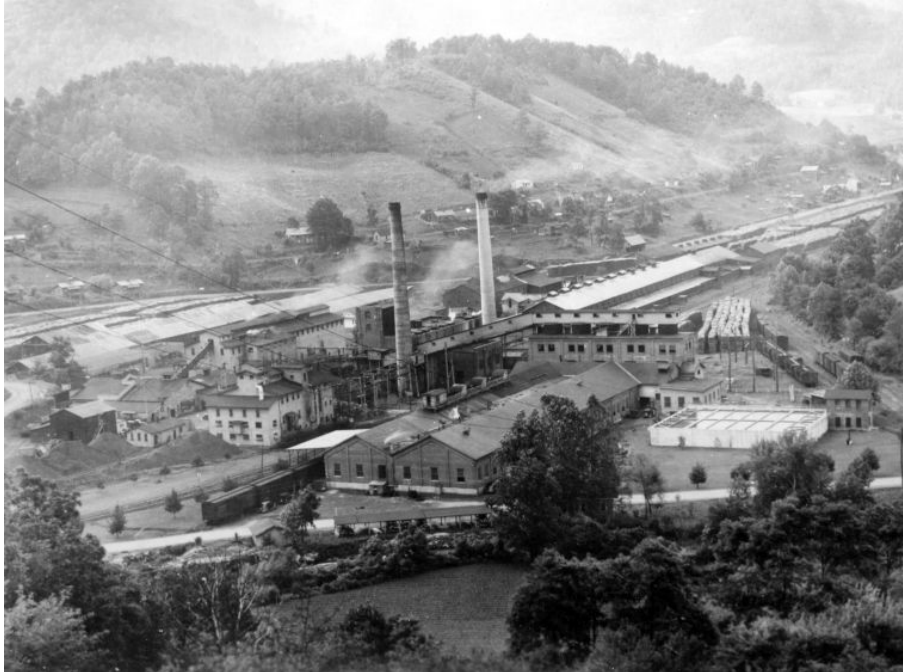
*Known Alterations Based on Historic Aerial Photographs*

A comparison of a c.1945 aerial photograph with a present aerial photograph shows a significant loss of historic buildings associated with both the tannery and the later paperboard industries. Among the most obvious losses are the approximate 5 buildings located near the western edge of the property near Chipper Curve Road. A large mound of wood chips presently occupies this section of the complex. A large, rectangular structure with a gabled roof appears to have formerly straddled the railroad spurs east of Tannery Buildings No. 1 and No. 2. The following c.1945 aerial photograph identifies the numerous buildings that are no longer extant. In addition to the high loss of resources, many of those that survive have been modified. As demonstrated by the comparison of aerial photographs, it is evident that the overall design of the complex, including the arrangement of buildings, placement of railroad spurs along Scott's Creek, covered pedestrian bridges, and smokestacks, are substantially altered.



Photograph 90. Aerial Photograph of Sylva Paperboard Company, c.1945, looking south

**NOW AND THEN**



**1930s**



**2017**

## HISTORICAL BACKGROUND

The introduction of the railroad into western North Carolina by the end of the 19<sup>th</sup> century, developers “emphasized the industrial potential of its natural bounty.”<sup>21</sup> Local entrepreneurs began small-scale operations that took advantage of the natural environment. Among those early industrial endeavors included hydro-electric power production, logging, mining, and manufacturing. These operations primarily developed around railroad routes for ease of shipping. Stemming from the logging industry during the late-19<sup>th</sup> and early-20<sup>th</sup> centuries, “tanneries were usually built on good transportation routes nears sources of tannin-rich tanbark – from chestnut and oak trees – and near abundant streams.”<sup>22</sup> Among those tanneries operating in the early-20<sup>th</sup> century include the Hans Rees Tanner in Asheville, the C.J. Harris Tannery in Sylva, and tanneries in Old Fort, Andrews, Rosman, and North Wilkesboro. By 1916, tanneries in western North Carolina employed upwards of 1,600 workers. However, tanneries were short-lived and within ten years, they employed around 400 workers. The tanneries were replaced with a growing number of industries taking advantage of the lush forests of western North Carolina. The Champion Fibre Company had the greatest and most lasting impact on the region when it began its paper mill in Canton in 1905. The company also had extensive landholdings and became a leader in the logging business. Its pulp and paper manufacturing plant at Canton was the world’s largest.<sup>23</sup>

