



North Carolina Department of Cultural Resources
State Historic Preservation Office

David L. S. Brook, Administrator

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary
Office of Archives and History

Division of Historical Resources

September 10, 2003

MEMORANDUM

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

FROM: David Brook *for David Brook*

SUBJECT: Phase II Historic/Architectural Survey Report, NC 215 from SR 1326
to US 64, R-2594, Transylvania County, ER94-7015

Thank you for your letter of August 8, 2003, transmitting the survey report by Frances P. Alexander of Mattson, Alexander and Associates, Inc.

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

J. L. Whitmire House and Mill
The Summer Cottages Historic District

The J. L. Whitmire House and Mill, north side of SR 1332 (Cherryfield Road) at the junction with SR 1392 (Cherryfield Loop Road), Cherryfield vicinity, remains eligible for listing in the National Register under Criteria A and C as the largest and most productive grist mill in Transylvania County during the early to mid-twentieth century. The complex stands as an architecturally distinctive collection of commercial mill buildings.

We concur that the boundaries determined for the J. L. Whitmire House and Mill are still appropriate.

The Summer Cottages Historic District, east side of NC 215, approximately three miles north of the junction with US 64, is eligible for the National Register under Criteria A and C. The small district is comprised of three intact-summer cottages, including the Carl and Flora Hutches Cottage, the Breeze Cottage, and the Lufburrow Cottage. The district represents the beginnings of roadside summer retreats that emerged with improved roads and the rise of automobile ownership during the 1920s and 1930s. The cottages retain their roadside location and pastoral setting, conveying the feeling, design, and association of a summer retreat enclave.

www.hpo.dcr.state.nc.us

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SURVEY & PLANNING	515 N. Blount St., Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919) 733-6545 • 715-4801



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AUG 8 2003

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

HISTORIC PRESERVATION OFFICE

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

August 8, 2003

Ref. # ER 94-7015

S

Due 8/29

Mr. David Brook
Deputy State Historic Preservation Officer
4617 Mail Service Center
Raleigh, NC 27699-4617

Dear Mr. Brook:

Subject: R-2594. NC 2215 from SR 1326 to US 64, Transylvania County.

The Department of Transportation is completing planning studies associated with the subject project. As part of these studies the Department has conducted environmental studies to identify and evaluated historic properties located in the area of potential effects of this proposed project.

Accompanying this letter are one original and two copies of the Phase II final architectural survey report for the subject project.

Would you please review this report and give us your comments in accordance with Section 106 of the National Historic Preservation Act.

Thank you for your assistance in maintaining our schedules.

Sincerely,

Barbara H. Church

Cc: Michael Penney, P.E., Project Manager
Renee Gledhill-Earley, Environmental Review Coordinator

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AUG 12 2003

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**PHASE II
HISTORIC ARCHITECTURAL SURVEY REPORT**

**N.C. 215 FROM S.R. 1326 TO U.S. 64
TRANSYLVANIA COUNTY**

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
TIP NUMBER R-2594
STATE PROJECT NUMBER 8.1000601**

Prepared by:

**Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**Buck Engineering
8000 Regency Parkway
Suite 200
Cary, North Carolina 27511**

11 July 2003

**PHASE II
HISTORIC ARCHITECTURAL SURVEY REPORT**

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**Buck Engineering
1152 Executive Circle
Cary, North Carolina 27511**

11 July 2003

Frances P. Alexander
Principal Investigator
Mattson, Alexander and Associates, Inc.

11 July 2003
Date

Barbara Church
Project Development/Environmental Analysis Branch
North Carolina Department of Transportation

Aug 6, 2003
Date

MANAGEMENT SUMMARY

This North Carolina Department of Transportation project is entitled, *N.C. 215 Improvements From S.R. 1379 to U.S. 64, Transylvania County*. The T.I.P. Number is R-2594. The North Carolina Department of Transportation proposes to improve N.C. 215 from U.S. 64 to Macedonia Church Road (S.R. 1326) in Transylvania County (**Figure 1**). The purpose of the project is to improve safety along N.C. 215 by widening the road and reducing the sharpness and slope of dangerous curves. The proposed changes would improve sight distance and would make it easier for vehicles to stay in the travel lanes.

The following alternatives are being considered (**Figure 2**):

- Alternative to Improve Existing N.C. 215 – Under this alternative, N.C.D.O.T. would widen as much of the existing road as possible and straighten the road in areas with dangerous curves. N.C. 215 would be widened from two 8-foot lanes to two 11-foot lanes, and the shoulders would be increased from an approximately three foot width to an eighth foot width. In some cases, the lane or shoulder width will be narrower, and the posted speed will be lower in order to minimize the effects on surrounding areas. This alternative will include measures to preserve the scenery and natural resources along the existing roadway. The alternative will also consider traffic detours to be used during construction.
- New Location Alternative – Under this alternative, N.C.D.O.T. would relocate N.C. 215 from the U.S. 64/Old U.S. 64 intersection in Cherryfield to the N.C. 215/S.R. 1326 (Macedonia Church Road) intersection near Balsam Grove. The new roadway would consist of two twelve foot lanes with eight foot shoulders. This alternative will include measures to preserve the scenery and natural resources along the new roadway. Several options are being considered for the existing portion of N.C. 215 that would remain between U.S. 64 and S.R. 1326: (a) maintain existing N.C. 215 as a state highway for local access; (b) close the northern portion within the U.S. Forest Service land to through traffic and maintain access to adjacent private tracts; and (c) remove N.C. 215 from the state highway system.
- No-Build Alternative - A no-build or “do-nothing” alternative will also be considered during the development of the project.

This architectural survey was conducted to identify historic architectural resources located within the area of potential effects (A.P.E.) as part of the environmental studies conducted by N.C.D.O.T. and documented by an environmental assessment (E.A.). This architectural survey report is prepared as a technical addendum to the E.A., which is on file at the North Carolina Department of Transportation, Raleigh, North Carolina. The technical addendum is part of the documentation undertaken to comply with the National Environmental Policy Act (N.E.P.A.) and the National Historic Preservation Act of 1966, as amended. Federal regulations require federal agencies to take into account the effect of their undertakings on properties included in, or eligible for inclusion in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings.

The report meets the guidelines for architectural surveys established by N.C.D.O.T. (15 June 1994). These guidelines set forth the following goals for architectural surveys: (1) to determine the A.P.E. for the project; (2) to locate and identify all resources fifty years of age or older within

the A.P.E.; and (3) to determine the potential eligibility of these resources for listing in the National Register of Historic Places. In addition, this report conforms to the expanded requirements for architectural survey reports developed by N.C.D.O.T. and the North Carolina Department of Cultural Resources (February 1996).

The methodology for the survey consisted of background research into the historical and architectural development of the area and a field survey of the A.P.E. (see Appendix A). The field survey was conducted to delineate the A.P.E. of the proposed highway construction and to identify all properties within this area that were built prior to 1953. The boundaries of the A.P.E. are shown on the Rosman Quadrangle, U.S. Geological Survey (U.S.G.S.) topographical map (**Figure 3**). The A.P.E. is comprised primarily of residential properties. One hundred percent of the A.P.E. was surveyed in the field or, where areas were inaccessible, examined on quadrangle map.

A total of nine resources were identified as being at least fifty years of age, including four along existing N.C. 215 and five along the new location alternative. All five resources oriented to the new alignment were previously evaluated in December 1994. Only one of these properties, the J. L. Whitmire House and Mill, was determined eligible for the National Register (N.C.D.O.T. 1994). The other four were found to be ineligible in 1994. All five of the previously evaluated properties are included within the Property Inventory and Evaluations section of this report. Of the four resources identified along existing N.C. 215 during the current field survey, only the Summer Cottages Historic District is recommended for National Register eligibility. The other three, the Fillmore McCall House, the McCall House, and House (No. 9), are considered ineligible for listing.

Properties Listed in the National Register

None

Properties Previously Determined Eligible for the National Register (1994)

No. 1 J. L. Whitmire House and Mill (D.O.E. 1994)

Properties Previously Evaluated and Considered Not Eligible for the National Register (1994)

No. 2 Ross-Southern Cabin
No. 3 Clarence Whitmire House
No. 4 Raleigh Waldrop House
No. 5 Matthews House

Properties Evaluated Intensively and Considered Eligible for the National Register

No. 6 Summer Cottages Historic District

Other Properties Evaluated and Considered Not Eligible for the National Register

(See **Appendix A**)

