



North Carolina Department of Cultural Resources

State Historic Preservation Office

David L. S. Brook, Administrator

James B. Hunt Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
Jeffrey J. Crow, Director

February 7, 2000

Nicholas L. Graf
Division Administrator
Federal Highway Administration
Department of Transportation
310 New Bern Avenue
Raleigh, N.C. 27601-1442

Re: Replacement of Bridge No. 56 on SR 1369 over East Fork Bull Creek, TIP No. B-3491, Madison County, ER 00-837

Dear Mr. Graf:

Thank you for your letter of December 20, 1999, transmitting the survey report by Mattson & Alexander concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following historic property was determined not eligible for listing in the National Register of Historic Places:

The Peek Farm

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

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

Sincerely,

Handwritten signature of Renee Gledhill-Earley

David Brook
Deputy State Historic Preservation Officer

DB:scb

cc: W. Gilmore
B. Church

Bc: Brown/Alperin
County
RF

Table with 4 columns: ADMINISTRATION, ARCHAEOLOGY, RESTORATION, SURVEY & PLANNING; Location; Mailing Address; Telephone/Fax.

---

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT**

**REPLACEMENT OF BRIDGE NO. 56 ON S.R. 1369 OVER  
EAST FORK BULL CREEK  
MADISON COUNTY**

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
T.I.P. No. B-3491  
STATE PROJECT NO. 8.2860601  
FEDERAL AID NO. BRZ-1369(1)**

**Prepared for:**

**Earth Tech  
701 Corporate Center Drive  
Suite 475  
Raleigh, North Carolina 27607-5074**

**Prepared by:**

**Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205  
(704) 569-8130  
(704) 376-0985**

**21 October 1999**

---

---

**HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT**

**REPLACEMENT OF BRIDGE NO. 56 ON S.R. 1369 OVER  
EAST FORK BULL CREEK  
MADISON COUNTY  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
T.I.P. NO. B-3491  
STATE PROJECT NO. 8.2860601  
FEDERAL AID NO. BRZ-1369(1)**

**Prepared by:**

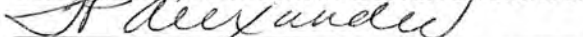
**Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205  
(704) 569-8130  
(704) 376-0985**

**Prepared for:**

**Earth Tech  
701 Corporate Center Drive  
Suite 475  
Raleigh, North Carolina 27607-5074**

**21 October 1999**

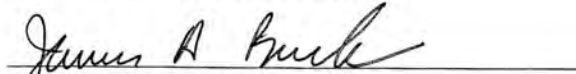
**MATTSON, ALEXANDER AND ASSOCIATES, INC.**

  
\_\_\_\_\_  
**Frances P. Alexander, M.A.**

10/29/99  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Richard L. Mattson, Ph.D.**

\_\_\_\_\_  
**Date**

  
\_\_\_\_\_  
**Project Manager**

11/5/99  
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**N.C.D.O.T. Historic Architectural Resources Section**

\_\_\_\_\_  
**Date**

**Replacement of Bridge No. 56 on S.R. 1369 over East Fork Bull Creek  
Madison County  
T.I.P. No. B-3491  
State Project No. 8.2860601  
Federal Aid No. BRZ-1369 (1)**

**Project Description**

The North Carolina Department of Transportation (N.C.D.O.T.) proposes to replace Bridge No. 56 which carries S.R. 1369 over East Fork Bull Creek in Madison County (**Figure 1**). The extant one-lane bridge was built in 1957 and is now classified as functionally obsolete. Depicted in **Figure 2**, two alternatives are being considered and evaluated for the proposed project. Under **Alternative No. 1**, a two-lane structure would be built just west of the existing bridge, and a short segment of S.R. 1369 would be realigned. The realignment would begin at the junction of S.R. 1364 and S.R. 1369 and extend north along S.R. 1369 roughly 300 feet. **Alternative No. 2** is a temporary detour route also located west of the existing bridge. As part of the detour proposed under Alternative No. 2, a culvert would be used to carry the temporary route over East Fork Bull Creek.

