

TIP # R 2210 Federal Aid # SRP 23B(1) County HAYWOOD

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

Brief Project Description
US 23 BUSINESS FROM WAYNESVILLE CITY LIMITS TO US 19-23 74

On JANUARY 11, 1996, 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

- A scoping meeting
- Historic architectural resources photograph review session/consultation
- Other _____

All parties present agreed

- there are no properties over fifty years old within the project's area of potential effect.
- there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.
- there are properties over fifty years old (list attached) within the project's area of potential effect, but based on the historical information available and the photographs of each property, properties identified as Properties # 1-8, 10-15, AND 17 are considered not eligible for the National Register and no further evaluation of them is necessary.
- there are no National Register-listed properties within the project's area of potential effect.

Signed:

Clay Griffith 1/11/96
Representative, NCDOT Date

Ray C. Shelton 1/16/96
FHWA, for the Division Administrator, or other Federal Agency Date

Debra K. Bewin 1/11/96
Representative, SHPO Date

David Wood, Deputy 1/29/96
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

Historic Architectural Resources Survey Report
Phase II

US 23 Business
from Waynesville City Limits to south of SR 1801
Haywood County
TIP No. R-2210
State Project No. 8.1942901
Federal Aid No. STP-23B(1)

North Carolina Department of Transportation
Report Prepared by Clay Griffith

February 28, 1997

Clay Griffith

Principal Investigator, Historic Architectural Resources Section
North Carolina Department of Transportation

February 28, 1997

Date

Barbara Church

Barbara Church, Supervisor
Historic Architectural Resources Section
North Carolina Department of Transportation

February 28, 1997

Date

US 23 Business from Waynesville City Limits to south of SR 1801
Haywood County
TIP No. R-2210

Project Description

The North Carolina Department of Transportation (NCDOT) proposes to widen existing US 23 Business in Haywood County to a multi-lane section from Waynesville City Limits to south of SR 1801 (Jerry Liner Road). The proposed improvements call for widening the existing two-lane roadway to a five-lane, 64-foot, curb and gutter facility from the northeast Waynesville City Limits (Marshall Street/Woodland Drive) to 0.4 kilometers (km) (0.25 mile) north of SR 1267 (Industrial Park Drive). From 0.4 km (0.25 mile) north of SR 1267 to south of SR 1801 (Jerry Liner Road), the existing two-lane US 23 Business transitions to a four-lane undivided roadway for the remainder of the project; therefore, it is anticipated that only resurfacing improvements, where warranted, will be proposed for this section. As a result the project terminals stated in this report vary slightly from those given in the 1997-2003 Transportation Improvement Program and on the figure labels. Figure 1 shows the general project location, and Figure 2 shows the area of proposed improvements. The length of the project is 3.5 kilometers (2.2 miles).

The area of potential effect (APE) for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field. The APE is shown on the attached map (see Figure 2).

Purpose of the Survey and Report

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

Methodology

NCDOT conducted the survey and compiled the 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 Phase II Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT.

NCDOT conducted a Phase II 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 survey methodology consisted of a field survey and background research. A NCDOT staff architectural historian conducted an intensive field survey of the APE in December 1995, by car and on foot. All properties over fifty years of age located within the APE were photographed and keyed to an aerial mosaic. Background research was conducted at the Haywood County Courthouse, Haywood County Public Library, Western Office of the Division of Archives and History in Asheville, and North Carolina State Library in Raleigh. In addition several area residents and property owners were interviewed.

Summary Findings of the Survey

In a memorandum dated July 6, 1995, the North Carolina State Historic Preservation Office (SHPO) stated that Randall Cotton had comprehensively surveyed the historic architectural resources of Haywood County in 1983. The SHPO searched their files and identified three structures located in the project area: Welch House, Miller House, and Miller-Francis House. The Welch House is filed under "Byers House, 1 Welch Farm Road" in the survey files at the Western Office of the Division of Archives and History in Asheville, and hereinafter is referenced as the Welch-Byers House. The Miller House is not known to be associated with the Miller family as recorded in the survey site file, and hereinafter is referenced as the Dr. H. L. McFayden House. One additional property recorded in the 1983 survey, the Old Haywood County Hospital, is located within the APE for the subject project. Mattson, Alexander and Associates surveyed the Town of Waynesville in 1996.

Nineteen (19) properties over fifty years of age were identified within the APE during the survey of historic architectural resources. The properties are interspersed with modern commercial, industrial, and residential development; agricultural fields; and steep undeveloped land. The project begins at the Waynesville City Limits, where North Main Street turns into the old Asheville Highway, follows Raccoon Creek for some distance, and then parallels the Southern Railroad a short distance to the vicinity of the US 19-23-74 interchange. Lake Junaluska is located on the north side of US 19-23-74.

Properties Listed on the National Register or North Carolina State Study List: None

Properties Evaluated and Considered Eligible for the National Register:

Property #16, Miller-Francis House (HW 81)

Properties Evaluated and Considered Not Eligible for the National Register:

Properties #1-8 (see Appendix)

Property #9, Welch-Byers House (HW 73)

Properties #10-15 (see Appendix)

Property #17 (see Appendix)

Property #18, Dr. H. L. McFayden House (HW 59)

Property #19, Old Haywood County Hospital (HW 79)

Historical Contexts

The geography and natural character of Haywood County were central to its settlement and subsequent development by Europeans since the last quarter of the eighteenth century. The region was Cherokee hunting ground before the arrival of the first white settlers. North Carolina opened the territory for settlement in the 1790s, and in remuneration for service, Revolutionary War veterans were given land grants in the newly opened region. Many descendants of these first settlers and grantees still reside in Haywood County and their family names--Love, Welch, Walker, Messer, Plott, and Cathey--are still common throughout the county. (Sharpe, p. 178, and Cotton 1983, pp. 2-4.)

The land of Haywood County has proved to be one of the greatest assets to its citizens. The county, which is roughly oblong in shape and ringed by high mountains, sits at an average elevation of 2,600 feet above sea level, the highest average elevation east of the Mississippi River. The numerous creeks and streams are contained, for the most part, within the outer ring of mountains and drain into the two forks of the Pigeon River. The mountains in Haywood are not as worn and eroded as other ranges in the Appalachians, leaving the soil deep, fertile, and rich in potash. According to mid-twentieth century reports, Haywood County's farmland values were among the highest in the south and in the nation. (Sharpe, pp. 175-76).

Early farming was primarily subsistence with the principal crops being corn, small grains, and forage for use on the farm. The earliest settlers established themselves in the valley of the Pigeon River, "planted the bottomland, and then cleared the slopes and made pastures up to the mountain tops, starting a livestock industry which has always been important in the livelihood of the people." Developments in transportation led to changes in agricultural production with livestock, dairy products, apples, and tobacco supplanting small grains. In the mid-twentieth century, Haywood County was the state's largest producer of beef cattle, second largest producer of burley tobacco, and fifth in dairy production. (Sharpe, pp. 178-80.)

Unlike many of the other mountain counties, Haywood had relatively easy access across the mountains to Buncombe County through the low gap of the Hominy Creek valley. Thus Haywood did not suffer from the extreme isolation typical of mountain counties. Haywood County farmers were able to take their crops to markets in Asheville and on to Greenville and Charleston in South Carolina. The Buncombe Turnpike, which ran from Tennessee to South Carolina by way of Asheville, was completed in 1827, and was followed by the Western Turnpike, completed from Asheville through Haywood County in 1856. (Sharpe, pp. 181-83; Cotton 1982, pp. 3-5; and Cotton 1983, pp. 1-2 and 4-5.)

Although its historical development is similar to other mountain counties, Haywood County industrialized to a much greater extent than neighboring areas, and by the mid-1900s ranked ninth in manufacturing statewide. The Western North Carolina Railroad was completed to Waynesville in 1882 and influenced drastic changes in the built environment of the county. In the wake of the railroad, the old agrarian society was superseded by industry and commerce, and the railroad allowed tourism and manufacturing to prosper. Not surprisingly, the bulk of historic architectural resources in the county dates from the railroad and industrial periods (1880s-1940s). The Cherokee, early agrarian, and pre-railroad settlements are rare due to sparse development at the time and losses to twentieth-century development. (Cotton 1983, pp. 1-2 and 5.)

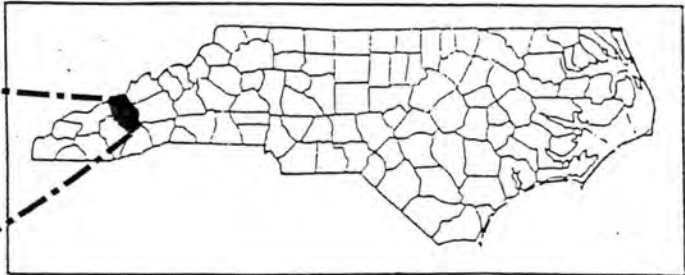
Log construction was the most prevalent building method of the early nineteenth century and persisted until the beginning of the twentieth century. With the opening of the Buncombe and Western Turnpikes, small-scale cash crop farming became profitable and

was followed by improvements in housing. The surviving mid-nineteenth century farmhouses in Haywood County, are typically two-story, wood-frame, center-hall plan dwellings and reveal the builders and owners to be generally unaware of nationally popular architectural styles. Over the latter half of the nineteenth century as Victorian-era design spread nationwide, an increasing amount of exterior detail was added to the basic two-story rural house form throughout the county. (Cotton 1982, pp. 3-4.)

According to Randall Cotton, "a surprising number" (6-10) of two-story brick farmhouses were standing at the time of his county-wide survey in 1983. These houses typically were organized around a T- or L-shaped plan and displayed simple Victorian and Italianate porches and brackets. The examples found in the rural areas of the county were typically more vernacular and restrained in style than those found in town. Although manufactured brick were used by some families, Haywood County never developed a brick industry, which made brick an expensive and rare material for house construction. After the railroad arrived, brick could be shipped in from outside the county more easily, but frame construction remained the prominent building method through the last quarter of the nineteenth and early twentieth centuries. (Cotton 1982, p. 4; and Farlow, pp. 55-7.)

