



**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

September 25, 2018

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report, Replace Bridge 84 on NC 209 over Meadow Fork, BR-0032, PA 17-12-0046, Madison County, ER 18-2811

Thank you for your September 11, 2018, letter 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 in the report.

Charlotte and Homer Caldwell Farm (MD0085)  
Jack Caldwell Store (MD0301)  
Jack Caldwell House (MD0300)

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

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

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

Received: 09/20/2018  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

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

September 11, 2018

**ER 18-2811**

Due -- 10/12/18

Dear Gledhill-Earley:

RE: Historic Structure Survey Report, TIP# BR-0032, PA# 17-12-0046, Replace Bridge  
No. 84 on NC 209 over Meadow Fork in Madison County

H- DSE  
9/20/18  
2 letters

The North Carolina Department of Transportation (NCDOT) proposes to replace  
Madison County Bridge No. 84. MdM prepared the attached Eligibility Report and  
recommend none of the evaluated properties are eligible for the National Register of  
Historic Places.

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

Sincerely,

Shelby Reap  
Historic Architecture Section

Attachment

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
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Location:  
1020 BIRCH RIDGE RD  
RALEIGH NC 27610

**Historic Structures Survey Report**  
**Replace Bridge No. 84 on NC 209 over Meadow Fork, Madison County, North Carolina**

**TIP# BR-0032**

**WBS# 67032.1.1**

**PA# 17-12-0046**

**Prepared for:**

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

**Prepared by:**

MdM Historical Consultants Inc.  
Post Office Box 1399  
Durham, NC 27702  
919.368.1602

August 24, 2018



**Historic Structures Survey Report**  
**Replace Bridge No. 84 on NC 209 over Meadow Fork, Madison County, North Carolina**

**TIP# BR-0032**  
**WBS# 67032.1.1**  
**PA# 17-12-0046**

**Prepared for:**

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

**Prepared by:**

MdM Historical Consultants, Inc.  
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August 24, 2018

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Jennifer F. Martin, Principal Investigator  
MdM Historical Consultants, Inc.

Date

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Cynthia de Miranda, Principal Investigator  
MdM Historical Consultants, Inc.

Date

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

Date

*Cover: Bridge No. 84 on NC 209, view to the south, July 2018*

**Historic Structures Survey Report**  
**Replace Bridge No. 84 on NC 209 over Meadow Fork, Madison County, North Carolina**  
**TIP# BR-0032**  
**WBS# 67032.1.1**  
**PA# 17-12-0046**

Property Name and Survey Site Number	Address and PIN	NRHP Eligibility Recommendation	NRHP Criteria
Charlotte and Homer Caldwell Farm (MD0085)	7191 NC 209 8757694303	Not eligible under any criteria	n/a
Jack Caldwell Store (MD0301)	7150 NC 209 8757590582	Not eligible under any criteria	n/a
Jack Caldwell House (MD0300)	7100 NC 209 8757499852	Not eligible under any criteria	n/a

**Management Summary**

The North Carolina Department of Transportation (NCDOT) proposes to replace bridge No. 84 on NC 209 over Meadow Fork in Madison County, North Carolina. The project area is in the Spring Creek community of Spring Creek Township in rural and mountainous Madison County. The Area of Potential Effects (APE) is delineated on a map on page 7 of this report. 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 conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only three resource 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 July 2018, MdM Historical Consultants Inc. (MdM) conducted a historic architectural eligibility study of the three properties located in the APE. MdM principal Jennifer Martin conducted the fieldwork on July 5 and 6, 2018, photographing and mapping all the built resources and landscapes associated with the three subject properties located within the APE. Ms. Martin conducted research on the Madison County Register of Deeds website, the Madison County GIS website, and

at the North Carolina State Archives in Raleigh. She interviewed Spring Creek native Betty Reeves, granddaughter of Homer Caldwell. Ms. Martin authored this report.

After an intensive evaluation following the National Register of Historic Places (NRHP) criteria for eligibility, the Charlotte and Homer Caldwell Farm (MD0085), the Jack Caldwell Store (MD0031), and the Jack Caldwell House (MD0300) are not recommended eligible under any criteria.

The historic architectural survey within the APE associated with the replacement of bridge No. 84 on NC 209 over Meadow Fork in Madison County, North Carolina was carried out in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.