**Purpose of Survey and Report**

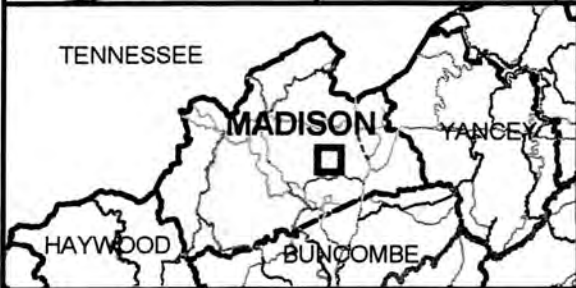
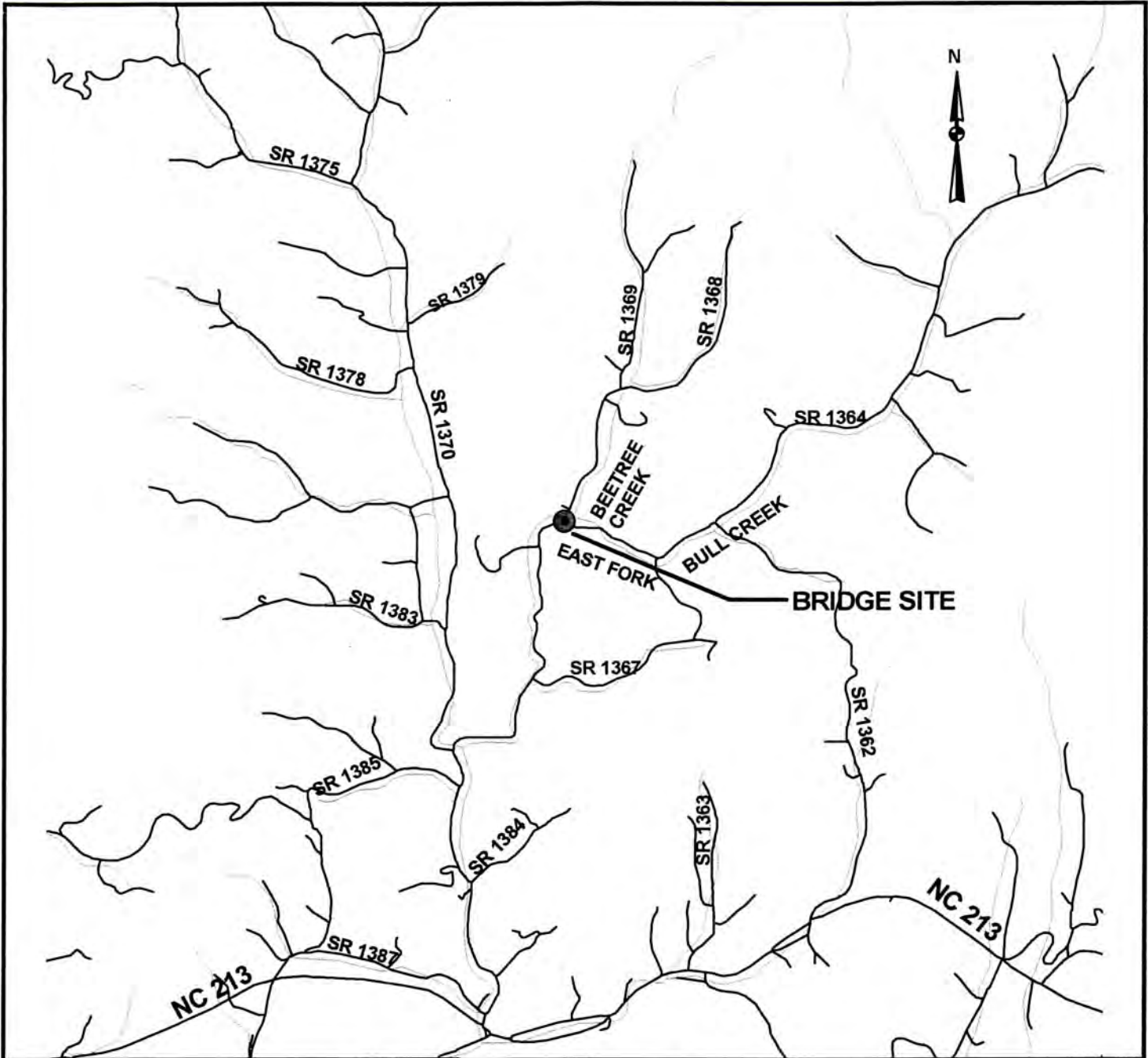
The historic resources survey was conducted to identify all historic architectural resources located within the area of potential effects (A.P.E.) (**Figure 3**). This survey and report are part of the environmental studies conducted by N.C.D.O.T. and documented by a categorical exclusion (C.E.). This report was prepared as a technical appendix to the C.E. and is part of the compliance documentation required under the National Environmental Policy Act (N.E.P.A.) and the National Historic Preservation Act (N.H.P.A.) of 1966, as amended. Section 106 of the N.H.P.A. states that if a federally funded, licensed, or permitted project has an effect on a property listed in, or potentially eligible for listing in, the National Register of Historic Places, the Advisory Council on Historic Preservation should be given an opportunity to comment on the proposed undertaking. This report is on file with N.C.D.O.T. and is available for review by the public.