No. 7 Fillmore McCall House
No. 8 McCall House
No. 9 House

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II. INTRODUCTION

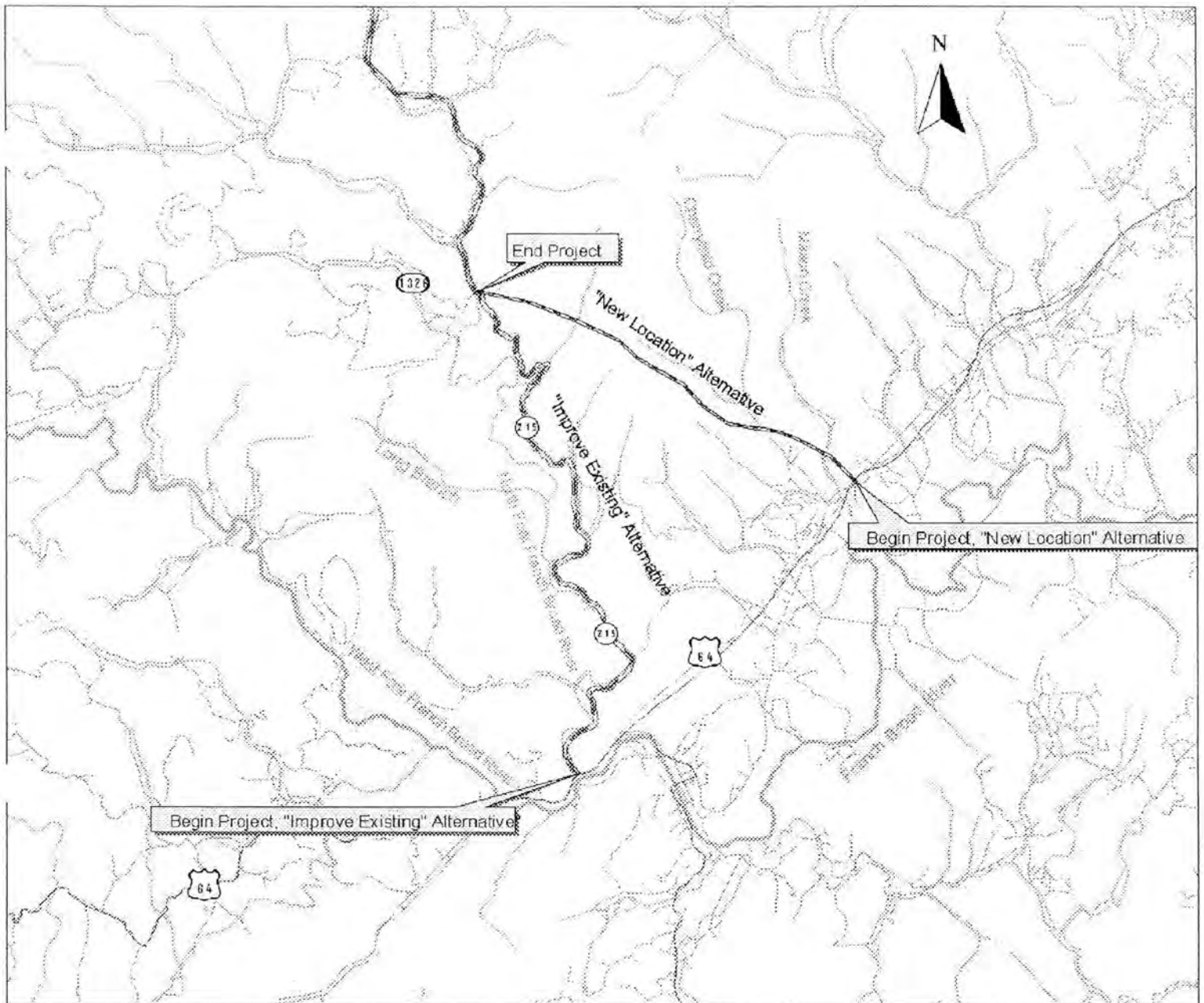
This Phase II intensive level architectural survey was undertaken for the North Carolina Department of Transportation in conjunction with the proposed improvements to N.C. 215 in Transylvania County (**Figure 1**). The T.I.P. Number is R-2594. The project extends for approximately 3.5 miles and is to be constructed primarily on U.S. Forest Service land.

The following alternatives are being considered (see **Figure 2**):

- Alternative to Improve Existing N.C. 215 – Under this alternative, N.C.D.O.T. would widen as much of the existing road as possible and straighten the road in areas with dangerous curves. N.C. 215 would be widened from two 8-foot lanes to two 11-foot lanes, and the shoulders would be increased from an approximately three foot width to an eighth foot width. In some cases, the lane or shoulder width will be narrower, and the posted speed will be lower in order to minimize the effects on surrounding areas. This alternative will include measures to preserve the scenery and natural resources along the existing roadway. The alternative will also consider traffic detours to be used during construction.
- New Location Alternative – Under this alternative, N.C.D.O.T. would relocate N.C. 215 from the U.S. 64/Old U.S. 64 intersection in Cherryfield to the N.C. 215/S.R. 1326 (Macedonia Church Road) intersection near Balsam Grove. The new roadway would consist of two twelve foot lanes with eight foot shoulders. This alternative will include measures to preserve the scenery and natural resources along the new roadway. Several options are being considered for the existing portion of N.C. 215 that would remain between U.S. 64 and S.R. 1326: (a) maintain existing N.C. 215 as a state highway for local access; (b) close the northern portion within the U.S. Forest Service land to through traffic and maintain access to adjacent private tracts; and (c) remove N.C. 215 from the state highway system.
- No-Build Alternative - A no-build or “do-nothing” alternative will also be considered during the development of the project.

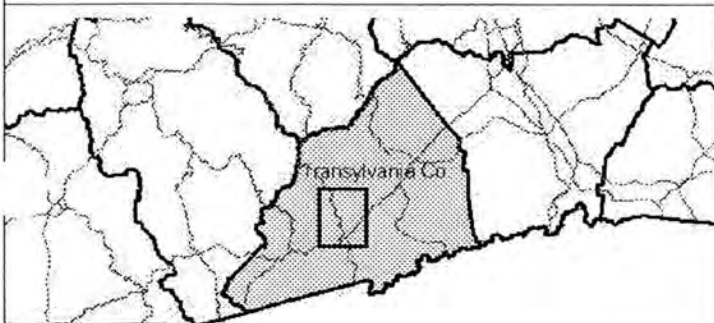
Mattson, Alexander and Associates, Inc. of Charlotte, North Carolina, conducted this study for the North Carolina Department of Transportation, Raleigh, North Carolina. Richard L. Mattson and Frances P. Alexander served as the principal investigators, and the field work was undertaken in April 2002.

This architectural survey was undertaken in accordance with the Department of Transportation Act of 1966, Section 106 of the National Historic Preservation Act of 1966, as amended (36 C.F.R. 800), and the F.H.W.A. Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents). Section 106 requires the identification of all properties eligible or potentially eligible for listing in the National Register of Historic Places according to criteria defined in 36 C.F.R. 60. In order to comply with these federal regulations, this survey followed guidelines set forth in Phase II Survey Procedures for Historic Architectural Resources (N.C.D.O.T., 15 June 1994) and expanded requirements for architectural survey reports developed by N.C.D.O.T. and the North Carolina Department of Cultural Resources (February 1996). Federal regulations require that the area of potential effects (A.P.E.)



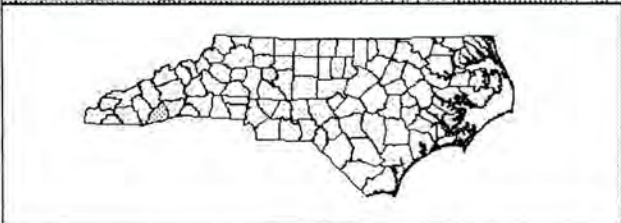
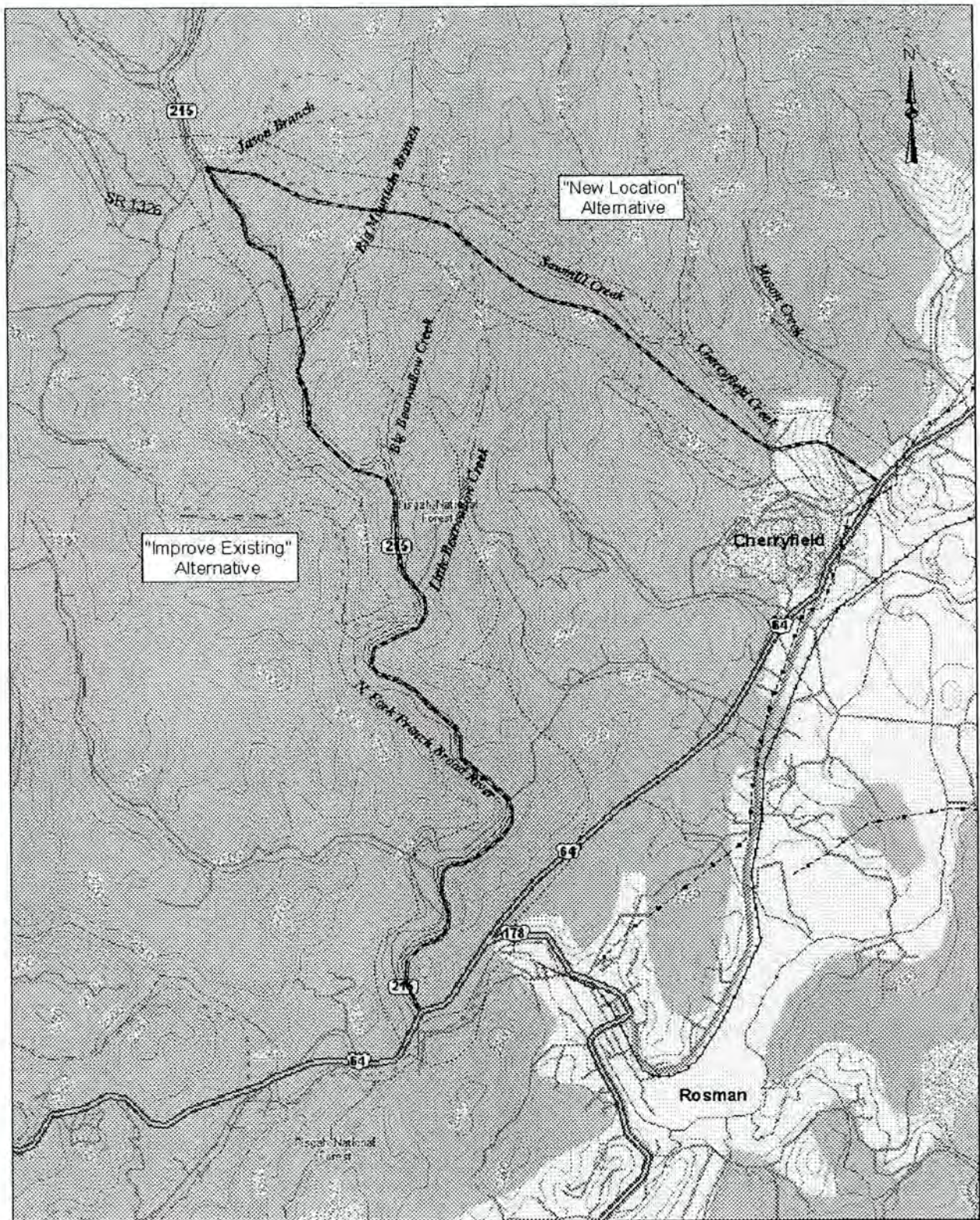
North Carolina Department of Transportation
Project Development & Environmental
Analysis Branch

