



**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

November 2, 2018

MEMORANDUM

TO: Mary Pope Furr  
Office of Human Environment  
NCDOT Division of Highways

FROM: Renee Gledhill-Earley   
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Widen US 64 from US 64 Business west of Hayesville to east of NC 141 at Hiwassee River, R-5847, PA 17-09-0028, Clay and Cherokee Counties, ER 18-3141

Thank you for your October 4, 2018, letter transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

- Vance and Dolly Lovin House (CY0055)
- Cook-Dills House (CY0056)
- Thomas J. Coffey House (CY0058)
- Posey Crisp House (CY0242)

We do not concur that the L. Wayne and Mary Etta Anderson House (CY0057) is not eligible for listing in the National Register of Historic Places.

- While the dwelling, itself, does not retain sufficient integrity to be considered individually eligible due to alterations that include the application of vinyl siding and replacement windows, we believe the property, as a whole, eligible under Criterion C as an excellent and intact example of a rural agricultural property in Clay County. Not only does the property retain a number of historic outbuildings in excellent condition (sheep barn, barn, garage and crib, privy, and two sheds), it also retains historic landscape features, such as the original highway roadbed passing between the sheep barn and the rest of the buildings on the property and the stone steps that ascend to the dwelling from the original road. Even though the dwelling has been altered, it retains integrity of location, setting, design, feeling, and association. The loss of integrity of materials and workmanship is offset by the presence and high degree of integrity of the historic outbuildings. Together, the property embodies the distinctive characteristics of a small subsistence farm in rural Clay County.

- The most appropriate boundary for the eligible resource follows the tax parcel line on the south and east sides of the property. On the north and west sides of the property, the boundary should follow the edge of pavement along US Highway 64 and Stewart Cove Road, respectively, to provide an appropriate buffer between the road and the contributing outbuildings and to include as much as possible of the original roadbed and what may be an historic farm lane between the sheep barn and current US Highway 64.

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 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

October 4, 2018

ER 18-3141

Ms. Renee Gledhill-Earley  
Environmental Review Coordinator, State Historic Preservation Office  
North Carolina Department of Natural & Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

Due -- 10/30/18

H- ER letters  
10/31/18  
RSE

Dear Renee:

RE: R-5847, PA# 17-09-0028 – Widen US 64 from US 64 Business west of Hayesville to east of NC 141 at Hiwassee River, Clay and Cherokee Counties

The North Carolina Department of Transportation (NCDOT) is concluding planning studies for the above-referenced project. Please find attached two copies of the historic structures survey report (printed and digital) and five survey site forms completed by ACME Preservation Services.

Please review the report recommendations and provide us with your comments. If you have any questions concerning the accompanying information, please contact Ms. Mary Pope Furr, Historic Architecture Section, (919) 733-7844, ext.300.

Sincerely,

A handwritten signature in black ink that reads "Mary Pope Furr".

Mary Pope Furr  
Historic Architecture Team

Attachment

# **HISTORIC STRUCTURES SURVEY REPORT**

for

**Widen US 64 from US 64 Business west of Hayesville  
to east of NC 141 at Hiwassee River**

**Clay and Cherokee Counties**

**TIP No. R-5847**

**WBS# 47090.3.1**

**Prepared for:**

**Environmental Analysis Unit**

**North Carolina Department of Transportation**

**1598 Mail Service Center**

**Raleigh, NC 27699-1598**

**Prepared by:**

**Acme Preservation Services, LLC**

**825C Merrimon Avenue, #345**

**Asheville, NC 28804**

**828-281-3852**

**September 2018**



# **HISTORIC STRUCTURES SURVEY REPORT**

for

**Widen US 64 from US 64 Business west of Hayesville  
To east of NC 141 at Hiwassee River  
Clay and Cherokee Counties  
TIP No. R-5847  
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**Prepared for:  
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Acme Preservation Services, LLC  
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828-281-3852**

**September 2018**

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Clay Griffith, Principal Investigator  
Acme Preservation Services, LLC

Date

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

Date

**Widen US 64 from US 64 Bus. west of Hayesville to NC 141 at Hiwassee River  
Clay and Cherokee Counties  
North Carolina Department of Transportation  
TIP No. R-5847 | WBS No. 47090.3.1**

**MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) plans to improve US 64 from US 64 Business west of Hayesville in Clay County to east of NC 141 at the Hiwassee River in Cherokee County. The project calls for widening US 64 from the existing two-lane highway. The project area, which is approximately nine miles in length, is the primary corridor between the county seats of Hayesville and Murphy. The Area of Potential Effects (APE) for the proposed project is generally delineated as 300 feet from the centerline of the existing highway.

NCDOT contracted with Acme Preservation Services (APS) in February 2018 to complete an intensive historic resources evaluation of five properties within the APE, which were identified by the Historic Architecture Group of NCDOT. Architectural historian Clay Griffith conducted the fieldwork, photographing and mapping the properties in March 2018, and authored the report. Primary source investigation included research at the Clay County Register of Deeds Office in Hayesville, the Cherokee County Register of Deeds Office in Murphy, and Pack Memorial Library in Asheville. Several of the properties investigated appear to be abandoned or unoccupied, and only one property owner was available for consultation. The North Carolina State Historic Preservation Office (HPO) survey files at the Western Office of Archives and History in Asheville were searched to provide additional architectural context.

After an intensive evaluation following the National Register of Historic Places criteria for eligibility, none of the five properties evaluated was found to be eligible for the National Register of Historic Places. The evaluated properties typically represent altered examples of common house types and agricultural buildings found throughout the region. The properties generally lack any distinguishing features or special significance to be considered eligible for the National Register and suffer from a lack of historic integrity.

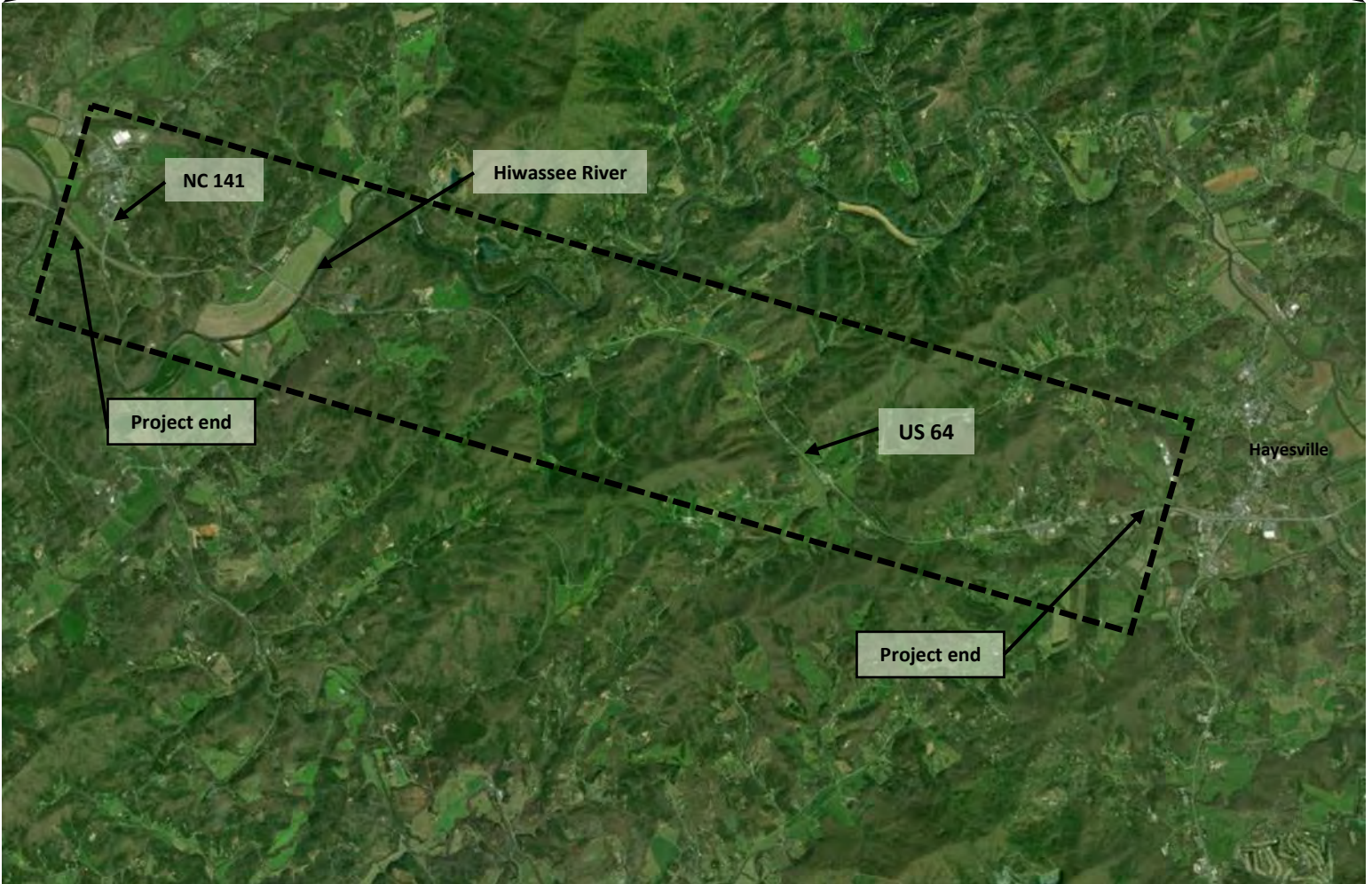
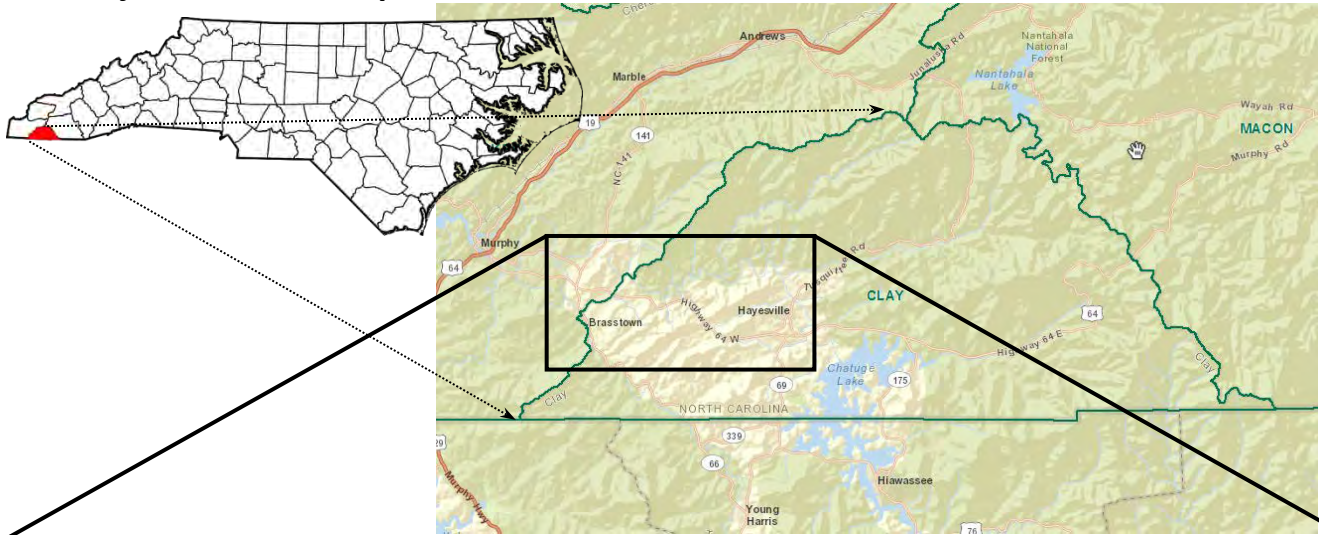
APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; the HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*; and NCDOT's current *Historic Architecture Group Procedures and Work Products*. This report meets the guidelines of NCDOT and the National Park Service.