**Methodology**

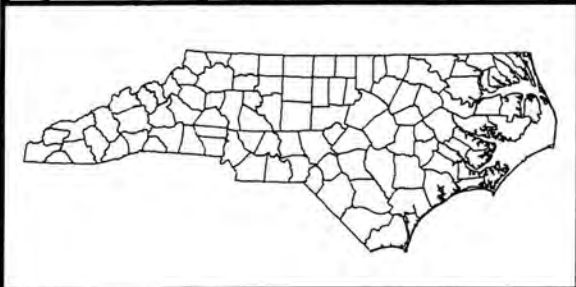
The survey was conducted and the report compiled in accordance with the provisions of F.H.W.A. Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 49(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FRR 44716); 36 CFR Part 800; 36 CFR Part 60; and the Survey Procedures and Report Guidelines for Historic Architectural Resources (N.C.D.O.T.).

The Phase II survey was conducted with the following goals: 1) to determine the area of potential effects, 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 significant resources within the A.P.E.; and 3) to evaluate these resources according to National Register of Historic Places criteria.





**Figure 1**  
 North Carolina - Department of Transportation  
 Division of Highways  
 Planning and Environmental Branch



**REPLACEMENT OF BRIDGE NUMBER 56  
 ON SR 1369 OVER EAST FORK BULL CREEK  
 MADISON COUNTY  
 TIP NO. B-3491**

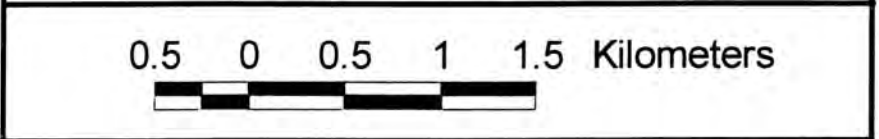
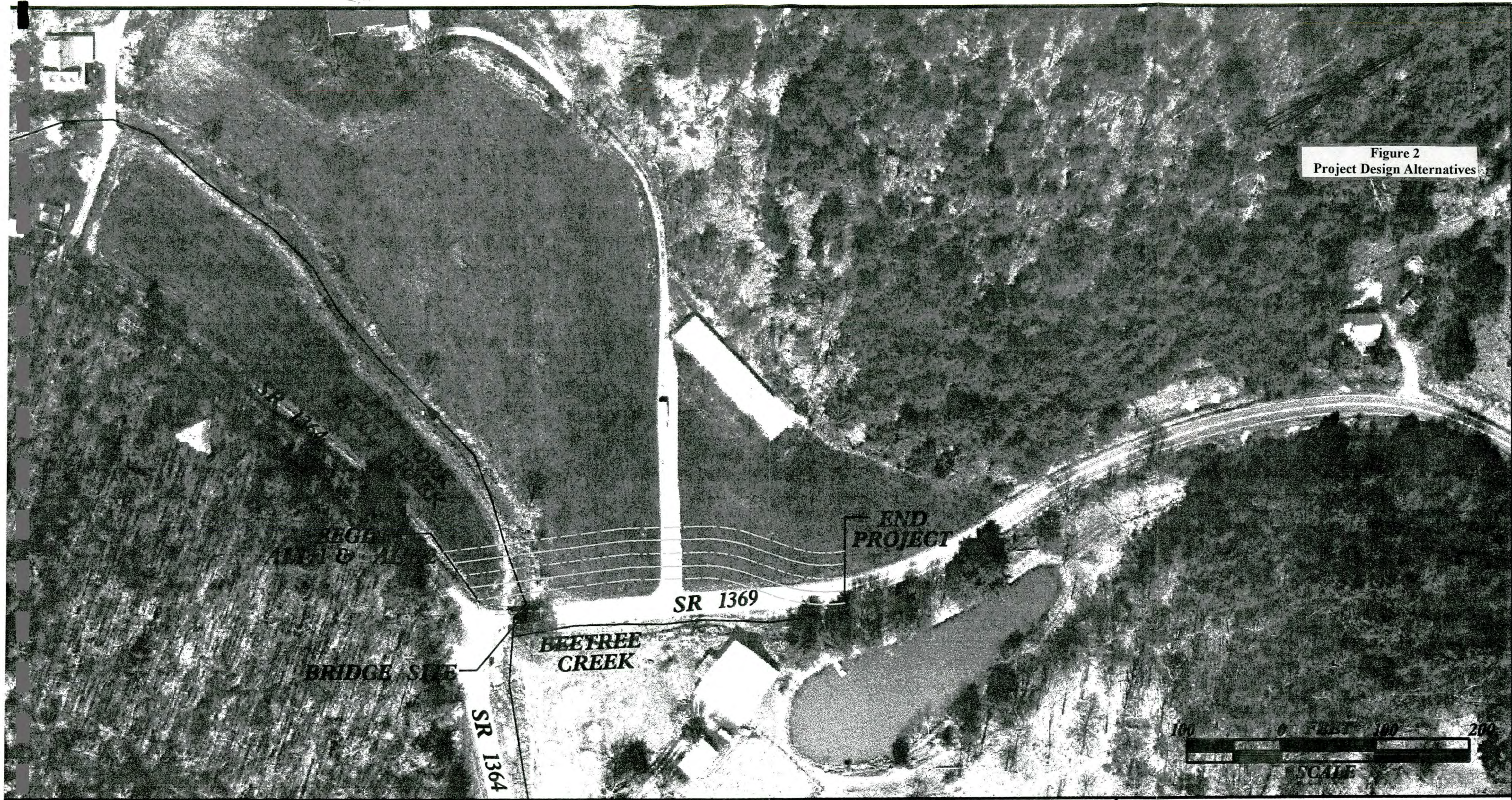





