



North Carolina Department of Cultural Resources
State Historic Preservation Office

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Office of Archives and History
Division of Historical Resources
David Brook, Director

April 30, 2007

MEMORANDUM

TO: Greg Thorpe, Ph.D., Director
Project Development and Environmental Analysis Branch
NCDOT Division of Highways

FROM: Peter Sandbeck *PSS for Peter Sandbeck*

SUBJECT: Historic Architectural Resources Survey Report, Bridge 58 on SR 1551 over Cullasaja River,
B-4574, Macon County, ER 06-0845

Thank you for your letter of March 22, 2007, transmitting the survey report by Sarah David Woodard, concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is listed in and remains eligible for the National Register of Historic Places:

*MA0556³
MA0556ad*

- ◆ (MA 556) Cabin Ben House, 115 Cullasaja Drive, Highlands vicinity.

For purposes of compliance with 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 criteria cited:

MA0562

- ◆ Mirror Lake Historic District, including the Cabin Ben House, is located off US Highway 64, in the Highlands vicinity. The district is eligible for the National Register under Criteria A and C for its association with Highland's resort culture and as an intact representative of Highland's suburban resort development. The district, including the Cabin Ben House, is a fine example of the Rustic Revival style that dominated resort architecture in the North Carolina Mountains during the first half of the twentieth century.

The district retains a high level of integrity, conveying the feeling and association of a historic resort community through its location, setting, design, materials, and workmanship. The area contains 45 contributing resources, 11 noncontributing resources, and 1 contributing site (Mirror Lake). Bridge 58 is a noncontributing structure within the historic district.

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-4763/733-8653
RESTORATION	515 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6547/715-4801
SURVEY & PLANNING	515 N. Blount Street, Raleigh, NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6545/715-4801

We concur with the proposed Mirror Lake Historic District boundary as described and illustrated in the survey report. The proposed district boundary includes the Cabin Ben House National Register boundary as described, justified, and illustrated in the 2002 National Register nomination.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-733-4763 ext. 246. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Mary Pope Furr, NCDOT
Sarah David Woodard, NCDOT

bc: McBride
Western Office
County

Historic Architectural Resources Survey Report

Replace Bridge No. 58 over the Cullasaja River on SR 1551
Macon County, North Carolina

TIP No. B-4574
WBS No. 33778.1.1

Sarah Woodard David
Architectural Historian
North Carolina Department of Transportation

March 2007

Principal Investigator
Historic Architecture Section
North Carolina Department of Transportation

date

Supervisor
Historic Architecture Section
North Carolina Department of Transportation

date

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North Carolina Department of Transportation

March 2007

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes replacing Bridge No. 58 over the Cullasaja River on SR 1551. One alternative, replacing the bridge in place using an off-site detour, is under consideration. The existing bridge is two lanes wide on a twenty-foot-wide deck. The proposed cross section is twenty-four feet wide. This project has state funding (WBS Project No. 33778.1.1) and federal funding (Federal Aid No. BRZ-1551(1)).

The purpose and need of this undertaking is to replace Bridge No. 58 over the Cullasaja River on SR 1551 because the deck and superstructure of the existing bridge are in poor condition. The existing bridge was constructed in 1960 and has a sufficiency rating of 18.2 out of 100.

On January 17, 2007, NC DOT historians surveyed the entire Area of Potential Effects (APE) in a vehicle and on foot. Representative properties within the proposed district were photographed and documented. On February 6, 2007, historians submitted the survey results to the North Carolina Historic Preservation Office (NC HPO). At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the Mirror Lake Historic District.

This report recommends the following:

- ❑ The Mirror Lake Historic District is eligible for the National Register of Historic Places.
- ❑ One property within the proposed district (Cabin Ben) was listed in the National Register of Historic Places in 2002 and it remains eligible for listing in the National Register.

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Project Description

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Project History

No architectural surveys concerning this project have been undertaken in the past.

NC Historic Preservation Office's Request for an Architectural Survey

A May 16, 2006 memorandum from the State Historic Preservation Office indicated that no historic resources would be affected by the project and, therefore, an architectural survey was unnecessary. (Please see Appendix A for a copy of this correspondence.) NCDOT initiated a survey after local residents informed NCDOT engineers that a historic district existed in the vicinity of this project and after NCDOT historians confirmed that a property listed in the National Register also stood near the project.

Purpose of Survey and Report

The purpose and need of this undertaking is to replace Bridge No. 58 over the Cullasaja River on SR 1551 because the deck and superstructure of the existing bridge are in poor condition. The existing bridge was constructed in 1960 and has a sufficiency rating of 18.2 out of a possible 100.

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the project's Area of Potential Effects (APE) as part of the environmental studies performed by NCDOT and documented by an Categorical Exclusion (CE). This report is prepared as a technical appendix to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act 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 is available for review by the public.

Methodology

NCDOT conducted the survey and prepared this report in accordance with the provisions of 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

800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet NCDOT and the National Park Service guidelines.