SSN	Property Name	Address	PIN	Eligibility Determination	Criteria
CY 55	Vance and Dolly Lovin House	4011 Hwy 64 West	5530-0077-9526	Not eligible	
CY 56	Cook-Dills House	96 Dills Lane	5531-0041-8104	Not eligible	
CY 57	L. Wayne and Mary Etta Anderson House	41 Stewart Cove Road	5530-0039-2834	Not eligible	
CY 58	Thomas J. Coffey House	5842 Hwy 64 West	5530-0019-6755	Not eligible	
CE 242	Posey Crisp House	50 Mission Road	5521-0004-9005-000	Not eligible	

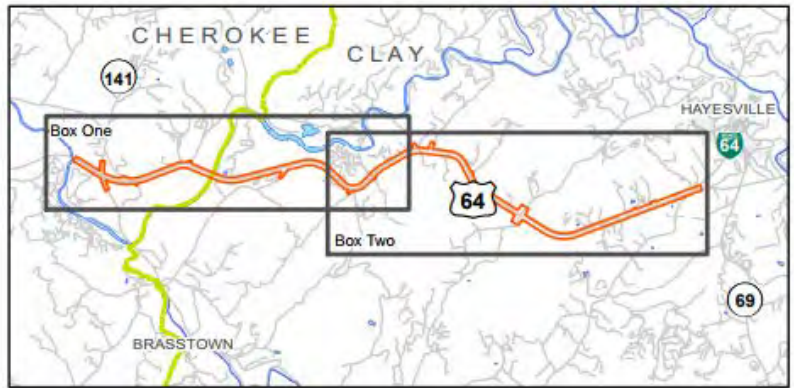
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# I. Project Location Maps







**Area of Potential Effects (APE) Map – project area highlighted in red (Source: NCDOT)**

## II. Introduction

The North Carolina Department of Transportation (NCDOT) plans to improve US 64 from US 64 Business west of Hayesville in Clay County to east of NC 141 at the Hiwassee River in Cherokee County. The project calls for widening US 64 from the existing two-lane highway. The project area, which is approximately nine miles in length, is the primary corridor between the county seats of Hayesville and Murphy.

The project area is located in the western portion of Clay County and eastern portion of Cherokee County, two southwestern counties bordering Georgia. Approximately seven miles of the project length is located in Clay County and two miles are located in Cherokee County. US 64 generally bisects Clay County from west to east and crosses Sweetwater Gap in the western part of the county. The general project area is characterized as gently rolling, wooded terrain and agricultural land. The eastern end of the project area has modern commercial development located along US 64 to the west of the town of Hayesville. A short section of the meandering Hiwassee River forms the boundary between Clay and Cherokee counties where US 64 spans the river near the old Mission Farm. This area, which was once associated with the nineteenth century Valley Towns Baptist Mission, is characterized by a broad fertile valley of river bottomlands.

The Area of Potential Effects (APE) for the proposed project is delineated at 300 feet from centerline of the existing highway. Four of the five properties evaluated for this report are located in Clay County and one property is located in Cherokee County. All of the properties lie directly adjacent to existing right-of-way for US 64.



Project area (Source: USGS Historic Topographic Map Explorer)





**Project beginning, view to southwest along US 64 W, west of Hayesville**



**US 64 W, view southeast to Sweetwater Gap**



**US 64 W, view east to Fires Creek Road (SR 1302) from Dills Lane**



**US 64 W, view southwest to intersection with Stewart Cove Road (SR 1130)**





**US 64 W, view northwest to Hiwassee River and Cherokee County line**



**US 64 W, view southwest from intersection with Mission Road (SR 1544)**



### III. Methodology

NCDOT contracted with APS in February 2018 to conduct historic resource evaluations of five properties located adjacent to the proposed improvements to US 64W in Clay and Cherokee counties. Architectural historian Clay Griffith conducted the field survey on March 15 and 27, 2018, photographing and mapping the resources. Basic research on the project area was conducted by consulting with the Clay County Register of Deeds office in Hayesville, Cherokee County Register of Deeds office in Murphy, the Murphy Public Library, and Pack Memorial Library in Asheville. The project area is not covered by Sanborn maps, but USGS topographic quadrangle maps dating back to the 1930s were reviewed. Genealogical information including United States census records, death certificates, and other recorded documents were reviewed online through Ancestry.com (<https://www.ancestry.com/>). The property owner of the Cook-Dills House was the only owner present during the site visits and provided information related to their property.

Michael Ann Williams conducted a comprehensive county-wide survey of historic architectural resources in Cherokee County in 1981 and published the results of the survey in *Marble & Log: The History and Architecture of Cherokee County, North Carolina* (1984). Documented properties resulting from the survey were primarily nineteenth and turn of the century resources. Eleven properties in Cherokee County are listed in the National Register and, of these, only the John C. Campbell Folk School in Brasstown, listed as a historic district in 1983, is located in the eastern part of the county near the project area.

Clay County was part of a ten-county reconnaissance-level survey of historic architectural resources conducted by Roger Manley and Margaret Owen in 1978. It has received no additional comprehensive survey. Only four properties in Clay County are listed in the National Register, including the 1887 courthouse in Hayesville, the ca. 1838 John C. Moore House, the 1942 Chatuge Hydroelectric Project built by the Tennessee Valley Authority, and an archaeological site associated with the Cherokee town of Spikebuck.

A search of the HPO records revealed a scattering of previously recorded properties in the general project area. A number of houses located on US 64W near Hayesville at the eastern end of the project have been assigned survey site numbers, possibly in conjunction with an older road widening project, but they have not been documented beyond their location and survey site number. A group of houses on Mission Road in Cherokee County were documented as part of a Federal Energy Regulatory Commission (FERC) relicensing project for seven hydroelectric facilities owned by Duke Power. The Mission Hydroelectric Dam and Powerhouse (CY 54), located upstream from US 64 on the Hiwassee River, was one of the facilities included in the relicensing study.<sup>1</sup>

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<sup>1</sup> Thomason and Associates, "National Register of Historic Places Eligibility Study of Seven Hydroelectric Project in the Nantahala Area, North Carolina," Report prepared for Duke Power, Charlotte, NC (December 2003).



century, a few European settlers, primarily traders and missionaries, established themselves among the Cherokee in North Carolina.<sup>2</sup>

The Valley Towns Baptist Mission was established around 1820 in the fertile bottomlands of the Hiwassee River near the present location of US 64 and the Cherokee-Clay county line. Begun as a boarding school, the Baptist mission became a center for Cherokee scholarship and included a model farm, grist mill, and blacksmith shop. Evan B. Jones taught at the school and served as pastor for the mission, which operated until 1836.<sup>3</sup>

Mounting pressure from the states, especially Georgia, led the federal government to enact a program of Indian removal in the 1830s. A removal treaty was signed at New Echota in 1835, although it was largely ignored by residents of North Carolina because they had not been represented at the treaty signing, or concurred with the agreement. Fort Butler near present-day Murphy and Fort Hembree in Hayesville were erected and occupied by federal troops under the command of Major General Winfield Scott, who oversaw the forced removal of the Cherokee to Oklahoma.<sup>4</sup>

The land gained by North Carolina in the Treaty of New Echota was originally part of Macon County, but in 1839, one year after the forced removal of the Cherokee people, the General Assembly created a new county from the land “lately acquired by treaty from the Cherokee Indians.” The county boundary originally included land that was later separated to create Clay and Graham counties. The area around Fort Butler became designated as the county seat, which was named Murphy in honor of North Carolina statesman Archibald D. Murphey (1777-1832). A typographical error in the conveyance of 400 acres for the location of the town led to the common spelling of the name without the “e.”<sup>5</sup>

Clay County was created in 1861, and the county seat was established at the site of Fort Hembree. A cluster of houses and post office developed around the fort in the early 1840s, and a small academy run by John O. Hicks of Rutherford County was founded by 1850. George W. Hayes, state representative from Cherokee County, pushed for the creation of Clay County, and the county seat of Hayesville was named in his honor.<sup>6</sup>

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<sup>2</sup> Michael Ann Williams, *Marble & Log: The History and Architecture of Cherokee County, North Carolina*, ed. by Dr. Carl Dockery (Murphy, NC: Cherokee County Historical Museum, 1984), 13-15; Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 14-16.

<sup>3</sup> Brett Riggs and David Cline, “The Valley Town Baptist Mission” information panel, North Carolina Chapter of the Trail of Tears Association, n.d.