Project area from the Jack Caldwell House (MD0300), view to the southeast toward the Jack Caldwell Store (MD0301)

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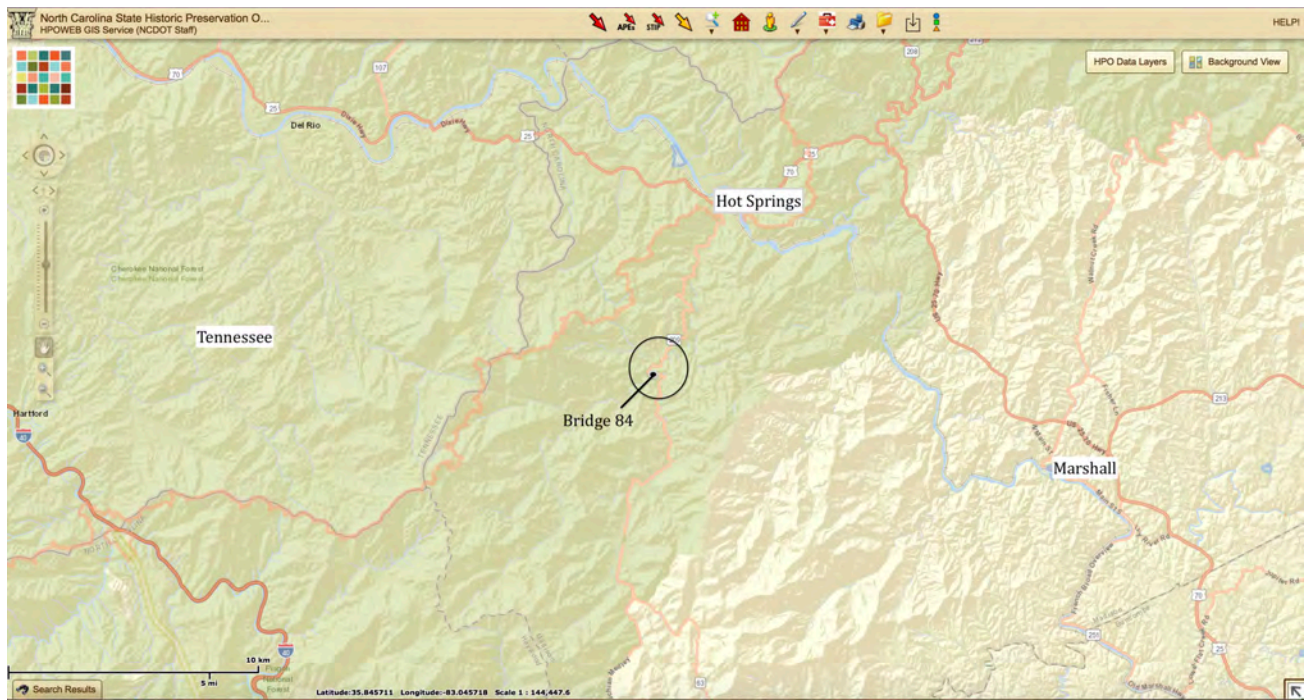


Bridge No. 84 on NC 209, view to the northwest with the Jack Caldwell House (MD0300) in the background

I. Project Location Maps



Location of Madison County in North Carolina (image from the NCPedia website, [www.ncpedia.org](http://www.ncpedia.org))



Project location, map from HPOWEB





Delineation of the Area of Potential Effects and location of evaluated properties, map from HPOWEB

## II. Introduction

The project area for TIP# BR-0032 is located on NC 209 in the unincorporated community of Spring Creek south of Hot Springs and west of Marshall in rural Madison County. Meadow Fork Road (SR 1175) intersects with NC 209 approximately 175 feet to the northwest of Bridge No. 84. NC 209 is a 36.6-mile-long, two-lane highway originating in Hot Springs and terminating to the south at Lake Junaluska in Haywood County. Within Madison County, the road winds through the Spring Creek valley and the communities of Luck and Trust. Portions of NC 209 in Madison County become aggressively winding, especially the section from Spring Creek to Hot Springs.

## III. Methodology

The field survey was conducted on July 5 and 6, 2018. All buildings, structures, and landscapes historically associated with the Charlotte and Homer Caldwell Farm (MC0085), the Jack Caldwell Store (MD0301), and the Jack Caldwell House (MD0300) were photographed and recorded. Research on the project area was conducted on the Madison County Register of Deeds website, the Madison County GIS website, and at the North Carolina State Archives in Raleigh. The investigators interviewed Homer Caldwell's granddaughter, Betty Reeves, who grew up in the Spring Creek community, but now lives in Leicester in southern Madison County.