The C.J. Harris Tannery in Sylva began along both a railroad line and along the banks of Scott’s Creek shortly following the incorporation of Sylva in 1889. Charles Joseph Harris, a native of Putnam, Connecticut is recognized as the county’s most prominent entrepreneur. C.J. Harris first settled in Dillsboro in 1889. His first venture included the purchase of a clay mine, which he named the Harris Clay Company. The success of the business allowed Harris to launch other local enterprises including the Blue Ridge Locust Pin Company, the Harris-Woodbury Lumber Company, the Dillsboro and Sylva Electric Light Company, the Harris Tannery in Sylva, the Sylva Supply Company, and the Jackson County Bank in Webster. The C.J. Harris Tannery quickly became one of the largest companies and leading employer in Jackson County.

The C.J. Harris Tannery in Sylva began operations in 1901 along the flats of Scott’s Creek in East Sylva. The tannery involved two processes: one to boil tannic acid from chipped chestnut wood, and the second, to tan packer hides of a grade to make industrial machine belts and shoe sole leather. By 1922, the tannery employed 350 workers, processing 300 hides per day, as well as 62,000 barrels of tannin extract per year.<sup>24</sup>

In order to produce tannin extract to process the leather, the tannery chipped and boiled chestnut wood. Although the chips were dried and burned in the boiler, a considerable amount of chips were not being processed. As the tannery industry began declining by the 1920s, C.J. Harris tannery sought other means to profit. During the 1920s, George H. Mead developed a process to make cardboard from boiled wood chips. Ceasing a potential opportunity with the large quantities of the unused wood chips, the manager of the tannery arranged for Mead to purchase the extract operation and to establish the Sylva Paperboard

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<sup>21</sup> Bishir 1999; p. 41.

<sup>22</sup> Bishir 1999; p. 42.

<sup>23</sup> *Ibid.*

<sup>24</sup> *C.J. Harris Tannery/Sylva Paperboard Company (JK163)*, Jackson County Historic Structures Survey File, on file at NC HPO western branch, 1989.

Company (later Mead Paper Company). The new operation began in 1928 and produced both tannin extract and paper for cardboard boxes.<sup>25</sup>

The Mead Paper Company produced tannin extract and paperboard at the Sylva facility until 1953 when the tannin extract division finally closed. The plant remained Jackson County's largest employer in 1955 with 300 employees and an annual payroll of \$1.3 million. In addition, the company owned its own 40,000-acre forest and purchased an additional \$1 million in lumber from local landowners every year. Unfortunately, increasing concerns with pollution problems resulted in Mead closing its doors in 1974. The facility remained idle until 1978 when the Dixie Container Company acquired the operation.<sup>26</sup>

Dixie spent four years converting the facility from the production of semi-chemical medium to the production of 100% recycled medium (uses only old corrugated containers "OCC", not wood). The Dixie Container Company operated the facility from 1982 to 1990. Tenneco purchased the Sylva mill along with Dixie's other box plants. Following a strategic review of its facilities in 1994, Tenneco put the mill back on the market. The Jackson Paper Manufacturing Company purchased the Sylva mill in March 1995. Since then, the current owners have invested over \$12 million in machine and facility upgrades. The company continues to operate the facility and employs 100 workers.<sup>27</sup>

## ARCHITECTURAL CONTEXT

The Industrial Revolution in America "hinged on leather belting, the largest manufacturer of which set up shop in Asheville in 1898."<sup>28</sup> The chestnut oak stands of western North Carolina proved to be a valuable commodity to entrepreneurs in the tannery industry, which produced leather industrial belts. Hans Rees of New York moved its operation to Blue Ridge Mountains in 1898 to operate a tannery for the production of tannin and leather belts. The company built 30 buildings on 22 acres between the French Broad River and the Southern Railway and processed 30,000 pounds of cattle hide each day.<sup>29</sup> The quick success of the Hans Rees Tannery in Asheville encouraged local entrepreneurs to begin similar operations. Among those was the C.J. Harris Tannery in Sylva.