<sup>4</sup> Williams, 15-16; Bishir, et al, 27-28.

<sup>5</sup> Williams, 19; David Leroy Corbitt, *The Formation of North Carolina Counties, 1663-1943* (Raleigh, NC: State Department of Archives and History, 1950), 62; Alice D. White, ed., *The Heritage of Cherokee County, North Carolina*, Volume I (Murphy, NC: Cherokee County Historical Museum, 1987), 16.

<sup>6</sup> The Clay County Heritage Book Committee, *Clay County Heritage, North Carolina*, Vol. 1 (Waynesville, NC: Don Mills, Inc., and the Clay County Heritage Book Committee, 1994), 1 (hereinafter cited as *Clay County Heritage*); Bill Sharpe, *A New Geography of North Carolina*, Vol. IV (Raleigh, NC: Sharpe Publishing Company, Inc. 1965), 1768-1769.

White settlement and development occurred more rapidly following Indian removal and creation of the new counties. With land sold at auction, the best land in the fertile river valleys went for the highest prices to the wealthiest buyers. The earliest communities developed around the farms and settlements of the pioneer settlers who had arrived prior to the Removal period. Communities began to flourish along the Hiwassee and Valley rivers and around Persimmon, Shoal, Shooting, and Sweetwater creeks.<sup>7</sup>

Transportation into, and out of, the area remained difficult until the coming of the railroad in the late nineteenth century. In 1849, however, the North Carolina legislature authorized construction of the Western Turnpike from Salisbury to the Georgia state line by way of Asheville and Murphy. In 1854, the terminus was changed to Ducktown, Tennessee. Although the turnpike was slow to develop, travelers were able to move through Cherokee County more readily, and by 1850, Walker's Inn, near the present-day town of Andrews, provided a resting place and accommodations on the state road between Franklin and Murphy. The first railroad connections were established in 1888, and in the following years Murphy and the surrounding communities enjoyed increased accessibility.<sup>8</sup>

In 1913, a bond issue for the construction of a rail line to Clay County passed unanimously. The first train, however, did not reach Hayesville until 1920, and the short line, known as the "Peavine," connected to the Southern Railway at Andrews in Cherokee County. It brought fertilizer, feed, and hay into the county and took out lumber and timber products.<sup>9</sup>

The accessibility afforded by the railroad connections helped to improve economic conditions and to provide resources for new towns and industries. Residents of Cherokee and Clay counties remained largely self-sufficient through the turn of the twentieth century, even as timber, iron production, and mining gradually gained importance in the local economy. Significant copper mining operations were established just across the state line in Ducktown, Tennessee, while rich veins of marble and limestone were discovered within the Cherokee County. Even as these industries developed, the area remained, as it does today, predominantly rural and agricultural.

Improved, paved roads did not come to Clay County until the 1920s. Construction started in 1921 on a road, designated as NC 28, to connect Hayesville with Brasstown to the west. In 1926, the State Highway Commission began construction on an extension of NC 28 to the east, linking Hayesville with Franklin in neighboring Macon County. The road was completed with federal funds in the early 1930s. US Highway 64, the longest route through North Carolina, was created in 1932 and followed old NC 28 as it passed through Clay County and linked the larger towns of Murphy and Franklin.<sup>10</sup>

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<sup>7</sup> Williams, 19; Bishir, et al, 28.

<sup>8</sup> Bishir, et al, 28-29.

<sup>9</sup> *Clay County Heritage*, 8.

<sup>10</sup> J. Guy Padgett, *A History of Clay County, North Carolina* (Hayesville, NC: Clay County Bicentennial Committee, 1976), 46-47.

One of the most significant twentieth-century developments in Cherokee County was the construction of the Hiwassee Dam and creation of Hiwassee Reservoir by the Tennessee Valley Authority (TVA) in the late 1930s. President Franklin D. Roosevelt created the TVA as one of the federal relief agencies of the New Deal to counteract the effects of the Great Depression. A force of 1,200 men worked to construct the dam between 1936 and 1940. The dam and reservoir transformed the county's economy and landscape, bringing electricity and other signals of progress and, at the same time, flooded thousands of acres of farmland. Completion of the project meant a substantial loss of jobs and steady decline in population over the next several decades.<sup>11</sup>

The Hiwassee Reservoir was followed by the TVA's construction of the Chatuge dam and reservoir in 1941-1942. The Chatuge Project, however, was constructed along with three similar projects—Apalachia, Ocoee No. 3, and Nottely—in the Hiwassee Valley on an emergency basis during World War II. The projects were intended to supply electric power for aluminum production used in the construction of military aircraft.

However, the development of the Hiwassee River was not a program made desirable or feasible solely by a threat of war. The dams and reservoirs ultimately built in that basin were integral parts of the unified development of the Tennessee River, and their construction was merely advanced in schedule by the necessities of war-born power demand.<sup>12</sup>

Originally known as the Hayesville project, the Chatuge dam and reservoir were designed to store and supply water, under controlled conditions, for the hydroelectric power station on the deeper Hiwassee Lake downstream in Cherokee County.<sup>13</sup>

Even as the TVA helped bring power and recreational opportunities to Cherokee and Clay counties, they remain largely agricultural. Approximately 80 percent of Cherokee's total land area is forested, and timber products rank highest among local industry. In the mid-twentieth century, there were more than 2,000 farms, which averaged 66.5 acres in size. The number of farms showed a 15 percent decline over the next decades. Like many parts of western North Carolina, however, Cherokee County has come to rely tourism and recreational attractions as an important part of its modern economy.<sup>14</sup>

Similarly, Clay County remains predominantly rural and agricultural, although farmland is relatively scarce. Approximately 87 percent of the county's 213 square miles is woodland, including the forested mountains that form its northern and eastern borders. Additionally, 85

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<sup>11</sup> Rudy Abramson and Jean Haskell, eds., *Encyclopedia of Appalachia* (Knoxville, TN: University of Tennessee Press, 2006), 1619-1621; Bishir, et al, 415-417; Bill Sharpe, *A New Geography of North Carolina*, Volume II (Raleigh, NC: Sharpe Publishing Company, Inc. 1961), 730.

<sup>12</sup> Tennessee Valley Authority, *The Hiwassee Valley Projects, Vol. 2: The Apalachia, Ocoee No. 3, Nottely, and Chatuge Projects*, Technical Report No. 5 (Washington, DC: United States Government Printing Office, 1948), 1.

<sup>13</sup> *Ibid.*, 7-8 and 17.

<sup>14</sup> Bill Sharpe, ed., *North Carolina: A Description by Counties* (Raleigh, NC: Warren Publishing Company, 1948), n.p.; Sharpe 1961, 728-731.



percent of the woodland area belongs to the Nantahala National Forest, which was created in 1920. As a result the population and farming centers are concentrated in the southern and southwestern sections of the county along the major river and creek valleys. Even with loss of agricultural land for the creation of Chatuge reservoir, subsistence farming remained a primary occupation through the mid-twentieth century. Efforts were made to increase commercial farming with poultry, dairy, and tobacco as the chief products, and in the mid-twentieth century, the county claimed more than 1,120 farms with an average size of 50.3 acres. The number of farms, however, declined nearly 40 percent over the next two decades even as average farm size rose by almost 30 percent.<sup>15</sup>

The TVA worked to help establish recreational activities on and around the Hiwassee and Chatuge reservoirs. Boating and fishing are among the most popular activities, but they are seasonally limited by the operation of the reservoirs, which are typically drawn down during the late summer months and refilled during the winter and early spring. Hiking, camping, and picnicking, along with hunting and fishing, are popular in the Nantahala National Forest. In addition to the Hiwassee and Chatuge reservoirs, the Nantahala National Forest offers abundant opportunities for outdoor recreation in Clay and Cherokee counties.<sup>16</sup>



**Horace Sudderth House (CE 178), west side of Mission Road, north of intersection with Timpson Road**

### *Architectural Context*

Located in the farthest southwestern corner of North Carolina, the area covered by Cherokee and Clay counties once lay near the center of the Cherokee nation. The Cherokee lived in small, scattered farming settlements throughout the area, which consists of high mountains and fertile river valleys. In the early nineteenth century, a few European settlers—primarily traders and missionaries—established themselves among the Cherokee, cleared small farms, and occasionally

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<sup>15</sup> Sharpe 1948, n.p; Sharpe 1965, 1722-1723 and 1768-1769.

<sup>16</sup> Sharpe 1948, n.p.

intermarried with the Cherokee. By 1850, permanent settlements had been established in the river valleys. Log construction was used for houses throughout the nineteenth century, but frame construction became more common in the second half of the century. Two log houses in Cherokee County—the ca. 1835 Thomas C. Tatham Log House and the ca. 1844 Walker’s Inn (NR, 1975)—are among the oldest surviving structures in the area.<sup>17</sup>

Following Cherokee relocation in the 1830s, the Valley Towns Baptist Mission ceased operation. In 1847, Abraham Sudderth purchased the mission lands, encompassing more than 1,800 acres, and operated one of the largest slave-owning farms in the county in the decade prior to the Civil War. The Horace Sudderth House (CE 178) on Mission Road was built by Abraham Sudderth’s sons following the war. Unoccupied since the late 1970s, the one-story side-gable frame dwelling is covered with weatherboards and has an exterior stone chimney. It has a hall-parlor plan with an attached full-width shed-roof porch and a rear ell. The Sudderth House is typical of persistent traditional forms that endured through the late nineteenth and early twentieth centuries and are found throughout the two counties.<sup>18</sup>

The one-story side-gable frame form is seen frequently in the two counties. The nineteenth-century George W. Truett House (CY 46), birthplace of the renowned Baptist preacher, contains an additional half-story beneath the steep side-gable roof and has been enlarged to the rear. The house has been altered with a porch addition that wraps around the east elevation and installation of vinyl siding. The modest house at 1185 Oak Forest Road likely dates from the first decades of the twentieth century. Resting on a stone foundation, the one-story frame house is covered with weatherboards and has a metal-clad side-gable roof, interior brick chimney, attached shed-roof porch, and four-over-four double-hung sash windows.