NC 209 looking toward Bridge No. 84, view to the southeast



View toward the Jack Caldwell Store (right) and NC 209 from Meadow Fork Road, view to the east-northeast

#### IV. Charlotte and Homer Caldwell Farm: Property Description and Evaluation

Resource Name	Charlotte and Homer Caldwell Farm
HPO Survey Site Number	MD0085
Location	7191 NC 209, Hot Springs vic.
PIN	8757694303
Construction Date	Ca. 1915
Recommendation	Not eligible for the National Register under any criteria



#### Description

##### *Setting*

The Caldwell house and its outbuildings stand in the southwest corner of a fifty-four-acre parcel in a rural, mountainous area of the Spring Creek community in Madison County. The buildings occupy a relatively level area on the north and east banks of Spring Creek. NC 209, a two-lane, winding road is on the west side of Spring Creek opposite the Caldwell Farm. Meadow Fork, which rises in western Madison County, flows under bridge No. 84 and into Spring Creek along the southwest property line of the Caldwell Farm. The Caldwell Farm is accessible by a footbridge over Spring Creek that originates at the bottom of a steep hill on the north side of NC 209. Vehicles must ford a deep section of swift-moving Spring Creek to the northeast of the house in order to reach the buildings. While the approximately three-acre area where the house and its outbuildings stand is mostly level, the remainder of the fifty-four-acre tract is wooded and mountainous and accessible only by foot.

##### *Charlotte and Homer Caldwell House Ca. 1915*

The one-and-a-half-story, side-gabled dwelling faces southwest toward Spring Creek and NC 209. A two-story ell with a one-story, shed-roofed extension on the northwest side and a one-story porch on the southeast side extends from the rear elevation. A shed-roof porch with replacement plain square posts shelters the three-bay façade composed of an off-center, single-leaf door and two



Northwest (side) elevation of the Caldwell House, view to the southeast



Southeast (side) elevation of Caldwell House, view to the northeast

three-over-one, double-hung windows. The house rests on a stone foundation and retains three-over-one and four-over-four double-hung sash and a standing seam metal roof. Alterations include a concrete block flue that replaces the original northwest gable-end chimney and the covering of façade bays with vinyl siding that wraps the entire exterior.

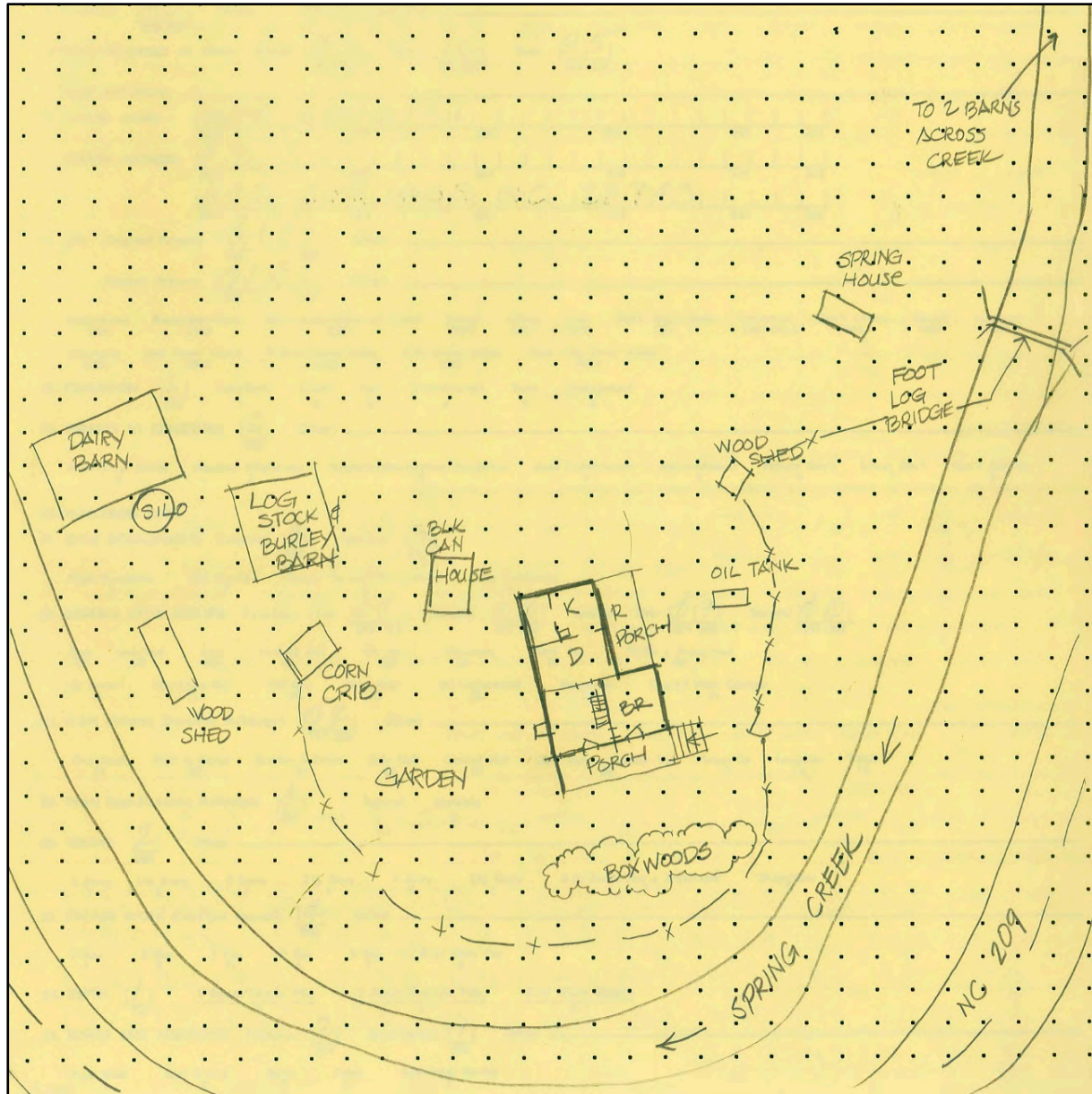
The interior follows a two-room plan with a dining room and kitchen contained in the ell. The visible portions of the interior display plaster walls and a ceiling covered with a stucco-like surface. Plywood covers the floors.



