



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

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

SUBJECT: Historic Structures Survey Report, Realign Intersection of Skyland Drive and  
Chipper Curve Road, PA 18-04-0027, Jackson County, ER 18-3397

Thank you for your memorandum of October 23, 2018, transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the Jeter Snyder House I (JK0151) is not eligible for listing in the National Register for the reasons stated in the report.

We concur that the Jeter Snyder House II (JK0108) is eligible for listing in the National Register of Historic Places under Criterion C for its local architectural significance as an excellent and intact example of the Italian Renaissance Revival style in Jackson County. While the report does not address boundaries for the eligible resource, the most appropriate boundary follows the lines of the tax parcel on which the dwelling is located.

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.

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

Received: 10/29/2018  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

**ER 18-3397**

October 23, 2018

Due -- 11/21/18

MEMORANDUM

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

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

**SUBJECT:** Realign Intersection of Skyland Drive and Chipper Curve Road, PA 18-04-0027, Jackson County

H- ER 18-3397  
10/31 PJE

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments.

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PDEA-HUMAN ENVIRONMENT SECTION  
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*Location:*  
1020 BIRCH RIDGE RD  
RALIEGH NC 27610



September 2018

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## HISTORIC ARCHITECTURE ELIGIBILITY EVALUATION REPORT

### TIP# N/A: REALIGN INTERSECTION OF SKYLAND DRIVE AND CHIPPER CURVE ROAD, JACKSON COUNTY

**WBS# 47855.1.1**

**Prepared for:**

North Carolina Department of Transportation

**Prepared by:**

JMT  
1130 Situs Court  
Suite 200  
Raleigh, North Carolina 27606

Sara B. McLaughlin  
Senior Architectural Historian



September 2018

## HISTORIC ARCHITECTURE ELIGIBILITY EVALUATION REPORT

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Sara B. McLaughlin

Senior Architectural Historian

Sara B. McLaughlin, Senior Architectural Historian  
JMT

Date

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Mary Pope Furr, Supervisor  
North Carolina Department of Transportation

Date

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## Management Summary

Johnson, Mirmiran & Thompson (JMT) conducted a historic architectural eligibility evaluation in August 2018 on behalf of the North Carolina Department of Transportation (NCDOT) in preparation for the realignment of the intersection of Skyland Drive and Chipper Curve Road in Jackson County, North Carolina. The North Carolina state project number is WBS# 47855.1.1. NCDOT recommended that two historic resources be the subject of an intensive-level evaluation to determine National Register of Historic Places (NRHP) eligibility.

The scope of JMT's investigation included an evaluation of the Jeeter Snyder House I (JK0151), located at 703 Skyland Drive near the intersection of Chipper Curve Road and the John Morris House (JK0108), located at 701 Skyland Drive. Both houses were previously surveyed in 1989, but no eligibility evaluations were conducted, and no determinations of eligibility were made. The goals of this investigation were to: assess the National Register eligibility of the resources and provide a written report that presents photographs of the component buildings, structures, and landscapes, architectural and historical contexts, evaluation of National Register eligibility including comparison to similar properties in the region, and, if appropriate, carefully delineated and justified National Register boundaries.

Investigations comply with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT's current "Historic Architecture Group Procedures and Work Products and the North Carolina Historic Preservation Office's (HPO) Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina". This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an Area of Potential Effects (APE) and conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Two resources warranted an intensive National Register eligibility evaluation and it is the subject of this report. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

According to historical research including census records and historical newspapers, “Jeeter Snyder” was born R. Jeter Snyder. Therefore, it was determined that the Jeeter Snyder House I should be referred to as the Jeter Snyder House I. The house was constructed ca. 1925 and retains sufficient integrity of setting, location, and feeling, but lacks integrity of design, workmanship, and materials. The house and associated garage are located 703 Skyland Drive. Multiple material alterations and a large rear addition have been made to the structure. It is recommended that the Jeter Snyder I House is not eligible for the NRHP under Criterion A due to the absence of an association with significant events or broad patterns of history. It is recommended not eligible under Criterion B due to the absence of an association with a notable individual. It is recommended not eligible for the NRHP under Criterion C due to the number of material alterations, the rear addition, and its lack of architectural distinction. It is recommended not eligible under Criterion D for its potential to reveal data on area history .

As a result of this investigation, it was determined that the John Morris House was constructed by Jeter Snyder, and therefore should be referred to as the Jeter Snyder House II. The house, located at 701 Skyland Drive, was constructed ca. 1939 and retains sufficient integrity of setting, location, feeling, design, workmanship, and materials. It is recommended that the Jeter Snyder House II is not eligible for the NRHP under Criterion A due to the absence of an association with significant events or broad patterns of history. It is also recommended not eligible under Criterion B due to the absence of an association with a notable individual . It is recommended eligible for the NRHP under Criterion C as a rare and architecturally distinct example of an Italian Renaissance Revival style dwelli ng. It is recommended not eligible under Criterion D for its potential to reveal data on area history.

