



**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

May 13, 2019

MEMORANDUM

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

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

SUBJECT: US 23 Business Improvements from SR 1164 to US 276, PA 17-12-0027, U-4712,  
Haywood County, ER 18-4249

Thank you for your April 4, 2019, letter transmitting the additional information that we requested on February 19, 2019, for the above-referenced undertaking. In particular, we requested that NCDOT reconsider the presence of a historic district along the spine of South Main Street.

When driving that arterial road, several factors can easily lead one to think there might be an historic district there. These include the topography, organic layout of the transportation network, and the age/integrity of the buildings. But we concur with your analysis that the properties do not "hang together" as an identifiable collection of historic buildings and do not constitute a National Register eligible historic district.

We also agree that there are fourteen (14) National Register-listed or eligible properties within the project's Area of Potential Effects and look forward to consulting with you to determine if they will be affected.

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)



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

April 4, 2019

ER 18-4249

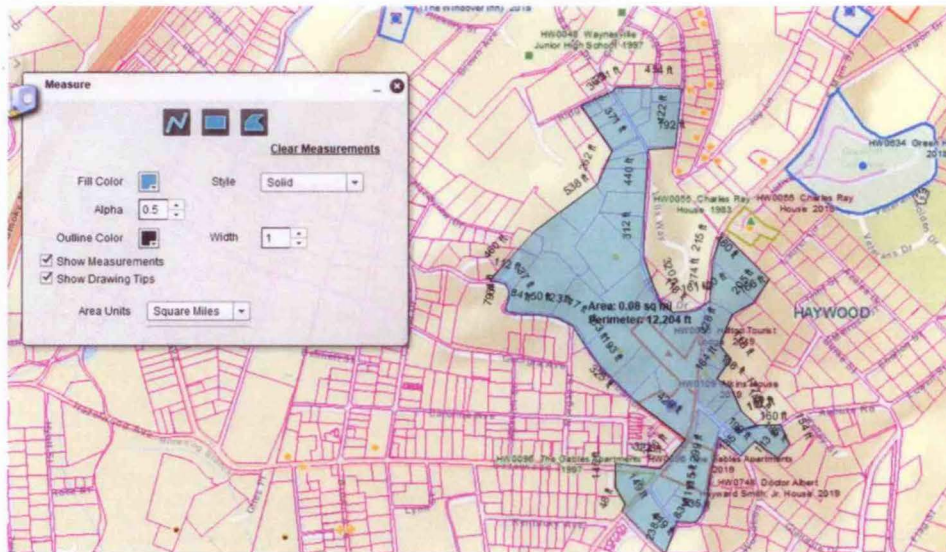
Ms. Renee Gledhill-Earley  
Environmental Review Coordinator, State Historic Preservation Office  
North Carolina Department of Natural & Cultural Resources  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

Due -- 5/1/19  
2 letters  
5/9  
H-  
To Anne  
4/18/19  
Reminder  
5/9

**SUBJECT:** US 23 Business Improvements from SR 1164 to US 2276, U-4712,  
PA 17-12-0027, Haywood County, ER 18-4249

Dear Ms. Gledhill-Earley,

Thank you for your February 19, 2019 memorandum in response to the Historic Structures Survey Report for the above-referenced project. In that memo your office suggested the possibility of an eligible residential historic district along South Main Street and adjacent side streets in Waynesville. Annie McDonald of the Western HPO provided a more defined area for the potential district in an email on March 1, 2019, and specified that we consider houses dating to the 1920s to 1950s between Grimball Drive and Balsam Drive on the west side of South Main Street as well as a collection of houses from the 1930s to the 1950s on the east side of the street, as shown below:



Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
PDEA-HUMAN ENVIRONMENT SECTION  
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Fax: (919) 212-5785  
Customer Service: 1-877-368-4968

Location:  
1020 BIRCH RIDGE RD  
RALIEGH NC 27610

Website: www.ncdot.gov



This area includes the following properties as contributing elements that were assessed as not individually eligible for listing in our report.

- HW0741 (Siler House), c.1922
- HW0742 (Ethel Ross Bradley House), 1928-1935
- HW0743 (Pearl Hyatt and Margaret Hyatt Pilarski House), 1935-1940
- HW0744 (House, 1262 South Main Street), c.1930
- HW0745 (George House), c.1940
- HW0746 (House, 1157 South Main Street), c.1936
- HW0749 (House, 809 South Main Street), c.1938
- HW0750 (House, 761 South Main Street), c.1935-1945

I conducted a survey based on this potential district on March 5, 2019 and later reviewed the findings with the NCDOT Historic Architecture Supervisor. It is our conclusion that although there are individually eligible structures within the area surveyed, the cohesion of a district was hard to ascertain, and South Main Street served as a definitive dividing line in architectural styles, dates of construction, and topography. Instead, there appears to be four or five segments within the highlighted survey area that are not linked historically or aesthetically by plan or physical development. They are only united by the fact they are domestic structures. The segments are described below.