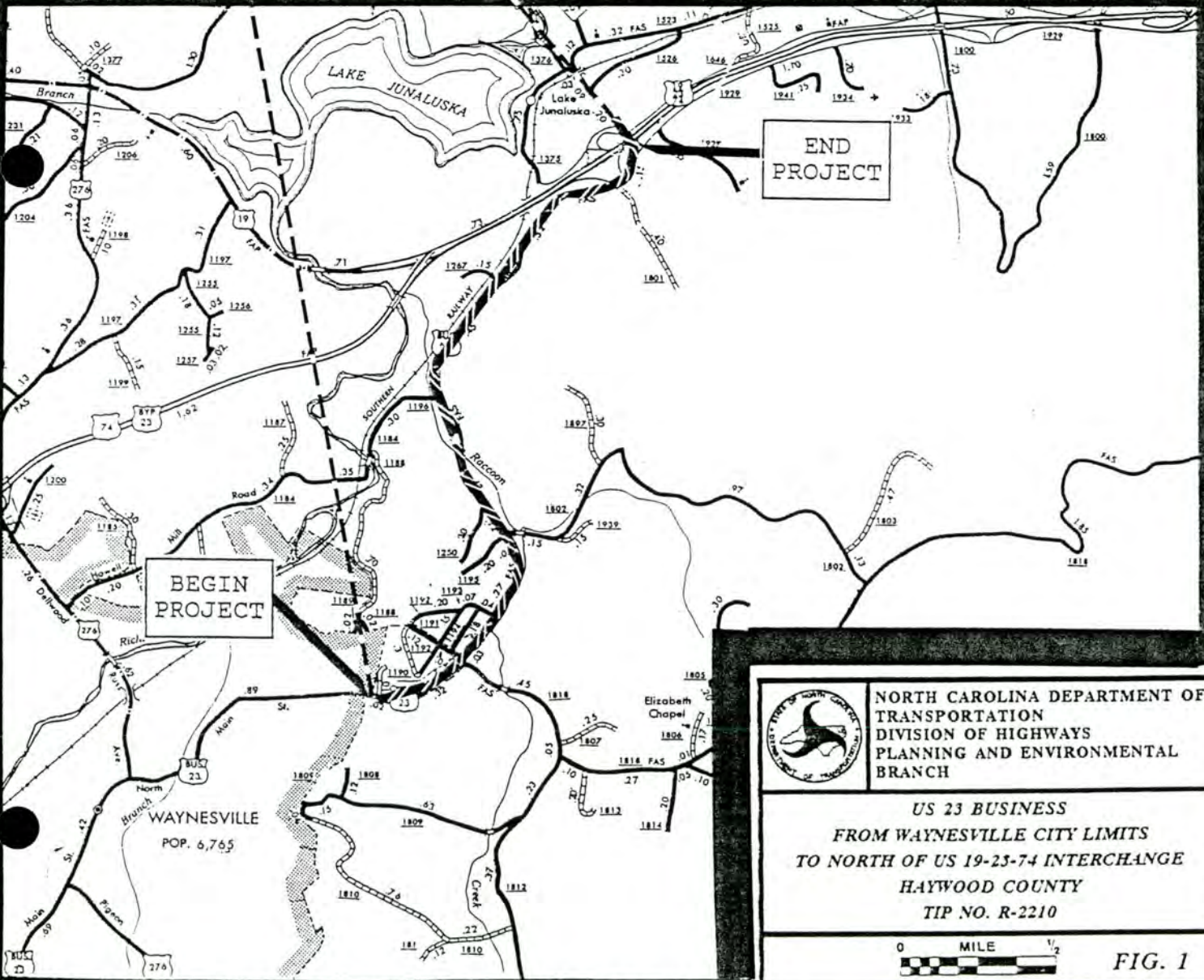
The completion of the Western North Carolina Railroad to Waynesville in 1882 heralded the beginnings of the boom era in Haywood County. New industrial towns such as Canton and Hazelwood were established, agriculture production benefited from improved shipping, and numerous hotels and boarding houses opened to serve an ever-increasing tourist trade. The White Sulphur Springs Hotel in Waynesville, which opened in 1878, marked the beginning of the county's important tourist industry and was followed by other destinations include Lake Junaluska, a Methodist vacation retreat begun in 1913, and the Great Smoky Mountains National Park, opened in 1935. (Cotton 1982, pp. 5-6; and Farlow, p. 14.)

Timber and timber products comprised the other major industry of Haywood's boom era. An estimated two-thirds of all commercial-grade timber in the county was cut between 1902 and 1927. The Champion Fibre Company, organized in 1905, quickly became the county's largest employer. In addition, furniture manufacturers, saw mills, and builders' suppliers took advantage of the timber resources. The increased availability of manufactured building materials and greater contact with the mainstream influenced an explosion of housing types and variety of styles. The bungalow is the most prevalent of the pre-World War II house types in Haywood County and demonstrates the acceptance and knowledge of national trends during this period. (Cotton 1982, pp. 6-8; and Farlow, pp. 15-6.)



HAYWOOD COUNTY

WAYNESVILLE QUAD

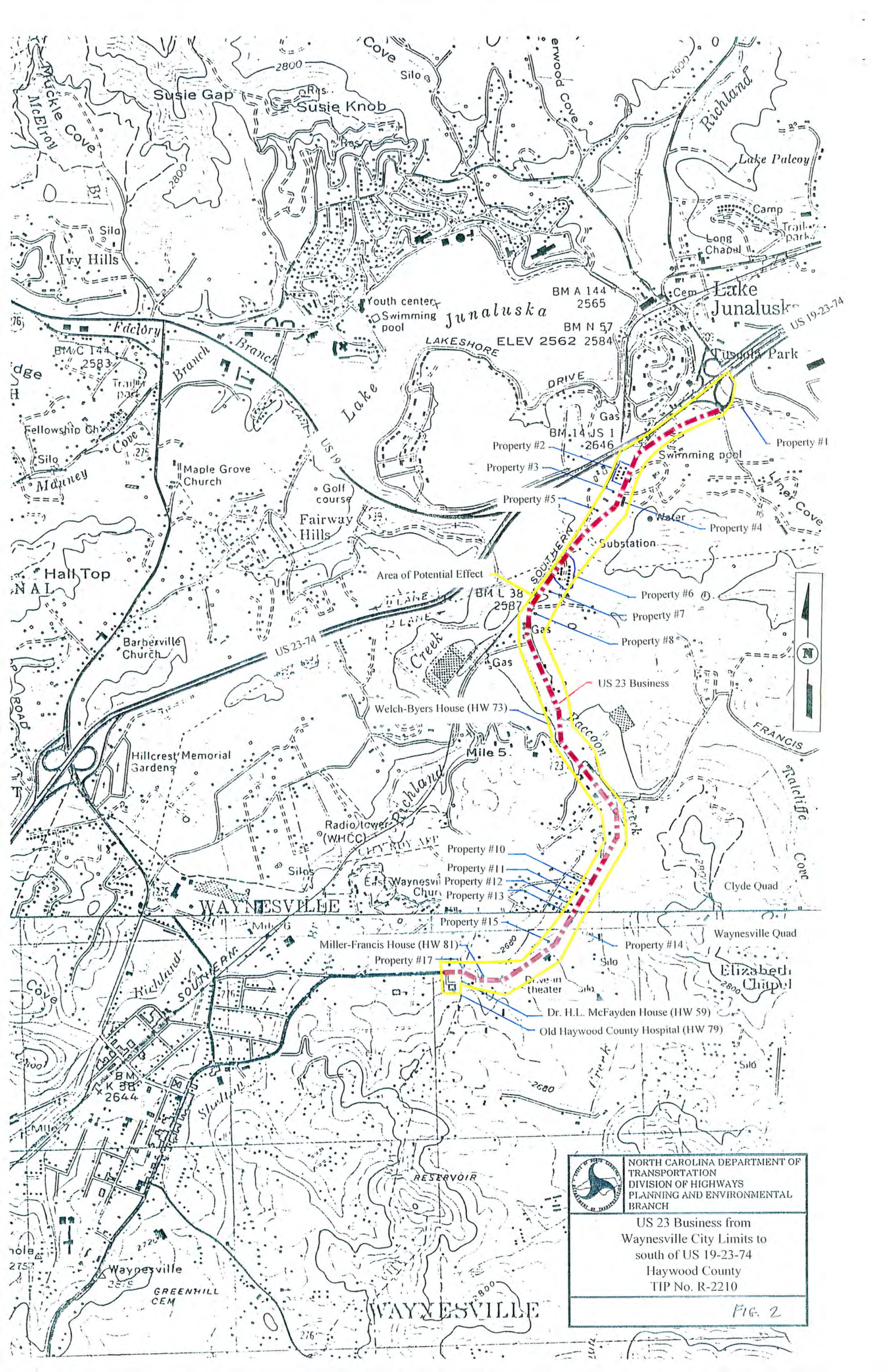



NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
DIVISION OF HIGHWAYS
PLANNING AND ENVIRONMENTAL
BRANCH

US 23 BUSINESS
FROM WAYNESVILLE CITY LIMITS
TO NORTH OF US 19-23-74 INTERCHANGE
HAYWOOD COUNTY
TIP NO. R-2210



FIG. 1



| | |
|---|--|
|  | NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PLANNING AND ENVIRONMENTAL BRANCH |
| | US 23 Business from Waynesville City Limits to south of US 19-23-74 Haywood County TIP No. R-2210 |
| FIG. 2 | |

Property Inventory and Evaluations

Properties Considered Eligible for the National Register:

Property #16--MILLER-FRANCIS HOUSE (60 Asheville Road) (HW 81)

Location. North side of US 23 Business (Asheville Road), 0.1 mile east of Waynesville City Limits.

Description. The Miller-Francis House is a two-story, T-shaped, brick dwelling situated along the old Asheville Highway (present US 23 Business). The brick walls are laid in common bond with pilasters at the corners and segmental arch window openings on the front and sides. The brick was made on site by W. E. Miller, the builder and original owner. The original porch was enlarged by the second owner T. L. Francis, but it incorporates the details of the original. The present wraparound porch is elaborately detailed with an ornate bracketed cornice, scroll brackets atop the square piers, and a cut out balustrade. An open deck above the porch remains from the original structure and is similarly finished. A two-story rear ell with a two-story portico, enclosed on the lower level, extends from the rear of the house.