NCDOT conducted a Final Identification and Evaluation 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 boundary is shown in Figures 1 and 2.

On January 17, 2007, NC DOT historians surveyed the entire APE by vehicle and on foot. Because historians found a historic district that surrounded the APE, historians photographed and documented representative properties within the potential district rather than photographing every resource greater than fifty years of age within the APE. On February 6, 2007, historians submitted the survey results to NC HPO. At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the Mirror Lake Historic District.

Background research was conducted at the following repositories: the State Library of North Carolina and the North Carolina Office of Archives and History, Raleigh, North Carolina; and the Macon County Register of Deeds, Franklin, North Carolina. Davyd Foard Hood's National Register Nominations for Cabin Ben and the Baldwin-Coker Cottage were extremely useful and serve as the basis for the following historic contexts concerning Cabin Ben and the Mirror Lake Historic District.

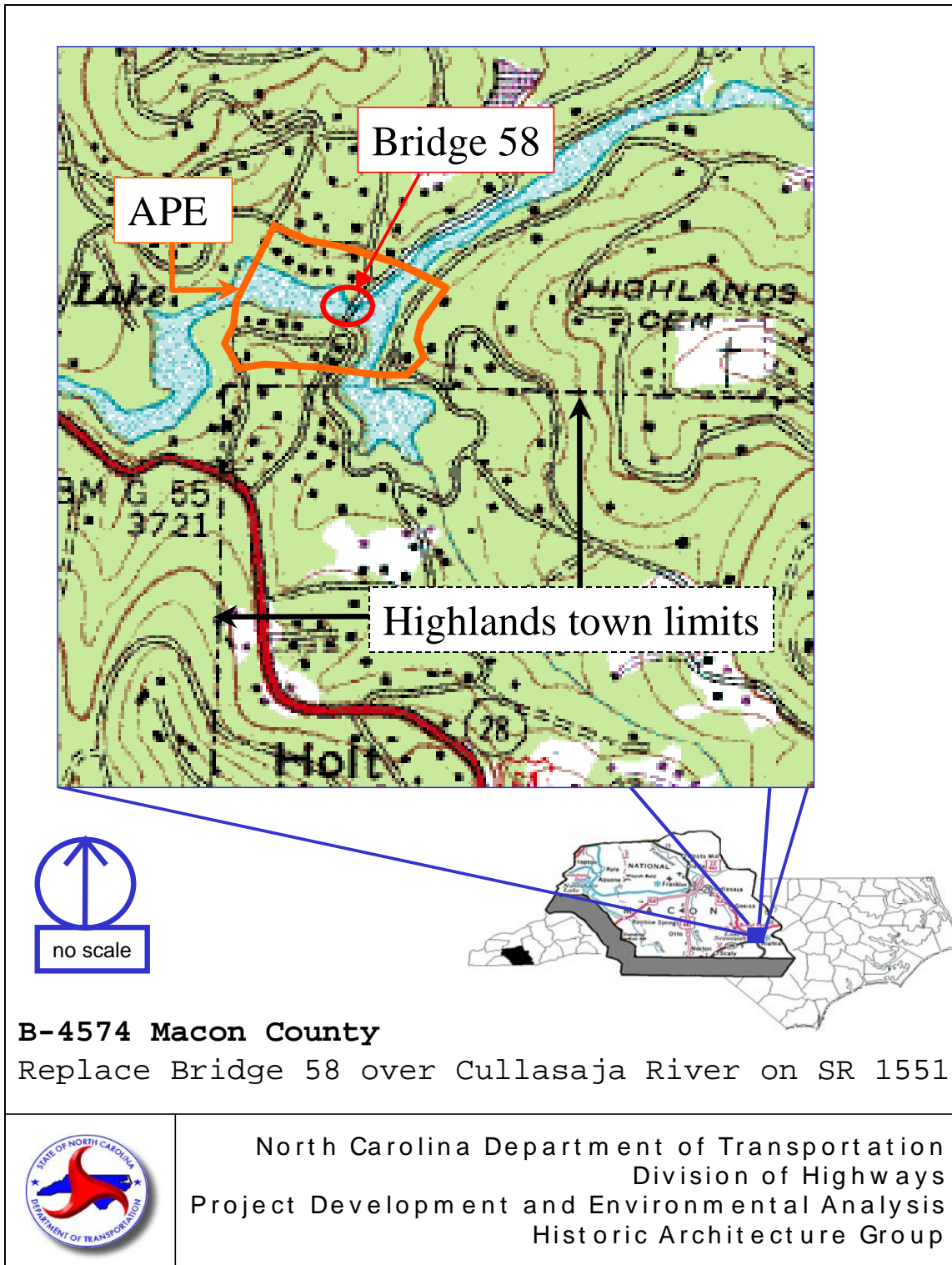


Figure 1: Project Vicinity Map and Area of Potential Effects

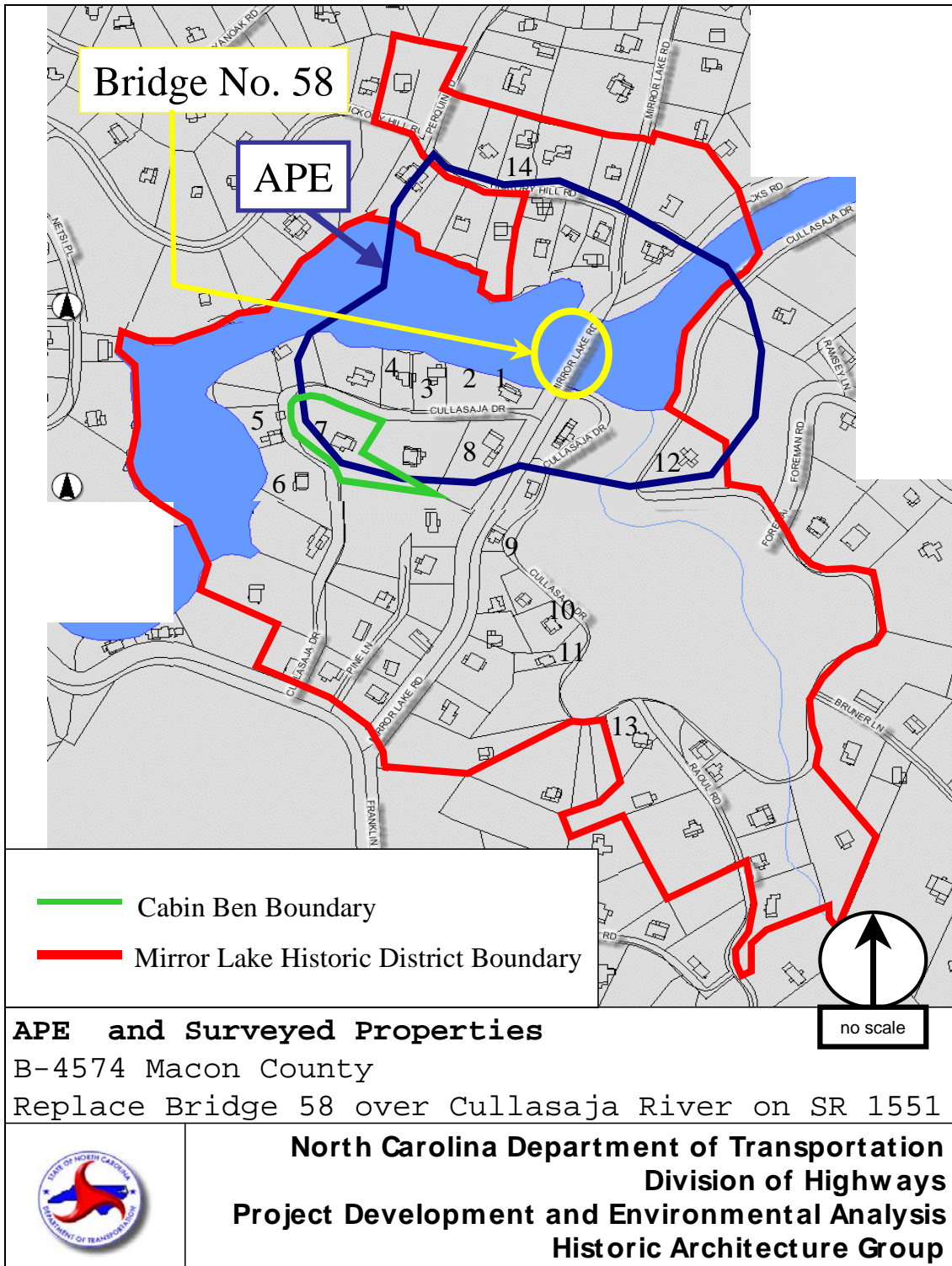


Figure 2: Area of Potential Effects and Surveyed Properties

Summary of Survey Findings

Properties Previously Determined Eligible for the National Register of Historic Places (DOE)

None

Properties Listed in the National Register of Historic Places

Cabin Ben (2002, #7 on Figure 2, APE Map)

Properties Listed on the North Carolina State Study List

None

Locally Designated Properties

None

Properties Evaluated and Recommended Eligible for the National Register of Historic Places

Mirror Lake Historic District (#1-15 on Figure 2, APE Map)

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

None

Properties Listed in the National Register of Historic Places and Properties Evaluated and Recommended Eligible for the National Register of Historic Places

Property Evaluation: Cabin Ben (listed 2002) and Mirror Lake Historic District (Recommended Eligible)

Cabin Ben is property #7; properties 1-15 comprise the Mirror Lake Historic District, Figure 2, APE Map

Davyd Foard Hood wrote the nomination for Cabin Ben, which was listed in the National Register in 2002. His nomination is the primary source for the history and contexts that follow. Because Cabin Ben and the Mirror Lake Historic District are interconnected, this report combines their histories.