Resource Name	NC SHPO Survey Number	NRHP Eligibility Recommendation	NRHP Criteria
Jeter Snyder House I	JK0151	Not Eligible	N/A
Jeter Snyder House II	JK0108	Eligible	C

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## Project Description and Methodology

JMT conducted a historic architectural eligibility evaluation in August 2018 on behalf of NCDOT in preparation for the realignment of the intersection of Skyland Drive and Chipper Curve Road in Jackson County, North Carolina (Figures 1, 2, and 3). The North Carolina state project number is WBS# 47855.1.1. Architectural historians from NCDOT conducted a site visit and determined that two properties, the Jeeter (Jeter) Snyder House I and the John Morris House (Jeter Snyder House II) and warranted evaluation for NRHP eligibility.

The scope of JMT's investigation included an evaluation of the Jeeter (Jeter) Snyder House I (JK0151), located at 703 Skyland Drive near the intersection of Chipper Curve Road and the John Morris House (Jeter Snyder House II) (JK0108), located at 701 Skyland Drive. The goals of this investigation were to: assess the National Register eligibility of the resources and provide a written report that presents photographs of the component buildings, structures, and landscapes, architectural and historical contexts, evaluation of National Register eligibility including comparison to similar properties in the region, and, if appropriate, carefully delineated and justified National Register boundaries. Research and fieldwork on this project were conducted in accordance with relevant state and federal regulations as part of the compliance process established in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800).

Fieldwork was completed between August 15 and 17, 2018. JMT obtained permission from the property owners to access the property and document the exterior of the buildings. However, JMT was unable to obtain permission to document the interior of the buildings. Background historical research was conducted at the Jackson County Genealogical Society and the Jackson County Register of Deeds in Sylva, North Carolina. Additionally, the Jackson County Online Land Records service and HPOWEB GIS service were consulted and revealed no additional historic resources within the project area. JMT also reviewed National Register of Historic Places Registration Forms for other nearby properties similar to the subject property to provide further context.

Deed research proved difficult for both properties as land in this area of Sylva was bought, sold, and subdivided frequently by many of the same families.





NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

0 125 250 500 Feet

**47855**  
**Chipper Curve at Skyland Drive**  
**Jackson County**



**Legend**

-  Dedicated Nature Preserve
-  Registered Heritage Area
-  Conservation Easement
-  Other Protection
-  Federal Ownership
-  State Ownership
-  Local Government Ownership
-  Private



Location

Figure 1: Project area (Source: NCDOT)