The interior of the house remains largely intact and is arranged around a central hall. The original stair with its turned balusters and newel post is prominent in the entry hall. Interior detail is restrained with simple reeded window and door surrounds. The original mantels save one remain in the house. The main block of the house contains three primary rooms on each level with two additional rooms in the ell. Most of the interior alterations have occurred in the rear rooms and a modern kitchen is located at the rear of the ell.

The Miller-Francis House sits on an approximately one acre lot. The property is relatively flat between the house and the road, but the land slopes away to the rear of the house. Remnants of two stone and brick walls are located at the back of the lot. Whether these are foundation walls from Miller's brick kiln or served another function is unknown.

Background Information. William Everette Miller (b. 1843) was born in Wytheville, Virginia, fought in the Civil War, and moved to Haywood County shortly after his discharge from the 51st Virginia Infantry. His parents had moved the family from Rural Retreat, Virginia, to Waynesville shortly before the end of the war, and his mother operated one of the town's two hotels in 1868. W. E. Miller married Sara Jane Herren of Waynesville in 1867. He was in business as a merchant, farmer, and maker of saddles and harnesses. (*Heritage*, p. 16; Branson 1868, p. 76; and Branson 1877-78, pp. 149-51.)

Miller built the two-story brick house on the old Asheville Highway for his wife and six children and made the bricks on site. The house was constructed in the late 1880s and was completed by 1890, when it appeared in a dated photograph. Thomas Leroy Francis (1856-1934), who lived on the Francis family farm to the east on Raccoon Creek, helped make the brick for Miller's house. Francis purchased the house from Miller in 1896 for his family and reportedly paid with Confederate money. The Millers moved into Waynesville where they operated two successful boarding houses. (*Heritage*, p. 16 and 172-73; Allen 1977, p. 571; and *Pictorial History*, p. 14.)

T. L. Francis was one of the substantial and progressive farmers in Haywood County in the early part of the century. He believed in good roads and served as a county road commissioner in 1904-5. He married Nancy Ratcliff in 1879 and together they had eight children. According to the present owner, T. L. Francis was reluctant to move from the family homeplace after purchasing the Miller House, and so his wife and children moved the family belongings the short distance to the new house while he was away on business. Mary Love Francis (1895-1973), an unmarried daughter, lived in the Miller-Francis House with her parents and operated a small country store near the family home. (Allen 1908, p. 167-68; Francis interview; and *Heritage*, pp. 172-73.)

The Miller-Francis House was later occupied by a son, J. Harley Francis (1898-1971) and his wife Beatrice (1904-1983). Harley Francis worked as a chemist for the Champion Paper Company and assumed management of the extensive farmlands owned by his father. He gained renown, however, as an educator, teaching elementary and high school throughout Haywood County. He developed Multiple Sclerosis in his early 20s and took a special interest in educating handicapped and homebound students due to his years of confinement in a wheelchair. The property is presently owned by Jim H. Francis, the youngest son of Harley and Beatrice Francis. Mr. Francis expressed to the investigator his intention to restore the house, and the posts and brackets removed from the porch are stored for reuse. (*Heritage*, p. 171-72 and Francis interview.)

Evaluation. For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Miller-Francis House in Haywood County is considered eligible for the National Register under Criterion C for architecture. The Miller-Francis House is a good example of a late-nineteenth century Italianate-style dwelling. Built during Waynesville's boom years the property exemplifies the prevalent use of an adapted popular architectural style in Haywood County following the completion of the railroad and the increase in tourism. The Miller-Francis House is also significant as rare, surviving brick dwelling from the late-nineteenth century. The property is somewhat deteriorated at present and portions of the porch are under repair, but the property owner has indicated his intention to restore the house. Despite the deterioration of the structure and the encroachment of modern development, the Miller-Francis House retains sufficient integrity of location, design, materials, workmanship, feeling, and association to be eligible for the National Register.

The Miller-Francis House is not considered eligible under Criterion A since it is not associated with the significant events or the broad patterns of history. The property is not considered with the lives of historically significant individuals, and therefore, is not considered eligible under Criterion B. Moreover, the architectural component of the property is not likely to yield information in the history of building technology and therefore is not eligible for the National Register under Criterion D in that respect.

Boundaries. The proposed eligible boundaries for the Miller-Francis House encompass the one acre parcel currently associated with the property as shown on the attached Haywood County tax map (parcel #8722). The one acre parcel is all that remains of a once larger tract. The land surrounding the property on all four sides has been developed with modern housing including a cluster of house trailers immediately to the west of the Miller-Francis House. Sixty feet of right of way for US 23 Business (Old Asheville Highway) is also shown on the Haywood County tax maps, which presumably extends into the yard of the Miller-Francis House

property. The southern boundary of the eligible property, however, is delineated to the back of the ditch on the north side of US 23 Business and is shown on the attached site plan. The area north of the ditch is clearly part of the yard associated with the house and is maintained as such.



MILLER-FRANCIS HOUSE (HW 81), front elevation



MILLER-FRANCIS HOUSE (HW 81), east side elevation



MILLER-FRANCIS HOUSE (HW 81), west side elevation



MILLER-FRANCIS HOUSE (HW 81), rear



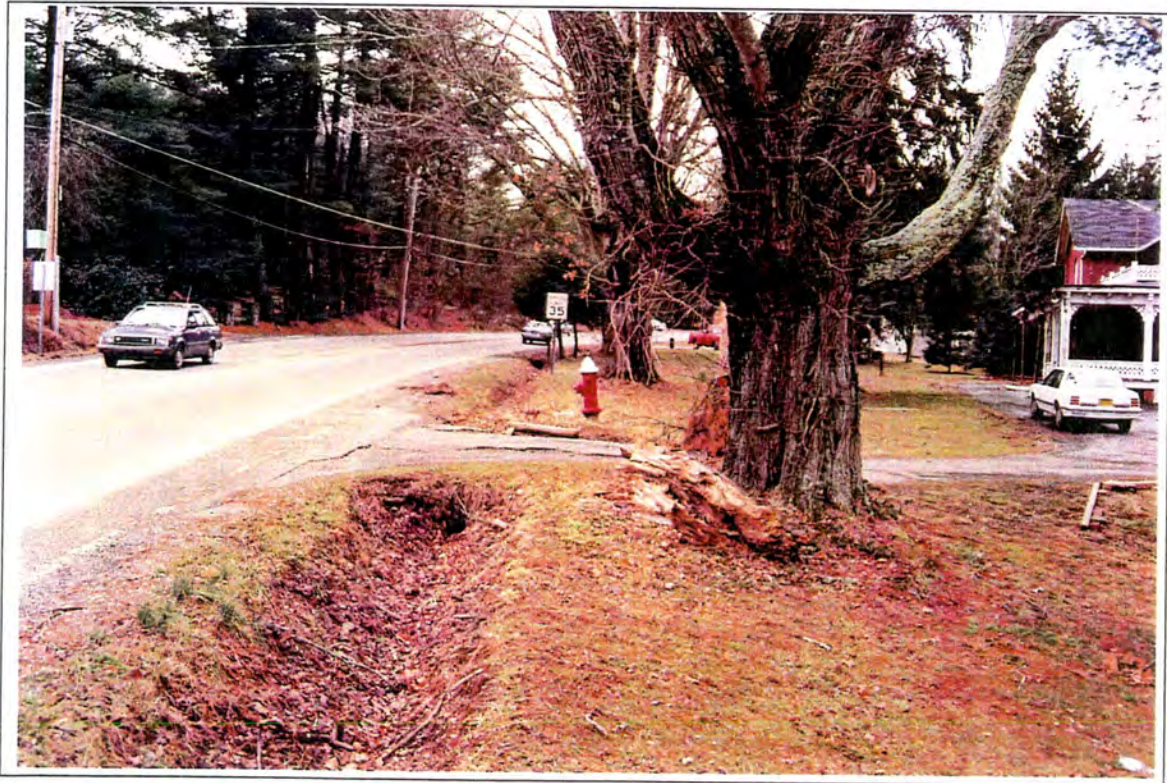
MILLER-FRANCIS HOUSE (HW 81), view from northeast