Location

Cabin Ben and the Mirror Lake Historic District are located northwest of downtown Highlands in southeastern Macon County. The district is situated just off of U.S. Highway 64, which along this stretch is part of the Mountain Waters Scenic Byway, a National Forest Byway.

Property Description

Cabin Ben and the Mirror Lake Historic District are set among the rugged mountains of southwestern North Carolina. A portion of Mirror Lake occupies the center of the district. On the lake's south side, narrow unpaved lanes meander around the lake and up the hillside towards U.S. Highway 64. Near the center of the district, a bridge crosses the lake. The lake's south arm is no longer flooded and is, instead, a wetland area. Rich mountain vegetation, including laurel and evergreen trees, blankets the district and obscures many of the district's architectural resources. With the exception of SR 1551 (Mirror Lake Road), which crosses Mirror Lake on Bridge No. 58, all roads in the proposed district are narrow, unpaved lanes.

Cabin Ben (figures 12 and 13) is a one-and-a-half-story dwelling with a gabled roof and shed-roof wall dormers. Built from white pine logs joined with saddle notches and filled with concrete chinking, the exterior also features vertically laid logs and decorative log braces in the gable ends. A screened porch with a twig balustrade occupies the west elevation. Six-over-six sash windows punctuate the asymmetrical elevations, and wooden casement windows are situated in the dormers.

Most houses in the district, like Cabin Ben, are Rustic Revival dwellings constructed in the 1930s and 1940s. Round-log construction with saddle notching, bark shingle siding, and board-and-batten siding are common. Later cottages employ weatherboard siding. Porches often feature stripped bark posts and rustic twig balustrades. Most cottages are small rectangles with gabled roofs. A few houses, such as Cabin Ben, feature irregular footprints and dormers. Generally, cottages are situated to take advantage of the terrain to create privacy and views of the lake. Overall, the district's narrow lanes, lake views, and dense, naturalistic vegetation convey a sense of privacy and leisure that distinguish the district as an early-twentieth-century resort enclave.

Historic Background and Recreation Context

During the late eighteenth and early nineteenth century, white settlers slowly made their way into western North Carolina. Despite this, however, Cherokee Indians remained in southwestern North Carolina into the nineteenth century. In 1819, the Cherokee signed a treaty ceding their lands to the United States government. Most of the area that is Macon County today was subject to that treaty. White settlement accelerated following the 1819 signing, but Cherokee still lived in the area when North Carolina legislators created Macon County from Haywood County in 1828. During the 1830s, treaties followed by forced removal in 1838 eliminated nearly all Cherokee from Macon County. In 1839, the state government carved Cherokee County from Macon and the 1851 creation of Jackson County brought Macon County to its current land area.¹

Highlands' roots as a mountain resort town extend back into the first half of the 1800s. In the vicinity of present-day Highlands, around 1820 a man named Millsaps built a lodge, and in the 1860s, Vinetta and Peter Rice built a boarding house that Vinetta, followed by her daughter, Sula, operated until 1945. While these establishments served travelers, they also accommodated visitors seeking restorative mountain surroundings, opportunities for recreational hunting, and fertile ground for botanical research.²

In the mid-1800s, Silas McDowell, a South Carolinian who had lived most of his life in Macon County, began writing about the flora, fauna, and geology of the Highlands area and promoting what he called the Sugarland Highlands as a healthful haven. During the 1870s, Horticulturist Samuel T. Kelsey and developer Clinton C. Hutchinson heard of McDowell's research and promotion, and in 1875, Kelsey and Hutchinson left their homes in Kansas to visit McDowell in North Carolina. Ultimately, Kelsey and Hutchinson took up McDowell's idea for a health resort not far from McDowell's home.³

Kelsey and Hutchinson planned an idealistic settlement of fruit growers and farmers with visitors and full-time residents in search of salubrious mountain air. To that end, Hutchinson purchased 839 acres from William Dobson in 1875. Forest covered nearly the entire tract, and Hutchinson and Kelsey worked for a year to clear part of the land for crops and pasture. In the spring of 1876, after laying out Main Street, the two began promoting Highlands' pure air and water, free from "grasshoppers, chinch bugs, canker worms, or mosquitoes [sic] to destroy crops or personal comfort." By 1879, Kelsey and Hutchinson co-owned the property but only Kelsey settled in Highlands, where he and his family lived until 1890.⁴

Early naysayers denounced the settlement as too difficult to reach, and mountain natives who thought living on a hilltop in the rugged forest was foolhardy discouraged would-be

¹ Macon County History on the American Local History website, accessed on February 9, 2007 via <http://www.usgennet.org/usa/region/southeast/ncmacon/>.

² Randolph P. Shaffner, *Heart of the Blue Ridge: Highlands, North Carolina* (Highlands, NC: Faraway Publishing, 2004), 14 and 18.