**Dr. George W. Truett House (CY 178), 347 Truett Camp Road (l) and House, 1185 Oak Forest Road (r)**

Prior to the late nineteenth century, there was little distinction between the domestic architecture found in the towns and rural areas, with frame dwellings often replicating the size and proportions or log dwellings. As growth and trade increased in the early part of the twentieth

<sup>17</sup> Williams, 13-16, 19, and 66-67; Bishir, et al, 14-16; Bob Satterwhite, ed., *A Pictorial History of Cherokee County* (Asheville, NC: Performance Publications, 1995), 4-5.

<sup>18</sup> Williams, 114; Margaret Walker Freel, *Our Heritage: The People of Cherokee County, North Carolina, 1540-1955* (Asheville, NC: The Miller Printing Company, 1956), 350-352.

century, area architecture became more varied. The railroad era brought outside influences and helped introduce nationally popular styles, including variations of Colonial Revival, Craftsman bungalows, Period Cottages, and Minimal Traditional residences, which appeared alongside more traditional frame houses.<sup>19</sup>

In the absence of many academic or high-style examples of popular architectural styles, vernacular dwellings predominated as evidenced by the resources recorded during the 1978 reconnaissance survey of Clay County. These were typically simple, one- or two-story, frame dwellings with minimal decoration that emphasized the unpretentiousness and efficiency of the subsistence farming culture that they served. While the architecture of Clay County was not often directly influenced by nationally popular styles, the prevalence of common vernacular house types and forms indicates certain stylistic influences that filtered down from the more populated areas of the state and into wide use based on their broad appeal.<sup>20</sup>

One of the most popular house types to gain widespread use in rural western North Carolina was the Craftsman-influenced bungalow. The name “bungalow” derived from the broad-roofed, informal cottage, or *bangla*, in India. The general form was appropriated by California architects who designed finely crafted bungalows for wealthy clients wanting comfortable residences that encouraged healthy living and combined natural materials with modern amenities. In the early twentieth century, bungalows and their essential features were popularized Gustav Stickley’s *The Craftsman* magazine (1901-1916) and the influence of the Arts and Crafts movement that spread from England to the United States in the late nineteenth century. Through his magazine Stickley defined the Craftsman style and became the chief advocate of the ideals of vernacular revival, honest expression of structure, responsiveness to site, and the use of local materials for comfortable domestic architecture.<sup>21</sup>

Many of the design elements promoted by Stickley and other proponents of the Craftsman idea were intended to create a comfortable and secure home environment, which was the natural antithesis of the commercial and industrial expansion that was perceived by many reformers of the early twentieth century to be corrupting the nation and its citizens. Therefore, efforts to simplify the home—a direct response to the ornate Queen Anne and late Victorian styles of the nineteenth century—were concentrated on removing applied ornament from house designs. Stickley and others argued that the beauty inherent in fine craftsmanship and natural materials was sufficient decoration in itself; decoration that emphasized “the fundamental principles of honesty, simplicity and usefulness...”<sup>22</sup>

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<sup>19</sup> Williams, 78-79.

<sup>20</sup> Catherine Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 425-427.

<sup>21</sup> Ibid.; Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson, Inc., 1991), 107, 122-124, and 141-142.

<sup>22</sup> From an essay entitled “The Craftsman Idea” in Gustav Stickley, *Craftsman Homes, Architecture and Furnishings of the American Arts and Crafts Movement* (New York: Dover Publications, 1979), 194-205. Stickley originally published this volume as *Craftsman Homes* in 1909.



The typical Craftsman elements included a dominant roofline to define the scale of the house, augmented by deep eaves, multiple gables or dormers, eave brackets, exposed rafter tails, porches with bold porch posts, large windows, and convenient, informal floor plans. In residential architecture the Craftsman style often employed wood or shingle siding (frequently in combination), unenclosed eave overhangs with exposed roof rafters, decorative beams or brackets in gable ends, and square or tapered porch posts supported by piers extending from above the porch floor to ground level without a break. Door and windows also typically contained a distinctive glazing pattern with multi-pane areas across the top or multiple lights over a single pane in double-hung sash. The most common bungalow form was one story tall with one or more front-facing gables that integrated the porch and house. A frequent bungalow variant was one-and-a-half stories with a side-gable roof that engaged a full-width front porch and large front dormers.<sup>23</sup>



**Anderson House, 41 Stewart Cove Road (l) and Coffey House, 4852 Hwy 64W (r)**

The popularity of the Craftsman style in the region is evidenced by the number of simple one-story front-gable and one- or one-and-a-half-story side-gable houses displaying similar stylistic elements, including three of the four Clay County resources evaluated in this report. The ca. 1921 L. Wayne and Mary Etta Anderson House is a one-story side-gable bungalow with a front shed dormer, stone foundation, and full-width porch supported by paired wood posts on stone piers. It has been altered with vinyl siding and replacement one-over-one windows. The Thomas J. Coffey House, built in the late 1920s, is a one-story front-gable frame bungalow with German siding, exposed rafter tails, three-over-one double-hung windows, and an attached side-gable porch that wraps around the west side elevation.

Other examples of Craftsman style or Craftsman-influenced modest frame dwellings from the first half of the twentieth century are found throughout region and seen frequently along the principal highways and secondary roads. Built in the 1920s and relocated in 1942 for the inundation of Chatuge Reservoir, the West House (CY 47) at 2112 Myers Chapel Road is a front-gable bungalow on a stone foundation and exhibits German siding, an exterior brick chimney, gabled side bays, triangular eave brackets, and three-over-one double-hung sash windows. The house at 565 Chatuge Dam Road is a one-story front-gable dwelling rendered with rock exterior

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<sup>23</sup> Paul Duchscherer and Douglas Keister, *The Bungalow: America's Arts & Crafts Home* (New York: Penguin Studio, 1995), 38-41.

and featuring an exterior rock chimney, three-over-one double-hung sash windows, and an attached hip-roof porch supported by square wooden posts on rock piers. A shed-roof frame addition is attached to the rear of the house, and a large gambrel-roof center-passage barn stands in the field northeast of the house.



**West House (CY 47), 2112 Myers Chapel Road (l) and House, 565 Chatuge Dam Road (r)**

A front-gable Craftsman house (CY 14) located at 948 Hwy 64W rests on a stone foundation and is covered with German siding. It displays exposed rafter tails, six-over-six double-hung sash windows, and an attached hip-roof porch. A one-story Craftsman bungalow located at 3457 Green Cove Road, just south of its intersection with US 64W, has an exterior stone chimney, German siding, front gable dormer, exposed rafter tails, and triangular eave brackets. An attached full-width shed porch is carried on boxed wooden posts. The house appears to be undergoing rehabilitation and displays a replacement entry door and replacement one-over-one windows.



**House (CY 14), 948 Hwy 64W (l) and House, 3457 Green Cove Road (r)**

The ca. 1930 house (CY 8) at 3575 Qualla Road is a good example of a one-and-a-half-story Craftsman farmhouse with a rock foundation, engaged full-width porch, and three-over-one double-hung sash windows. It has a metal-clad side-gable roof, exterior brick chimney, and German siding visible beneath the porch; the remainder of the exterior has been covered with vinyl siding.





**House (CY 8), 3575 Qualla Road, front view to northwest**

In neighboring Cherokee County, the house at 2025 Mission Road is a substantial one-and-a-half-story side-gable Craftsman bungalow constructed of uncoursed river rock. The house exhibits a front shed dormer, exterior chimney, wood shingles in the gable ends, exposed rafter tails, and an attached full-width shed-roof porch. The porch is carried on squat, tapered wood posts with rock piers and a solid front wall. The house appears to have been altered with replacement one-over-one windows and a garage wing attached at the rear. According to tax records the modest dwelling (CE 213) at 378 Mission Road was constructed around 1940. Resting on a concrete block foundation, the one-story front-gable Craftsman-influenced house has weatherboard siding, exposed rafter tails, and an attached hip-roof porch on square wood posts. The house is indicative of the way popular Craftsman forms and elements persisted into the mid-twentieth century in increasingly simplified ways.



**House, 2025 Mission Road (l) and House (CE 213), 378 Mission Road (r)**

## V. Property Descriptions and Evaluations

### Inventory No. 1

Resource Name	Vance and Dolly Lovin House
HPO Survey Site Number	CY 55
Location	4011 Hwy 64 West
PIN	5530-0077-9526
Date(s) of Construction	ca. 1920s
Eligibility Recommendation	Not Eligible (A, B, C, D)



**Vance and Dolly Lovin House, 4011 Hwy 64 West, main house, view to west**

#### *Description*

Begun in the 1920s, the Lovin House occupies a sprawling 131-acre tract on the west side of US 64 near Dyer Cove. The main house is a one-and-a-half-story side-gable frame dwelling situated on an elevated site near a small creek that crosses along the eastern edge of the property. Resting on a rock foundation, the house is clad with German siding and is capped by a metal roof. The house displays exterior stone and brick chimneys, triangular eave brackets, and a full-width porch supported on replacement metal posts. The porch shelters a central single-leaf entry flanked by paired three-over-one double-hung sash windows. Other windows throughout the house include four-over-four and six-over-six double-hung sash. An enclosed shed-roof addition on the south elevation has a replacement entry door. The interior was not available for inspection.





**Lovin House, front view to northwest**



**Lovin House, south elevation, view to north**

The main house is approached by a paved driveway from the highway. A large, open **vehicle shed** and a wide, gravel parking area are located to the south of the driveway. Built around 2014, the tall, eight-bay shed has a metal-clad side-gable roof and is carried on square wooden posts with diagonal braces. Plywood sheathing covers the gable ends and the braces on the façade.

An unpaved farm road extending to the north from the driveway leads to a two-story gambrel-roof frame **barn** a short distance northeast of the main house. Resting on a concrete block foundation and set against the sloping site, the barn is entered on the lower story at its east end and entered from the farm road at the second story on the west end. The barn exhibits a metal-clad roof and horizontal wood plank siding. Wood slats vent the upper story beneath the gambrel ends and on the side elevations below the eaves. The south elevation displays four square openings that are covered with wire mesh, a nine-light fixed-sash window, and three single-leaf solid wood doors. A single passage runs along the north side of the lower story with an open entrance on the east elevation.