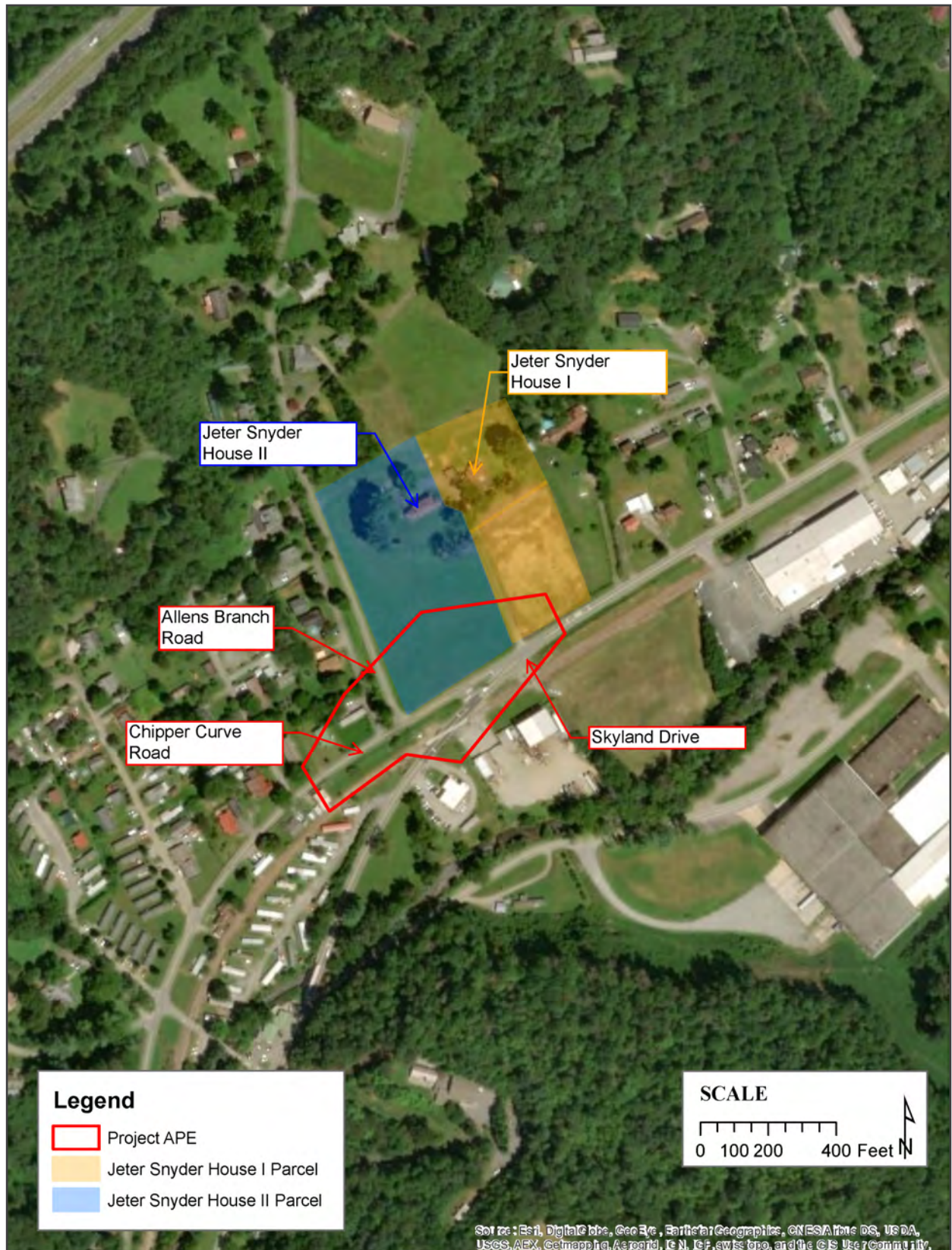


Figure 2: Project Area and APE with properties to be evaluated (Source: ESRI, NCDOT, NCHPO)



Figure 3: Detail View of Project Area and APE with Properties to be Evaluated (Source: ESRI, NCDOT)

**Property Evaluation**

**Jeter Snyder House I**

*Site Description*

The Jeter Snyder House I is located at 703 Skyland Drive in Sylva, Jackson County, North Carolina (Photographs 1-2). The house was constructed ca. 1925 along Skyland Drive near its intersection with Chipper Curve Road ca. 1925. The property is comprised of a dwelling and a detached garage, which are set back from the road atop a grassy hill and accessed by a private gravel drive off Skyland Drive and shared with the adjacent property (Jeter Snyder House II).

Resource Name	Jeter Snyder House I
HPO Survey Site #	JK0151
Street Address	703 Skyland Drive. Sylva
PIN	7642-52-0887
Construction Date(s)	ca.1925
NRHP Recommendation	Not Eligible

The one-and-a-half-story brick-faced bungalow was constructed ca. 1925. The dwelling features Craftsman and Colonial Revival style elements and is capped by a side-gable roof with cornice returns and wide overhanging eaves. The front half of the roof is covered in asphalt shingles, while the rear half is covered in standing seam metal. The building sits on a continuous brick foundation. The main block is three bays wide by three bays deep. The front gable east and west bays feature wide eaves and broken cornice returns on both the front and rear elevations. A large, square-cut stone clad exterior end chimney is located off the rear and a decorative stretcher brick belt course runs along the house. Windows on the house are a combination of original and replacements and all windows are covered with storms or screens.

The house’s main entrance is centered on the south-facing façade. The entrance features an original Craftsman-style wood door with a nine-light glazing pattern protected by a modern storm door. Flanking the entry are multi-pane Craftsman style sidelights. Protecting the entrance and sidelights is a Colonial Revival style portico supported by wood brackets. Flanking the entrance are Craftsman influenced narrow, original, nine-over-one, wood, double-hung sash windows. To



Photograph 1: View the Jeter Snyder House I; looking northeast. (2018)



Figure 4: Jeter Snyder House I site plan (Source: ESRI)



Photograph 2: View of the Jeter Snyder House I; looking north-northwest. (2018)

the east and west of the central bay are Colonial Revival style front gable bays with wide eaves and broken cornice returns. A louvered lunette vent is located within the gable of the east and west bay. The east bay features a pair of original Craftsman style, nine-over-one, wood, double-hung sash windows. The west bay is not enclosed and functions as a porch with segmental-arched openings supported by large, square brick posts. A pair of original Craftsman style, wood, double-hung windows is centered beneath the west bay porch. An additional entrance is sheltered by the west bay providing direct access between the house and the porch.

The rear (north) elevation features two front gable bays with wide eaves; each with a small rectangular louvered vent beneath the gable peak (Photograph 3). The east bay features a bank of four, original Craftsman style, nine-over-one, wood, double-hung windows. The west bay has been heavily altered and features narrow, replacement, vinyl casement windows. A ca.1970 one-story rectangular addition has been infilled between the east and west bays. The addition is clad in vertical wood siding with a square-cut stone clad foundation and features an exterior chimney clad in square-cut stone. The east and west sides of the addition each feature a rear entrance and a single, three-over-one, wood, double hung window.

The east and west elevations feature single and paired original Craftsman style, nine-over-one, wood, double-hung windows placed asymmetrically on the elevations (Photographs 4-6). The west elevation features a small projecting bay capped by a half-hipped roof covered in standing seam metal. The bay features a pair of original Craftsman style, nine-over-one, wood, double-hung sash windows.