First floor parlor, view to the northeast

### *Outbuildings and Landscape Features* *Early twentieth century*

Several outbuildings remain on the level portion of the farm parcel near the house. The best preserved is the two-story can house, a front-gabled building constructed of concrete block on the first level and weatherboard on the upper level. The southeast (side) elevation door is missing and the front window has been heavily damaged. To the west stand the weatherboard log burley and stock barn and the dairy barn with a concrete block silo. The block for the silo and can house was made on the farm, likely from lime and sand brought from Hot Springs. Both are heavily overgrown and leaning. South of these barns are the weatherboard wood shed and weatherboard corn crib, which have collapsed. A spring house stands northeast of the house facing Spring Creek.



Site plan from 1985 survey file. The wood shed northeast of the house and the two barns in the top righthand corner of the plan could not be located.

The weatherboard building features a low-pitched, front-gable roof. It is overgrown but remains in overall good condition.

Spring Creek curves around the south side of the Caldwell Farm. The only access from NC 209 to the property is across a wood and log foot bridge that crosses Spring Creek to the northeast of the house. Tall grass and weeds have overtaken the yard immediately around the house and support buildings, making some, such as the wood shed, dairy barn, and stock and burley tobacco barn,

barely visible. The boxwood hedge so prominent when the farm was documented in 1985 remains but has been nearly overtaken by vegetation.

## History

Charlotte (1885-1966) and Homer (1886-1958) Caldwell bought fifty-four acres from Homer Caldwell's sister, Maggie Caldwell Chambers and her husband, Joseph Marion Chambers, on January 14, 1920.<sup>1</sup> The Caldwell's granddaughter and one of the current property owners, Betty Reeves, contends that Homer Caldwell built the house and outbuildings prior to 1920. Ms. Reeves recalls an oral tradition that Homer Caldwell felled trees on the property and finished them on the saw mill he operated on the farm.<sup>2</sup>

In 1925, the farm census recorded the Caldwells cultivating only eleven acres of their fifty-two-acre farm. The Caldwells grew corn on eight acres, hay on two acres, a half-acre of potatoes and another half-acre of garden crops. The family had twenty-five hens providing eggs and two milk cows.<sup>3</sup>

In 1935, the Caldwells grew eight acres of corn and ten fruit trees. Three milk cows and two horses lived on the farm.<sup>4</sup> Homer Caldwell's granddaughter recalls that he was very fond of horses and preferred riding to driving a car.<sup>5</sup>

Charlotte and Homer Caldwell had one son, Jerry Caldwell, and twin daughters, Nannie Lou and Annie Bell Caldwell, who were born in 1916. The 1930 census recorded Charlotte and Homer Caldwell and the three children living at the house on NC 209 in Spring Creek.<sup>6</sup> Annie Bell left her parents' house when she married Harry C. Fleming in 1935.<sup>7</sup> In 1940, the household included Charlotte and Homer Caldwell, Jerry, and Nannie Lou.<sup>8</sup> On the fifty-two-acre farm, the family grew four acres of corn, less than two acres of tobacco, ten acres of hay, and twelve fruit trees. The home garden occupied one acre. Fifty hens and three cows lived on the farm.<sup>9</sup>

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<sup>1</sup> Madison County Deed Book 52, page 403, dated January 14, 1920.

<sup>2</sup> Betty Reeves, phone interview with Jennifer Martin, July 12, 2018.

<sup>3</sup> H.M. Caldwell, Farm Census Reports, 1925, Spring Creek Township, Madison County, Statistics Division, North Carolina Department of Agriculture, State Archives, Raleigh, North Carolina.

<sup>4</sup> H.M. Caldwell, Farm Census Reports, 1935, Spring Creek Township, Madison County, Statistics Division, North Carolina Department of Agriculture, State Archives, Raleigh, North Carolina.

<sup>5</sup> Betty Reeves interview.

<sup>6</sup> 1930 United States Census, Spring Creek, Madison County, North Carolina, [www.ancestry.com](http://www.ancestry.com), accessed July 23, 2018.

