



North Carolina Department of Cultural Resources
State Historic Preservation Office

David L. S. Brook, Administrator

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary

Division of Archives and History
Jeffrey J. Crow, Director

August 31, 2001

MEMORANDUM

To: William D. Gilmore, P.E., Manager
Project Development and Environmental Analysis Branch

From: David Brook *for David Brook*
Deputy State Historic Preservation Officer

Re: Historic Architectural Resources Survey Report for NC 88 Widening from US 221 Business to NC 194, Ashe Co., TIP No. U-3812, State Project 8.1711501, Federal Aid No. STP-88(2), ER 02-7229

Thank you for your letter of August 1, 2001, transmitting the survey report prepared by Heather Fearnbach for the above project.

For purposes of compliance with the Section 106 of the National Historic Preservation Act, we concur that the following property is eligible for the National Register of Historic Places under the criterion cited:

AH 0042

Joseph Benjamin Neal House is eligible for listing in the National Register of Historic Places under Criterion C for Architecture as a rare surviving dwelling constructed in Jefferson during the late nineteenth century. We concur with the boundaries as noted on page 13 and delineated in figure 5 of the report.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comments, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-733-4763.

cc: Nicholas Graf
Mary Pope Furr

bc: Brown/Montgomery
Griffith
County
RF

	Location	Mailing Address	Telephone/Fax
Administration	507 N. Blount St, Raleigh, NC	4617 Mail Service Center, Raleigh 27699-4617	(919) 733-4763 • 733-8653
Restoration	515 N. Blount St, Raleigh, NC	4613 Mail Service Center, Raleigh 27699-4613	(919) 733-6547 • 715-4801
Survey & Planning	515 N. Blount St, Raleigh, NC	4618 Mail Service Center, Raleigh 27699-4618	(919) 733-4763 • 715-4801

**HISTORIC ARCHITECTURAL RESOURCES SURVEY
REPORT
Final Identification and Evaluation**

**NC 88 Widening from US 221 Business to NC 194
Ashe County, North Carolina
TIP No. U-3812
State Project No. 8.1711501
Federal Aid No. STP-88 (2)**



**North Carolina Department of Transportation
Report Prepared by Heather Fearnbach**

July 2001

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT
Final Identification and Evaluation**

**NC 88 Widening from US 221 Business to NC 194
Ashe County, North Carolina
TIP No. U-3812
State Project No. 8.1711501
Federal Aid No. STP-88 (2)**



North Carolina Department of Transportation
Report Prepared by Heather Fearnbach

July 2001

Heather Fearnbach

Heather Fearnbach, Principal Investigator
Historic Architecture Section
North Carolina Department of Transportation

7/31/01

Date

Mary Pope Furr

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

July 31, 2001

Date

**NC 88 Widening from US 221 Business to NC 194
Ashe County, North Carolina
TIP No. U-3812**

PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) proposes to widen NC 88 from US 221 Business to NC 194 (Figure 1). The project length is 1.6 miles. The purpose of the project is to improve safety and the level of service along NC 88.

