

Jackson County Architectural Survey Update of Historic Resources from 1945-1975: Final Report

prepared for

Jackson County Planning Department
401 Grindstaff Cove Road Suite A-258
Sylva, NC 28779

by

J. Daniel Pezzoni
Landmark Preservation Associates
6 Houston Street, Lexington, VA 24450
(540) 464-5315
gilespezzoni@rockbridge.net
www.danpezzoni.com

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Introduction

In June 2020 Jackson County contracted with Landmark Preservation Associates to conduct an architectural survey of approximately 200 resources dating to the 1945-75 period. The project, funded by the county, had two phases: a short planning phase and the survey proper, with fieldwork conducted between June and December 2020 and project finalization in early 2021. The planning phase characterized resources for survey and gathered relevant historical information for context. The survey phase resulted in the architectural survey or resurvey of approximately 220 resources, data entry into the N.C. State Historic Preservation Office (HPO) Access database, and the completion of a project report including recommendations for individual resources and areas that warrant consideration for the state's Study List of resources that are potentially eligible for listing in the National Register of Historic Places.

The project was undertaken by architectural historian J. Daniel Pezzoni of Landmark Preservation Associates and was supervised by Caroline E. LaFrienier, Jackson County Planner II, through December 2020. Michael Poston, Jackson County Planning Department Director, supervised the project from January 2021 on. Guidance was provided by Annie McDonald, HPO Preservation Specialist, and was assisted by the Jackson County Historic Preservation Commission. The project area was the unincorporated area of Jackson County as well as the towns of Sylva, Dillsboro, Webster, and the village of Forest Hills. Land in Jackson County in federal ownership or management and the Qualla Boundary were excluded from the survey. The temporal range of the survey, 1945 to 1975, reflected the fact that the project was a follow up to

comprehensive county survey in the 1990s which examined resources up to the 1940s. The thirty-year span from 1945 to 1975 therefore covered resources that are or will soon be considered historic but were not recorded in the previous survey. Field reconnaissance during the summer of 2020 determined a lack of previous survey of pre-1945 resources in areas of Balsam and Sylva that appeared to have historic district potential, and after consultation between the county, HPO, and consultant the decision was made to extend survey coverage to the pre-1945 period in certain circumstances.

Survey entailed the field documentation of selected resources involving photography and the noting of architectural features. Property histories were determined largely from secondary sources and primary sources such as period newspapers and interviews with knowledgeable individuals. Survey was conducted in two subphases, the first occurring in June-August 2020 and focusing on resources in incorporated communities, the second in November-December 2020 and focusing on rural properties and properties outside incorporated communities.

The principal product of the survey was approximately 220 property records entered into the HPO's survey database and generated as paper files archived at the HPO's Western Office in Asheville. A digital version of the property records and photographs was provided to Jackson County. Another product was this final report which summarizes the project findings, provides a brief historic overview of the county during the mid-twentieth-century period and a more in-depth architectural discussion, and includes Study List recommendations which were presented at the February 2021 meeting of the N.C. National Register Advisory Committee (NRAC). The report also includes recommendations for follow-up work such as additional survey (general and targeted/thematic), National Register nominations, and publication.

Foremost among the individuals who assisted with the research and writing of this report were Jackson County Planner II Caroline LaFrienier, the lead local contact for most of the project, and Planning Department Director Michael Poston. N.C. State Historic Preservation Office (HPO) Preservation Specialist Annie Laurie McDonald served as the state contact. The Jackson County Historic Preservation Commission supported the project in many ways. The Commission members included Bill Crawford, Jane Eastman, Connie Haire, Carl Iobst, Luther Jones, Susan Leveille, Pamela Meister, Beth Parris, Daniel Peoples, and Joe Rhinehart. In addition to the Commission members, other individuals made substantial contributions to the project by providing information and serving as guides and local contacts. These included Peggy Carr and Sharyn Thompson in Balsam and Ann McKee Austin in Cashiers.

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Historic Overview

Jackson County was created in 1851 at a time when the regional economy was largely agricultural. With the extension of rail transport into the region around the turn of the twentieth century a lumber industry was established, supplied by the county's extensive timber reserves. Those same woodlands, and the county's lofty mountain scenery, encouraged the growth of a tourism industry, which existed at a small scale in the mid-nineteenth century and expanded in the 1880 to 1910 period with the construction of hotels in Sylva, Dillsboro, Cullowhee, Glenville, Balsam, and Cashiers. Tourism expanded again after World War II. The Jackson County Tourist Association was created in 1951 and by the 1960s tourism-related summer employment in the Cashiers Valley alone was around 700 employees. In 1970 tourism generated \$4.5 million in business revenues, a 620 percent increase over the 1958 figure of \$726,000.¹

County towns were centers of retail activity beginning in the nineteenth century, though Webster, the former county seat, has had a village character for much of its existence. In the twentieth century car-related facilities proliferated, such as service stations, automobile dealerships, and drive-in restaurants such as The Drive-In at the intersection of old and new Highway 19 and The Coffee Shop (JK0878), built in 1955 to replace an original eatery established in the 1920s. A quintessential car-related business of the era was the ca. 1950 Sylva Drive-In Theatre, which stood near the Sylva airport on the north side of Sylva (the property has since been redeveloped). As in the tourism industry, retail saw a dramatic increase during the postwar period, expanding from \$5.7 million in sales in 1948 to \$35.8 million in 1973.² Industries from the postwar period included the Dillard Construction Company, formed by William Broadus Dillard in 1946 and advertising "Building Contractor/Concrete Work" in the *Sylva Herald* in January of the following year.³ Dillard's company employed 300 people by 1956 and was presumably responsible for much of the county's large-scale construction during the period.⁴