Figure 2  
Project Design Alternatives




 North Carolina Department of  
 Transportation  
 Division of Highways  
 Program Development & Environmental  
 Analysis Branch

**FUNCTIONAL DESIGN LEGEND**

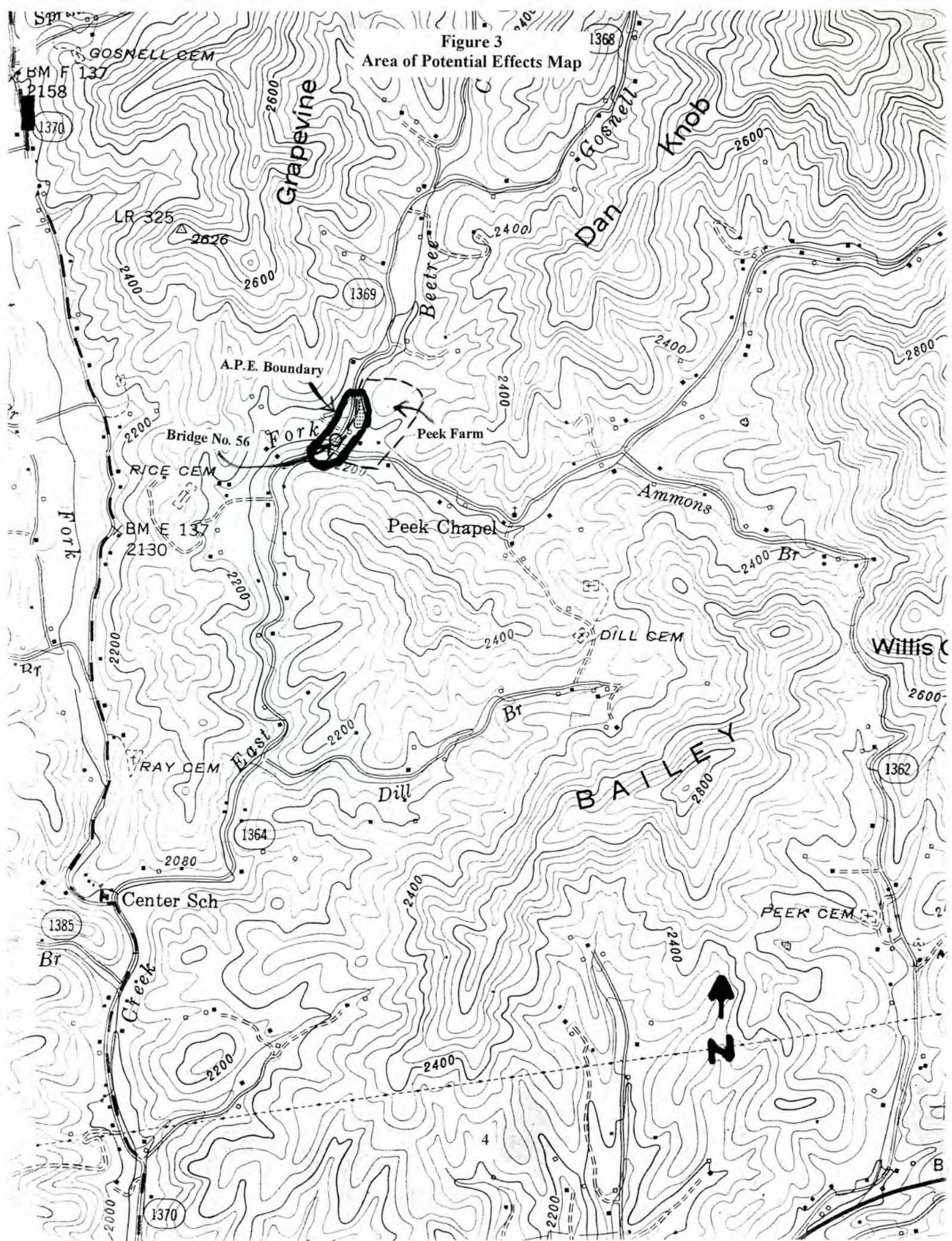
— Centerline of New Roadway (Alt. 1) & Temp. Detour (Alt. 2)  
 — Centerline of New Roadway (Alt. 1) & Temp. Detour (Alt. 2)  
 — Centerline of New Roadway (Alt. 1) & Temp. Detour (Alt. 2)