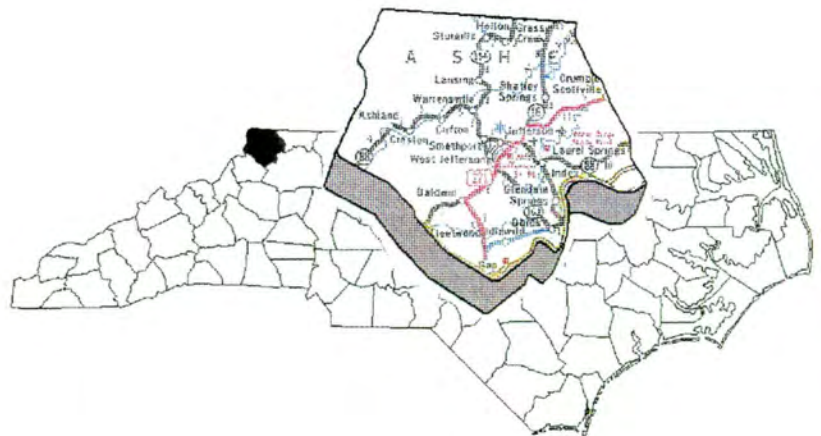
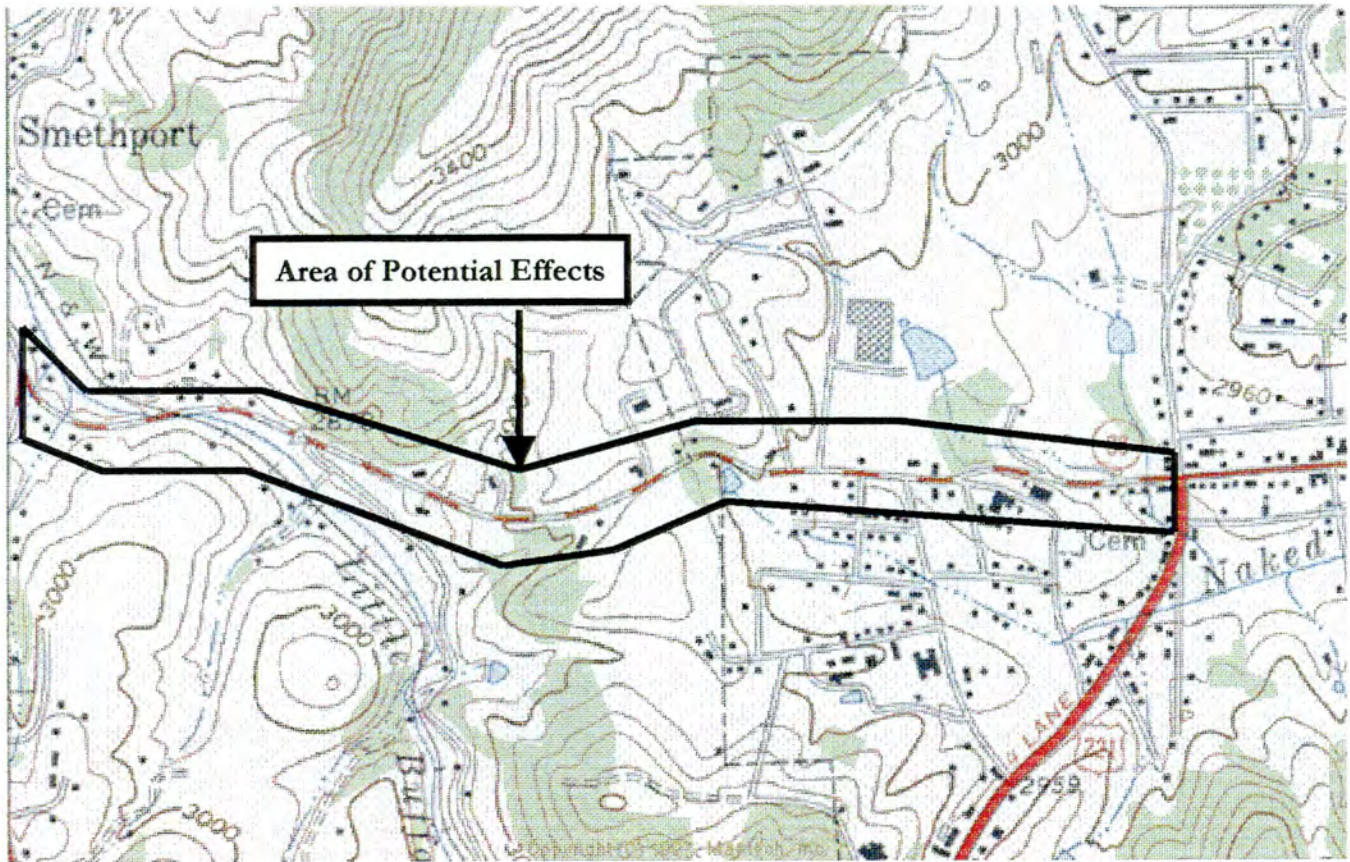
Several alternatives are being evaluated for widening NC 88. A four-lane curb and gutter section and a five-lane curb and gutter section will be evaluated for symmetrical and best-fit alternatives. During construction, traffic will be maintained on the existing road.

PURPOSE OF SURVEY AND REPORT

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the Area of Potential Effects (APE) as part of the environmental studies performed by NCDOT and documented by a Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires that if a federally funded, licensed or permitted project has an effect on a property listed in or eligible for the National Register of Historic Places, the Advisory Council on Historic preservation be given an opportunity to comment. This report is on file at NCDOT and available for review by the public.

METHODOLOGY

NCDOT 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; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and the North Carolina State Historic Preservation Office (HPO) dated February 2, 1996.



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Project
**Widen NC 88 from US 221 Business
 to NC 194 in Ashe County**

Sheet Title
**Vicinity Map and Area of Potential
 Effects**

Drawn By:
Feambach
 Issue Date:
7-15-01

TIP No.
U-3812
 Scale **NTS**
 Figure No.
1

NCDOT conducted an intensive survey with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The APE for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field. The APE boundary is shown in Figure 1.

The survey methodology consisted of a field survey and background research on the project area. NCDOT staff architectural historians conducted a field survey on April 19, 2001. All structures over fifty years of age in the APE were photographed and keyed to an area map (Figure 2).