<sup>7</sup> Marriage record, Harry C. Fleming and [Anna] Belle Caldwell, Bluff, North Carolina, July 20, 1935, [www.ancestry.com](http://www.ancestry.com), accessed July 23, 2018.

<sup>8</sup> 1940 United States Census, Spring, Creek, Madison County, North Carolina, [www.ancestry.com](http://www.ancestry.com), accessed July 23, 2018.

<sup>9</sup> H.M. Caldwell, Farm Census Reports, 1945, Spring Creek Township, Madison County, Statistics Division, North Carolina Department of Agriculture, State Archives, Raleigh, North Carolina.



Early twentieth-century can house, view to the northwest



Footbridge from bottom of hill on north side of NC 209 across Spring Creek to the Caldwell Farm. View to the northwest.





Early twentieth-century dairy barn and silo located northwest of the house, view to the west



Early twentieth-century wood shed west of the house, view to the southwest

Nannie Lou Caldwell (1916-1998) married Calvin Cogdill (1914-1975), who was also a twin, and the couple settled on her parents' farm in Spring Creek.<sup>10</sup> Calvin Cogdill had served in World War II. The couple grew mostly tobacco on the farm. In the early 1970s, the couple moved to Swannanoa where Calvin Cogdill passed away at the age of sixty-one.<sup>11</sup> Following her husband's death, Nannie Lou Cogdill moved back to her family farm. Nannie Lou Cogdill's twin sister, Annie Bell Caldwell Fleming died August 8, 1998.<sup>12</sup> Nannie Lou Cogdill died just one month later on September 9, 1998.<sup>13</sup> She and Calvin Cogdill had no children. The property is under ownership of Annie Bell Fleming's heirs.

### Context

Madison County contains numerous late-nineteenth and early-twentieth-century farms and intact rural landscapes thanks in large part to the Southern Appalachian Highlands Conservancy, a land trust that has placed conservation easements on hundreds of acres in the western part of the county.



Clark farmhouse, view to the northwest

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<sup>10</sup> Betty Reeves interview; U. S. Department of Veterans Affairs BIRLS Death File, William Cogdill, [www.ancestry.com](http://www.ancestry.com), accessed July 31, 2018.

<sup>11</sup> William Calvin Cogdill obituary, *Asheville Citizen-Times*, November 5, 1975.

<sup>12</sup> U.S. Social Security Death Index, Annie B. Fleming, [www.ancestry.com](http://www.ancestry.com), accessed July 31, 2018.

<sup>13</sup> North Carolina Death Indexes, Nannie Caldwell Cogdill, [www.ancestry.com](http://www.ancestry.com), accessed July 31, 2018.



Clark farm outbuildings, view to the east

The Clark Farm at 8081 NC 63 occupies a fertile valley in the farming community of Little Sandy Mush, ten miles northwest of Leicester. George Lyda Clark (1889-1963) established the farm and passed it to his son, Archie Clark (1914-2004) and Archie's wife, Dollie Mae Coleman Clark, in 1946. A two-story, vernacular Queen Anne-style house with L-shaped massing stands at the center of the eighty acre-farm. The dwelling features original two-over-two sash, gable returns, and spindlework and turned posts that grace the hip-roofed wraparound porch. Asbestos covers the exterior—likely added around the time Dollie and Archie Clark acquired the house. A log barn, log crib, front-gabled garage with asbestos siding, and a stone pump house are among the outbuildings on this highly intact farm.

The Spring Creek community boasts a fairly extensive collection of intact late-nineteenth and early-twentieth-century outbuildings. Unhewn log and sawn chestnut-sided outbuildings and gambrel-roofed tobacco barns with flared eaves stand on farms in this part of the county. Spring Creek was also known for its concrete barns built in the early twentieth century. Builders hauled sand and lime in wagons or trucks from Hot Springs to build silos and foundations.

In the early twentieth century, John Gardner built a front-gabled, sawn-lumber barn on his father-in-law's farm on Friezeland Creek in Spring Creek Township. Similar to the gabled barn on the Charlotte and Homer Caldwell Farm, the large barn at 1181 NC 63 measures fifty-two feet across. Initially used for livestock, it later held burley tobacco. A similar barn stands on the Dave Bright Farm on NC 209 opposite Gentry Farm Road. The early-twentieth-century sawn-lumber features

lattice around the loft area and round-pole rafters.<sup>14</sup> The Robinson Farm at 7174 NC 213 near Hot Springs includes a well-preserved circa 1920 Craftsman bungalow with German siding and original windows. Immediately to the north stand several early twentieth-century outbuildings, including a frame, metal-covered gambrel-roof barn with a vented panel at the loft.