**PROJECT ALTERNATIVE**  
**REPLACEMENT OF BRIDGE NUMBER 56**  
**ON SR 1369 OVER EAST FORK BULL**  
**CREEK**  
**MADISON COUNTY**  
**TIP NO. B-3491**

3



Figure 3  
Area of Potential Effects Map





The methodology for this investigation included background research into the historical and architectural development of the areas and a field survey of the A.P.E. The field survey was conducted in June 1999, by automobile and on foot, to delineate the A.P.E. and to identify all properties within the A.P.E. that appear to have been built before 1950. Every property at least fifty years of age was photographed, mapped, and evaluated. Those considered worthy of further analysis were intensively surveyed and evaluated for National Register eligibility. National Register boundaries were determined for those resources recommended as eligible.

The boundaries of the A.P.E. are shown on a U.S. Geological Survey topographical map (see **Figure 3**). The A.P.E. is defined by modern construction, topographical features, and sight lines. One hundred per cent of the A.P.E. was surveyed.

Background research was undertaken at the western office of the Survey and Planning Branch of the North Carolina Department of Cultural Resources in Asheville. An examination of National Register nominations, survey files, and other historical studies revealed that no resources within the A.P.E. have been listed either in the National Register or in the North Carolina Study List.

### **Summary of Survey Findings**

The bridge under consideration spans East Fork Bull Creek in a rural area northwest of Mars Hill in mountainous Madison County. The bridge carries S.R. 1369 over East Fork Bull Creek just north of the junction with S.R. 1364. S.R. 1364 roughly parallels the east-west course of East Fork Bull Creek, and S.R. 1369 generally follows the circuitous path of north-south Beetree Creek that flows between two steep mountain ridges. Agriculture has been generally confined to the narrow valleys flanking these mountain waterways, and several late nineteenth and early twentieth century farms are located within the general study area. Modern farm and vacation properties are also found within the vicinity.

Bridge No. 56 was built in 1957 as a small, one-lane, steel deck girder span, measuring thirty-one feet in length. The bridge has timber piers, a wooden deck, and wooden railings (**Plates 1-2**). The bridge is not recommended for National Register eligibility because the structure does not meet the fifty year age requirement of the National Register. A portion of only one property, the Peek Farm, lies within the A.P.E. Dating to pre-1950 period, the Peek Farm was evaluated, but recommended as not eligible for listing in the National Register.

#### **Properties Listed in the National Register or the North Carolina State Study List:**

None

#### **Properties Evaluated and Considered Eligible for the National Register:**

None

#### **Properties Evaluated and Considered Not Eligible for the National Register:**

Peek Farm





Plate 1. Bridge No. 56, Looking South Along S.R. 1369 to Junction with S.R. 1364.



Plate 2. Bridge No. 56, East Profile, Looking Northwest.



## Historical Background

The project area is located in eastern Madison County, situated within the mountainous terrain of western North Carolina. Located north of Asheville along the Tennessee border, Madison County has been largely shaped by its particularly rugged topography and relative isolation. The county was created in 1851 from portions of neighboring Buncombe and Yancey counties, and in 1855, Marshall, situated southwest of the project area, was named the county seat. Marshall was located along the Buncombe Turnpike, which had been completed in 1828 between Greenville, South Carolina and Greeneville, Tennessee. With the opening of this overland route, Low Country planters migrated into the highlands to escape the summer heat, and summer colonies developed in western Madison County. One such colony emerged at Hot Springs, which with its thermal waters, became one of North Carolina's earliest resorts. Although subsistence agriculture persisted as the predominant way of life, the turnpike, which paralleled the French Broad River, fostered antebellum commerce. Livestock drovers from Tennessee used the route to move their cattle to coastal markets, and small communities, including Marshall, developed to serve as transit points along the road. Although population growth in the county remained slow, by the Civil War, Madison County counted more than 5,600 residents (Bishir 1999: 247; Sharpe 1961: 1446-1447; *Madison County Heritage* 1994: 15).

After the Civil War, Madison County became to recover economically with the arrival of the Western North Carolina Railroad in 1882. The route followed that of the earlier Buncombe Turnpike through the narrow gorge of the French Broad River that bisected the county, and by the end of the century, timber and mining companies had begun operations in Madison County. With better transportation and commerce, small towns emerged, most located along the northwest-southeast path of the railroad and French Broad River. Near the project area, the town of Mars Hill developed after the Baptists founded Mars Hill College in 1856, and Mars Hill emerged as one of the three principal trading centers of the county (Sharpe 1961: 1445; Bishir 1999: 249-250). The college expanded in the early twentieth century, and with the growth of the institution, the town developed with neighborhoods of frame and brick houses and bungalows and a small commercial district. However, away from the transportation arteries of the county, the insulated mountain culture continued to hold sway into the twentieth century. Subsistence farming remained the predominant economic activity although with rail service, farmers began cultivating bright leaf tobacco as a cash crop as well as small grains, livestock, and orchard produce for sale. Because of the rugged terrain, Madison County farms remained small although areas of southeastern Madison County, where the topography is more rolling, were suitable for pastures and larger cultivated fields. In this part of the county, medium-sized farms took shape (Sharpe 1961: 1448; Bishir 1999: 251-254).