Institutional facilities such as schools saw substantial growth during the mid-twentieth century. Western Carolina University (WCU), founded in 1889 as Cullowhee Academy and known until 1967 as Western Carolina College, expanded during the postwar era with the construction of numerous campus facilities.⁵ Other important school facilities from the era include the 1956 Jackson County Colored Consolidated School (JK0877) in Sylva and early buildings constructed on the Southwestern Community College campus near Webster beginning in 1964, including the 1970 Oaks Hall (JK0961).⁶ Residential construction continued during the period with the construction of houses on undeveloped lots and the replacement of older dwellings in the towns, and with the creation of new subdivisions. Related to both tourism and residential development was the construction of summer and vacation homes, a trend that occurred throughout the county but was especially vigorous in the Balsam and Cashiers-Glenville areas. The construction of the Thorpe hydroelectric plant by the Nantahala Power

¹ Bell, "Economic Activities," 168-172.

² Ibid., 173-74; *Sylva Herald*, May 20, 1948 and July 20, 1950.

³ *Sylva Herald*, January 16, 1947.

⁴ Bell, "Economic Development," 189-190.

⁵ MdM Historical Consultants, "Historic Structures Survey Report Replace Bridge No. 159 on Monteith Gap Road (SR 1002)," 35, 38.

⁶ Hatton and Daily, "Southwestern Community College," 22.

Company in 1941 resulted in the creation of the 1,470-acre Lake Glenville (formerly Thorpe Lake), a mecca for summer home construction after the war.⁷

Architectural Overview

American architecture during the postwar period divides into two stylistic philosophies or paradigms, Modernism and Historicism. Historicist architects embraced overt historical references and sources of inspiration whereas Modernist architects generally avoided them. In Jackson County, a third style tradition flourished: the Rustic style, in some ways neither Historicist nor Modernist and in other ways a blend of the two.

Rustic has many origins—the late eighteenth-century Hameau de la Reine at Versailles, country house designs published by Andrew Jackson Downing in the mid-nineteenth century, the great Adirondack camps of the late nineteenth century, among others. It is a broad Romantic and Picturesque style, its objectives the use or emulation of natural forms and materials and, in its revivalist aspect, the evocation of traditional architecture associated with natural settings. In North Carolina, the style saw its first major flourishing in the Avery County community of Linville, at over 3,600 feet above sea level one of the highest towns in the Eastern United States. Beginning in the 1890s, architects including Henry Bacon, designer of the Lincoln Memorial, populated the resort community with frame and log buildings that used unfinished logs for structural members and chestnut bark shingles for siding. Stone was also important to the Rustic style, used to dramatic effect in the design of such buildings as the Grove Park Inn (1912-13) in Asheville.⁸

In Jackson County, the Balsam community at the northeastern tip of the county was an early focus of Rustic architecture and today possesses one of western North Carolina's largest collections of historic buildings in the style. Balsam, a sleepy and dispersed mountain community in the nineteenth century, was transformed by the arrival of the Southern Railway—its Balsam depot was the highest railroad station in the East—and by construction of the Balsam Mountain Inn (JK0009; NRHP 1982), both events occurring in 1908. The 105-room hotel, esteemed “one of the largest summer resort hotels in Western North Carolina,” was built to provide lodgings for vacationers attracted to the cool, high-altitude, summer resort destination. Balsam's original summer residents arrived primarily by rail, but as automobile ownership soared in the first half of the twentieth century many chose to drive to the community on the newly improved roadways of the era. A sizable number of Balsam's new crop of motorist vacationers were from Florida, and some of these visitors put down permanent or semi-permanent roots. Beginning in the 1920s the Floridians and others built mostly Rustic-style summer houses on the mountain slopes to the east of the depot and hotel.

A catalyst in the development of the upper Balsam area was Floridian Charles A. Ballough, who established what became known as the Ballough Hills development in the Old Dummy Line Road area in the 1920s (the road is named for a logging railroad). A number of the 1920s-30s Rustic houses on the road were built on lots developed by Ballough, who was a real estate developer in Daytona Beach, Florida. The Ballough House (JK1074), which incorporates a

⁷ Glenville Historical Society website; Matson, Alexander & Associates, “Historic Architectural Resources Survey Report Replace Bridge No. 193 on SR 1157 over Thorpe Dam Spillway, Jackson County,” 11.

⁸ Bishir, *North Carolina Architecture*, 382-384; Pezzoni, *Architectural History of Watauga County*, 65-66.

1920s or possibly ca. 1930 saddle-notched log section, is thought to have served as Ballough's sales or administrative office (original dwelling use is also possible). Old Dummy Line Road and the parallel Iron Horse Road feature several more ambitious Rustic houses from the era, including the Bingham House (JK1079), a rambling staggered three-story saddle-notched log and frame house oriented to the views over the Balsam valley, and its equally well-placed neighbor, the 1926 Billie and Helen Baggett House (JK1080), also of frame and saddle-notched log construction. The Bingham and Baggett houses have a hallmark of the Rustic style as it was manifested in Balsam: capacious porches with log posts and balustrades, the balustrades with x-form panels on the Bingham House and a triple-tiered horizontal rail arrangement on the Baggett House. Log posts and truss-like dimensional-lumber balustrade panels are features of the ca. 1937 Wilkins family house Gee-Wilkins (JK1076), which unlike the Bingham and Baggett houses is frame with board-and-batten siding. Gee-Wilkins has a tall gable-fronted form with a porch recessed into the second story, enclosed living space below, and a tall stone foundation at the base.