Outbuildings on the Robinson Farm, view to the southwest



Robinson House at 7174 NC 213, view to the south

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<sup>14</sup> Appalachian Barn Alliance, "Spring Creek Township Historic Barn Tour," [www.appalachianbarns.com](http://www.appalachianbarns.com), accessed July 12, 2018.



Caldwell farm in 1985, view to the northwest. Photo from HPO survey file, 1985.

### Evaluation

Architectural historian Taylor Barnhill documented the Charlotte and Homer Caldwell Farm during the 1984-1985 comprehensive survey of Madison County. At that time, the house retained its weatherboard exterior and additional front door that is now covered by vinyl siding. The outbuildings stood in good condition and the farm yard was maintained with a well-established boxwood hedge. The house has been altered with vinyl siding and the outbuildings that remain are deteriorated and overgrown. The farm's buildings stand in a poor state and the property is for sale.

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the farm is not eligible for the National Register of Historic Places. The farm buildings are deteriorated and altered leaving the property with little integrity.

The Charlotte and Homer Caldwell Farm stands in its original location in rural mountainous Madison County and therefore retains integrity of location and setting. The house has been covered with vinyl siding and the farm's outbuildings are deteriorated, which compromises the farm's integrity of materials, workmanship, design, feeling, and association.

Properties can be eligible for the NRHP under Criterion A if they retain integrity and 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 once functioned as a small farm, the house and the associated acreage do not convey significance in the area of agriculture because of a lack of intact resources and landscape related to the history of farming in Madison County. The Charlotte and Homer Caldwell Farm is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to local, state, or national history.

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with individuals whose activities are demonstrably important within a local, state, or national context. Neither Charlotte Caldwell nor Homer Caldwell made contributions to local, state, or national history, therefore the house is not recommended eligible for the NRHP under Criterion B.

For a property to be eligible for significance under Criterion C, it must retain integrity and embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Charlotte and Homer Caldwell Farm is a vernacular, one-and-a-half-story, farm house with integrity compromised by the application of vinyl siding that covers the exterior and an original door opening on the façade and by the replacement of its original chimney. Neither the Caldwell House nor its outbuildings retain sufficient integrity to convey the distinctive characteristics of a building type and do not represent the work of a master or possess high artistic value. The Caldwell Farm is not recommended eligible under Criterion C, specifically in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Charlotte and Homer Caldwell Farm is recommended not eligible for the NRHP under Criterion D.

V. Jack Caldwell Store: Property Description and Evaluation

Resource Name	Jack Caldwell Store
HPO Survey Site #	MD0301
Location	7150 NC 209, Hot Springs vic.
PIN	8757590582
Construction date	Ca. 1930
Recommendation	Not eligible for the National Register under any criteria



Description

*Setting*

The Jack Caldwell Store stands at the south corner of the intersection of Meadow Fork Road (SR 1175) and NC 209 in the rural community of Spring Creek. Meadow Fork Road, which terminates at NC 209 just in front of the store, is a winding, two-lane mountain road named for Meadow Fork, which parallels the road and flows immediately behind the Jack Caldwell Store. After it passes the rear of the store, Meadow Fork crosses under bridge No. 84 and NC 209 and empties into Spring Creek, a generally south-north running creek that mostly follows the curves of NC 209 and eventually pours into the French Broad River at Hot Springs, which lies about sixteen miles to the northwest.

Jack Caldwell Store, ca. 1930

Because of its location on the banks of Meadow Fork Creek, the front-gabled, random-coursed, native-stone building is one story on its front half and two stories on the rear. Larger stones were placed at the base of the exterior walls with smaller stones used for the upper portions of the exterior. The façade facing the intersection of Meadow Fork Road and NC 209 displays a center door opening that has been infilled partially with weatherboard fitted with sidelights; the door is missing. Two flanking window openings have been infilled with weatherboard and plywood. A shed-roofed west elevation extension, also faced in stone, contains a door opening that has been covered in plywood. A later weatherboard, shed-roofed addition on the west elevation features a pair of one-over-one windows. A single brick flue rises from the store's interior.

The interior is finished with plaster walls and a wood floor.



Jack Caldwell Store interior, view to the south



West elevation of the store, view to the east-southeast



The Jack Caldwell Store is in poor condition. The roof has collapsed in at least two major areas and daylight is visible through the roof on the interior. The building's severely deteriorated condition makes further interior inspection hazardous.