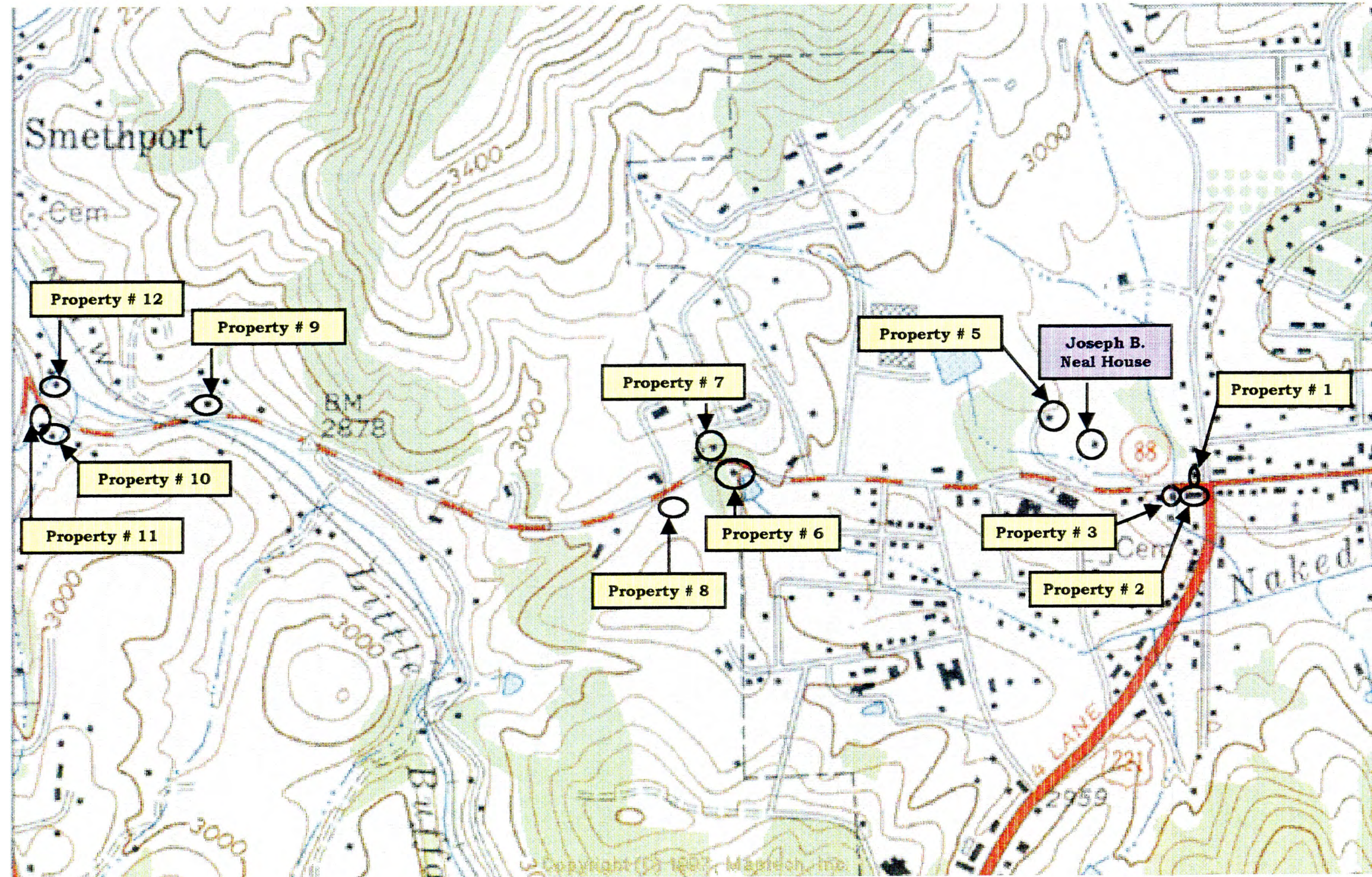
Background research was conducted at the HPO in Raleigh, the North Carolina State Library and Archives in Raleigh, the Ashe County Courthouse in Jefferson, and the Ashe County Public Library in West Jefferson.

SUMMARY OF SURVEY FINDINGS

The project area includes twelve buildings over fifty years of age. Eleven of those properties were determined not eligible for the National Register at a concurrence meeting with the HPO on June 28, 2001. The Joseph Benjamin Neal House (Property 4) appears to be eligible for the National Register.

Properties Considered Potentially Eligible for the National Register
Joseph Benjamin Neal House (Figures 4-7)

Properties Considered Not Eligible for the National Register
Properties 1-3, 5-12 (Figures 9-19)



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Project
Widen NC 88 from US 221 Business to NC 194

Sheet Title
Property Map

Drawn By:
Fearnbach
Issue Date:
7-15-01



TIP No.
U-3812

Scale NTS

Figure No.
2

HISTORIC AND ARCHITECTURAL CONTEXT FOR THE PROJECT AREA

Note: Context for this section adapted from Phase II Historic Architectural Survey Report for TIP No. R-2310¹

History

Ashe County, characterized by the rolling hills and fertile soil of the New River Valley, was first closely surveyed by Bishop Spangenburg in 1752 as a possible site for a Moravian colony. The county was formed in 1799 from a section of western Wilkes County and named for Governor Samuel Ashe. Jefferson (named for Thomas Jefferson) became the county seat in 1803, but never developed into a commercial or industrial center. Immigrants from Pennsylvania, Maryland and Virginia settled rural Ashe County in the late eighteenth and early nineteenth centuries. Ashe County's population was always overwhelmingly white, with slaves and free blacks comprising well under one percent from 1800 through 1860. In 1860 there were only 391 slaves in the county.²

Ashe County's population grew throughout the nineteenth century, rising from just under 2,800 in 1800 to 15,628 in 1890. By 1900, 19,500 county residents enjoyed a period of agricultural prosperity that is reflected in the county's many large, ornately finished, late nineteenth-century farmhouses. Industries such as iron, copper and mica mining, in addition to the production of lumber, wool and cheese, were also important to the economy of Ashe County. The Virginia-Carolina Railroad came to West Jefferson in 1915, lifting that community to preeminence over the nearby town of Jefferson.³

A route extended between Jefferson and Scottsville on the Alleghany County line by the mid-nineteenth century. A critical historical event in the development of the area, however, was the construction of a graded road, US 221, from Jefferson to the county line between 1921 and 1925. The road, which was part of a paved roadway linking Jefferson to Sparta,

¹ Marvin R. Brown, "Phase II Historic Architectural Survey of US 221 from NC 16 to the Alleghany County Line, TIP No. R-2310, Ashe County, North Carolina," (Raleigh: Historic Architecture Section, North Carolina Department of Transportation, 1999), 8-12.