Balsam Rustic: Bingham House and William and Margaret Lee House.

The 1926 William and Margaret Lee House (JK1007) on Balsam's Daytona Road belongs to the Linville tradition of North Carolina Rustic, demonstrated by its rough bark shingle siding (a modern in-kind replacement). The two-story house, which was built by a Waynesville coal dealer rather than a Floridian, has saddle-notched log construction, log porch posts and balustrade panels, and a foundation and chimneys of stone. The log theme continues to the interior where walls, stairs, and a second-floor gallery overlooking the great room are log. Across Daytona Road stands a little frame dwelling, the ca. 1946 Wirth and Mary Munroe House (JK1018), which incorporates standard picturesque Rustic elements such as log porch columns and x-form log balustrade panels. The Munroe House also expresses the second major theme in Rustic architecture: the emulation or revival of traditional architectural forms which were considered rustic on account of their association with "primitive" or "pioneer" lifeways which were in turn associated with rustic natural settings. This is seen in the overall form of the Munroe House, which has a side-gable roof that engages a deep front porch with a porch room at one end. The form is reminiscent of what is known in North Carolina as the coastal cottage form, though in this instance the inspiration may have been the nearly identical but more widely dispersed Creole cottage form of the Southeastern United States, since the architect of the house, William Shanklin, was based in Miami. Next door stands the ca. 1940 Eugene and Mattie Carter

House (JK1019), a one-story board-and-batten frame dwelling of unassuming form and detail that also appears to reference vernacular architecture, in this case the boxed construction built in Appalachia during the late nineteenth and early twentieth centuries, though similar forms and treatments were not atypical of mainstream domestic construction during the late 1930s.

A second important focus of Rustic architecture in the county, though of a very different kind, is the community of Cashiers at the southern end of the county. Like Balsam, Cashiers was a traditional mountain community transformed by tourism. A hotel was developed at the High Hampton property in the 1920s; the current Rustic-style bark-sided hotel dates to 1932-33. The Rustic style spread beyond the resort with the construction of the Alexander Gardens commercial and residential development in the 1930s. Alexander Gardens features a Pure Oil gas station, café, barber shop, and other frame buildings with applied half-log siding that gives them the look of log construction.⁹



Cashiers Rustic Modernism: Frank and Marjorie Lewis House and Luke and Nat Rindal House.

The Rustic style blended with Modernism in Cashiers after World War II. Architect Henry Clyde McDonald Jr. (1927-2003), who established his practice in Brevard in 1953, designed one of Cashiers' first Rustic Modernist houses, the 1958 Frank and Marjorie Lewis House (JK1058). The one-story frame house has a gable-on-hip roof (the gable barely expressed), a mix of board-and-batten and later wavy rustic weatherboard siding, and a prominent front-facing stone elevation which is the side wall of a garage (since converted to living space). McDonald's firm was McDonald & Daniels at the time; in 1963 architect Samuel A. Brewton partnered with McDonald and as McDonald & Brewton the firm designed many more houses in the community.¹⁰

The Frank and Marjorie Lewis House was designed for William Frank Lewis, a textile magnate who moved to the area to manage the High Hampton Resort, and his wife, Marjorie Harrison Lewis, founder of Sapphire Valley's Camp Merrie-Woode. Business people like the Lewises and other affluent individuals made up a majority of homebuilders in the Chattooga Woods neighborhood developed by the High Hampton Resort. These houses were at first relatively modest in scale, but around 1970 they began to include large two-story houses,

⁹ Phillips, "Cashiers Historic Sites Survey Phase One," 28-29, 83-91.

¹⁰ Sam Brewton personal communication with the author, December 2020.

anticipating the mansion-scale residences that were built in the community in the late twentieth and early twenty-first centuries. The 1972 Luke and Nat Rindal House (JK1081) is representative of the new breed: a series of one- and two-story side-gabled components with treated cedar shingle roofing (the roofing a replacement of something similar), board-and-batten siding on the upper levels, and stone veneer on the lower levels. Bold, spreading gables project over the front entry and a rear great room wing, the latter with large windows that look over a flagstone patio to views of the High Hampton golf course and the Cashiers area's granite-domed mountains. A large carport and ancillary building with a soaring front-gable roof is placed perpendicular to the front of the house, creating a front courtyard-like arrangement. A similarly prominent carport, with stone sidewalls, greets visitors to the ca. 1970 Rees House (JK1059), another of the larger Cashiers houses of the era.

The Modernism that is such an important feature of Cashiers' postwar houses debuted in the county in 1942 with the Ritz Theater at 531 W. Main Street in Sylva. Demolished in the late twentieth century, the theater featured a smooth stucco façade and entryways indented between two broad cylindrical elements. The smooth finish and rounded forms were hallmarks of the Moderne style, the first Modernist style to appear in Sylva and Jackson County and one of the first two styles in the genre to gain widespread popularity in America, the other being the generally more flamboyant Art Deco style. American Modernism has its principal origin around 1900 with the trailblazing work of the Chicago architect Frank Lloyd Wright. By the 1920s and 1930s, the period of the first Moderne and Art Deco work in the country, Modernism had also become popular in Europe through the work of such luminaries as Le Corbusier, Walter Gropius, and Mies van der Rohe.