#### South Main Street (east side, above Auburn Road)



The five minimal traditional structures along the west side of South Main Street north of Auburn Road appear to have all been constructed as residences, but now two have been converted to commercial use. While the oldest structure and the most recent are only twelve years apart, they do not share stylistic embellishments or massing that make them an identifiable group. In fact, the only commonality appears to be the use of a side gable roof atop either a single story or story-and-a-half. They are also in contrast with the two, larger eligible structures, the Colonial Revival style Atkins House and the Craftsman style Hilltop Tourist Lodge, on the opposite side of South Main Street.

## Auburn Road



Auburn Road intersects South Main Street and leads to a collection of five unremarkable and altered mid-twentieth century frame and brick-veneered houses that are unrelated to the five minimal traditional structures along the west side of South Main Street. These residences do not resemble one another or provide a cohesive neighborhood style. Furthermore, they do not relate historically or architecturally to the three nearby eligible resources: the Colonial Revival style Atkins House and the Dr. Albert Heyward Smith, Jr. House as well as the Craftsman style Hilltop Tourist Lodge. These residences are also unrelated either by date or style to the houses on Waywood Drive which is discussed in the next section.



## WayneWood Drive



Houses along WayneWood Drive are mostly oriented east, away from South Main Street, to take advantage of the sloping terrain and mountain views. These seven houses have construction dates ranging from 1960 to 2006 and vary in styles as a mix of one-story ranch, multi-level modern, two-story Colonial Revival, and twenty-first century eclectic. The common material shared among most of the residences is the use of brick on the exterior, however there are no other links in style, form, or setting. This area includes the individually determined eligible Albert Heyward Smith, Jr. House which was determined eligible as a result of NCDOT's report for U-4712 under Criterion C for architecture as an example of a large, mid-twentieth-century Colonial Revival residence that also features revival interiors. The scale and detailed execution of this structure is unlike any of the surrounding buildings. As the terrain slopes further down to the east of this segment, houses date to the mid- to late 20<sup>th</sup> century.



## Balsam Drive



Balsam Drive is a narrow road on the west side of South Main Street that twists up sloping topography. The fifteen houses lining the road range from the early to mid-twentieth century and are either set back into the rear of a sloping lot or directly adjacent to the road. Out of all the area surveyed, this area has the most cohesion, illustrated in similar setting and degree of exterior architectural integrity, however, the varied massing and numerous styles (Colonial Revival, Minimal Traditional, ranch, half-timber, and Cape Cod) do not add to a feeling of a cohesive residential district.



## Grimball Drive



Grimball Drive is a narrow street that bisects the steep topography resulting in houses on both sides of the road at completely different topographic elevations. Starting at the Colonial Revival Atkins House, the other four houses along the upper side of the road range widely in age, size, and style and there is no definitive cohesion to this segment.

Again, NCDOT asserts that we have adequately identified and evaluated properties that are eligible for National Register listing within the Study Area for this project. While there are numerous residential areas south of the Waynesville Main Street Historic District, there is a lack of historic or architectural links between the residences as well as vastly different styles, massing, and setting. Instead, this area appears to illustrate the sporadic residential development south of Main Street. Compared to the National Register-listed Spread Out Historic District and Frog Level Historic District, this study area does not contain a concentration of resources that convey a visual sense of a similar historic period or functionally related properties.

At this time, our offices agree that the APE contains the following properties that are either listed in or eligible for the National Register of Historic Places:

1. Clyde's Restaurant (HW0735) – Criteria A and C
2. Maple Grove Hotel (HW0739) -- Criterion A
3. Hyatt House/Hyatt House Carriage House (HW0015/0740)- Criterion C -- NCDOT agrees that the historic boundary includes the two tax parcels that contain the main house and the contemporaneous carriage house as well as the significant landscape features (rock wall, entrance piers, and historic stone bridge) on the east side of the property, along Virginia Avenue
4. Gable Apartments (HW0096) -- Criterion C
5. Dr. Albert Heyward Smith, Jr. House (HW0748) -- Criterion C
6. Atkins House (HW0109) -- Criterion C – NCDOT agrees that the historic boundary should only include the tax parcel on which the dwelling is located
7. Hilltop Tourist Lodge (HW0056) -- Criteria A and C
8. Charles Ray House/Charles Ray House Carriage House (HW0055/0751) -- Criterion C
9. Oak Park Inn (HW0753) -- Criterion A

10. Hilda Way Gwyn House/Way-Gwyn Estate (HW0754) -- Criterion C – NCDOT agrees that the historic boundary shall be drawn to include the tax parcels for the adjoining Dr. Joseph Howell Way House and the adjacent parcels to the south and east to illustrate how they are inextricably tied in history and significance
11. Green Hill Cemetery (HW0634) – Criterion C
12. Charles and Annie Quinlan House/Prospect Hill (HW0013) – Criterion C
13. Dr. Joseph Howell Way House (HW0004) – Criteria A, B, & C
14. Waynesville Main Street Historic District (HW0161) – Criteria A & C

We will include the eligible resources on the design plans and will schedule an effects assessment meeting with your office as part of the project planning process. NCDOT feels that we have made a good faith effort to comply with your request to investigate a potential historic district along South Main Street in Waynesville and ask that you concur with our finding that there is not an eligible National Register district within our APE. I am happy to discuss my evaluation and if you have any additional questions or comments about the information provided please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov).

Sincerely,

Kate Husband  
Historic Architecture Team