² Arthur L. Fletcher, Ashe County, A History (Jefferson, N.C.: Ashe County Research Association, Inc., 1963), 34; Davyd Foard Hood, "The Architecture of the New River Valley" in Carolina Dwelling, Toward Preservation of Place: In Celebration of the North Carolina Vernacular Landscape (Raleigh: North Carolina State University School of Design, 1978), 202; William S. Powell, The North Carolina Gazetteer: A Dictionary of Tar Heel Places (Chapel Hill: UNC Press, 1968), 14, 252.

³ Catherine Bishir, Michael Southern and Jennifer Martin, A Guide to the Historic Architecture of Western North Carolina (Chapel Hill: UNC Press, 1999), 202.

the seat of Alleghany County, led to a minor building boom, as dozens of bungalows and other Craftsman-influenced dwellings were erected to either side of its hard surface.

Jefferson retains little of its historic character. The town was laid out on fifty acres of land purchased from Adam Bower in 1799 with the main street running east and west. Residences, businesses and churches lined Main Street, and alleys running north and south provided access to the rear of the properties. Most of the structures shown on a plat map of Jefferson around 1902 are no longer extant (Figure 3).⁴

Architecture

Domestic architecture in Ashe County was characterized first by log and then by frame construction. In the 1820s a visitor observed that Ashe County's buildings were all of log, set within an ocean of mountains. These log buildings and the subsequent frame ones stood on the family farms that dominated the county's landscape. As many of these farms were approximately the same size and scale, they generated houses that were unusually similar in size, scale and material. Davyd Foard Hood, in his analysis of the architecture of the New River Valley, notes the almost total absence of Georgian, Federal and Greek Revival stylistic features and concludes that the "history of architecture in the New River Valley is therefore a story of building which occupies one time and place and of extraordinary homogeneity and sameness of building type, form, shape, material, and ornament- the oneness of response to repetitive demands."⁵

The first rudimentary log houses do not survive or have been incorporated into larger dwellings or converted into outbuildings. More finely hewn log houses from one to two stories in height were next built, apparently through the course of the nineteenth century. The survivors most commonly display half or full-dovetailed notching and stone chimneys.⁶

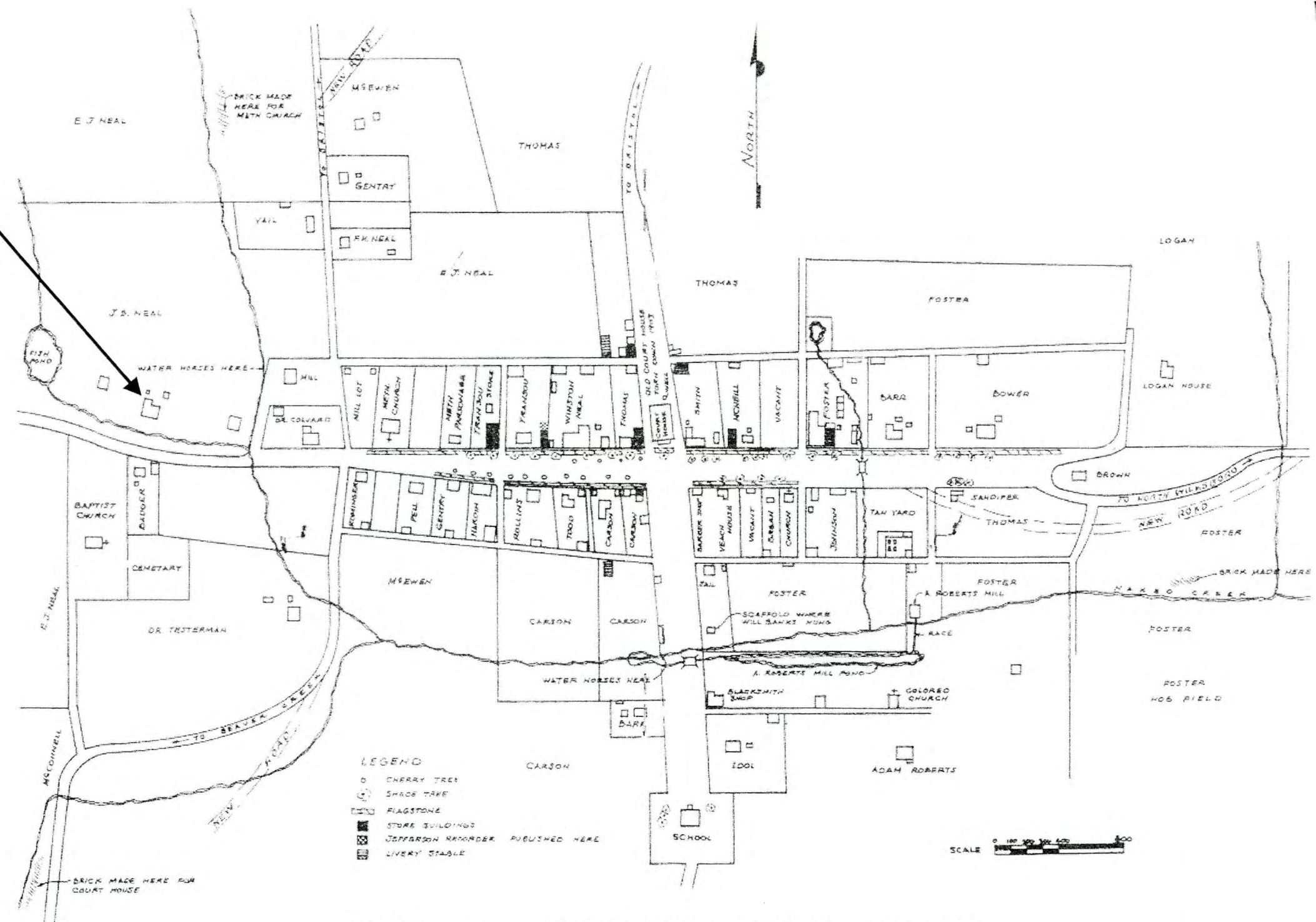
In the mid-nineteenth century, frame construction became part of Ashe County's building vocabulary. Hood notes that the group of buildings that predominate in the New River Valley were built or remodeled