MILLER-FRANCIS HOUSE (HW 81), foundations at the back of the property



MILLER-FRANCIS HOUSE (HW 81), looking east along US 23 Business

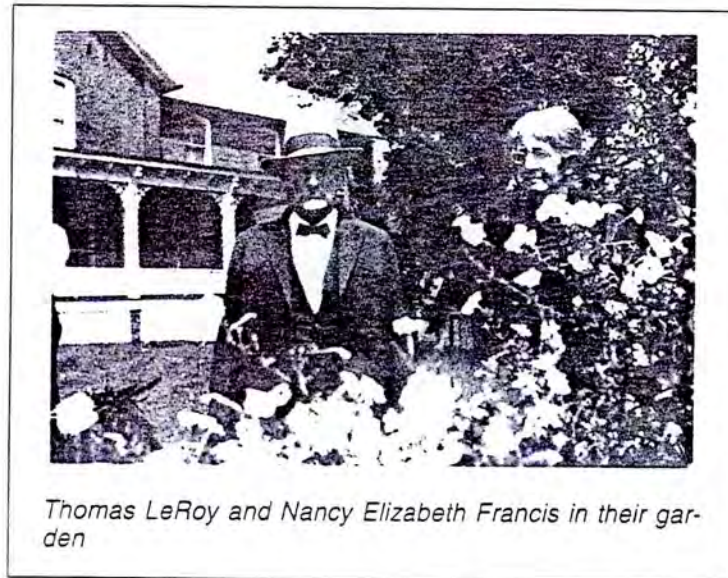


MILLER-FRANCIS HOUSE (HW 81), looking west along US 23 Business

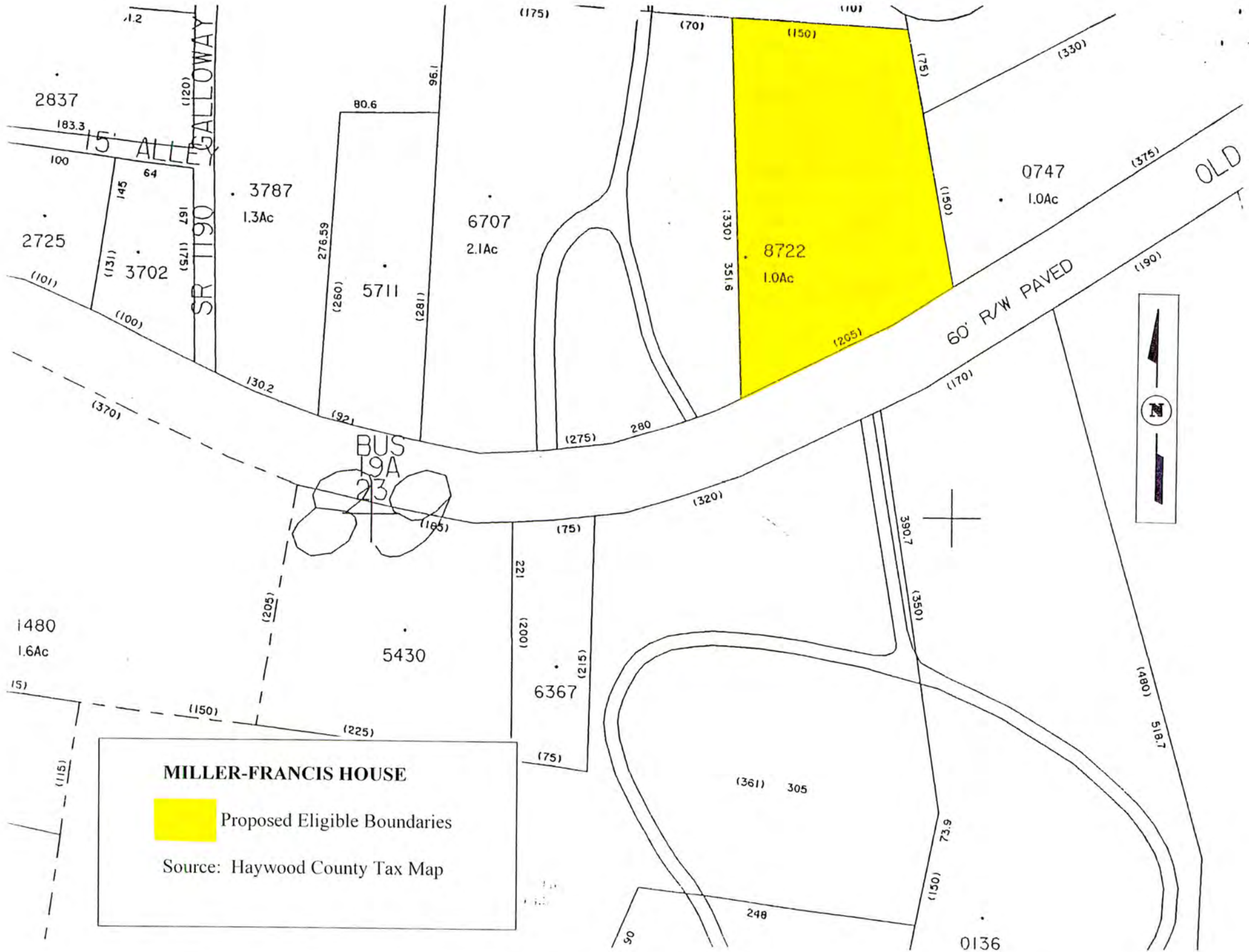


The family and home of W. E. and Sara Miller, 1890


Source: Haywood County Historical Society, *Haywood County Heritage, North Carolina*, Vol. 1 (Waynesville: Don Mills, Inc., and Haywood County Genealogical Society, 1994), p. 16.



Source: Haywood County Historical Society, *Haywood County Heritage, North Carolina*, Vol. 1 (Waynesville: Don Mills, Inc., and Haywood County Genealogical Society, 1994), p. 174.

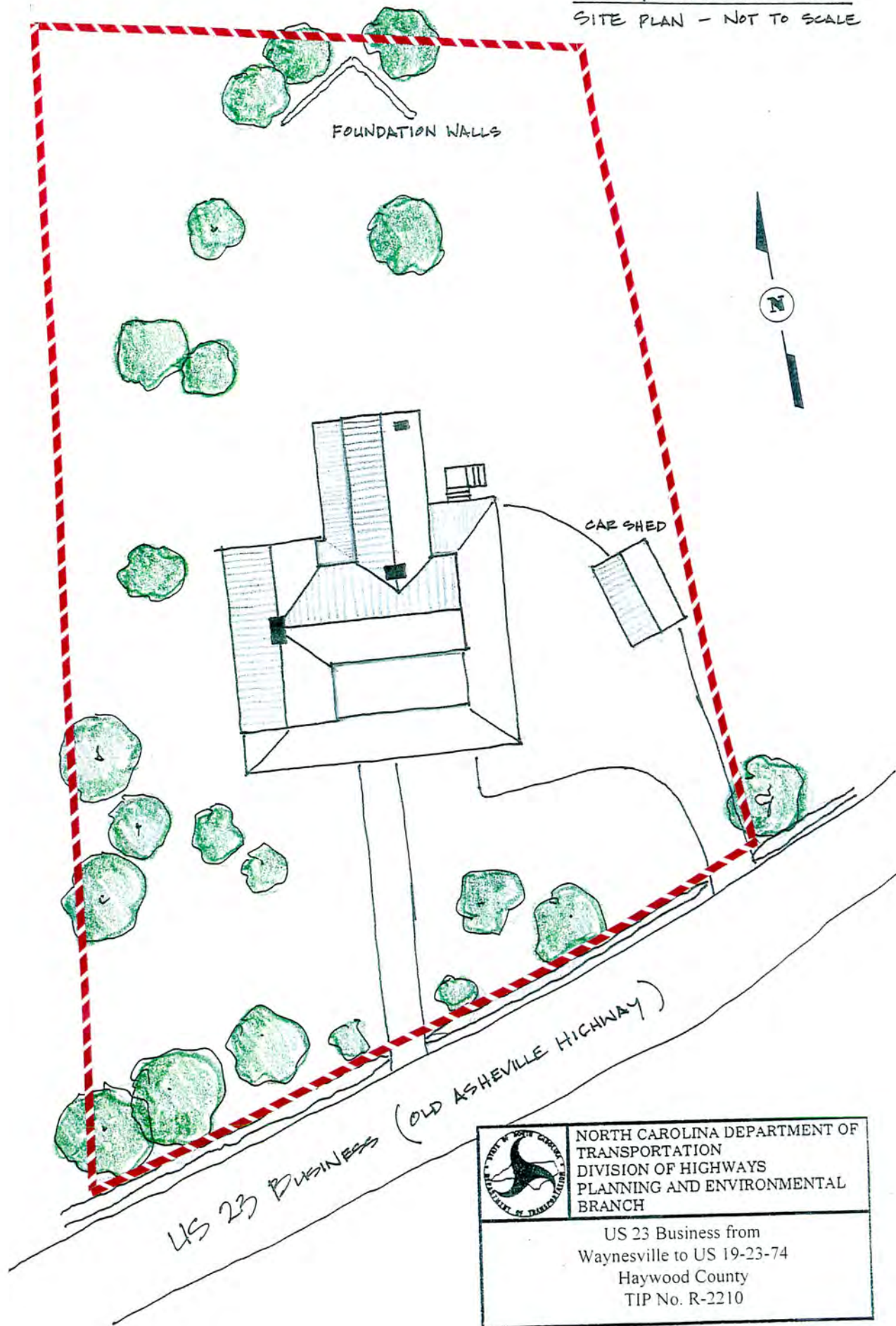



MILLER-FRANCIS HOUSE

 Proposed Eligible Boundaries

Source: Haywood County Tax Map

MILLER · FRANCIS HOUSE
SITE PLAN - NOT TO SCALE



 NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
DIVISION OF HIGHWAYS
PLANNING AND ENVIRONMENTAL
BRANCH

US 23 Business from
Waynesville to US 19-23-74
Haywood County
TIP No. R-2210

Properties Considered Not Eligible for the National Register:

Property #9--Welch-Byers House (1 Welch Farm Road) (HW 73)

The Welch-Byers House is the only structure known to survive from the vast estate of William Welch (b. 1796), a prominent Haywood County citizen. The core of the house was reportedly built before the Civil War as the home of a miller employed by Welch. The brick front wall, which remains exposed, is laid in common bond and the bricks are said to have been made by Welch's slaves. Otherwise, the house has been greatly overbuilt and is dominated by the broad gambrel roof and central gabled dormer. Two shed-roof additions extend from the rear of the house with a gabled dormer above. Since 1983, the north side of the house has had the chimney removed, aluminum siding added, and the windows replaced. The interior has also been altered, and neither the mill nor any associated outbuildings remain standing. Due to the extensive alterations, the property no longer retains sufficient integrity to be considered eligible for the National Register. Furthermore, the association of the property with William Welch is insufficient to consider the property eligible under Criterion B.

Property #18--Dr. H. L. McFayden House (1216 East Street) (HW 59)

The survey site file for this two-story, transitional late-Victorian and Colonial Revival style dwelling states that the house was built c. 1900 for Douglas Miller. The L-shaped structure is capped by a high hip roof with a two-story gable-roof projection to one side and a wraparound porch. A one-story kitchen ell is located at the rear. According to the survey file "the box-cornice [and] square porch posts are Colonial Revival features while the ornate cut-out balustrade harkens back to Victorian styles."

According to a recent publication, however, the house was built in 1897 for Dr. Hector L. McFayden (1845-1925), a physician and surgeon. After serving nearly a decade as a surgeon for the railroad companies in Haywood and surrounding counties, McFayden re-established his practice in Waynesville in the 1880s. He retired in the early 1920s and died in 1925 "at 'Rinaldi,' his Waynesville home (now the office of the Waynesville Family Practice)..." (Anderson and Anderson, p. 198-99). The name of the house comes from his wife's family and likely honors her father Capt. Benjamin F. Rinaldi of Elizabethtown.

As indicated above, the house has been converted to the Waynesville Family Practice Center and both a porch extension with handicapped accessible ramp and a new one-story wing of offices have been added. When compared to an early photograph of the house, the porch appears to have been replaced with a new porch of a different design. Due to the extensive alterations, the property no longer retains sufficient integrity to be considered eligible for the National Register.