The county progressed during the first half of the twentieth century as road and bridge building campaigns helped end some of the isolation imposed by topography. During the 1920s and 1930s, farmers began growing burley tobacco as a profitable new cash crop, and in recent years, tourism has become an increasingly important sector of the local economy. Today, the construction of Interstate 26 is transforming the areas through which it passes, but despite these changes, much of the sparsely settled, rural landscape of Madison County survives (Bishir 1999: 247).



## Property Inventory and Evaluations

### Peek Farm

North side, S.R. 1364, east side of junction with S.R. 1369, Peek Chapel vicinity  
Madison County

#### Date of Construction

House (ca. 1900)

#### Associated Outbuildings

Springhouse (ca. 1930); Garage (ca. 1930); Barn (ca. 1900); Equipment Shed (ca. 1950); Log House (ca. 1865); Store (1933); House (ca. 1955); Metal Carport (ca. 1955); Garage/Storage Building (ca. 1955); Storage Building (ca. 1955); Shed (ca. 1955)

#### Site Description (Figure 4)

The Peek Farm lies on the north side of two-lane S.R. 1364 on the east side of S.R. 1369. The farmhouse sits on a tree-shaded knoll overlooking East Fork Bull Creek with upsloping fields, gardens, a farm pond, and woodland to the rear. The property includes a garage, a springhouse, an all-purpose barn, and several storage buildings. A log house and frame store sit on the south side of S.R. 1364, opposite the farmhouse, and a modern ranch house and metal carport have been built just east of the older dwelling.

A modern farm property occupies the west side of S.R. 1369, and dense woodland defines the setting for the log house and store on the south side of S.R. 1364. Other farms, dating from the late nineteenth century to the present, line S.R. 1364 east and west of the Peek property.

#### Physical Description

The Peek House was constructed at the turn of the century as a one and one-half story, frame dwelling with a two-room plan, side gable roof, wraparound porch, and a fieldstone chimney. A shed-roofed rear wing, housing the kitchen and dining room, and a shed-roofed front dormer were both added in the early 1930s, and later a bathroom was added to the rear shed. The house retains its German siding, and has four-over-one, three-over-one, and one-over-one windows. The interior has a two room plan with tongue and groove walls and ceilings, two-panel doors, flat surrounds, and a corbelled brick mantel. An open staircase is found against the partition wall of the west room, and the kitchen, dining room, and bathroom occupy the rear shed additions. The upstairs was inaccessible.

A cast stone springhouse was constructed ca. 1930 on the east side of the house. The springhouse has a gable roof, a small single light window, and a single entrance. The property also includes a front gable, frame garage, clad in sheet metal, and a frame, front gable barn, with front and side sheds, that was used for both tobacco and livestock. Built at the turn of the century, the barn is now in dilapidated condition. Near the springhouse is a metal clad, shed roofed equipment shed. A log house and a frame store sit across from the farmhouse on the south side of S.R. 1364. Built after the Civil War, the log house has half dovetailed construction, fieldstone foundation, a front gable roof, with a weatherboarded gable, and added double leaf garage doors. The interior contains two rooms with an enclosed staircase against the partition wall. The small, frame store, built in 1933, has a shed roof, board and batten siding, and a central batten door flanked by two windows. East of the main house is a brick ranch house (ca. 1955) and a prefabricated metal carport. Behind the ranch house are three modern storage buildings constructed of frame or concrete block.



### Historical Background

The farm was established by Captain Lynn Peek after he purchased 200 acres from the Gillespie family in 1857. A Confederate veteran, Peek built the twenty foot by twenty foot log house along East Fork Bull Creek (in front of the ca. 1900 house) after his return from the Civil War. According to Bruce Sprinkle, the current owner and a great-grandson of Peek, the farm produced livestock, corn, and small grains, as well as bright leaf tobacco as a cash crop. By the 1880s, Peek had built a larger, picturesque dwelling as the centerpiece of his farm, but this house burned at the turn of the century. The extant farmhouse was erected on the same location, and only the fieldstone chimney survives from the ca. 1880 house. The barn, used for both tobacco and livestock, was also built at the turn of the century. The farm was later divided among Peek's seven children, each of whom inherited twenty-five acres with an option to buy an additional twenty-five acres (Sprinkle 1999).