³ Shaffner, 22.

⁴ Shaffner, 43, 45, and 52, and Kelsey's 1876 pamphlet, "The Blue Ridge Highlands," reproduced in Shaffner, 44.

colonists. Still, settlers from New England, other Southern states, and the Midwest trickled in during the town's first years. Some established small but successful businesses or farms and others built modest summer homes. A few found life in the fledgling outpost too rustic and sold their property.⁵

The town's survival, much less its prosperity, remained doubtful for several years, but Highlands managed to cling to life, and by 1886 forty families from about thirty different states had homes there. Many were northerners, but settlers from Georgia and South Carolina also numbered significantly in the population. Town leaders increased the original square-mile town limit to two-and-a-quarter square miles.⁶

Highlands' slow gradual growth eventually filled out the rough grid plan that Hutchinson and Kelsey laid out. This, combined with national trends towards suburbanization, prompted real estate developers to plat fashionable suburban parks around the town. Like the town itself, most of these developments attracted part-time residents seeking a rustic resort with fresh, healthful mountain air. John Quincy Pierson platted the first of these, Lindenwood Park, for Thomas Peden Anderson in 1924.⁷

To the northwest of downtown Highlands, Stewart's Pond was the next object for developers. Henry Stewart created the pond for his mill in 1891 by damming the Cullasaja River. The flooding necessitated construction of a bridge to carry Short Off Road (today's Mirror Lake Road, SR 1551) over the new body of water.⁸ It also prompted one local to observe, "The tall old trees and the ancient rhododendron bushes, which have been drowned by the brook they meant only to drink from, are too recently dead. Nature must have time to trim the ragged edges of man's work and fit it into her own plan. And she will do it, though it may take her longer than to absorb the man himself."⁹

In 1925, S. Brooks Rambo platted a subdivision of forty lots called Mirror Lake on the south side of Stewart's Pond. Developers renamed the pond Mirror Lake, and the following year Earl Sumner Draper laid out Cullasaja Heights in 246 small lots on the north side of Mirror Lake for William Woodward Sullivan. In 1927, Joseph E. Root platted Dobson Ridge Addition on the south side of Mirror Lake for S.T. Marett. The Addition contained thirty-seven lots and expanded the original Mirror Lake subdivision located to the east. Despite opening lots to development, few new homes were built in what is now the proposed Mirror Lake Historic District during the 1920s because negotiating the roads into and out of Highlands remained difficult.¹⁰

⁵ Shaffner, 63 and 66.

⁶ Shaffner, 87 and 121.

⁷ Davyd Foard Hood, "Baldwin-Coker Cottage," National Register Nomination, 2003, section 8, page 7.

⁸ The appearance of this first bridge is not known; the original 1891 span may be the bridge at the site in 1940 when it was described as steel.

⁹ Bradford Torrey, *A World of Green Hills: Observation of Nature and Human Nature in the Blue Ridge* (Boston: Houghton, Mifflin and Company, 1898), 72, and Shaffner, 163

¹⁰ Davyd Foard Hood, "Cabin Ben," National Register Nomination, 2002, section 8, page 8; Mirror Lake Subdivision, Macon County Plat Book 1, page 170 and 185; Dobson Ridge Addition, Macon County Plat Book 1, pages 56-57; and Cullasaja Heights, Macon County Plat Book 1, page 47.

In 1923-24, the state highway commission surveyed a route for a new road from Gneiss (northwest of Highlands) through the Cullasaja Gorge to Highlands and on to Jackson County. Engineers in Raleigh deemed the road un-buildable, but the commission's Asheville office revived the project and construction started in 1925. Workers finished the route, now known as U.S. Highway 64, in 1928. With the new road complete, Highlands began experiencing its biggest building boom to date. In 1932 alone, between forty and fifty new dwellings went up in Highlands. The suburban parks laid out in the 1920s—Lindenwood, Mirror Lake, Highlands Estates at the country club, and Indian Hills—hit their stride.¹¹

While Highlands' earliest settlers came from the North, South, and Midwest most of the homeowners in the late 1920s, 1930s, and 1940s were Southerners. One historian has referred to the "natural inclination of residents of the Anderson/Greenville/Spartanburg [South Carolina] textile belt towards the convenient, nearby resort [Highlands]."¹² In fact, so many professors from Clemson College congregated around Mirror Lake that the two developments south of the lake, Mirror Lake and the Dobson Ridge Addition, were also known as Clemson Colony. In one 1932 newspaper article about growth in Highlands, three Mirror Lake cottage owners noted were from Clemson College, among them the family associated with Cabin Ben.¹³