Figure 1



Project Location and Alternatives
NC 215 from US 64 to SR 1326
Transylvania County, TIP No. R-2594





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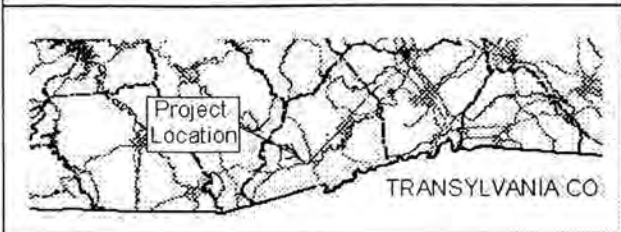


Figure 2
 Project Alternatives, TIP No. R-2594
 NC 215 from US64 to SR 1326
 Transylvania County, North Carolina



for the undertaking be determined. The A.P.E. is defined as the geographical area, or areas, within which an undertaking may cause changes to the character or use of historic properties if such potentially eligible properties exist. The A.P.E. is depicted on U.S. Geological Survey topographical maps (**Figure 3**).

The A.P.E. is based primarily on the relationship of the proposed corridors to both natural and manmade boundaries. The project is located within Transylvania County, one of the mountainous counties of western North Carolina. For much of the project area, rugged terrain creates narrowly defined areas of potential effects along both N.C. 215 and the new alignment located east of existing N.C. 215. At the south end of the project, modern commercial and residential construction around U.S. 64 defines the A.P.E. Because of the mountainous, densely wooded terrain found in much of the project area, only those sections accessible from paved or gravel roads were examined in the field. Examination of the U.S.G.S. topographical map (Rosman Quadrangle) that encompasses the project reveals no buildings or structures in the inaccessible portions of the A.P.E. However, all the buildings within the A.P.E. oriented to existing N.C. 215 were examined in the field. The south end of the new location alternative was also surveyed in the field. This area, which was largely examined in the 1994 study, is transected by U.S. 64, S.R. 1379, S.R. 1326, S.R. 1332 (Cherryfield Creek Road), and S.R. 1392 (Cherryfield Loop Road).

III. PHYSICAL ENVIRONMENT

The project area is located primarily within Pisgah National Forest in the Blue Ridge Mountains of western North Carolina. N.C. 215 follows the winding North Fork of the French Broad River through the A.P.E., terminating at east-west U.S. 64 at the south end of the project. In this area, U.S. 64 cuts across a wide valley of the upper French Broad just north of the town of Rosman. The wooded, mountainous landscape in the project area north of U.S. 64 has restricted settlement historically. However, a scattering of small farmhouses and modest summer cottages built in the early decades of the twentieth century stand alongside N.C. 215 and the narrow bottom lands of the North Fork. A small number of modern dwellings are now located in the steep hillsides above the roadway and the river, and a modern summer camp encompasses a small farmstead that was once owned by Fillmore McCall. The McCall farmhouse remains as a bunkhouse within the camp. The intersection of N.C. 215 and U.S. 64 contains a modern, recreational river-rafting business.

Rugged, mountainous terrain characterizes the majority of the new alternative east of N.C. 215. Camp Cherryfield, a summer camp that developed during the middle twentieth century, stands west of the A.P.E. for this alternative. The southern terminus of the New Location Alternative contains the small community of Cherryfield just north of U.S. 64 and Rosman. This settlement took shape along the narrow valley drained by Cherryfield Creek and features the Whitmire House and Mill (D.O.E. 1994) within the A.P.E. The A.P.E. in this area also includes several small farmhouses built in the late nineteenth and early twentieth centuries and a collection of residences near U.S. 64 that were erected between the 1920s and the late twentieth century.

IV. METHODOLOGY

This Phase II architectural survey was conducted as part of the planning for the N.C. 215 improvements project in Transylvania County. The architectural survey for this federally funded project was undertaken in accordance with the Department of Transportation Act of 1966, Section 106 of the National Historic Preservation Act of 1966, as amended (36 C.F.R. 800), and the F.H.W.A. Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents). The survey followed guidelines set forth in *Phase II Survey Procedures for Historic Architectural Resources* (N.C.D.O.T., 15 June 1994).

The survey was conducted with the following goals: 1) to determine the area of potential effects (A.P.E.), which is defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist; 2) to identify all resources at least fifty years of age within the A.P.E.; and 3) to evaluate these resources according to National Register of Historic Places criteria. The field survey was conducted in April 2002 to delineate the A.P.E. and identify all resources within the A.P.E. that appear to have been built before 1953. One hundred percent of the A.P.E. was examined through field work or, in sections of the New Location Alternative which are inaccessible, inspected on the U.S.G.S. map (Rosman Quadrangle) for this area. No architectural resources were detected in the inaccessible portions of the A.P.E.

The background research included an analysis of primary and secondary sources. The publication, *A Guide to the Historic Architecture of Western North Carolina* (Bishir et al. 1999), offered an historical and architectural overview of Transylvania County. The architectural survey files at the Western Office of the North Carolina Division of Archives and History in Asheville were searched for previously recorded properties. There are nine properties within the A.P.E. that were investigated in 1991 during the comprehensive architectural survey of Transylvania conducted by Deborah Thompson. Thompson's survey culminated in the Multiple Resource National Register Nomination for Transylvania County (Thompson 1991).

Following the research and a preliminary field survey that identified all resources at least fifty years of age within the A.P.E., a preliminary presentation of findings was submitted to N.C.D.O.T. for review. The principal investigators subsequently conducted an intensive level field survey of those resources that were determined to merit intensive evaluation. For each of these resources the following information and supporting materials were provided: physical description and evaluation of integrity; photographs of the exterior and interior (where owners permitted); site plan; and historical background information. In addition, for those resources considered eligible for the National Register, the proposed boundaries were depicted on property maps.

All properties at least fifty years of age within the A.P.E. for the new alternative were previously identified and evaluated in the 1994 report, *Historic Architectural Resources Survey and Report, Phase II (Abridged), N.C. 215, New Two Lane Roadway, from N.C. 64 to S.R. 1379, Transylvania County, T.I.P. R-2594* (N.C.D.O.T. 1994). While the A.P.E. for the present New Location Alternative was slightly larger than the one defined in the 1994 study, the principal investigators identified no additional resources that were at least fifty years of age. For the five properties previously evaluated, the principal investigators made site visits to inspect integrity, and the eligibility of each is discussed briefly in the current report. None of these properties has changed significantly since the 1994 report, and eligibility as determined in 1994 remains the same. The J. L. Whitmire House and Mill (D.O.E. 1994) was determined eligible under Criteria

A and C. None of the others were eligible under any criteria.

V. HISTORICAL BACKGROUND ESSAY

White settlers began moving into present-day Transylvania County during the late eighteenth and early nineteenth centuries. Typical of the southern Appalachians as a whole, newcomers of mainly Scotch-Irish heritage dominated the migration stream. Following the formation of Transylvania County in 1861, this mountainous county gradually developed into an area of small and medium-sized farms and dispersed agricultural communities. While the county included a few landowners of planter status, the great majority of farmers owned few or no slaves and strove for comfortable subsistence. The 1870 census recorded no farms greater than 500 acres, and half of the county's farms were only twenty to fifty acres in size. Farmers raised some livestock, tobacco, and a variety of fruits, vegetables, potatoes, and small grains, especially corn, which could be profitably distilled into whiskey for market. The poor transportation routes and rugged terrain hampered growth and confined the more substantial tracts of arable land to the bottomlands of the French Broad River, the Little River, and their tributaries. Within the A.P.E., small farms and gristmills gradually took shape along the North Fork of the French Broad River and Cherryfield Creek (U.S. Census, Agricultural Schedule 1870; Thompson 1991: 7-20).

The town of Brevard was selected the governmental seat of the newly formed county. The village grew slowly until 1895 when the Hendersonville and Brevard Railroad linked the town to the Western North Carolina Railroad in nearby Hendersonville. The population of Brevard jumped from 350 in 1898 to 600 by 1900, and the town prospered as a distribution point for timber and agricultural products and as a nascent tourist destination. In 1907, the *Sylvan Valley News* boosted Brevard as, "one of America's most beautiful towns, [with] wide and well paved streets, lined on either side with shade trees". The Brevard Board of Trade encouraged tourism by publicizing the temperate year-round climate in the "Land of Waterfalls". By the early 1900s, Brevard contained several hotels and dozens of boardinghouses. When the national summer camp movement was launched in the 1910s and 1920s, Brevard earned a reputation as one of the premier centers for summer camps in the South (Thompson 1994: 18-19, 21-23; Bishir et al. 1999: 325-330).