Further north, beyond the older barn, two frame **barns** are accessed by both the farm road and a secondary drive from the highway. The two buildings, which were built around 2014, stand side-by-side and are constructed with metal-clad roofs and vertical wood plank siding. The smaller building, to the east, is an enclosed center-passage structure with a two-story center bay flanked by one-story shed-roof bays, exposed rafter tails, and horizontal wood plank siding on the upper story. The building is entered through double-leaf sliding wood doors with applied decorative braces. Double-leaf solid wood doors with applied decorative braces on the upper story provide access to the loft. The larger structure, located to the west, is a partially enclosed frame shed with a front-gable roof, open central passage, and shed-roof extensions to the sides. The roof structure is carried on square wooden posts and the sides are clad with wood plank siding.



**Lovin House, overall view to northwest from US 64W**





**Barn, south elevation, view to north**



**Barn, oblique view to southwest**





**Vehicle shed (ca. 2014), view to south**



**Barns (ca. 2014), oblique view to northwest**





**Barns and pasture, view to west**



**Lovin House pasture, view to west**





**Site Plan – Vance and Dolly Lovin House, 4011 Hwy 64 West [PIN 5530-0077-9526]**  
(Source: HPOWeb GIS)

## *Historic Background*

The farmstead containing the Lovin House originated from lands belonging to Thomas C. Lovin (1840-1925), a Clay County native. Lovin married Margaret Passmore (1848-1925) in 1882, and they raised two children: Eunice and Vance. T. C. Lovin worked as a farmer and brick mason and served two terms as county surveyor in the late 1890s. In 1912, Lovin and George T. Lane were awarded a contract to replace the flooring in the Clay County courthouse.<sup>24</sup>

The farm tract appears to have been defined in a 1926 deed describing the division of T. C. Lovin's lands among his son, Vance, and a granddaughter, Lois Coleman (DB 28:15). Vance Lovin (1875-1967) and Lois Coleman, who resided across the state line in Towns County, Georgia, were the only heirs of T. C. Lovin. Vance Lovin received the property, comprised of five parcels, in exchange for other lands and \$300. He married Dolly Lovin (1881-1966) in 1905 and the couple had one son, Williard. Vance Lovin worked as a farmer and merchant. In 1930, he was elected to a position as Road Supervisor for Clay County.<sup>25</sup>

Vance and Dolly Lovin transferred the property to Willard Lovin and his wife, Opal, in June 1966 (DB 54:513). Dolly Lovin suffered from a prolonged illness, and perhaps the couple sensed the need to make arrangements for their property. She died in September 1966 and her husband died the following year.<sup>26</sup> Willard Lovin (1907-1991) married Opal Crawford (1908-2009) in 1935 and served in the Army during World War II. A native of Oklahoma, Opal Lovin worked as a teacher for Clay County schools.<sup>27</sup> Following her death, the farm property was sold to the current owners, Anderson Mountain Farm LLC (DB 374:238). Since the sale, the new owners have erected two new barns to the north of the main house and a vehicle shed immediately south of the house. Three older agricultural buildings were demolished to clear the site for the vehicle shed and a gravel parking area.

## *Evaluation*

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Vance and Dolly Lovin House is **not eligible** for the National Register of Historic Places. Encompassing an expansive 131-acre tract, the farm primarily consists of a modest 1920s farmhouse, several barns, and a vehicle shed. The buildings lack any architectural significance and sufficient historic integrity to be considered more than undistinguished examples of common building types. The property generally retains integrity of location, setting, feeling, and association, but its design, materials, and workmanship lack a high degree of historic integrity.

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<sup>24</sup> Charles Greer Suttlemyre Jr., "Clay County Courthouse" National Register of Historic Places Nomination Form, North Carolina Division of Archives and History, Raleigh, NC, 1975.

<sup>25</sup> *The Cherokee Scout*, November 21, 1930.

<sup>26</sup> *The Cherokee Scout and Clay County Progress*, September 15, 1966 and May 11, 1967.

<sup>27</sup> *Clay County Heritage*, 95.

The Lovin House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The house and farmland are closely associated with Lovin family, who owned the property from the late nineteenth century until 2009. The house appears to have been built in the 1920s by Vance and Dolly Lovin, who resided here until the 1960s when the property passed to their son, Willard Lovin. While the house and one barn dating from the Lovin's ownership remain on the property, two new barns and a large vehicle shed have been constructed in recent years by the current owners. Three buildings associated with the Lovins were demolished to make room for the shed structure. The property retains pasture and woodlands that may reflect historic patterns of agriculture associated with the Lovins, but no further evidence of fields, gardens, or crop production remain visible. As such, the property does not possess sufficient significance or integrity to be eligible for the National Register under Criterion A.

The Lovin House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The Lovins were among a group of extended farming families residing in this section Clay County, but they did not attain the level of prominence and significance required for National Register listing under Criterion B.

The Lovin House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Built in the 1920s, the one-story frame dwelling with a side-gable roof is an undistinguished example of a common vernacular house type. While the side-gable center-hall form reflects traditional building patterns, the rock foundation and chimney, German siding, triangular eave brackets, and three-over-one double-hung sash windows represent elements and materials popular in the Craftsman style of the 1910s and 1920s. The widespread popularity of the Craftsman style is evidenced by two other farmhouses evaluated for this report: the Anderson House (CY 57) at 41 Stewart Cove Road and the T. J. Coffey House (CY 58) at 5842 Hwy 64W. The ca. 1930 house (CY 8) at 3575 Qualla Road is a good example of a one-and-a-half-story Craftsman farmhouse with a rock foundation, engaged full-width porch, and three-over-one double-hung sash windows. Originally covered with German siding, which remains visible beneath the porch, the exterior has been covered with vinyl siding. The small farmstead at 1758 Meyers Chapel Road presents a good collection of resources. Built



around 1920, the one-and-a-half-story side-gable frame dwelling rests on a brick foundation and features an interior brick chimney, exposed rafter tails, weatherboards, and two-over-two double-hung wood-sash windows. An engaged full-width porch is carried on square wood posts with a weatherboarded balustrade. A screened porch addition is attached to the south side elevation of the house. A one-bay front-gable garage and a front-gable outbuilding stand to the rear of the main house. A large gambrel-roof barn, one-story frame dwelling, and a one-story concrete block storage building are located a short distance to the south. In both the house and outbuildings, the property retains a higher degree of overall integrity than the Lovin House. The Vance and Dolly Lovin House does not appear to possess sufficient significance or integrity to be eligible for the National Register under Criterion C.

The Lovin House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The Lovin property is fairly typical of early twentieth century farms in Clay County and, as such, is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

## Inventory No. 2

Resource Name	<b>Cook-Dills House</b>
HPO Survey Site Number	CY 56
Location	96 Dills Lane
PIN	5531-0041-8104
Date(s) of Construction	Ca. 1910
Eligibility Recommendation	Not eligible (A, B, C, D)



**Cook-Dills House, 96 Dills Lane, overall view to northwest from US 64W**

### *Description*

The Cook-Dills House occupies an approximately nine-acre parcel and sits on an elevated site overlooking the highway to the south. The overgrown hillside largely obscures the house from view from US 64, with several mature trees standing in front of the house. An unpaved drive enters the property to the east of the house and continues to rise to a one-story brick Ranch house (not photographed) built for the current owner around 1977. The Ranch house is located at 39 Dills Lane. A single-wide mobile home (not photographed) was added to the property around 2010. The Cook-Dills House is currently unoccupied and used for storage.





**Cook-Dills House, oblique view to northeast**



**Cook-Dills House, front porch, view to north**





**Cook-Dills House, front porch, oblique view to west**



**Cook-Dills House, east elevation, view to west**





**Cook-Dills House, rear elevation, view to south**



**Cook-Dills House, west elevation, view to east**

Built in the first decades of the twentieth century, the house is a one-story frame dwelling with a tall pyramidal roof and an attached hip-roof porch that wraps around three sides of the building. The house has a metal roof and weatherboard siding. The siding below the boxed roof eave and above the porch roof is beaded board set on a diagonal. A decorative front gable is clad with vertical beaded board and has a gable window or vent that has been boarded over. Other features include single-leaf entry doors with large single lights, one-over-one double-hung sash windows, square wooden porch posts, and a concrete block chimney flue on the east elevation. A hip-roof addition across the rear elevation of the house has a concrete block foundation, Masonite and plywood siding, and four-over-four and six-over-six double-hung sash windows. The interior was not available for inspection.

### *Historic Background*

The land comprising the nine-acre parcel containing the Cook-Dills House belonged to the Cook family beginning in the nineteenth century. T. C. Pope sold two tracts totaling 99 acres to R. W. Cook in March 1884 (DB E:273, E:275). Rufus W. Cook (1851-1940) married Margaret Ledford (1854-1938) in 1872 and raised six children. According to the 1900 United States Census, the Cooks lived on a farm that they owned with five of their children and James. H. Martin, a 21-year-old lodger.<sup>28</sup>

It is unclear when the house was constructed, but based on its form and physical evidence, the residence appears to have been constructed in the first decades of the twentieth century. The house may have been built by Rufus and Margaret Cook or possibly by their son, Thomas E. Cook (1890-1974), who married Bessie Wood (1893-1934) in 1914. When they were recorded in the 1920 United States Census, the elder Cooks, then in their late 60s, were listed as residents in the household of Thomas Cook. The economic difficulties of the Depression likely contributed to the house being sold in the 1930s to A. M. Cook of Scott County, Tennessee (DB 35:18-19). Allen M. Cook (1879-1942) was Rufus and Margaret Cook's oldest son, who owned a construction company in northern Tennessee.

Allen Cook purchased the two tracts containing 99 acres but soon sold a 60-acre tract surrounding the house in 1941 to brothers James and Arthur Marr (DB 38:40). In quick succession the property changed hands several times before Frank and Pauline Dills purchased the house and 60 acres on December 21, 1944 (DB 39:619). The property extended north to the Hiwassee River and its legal description began at the mouth of Sweetwater Creek on the south side of the river. The property was gradually reduced to its present 9.3 acres. After the death of Frank Dills (1903-1968), his wife Pauline Dills (1911-2011) remained here the rest of her life. She transferred the property to a daughter and son-in-law, Francis and Horace Bradshaw, in 1976 (DB 80:129). The Bradshaws built the Ranch house around 1977 that stands at the end of the unpaved driveway (Dills Lane) above the ca. 1910 frame house. The Bradshaws' son, David R. Bradshaw, acquired the

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<sup>28</sup> Clay County Register of Deeds Office, Clay County Government Center, Hayesville, NC; 1900 United States Census.