World War II curtailed construction in all styles in Jackson County during the first half of the 1940s, but after the war the Moderne style returned with such buildings as the Moderne-influenced ca. 1950 Roberson Apartments in Sylva (JK0899), a two-story brick building with brickwork of Flemish bond appearance, an overhanging low-pitched hip roof, aluminum-framed picture/casement windows, and a porch with a flat roof with rounded corners (the roundedness is the principal Moderne influence). Also Moderne is the ca. 1950 Freeze House in Sylva (JK0886), a one-story house with yellow stretcher-bond brick veneer. The linear hip-roofed house has a half-round projection at one end with an entry opening onto a terrace.



Jackson County Colored Consolidated School and Cordelia Camp Laboratory School.

A more purist, abstracted form of Modernism, the International Style, a closer reading of European prototypes (hence the moniker “international”), influenced local architecture beginning in the 1950s, though no historic-period building in the county appears to be pure International Style. The 1956 Jackson County Colored Consolidated School (JK0877) comes close. Designed by Asheville architect Lindsey Madison Gudger, the one- and two-story brick-veneered building has flat roofs, planar blocky forms, and a lack of ornament which suggest the influence of the style. The building’s large stack-pane windows, which bathed the classrooms with natural light (the classrooms have been subdivided into offices), contribute to the Modernist look, though large classroom windows were also typical of Historicist school construction during the middle decades of the twentieth century. An alternative design by Gudger exists for the school, showing vane-like outer walls at classroom divisions and an end wall with a trapezoidal profile.

The 1964 Cordelia Camp Laboratory School (JK0879) at Western Carolina University in Cullowhee is an expressive example of Modernist design. The spreading one-story building of brick-veneered construction features a pleated office lobby roof with three prow-like concrete roof forms supported by concrete pillars that taper toward their bases. The pleated motif is repeated in abbreviated form at a secondary entry. Aluminum-framed glass fills each entry wall; the classrooms, too, have large expanses of glass. The school’s detached gymnasium is similarly expressive, with header stack-bond brickwork that projects and recesses to form a complex grid pattern on one of its upper elevations.

As the Jackson County Colored Consolidated School and Cordelia Camp Laboratory School demonstrate, Modernism was often employed for institutional buildings in its early local phase, as also seen in another important educational building from the period, Oaks Hall (JK0961) at Southwestern Community College in Webster, built in 1970. Later institutional examples of the style include the 1972 Jackson County Community Services Building (JK0964) and the 1977 Sylva Medical Plaza (JK1094), both in Sylva. A prime commercial example of early Modernism is the Eastgate Pharmacy medical offices block in Sylva (JK0882), built in 1962. As originally constructed (a partial Contemporary/Rustic stone facing was added in the late 1970s or 1980s), the building featured flat roofs, a flat-roofed front porch/walkway, and store and office fronts with an aluminum-framed gridded treatment incorporating entries, windows, and panels. The cinder-block building was faced with light buff-colored textured brick.



Eastgate Pharmacy and J. Byers and Charlotte Hays House.

International Style-influenced Modernism is rare in domestic construction, but there are two noteworthy exceptions in Webster. In 1965, Cleveland, Ohio, architect J. Byers Hays, FAIA (1891-1968), the first recipient of the Cleveland Arts Prize in 1962, purchased a lot overlooking the Tuckasegee River in a small residential subdivision developed by Ralph S. Morgan Jr. (about

whom more later). Hays built a simple frame Modernist vacation house (JK0958) with shed roofed forms, expanses of plate-glass window, a carport enclosed by a horizontally slatted screen, and cutaway corner entries with slender metal pole supports and pendant globe light fixtures. A long brick patio extends across the rear where Hays added a small office wing with a rectangular brick chimney. Hays painted the exposed interior breast of the chimney white and hand-lettered it with a passage from Henry David Thoreau's writings. For his friend Lucy Calista Morgan, founder of the Penland School of Crafts and sister of Ralph Morgan, Byers designed a Modernist house (JK0909) on a nearby lot. The one-story frame house, built in the late 1960s, features a low-pitched shed roof, vertical wood siding, and a low wainscot-like brick base. Other notable Modernist houses include the ca. 1957 Roy and Geneva Kirchberg House (JK0928) in Webster and a ca. 1972 house (JK1052) at 74 Matterhorn Lane above Lake Glenville, but the influence might just as easily be characterized as non-specific Modernist.

Frank Lloyd Wright employed dramatic projecting gables in his later career, as seen in his 1946 Unitarian Meeting House in Madison, Wisconsin, and several examples of projecting or prow gables in the county probably ultimately derive from his work. One appears on the ca. 1966 A Frame (JK1087) at 47 Westview Drive in Balsam, one of the county's most sophisticated A Frame houses. Two Ranch houses in Sylva's Bartlett/Josephine/Storybrook neighborhood, the ca. 1957 house at 127 Bartlett (JK0957) and the ca. 1960 house at 65 Storybrook (JK0950), have side-gable roofs with prow treatments at the ends. The 1965-67 Alvin and Mary Stiles House (JK0895) in Sylva is double-prowed, with a prow gable over cathedral living room windows on the two-story front and a second prow, on axis, over a rear kitchen entry/window wall that provided access to a patio (now covered by a low-rise deck).