Between 1900 and 1903, rail lines were extended from Brevard into the southwest portion of the county. The town of Rosman, sited just south of the A.P.E. near the French Broad River, took shape along the Transylvania Railroad, which terminated at Lake Toxaway a few miles to the west. With the arrival of rail transport, Rosman boomed during the early twentieth century. The Toxaway Tanning Company opened in 1901, followed by sawmills and other enterprises geared to the commercial exploitation of the abundant hardwood forests in the Toxaway area. The Toxaway River was dammed in 1901 to create Lake Toxaway, an exclusive resort colony. The developers hailed the scenic resort as the "Switzerland of America" (Thompson 1994: 24-27; Bishir et al. 1999: 337-338).

During the late nineteenth and early twentieth centuries, George Washington Vanderbilt purchased a sizable portion of Transylvania County as part of his enormous Biltmore Estate. Vanderbilt financed a forestry program that came to known as the Cradle of Forestry and was based in the county. The program continued until 1909. In 1912, lumberman Louis Carr purchased the timber rights to Vanderbilt land. The giant Carr Lumber Company built a network of logging rail lines, lumber camps, and sawmills throughout the county and engaged in large-scale, commercial timbering that transformed the region (Thompson 1994: 27-28).

The promises of tourism and mounting pressures from conservationists to limit the industrial exploitation of the old forests led to federal measures to protect the region's natural resources. In

1911, following the passage of the Weeks Act, the federal government established a national forest that encompassed sections of Transylvania county and adjoining areas in North Carolina, South Carolina, and northern Georgia. In 1916, the upper portion of the county, including a major section of the A.P.E., became the nucleus of the Pisgah National Forest, the first national forest in the eastern United States. In the 1920s, a portion of protected forest in southwestern Transylvania and several other western North Carolina counties became known as the Nantahala National Forest. Hundreds of small farmers transferred land titles to the government, diminishing the number of farms in Transylvania County and the region. Many farming families left the land and moved to areas bordering the federal reserve or to established communities along the French Broad and the Little rivers (Thompson 1994: 27-28).

After the first World War, the growing use of automobiles led to state and local campaigns for new or improved roads and bridges. With the passing of the state's 1921 Highway Act, new roadways began to link Brevard to an emerging statewide system of hard-surfaced highways. State funds were used to build concrete bridges on the state highways over the French Broad, Toxaway, and Davidson rivers and their tributaries. In the late 1920s, present-day U.S. 64 was built through the county, and north-south N.C. 215 was cut from Rosman northward across Pisgah Ridge into Haywood County. Most of the Blue Ridge Parkway that traces Pisgah Ridge along the county's northern border was completed in the late 1940s (Lefler and Newsome 1973: 600, 650; Thompson 1994: 28-29; Bishir et al. 1999: 49-50, 372-374).

Better roads improved accessibility and stimulated the growth of summer camps and seasonal getaways for motoring tourists. Between 1910s and the Depression, Transylvania County attracted a host of camps for boys and girls, including camps Illahee, Keystone, Rockbrook, Gwynne, and Cherryfield. Camp Cherryfield was established in the 1920s in a remote setting near the project (outside the A.P.E.), but has developed primarily in recent decades (Bishir et al. 1999: 336). Summer visitors also erected family retreats, which varied in scale and pretension from the grand Alexander House near Lake Toxaway to modest one-story dwellings near the newly constructed roadways. Within the A.P.E., a small collection of board and batten and rock-faced cottages arose alongside N.C. 215 and the North Fork of the French Broad during the 1930s (Thompson 1994: 67-68).

The Great Depression stalled growth and sparked out-migration in Transylvania County and throughout the region. To create jobs and bolster the collapsing economy nationwide, the federal government enacted a series of relief programs. Of particular importance in the North Carolina mountains was the Civilian Conservation Corps (C.C.C.), organized as both a work program and a conservation agency. Nationwide, the C.C.C. recruited some 300,000 men between the ages of seventeen and twenty-eight to work on such projects as flood and erosion control, reforestation, and road construction. By 1935, there were sixty-six camps in North Carolina housing approximately 27,000 men. In the Southern Appalachians, C.C.C. workers labored in the national forests building bridges, roads, visitors' centers, and other outdoor facilities. The Works Progress Administration also provided some local jobs while providing funds for the construction of the Brevard Country Club and the Brevard Post Office. In 1938, the Ecusta Paper Mill, manufacturing cigarette paper from raw flax, opened on the Davidson River to provide needed employment (Lefler and Newsome 1973: 615; Thompson 1994: 34; Bishir 1999: 75-76).

In the ensuing decades other industries followed the Ecusta Paper Mill to Transylvania County. Dupont established a factory in Buck Forest in 1956, and in the 1960s N.A.S.A. opened a satellite tracking station in the Gloucester community. The tourism industry has also thrived with the opening of the national forests and new resort developments around Lake Toxaway, Sapphire,

Brevard, and Dunns Rock. In common with the region as a whole, Transylvania County has attracted many retirees, and today a sizable portion of the population is sixty-five years of age or older. The National Forest Service owns about one-third of the county's land, and the traditional, dispersed rural population has given way to town dwellers and the inhabitants of new, planned subdivisions (Thompson 1994: 35-36).

Entertainment and Recreation Context: Tourism in Transylvania County in the Early Twentieth Century; Architecture Context: Summer Cottages in Transylvania County During the Early Automobile Era

With the arrival of rail transportation in the early 1900s, and the rise of motorcar travel in the ensuing decades, tourism boomed in the North Carolina mountains. Thousands of vacationers streamed into the region to escape the oppressive heat of the coastal low country and to seek vigorous exercise and scenic views in the pure mountain air. These seasonal visitors patronized resorts and motor courts, enrolled in summer camps, and built hunting camps and summer cottages in remote areas made accessible by the newly built rail lines and roadways. In Transylvania County, the Brevard Board of Trade boosted tourism in brochures that touted this region as the "Land of Waterfalls". In 1901, developers dammed the Toxaway River in southwestern Transylvania to create Lake Toxaway, an exclusive resort colony promoted as the "Switzerland of America". By World War I, numerous rail-oriented summer retreats had also taken shape around Brevard and Cedar Mountain, and by World War II, roadside cabin courts and cottages appeared across the county (Thompson 1994: 18-19, 21-27; Phillips and Thompson 1998: 68-70, 306-309; Bishir et al. 1999: 325-330, 337-338).

Transylvania County and neighboring Henderson County attracted a host of rustic summer camps, and both Brevard and Hendersonville became nationally known camping centers. In Transylvania County, camps such as Gwynn Valley, Rockbrook, Cherryfield, Chicasaw, and Illahee developed in remote areas during the 1910s and 1920s. Today, Rockbrook perhaps best illustrates these summer camps in its host of simple, frame cabins and more elaborate rock lodges with stone fireplaces and exposed log ceiling beams (Thompson 1994: 18-19, 21-23; Phillips and Thompson 1998: 70-73; Bishir et al. 1999: 325-330).

The emergence of automobile travel and roadway improvement projects between the 1920s and World War II boosted tourist traffic countywide. Privately owned roadside campgrounds and cabin courts geared to motorists arose. The great majority of the summer cottages in this period were consciously rustic structures that employed simple plans and native materials. Many followed regional side gable or gable front forms, with rock chimneys and board and batten, fieldstone, or wood shingled exteriors. Others reflected the nationally popular bungalow style. The style's emphasis on natural materials, open plans, and spacious porches was well-suited for vacationers seeking informality and rustic simplicity. Near Cedar Mountain, the Stone family of Greenville, South Carolina, built a small colony of bungalows during the 1920s and 1930s. These low-slung, frame cottages remain intact, reflecting the bungalow style and the growth of summer visitors during the county's early automobile era. Near Lake Toxaway, Puncheon Camp Mountain Cabins opened in the 1920s to cater to motoring vacationers. The camp originally included about eight rustic, board and batten cottages, and three still survive. Nearby, another entrepreneur opened Mount Toxaway Lodge, a roadside cabin court, in 1925. The cabin court stands substantially intact, including two rows of board and batten cabins, a store, and a post office (Phillips and Thompson 1998: 68-73, 226-227, 247-248, 295, 306-307, 318).

Along N.C. 215 within the A.P.E., three vacation cottages were built on adjoining parcels between the 1920s and 1930s. Typical of such single family mountain retreats of this period, they

are unpretentious dwellings erected by local builders using native materials. The ca. 1920 Carl and Flora Hutches Cottage has a traditional side gable, two room plan, skinned pole porch posts, and board and batten siding. Further research may find it to be an example of boxed construction, a minimal framing technique common to the mountain region in this period. Located on the rise of land south of the Hutches Cottage, the ca. 1939 Breeze Cottage is a one and one-half story, fieldstone dwelling with concrete lintels over the doors and casements windows. South of the Breeze Cottage, the 1936 Lufburrow Cottage is a particularly fine example of the mountain summer homes of the early twentieth century. The square plan house has board and batten siding, a fieldstone chimney, and an engaged front porch with square posts and balusters. These three well-preserved summer cottages comprise a small historic district recommended eligible for the National Register under Criterion A for entertainment and recreation and under Criterion C for architecture (Thompson 1991).

Specific Guidelines for Evaluating the Eligibility of Early Twentieth Century Summer Cottages in Transylvania County

To be recommended as eligible for the National Register, summer cottages of the early twentieth century must retain a high degree of architectural integrity and well-preserved settings. As discussed in the 1991 National Register Multiple Property Documentation Form for Transylvania County, "A single building, if sufficiently unique and significant, may be eligible by itself, but most in this category would need other related structures to reach eligibility standards. Many of the summer houses, especially those built in the twentieth century. . . are important as significant entities and therefore are eligible as districts if the majority of the individual houses retain integrity of location, design, setting, feeling, and association" (Thompson 1991: 69).