⁴ Jennie W. Hightower, Telephone interview with the author, July 23, 2001; Basil Duke Barr, "Jefferson, North Carolina: My Boyhood Town at the Turn of the Century" (Jefferson: n.p., 1975), 3, 20-21.

⁵ Hood, "The Architecture of the New River Valley," 202-205.



⁶ *Ibid.*, 206.

**Joseph Benjamin
 Neal House**



PLAT OF JEFFERSON, NORTH CAROLINA

BUILDINGS SHOWN ON THIS PLAT ARE AS THEY APPEARED IN JEFFERSON IN 1902
 THE SHAPE OF THE BUILDINGS IS ROUGHLY CORRECT.
 PREPARED BY B. D. BARK, 1974

 <p>Historic Architecture NCDOT 1 South Wilmington Street P.O. Box 25201 Raleigh, NC 27611-5201</p> <p>T 919-733-7844 F 919-733-9794 www.dot.state.nc.us</p>	Project Widen NC 88 from US 221 Business to NC 194	Drawn By: Feambach Issue Date: 7-15-01	TIP No. U-3812
	Sheet Title <p style="text-align: center;">Plat Map</p>	Scale NTS	

between 1885 and 1915. In this turn-of-the-twentieth-century period, large two-story, three-bay, frame houses, most often a center-hall plan with a rear ell, were built on the more prosperous Ashe County farms. One- and two-story porches decorated with mass-produced elements such as turned posts and balusters and scroll-sawn elements were common.⁷ These houses continue to dominate the rural landscape more than twenty years after the New River Valley survey. Intact examples listed on the National Register include the circa 1885 John F. Greer House and the circa 1904 John Jones House (both in the Grassy Creek Historic District), as well as the circa 1883 John W. Tucker House, located in the vicinity of Lansing.

The existence of similar dwellings within a more urban context seems to be rare. Although photographs of Jefferson and West Jefferson around the turn-of-the-twentieth century show streets lined with two-story frame houses, few are extant. Within the town of Jefferson, for example, there are fewer than ten houses predating 1920. Most of these have been significantly altered and no longer occupy a large parcel of land.⁸

PROPERTY INVENTORY AND EVALUATIONS

Properties Considered Potentially Eligible for the National Register

Location

The Joseph Benjamin Neal House is located on the north side of Highway 88 approximately 750 feet from the intersection of Highway 88 and US 221 Business.

Background Information

Joseph Benjamin Neal, son of Quincy F. and Adelaide Neal, was born in Jefferson on January 1, 1853. Quincy F. Neal was active in the community, serving on the Jefferson Board of Commissioners, the School Committee, and as Master Mason of the Jefferson Lodge of the Masonic Order in addition to practicing law. Quincy amassed land holdings throughout the county, including five lots totaling eighty acres in Jefferson. Joseph Benjamin Neal and his wife Amanda R. Waugh moved to Jefferson from Sutherland after the death of his father in 1893 and built an expansive frame house indicative of his status in the community as a prosperous merchant.⁹ Sarah Gordon Neal, Joseph Benjamin Neal's granddaughter, currently occupies the house.

⁷ Ibid., 208-210.

⁸ Jennie W. Hightower, et. al., Jefferson, North Carolina: A Pictorial History (Jefferson, N.C.: Carolina Printing Company, 2000); Jennie W. Hightower, Telephone Interview, 2001.