Sprinkle's mother, a granddaughter of Peek, inherited her portion of the farm ca. 1930 at the time of her marriage. Subsequently, a number of changes were made to the property. She and her husband built their own house to the north on S.R. 1369, and constructed the small store on S.R. 1364 which they operated for only a few years before converting it to storage. The farmhouse was altered with the addition of a new porch, a shed roofed dormer, and a rear kitchen ell. The log house was moved to its current location during this period and converted to a garage. The original log dwelling had two doors along what is now a side elevation, but these were closed, and a large garage opening cut into the gable end elevation. Also during the 1930s, the springhouse and garage were erected. Bruce Sprinkle inherited the property from his parents, and in the 1950s constructed the brick ranch house located east of the ca. 1900 dwelling. An equipment shed, and several other frame and concrete block storage buildings, were also added during the 1950s. The farm continued to the produce tobacco, corn, livestock, and timber through the twentieth century. The property once included several tobacco barns, none of which survives. The property now encompasses roughly seventy acres of fields and woodland (Sprinkle 1999).

### Evaluation of Integrity and Eligibility (Plates 3-15)

The Peek Farm is not recommended for National Register eligibility. The property has lost much of its architectural integrity through alterations and additions, and numerous better preserved farms of the period survive in Madison County. The third farmhouse on this property, the extant house (ca. 1900) incorporates a number of modifications dating to the 1930s and retains only fair integrity. The oldest building on the property, the ca. 1865 log house, has been moved from its original site and was significantly altered when the building was made a garage in the 1930s. The ca. 1900 barn has been also altered and is now in poor condition. The 1933 store has been a storage shed for most of its history, and several better preserved examples of early twentieth century country stores survive in Madison County (Sprinkle 1999). Finally, the farm has lost the tobacco barns that were associated with the historic agricultural patterns of the property.

The Peek Farm does not possess significance under Criterion B because the property is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context. Furthermore, the Peek Farm is not considered eligible under Criterion D because the architectural component is not likely to yield information important in the history of building technology.





Plate 3. Peek Farm, House and Springhouse, Looking Northeast from S.R. 1364.



Plate 4. Peek Farm, House and Springhouse, Looking Northwest.





Plate 5. Peek Farm, House, Rear Elevation and Rear Ell.

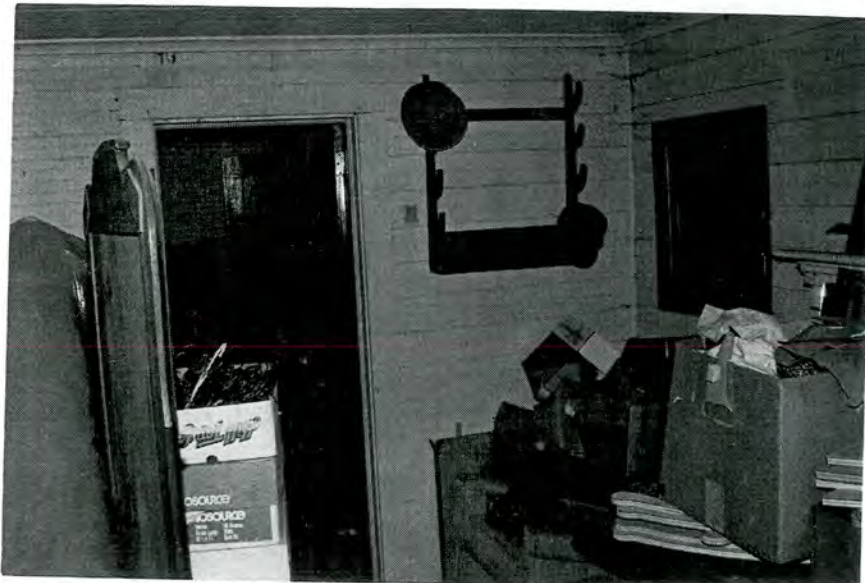


Plate 6. Peek Farm, House Interior, Living Room.





Plate 7. Peck Farm, House Interior, Living Room Fireplace Mantel.



Plate 8. Peck Farm, Barn and Garage, Looking Southwest towards S.R. 1364 (Bridge No. 56 Visible Between the Two Buildings).





Plate 9. Peek Farm, Barn Entrance and South Elevation.



Plate 10. Peek Farm, Garage, South and East Elevations.





Plate 11. Peek Farm, Log House and Store, Looking South Across S.R. 1364.



Plate 12. Peek Farm, Equipment Shed (Springhouse in Background), Looking Northeast.





Plate 13. Peek Farm, Modern Ranch House, Looking Northeast.