Property #19--Old Haywood County Hospital (1617 N. Main Street) (HW 79)

The Old Haywood County Hospital in Waynesville was built in 1927. The four-story, flat-roofed brick structure is rendered in a simplified Colonial Revival style with a denticulated stone cornice and slightly stepped parapet. The gable-roof entry porch supported by square brick posts was added after 1983 and replaced an earlier flat-roofed porch with full entablature carried on fluted columns. The majority of the eight-over-one double-hung sash and four-over-one slit windows remain in

place although some have been either replaced or boarded over. Stair towers have been added to both ends of the main block and a five-story annex extends from the rear. The property currently serves as the Haywood County Board of Education Building. Due to the extensive alterations, the property no longer retains sufficient integrity to be considered eligible for the National Register.



Property #9--Welch-Byers House.



Property #9--Welch-Byers House.



Property #9--Welch-Byers House, side elevation.



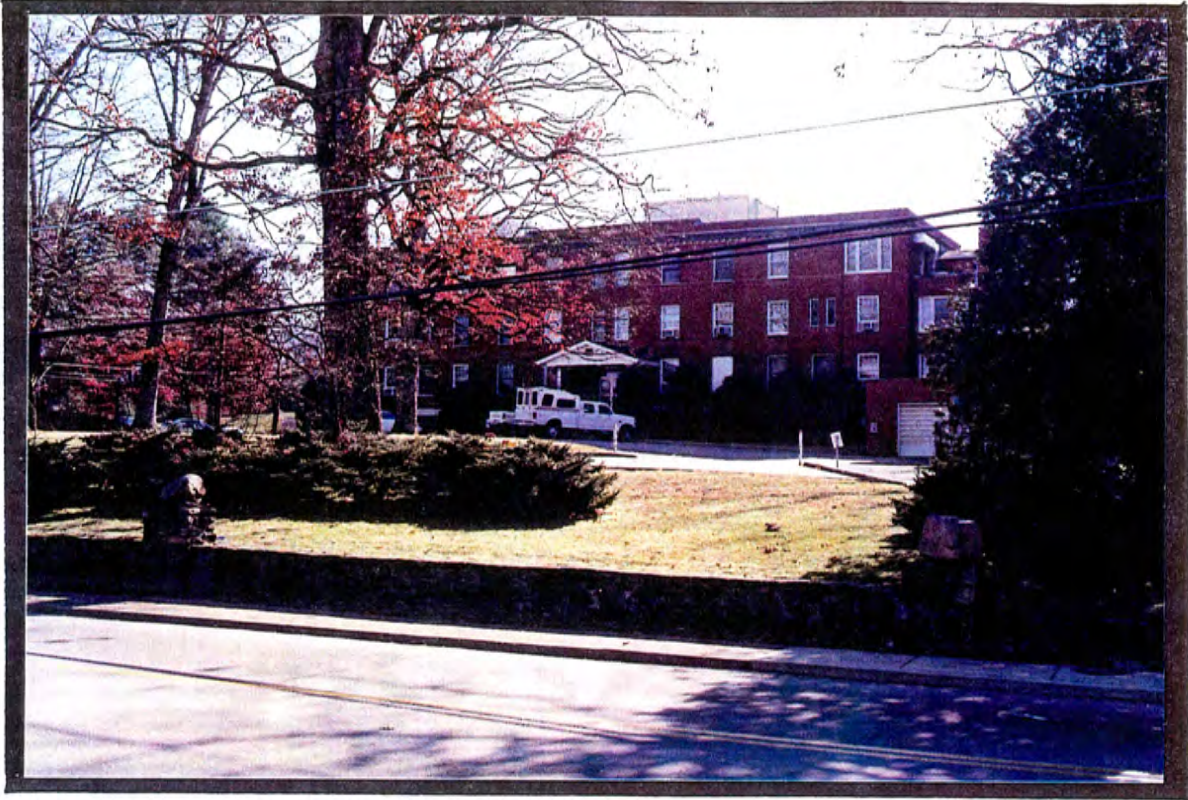
Property #9--Welch-Byers House, side and rear.



Property #18--Miller House (Waynesville Family Practice Center).



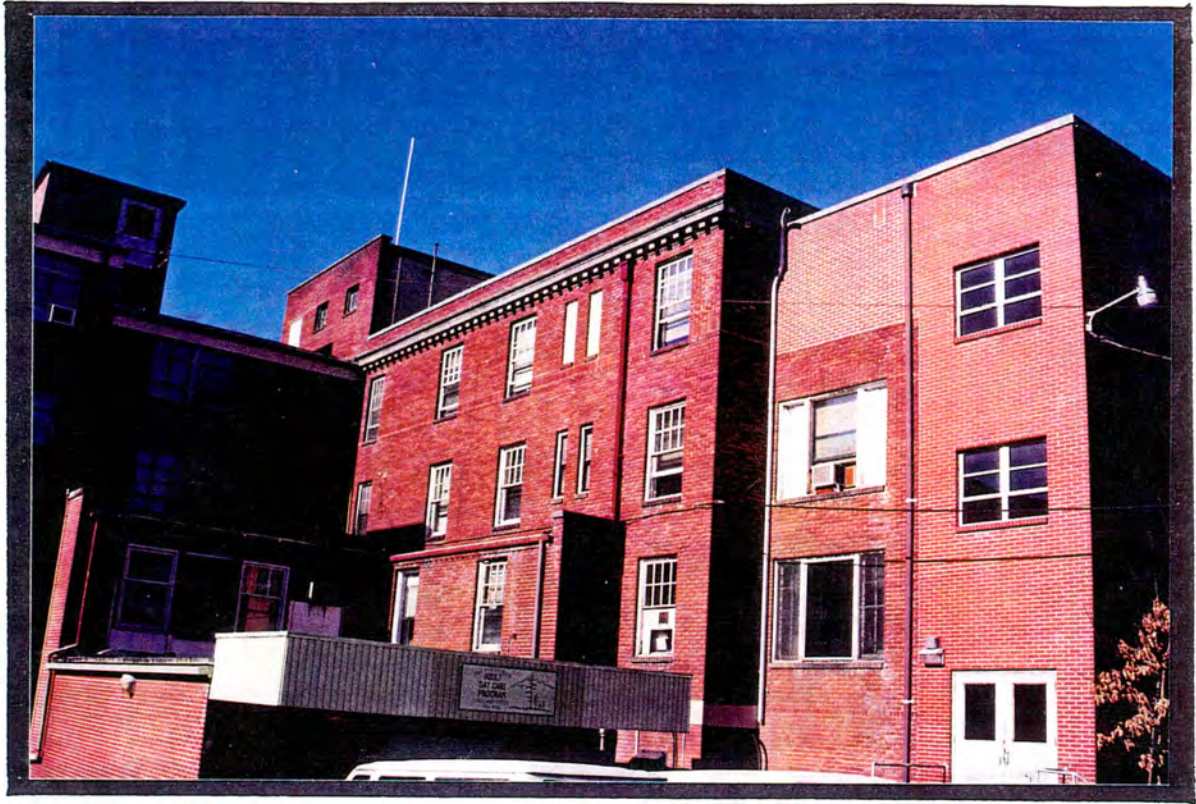
Property #18--Miller House (Waynesville Family Practice Center).



Property #19--Old Haywood County Hospital.



Property #19--Old Haywood County Hospital.



Property #19--Old Haywood County Hospital, rear.



Property #19--Old Haywood County Hospital, annex.

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Appendix

At a meeting on January 11, 1996, representatives from the North Carolina SHPO reviewed photographs of fifteen (15) properties over fifty years of age within the APE and concurred with NCDOT's determination that these properties are not eligible for the National Register. A copy of the signed concurrence form and photographs of the properties are included in this appendix.

The fifteen properties determined not eligible were surveyed and evaluated within the historic and architectural contexts of Haywood County. There are no significant events or persons associated with these properties, and as such are not eligible for the National Register under Criteria A and B. These properties are undistinguished examples of common residential and commercial architecture, and as such are not eligible for the National Register under Criterion C for design. The architectural component of these properties is not likely to yield information important in the history of building technology, and therefore the properties are not eligible under Criterion D in that respect. Brief individual descriptions and evaluations are listed below.

Properties Considered Not Eligible for the National Register:

Property #1. House. This one-story, gable front, brick dwelling with some Craftsman style features is located in southeast quadrant of the US 19-23-74 interchange. The porch has been either enclosed or added later. The property does not possess special historic or architectural significance.

Property #2. Junaluska Motor Court. The complex consists of 6-8 abandoned and deteriorating frame cottages and brick main office structure. Several of the one-story, side-gable, German-sided, Craftsman-style cottages are overgrown completely. The office appears to have been enlarged more than once and is capped by a steeply pitched side-gable roof and central gable with two low side wings. A modern, one-story, flat-roofed commercial structure sits adjacent to the west end of the office. The property does not possess special historic or architectural significance and lacks integrity.

Property #3. House (2546 Asheville Road). This one-story, side gable, brick dwelling probably dates from the early to middle 1940s and is faintly Tudor Revival in style. The property does not possess special historic or architectural significance.

Property #4. Woodcrafter's Novelty Company. This abandoned and badly deteriorated one-story, brick and concrete block industrial building may or may not be over fifty years of age. A second story, frame office is located above one end of the building. The property does not possess special historic or architectural significance.

Property #5. House. This plain, one-story, gable front bungalow with a front gable porch supported by replacement posts and a river stone foundation is sheathed with asbestos siding. The house does not possess historic and architectural significance and lacks integrity.

Property #6. Seay's Motor Court (HW 85). This complex consists of six remaining one-story, side-gable, duplex cottages with attached porches and asbestos siding. A small one-room office stands at one end of the semi-circular drive which is marked by a two freestanding stone piers at opposite ends and a low stone wall running between the two entrances from the highway. The cottages are arranged around the driveway with three units located on a terrace above the main group. One cottage has been destroyed and only the stone foundation remains. The property does not possess historic or architectural significance and the integrity of the complex has been compromised.

Property #7. House. This one-story bungalow with river stone foundation and front chimney may be historically associated with Seay's Motor Court (#6), possibly the owner or manager's house. The house is located on a terrace above the motor court, and a set of stone steps set into the hillside provides access. The house is sheathed with aluminum siding and appears to have undergone other alterations as well. The property does not possess historic or architectural significance and lacks integrity.