### History

Jack Eugene Caldwell (1913-1993) and his nephew Sam Kirkpatrick (1922-2008) operated the store, although it was commonly known as the Jack Caldwell Store. Both men also raised cattle. In 1951, Caldwell and Kirkpatrick established Caldwell Well Drilling.<sup>15</sup> Caldwell and Kirkpatrick sold the store in 1978.<sup>16</sup>



Rice Grocery, view to the south

### Context

Country stores served as a fixture on the rural landscape of Madison County in the nineteenth century and for most of the twentieth century. The mountainous topography coupled with often unreliable roads meant that a trip to Asheville or even the county seat of Marshall could be a daunting and time-consuming venture. Small, independent stores sold goods that a family farm

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<sup>15</sup> "Caldwell Brothers are Water Well Experts," *Asheville Citizen-Times*, January 30, 1972; "Jack E. Caldwell Dies, Founded Well Drilling Firm," *Asheville Citizen-Times*, March 23, 1993.

<sup>16</sup> Madison County Deed Book 130, page 348, Jack E. and Minnie Caldwell and Sam and Geraldine Kirkpatrick to Alberta Stroud, May 30, 1978.

could not provide, but also served as a gathering place for rural residents who would otherwise be mostly isolated. Stores also functioned as locations for the county to collect taxes and as polling places. In 1911, G. W. Cole, the county tax collector, placed a notice in the local newspaper listing fourteen rural stores where he would be collecting taxes from county citizens.<sup>17</sup> On October 11, 1954, a notice in the newspaper listed thirty-four country stores throughout Madison County as polling places.<sup>18</sup>

Rice Grocery stands at 10994 US 70 near Marshall. Operated by Everett Rice (1909-1999), the one-story, German-sided building with a front-facing gambrel roof with rafter tails features a bracketed shed canopy sheltering large display windows. The store appears to date to around 1920 and has a circa 1960 addition on the north side. Three-over-one, double-hung-sash windows pierce the upper façade and south elevation. A divided-light, half-glazed and paneled wood door is centered on the façade. A half-glazed and paneled wood door is located on the southwest front corner. A shed-roofed addition with asbestos siding spans the north elevation.



Pink J. Plemmons Groceries and Feeds, view to the northeast

Pink J. Plemmons Groceries and Feeds at 15929 NC 209 in the unincorporated community of Luck dates to 1921 and is a one-story, front-gabled, board-and-batten store with a shed-roofed, board-

<sup>17</sup> "Notice—Taxes!" *The French Broad News* (Marshall, North Carolina), January 26, 1911.

<sup>18</sup> "Polls Named for Research Referendum," *Asheville Citizen-Times*, October 11, 1954.

and-batten side addition. The highly intact building features a façade with a double-leaf wood main entrance door flanked by two-over-two windows. A door sheathed in diagonal wood fronts the side addition. Pink Plemmons, who also served as the postmaster of the Luck community, operated the store until 1961.<sup>19</sup>



Store at 13490 US 70 near Marshall, view to the northeast

Like the Jack Caldwell Store, the ca. 1940 commercial building at 13490 US 70 northeast of Marshall displays a stone exterior. The one-story building features a flat roof with a stepped parapet on its side elevations. Two front windows have been replaced and their openings diminished in size, while another front window has been enclosed. A modern metal-roofed canopy supported by square wood posts shelters a single-leaf, multi-light and paneled wood door.

The circa 1940 store (MD0038) at 5700 US 23 near Mars Hill also displays a stone exterior. The one-story, flat-roofed building has a flat parapet on the façade and stepped side parapets. A modern, shed-roofed canopy supported by square wood posts shelters large display windows flanking the single-leaf, half-glazed front door.

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<sup>19</sup> "He Put His Trust in Luck, and Hamlets Were Named," *Asheville Citizen-Times*, February 20, 1975.

## Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Jack Caldwell Store is not eligible for the National Register of Historic Places. The store is deteriorated and altered resulting in the loss of integrity. The Jack Caldwell Store stands in its original location and therefore retains integrity of location. The store's stone exterior is intact, but its doors and windows have been altered. In addition, the roof has collapsed, all of which affect the building's integrity of materials, workmanship feeling, and association. The altered doors and windows also compromise the store's overall integrity of design. The store remains on the banks of Meadow Fork in a rural, mountainous area of Madison County and retains its integrity of setting.

Properties can be eligible for the NRHP if they possess integrity and 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 once functioned as a country store, its poor condition and lack of integrity compromise its ability to convey significance in the area of commerce. Therefore, the Jack Caldwell Store is recommended not eligible for the NRHP under Criterion A.

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with individuals whose activities are demonstrably important within a local, state, or national context. The store was owned by Jack E. Caldwell and Sam Kirkpatrick, founders of a local well drilling company. Their importance as merchants, businesspeople, and farmers does not rise to the level necessary for the building to hold significance under Criterion B.