**Site plan – Cook-Dills House, 96 Dills Lane [PIN 5531-0041-8104]**  
(Source: Clay County GIS)

property in 2006 (DB 314:217). David Bradshaw retains ownership of the property. He resides in the Ranch house and uses the older house for storage.<sup>29</sup>

### *Evaluation*

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Cook-Dills House at 96 Dills Lane is **not eligible** for the National Register of Historic Places. Built in the first decades of the twentieth century, the Cook-Dills House is a one-story frame dwelling with a tall pyramidal roof and attached wraparound porch. The property retains some integrity of location, design, and association, but its integrity of materials, workmanship, setting, and feeling have been substantially compromised by alterations to the house, material deterioration, vegetation growth, and new development along US 64.

The Cook-Dills House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Rufus Cook's family farmed the land around their house in the first part of the twentieth century. Only the deteriorated former farmhouse from the Cooks' ownership remains on the residual tract, and no further evidence of farming or farm-related structures remain visible. The property is somewhat overgrown and surrounding land has yielded to the construction of new residences in the late twentieth century. Cook may have based his agricultural production on timber and forest products, but once again there is no physical evidence of these operations. As such, the property does not possess sufficient significance or integrity to be eligible for the National Register under Criterion A.

The Cook-Dills House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The house and land have been closely associated with the Cook and Dills families since its construction in the early twentieth century. The Cooks, who were forced to forfeit the house during the Depression, were one of numerous farm families in Clay County. Frank and Pauline Dills purchased the house and land in 1944. The residual nine-acre tract containing the house later passed to a daughter before being acquired by their grandson, the

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<sup>29</sup> David Bradshaw, personal communication with author, March 27, 2018.

current owner. None of the individuals associated with the house attained the level of prominence and significance required for National Register listing under Criterion B.

The Cook-Dills House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Built around 1910, the one-story frame dwelling with a tall pyramidal roof is an undistinguished example of a relatively common early twentieth century house form. In addition to its notable roof form, the Cook-Dills House displays an attached wraparound porch, single-leaf entry door with a large single light, and one-over-one double-hung sash windows. The one-story pyramidal-roof form, while less common than the popular two-story three-bay I-house with a side-gable roof, was found throughout the region and represented a transitional mode between modest Queen Anne-influenced dwellings and small Craftsman bungalows. Surviving examples appear to be relatively uncommon in Clay County, but the house at 26 Truett Camp Road (CY 12) near Hayesville provides a good illustration. Resting on a stone foundation, the one-story frame house is capped by a tall hip roof with three decorative gables across the façade. The house is covered with weatherboard and has a replacement metal roof, but it exhibits an inset central porch, gable-roof rear ell, single-leaf glazed-and-paneled entry door, and one-over-one, four-over-four, and six-over-six double-hung windows. Despite some material alterations, including replacement porch elements, the house (CY 12) retains a much higher degree of overall integrity than the Cook-Dills House. The Cook-Dills House does not appear to possess sufficient significance or integrity to be eligible for the National Register under Criterion C.

The Cook-Dills House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built in the early twentieth century, the former farmhouse and residual tract are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.



### Inventory No. 3

Resource Name	<b>L. Wayne and Mary Etta Anderson House</b>
HPO Survey Site Number	CY 57
Location	41 Stewart Cove Road
PIN	5530-0039-2834
Date(s) of Construction	Ca. 1921
Eligibility Recommendation	Not eligible (A, B, C, D)



**L. W. and Mary Etta Anderson House, 41 Stewart Cove Road, overall view to southeast along US 64W**

#### *Description*

The ten-acre property containing the Anderson House comprises a small farmstead to the southeast of US 64W and Stewart Cove Road (SR 1130). Anderson Branch, which runs alongside Stewart Cove Road, flows northward and empties in the Hiwassee River. Built in the early 1920s, the Anderson House is a one-story side-gable Craftsman bungalow with a low-pitched side-gable roof, front shed dormer, and an engaged full-width shed-roof porch. The house rests on a foundation of uncoursed stone with raised concrete mortar joints. It is clad with vinyl siding and capped with a metal roof. The dwelling displays an exterior chimney covered with a thin coat of concrete, triangular eave brackets, a façade picture window, and replacement one-over-one double-hung sash windows. The porch is carried by paired square posts, which are covered with vinyl siding, on stone piers with concrete caps. Concrete steps flanked by stone cheek walls rise to the center of the porch and the top step is inscribed with the name “Anderson” written in cursive. A one-story shed-roof wing projects to the west of the house. An attached wood deck at the front of the wing is accessed from sliding-glass doors on the west elevation of the house. The interior of the house was not available for inspection.



**Anderson House, view to southwest**



**Anderson House, façade, view to southeast**





**Anderson House, oblique front view to west**



**Anderson House, east elevation, view to southwest**





**Anderson House, porch detail**



**Anderson House, view to east**

A portion of the old highway roadbed passes through the northern section of the property and on the north side of the house. An informal set of stone steps rises from the roadbed to the terraced home site. A small frame **shed** stands to the southwest of the house. Resting on a stone foundation, the one-story building is covered with vertical wood plank siding and is capped by a metal roof, which is largely covered in vines and ivy.

A two-story **sheep barn** is located on the north side of the old roadbed in the northwest corner of the property. The frame structure rests on a concrete block foundation and is clad with horizontal wood siding. It is capped by a metal-clad gambrel roof with flared eaves and narrow slatted vents in the gambrel ends. A one-story shed extension carries along the north elevation. The barn features triangular eave brackets, exposed rafter tails, six-over-six double-hung wood-sash windows, and a single-leaf solid wood door on the south elevation. The main passage is entered at either end through double-leaf wood doors on an overhead sliding track. The fenced yard around the sheep barn is bordered by the old roadbed, US 64W, and Stewart Cove Road. A corrugated metal culvert allows the sheep to pass under Stewart Cove Road to a seven-acre pasture on the west side of the road.

On the east side of the house, adjacent to a short, paved driveway, stands a distinctive one-story side-gable frame building with an open center passage. The structure appears to have served as both a **garage** and **crib**. The enclosed bay on the south side of the building has partial height concrete block walls on its side elevations. The garage bay opening on the west elevation has been covered with weatherboards, while the east elevation retains original double-leaf solid wood doors. The crib, located on the north side of the passageway, rests on a stacked stone foundation and displays horizontal wood plank siding on the lower walls and vented walls above with horizontal slats. The building is capped by a metal roof with exposed rafter tails.

A **privy** is located to the east of the garage/crib near the edge of the embankment overlooking the highway. The frame structure has a metal shed roof, concrete slab base, weatherboard siding, and a single-leaf solid wood door. A commodious log and frame **barn** stands to the east of the garage/crib and is similarly oriented with its gable roof generally running north-south. The barn consists of two log pens constructed with half-dovetail notching. A center passage is open on the east elevation and enclosed on the west elevation with barred double-leaf wood doors. The two original pens have been overbuilt with an extension of the wall covered by horizontal wood planks and a frame bay at the south end capped by the tall metal roof. A shed-roof frame addition projects from the north elevation of the barn. A one-story frame **storage shed** is located beyond the barn to the east. The plain building has a metal-clad shed roof and board-and-batten siding.





**Shed, view to southwest**



**Sheep barn and old highway roadbed, overall view to southwest**





**Sheep barn, oblique view to northwest**



**Sheep barn, view to northeast**





**Garage and crib, west elevation, view to east**



**Garage and crib, east elevation, view to west**





**Privy, view to northeast**



**Barn, west elevation, view to east**





**Storage shed (l) and barn (r), view to south**



**Storage shed (foreground) and barn, view to southwest**





**Site Plan – Anderson House, 41 Stewart Cove Road [PIN 5530-0039-2834]**  
 (Source: Clay County GIS)

*Historic Background*

Luther Wayne Anderson (1895-1982) was born in Clay County at the end of the nineteenth century. His father, Hembree E. Anderson (1861-1945), was a native of Cherokee County and owned a substantial farm in Clay County. Hembree Anderson and his wife, Etta Garrison (1869-

1896), married in 1890 and had four children. Etta Anderson died the year after the birth of her youngest child, Wayne.

Wayne Anderson married Mary Etta Caldwell (1896-1969) of Clay County in 1921. At the time of the marriage, Wayne Anderson purchased 112 acres for \$300 from his father (DB X:538). Located in the Sweetwater township, the land adjoined his father's farm, and the Andersons likely built their bungalow home around this time. Wayne and Etta Anderson had one son, Richard M. (1922-2014), born the following year.

Wayne and Etta Anderson farmed their property for much of the twentieth century. According to census records, Hembree Anderson lived with the family in the 1930s and early 1940s. Richard M. Anderson graduated from Mars Hill College in 1941 and served in the U.S. Army during World War II, earning two bronze stars. In 1972, Wayne Anderson transferred the property, encompassing 105 acres, to his son and daughter-in-law while reserving a life estate for himself (DB 64:66). Richard Anderson worked at the Savannah River Plant in Barnwell County, South Carolina, and resided in the small town of Blackville.<sup>30</sup>

Soon after the death of his father in 1982, Richard Anderson appears to have sold the ten-acre tract surrounding the house to Jerry and Patricia Lowe. The Lowes sold the tract to Beriha Mugharbil in 1993 (DB 169:201). Mugharbil, along with her husband, Ziyad, a doctor, have accumulated a number of tracts in the area, including much of the Anderson's former farmland. The Mugharbils retain ownership of the Anderson House but reside in a large home built in the 1990s on an adjacent tract to the east (DB 336:219).

### *Evaluation*

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the L. Wayne and Mary Etta Anderson House is **not eligible** for the National Register of Historic Places. The ca. 1921 Craftsman bungalow is the center of a farm complex that includes two large barns and associated agricultural outbuildings. The property generally retains integrity of location, setting, design, feeling, and association, but the integrity of materials and workmanship has been compromised by later alterations and additions.