Alvin and Mary Stiles House and Straddlebrook.

A number of other Modernist houses deserve note. One is Straddlebrook (JK0986), a small but sophisticated ca. 1962 house built over a mountain stream in apparent homage to the famous Frank Lloyd Wright house Fallingwater. The side roof gable is supported by a Japanese-inspired system of projecting beams and rafters, and the house has a timber undercarriage set on stone wall segments and piers, a design solution that increased airflow and counteracted damp. The narrow stream valleys north of Sylva provided mountain settings but convenient access to town for several sophisticated Modernist houses including the house at 473 Fisher Creek Road (JK1027), which is composed of staggered gable-fronted and shed-roofed forms with

cantilevered beams in the gables, and has a veneer, planter, and front entry patio of buff-colored brick. An interior chimney and flue, also of buff brick, have projecting headers at the corners that give them a serrated appearance, possibly a Frank Lloyd Wright-inspired treatment. One of the county's most unusual Modernist houses stands at 927 South Country Club Drive (JK0948) in the town of Forest Hills: a ca. 1972 one-story house of round form, actually two drum-like forms connected by a straight stone-veneered element with multiple windows. Frank Lloyd Wright experimented with a number of round house designs later in his career, one of which may have inspired this house.

Church design was another area where Modernism found use. A leading example is the 1960-61 Cashiers United Methodist Church (JK0969) in Cashiers, a nave-form building veneered with red, brown, and off-white variegated brick. The front is dominated by a deep portico, an extension of the building's front-gable roof, which is supported by soaring posts (probably of glued laminate wooden construction) at the two front corners. On the roof is a copper-sheathed spire that appears to show Wrightian influence, with lapped segments rising to a cross finial. The church was designed by the Brevard architectural firm of Henry Clyde McDonald Jr. Also in Cashiers is a building that is representative of a later phase of Modernism in church architecture, the 1974 Cashiers Church of God (JK0976), which has a front-gable roof with a double pitch and a front-elevation veneer of warm-hued sandstone flagstones. The county's two Catholic churches are Modernist. Saint Mary Mother of God Catholic Church (JK0903) in Sylva, built in the 1950s or 1960s, is distinguished by a bell tower with gray stone (possibly Crab Orchard sandstone) veneer, a flat roof, tall gridded belfry openings, a concrete cross finial, and, at its base, a lancet-arched niche, a rare example of Gothic Revival influence from the era. Saint Jude Catholic Church (JK0978) in Sapphire, built in 1975, has a complex plan based on a square with a pyramidal roof over which is laid a secondary cross geometry to create a modified octagonal form.



Cashiers United Methodist Church and Scotts Creek Liberty Baptist Church.

The postwar decades were Modernism's heyday, but Historicism, the prevailing mode before World War II, continued as an alternative. The Colonial Revival style was the most common Historicist style during the 1945 to 1975 period. The style, based on classically-detailed and vernacular prototypes from the Colonial and early National periods, is illustrated by a house just off the Blue Ridge Parkway at 83 Rosemount Road (JK1034) in the Balsam vicinity. Built in 1962 (according to county records), the gabled, story-and-a-half, Colonial Revival house has rustic gray stone veneer and an engaged front porch with shallow segmental spans on square wood columns. The ca. 1972 Cook House (JK1093) in the Caney Fork area is more typical of the style: a tripartite Ranch-form house with a front portico on fluted tubular column with volute capitals. The portico pediment features a narrow elliptical fanlight with radial muntins, and the entry under the portico has a surround with pilasters and a broken pediment with a center urn.

The Colonial Revival style was popular for churches during the period, and in fact the aforementioned Modernist churches appear to be a minority. Religion is one of the most conservative of human endeavors in a cultural sense, so it is not surprising that rural congregations continued building the classically-inspired (and sometimes Gothic-inspired) churches they were building before World War II after the war. Ochre Hill Baptist Church (JK0913), which stands on a hilltop overlooking Highway 74 between Sylva and Balsam, is representative of the approach. The 1964 building features a gable-fronted nave form (the standard church form since the late Roman Empire), brick veneer, and a pedimented portico on monumental smooth-shafted Doric columns and pilasters. The three-stage steeple, which resolves from a square base to a square second stage with clipped corners to a tall octagonal third stage with a copper-sheathed octagonal spire, distantly recalls the late 1600s steeple designs of the British architect Christopher Wren and their Colonial and Early National American progeny. Cashiers Baptist Church (JK0972), a ca. 1955 building, also features a portico (with square columns) and a steeple (lower than Ochre Hill's), as does Scotts Creek Liberty Baptist Church (JK0910), a 1959 building brick-veneered in 1969 and fronted by an especially wide portico. At New Savannah Baptist Church (JK0999), a 1959 brick-veneered building, the Colonial Revival influence is less overt, consisting mainly of the graceful round arches of the building's brick porch.