Cabin Ben served as summer home for members of the England and Godfrey families. Anne England, a teacher from Atlanta, purchased the lot on which Cabin Ben stands in 1932. England and her cousin, Clemson College professor William Godfrey vacationed in Highlands in the 1920s. Although England owned the property, it appears that Godfrey was also involved in the cottage's construction. Rudolph Edward Lee, a Clemson graduate and architecture professor, designed Cabin Ben, and Joe Webb, the champion of Rustic Revival log construction in Highlands, built it.¹⁴

While many Highlands residents and visitors sought peace, quiet, fresh air, and a reprieve from the summer heat of lower lying locales, the area also drew, and still draws, botanists and biologists. Scientists started documenting the region's flora and fauna in the eighteenth century, and the resort's earliest promoters were horticulturists. In 1927, Dr. Clark Foreman founded the Highlands Museum and Biological Laboratory. The institution attracted researchers and scientists from across the country and enjoyed the support of most of the major southeastern universities. In 1976, the Highlands Biological Station became an inter-institutional center of the University of North Carolina system. The Laboratory's focus on conservation and its academic relationships plus the area's

¹¹ Catherine W. Bishir et al., *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: The University of North Carolina Press, 1999), 372, and Shaffner, 481.

¹² Hood, Baldwin-Coker Nomination, section 8, page 8.

¹³ Shaffner, 482, and *The Franklin Press and The Highlands Maconian*, "Highlands Tourist Supplement," June 30, 1932. Links between Highlands and South Carolina's upstate are almost certainly responsible for Earl Sumner Draper's work on Cullasaja Heights, although this author has not explored Draper's relationship to Highlands.

¹⁴ Hood, Cabin Ben Nomination, section 8, pages 8-9.

strong connection to Clemson have helped Highlands residents balance development with a respect for the natural environment.¹⁵

Based on the existing buildings in the three subdivisions around Mirror Lake, most of the dwellings in the Mirror Lake Historic District were completed by the 1950s. Tax records indicate that most of the historic district's homeowners are still based in South Carolina and Georgia, and frequently land and cottages have been passed down through families, as is the case with Cabin Ben. Consistent family ownership, despite Highlands' continuing appeal, has helped protect the district's dwellings from alterations. The enclave retains a cohesiveness of scale because many owners, like their forefathers, appreciate the community's rustic, casual simplicity.

Architectural Context

The architecture of the Mirror Lake Historic District is rooted in the Rustic Revival style that developed during the late nineteenth century in the Adirondacks and flourished as resort architecture from the early 1900s in western North Carolina. Richard Sharp Smith's designs for two log houses in Asheville, both built in 1901, are the earliest known examples of the style in the state. In addition to the use of log, builders and homeowners often mingled Craftsman elements with Rustic features, such as bark siding, to achieve a casual, naturalistic design meant to complement the surrounding mountain landscape.

In Highlands, architect James John Baldwin designed a one-and-a-half-story log house as a summer cottage for his family. Completed in 1925, Baldwin's house is the earliest example of Rustic Revival in Highlands, and it served as a prototype for many others. Joe Webb, one of the carpenters working on the Baldwin house, emerged as the primary purveyor of the style in Highlands. He spent the next fifteen years building log Rustic Revival dwellings in and around the town and developed Webbmont, a small Rustic Revival subdivision in Highlands. In the Mirror Lake Historic District, he built Cabin Ben, a log dwelling near the center of the Mirror Lake Historic District and the Lippincott cottage across Cullasaja Drive from Cabin Ben.¹⁶

The majority of the dwellings in the Mirror Lake Historic District, however, are not log. Bark shingles cover many, while porches with stripped-bark posts and balustrades of elaborately entwined twigs and branches enrich others sided with weatherboards or board-and-batten. Still others simply employ basic Craftsman elements such as exposed raftertails and Craftsman-style windows. A very small number display modest Colonial Revival features and Ranch characteristics, although Craftsman components are found on these examples also. Most of the district's dwellings have front-gable or side-gable roofs interrupted on just a few by dormers or wings that create cross-gable or L-shaped, gable

¹⁵ Highlands Biological Station website accessed on February 14, 2007 via <http://www.wcu.edu/hbs/Home.htm>, and Federal Writers Project, *North Carolina: A Guide to the Old North State* (Chapel Hill: The University of North Carolina Press, 1939), 507.

¹⁶ Hood, Cabin Ben Nomination, section 8, page 11, and Hood Baldwin-Coker Nomination, section 8, page 11.

roofs. The resulting collection of casual cottages creates a self-consciously unpretentious, leisurely resort atmosphere where summer residents enjoy screen porches and leave unsecured canoes on the bank of the lake.

Only a few intrusions exist in the district. A new home between Cullasaja Drive and the lake is the largest and most recent of the district's noncontributing houses. The other noncontributing resources are modest Ranch houses likely built in the 1970s and Bridge No. 58, which dates from 1960.

National Register Evaluation

The Mirror Lake Historic District and Cabin Ben retain integrity of location, design, materials, workmanship, setting, association, and feeling.