Property #8. House (2509 Asheville Road). This one-and-one-half story bungalow has undergone numerous alterations including aluminum siding, replacement porch elements, and the installation of a picture window. The property does not possess historic or architectural significance and lacks integrity.

Property #10. House (1928 Asheville Road). Upon reconsideration, this rambling one-story, hip-roof dwelling is probably less than fifty years of age. The property does not possess historic or architectural significance and does not meet National Register Criteria Consideration G for properties less than fifty years of age.

Property #11. House (1912 Asheville Road). This one-and-one-half story, frame dwelling with a front gable projection is sheathed with weatherboards but a number of the windows have been replaced. The property does not possess historic or architectural significance.

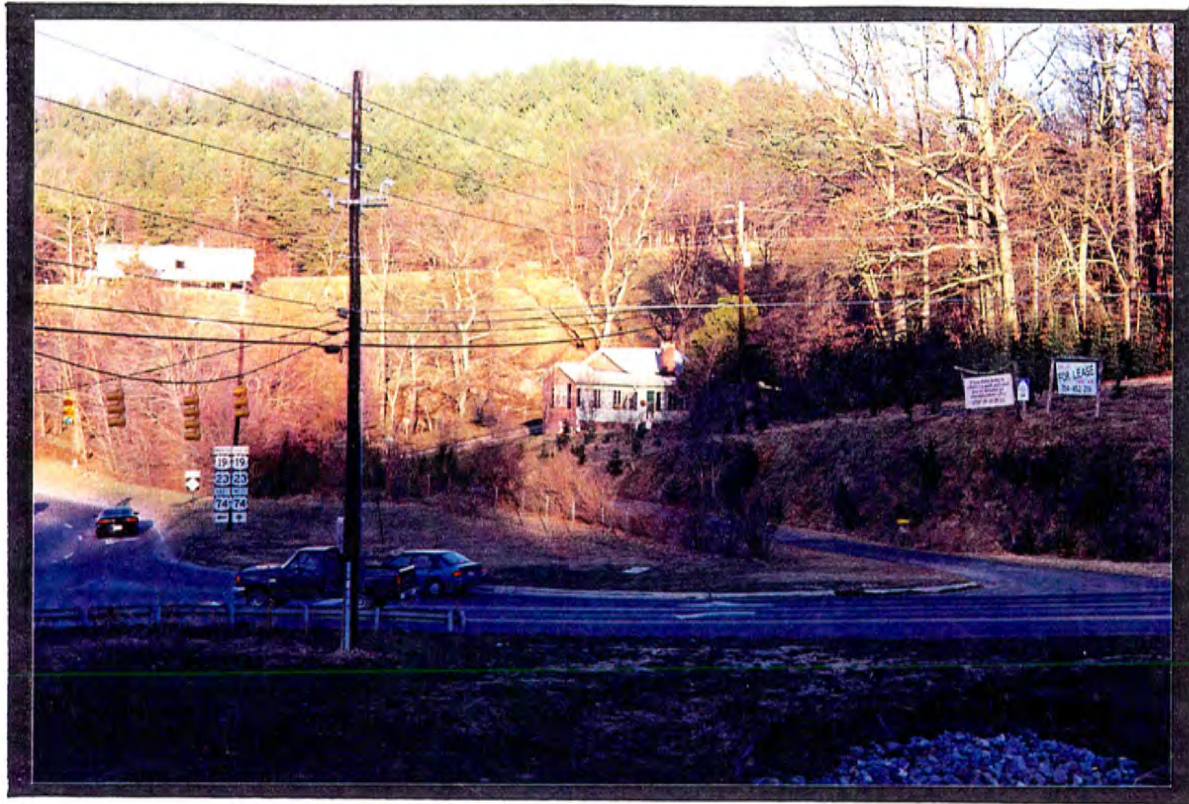
Property #12. House (1908 Asheville Road). This two-story, Colonial Revival style dwelling may not be over fifty years of age. If it is over fifty, then the house has been thoroughly compromised by the addition of aluminum siding, replacement windows, and a detached garage connected by an enclosed passageway. The property does not possess historic and architectural significance and lacks integrity.

Property #13. House (1900 Asheville Road). This two-story, double-pile, hipped-roof, brick dwelling is dominated by a full-width, front-gable porch supported by boxed piers. The property does not possess historic or architectural significance.

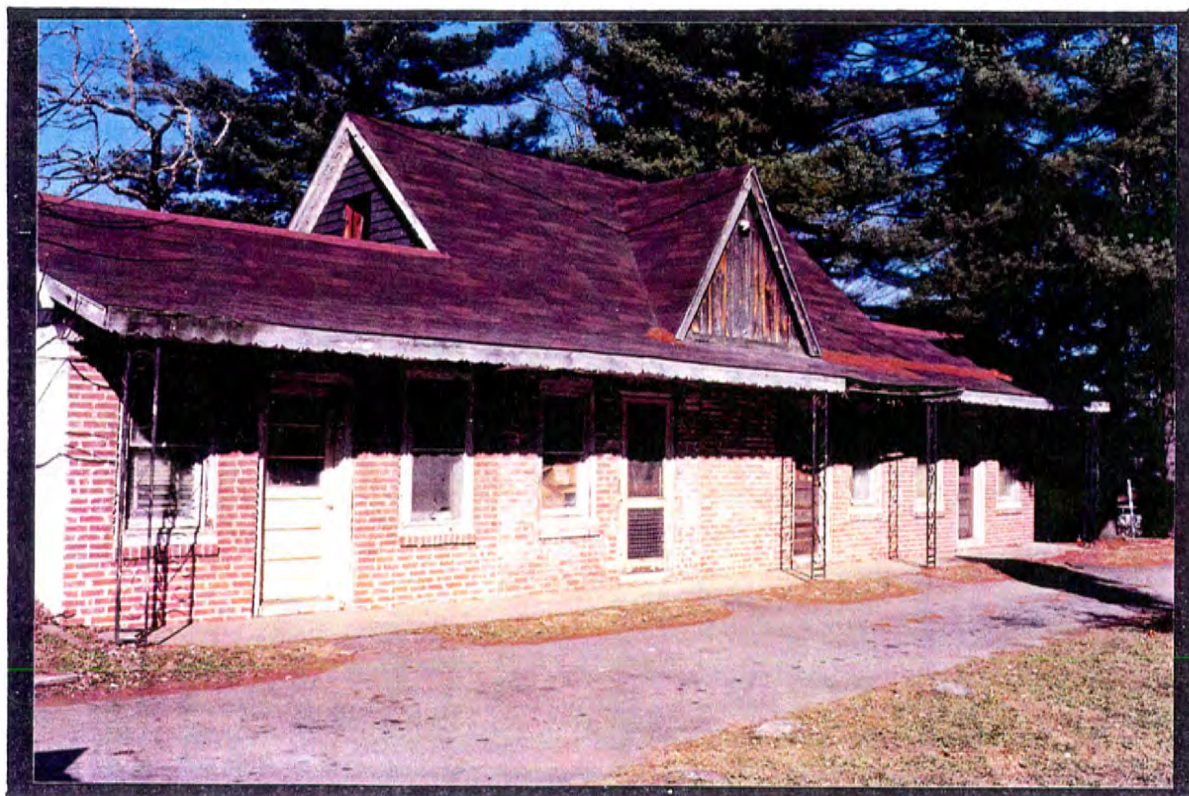
Property #14. House (2219 Asheville Road). This two-story, Neoclassical Revival style dwelling probably dates from the 1940s and is dominated by the full-height porch and roof-line balustrade supported on slender, square porch supports. The main block is flanked by a two-car garage and a one-story, flat-roof wing. The house is situated at the end of a curving, tree-lined drive and is surrounded by forty acres of pasture. The property does not possess special historic or architectural significance.

Property #15. House (2172? Asheville Road). This one-story, gable-front bungalow is sheathed in asbestos siding with shingled gable ends. The front gable porch is supported by square posts on slender brick piers. The property does not possess historic or architectural significance.

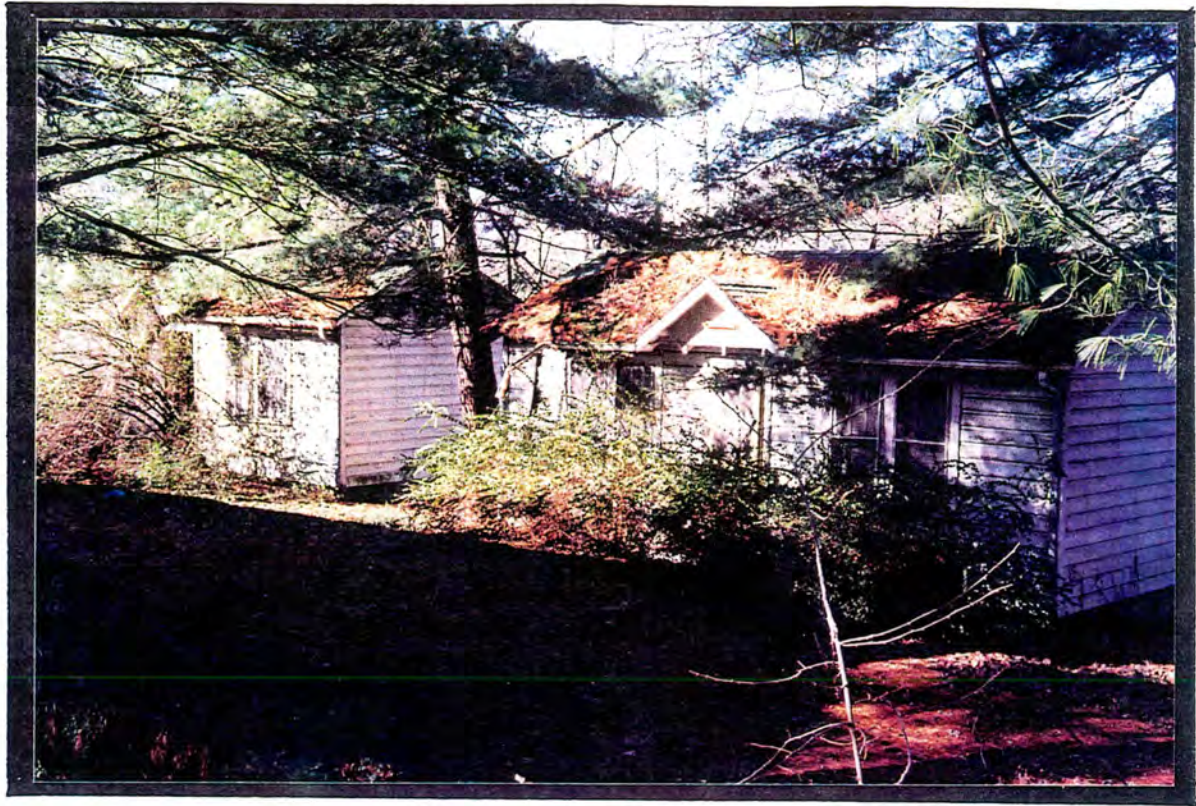
Property #17. House. This one-story, gable-front, Craftsman-style bungalow is sheathed in wood shingles and features three-over-one double-hung sash, exposed rafter ends, and metal roof sheathing. The attached, hipped-roof porch is supported by slender square posts. The property does not possess special historic or architectural significance.