Photograph 3: View of the rear (north) elevation of the Jeter Snyder House I; looking southeast. (2018)



Photograph 4: View of the east elevation of the Jeter Snyder House I; looking northwest. (2018)



Photograph 5: Alternate view of east elevation of View of the Jeter Snyder House I; looking west. (2018)



Photograph 6: View of west elevation of View of the Jeter Snyder House I; looking east. (2018)





Photograph 7: Oblique view of garage at Jeter Snyder House I; looking northeast. (2018)

Northwest of the dwelling is a one-and-a-half-story brick-faced garage constructed ca. 1925 (Photographs 7-8). The building is capped by a front-gable roof clad in asphalt shingles with cornice returns and wide overhanging eaves. The garage’s south-facing façade features two, original wood-paneled garage doors each with a six-light glazing pattern. An original six-panel wood door is located east of the garage doors and is topped by a soldier course brick lintel. The gable end is clad in red asphalt shingles and features a louvered lunette vent. The garage’s rear (north) elevation features a small attic entrance within the gable. The opening does not feature a door and appears to be accessed via a modern ladder. The garage’s east and west elevations each feature a centered original, wood, three-light casement window.



Photograph 8: View of rear (north) elevation of garage at Jeter Snyder House I; looking south. (2018)

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*Historical Background*

The Jeter Snyder House I and Jeter Snyder House II are both located in Sylva, Jackson County, North Carolina. Sylva, the county seat of Jackson, was named for William Sylva, a traveler who made an impression on residents while staying in the area for a month. The area's population boomed with the arrival of the Western North Carolina Railroad, which encouraged industries such as lumber and paper milling, and tanning. Sylva was settled in 1861 and incorporated in 1889. The town is located amidst the Great Smokey Mountains and the Tuckasegee River. Today, Sylva is comprised of both residential and commercial development and serves as a popular tourist destination with those visiting the Great Smokey Mountains and Blue Ridge Parkway.

According to a 1989 architectural survey, the Jeter Snyder House I was constructed ca. 1925. Based on the architectural style and age of the materials observed on the dwelling, this date of construction is appropriate. The 1989 survey also stated that the house was constructed for Jeter and Lois Snyder, who owned furniture stores in Sylva and Franklin. This information was corroborated by Bill Crawford, lifelong Sylva resident and historian at the Jackson County Genealogical Society (Interview Bill Crawford: 2018). Deed research was conducted for this property, however no deed specifically referenced the construction of the dwelling, although the house does appear on a 2015 plat map surveying the 2.66-acre property of Wayne Smith (Jackson County Plat Cabinet 21: Slide 269). Additionally, no deeds were found for the property prior to the 1938 deed, when a large amount of land was conveyed from R.J. and Lois Snyder to W.C. and Stella Hennessee. This deed, recorded on December 12, 1938, described the conveyance of a parcel of land, "situate, lying and being in Sylva Township, Jackson County, State of North Carolina" near the Allen Branch (Jackson County Deed Book 135: 231). Bill Crawford also confirmed that the Hennessee's lived in this house (Interview Bill Crawford: 2018). The 1938 deed is referenced in the 1997 deed between the Estate of Stella B. Hennessee and Kevin L. and Laura S. Pennington, which conveyed the property and parcel located at 703 Skyland Drive (Jeeter Snyder House I). No historic maps or atlases were found showing property ownership in this area.

R. Jeter Snyder was born in 1900 in Jackson County to Robert G. and Mellie V. Snyder. He married Lois Edna Hall in 1924; they had no children. From 1926 to 1935, Snyder worked in the lumber and wood industry with the firm of Long and Snyder. In 1935 he entered the furniture business and had full or partial ownership in the Macon Furniture Store in Franklin, the Cherokee furniture Store in Murphy, the Swain Furniture Company in Bryson City, and the Jackson Furniture Company in Sylva (which he co-owned with his wife Lois) (The Franklin Press and The Highlands Maconian 1940: 1; Jackson County Genealogical Society 1992: 359). According to the 1989 survey of the Jeter Snyder House I, Snyder built the home ca. 1925. Jeter and Lois lived in the home from ca. 1925, when it was constructed, until they built the Jeter Snyder House II next door ca. 1939. The 1940 U.S. Census supported this idea. Jeter Snyder died in July 1940. In October 1946, Jeter's widow, Lois Hall Snyder, married John Hanley Morris Sr., owner of the Sylva Insurance Agency (also recently widowed) (Jackson County Genealogical Society 1992: 30, 359).

In 1938, prior to Jeter's death, the Snyder's sold their property to W.C. and Stella Hennessee (Jackson County Deed Book 135: 231). The Hennessee's owned the home from 1938 until Stella's death in 1997 at which point First Union National Bank (executor of Stella B. Hennessee's Estate) sold 2.66-acres of land to Kevin L. and Laura S. Pennington, which included the house at 703 Skyland Drive (Jeter Snyder House I). In 2014, Federal Home Loan Mortgage Corporation transferred the land to CitiMortgage Inc. by Olympic Asset Management via a quitclaim deed. In April 2015, CitiMortgage sold the 2.66-acre property to Wayne Smith. In November 2015, Smith sold the property to Bedrock Rentals, LLC. Bedrock Rentals remains in possession of the property today (Jackson County Register of Deeds).