The Mirror Lake Historic District contains approximately fifty-seven primary resources. Included in that number are ten noncontributing buildings, one noncontributing structure (Bridge No. 58), and one contributing site (Mirror Lake).

The Mirror Lake Historic District and Cabin Ben are **eligible** for the National Register under Criterion A (event) in the area of entertainment/recreation. *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.* As a vacation subdivision associated with Highlands, a town marketed specifically as a healthful resort, the Mirror Lake Historic District and Cabin Ben are significant in the area of entertainment/recreation for their association with Highlands' resort culture. Mirror Lake, with opportunities for swimming and boating, and the district's buildings, which facilitate enjoyment of the surroundings, the district and Cabin Ben are directly associated with the history, development, and practice of leisure activities for refreshment, diversion, and amusement.

The Mirror Lake Historic District and Cabin Ben are **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.* No significant person is associated with the district or Cabin Ben. Although Earl Sumner Draper is associated with Cullasaja Heights, many other resources associated with Draper are

extant across the state. These include the Lake Lure development plus numerous subdivisions and mill villages across North Carolina.

The Mirror Lake Historic District and Cabin Ben are **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.* Although other Rustic Revival subdivisions (most notably Lindenwood Lake and Webbmont) and individual dwellings exist in Highlands, the Mirror Lake Historic District and Cabin Ben are remarkably intact examples of the town's suburban resort development and both are outstanding examples of the Rustic Revival style that dominated resort architecture in the North Carolina mountains during the first half of the twentieth century.

The Mirror Lake Historic District and Cabin Ben are **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 contributing to our understanding of human history or prehistory, and 2) the information must be considered important.*

Boundary Description and Justification

The National Register boundary for Cabin Ben, as described in the 2002 National Register Nomination, remains eligible for the National Register. The following description and justification are taken directly from the nomination:

The property included in the nomination comprises the lot bearing map number 7540.13-04-5877 in the mapping system of the Macon County Mapping Department. This lot carries PIN #05-03091 in the Macon County Tax Office.

The nominated acreage includes the site and setting of Cabin Ben comprised of lot #37 in the Dobson Ridge Addition that was purchased as the site of the cottage in January 1932 by Anne England and a small triangular portion of adjoining lot #35 that was purchased by William Godfrey in 1933 and has since enjoyed an association with the cottage as the location of its garage and servant's quarters and woodshed. It was retained by Mr. Godfrey when he sold the remainder of the lot in 1937 and has been incorporated with the cottage parcel in the county tax and mapping departments.¹⁷

The proposed National Register boundary for the Mirror Lake Historic District encompasses all but the nine western-most lots in the 1927 Dobson Ridge Addition subdivision, a portion of the 1925 Mirror Lake subdivision, and small parts of sections C, H, and I of the Cullasaja Heights subdivision. This boundary encircles the largest concentration of resources associated with the development of Mirror Lake between 1925 and 1957. While Cullasaja Heights' design has been attributed to Earl Sumner Draper,

¹⁷ Hood, Cabin Ben Nomination, section 10, page 19.

that area did not see significant development beyond those buildings included in this boundary until later in the twentieth century; therefore, only a small section of the Draper plat is included in the district.

Figure 3 illustrates the boundaries for both properties.