Property #1--House.



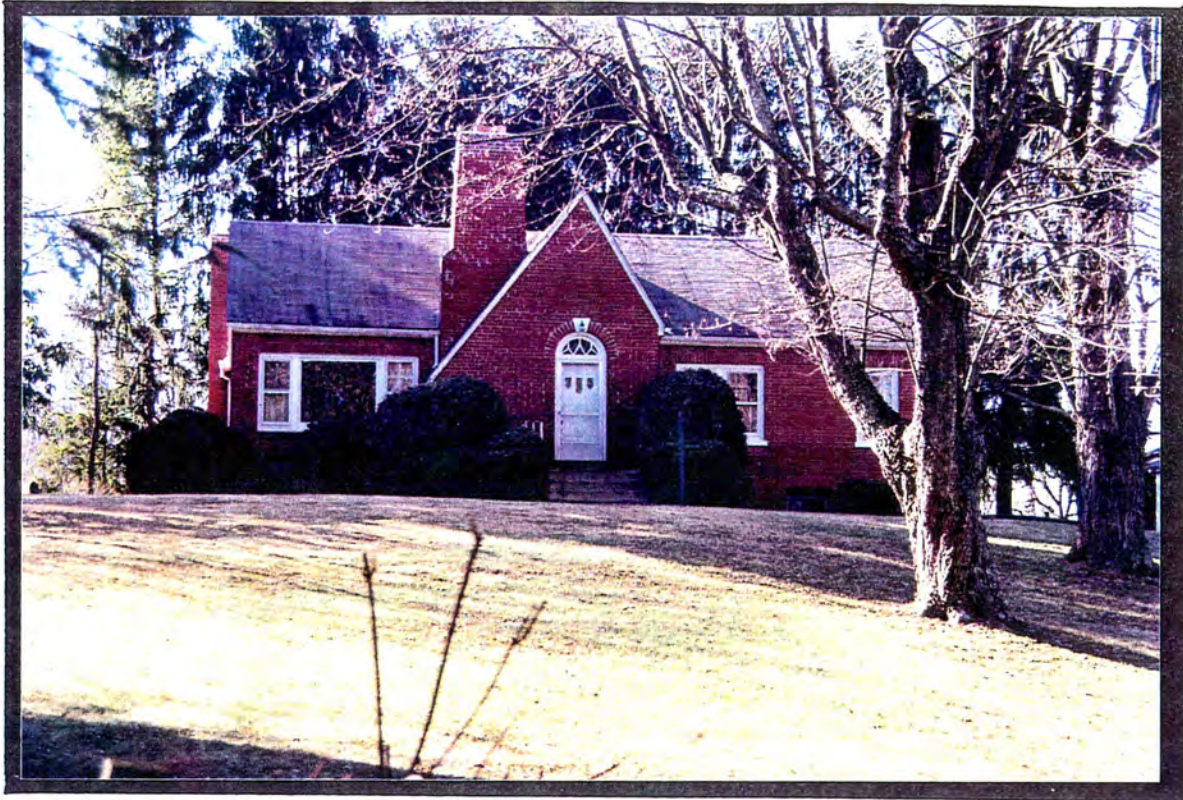
Property #2--Junaluska Motor Court, office.



Property #2--Junaluska Motor Court, representative cottages.



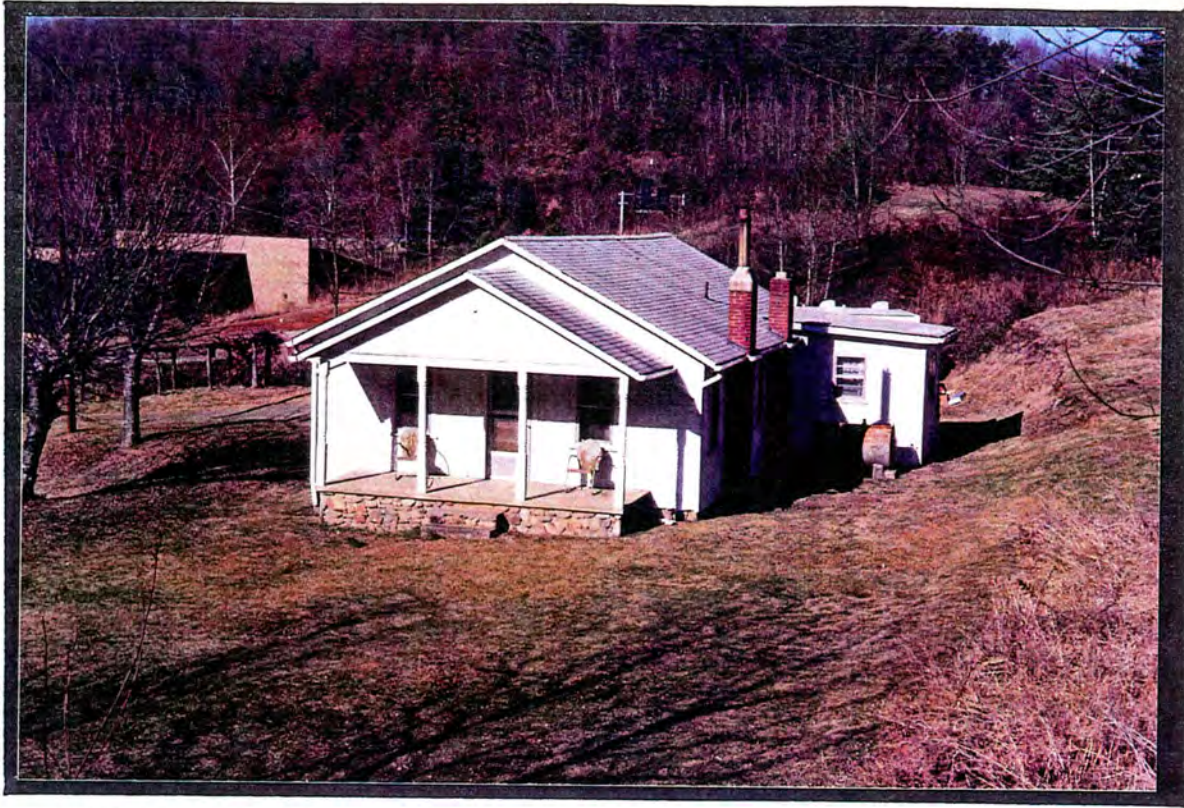
Property #2--Junaluska Motor Court, cottage row.



Property #3--House (#2546 Asheville Road).



Property #4--Woodcrafter's Novelty Company.



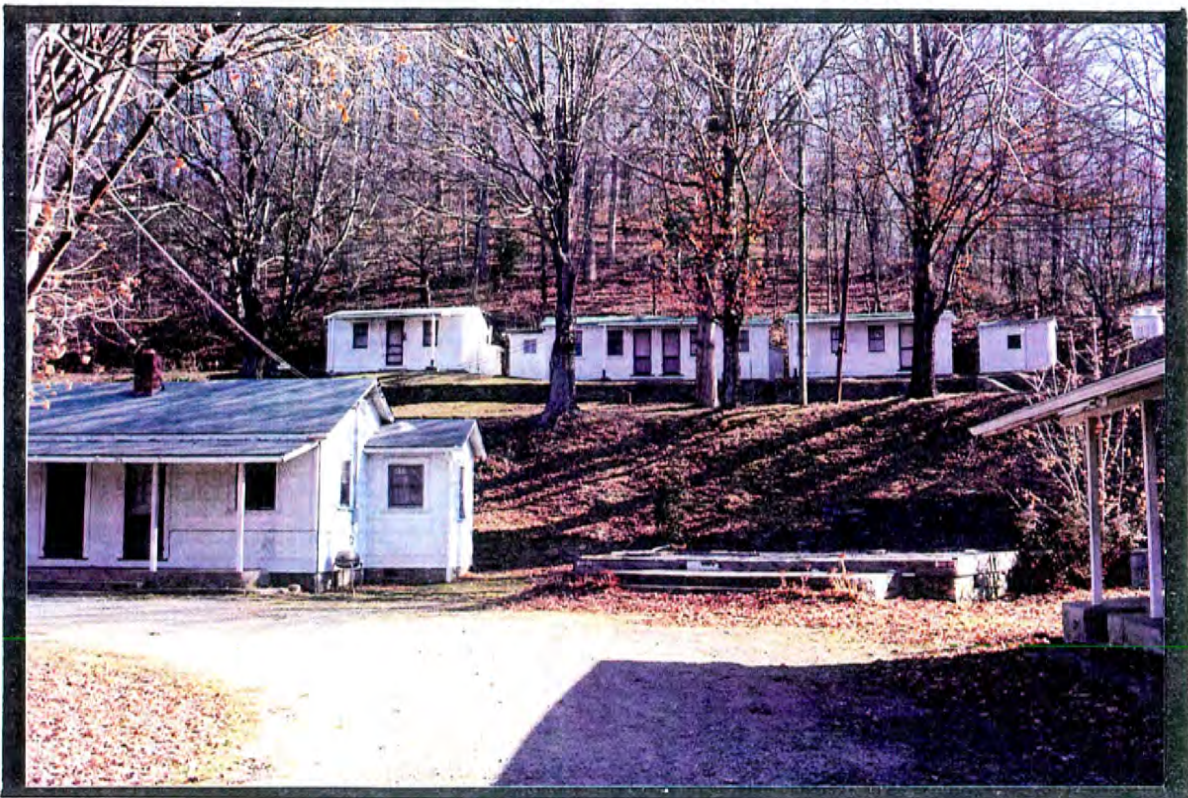
Property #5--House.