*Architectural Context*

The bungalow house type was popular in Sylva and Jackson County as it was throughout the nation. Bungalows began to appear at the turn of the twentieth century and retained popularity throughout the 1930s. They are usually three-bay, one- or one-and-a-half-story houses with centrally placed front doors, bay windows, and deep porches. According to architectural historians Gabrielle M. Lanier and Bernard L. Herman,

The bungalow, sometimes described as “a house reduced to its simplest form,” was designed to harmonized with any landscape. To this end, the style emphasized naturally colored exterior walls, fine craftsmanship, and leaving construction materials as close as possible to their natural state. Characterized by low silhouettes with low-pitched, overhanging roofs and encircling porches, bungalows were originally designed as rustic leisure cottages but soon began to be constructed as permanent homes (Lanier and Herman 1997: 165).

As the town of Sylva grew, landowners near downtown profited by subdividing their parcels into residential lots. During the first decades of the twentieth century, both professionals and workers lived in close proximity to their work places and each other. Differences in income and social standing were made clear by the size of their houses and the lots they occupied. Most Sylva dwellings were modest frame structures with minimal ornamentation, and many adopted the bungalow form. By the 1910s, the bungalow and Craftsman style became prevalent in Sylva and simplified versions of the Craftsman style remained popular into the 1940s. “Bungalows were inexpensive, easy to build, and appealed to families’ desires for modern, efficient houses” (Fearnbach 2014: 8-75).

No individually listed National Register examples of bungalow dwellings were found in Sylva or Jackson County, although the National Register listed Downtown Sylva Historic District contains bungalow style dwellings as contributing resources. Additionally, no other examples of bungalow dwellings featuring both Craftsman and Colonial Revival style elements were found in the area.

The Harry R. and Queen Duvall Hastings House at 38 Spring Street in Sylva is a contributing resource to the Downtown Sylva Historic District and is located approximately 1.5 miles southwest of the Jeter Snyder House I (Photograph 9). The Harry R. and Queen Duvall Hastings House is a c. 1927 one-and-a-half-story, front-gable, brick bungalow with Craftsman style elements. According to the National Register Nomination for the Downtown Sylva Historic District,

Executed in running bond brick with a soldier course watertable and lintels, the house features a hip-roofed porch supported by tapered wood posts on brick piers spanned by a brick kneewall. Single and paired double-hung, four-over-one, wood-sash, Craftsman-style windows illuminate the interior. Two shed dormers and a brick interior chimney stack pierce the south roof slope, while only one dormer occupies the north slope. The porch, windows, and exposed rafter ends contribute to the dwelling’s Craftsman character (Fearnbach 2014: 8-76).

No additions and few material alterations have been made to the Duvall Hastings House. Comparatively, the Jeter Snyder House I, is a bungalow that features both Craftsman and Colonial Revival style elements and has also undergone an addition and material alterations on the rear of the dwelling.



Photograph 9: Harry R. and Queen Duvall Hastings House. (2018)

The Frank and Elsie Geisler Massie House at 511 West Main Street in Sylva is also a contributing resource to the Downtown Sylva Historic District and is located approximately 1.5 miles southwest of the Jeter Snyder House I (Photograph 10). The Frank and Elsie Geisler Massie House is a c. 1927 one-story, side-gable, frame bungalow with Craftsman and Queen Anne style elements. According to the National Register Nomination for the Downtown Sylva Historic District,

Two groups of three Craftsman-style eight-over-one windows flank the gabled entrance portico, which is supported by square brick posts spanned by a Victorian-era sawnwork balustrade. A louvered lunette vents the porch gable, which, like other roof sections, has deep eaves supported by exposed rafter ends. In the mid-twentieth century, Elsie Massie added to the west a concrete porch extension sheltered by a flat metal canopy supported by decorative metal posts on brick piers. Metal railings enclose that area and border the steps leading to the porch. A brick end chimney on the east elevation pierces the eave, while a tall brick stovepipe chimney stack rises above the rear roof slope's center. The house rests on brick piers infilled with stone. Vinyl siding sheathes the exterior, including the soffits and triangular eave brackets. One-over-one sash replacement windows have been installed on the side and rear elevations with the exception of the attic, where paired Craftsman-style six-over-one windows remain in the gable ends. Porch enclosures on the west and rear elevations and a small shed-roofed addition on the east elevation have increased the living space (Fearnbach 2014: 7-38).

The Geisler Massie house retains sufficient integrity to be considered a contributing resource to the Downtown Sylva Historic District, however it would not be considered individually eligible for the National Register. Comparatively, the Jeter Snyder House I retains a higher degree of material integrity, and alterations and additions are largely limited to the rear elevation.