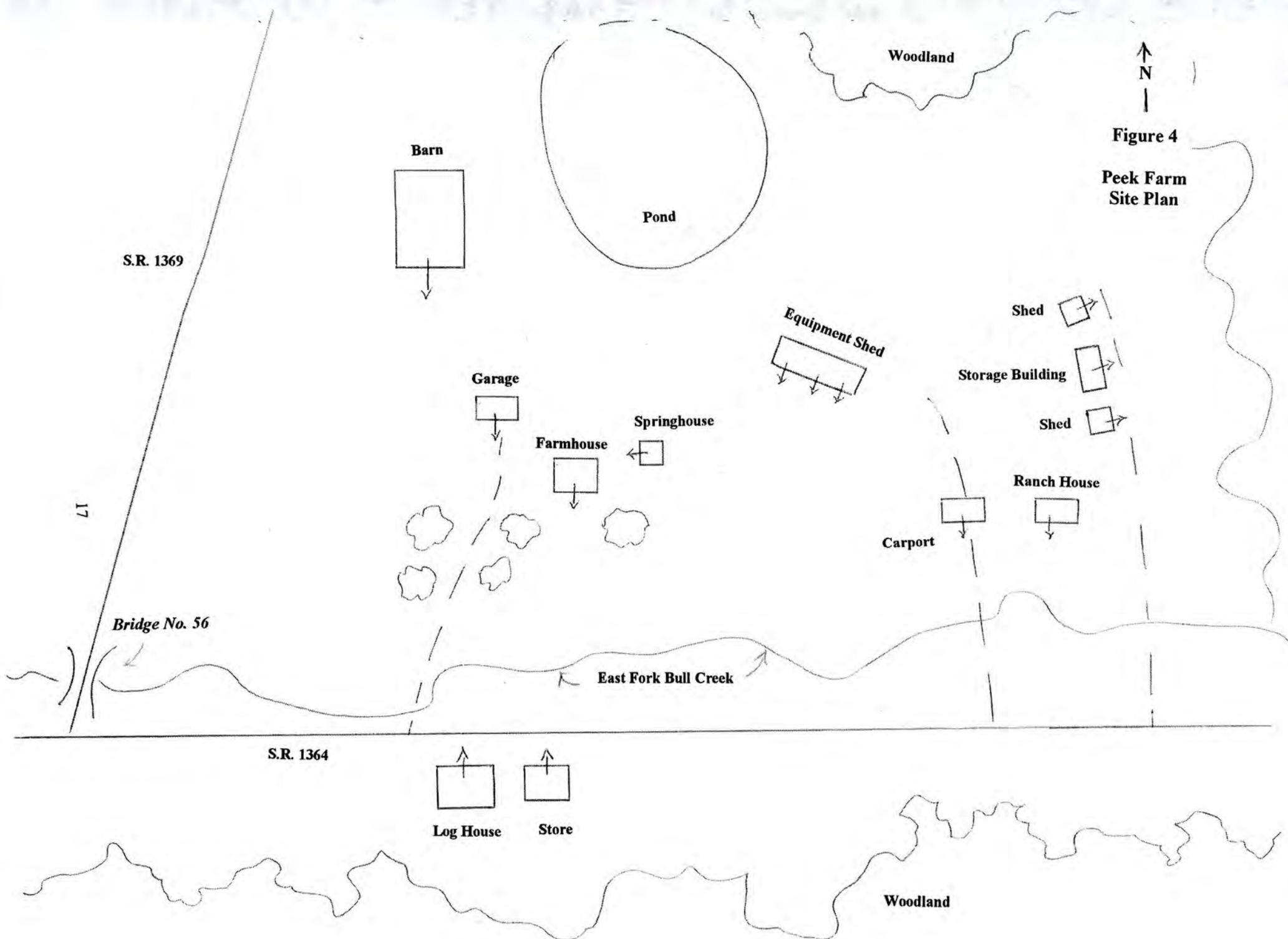
Plate 14. Peek Farm, Garage/Storage Building and Shed, Looking Northeast.





Plate 15. Peek Farm, Storage Buildings, Looking South.





**Figure 4**  
**Peek Farm**  
**Site Plan**



**Bibliography**

Bishir, Catherine W., et al. *A Guide to the Historic Architecture of Western North Carolina*  
Chapel Hill: University of North Carolina Press, 1999.

*Madison County Heritage*. Waynesville, North Carolina: Wadsworth Publishing Company,  
1994.

Sharpe, Bill. *A New Geography of North Carolina, Vol. 3*. Raleigh: Sharpe Publishing  
Company, 1961.

Sprinkle, Bruce. Interview with Frances Alexander and Richard Mattson, 17 June 1999.



**APPENDIX**



**PROFESSIONAL QUALIFICATIONS**



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.
- Directed all architectural history projects for the Cultural Resource Division. Supervised a staff of three architectural historians, one photographer, and graphics personnel. Responsibilities included project management, technical direction, research design and implementation, scheduling, budget management, client and subcontractor liaison, and regulatory compliance with both state and federal agencies. Responsibilities also included marketing, proposal writing, and public presentations.
- 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
- Conducted inventory of historic industrial and engineering resources along the Illinois and Michigan Canal in Chicago, Illinois.



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