The C.J. Harris Tannery is unique in that it enjoyed two periods of industrial growth. Recognizing the declining profit in the tannery industry, the company shifted to the manufacture of paperboard. Extant buildings on the property reflect both phases of its industrial history from 1901 to the 1960s. Further, the railroad, which played a critical role in the development of the complex, continues to operate with multiple spurs traveling through the property.

Western North Carolina reportedly boasted five large tanneries operating during the early years of the 20<sup>th</sup> century and drawing upon the abundance of timber in the region, as well as the ease of rail transportation. Among the five large, early-20<sup>th</sup> century tanneries include the C.J. Harris Tannery in Sylva (JK723), Jackson County; the Rees Tannery (BN414) in Asheville, Buncombe County; the Cover & Sons Tannery

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<sup>25</sup> Max R. Williams, *The History of Jackson County, North Carolina*, Jackson County Historical Society: the Delmar Company, 1987; p.163-166.

<sup>26</sup> Jackson Paper Company, "History," company website. <https://www.jacksonpaper.net/about-us/history/>.

<sup>27</sup> *C.J. Harris Tannery/Sylva Paperboard Company (JK163)*, Jackson County Historic Structures Survey File, on file at NC HPO western branch, 1989.

<sup>28</sup> Rob Neufield, "Visiting Our Past: Hans Rees, 1<sup>st</sup> Factory in Asheville," *Citizen Times*, 6 November 2016.

<sup>29</sup> *Ibid.*

in Andrews, Cherokee County; Hazelwood Tannery (present-day Waynesville), Haywood County; and the Joseph Silversteen Tannery in Rosman, Transylvania County.<sup>30</sup> Only the Sylva and Asheville tanneries are previously surveyed and identified on the NCHPOWEB GIS. It appears that the tannery in Rosman is no longer extant. Its former site identified by a historical marker. The location of the tannery located in Andrews is unclear. The site of the Hazelwood Tannery is reportedly occupied by a massive warehouse for Giles Chemical.<sup>31</sup>

A review of *A Guide to the Historic Architecture of Western North Carolina* makes reference to a few known tanneries within the region. However, the only two tanneries with multiple historic resources surviving are the *Hans Rees Tannery* (BN414) and the *C.J. Harris Tannery* (JK723). The Transylvania Tanning Company in the Brevard vicinity retains only its original smokestack. The Hans Rees Tannery was study-listed in 2012 and recommended eligible for the NRHP. It boasts 14 surviving large-scale industrial-related buildings. Among those are three impressive two-story brick buildings presently known as Riverview Station in Asheville's River Arts District. The former tannery appears unaltered since the 2012 recommendation of eligibility.



Photograph 91. River Arts Station, 2012 (taken from 2012 draft Historic Structures Report for Asheville River Arts District, on file at NCHPO western branch)



Photograph 92. Current View of Former Hans Rees Tannery Buildings

Factories or plants surviving in Jackson County that played an important role in the early- to mid-20<sup>th</sup> century growth and economy are minimal. NCHPOWEB GIS and *A Guide to the Historic Architecture of Western North Carolina* make reference only to the C.J. Harris Tannery/Sylva Paperboard Company within the county. Comparable on a much grander scale to the Sylva plant is the Champion Fibre Company Paper Mill in nearby Canton, Haywood County. The mill itself has not been previously surveyed. Its office building (HW168), however, is identified on NCHPOWEB GIS. Built in 1916, the impressive two-story office building speaks towards the success of the company. It features a stepped parapet, decorative stone

<sup>30</sup> J.S. Holmes, "Tanning Industry," Digital photographs available online at Western Carolina University, Hunter Library Digital Collection, 1911.