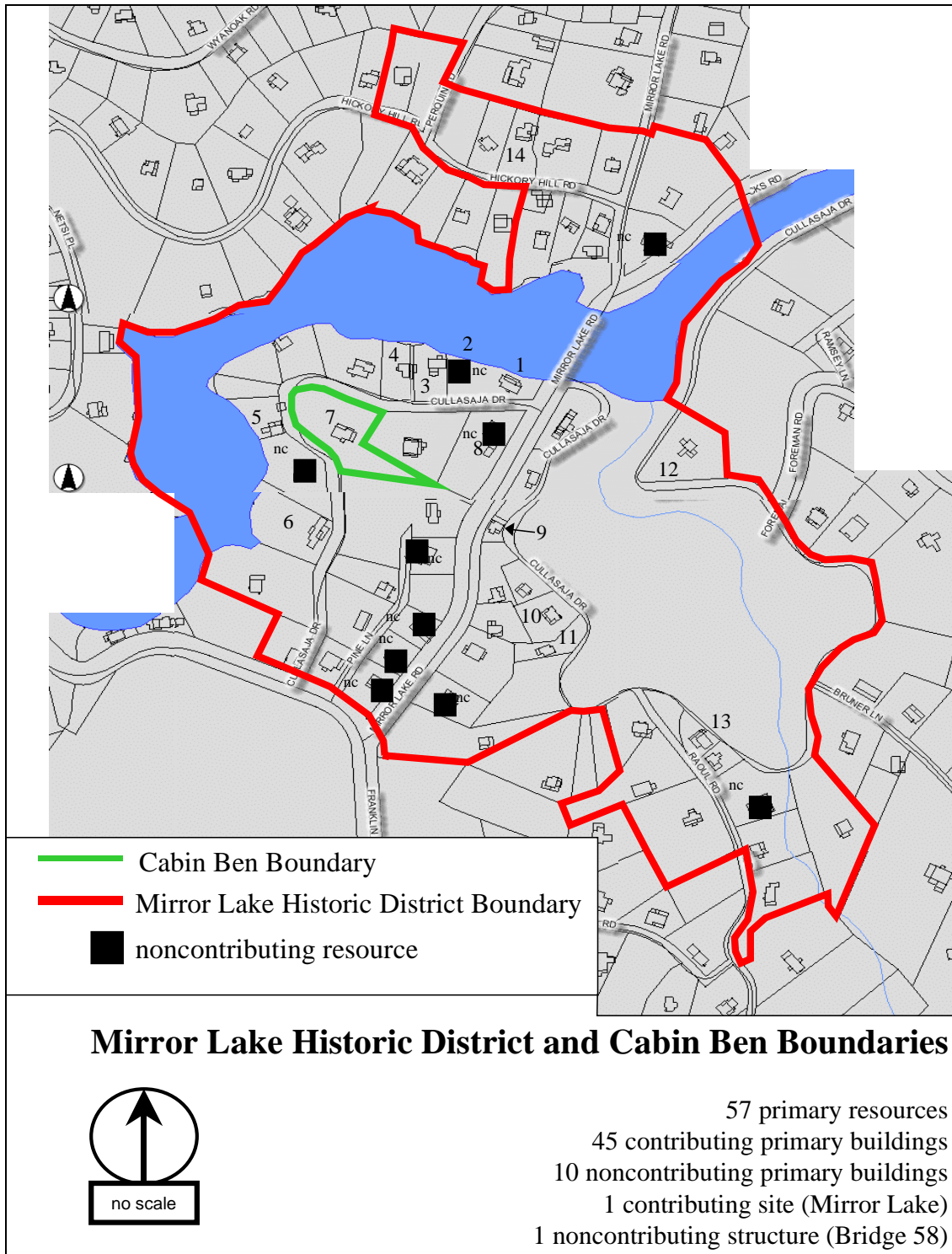


Figure 3: Mirror Lake Historic District and Cabin Ben Boundaries



Figure 4 (above): Bridge No. 58, east elevation
Figure 5 (below): facing south





Figure 6 (above): from Bridge No. 58, facing southwest
Figure 7 (below): 240 Cullasaja Drive, property 1 on Figures 2 and 3





Figure 8 (above): 200 block Cullasaja Drive, new house, property 2 on Figures 2 and 3

Figure 9 (below): 220 Cullasaja Drive, property 3 on Figures 2 and 3





Figure 10 (above): 206 Cullasaja Drive, property 4 on Figures 2 and 3

Figure 11 (below): Lippincott Cottage 150 Cullasaja Drive, property 5 on Figures 2 and 3





Figures 12 and 13 (above, below): Cabin Ben, NR listed, property 7 on Figures 2 and 3





Figure 14 (above): 251 Cullasaja Drive, noncontributing property,
property 8 on Figures 2 and 3

Figure 15 (below): 125 Mirror Lake Road, typical 1950s cottage,
property 9 on Figures 2 and 3





Figure 16 (above): 443 Cullasaja Drive, property 10 on Figures 2 and 3
Figure 17 (below): 443 Cullasaja Drive; typical landscape treatment in the historic district





Figure 18 (above): 455 Cullasaja Drive, property 11 on Figures 2 and 3
Figure 19 (below): detail of twig balustrade at 455 Cullasaja Drive





Figure 20 (above): 841 Cullasaja Drive from Mirror Lake, property 12 on Figures 2 and 3
Figure 21 (below): 591 Cullasaja Drive, property 13 on Figures 2 and 3





Figure 22 (above): 1194 Hickory Hill Road, typical 1950s cottage,
property 14 on Figures 2 and 3

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Appendix A
State Historic Preservation Office Memorandum
May 16, 2006



**North Carolina Department of Cultural Resources
State Historic Preservation Office**

Peter B. Sandbeck, Administrator

Michael F. Hasley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

May 16, 2006

MEMORANDUM

TO: Greg Thorpe, Ph.D., Director
Project Development and Environmental Analysis Branch
NCDOT Division of Highways

FROM: Peter Sandbeck *PBS for Peter Sandbeck*

SUBJECT: Replacement of Bridge 58 on SR 1551 over Cullasaja River, B-4574, Macon County,
ER 06-0845

Thank you for your letter of March 20, 2006, concerning the above project.

We have conducted a review of the proposed undertaking and are aware of no historic resources that would be affected by the project. Therefore, we have no comment on the undertaking as proposed.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Mary Pope Furr, NCDOT
Matt Wilkerson, NCDOT

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-4763/733-8653
RESTORATION	515 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6547/715-4801
SURVEY & PLANNING	515 N. Blount Street, Raleigh, NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6545/715-4801