VI. PROPERTY INVENTORY AND EVALUATIONS

Summary

The A.P.E. contains nine properties identified as at least fifty years of age. The J.L. Whitmire House and Mill along the New Location Alternative was determined eligible for the National Register in 1994. Four other properties sited along the new alignment were previously determined not eligible. In addition, the present study recommended the Summer Cottages Historic District as eligible for the National Register.

<u>Properties Listed in the National Register</u>		<u>Page No.</u>
None		
<u>Properties Previously Determined Eligible for the National Register (1994)</u>		
No. 1	J. L. Whitmire House and Mill (D.O.E. 1994)	20
<u>Properties Previously Evaluated and Considered Not Eligible for the National Register (1994)</u>		
No. 2	Ross-Southern Cabin	23
No. 3	Clarence Whitmire House	25
No. 4	Raleigh Waldrop House	27
No. 5	Matthews House	30
<u>Properties Evaluated Intensively and Considered Eligible for the National Register</u>		
No. 6	Summer Cottages Historic District	31
<u>Other Properties Evaluated and Considered Not Eligible for the National Register (See Appendix A)</u>		
No. 7	Fillmore McCall House	
No. 8	McCall House	
No. 9	House	

Properties Previously Determined Eligible for the National Register (D.O.E. 1994)

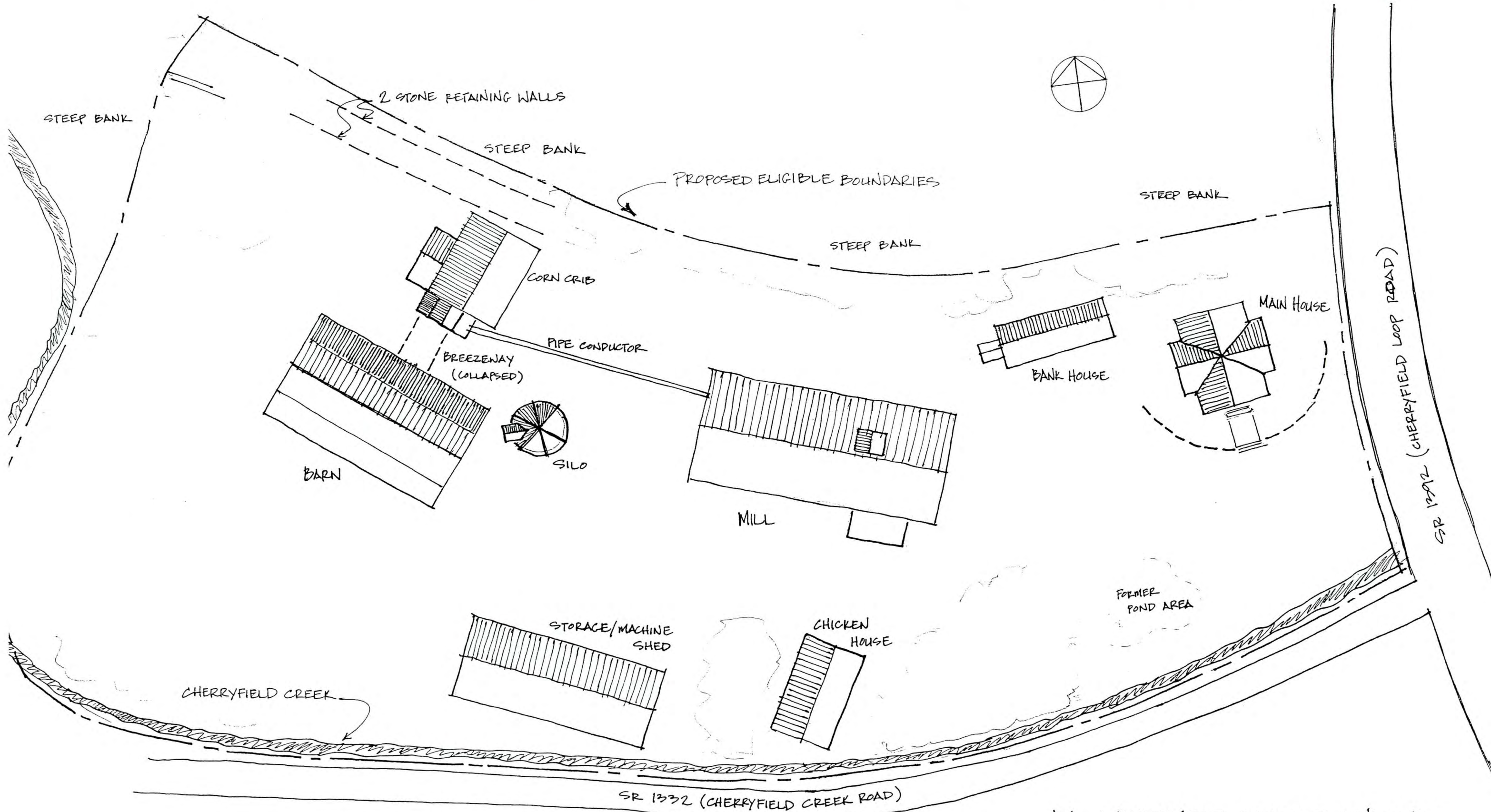
No. 1 J. L. Whitmire House and Mill (TV 91)

North side of S.R. 1332 (Cherryfield Creek Road) at junction with S.R. 1392 (Cherryfield Loop Road), Cherryfield vicinity

This house and mill complex includes a two story, masonry house that dates to ca. 1940, ca. 1930 grist mill, gambrel roofed barn, substantial, frame corncrib, brick silo, bank house, chicken house, and storage shed. Located at the intersection of two state roads, the complex was evaluated by the North Carolina Department of Transportation in 1994 as eligible for the National Register. The 1994 investigation concluded that the Whitmire house and mill were eligible under Criterion A for commerce. According to the D.O.E. documentation, the mill was the largest and most productive grist mill in Transylvania County during the early to mid-twentieth century. The complex included a complete and architecturally distinctive collection of commercial buildings, and was also recommended as eligible under Criterion C for architecture. The property stands essentially unchanged since its 1994 determination of eligibility, and remains eligible for the National Register under Criteria A and C. The present study also concurs with the 1994 National Register boundaries (**Plate 1, Figure 4**).



Plate 1. J.L. Whitmire House and Mill, Looking North.



J.L. WHITMIRE HOUSE AND MILL
 SITE PLAN AND PROPOSED ELIGIBLE BOUNDARIES
 NOT TO SCALE

Figure 4

Properties Evaluated Previously and Considered Not Eligible for the National Register

No. 2 Ross-Southern Cabin

End of S.R. 1332 (Cherryfield Creek Road), 0.6 mile west of junction with S.R. 1392 (Cherryfield Loop Road)

Covered in asphalt siding, this one story, frame, side gable dwelling was built in 1876 by a Confederate veteran, Tom Ross, and was later purchased by John Southern, a local sawyer and farmer. The property was found to lack any architectural and historical significance and was determined not eligible for the National Register during the 1994 investigation. The site is now inaccessible, but appears unchanged since its determination of ineligibility eight year ago (**Plate 2**).



Plate 2. Ross-Southern Cabin, Looking North.

No. 3 Clarence Whitmire House

South side of S.R. 1332 (Cherryfield Creek Road), 0.3 mile from junction with S.R. 1392 Cherryfield Loop Road)

This small farm complex has a simple, front gable bungalow (ca. 1920) as its centerpiece and two frame outbuildings. One of the outbuildings appears to be a two story garage with a second floor storage room or apartment. The other outbuilding has a long, narrow form, board and batten siding, and several entrances. Lacking any architectural or historical significance, the house and outbuildings were determined ineligible for the National Register in 1994. The house, which had only marginal integrity eight years ago, is unchanged since its determination of ineligibility (**Plate 3**).



Plate 3. Clarence Whitmire House, Looking South.

No. 4 Raleigh Waldrop House

West side of S.R. 1392 (Cherryfield Loop Road), 0.1 mile south of junction with S.R.1332 (Cherryfield Creek Road)

This one and one-half story, fieldstone dwelling with Colonial Revival detailing was built in 1933 for the local postmaster and depot agent. Lacking any architectural or historical significance, the house was determined ineligible for the National Register in 1994. The house is unchanged since its determination of ineligibility (**Plate 4**).



Plate 4. Raleigh Waldrop House, Looking South.

No. 5 Matthews House

East side of S.R. 1392 (Cherryfield Loop Road), 0.1 mile south of junction with S.R. 1332 (Cherryfield Creek Road)

The one story, brick house was built in the late 1920s by J.L. Whitmire for the Matthews family. The house was originally designed as a front gable bungalow, but later additions have obscured the bungalow form. On the site are also several modern buildings including a garage, storage buildings, and a welding shop. Because of its lack of architectural or historical significance as well as its lack of integrity, the house was determined ineligible for the National Register in 1994. The house is unchanged since the determination of ineligibility eight years ago (**Plate 5**).



Plate 5. Matthews House, Looking North.