⁹ Fletcher, Ashe County, 76, 188-190, 302, 316; Carl B. Neal, The Beaver Pond Neals of Virginia

Description

The circa 1893 Joseph Benjamin Neal House is a two-story, three-bay, center-hall frame house with white weatherboards, a red standing-seam metal roof and three brick chimneys (one exterior and two interior). The asymmetrical massing of the building includes a projecting gable on the western end of the façade characterized by a bay window (Figure 4). A decoratively sawn fascia board with pendants emphasizes the seven gables of the house (Figure 5). The single-shouldered, running bond chimney on the eastern elevation is no longer functional (Figure 6). The flue for the stove that replaced the fireplaces runs alongside the chimney. Two interior chimneys serve the western section of the main block of the house and the two-story rear ell. The house originally sat on stone piers, but the foundation has been filled in with concrete block and brick. The one-story front porch has a new continuous brick foundation. The two-story porch on the eastern elevation of the rear ell projects at the central bay, echoing the central gable (Figure 7). The windows appear to be original four-over-four wood sash, with aluminum storm windows covering most of them. The front doors at the first and second stories are of four-raised-panel construction and retain wooden screen doors. The main door of the house is surrounded by a transom and sidelights, while the door at the second story just has sidelights. The interior of the house retains original elements such as flush sheathing, mantels, and four-panel doors. The central stair is characterized by a massive oak newel post and handrail.

Statement of Significance

The Joseph Benjamin Neal House is one of the few remaining examples of late-nineteenth century domestic architecture in the town of Jefferson. The house retains architectural integrity and integrity of setting, and is still occupied by a member of the Neal family.

Evaluation

The Joseph Benjamin Neal House is **not eligible** for the National Register under Criterion A (event) *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.*¹⁰

(Olympia, Washington: Sherwood Press, 1965), 362-368; Ashe County Heritage Book Committee, The Heritage of Ashe County, North Carolina (Winston-Salem: Hunter Publishing Company, 1984), 381-382.

¹⁰ National Park Service. National Register Bulletin 15 (Washington, D.C.: Department of the Interior, 1991), 12.



**Figure 4 - Joseph Benjamin Neal House-
South (Main) and West Elevations**



**Figure 5 - Joseph Benjamin Neal House-
North (Rear) and West Elevations**



**Figure 6 -
Joseph Benjamin Neal
House- East and North
Elevations**



**Figure 7 -
Joseph Benjamin Neal
House- Chimney on East
Elevation**

The Joseph Benjamin Neal 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.*¹¹

The Joseph Benjamin Neal House is **eligible** for the National Register under Criterion C (design/construction) for its architectural significance. *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.*¹² The Neal House is one of the few surviving dwellings constructed in Jefferson during the late nineteenth century. The expansive two-story frame house retains architectural embellishments characteristic of the Victorian period such as asymmetrical massing and decoratively sawn millwork.

The Joseph Benjamin Neal 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 prehistory, and 2) the information must be considered important.*¹³