Photograph 10: Frank and Elsie Geisler Massie House. (2018)

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*National Register of Historic Places Evaluation*

Based on research and fieldwork completed for this report, JMT recommends the Jeter Snyder House I as not eligible for listing on the National Register of Historic Places. The resource maintains a sufficient level of integrity of location, setting, feeling, and association, but lacks integrity of materials, workmanship, and design. The building remains largely intact however, material alterations have been made to the rear including the replacement of windows and doors. Additionally, the dwelling has a ca.1970 rear infill addition. Neither the addition nor material alterations are visible from the public right-of-way, but the changes do alter the overall plan of dwelling. The Jeter Snyder House I does not possess the degree of architectural integrity and individual distinction necessary for listing in the National Register. Therefore, it does not warrant inclusion in the National Register.

Jeter Snyder House I is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a resource must be associated with events that have made a significant contribution to the broad patterns of our history.* Jeter Snyder House I does not appear to possess any special historic significance. Research did not produce additional information about the construction of the home or the development of this area of Sylva and therefore does not retain integrity to illustrate its role in Community Planning and Development of the area. It is for this reason that the Jeter Snyder House I is not eligible for listing in the National Register of Historic Places under Criteria A.

Jeter Snyder House I is **not eligible** for the National Register under Criterion B (person). *To be eligible under Criterion B, a resource must be associated with the lives of significant persons in our past.* Jeter and Lois Snyder were both involved in a local furniture business and previous owners of the home, however they were not found to be significant enough to warrant inclusion in the National Register. The resource is not associated with the lives of significant persons in our past therefore the church is not eligible for listing in the National Register of Historic Places under Criteria B.

Jeter Snyder House I is not eligible for the National Register under Criterion C (design/construction). *To be eligible under Criterion C, a resource must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.* The Jeter Snyder House I is a ca. 1925 one-and-a-half-story, brick-faced bungalow with Craftsman and Colonial Revival style elements located in Sylva, Jackson County, North Carolina. Comparatively, the Harry R. and Queen Duvall Hastings House, a contributing resource to the Downtown Sylva Historic District, is more intact and retains a higher degree of architectural distinction. The Frank and Elsie Geisler Massie House, also a contributing resource to the Downtown Sylva Historic District, is less intact and has undergone more material alterations and additions, stripping it of the architectural distinction that would be necessary for individual listing in the National Register. Similarly, the Jeter Snyder House I lacks the architectural distinction necessary for individual listing in the National Register. Although the house retains original elements including windows and doors, material alterations on the rear and the rear infill addition have diminished its architectural integrity. As a result of the loss of integrity, the resource does not embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Jeter Snyder House I is **not eligible** for the National Register under Criterion D (potential to yield information). *To be eligible under Criterion D, a resource must yield or be likely to yield information important in history or prehistory.* The early twentieth century house is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

**Property Evaluation**

**Jeter Snyder House II**

Resource Name	Jeter Snyder House II
HPO Survey Site #	JK0108
Street Address	701 Skyland Drive. Sylva
PIN	7642-42-8546
Construction Date(s)	ca.1939
NRHP Recommendation	Eligible

*Site Description*

The Jeter Snyder House II is located at 701 Skyland Drive in Sylva, Jackson County, North Carolina (Photograph 11). The house was constructed ca. 1939 along Skyland Drive near the intersection of Chipper Curve Road. The property is comprised of a single dwelling, which is set back from the road atop a grassy hill (Photograph 12) and is accessed by a private gravel drive off Skyland Drive and shared with the adjacent property (Jeter Snyder House I).

The Italian Renaissance Revival style house, located at the northeastern corner of the property, was constructed ca. 1939. This large, two-story, rectangular building is clad in buff-colored bricks laid in running bond. It is capped by a hipped red tile roof with wide overhanging eaves and exposed rafter tails. Decoratively capped exterior end chimneys pierce the overhanging eaves at the east and west elevations. The main block is three bays wide by two bays deep with one story wings flanking the east and west ends. Windows on the house are original metal with various glazing patterns and soldier course brick lintels and header course brick sills.

The house’s main entrance is centered on the main block’s south-facing façade within a recessed porch (Photograph 13). The porch features three arched openings and is supported by a pair of Tuscan columns. The central entrance features an original wood door with an 18-light glazing pattern and a modern vinyl and glass storm door. The entrance is flanked



Photograph 11: Façade of Jeter Snyder House II; looking northwest. (2018)



Figure 5: Jeter Snyder House II site plan (Source: ESRI)



Photograph 12: View of the Jeter Snyder House II; looking north. (2018)

on either side by a small, original, 8-light, fixed metal window. The east and west bays of the main block each feature a centered, original, tri-part, metal casement window. The tri-part casement windows are comprised of two 10-light casement windows flanking a large cottage window with 4-light inset transom. Centered on the second story above the entrance, are three evenly spaced original, six-over-one, metal, double-hung windows. The east and west bays of the



Photograph 13: Detail view of the main entrance of the Jeter Snyder House II; looking north. (2018)





Photograph 14: View of rear elevation of Jeter Snyder House II; looking south. (2018)

second story each feature a centered band of three, original, six-over-one, metal, double-hung windows accented with shutters.