Because Modernism is more "modern" than Historicism, it is easy to assume that it supplanted the latter, but that was not always the case in Jackson County. Lovedale Baptist Church (JK1041) near Webster provides a case in point. In 1965-68 the congregation built a combination sanctuary and educational/office building with a Modernist gable-fronted front elevation distinguished by tall windows of blue and purple marbled glass in an irregular grid of square and rectangular panes. The 1960s building may have been considered provisional; in any event a new Colonial Revival sanctuary was built to the side in 1983-84 and the Modernist building given a supporting role.

Even the institutional sphere, a bulwark of Modernism, produced a few Historicist buildings toward the end of the period, for example the current Glenville Post Office (JK1026). The small gable-fronted brick-veneered building, built ca. 1975, has a semi-hexagonal entry porch with a concave metal-sheathed hip roof, a form that suggests the designer was influenced by Regency architecture, a Classical Revival genre popular in Great Britain at the beginning of the nineteenth century. An interesting essay on the Modernist/Historicist dichotomy is the 1961 Ross and Martha Parkhill House (JK1056) in Cashiers, designed by the firm of Brevard architect Henry Clyde McDonald Jr. and built in 1961. The front of the one-story frame house is essentially Historicist, with a cupola, latticed windows, and segmental-arched porch spans. The

rear elevation, on the other hand, is Modernist, with a soaring open gable roof that shelters the inner end of a large deck.

A Historicist house style that was popular early in the 1945-75 period was the Minimal Traditional style, identifiable by its boxy form, one-story or story-and-a-half height, and generally Colonial Revival-derived detailing. Many Minimal Traditional houses are small and compact, for example the ca. 1950 house (JK0892) at 10 Josephine Street in Sylva, which mixes board-and-batten siding and sandstone facing (probably Crab Orchard stone) and has an integral planter in front of a large stack-pane living room window. In Webster is the ca. 1952 Roy and Nellie Baker House (JK0931), a brick-veneered Minimal Traditional house with a prominent off-center front-gabled wing. A large and sophisticated example of the style is the 1952 Ralph and Ruth Morgan House (JK0908) near Webster, a Rustic-influenced story-and-a-half house with a stone exterior and two half-dovetail log rear wings constructed of logs from dismantled nineteenth-century houses that in combination with the main section give the house an overall U plan. The interior, with its stone fireplaces and basket-handle-arched openings with sliding batten pocket doors, is sheathed with a variety of woods including ash, cherry, poplar, walnut, and wormy chestnut. The house reflects the aesthetics of Dr. Ralph Siler Morgan Jr. (1913-96), the founder of Penland Pewter, an offshoot of the Penland School of Crafts which his aunt Lucy Calista Morgan founded. Ralph Morgan also created, behind the house, a megalithic sculpture garden with dolmens and towering menhirs, another product of his fertile artistic imagination.



Telfer Building and 1483 South Country Club Drive, Forest Hills.

Before World War II, Historicist domestic architecture in the United States was strongly eclectic, with exotic influences from Spanish America, Italy, and Tudor England among other periods and cultures. In postwar Jackson County one exotic tradition enjoyed a modicum of popularity: the Swiss Chalet style. North Carolina's mountains invited comparison with Switzerland at least as far back at the opening of the Switzerland Inn in Little Switzerland in 1911, and the comparison continued into the mid-century (for example, the original Switzerland Inn was replaced by the current Swiss-themed building in the 1960s). The 1967 Telfer Building (JK0975) in Cashiers, built as a curio shop and apartments, illustrates the style with its broad, overhanging front-gable roof and wood balcony panels with spruce tree cutouts (latticed glass door panels contribute to the effect though latticed windows were otherwise a non-style-specific Historicist detail of the era). The ca. 1976 house (JK0937) at 1483 South Country Club Drive in

Forest Hills is another chalet look-alike, with deeply overhanging eaves supported by large decorative brackets, a balcony with decorative cutouts, and a round-arched accent window and entry embrasure. The gambrel roof form, though not specifically Swiss, resonated with the style. The ca. 1968 Dan Hooper House (JK0889) in Sylva features a front-facing gambrel-roofed wing, two stories in height and sided with wood shingles. The 1976 Andrews Building (JK0977; now Stanberry Insurance) on Sylva's Highway 107 commercial strip has what is perhaps the county's most eye-catching gambrel roof: an A-frame-like two-story gambrel that provides a jaunty centerpiece to the building's long one-story facade. The raking boards of the gambrel project downward as stilt-like supports and frame a recessed balcony fronted by a canted railing with bold diagonal supports.

After World War II, beginning in earnest in the 1950s, a new house type began to replace the Minimal Traditional style. The Ranch house—low-slung, linear, side-gabled or hip-roofed—derived from the traditional ranch houses of California and signaled the informal lifestyle associated with western ranch life. Ranch houses are by far the most common house type in the county from the 1945-75 period, the combined result of their popularity during the period and the surge in house building that accompanied the postwar economic revival. The Rolling Green Subdivision near Cullowhee, developed by the owners of the adjacent Rolling Green Motel beginning in the 1960s, is one of many period subdivisions with numerous Ranch houses. Though the house type had a specific form, it could be detailed in a number of styles. Modernist examples include the ca. 1960 house (JK0890) at 223 Cherry Street in Sylva, partially veneered in stack-bond buff brick around a large picture window consisting of a single plate of glass, and the ca. 1960 house (JK0893) at 25 Legacy Lane in Cullowhee, with red stack-bond brick and warm-toned Crab Orchard sandstone veneer. Partial brick veneer used as a wainscot-like effect at the base of the exterior wall was a common Ranch house treatment.