Properties Evaluated Intensively and Considered Eligible for the National Register

No. 6 Summer Cottages Historic District

East side of N.C. 215, roughly three miles north of the junction with U.S. 64

Dates of Construction

ca. 1920-ca. 1940

Outbuildings

Modern Rear Cottage (Lufburrow House)

Setting and Landscape Description

These three summer cottages are located along the east side of circuitous, two-lane N.C. 215 in an area of particularly steep, heavily wooded terrain. Bearwallow Creek, a tributary to the North Fork of the French Broad River, meanders along the rear (east) side of these properties. There is only sparse development in the vicinity although a few other dwellings of the period are found north and south of these cottages. The Lufburrow Cottage is situated along an upsloping lot on the east side of the creek. The Breeze Cottage occupies a flat, overgrown rise carved from a hill, north of the Lufburrow house. The Hutches cottage is sited along a flat, tree-shaped parcel that is defined by a bow-shaped curve of Bearwallow Creek.

Physical Description and Evaluation of Integrity (Figure 5) (Plates 6-15)

Sited along N.C. 215 are three intact summer cottages that were built in the 1920s and 1930s. Typical of such single family, mountain retreats of the period, the houses were consciously unpretentious, rustic dwellings. Probably erected by local builders using native materials, each follows a simple, vernacular plan. At the north end of the district, the ca. 1920 Carl and Flora Hutches Cottage (TY 26) has a traditional side gable, two room plan. Carl and Flora Hutches were Floridians who purchased the small parcel from the McCalls, Transylvania County natives whose family owned the majority of land in this area around Big Mountain Gap. The house has original board and batten siding, and further research may find it to be an example of boxed construction, a minimal framing technique common to the mountains region of the period. The Hutches cottage also retains original batten window shutters, skinned pole porch posts, and exposed purlins. A uniquely designed memorial has been constructed of fieldstone near the creek that meanders around the rear of the house. On the opposite side of the creek is a masonry spring box.

Located on the rise of land south of the Hutches Cottage, the ca. 1939 Breeze Cottage (TY 27) is a one and one-half story, fieldstone dwelling. It is said that a man named Breeze erected this summer cottage himself using native rock. The house has concrete lintels over the doors and casement windows. There is an exterior metal flue at the south gable end. The gable ends of the house are weatherboarded and exposed rafters are clipped. The site also has an original flagstone terrace and walkways and rectangular stone spring box.

At the south end of the district is the ca. 1936 Lufburrow Cottage, a particularly fine example of the mountain summer houses of the early twentieth century. The one and one-half story house has board and batten siding, a square plan, and an engaged front porch with square posts and balusters. A fieldstone chimney fills the south gable end. The house rests on fieldstone piers, which were later infilled. The secluded, wooded property includes a fieldstone picnic area alongside the creek near the front of the property. The driveway leads to an ornate iron gate with large rock piers, approximately five feet tall and three feet wide. The north pier has a marble

name plate incised with, "Lufburrow 1936". A modern frame summer cottage erected for family members now stands on wooden piers behind the original cottage.

None of the three houses are currently occupied, and thus the interiors of each were not accessible. However, all three retain their exterior architectural integrity.

Evaluation of Eligibility (Figure 6)

The Summer Cottages Historic District is recommended for National Register eligibility under Criterion A for social history (see **Historic Context**, pp. 18) and under Criterion C for architecture. This small enclave of well-preserved summer cottages along N.C. 215 is unusual for the period in Transylvania County. Although vacation homes for out-of-staters were common by the 1920s, most tourists visited established, railroad-oriented retreats in and around Brevard or Cedar Mountain. This string of early twentieth century cottages along N.C. 215 illustrates the beginnings of roadside summer retreats that emerged with improved roads and the rise of automobile ownership during the interwar period.

As required by the registration requirements set forth in the 1991 National Register Multiple Property Documentation Form for Transylvania County, these seasonal retreats retain their architectural integrity as well as their roadside locations and pastoral mountain settings. As the documentation form states, "A single building, if sufficiently unique and significant, may be eligible by itself, but most in this category would need other related structures to reach eligibility standards. Many of the summer houses, especially those built in the twentieth century. . . are important as significant entities and therefore are eligible as districts if the majority of the individual houses retain integrity of location, design, setting, feeling, and association" (Thompson 1991: 69).

The Summer Cottages Historic District is not considered eligible under Criterion B because the district is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context. Furthermore, the historic district is not considered eligible under Criterion D because the architectural components are not likely to yield information important in the history of building technology.

The proposed National Register boundaries for this small historic district encompass the three tax parcels on which the cottages are sited. The western boundary of the district follows the right-of-way along the east side of N.C. 215.



Plate 6. Summer Cottages Historic District, Hutches Cottage Along N.C. 215, Looking South.



Plate 7. Summer Cottages Historic District, Hutches Cottage, House and Setting, Looking East.



Plate 8. Summer Cottages Historic District, Hutches Cottage, Memorial and Spring Box, Looking South.



Plate 9. Summer Cottages Historic District, Breeze Cottage, Looking North.



Plate 10. Summer Cottages Historic District, Breeze Cottage, North Elevation, Entrance and Window, Looking Southeast.



Plate 11. Summer Cottages Historic District, Lufburrow Cottage, House and Setting, Looking Northeast.



Plate 12. Summer Cottages Historic District, Lufburrow Cottage, Bridge and Bench Over Creek, Looking West.

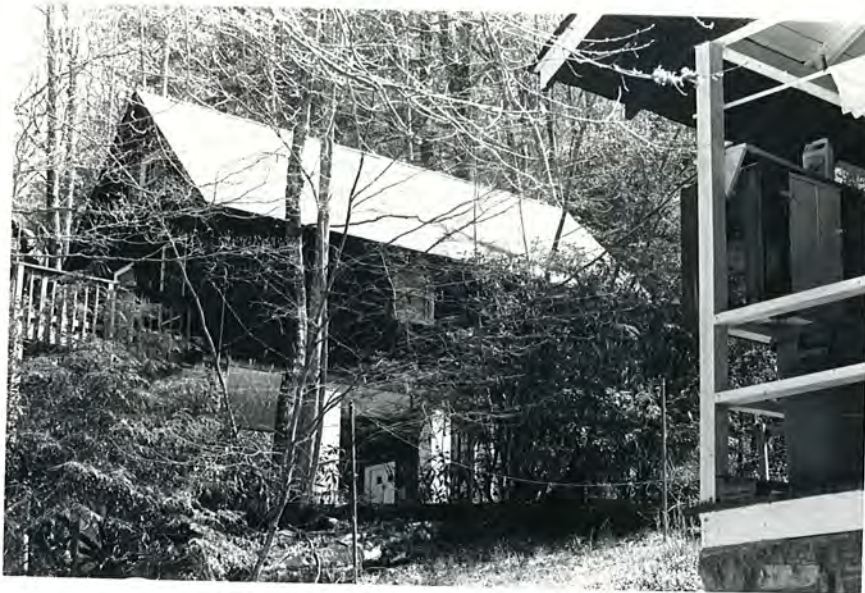


Plate 13. Summer Cottages Historic District, Lufburrow Cottage, Modern House Behind Cottage, Looking Northeast.



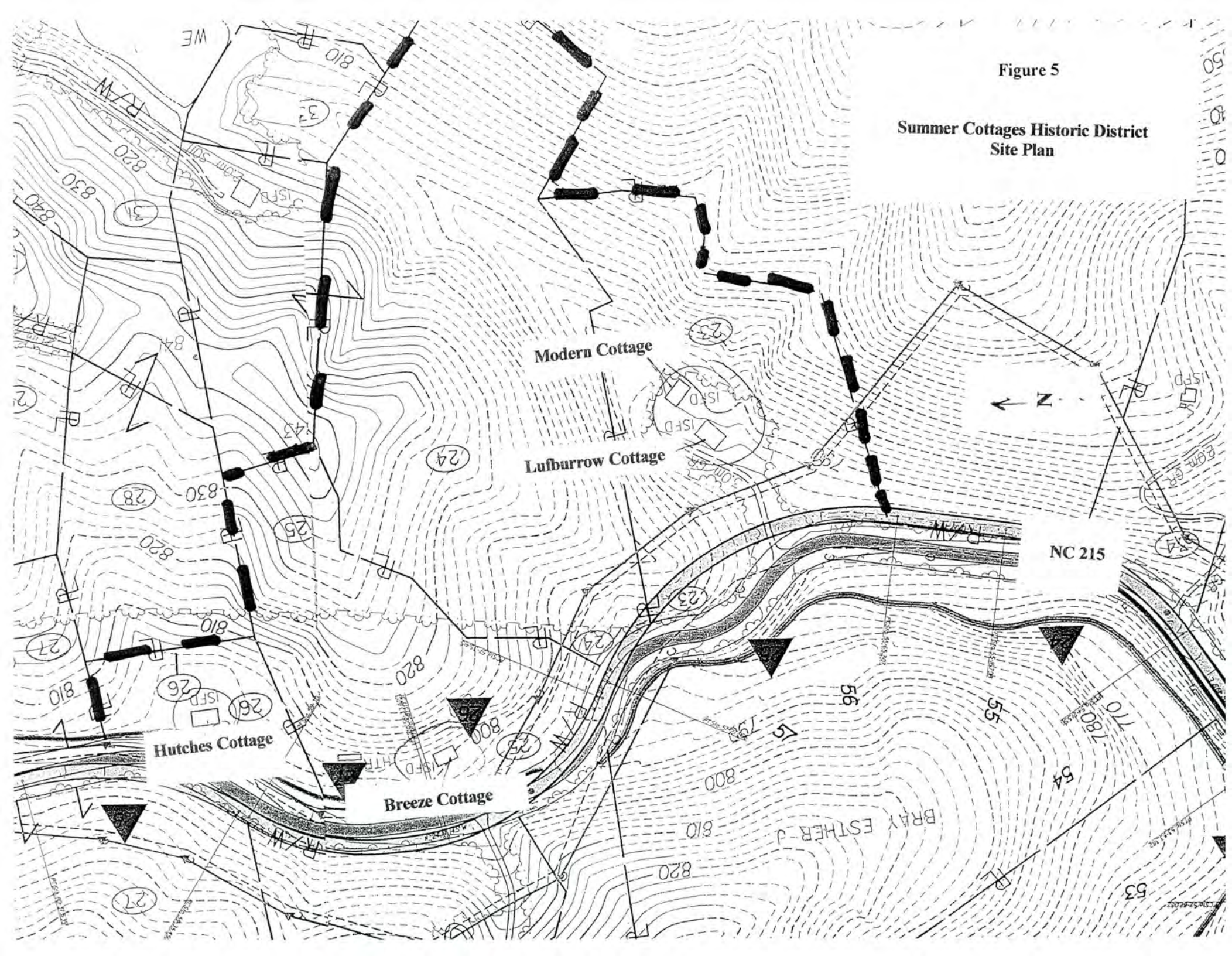
Plate 14. Summer Cottages Historic District, Lufburrow Cottage, Creekside Picnic Area, Looking West.