<sup>31</sup> Becky Johnson, "Epsom Salt Empire Rising: Giles Chemical Plans New Warehouse," *Smoky Mountain News*, 17 June 2015.



cornice, and one-over-one, double-hung wood sash windows. The building appears to retain good integrity. According to *A Guide to the Historic Architecture of Western North Carolina*, the plant comprises structures from various development phases. Large brick buildings ranging from three to seven floors, with towers and monitor roofs survive, as do a number of other mills, warehouses, smokestacks, and loading platforms.



Photograph 93. Champion Fibre Company Office Building (HW168)

## INTEGRITY

The *C.J. Harris Tannery/Sylva Paperboard Company*, retain its historic **location** and **setting** along an important railroad corridor and the banks of Scott's Creek east of downtown Sylva. Further, the buildings and layout of the complex continue evoke of sense of industrial significance. Therefore, the **feeling** of a historic industrial complex that experienced multiple periods of evolution is intact. Collectively, these elements continue to express the historical significance of the tannery's association with the local community and Jackson County.

The majority of the buildings and structures associated with the tannery period of operation are few. Those that survive are heavily deteriorated, or remnants of their former selves. The same applies to those buildings constructed in the 1920s when Mead began paperboard operations. Although the two large additions to the former paper machine building are considered historic, they completely obscure the former buildings, which were critical to the operations of the factory. The 1940 office building appears to retain good exterior integrity. However, the interior was reportedly fully remodeled in recent years. Railroad spurs once running north of the office were also removed. Due to the substantial loss of buildings important to the industrial operations of the no complex from the early-20<sup>th</sup> century to 1960s, as well as the modern intrusions, the tannery and former paperboard company no longer retains integrity of **material**, **design**, or **workmanship**.

## EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the *C.J. Harris Tannery/Sylva Paperboard Company* is **not eligible** for the National Register of Historic Places. The historic integrity of the property is compromised.

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 *C.J. Harris Tannery/Sylva Paperboard Company* is a rare surviving example of an early-20<sup>th</sup> century tannery in western North Carolina. The business played a significant role not only in the development and prosperity of Sylva, but of the entire county. Further, its early success was a significant motivator for the relocation of the county seat from Webster to Sylva. The factory experienced two significant periods of development that are reflective of trends in the industrial history of the region. Particularly, the company recognized the decline in tannery profits and transitioned to paper manufacturing. Between 1901 and 1978, the tannery and Mead Paperboard Company (initially Sylva Paperboard) created jobs and supported the county's economy. Due to a significant loss of buildings from this period, the facility no longer retains its historic integrity. Therefore, it is **not eligible** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. C.J. Harris played a significant role in the development of Sylva and Jackson County throughout the early years of the 20<sup>th</sup> century. He was not only influential in the relocation of the county seat to Sylva, but was the largest employer in the county for numerous years. His contributions to the growth and prosperity of Jackson County are notable. Although the former tannery is among the most important historic resources associated with Harris, few buildings survive from the period of his ownership. Therefore, the *C.J. Harris Tannery/Sylva Paperboard Company* is **not eligible** under Criterion B.

**Criterion C** states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The *C.J. Harris Tannery/Sylva Paperboard Company* includes a number of industrial-style buildings reflective of its early- to -mid-20<sup>th</sup> century growth. Historically, the complex was comprised of numerous, massive multi-story brick buildings. The transition from a tannery to a paperboard company resulted in the loss of many "tannery" buildings, and the construction of newer buildings in the 1920s. With the exception of the 1941 office building, all of the surviving buildings are functional in design, with minimal, if any, architectural embellishments.

The Hans Rees Tannery Site (BN414) in Asheville, Buncombe County retains a larger percentage of its historic industrial buildings. Further, those that survive are more substantial in size with a higher degree of architectural embellishments. The buildings retain good integrity and better reflect industrial construction throughout the first half of the 20<sup>th</sup> century. Further, the *C.J. Harris Tannery/Sylva Paperboard Company* does not retain a high degree of integrity. Therefore, the *C.J. Harris Tannery/Sylva Paperboard Company* is **not eligible** under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the *C.J. Harris Tannery/Sylva Paperboard Company* would yield additional information pertaining to early- to mid-20th century building technology and industrial operations not already obtained through research and interviews. It is recommended **not eligible** under Criterion D.

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