The rear (north) elevation of the main block features a central rear entrance sheltered by a half-hipped portico covered in red tile and supported by decorative wood brackets (Photograph 14). A small, original, six-over-one, metal, double-hung window is located on the rear elevation just west of the door. A small, three-sided, projecting bay is located west of



Photograph 15: Oblique view of Jeter Snyder House II ; looking northwest. (2018)



Photograph 16: Oblique view of Jeter Snyder House II looking northeast. (2018)

the window and features a half-hipped tile roof and two, original, six-over-one, metal, double-hung sash windows with storms. An original, tri-part, metal casement window is located east of center. The tri-part windows are comprised of two 10-light casement windows flanking a large cottage window with 4-light inset transom. Fenestration on the second story is comprised of the following elements listed from east to west: an original, rectangular, six-over-one, metal, double-hung window; a small, original, six-over-one, metal, double-hung window; a pair of original, rectangular, six-over-one, metal, double-hung windows; a small, original, six-over-one, metal, double-hung window; and a pair of original, rectangular, six-over-one, metal, double-hung windows.

The east elevation features a side entrance located to the south of the exterior end chimney and a large cottage window with 4-light inset transom to the north of the chimney (Photograph 15). The door allows access between the main block of the house and the east wing, which serves as an open-air porch. The second story features two original, six-over-one, metal, double-hung windows, one on either side of the exterior end chimney. The west elevation's first story is dominated by the west wing (Photograph 16). The second story features two original, six-over-one, metal, double-hung windows, one on either side of the exterior end chimney.

One-story, wings extend from both the east and west sides of the house; both are capped with hipped, red tile roofs featuring wide overhanging eaves and exposed rafter tails. The west wing features a lower level that serves as a two-car garage. The main floor features metal casement windows and an entrance on the west elevation. The east wing is an open-air porch supported by large brick piers and four Tuscan columns (one at each corner) (Photographs 15-16).

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*Historical Background*

According to a 1989 architectural survey, the Jeter Snyder House II was constructed ca. 1939. Based on the architectural style and age of the materials observed on the dwelling, this date of construction is appropriate. The 1989 survey also stated that the house was constructed by Asheville architect Charles Parker for John Morris, owner of the Sylva Insurance Agency. However, according to deed records, John H. and Lois Morris did not own the property until 1948 and there is no other evidence to support the idea that Morris was the original owner of this home. In fact, multiple Sylva residents stated that the house was constructed for Jeter and Lois Snyder, prior to Jeter's death in 1940. (See the history for the Jeter Snyder House I for more information about Jeter Snyder). It was not until after the marriage of Lois Snyder to John Morris in 1946, that John Morris lived in the home (Interview Bill Crawford: 2018; Phone Conversation Linda Jones Morris: 2018). Additionally, research was unable to confirm that the house was designed by Charles Parker. However, this information was also never disproven. Deed research was conducted for this property, however no deed specifically referenced the construction of the dwelling, and no deeds were found for the property prior to a 1948 deed, when 0.76-acres of land near the "Lois Snyder Line" was conveyed to John H. and Lois Morris by Frank W. and Thelma B. Moody. This deed, recorded on March 22, 1948, may not refer directly to the property including 701 Skyland Drive (Jeter Snyder House II), however it does make mention of the Lois Snyder Line, which likely refers to the land that Lois Snyder Morris owned including 701 Skyland Drive.

At the time of the 1989 survey, the Jeter Snyder House II was owned by John "Jack" H. Morris, Jr. In 1998, Margaret Clementine "Clem" Cogdill bequeathed land including the Jeter Snyder II House to her grandchildren, who remain in ownership of the property today. Therefore, the home was sold to Clem and Don D. Cogdill sometime between 1989 and 1998 (Jackson County Deeds).

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*Architectural Context*

The Italian Renaissance style dwelling is rarely seen in Jackson County. The style began to appear in the early 20th century but was less common than other styles seen at the turn of the century. According to architectural historian Virginia McAlester,

The Italian Renaissance Revival style is found in the early 20th-century houses throughout the country but is considerably less common than the contemporaneous Craftsman, Tudor, or Colonial Revival styles. Primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the perfection of masonry veneering techniques; most of these date from the 1920s. The style steadily declined in popularity through the 1930s, and post-1940 examples are rare (McAlester 2013: 498).

This revival style can be separated into four principal subtypes: simple hipped roof, asymmetrical, flat roof, and hipped roof with projecting wings (Jeter Snyder House II). According to McAlester the Italian Renaissance style dwelling can be characterized as follows:

Low-pitched hipped roof (flat in some examples); widely overhanging eaves supported by decorative brackets; roof typically covered by ceramic tiles; upper-story windows smaller and less elaborate than windows below; commonly with round arches above the doors, first-story windows, or porches; entrance area usually accented by small classical columns or pilasters; façade most commonly symmetrical (McAlester 2013: 497).

No individually listed National Register examples of Italian Renaissance style dwellings were found in Sylva or Jackson County, although examples were found in Asheville and Greensboro.