The Anderson House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Wayne and Etta Anderson farmed the land surrounding their house from the 1920s through the 1960s, and the property adjoined the farm of Anderson's father, Hembree Anderson. In addition to the house, several agricultural buildings remain relatively intact and standing on the property. One barn continues to be used to house sheep, which are allowed to pasture on the west side of Stewart Cove Road. Reduced from its original 112 acres to less than ten acres, the Anderson

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<sup>30</sup> *The Aiken Standard*, July 30, 2014.



property displays a few facets of the family's agricultural activities through the siting of the house and arrangement of outbuildings. Cleared areas for gardens and fields have become overgrown or separated by subsequent property divisions. The Andersons appear to have sustained themselves through farming but remained undistinguished in their activities. As such, the property does not possess sufficient significance or integrity to be eligible for the National Register under Criterion A.

The Anderson House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The farmstead is closely associated with Wayne and Etta Anderson, who purchased the property in 1921 and lived here until their deaths in the late twentieth century. The Andersons were one of numerous farm families in Clay County, but they did not attain the level of prominence and significance required for National Register listing under Criterion B.

The Anderson House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Built around 1921, the Anderson House is a one-story Craftsman bungalow with a side-gable roof, front shed dormer, rock foundation, and an engaged full-width porch. It has been altered with vinyl siding, replacement windows, a façade picture window, and a side wing accessed from sliding-glass doors. The widespread popularity of the Craftsman style throughout the region is evidenced by two other farmhouses evaluated for this report: the Vance and Dolly Lovin House (CY 55) at 4011 Hwy 64W and the T. J. Coffey House (CY 58) at 5842 Hwy 64W. Another one-story side-gable Craftsman bungalow is located at 3457 Green Cove Road, approximately 0.4-mile southwest of the Anderson House. The house has an exterior stone chimney, German siding, front gable dormer, exposed rafter tails, and triangular eave brackets. An attached full-width shed porch is carried on boxed wooden posts. The house, which appears to be undergoing rehabilitation, displays a replacement entry door and replacement one-over-one windows. The ca. 1930 house (CY 8) at 3575 Qualla Road is a good example of a one-and-a-half-story Craftsman farmhouse with a side-gable roof, rock foundation, engaged full-width porch, and three-over-one double-hung sash windows. German siding remains visible beneath the porch, but the exterior has largely been covered with vinyl siding.

The related farm buildings include a gambrel-roof sheep barn, log and frame barn, garage/crib, privy, and shed. With the exception of a storage shed near the house, the associated outbuildings generally remain in good condition. The one-story front-gable ca. 1940 farmhouse (CY 7) at 4653 Hwy 64W has an extensive complement of agricultural buildings including a large gambrel-roof frame barn, a one-story concrete block utility building, and two other frame barns. The Anderson

House does not appear to possess sufficient significance or integrity to be eligible for the National Register under Criterion C.

The Anderson House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built around 1921, the Craftsman-style Anderson House and associated farm buildings are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.



## Inventory No. 4

Resource Name	<b>Thomas J. Coffey House</b>
HPO Survey Site Number	CY 58
Location	5842 Hwy 64 West
PIN	5530-0019-6755
Date(s) of Construction	Ca. 1930
Eligibility Recommendation	Not eligible (A, B, C, D)



**T. J. Coffey House, 5842 Hwy 64W, overall view to north**

### *Description*

According to tax records the one-story Craftsman bungalow was built around 1930. It occupies an elevated site encompassing twenty-three wooded acres on the north side of US 64, where the road curves sharply to the north. An unpaved driveway rises from the shoulder of the road and passes along the east side of the house. The roadbed remains barely visible despite obvious lack of use. The property appears to be unoccupied and the lawn around the house is overgrown with briars.





**Coffey House, façade, view to north**



**Coffey House, east elevation, view to west**



The Coffey House is a one-story front-gable Craftsman-style dwelling likely built in the late 1920s. Resting on a concrete block foundation, the frame dwelling is clad with German siding and is capped by a metal roof. The house displays a gabled dormer on the east slope of the roof, exposed rafter tails, louvered wooden vents in the gable ends, and three-over-one double-hung wood-sash windows. A projecting front-gable bay on the façade intersects with an attached side-gable porch that wraps around the west side of the house. The porch, which is carried on square wooden posts, shelters a replacement single-leaf entry door. Some of the porch posts have been removed and temporary two-by-four posts support the porch roof. An attached shed-roof porch projects at the rear of the house, but the metal-roof structure shows signs of deterioration. The interior of the house was not available for inspection.

The property containing the Coffey House is heavily wooded and the faint roadbed of the unpaved entrance drive passes to the east of, and below, the residence before disappearing in a tangle of thick vegetation. A detached **garage** stands on the east side of the entrance drive at a distance from the house. Badly overgrown and deteriorated, the one-story front-gable structure is constructed of frame, capped by a metal roof, and covered with asphalt shingle siding. The west end of the of the building is open and two six-light windows are located on the south side elevation.

Two additional outbuildings are located on the north side of the road approximately 450 feet east of the house. Both structures are substantially deteriorated. The remnants of a small **storage building** occupy of a narrow, level site within the woods. The surviving elements include a concrete floor and portions of the concrete block walls. A partially collapsed **animal pen** sits within a slight depression below the storage building. The frame structure has wood siding and a metal shed roof.



**Coffey House, rear porch, view to west**



**Garage, façade, view to east**





**Garage, oblique front view to northeast**



**Outbuildings, overall view to east**





**Storage building, oblique view to northeast**



**Animal pen, view to southeast**





**Site plan – Coffey House, 5842 Hwy 64W [5530-0019-6755]**  
(Source: Clay County GIS)

### *Historic Background*

Thomas J. Coffey acquired the land for his farm in the Sweetwater section of Clay County in 1928. A resident of Henderson County at the time, Coffey purchased 175 acres from Wesley and Lana Christopher of Fulton County, Georgia, for \$800 (DB 29:307). The Christophers were natives of Union County, Georgia, with strong connections to Cherokee and Clay counties.<sup>31</sup> The property was described as adjoining the lands of H. E. Anderson and others.

Thomas J. Coffey (1887-1973) married Vera Blanche Miller (1889-1957) in 1909. Vera Coffey was the daughter of Peter and Anne Miller of Buncombe County. After the couple married, they moved to Texas, where their first son was born. The Coffeys must have returned to North Carolina

<sup>31</sup> A son, E. O. Christopher (1884-1954), served two terms as clerk of the Town of Murphy and owned the Christopher Lumber Corporation. "E. O. Christopher," *Asheville Citizen*, August 28, 1954.

within a few years because all of their other eight sons were born in North Carolina. During the Depression, the Coffeys sold their 175-acre farm to one of Thomas Coffey's brothers, but then repurchased the property seven months later (DB 31:368, 31:463).

T. J. and Vera Coffey appear to have lived in the house and farmed the land until 1955, when they sold forty acres to Calvin and Joanne Smart (DB 46:596). The tract was described as "being part of what is known as the T. J. Coffey Farm in Sweetwater Township about eight miles southwest from Hayesville..." The Smarts sold the forty acres, along with two other tracts they had acquired to William and Hazel Stewart in 1959 (DB 49:180). Hazel Caldwell Stewart (1918-2004), who was born in Montana, was the younger sister of Mary Etta Caldwell, who married Wayne Anderson and lived nearby. The residual 23-acre tract surrounding the house was sold to the current owner in 2011 from Hazel Stewart's estate following her death (DB 357:288).

### *Evaluation*

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Thomas J. Coffey House is **not eligible** for the National Register of Historic Places. The ca. 1930 Craftsman-style house and associated outbuilding have become dilapidated due to a lack of use and maintenance. The property generally retains integrity of location, design, materials, and workmanship, although their deteriorated condition diminishes the integrity of materials and workmanship. The setting, feeling, and association of the property have been compromised as the site has become overgrown and the buildings allowed to fall into disrepair.

The T. J. Coffey House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* T. J. Coffey farmed the land around the house he erected in the late 1920s. While the house and a dilapidated garage remain on the property, no further evidence of farming or farm-related structures remain visible. The remnants of two additional outbuildings are located near the highway, but any cleared areas for gardens or fields are overgrown. Coffey may have based his agricultural production on timber and forest products, but once again there is no physical evidence of these operations. As such, the property does not possess sufficient significance or integrity to be eligible for the National Register under Criterion A.

The T. J. Coffey House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable*



*profession, class, or social or ethnic group.* The house and land are closely associated with Thomas J. Coffey and his wife, Vera, who occupied the house for approximately twenty-five years. The Coffeys were one of numerous farm families in Clay County, but they did not attain the level of prominence and significance required for National Register listing under Criterion B.

The T. J. Coffey House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Coffey House is a typical example of a one-story Craftsman-style frame dwelling with a front-gable roof, German siding, attached porch, and three-over-one double-hung sash windows. Front-gable Craftsman houses are among the most common house types of the 1920s and 1930s in the region, and the widespread popularity of the Craftsman style is evidenced by two other farmhouses evaluated for this report: the Vance and Dolly Lovin House (CY 55) at 4011 Hwy 64W and the L. Wayne and Mary Etta Anderson House (CY 57) at 41 Stewart Cove Road. Another one-story Craftsman bungalow is located at 3457 Green Cove Road, approximately 0.15-mile southwest of the Coffey House. The house has an exterior stone chimney, German siding, front gable dormer, exposed rafter tails, and triangular eave brackets. An attached full-width shed porch is carried on boxed wooden posts. The house, which appears to be undergoing rehabilitation, displays a replacement entry door and replacement one-over-one windows. Other examples of front-gable Craftsman houses include the dwelling (CY 14) at 948 Hwy 64W. Resting on a stone foundation, the house has German siding, exposed rafter tails, six-over-six double-hung sash windows, and an attached hip-roof porch. The West House (CY 47) at 2112 Myers Chapel Road is a front-gable bungalow on a stone foundation that was built in the 1920s and relocated in 1942 for the inundation of Chatuge Reservoir. It exhibits German siding, an exterior brick chimney, gabled side bays, triangular eave brackets, and three-over-one double-hung sash windows. The Craftsman-influenced house at 565 Chatuge Dam Road is a one-story front-gable dwelling rendered with rock exterior and featuring an exterior rock chimney, three-over-one double-hung sash windows, and an attached hip-roof porch supported by square wooden posts on rock piers. As an undistinguished example of a popular early twentieth century house type, the Coffey House does not appear to possess sufficient significance to be eligible for the National Register under Criterion C.