Boyd and Nancy Sossamon House and Stardust Motel.

Brick was the most common exterior treatment for Ranch houses but stone was also used as a whole-house veneer, as on the ca. 1959 Guy Leatherwood House (JK0897) in Sylva. The ca. 1967 Modernist Ranch house (JK0941) at 609 South Country Club Drive in Forest Hills has light gray stone veneer, probably Crab Orchard sandstone. Rough-textured light gray Crab Orchard sandstone veneer is an essential element of the 1954-55 Boyd and Nancy Sossamon House (JK0924) in Sylva, one of the town's earliest Modernist Ranch houses. The Sossamon House

was built by its owner, Boyd Buford Sossamon Sr. (1922-2017), who ran a construction company with his brother Leroy Sossamon. Another house form current during the postwar period, though not as numerous as the Ranches, was the Split Level. Examples include the ca. 1955 house (JK0915) at 155 Grindstaff Cove Road in Sylva, the ca. 1958 Beef and Bert Lloyd House (JK0921) in Sylva (E. M. “Beef” Lloyd was a developer credited with developing part of the surrounding Harris Hills neighborhood), and the ca. 1972 house (JK1032) at 922 Buff Creek Road in one of the suburban hollows north of Sylva.

Houses represent the majority of the principal resources built in the county during the postwar period, but there were of course other building types. The roadside motel was a characteristic mid-century car-oriented building type with a number of examples in the county, such as the ca. 1963 Stardust Motel (JK1000), located beside US 441 South just below the mountain gap where the highway enters Macon County, and the ca. 1960 Woodland Motel (JK1003), also on US 441 South but on the outskirts of Dillsboro. The Woodland Motel, owned and operated by Lyle and Gladys Ora Cabe Clark, was built shortly after the couple built the adjacent Woodland Restaurant (JK1004), a one-story building featuring cinder-block and frame sections with multiple windows consisting of large plate-glass center sections with flanking stack-pane sashes. Among the earliest and best-preserved of the county’s postwar motels is the 1950 Rolling Green Motel (JK0872), built by the Lee family on Old Cullowhee Road, the main road between Sylva and Cullowhee at the time. The long one-story cinder-block building consists of two room ranges that pivot on a center office and laundry, one range slightly higher than the other to conform to the sloping site and canted relative to it. Painted cinder-block walls and other original features survive in the rooms, which have been combined into apartments. Like most motels of the era, the Rolling Green Motel is sited directly on the road, but unlike the others its rooms face away from the road, onto parklike grounds with shade trees and a babbling brook. The grounds are dotted with five cottages, built between 1959 and 1971 in a gamut of styles, forms, and construction materials. Of particular interest is the 1959 Modernist Cottage No. 1, with a front-gable roof that engages a porch with slender supports, and the 1965 Rustic-Modernist Cottage No. 3, which features wavy weatherboard siding, a prow roof, a stone chimney, and varied fenestration including a bow window, casements, and lattice-pattern sashes.



Silco Plant (detail) and the milking parlor at 124-143 Rocky Branch Road, Dillsboro vicinity.

Industrial and farm buildings are not heavily represented in the survey, largely because most survey candidates date to earlier periods, but there are notable exceptions. An important factory from the era is the 1960s Silco Plant (JK0905; aka. Homtex) in Sylva, part of which is veneered with textured stretcher-bond tan brick so laid that alternating bricks project slightly every other course, creating a richly textural appearance. In 1960 a group of entrepreneurs built the Jackson County Industries Building (JK0875) to attract business to Jackson County. The one-story brick building on Skyland Drive, once the main connecting route between Sylva and Asheville, has a curved bow-truss roof. Industrial tenants included two clothing manufacturers, Buster Brown and Ashley, and a company that built limousines.

In agricultural construction, a building material (cinder block) and construction technique (pole construction) were important developments of the era, and each is represented in Jackson County. The dairy industry experienced considerable growth in parts of Appalachia after World War II to serve the region's cities, and new purpose-built dairy buildings were constructed to meet the stringent processing and sanitation requirements of the era. The mid-twentieth-century cinder-block milking parlor (JK0994) on a farm west of Dillsboro is an example of the new dairy architecture. Block construction was easier to clean and the building's linear form with entrances at both ends allowed for more efficient production-line milking. The pole construction technique, in which log sections are used for principal supports rather than timber-frame or dimensional lumber, developed gradually in the early twentieth century (and perhaps the very end of the nineteenth century) and by mid-century had become a popular and cheap method of barn construction nationwide. The pole barn (JK1040) at 231 Bee Tree Road near Glenville, which probably dates to the 1940s or 1950s, illustrates the technique.



Coffee Shop and the Doan Ogden-designed yard of the Alvin and Mary Stiles House.