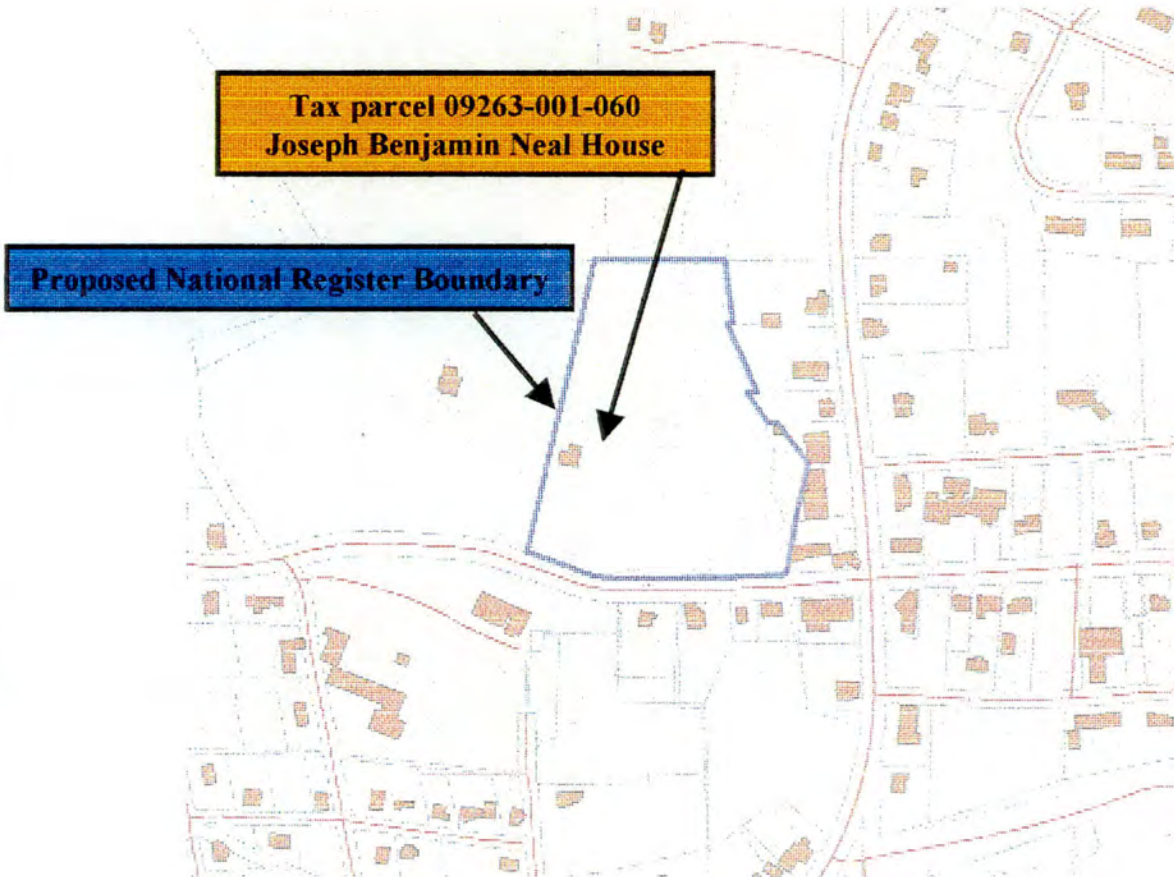
Boundary Description and Justification


The boundaries of the Joseph Benjamin Neal House property, outlined in Figure 8, include the original site of the house and provide a historically appropriate setting for the house. The boundary includes Ashe County tax parcel 09263-001-060 (10.33 acres), and follows the existing right-of-way along NC 88 (30 feet from the center line).

¹¹ National Park Service, National Register Bulletin 15, 15.

¹² Ibid.

¹³ National Park Service, National Register Bulletin 15, 15.



 <p>Historic Architecture NCDOT 1 South Wilmington Street P.O. Box 25201 Raleigh, NC 27611-5201</p> <p>T 919-733-7844 F 919-733-9794 www.dot.state.nc.us</p>	Project <p>Widen NC 88 from US 221 Business to NC 194 in Ashe County</p>	Drawn By: Fearnbach	TIP No. <p>U-3812</p>
	Sheet Title <p>Historic Boundary</p>	Issue Date: 11-28-00	Scale NTS
			Figure No. <p>5</p>