The T. J. Coffey House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The ca. 1930 Craftsman-style house and overgrown tract are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

## Inventory No. 5

Resource Name	<b>Posey Crisp House</b>
HPO Survey Site Number	CE 242
Location	50 Mission Road
PIN	5521-0004-9005-000
Date(s) of Construction	ca. 1943
Eligibility Recommendation	Not eligible (A, B, C, D)



**Posey Crisp House, 50 Mission Road, overall front view to southeast**

### *Description*

The one-story side-gable brick-veneer dwelling occupies a relatively level six-acre parcel at the intersection of US 64W and Mission Road (SR 1544) in eastern Cherokee County. Located on the fertile bottomland of the Hiwassee River, the small farmstead adjoins expansive agricultural fields that extend eastward to the river. The house, surrounded by a grass yard, has a metal-clad roof, interior brick chimney, and an attached front-gable entry porch. The porch is carried on solid brick posts and shelters a single-leaf wood door with three vertical lights over three horizontal panels. Windows throughout are replacement one-over-one sash. A gable-roof porch projects from the north elevation and is supported by square wooden posts. An attached shed-roof porch at the rear





**Crisp House, façade, view to southeast**



**Crisp House, oblique front view to northeast**





**Crisp House, oblique rear view to northwest**



**Garden shed (l) and garage (r), view to southeast**



of the house has been enclosed with German siding and one-over-one windows. The interior of the house was not available for inspection.

The farmstead contains a number of associated domestic and agricultural outbuildings. A one-story one-bay frame **garage** is located directly behind the main house. Resting on a concrete foundation, the front-gable building is covered with horizontal wood siding and has an asphalt-shingle roof, exposed rafter tails, decorative gable brackets, and double-leaf solid-wood garage doors. A small **garden shed** stands just north of the garage. The frame building has a metal-clad front-gable roof, metal siding, six-over-six double-hung windows, and a single-leaf entry door.

Beyond the garage to the southeast, and on the south side of an old farm lane that runs through the property, stands a cluster of small **barns** and a **tractor shed**. The three frame buildings are situated close together and are overgrown with vegetation. The buildings all have front-gable metal roofs, horizontal wood plank siding, and single-bay openings. The building closest to the house remains the most intact with vertical boards in the gable ends and an attached shed-roof extension to the west. The remaining two structures are badly deteriorated and overgrown.

A rambling one-story frame **chicken house** is located along the southern edge of the property, adjacent to Mission Branch. The structure is divided into three sections set at unusual angles. The tall center section has a full lower story and a continuous band of square openings below the eave line on the side elevations. The section at the west end is similar in design but lower in overall height and lacks the lower story. The west end elevation has an opening for a central passage although much of the exterior siding has deteriorated or been covered with tar paper. The section at the east end is covered with horizontal wood plank siding, vertical boards, and metal sheathing. A wide bay is open on the east elevation.

A small gable-roof building, possibly a **smokehouse**, is located on the north side of the chicken house. Resting on a stone foundation, the structure is covered with wood plank siding and has an interior brick chimney, exposed rafter tails, and double-leaf solid wood doors on the north elevation. While the siding remains tightly fitted, the metal roofing is failing and has peeled away from the northwest and southeast portions of the roof.

The Crisps' primary **barn** stands a short distance away from the house in the eastern portion of the property. The tall, center-passage barn rests on a poured concrete foundation and is clad with horizontal wood siding. It has a gambrel roof with metal sheathing, flared eaves, and slatted vents beneath the eaves. The overgrown structure suffers from deterioration and portions of the roof material and siding have failed.



**Tractor shed and small barns, view to south**



**Chicken house, overall view to southeast**





**Smokehouse and chicken house, view to southwest**



**Smokehouse, oblique rear view to southeast**





**Barn, façade, view to northeast**



**Barn, view to northwest**





**Crisp House, view west along Mission Branch to chicken house**



**Crisp House, drainage channel on eastern edge of property, view to northeast at confluence with Mission Branch**





**Site Plan – Posey Crisp House, 50 Mission Road [PIN 5521-0004-9005-000]**  
(Source: Cherokee County GIS)

### *Historic Background*

The modest house at 50 Mission Road appears to have been built for Posey and Grace Crisp in the mid-1940s. A branch of the Crisp family had moved into Cherokee County from neighboring Graham County in the nineteenth century. Henry Almond Crisp settled in the western section of the Cherokee County and married Ava Carringer. The couple farmed and raised seven children, but moved to the eastern part of the county in the early 1920s. While Henry and Ava Crisp were



visiting family in Persimmon Creek in 1924, they reported “that they were well satisfied at their new home on the Mission fam.”<sup>32</sup>

Posey Thurman Crisp (1900-2000) was the fifth child of Henry and Ava Crisp, and in 1928 he married Grace Allen (1907-1951). The young couple soon moved to Canton, Ohio, where Posey Crisp had found work. It seems that several Cherokee County men, including Crisp’s younger brother Glenn (1905-2002), left to work in the manufacturing plants there. By the mid-1930s, however, Posey and Grace Crisp had returned to farming in Cherokee County. In November 1943, the Crisps purchased their land from Crisp’s mother, Ava, and all of his siblings (DB 145:457). The land had been part of a 100-acre tract that T. C. and Florence Carringer sold to Henry Crisp for \$9,000 in 1924 (DB 89:497).

Crisp is noted in several newspaper articles from the mid-1930s about the growing use of trench silos in Cherokee County. The county agent, A. Q. Ketner, received much of the credit for promoting trench silos to store feed for farmers’ livestock during the winter. Fifteen large silos were constructed in 1934, adding a capacity of more than 600 tons of silage. Dr. J. H. Crawford’s silo, which held 103 tons, was thought to be the second largest in the state. Posey Crisp’s silo held twelve tons, while his father’s silo was slightly larger at thirteen tons. The John C. Campbell Folk School constructed two upright silos with a total capacity of 98 tons. Thirty-three new trench silos were constructed in 1935, with the goal of increasing the number of cattle in the county.<sup>33</sup>

Posey and Grace Crisp had no children and, following a long illness, Grace Crisp died of cancer in 1951. Posey Crisp married Lenore Kephart (1918-2007) in the 1960s and the couple continued to reside in the house on Mission Road. Posey Crisp died in 2000, one week shy of his 100<sup>th</sup> birthday. Lenore Crisp, who died in 2007, remains listed as the legal owner of the property.

### *Evaluation*

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Posey Crisp House is **not eligible** for the National Register of Historic Places. Built in the mid-1940s, the Crisp House is a modest dwelling constructed with a brick veneer exterior, side-gable roof, and attached porches. A number of agricultural buildings occupy the property in addition to the house, but the outbuildings have become deteriorated. The property generally retains integrity of location, setting, and association. Its integrity of design, materials, workmanship, and feeling, however, has been compromised by cumulative material changes, alterations, and deterioration.

The Posey Crisp House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be*

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<sup>32</sup> *The Cherokee Scout*, April 18, 1924.

<sup>33</sup> “Cherokee County Farmers Storing Feed for Winter,” *Asheville Citizen*, November 12, 1934; “Large Increase in Trench Silo Tonnage Noted,” *The Cherokee Scout*, October 24, 1935.

*associated with the events. Finally, a property's specific association must be important as well.* Posey Crisp farmed the land around his house, which appears to have been erected in the 1940s. The property was once part of the expansive Mission Farm that covered much of the bottomland adjoining the Hiwassee River in this section of Cherokee County. While the house and a collection of deteriorated agricultural buildings remain on the property, no further evidence of Crisp's farming operations remain visible. Field patterns of the larger Mission Farm property are evident beyond the legal boundaries of the Crisp House. As such, the property does not possess sufficient significance or integrity to be eligible for the National Register under Criterion A.

The Posey Crisp House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The house and agricultural buildings are closely associated with Posey Crisp, who resided here with his first wife, Grace, who died in 1951, and second wife, Lenore. The Crisps were one of numerous farm families in Cherokee County, but they did not attain the level of prominence and significance required for National Register listing under Criterion B.

The Posey Crisp House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Built around 1943, the one-story brick-veneer dwelling with a tall side-gable roof is an undistinguished example of a relatively common mid-twentieth century house form. The Crisp House has attached front and side gable-roof porches, but few stylistic embellishments. An attached shed-roof porch at the rear has been enclosed with German siding and one-over-one windows. The simple form is found frequently throughout the area, including several other examples located on Mission Road. The Craftsman-influenced one-story side-gable frame house at 540 Mission Road (CE 211), built around 1949, is clad with German siding and features a stone foundation, exterior stone chimney, attached front-gable porch with thin metal posts, and three-over-one double-hung sash windows. The one-and-a-half-story side-gable brick house at 412 Mission Road (CE 212) was built around 1951, with a prominent front-gable bay and attached shed-roof porch, but the house was substantially enlarged and altered in recent years. The residence at 291 Mission Road is a one-story side-gable dwelling rendered with an uncoursed stone exterior. The house, which likely dates to the 1940s, features a front-gable façade bay with an exterior chimney, a front-gable entrance bay with a recessed round-arch single-leaf wooden entry door, one-over-one double-hung wood sash windows, a screened side porch, and a one-story gable-roof rear ell. Examples of modest one-story side-gable houses appear frequently and display a range of stylistic expressions. The Crisp House,



however, does not appear to possess sufficient significance or integrity to be eligible for the National Register under Criterion C.

The Posey Crisp House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built in the mid-1940s, the Posey Crisp House and modest farmstead are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records. Located on a portion of the nineteenth-century Mission Farm, the property may contain archaeological remains related to early settlement and agriculture in the area, which are unrelated to the Crisp farm. At this time no investigation is known to have been undertaken to discover any such remains.

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