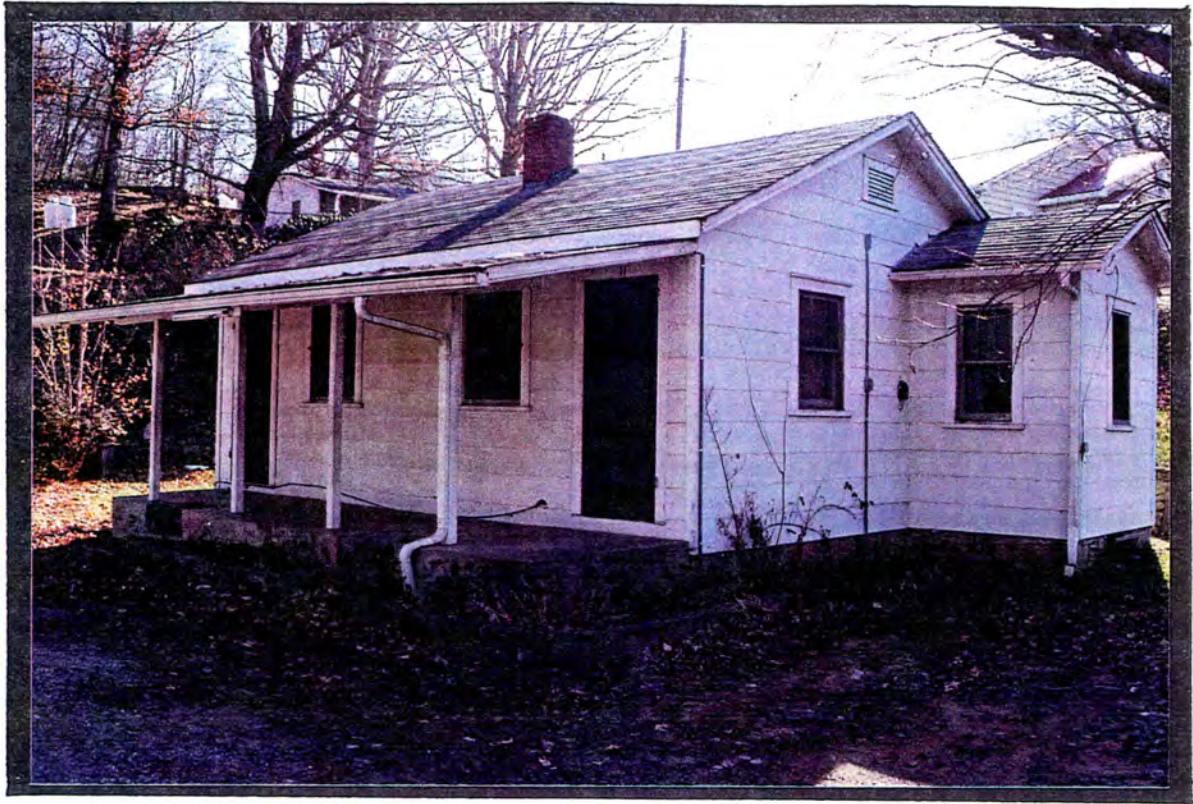
Property #6--Seay's Motor Court, office.



Property #6--Seay's Motor Court.



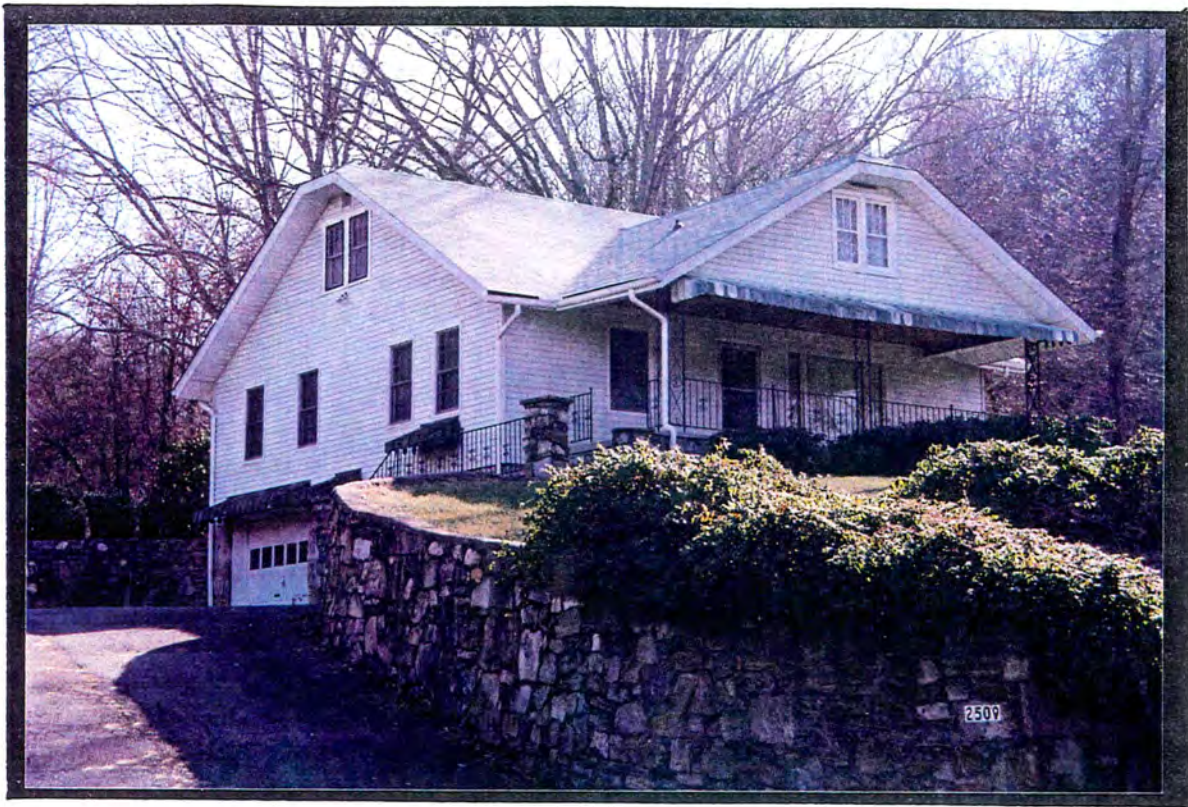
Property #6--Seay's Motor Court.



Property #6--Seay's Motor Court, representative duplex cottage.



Property #7--House.



Property #8--House (#2509 Asheville Road).



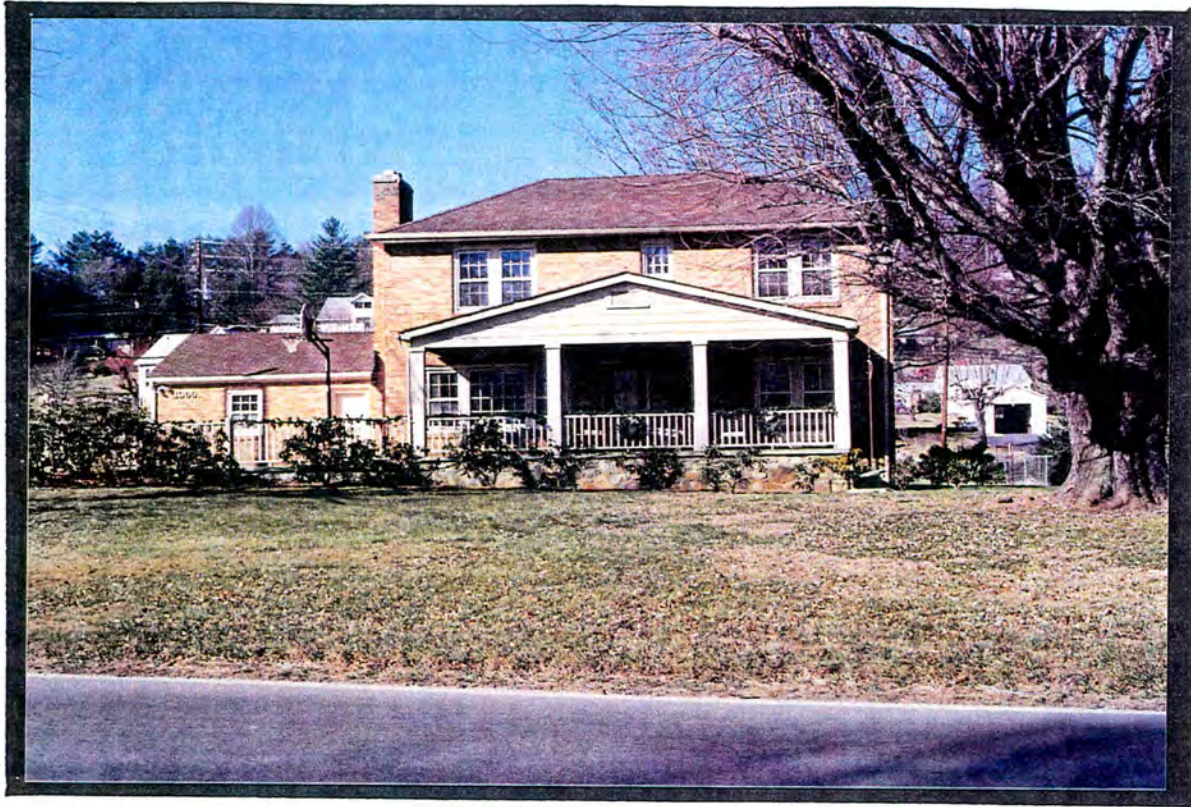
Property #10--House (#1928 Asheville Road).



Property #11--House (#1912 Asheville Road).



Property #12--House (#1908 Asheville Road).



Property #13--House (#1900 Asheville Road).



Property #14--House (#2219 Asheville Road).



Property #15--House (#2172? Asheville Road).



Property #17--House.