For a property to be eligible for significance under Criterion C, it must retain integrity and embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Jack Caldwell Store is a one- to two-story, stone building with integrity compromised by the replacement or removal of its original windows and doors and the collapse of its roof. The Caldwell Store does not retain sufficient integrity to convey the distinctive characteristics of this building type and does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

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

## VI. Jack Caldwell House: Property Description and Evaluation

Resource Name	Jack Caldwell House
HPO Survey Site #	MD0300
Location	7100 NC 209, Hot Springs vic.
PIN	8757499852
Construction date	Ca. 1940
Recommendation	Not eligible for the National Register under any criteria



### Description

#### *Setting*

The Jack Caldwell House occupies a lofty rise near the base of Piney Mountain at the north corner of the intersection of Meadow Fork Road (SR 1175) and NC 209 in the rural community of Spring Creek. The house site well above the intersection offers stunning views of the narrow valley below.

The nine-acre parcel is mostly wooded and mountainous and the house rests on a small, relatively level area at the southeast corner of the lot. Meadow Fork Road, which terminates at NC 209 just in front of the house, is a winding, two-lane mountain road named for Meadow Fork, which parallels the road. The creek crosses under bridge No. 84 and NC 209 and empties into Spring Creek, a generally south-north running creek that mostly follows the curves of NC 209 and eventually pours into the French Broad River at Hot Springs, which lies about sixteen miles to the northwest. The approach to the house is up a steep grassy drive from the west side of NC 209, just north of the intersection of Meadow Fork Road and NC 209.

#### Jack Caldwell House, ca. 1930

The much-altered and highly-deteriorated, one-story, side-gabled, five-bay dwelling is mostly covered with aluminum siding, although some of the original German siding is visible on portions of the side and rear elevations. The façade displays a shed-roof porch with simple square posts sheltering two paneled wood doors and three, three-over-one windows. A stone chimney with grapevine joints rises from just forward of the roof's ridge on the north gable end. A replacement door and an original three-over-one window pierce the north elevation. The rear elevation displays three sets of doubled three-over-one windows. The original wood siding remains on the south elevation where an original and replacement awning-type window are located. Plywood covers a doorway on that end of the house. An unfinished deck or porch composed of a concrete

foundation and some floor framing remains on the south end. The house's owner lives outside the county so its interior was not accessible. A concrete block garage, probably built in the 1970s, and a covered well remain in the yard. A collapsed outbuilding is just southwest of the house.



Grassy drive from house to NC 209, view to the north



West gable end of house, view to the southeast



East gable end, view to the southwest



Facade, view to the northwest



Garage, view to the north

### History

According to Betty Reeves, who grew up in the Spring Creek community, this house belonged to Jack Eugene Caldwell (1913-1993), who owned and operated the adjacent store with his nephew Sam Kirkpatrick (1922-2008). Both men's names appear on a deed from 1977 in which they sold the house to Clarence and Sally Loflin. Since that sale, the house has had four owners.

### Context

Madison County contains a robust collection of intact dwellings from the first half of the twentieth century. Many formed the center of small, subsistence farms, while others stand on land once devoted to cash crops like tobacco or livestock. The one-and-a-half-story, triple-A Clarkey Brown House (MD0073) at 8480 NC 209 stands on a knoll in a valley below Hogback Mountain. The weatherboard and board-and-batten house displays a shed porch with a high-pitched front gable. The only major alteration to the early-twentieth-century house appears to be the replacement windows. Occupying a wide valley in Spring Creek, the Homer Reeves House at 13688 NC 209 is a small domestic complex containing a highly intact, side-gabled stone bungalow and a matching two-story, front-gabled garage.

### Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Jack Caldwell House is not eligible for the National Register of Historic Places. The



house is a deteriorated and altered example of a common dwelling form found in rural western North Carolina. The house remains in a rural, mountainous area of Madison County and retains its integrity of setting and location. The house's exterior is in poor condition with some wood siding removed and portions of the original German siding covered with aluminum. In addition, the porch has been altered extensively. These changes affect the building's integrity of materials, workmanship, design, feeling, and association.

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Jack Caldwell House is an altered and deteriorated dwelling with no significant outbuildings. It displays no discernible significance associated with an event or pattern of events on any level and is therefore not recommended eligible for the NRHP under Criterion A.

For a property to be eligible for significance under Criterion B, it must retain integrity and be associated with individuals whose activities are demonstrably important within a local, state, or national context. The house was owned by Jack Caldwell and Sam Kirkpatrick, founders of a local well drilling company who also operated a nearby rural store. Neither man achieved significance in his role as a merchant, businessperson, or farmer on the national, state, or local level. Therefore, the house is not recommended eligible for the NRHP under Criterion B.

For a property to be eligible for significance under Criterion C, it must retain integrity and embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Jack Caldwell House is a deteriorated and altered, one-story, side-gabled frame house covered partially with aluminum siding. The dwelling is an unremarkable vernacular building form found commonly on the rural landscape of Madison County. In addition to not retaining sufficient integrity to convey the distinctive characteristics of this building type, it does not represent the work of a master or possess high artistic value. It is therefore not recommended eligible under Criterion C, specifically in the area of architecture.

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

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