Plate 15. Summer Cottages Historic District, Lufburrow Cottage, Nameplate On Stone Gate Post.

Figure 5

Summer Cottages Historic District
Site Plan



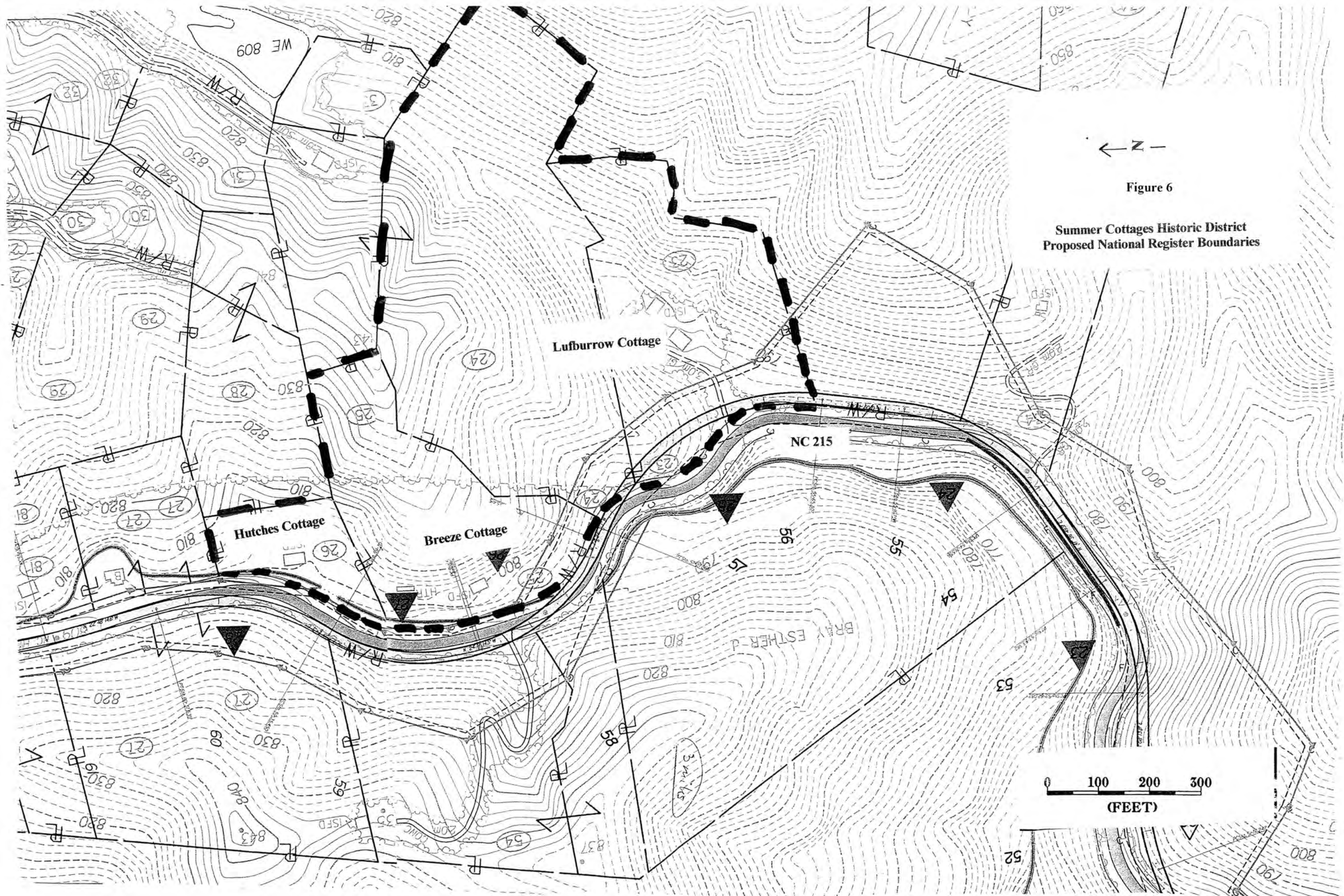


Figure 6

Summer Cottages Historic District
Proposed National Register Boundaries

0 100 200 300
(FEET)

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APPENDIX A:

CONCURRENCE FORM

EVALUATIONS AND PHOTOGRAPHIC INVENTORY

FIELD SURVEY MAP

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

Project Description: NC 215 from US 64 at Cherryfield to SR 1326 South of Balsam Grove, Transylvania Co.

On July 16, 2002, representatives of the

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

Reviewed the subject project at

- Scoping meeting
 Historic architectural resources preliminary inventory 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 78, + 9 are considered not eligible for the National Register and no further evaluation of them is necessary unless additional substantive information or subsequent research demonstrates reevaluation is warranted. There are other properties in the APE still undergoing evaluation.
- 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:

Barbara H. Crumb

Representative, NCDOT

July 16, 2002
Date

[Signature]

FHWA, for the Division Administrator, or other Federal Agency

7/11/02
Date

Ann Swallow

Representative, HPO

7/16/02
Date

David Swank

State Historic Preservation Officer

7/17/02
Date

DOT
County

Evaluations of Eligibility

No. 7 **Fillmore McCall House** ^{TV 24} ~~(TY 24)~~

East side of N.C. 215, roughly two miles south of intersection with S.R. 1326

Built ca. 1900, the Fillmore McCall House is a traditional, one and one-half story, single pile, side gable dwelling. The house retains its original stacked fieldstone foundation and weatherboard siding except on the rear elevation which has modern German siding. The side gable roof has exposed rafters and appears to have been remodeled in the 1920s or 1930s. The house has a fieldstone chimney, but a rear chimney has been removed to accommodate a new window. The shed roofed porch has turned posts, but the roof, balustrade, and deck are all replacements. The house has a small rear ell that appears original but altered with new balusters and railing and a German-sided side addition that was added in the mid-twentieth century. The four bay facade has two four-panel doors, and the windows are four-over-four except in the side addition which has six-over-six windows. The interior has a handsome, bracketed mantel and a boxed, rear-facing staircase, but the walls have been sheetrocked, and several interior doors are modern replacements.

Now used as the office for a summer camp, the house was built for local farmer and lumberman, Fillmore McCall, and his wife, Ellen Scott. With its conversion to summer camp use, the property was altered extensively with the addition of a soccer field, bunkhouses, an archery area, and a lake. An example of a common domestic form, the house retains only marginal architectural integrity and has lost much of its integrity of setting. Thus, the house is not recommended for National Register eligibility. The property had been examined in 1991 during a comprehensive architectural survey of Transylvania County, but was not added to the state Study List as a result of the 1991 investigations (Thompson 1991).

No. 8 **McCall House**

West side of N.C. 215, roughly two miles north of junction with U.S. 64

This log house recently has been completely reconstructed. The house retains its side gable roof, a fieldstone chimney, and an engaged porch, but the porch is supported by replacement wood piers. The windows are replacement one-over-one sashes, and the Dutch door is also modern. As part of the reconstruction, a small addition and porch were built across the rear elevation. The addition has board and batten siding and new one-over-one, wooden sash windows. The rear entrance was built from salvaged framing, and the Dutch door, with side lights, is modern. The rear porch has exposed rafters and wooden piers. The interior has been completed reconfigured and remodeled. The site has been altered, and the landscaping is new. The property no longer retains its architectural integrity.