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**

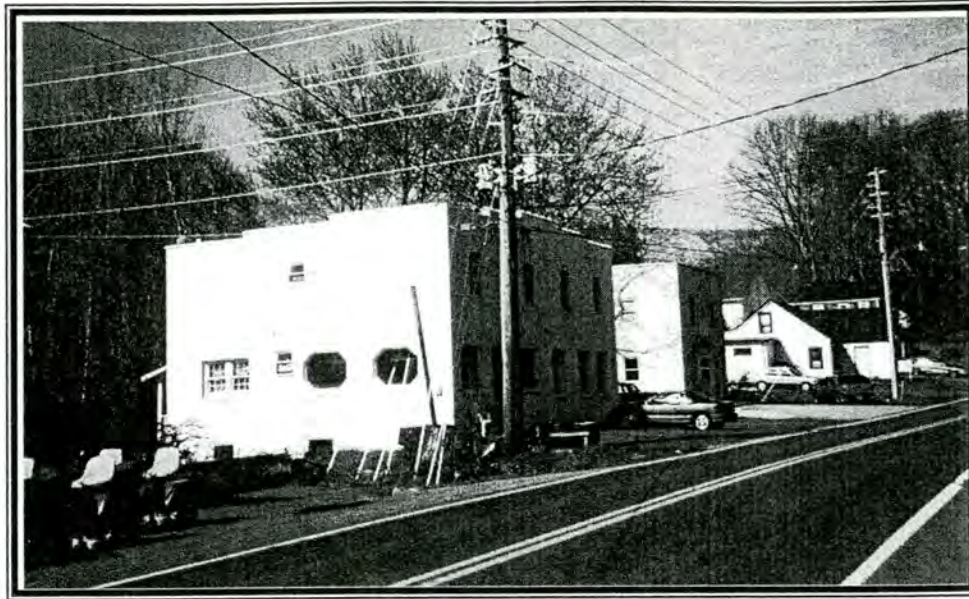


**Figure 9 - Property No. 1- Lacks historical or
architectural significance**

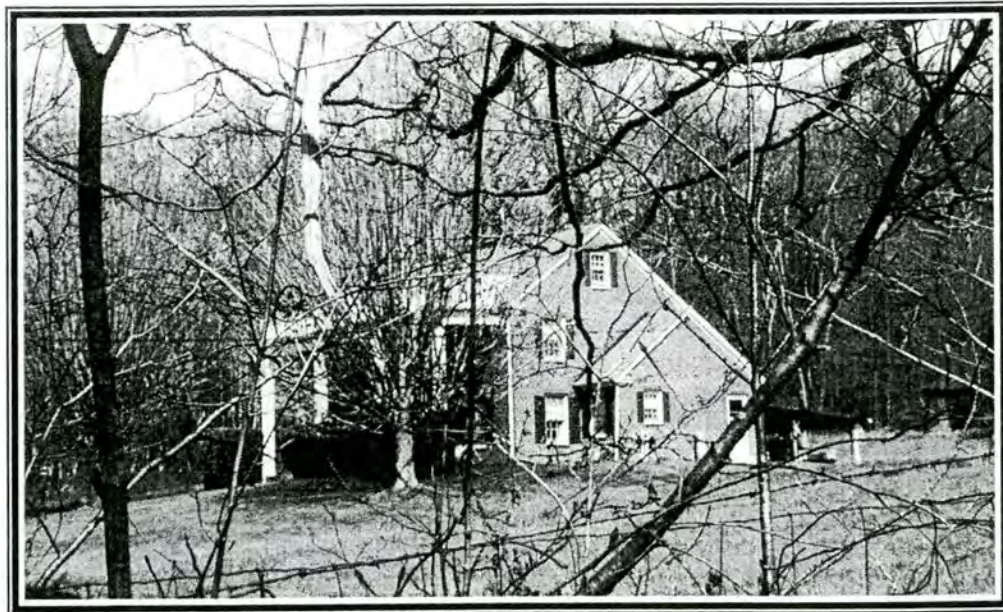


**Figure 10 - Property No. 2- Lacks historical or
architectural significance**

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**



**Figure 11 - Property No. 3- Lacks historical or
architectural significance**



**Figure 12 - Property No. 5- Lacks historical or
architectural significance**

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**



**Figure 13 - Property No. 6- Lacks historical or
architectural significance**



**Figure 14 - Property No. 7- Lacks historical or
architectural significance**

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**



**Figure 15 - Property No. 8- Lacks historical or
architectural significance**



**Figure 16 - Property No. 9- Lacks historical or
architectural significance**

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**



**Figure 17 - Property No. 10- Lacks historical or
architectural significance**



**Figure 18 - Property No. 11- Lacks historical or
architectural significance**

**Properties Evaluated and Considered Not Eligible for the
National Register of Historic Places**



**Figure 19 - Property No. 12- Lacks historical or
architectural significance**

Bibliography

- Ashe County Heritage Book Committee. The Heritage of Ashe County, North Carolina. Winston-Salem: Hunter Publishing Company, 1984.
- Barr, Basil Duke. "Jefferson, North Carolina: My Boyhood Home at the Turn of the Century." (Jefferson: n.p., 1975).
- Bishir, Catherine W., 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.
- Brown, Marvin R. "Phase II Historic Architectural Survey of US 221 from NC 16 to the Alleghany County Line, TIP No. R-2310, Ashe County, North Carolina." Raleigh: Historic Architecture Section, North Carolina Department of Transportation, 1999.
- Fletcher, Arthur L. Ashe County, A History. Jefferson, N.C.: Ashe County Research Association, Inc., 1963.
- Hightower, Jennie W. Jefferson, North Carolina: A Pictorial History. Jefferson, N.C.: Carolina Printing Company, 2000.
- _____. Telephone interview with the author, July 23, 2001.
- Hood, Davyd Foard. "The Architecture of the New River Valley." In Carolina Dwelling, Toward Preservation of Place: In Celebration of the North Carolina Vernacular Landscape. Raleigh: North Carolina State University School of Design, 1978.
- Powell, William S. The North Carolina Gazetteer: A Dictionary of Tar Heel Places. Chapel Hill: University of North Carolina Press, 1968.
- National Park Service. National Register Bulletin 15. Washington, D.C.: Department of the Interior, 1991.
- Neal, Carl B. The Beaver Pond Neals of Virginia. Olympia, Washington: Sherwood Press, 1965.

Appendix A: Concurrence Form

Federal Aid # STP 88(2) TIP # U-3812 County: Ashe

CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Project Description: Widen NC 88 from US 221 Business to NC 194

On 6/28/01, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (HPO)
- Other

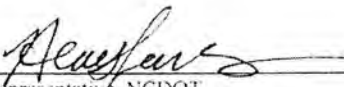
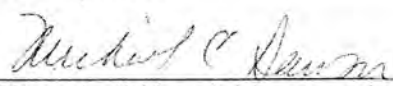
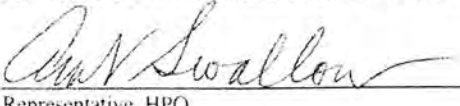

Reviewed the subject project at

- Scoping meeting
- Historic architectural resources photograph review session/consultation
- Other

All parties present agreed

- There are no properties over fifty years old within the project's area of potential effects.
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's area of potential effects.
- There are properties over fifty years old within the project's Area of Potential Effects (APE), but based on the historical information available and the photographs of each property, the properties identified as Properties 1-3 and 5-12 are considered not eligible for the National Register and no further evaluation of them is necessary.
- There are no National Register-listed or Study Listed properties within the project's area of potential effects.
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- There are no historic properties affected by this project. (Attach any notes or documents as needed)

Signed:

 _____ Representative, NCDOT	<u>6/28/01</u> _____ Date
 _____ FHWA, for the Division Administrator, or other Federal Agency	<u>6/28/01</u> _____ Date
 _____ Representative, HPO	<u>6/28/01</u> _____ Date
 _____ State Historic Preservation Officer	<u>6-28-01</u> _____ Date

If a survey report is prepared, a final copy of this form will be included