The John A. Richbourg House at 25 Sunset Parkway in Asheville is a contributing resource to the Grove Park Historic District and is located approximately 48 miles northeast of the Jeter Snyder House II (Photograph 17). The John A. Richbourg House is a c. 1925 two-story, three-bay, Italian Renaissance Revival style dwelling with brick veneer walls. The house falls into the



Photograph 17: John A. Richbourg House. (2018)



Photograph 18: Sigmund Sternberger House. (2018)

hipped roof with projecting wings subtype and features wide overhanging eaves and decorative brackets, front stoop with half round hood and console brackets, and a multi-light door with sidelights. Segmental arches with pronounced keystones are located above windows and doors in the side wings (Bowers and Humphries 1988: 7-8).

Comparatively, the Jeter Snyder House II is an equally good example of an Italian Renaissance Revival style dwelling. The Morris House retains a high degree of material integrity with little to no material alterations and no additions. Unlike the Richbourg House, the Jeter Snyder House II retains its original Italian Renaissance style tile roof. The roof along with original windows and entryway make the Jeter Snyder House II architecturally distinct.

The National Register listed Sigmund Sternberger House (GF0366) at 712 Summit Avenue in Greensboro is located approximately 217 miles northeast of the Jeter Snyder House II and was designed by Greensboro architect Harry Barton (Photograph 18). The Sigmund Sternberger House is a 1926 two-story, Italian Renaissance style dwelling with brick veneer walls. The house falls into the hipped roof with projecting wings subtype and features wide overhanging eaves and a centered, limestone-trimmed entry arcade. According to the National Register Nomination for the Sigmund Sternberger House,

Barton's Italian Renaissance Revival design is noteworthy as one of the few residential examples of the style in Greensboro and, regardless of the surfeit of contemporaries, as an excellent representative of the style in its own right. The entry arcade and Venetian-arched porches, neatly carved of limestone, distinguish the house from any other residence in the city. The deep red bricks, green ceramic-tiled roof, and understated yet elegant classical interior only add to the richness of the design (Brown 1992: 8-13).

Although the Jeter Snyder House II is slightly smaller and less ornate than the Sternberger House, it retains as many original style elements and an equal degree of material integrity. No additions and few material alterations have been made to the Morris House. Additionally, the Jeter Snyder House II is one of the few residential examples of the Italian Renaissance Revival style in Jackson County.

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*National Register of Historic Places Evaluation*

Based on research and fieldwork completed for this report, JMT recommends the Jeter Snyder House II as eligible for listing on the National Register of Historic Places. The resource maintains a high degree of integrity of location, setting, feeling, association, materials, workmanship and design. The building remains intact and no additions and few material alterations have been made. Original Italian Renaissance Revival style design elements including windows, doors, and the red tile roof remain, and the house is one of the only residential examples of the Italian Renaissance Revival style located in Jackson County. Therefore, it warrants inclusion in the National Register.

Jeter Snyder House II is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a resource must be associated with events that have made a significant contribution to the broad patterns of our history.* Jeter Snyder House II does not appear to possess any special historic significance. Research did not produce additional information about the construction of the home or the development of the area, and therefore does not retain integrity to illustrate its role in Community Planning and Development of the area. It is for this reason that the Jeter Snyder House II is not eligible for listing in the National Register of Historic Places under Criteria A.

Jeter Snyder House II is **not eligible** for the National Register under Criterion B (person). *To be eligible under Criterion B, a resource must be associated with the lives of significant persons in our past.* John Morris and Jeter Snyder were both local Sylva businessmen and previous owners of the home, however they were not found to be significant enough to warrant inclusion in the National Register. The resource is not associated with the lives of significant persons in our past therefore the church is not eligible for listing in the National Register of Historic Places under Criteria B.

Jeter Snyder House II is **eligible** for the National Register under Criterion C (design/construction). *To be eligible under Criterion C, a resource must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.* The Jeter Snyder House II is a two-story, Italian Renaissance Revival style dwelling located in Sylva, Jackson County, North Carolina. A previous survey completed in 1989 mentioned that the dwelling was constructed by Asheville architect Charles Parker, although research was unable to substantiate this claim. The dwelling is one of the only residential examples of the Italian Renaissance Revival style in Jackson County. The only other known example of this style is the Hall House located in Cherokee. Comparatively, the Jeter Snyder House II is more intact and architecturally distinct. The house retains a high degree of material integrity. It features no additions and few material alterations, and retains original details including windows, doors, and red tile roof. The Jeter Snyder House II is equally intact and distinct as the John A. Richbourg House and the Sigmund Sternberger House, which are earlier examples of this style. The Jeter Snyder House II is a rare and intact residential example of the Italian Renaissance Revival style, which lends the house the level of individual distinction necessary for listing in the National Register of Historic Places under Criteria C.

Jeter Snyder House II is **not eligible** for the National Register under Criterion D (potential to yield information). *To be eligible under Criterion D, a resource must yield or be likely to yield information important in history or prehistory.* The early twentieth century dwelling is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

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