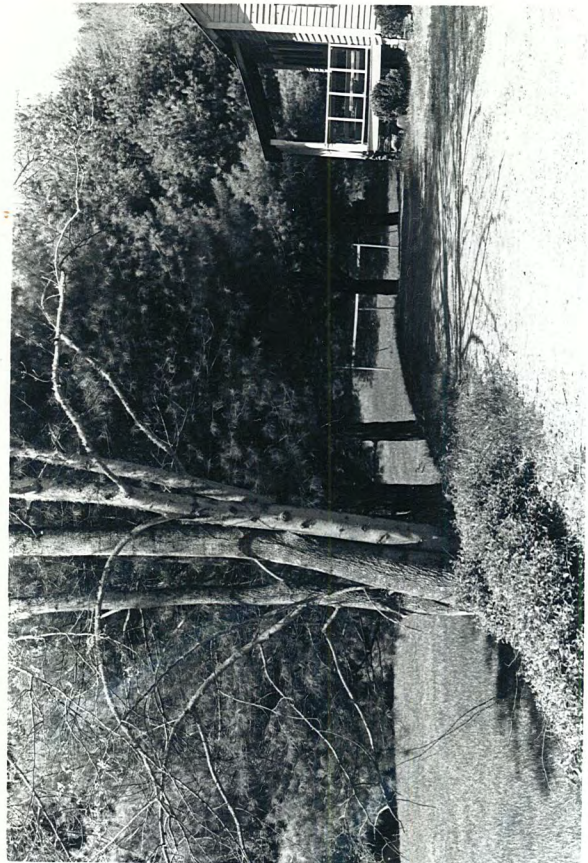
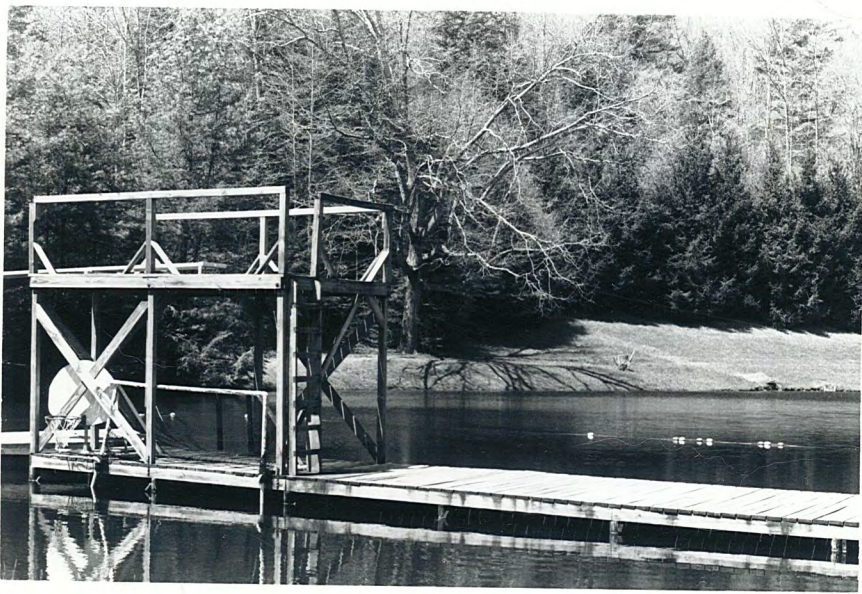
No. 9 **House**

East side of N.C. 215, roughly 0.3 mile south of junction with S.R. 1326

This gable front bungalow has been completely altered with new board and batten siding, a concrete block foundation, and a stuccoed flue. The hip roofed porch has new wooden piers, and the property has no historic landscaping. The house does not retain its architectural integrity.



No. 7 Fillmore McCall House (TV 24)



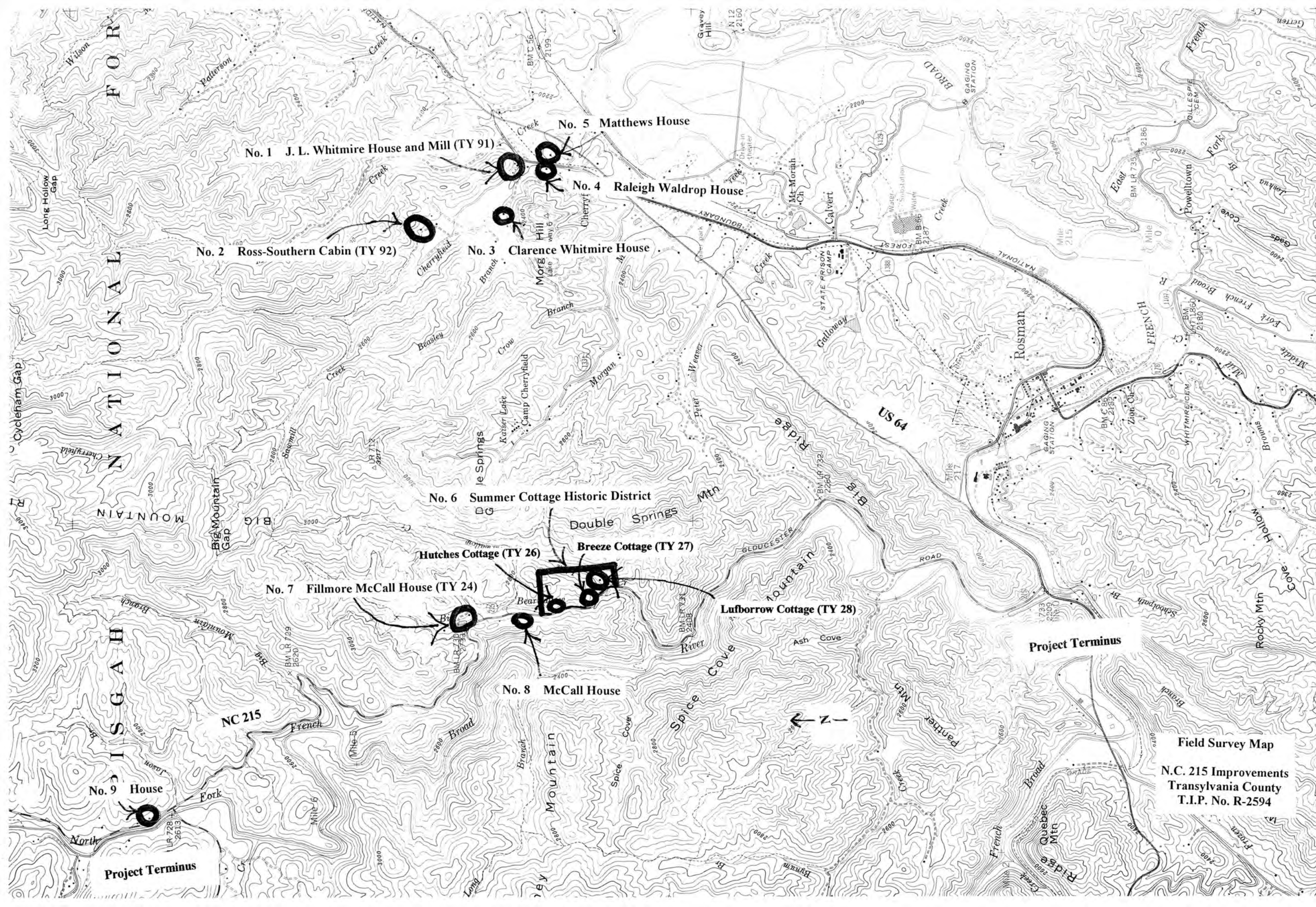
No. 7 Fillmore McCall House (TV 24)



No. 8 McCall House (TV 25)



No. 9 House



No. 1 J. L. Whitmire House and Mill (TY 91)

No. 5 Matthews House

No. 4 Raleigh Waldrop House

No. 2 Ross-Southern Cabin (TY 92)

No. 3 Clarence Whitmire House

No. 6 Summer Cottage Historic District

Hutches Cottage (TY 26)

Breeze Cottage (TY 27)

No. 7 Fillmore McCall House (TY 24)

Lufborrow Cottage (TY 28)

No. 8 McCall House

No. 9 House

Project Terminus

Project Terminus

Field Survey Map
N.C. 215 Improvements
Transylvania County
T.I.P. No. R-2594

Published by the Geological Survey and TVA using photogrammetric methods

SCALE 1:24,000

1 MILE
7000 FEET
6000
5000
4000
3000
2000
1000
0

850,000 FEET

50'

15 MI. TO S. C. T. PICKENS, S. C. 24 MI.

336

47

31

APPENDIX B:

PROFESSIONAL QUALIFICATIONS

Richard L. Mattson, Ph.D.
Historical Geographer

Education

- 1988 Ph.D. Geography
University of Illinois, Urbana, Illinois
- 1980 M.A. Geography
University of Illinois, Urbana, Illinois
- 1976 B.A. History, Phi Beta Kappa
University of Illinois, Urbana, Illinois

Relevant Work Experience

- 1991-date Historical Geographer, Mattson, Alexander and Associates, Inc.
Charlotte, North Carolina
- 1991 Visiting Professor, History Department, Queens College, Charlotte, North Carolina
- Developed and taught course on the architectural history of the North Carolina Piedmont, focusing on African-American architecture, textile-mill housing, and other types of vernacular landscapes.
- 1989-1991 Mattson and Associates, Historic Preservation Consulting
Charlotte, North Carolina
- 1988 Visiting Professor, Department of Urban and Regional Planning,
University of Illinois, Urbana, Illinois
- Taught historic preservation planning workshop, developed and taught course on the history of African-American neighborhoods. The latter course was cross-listed in African-American Studies.
- 1984-1989 Private Historic Preservation Consultant,
Raleigh, North Carolina
- 1981-1984 Academic Advisor, College of Liberal Arts and Sciences, University of
Illinois, Urbana, Illinois
- 1981 Instructor, Department of Geography, University of Illinois, Urbana,
Illinois
- 1978-1980 Private Historic Preservation Consultant, Champaign, Illinois

Frances P. Alexander
Architectural Historian

Education

- 1991 M.A. American Civilization-Architectural History
George Washington University
Washington, D.C.
- 1981 B.A. History with High Honors
Guilford College
Greensboro, North Carolina

Relevant Work Experience

- 1991-date Architectural Historian, Mattson, Alexander and Associates, Inc.
Charlotte, North Carolina
- 1988-1991 Department Head, Architectural History Department
Engineering-Science, Inc., Washington, D.C.
- 1987-1988 Architectural Historian, Historic American Buildings Survey/Historic
American Engineering Record, National Park Service, Washington, D.C.
- 1986-1987 Historian, National Register of Historic Places, National Park Service,
Washington, D.C.
- 1986 Historian, Historic American Engineering Record, National Park Service,
Chicago, Illinois