Commercial strip development occurred in Jackson County during the mid-century period though redevelopment has erased much of the architecture associated with it. Still, a few vestiges remain, among them the aforementioned 1976 Andrews Building (JK0977). The West Sylva Shopping Center between Sylva and Dillsboro has two notable survivors. Harold's Supermarket (JK0887), built in 1968, is a flat-roofed cinder-block building with a variegated brick front and a Modernist cantilevered aluminum awning that shelters an expanse of aluminum-framed plate-glass windows. The 1960s or 1970s Robo-Wash Carwash (JK0902), across the parking lot from the supermarket, was built with components manufactured or

supplied by the Robo Automatic Car Wash chain. The two-bay carwash has the name Robo Wash stamped on the facets of the translucent red and white plastic lozenges that form a decorative frieze at the top of the otherwise plain cinder-block building. At the transition between downtown Sylva and the commercial strip on its east side stands The Coffee Shop (JK0878), built in 1955 to replace the original 1920s eatery at the location. The one-story brick-veneer building has changed somewhat over the years—the thin edge of its flat roof has been replaced or augmented with a wider parapet emblazoned with the restaurant’s name in ca. 1980 lettering—but other features, like the stack-paned windows that flank the large front picture windows, remain. One of the most unusual commercial buildings of the era is the ca. 1950 Hoyt Roberson Hardware Store (JK0901) in Sylva, converted from an army-surplus barrel-vaulted steel Quonset hut. Before it was a hardware store the building was used as a grocery store and skating rink.

Landscape architecture, though not buildings per se, is an important aspect of many properties. The quality of landscape design at some properties suggests the involvement of professional landscape architects, and one of these—Asheville landscape architect Doan Ogden—is known to have worked in the county. One of his designs, dating to 1969, surrounds the Alvin and Mary Stiles House (JK0895) in Sylva. The basic elements involve an inner tier of connected specialized spaces (parking, play, entertaining, lawn) ringed by planting areas and natural greenery extending to the property lines. The front yard is bordered by masses of rhododendron and boxwood that can be experienced via a forest path that wends through the plantings. The Stiles property also includes a stone retaining wall (dating to before Ogden) that defines a rear entertaining area and includes a stair-stepping projecting stone water feature. The rhododendrons that are an important element of Ogden’s Stiles House plan are also important to the landscape feel of the High Hampton area of Cashiers where houses and their tightly surrounding yards are carved out of extensive natural groves of the native understory plant.

The more durable or constructed form of landscaping, known as hardscaping, includes examples of stone retaining walls, patios, and terraces. A hardscaping element that deserves mention is the barbecue, a masonry hearth and flue that stands in many a Jackson County yard. The stone one at the Ralph and Ruth Morgan House (JK0908) forms part of the megalithic yard art assemblage known as Stonehenge. Others include the stone barbecue behind the early 1940s Clyde and Doris DeShields House (JK1020) in Balsam, a cobblestone structure with a chimney that changes from square-plan to circular as it rises, and, also in Balsam, a stone barbecue in front of the ca. 1925 Ballough-Papy House (JK1077). The Ballough-Papy barbecue is unusual for its front yard placement, built into a high stone retaining wall that creates a yard and parking terrace for the house, which is sited on a steep slope with its access road (Old Dummy Line Road) on the uphill side.

The 1945-75 period saw the establishment of architectural trends that continued into the late twentieth and early twenty-first centuries. Commercial strip development has burgeoned along the major highways, a nearly continuous swath of it extending between Sylva and the Webster turnoff. The growth of Western Carolina University (WCU) in Cullowhee has generated extensive apartment construction in the vicinity. The ca. 1970 Rees House (JK1059) and 1972 Rindal House (JK1081) in Cashiers were among the first large Rustic Modernist houses built in that community and presaged the construction of similar and even larger houses over the past fifty years. Since 1975, historic preservation has played a growing role in shaping the built environment. Early evidence of preservation activity dates to the late 1970s with such initiatives as the listing of WCU’s 1913-14 Joyner Building and the 1913 Jackson County Courthouse in

the National Register of Historic Places in 1978 and 1979, respectively, followed by the formation of the Committee to Renovate Old Sylva School (CROSS) in 1984. The 1945-75 survey is the most recent product of the county's commitment to historic preservation.¹¹

Recommendations

The Jackson County Architectural Survey Update of Historic Resources from 1945-1975 project identified individual buildings and areas that appear to be eligible for the National Register of Historic Places and are recommended for placement on the state's Study List. According to the HPO website, "the Study List identifies properties and districts that are likely to be eligible for the National Register, giving the green light to sponsors and staff to proceed with a formal nomination with reasonable assurance that the property can be successfully nominated." Likewise, as a review mechanism the Study List "screens out properties that are clearly not eligible or that are highly unlikely to be eligible for the National Register, saving time and effort on the part of the properties' sponsors and the State Historic Preservation Office (HPO) staff in preparing and reviewing unproductive nominations."

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector. The listing of a property in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property.

The National Register and the HPO follow certain guidelines for defining the boundaries of potential historic districts such as those proposed for the Study List. The historic resources must represent a more or less cohesive grouping that is:

- Historically and/or architecturally significant
- Mostly dates to the historic period (in 2021 defined as before 1972, although a few years later may be justifiable).
- Retains a generally high degree of architectural integrity; that is, the resources mostly retain the character they had during the historic period.

Changes in architectural character and historic development patterns may also contribute to defining district boundaries. Historic resources may continue beyond a potential district boundary but are not included because as a whole they do not retain as high a level of integrity as resources within the boundary, or they do not possess the same overall level of historic or architectural significance. For individual properties, interior survey in addition to exterior survey is necessary to determine the property's degree of integrity and hence its Study List eligibility.

¹¹ *Sylva Herald*, March 14, 1984.

The following four individual resources and two areas were listed in the Study List at the February 11, 2021, meeting of the National Register Advisory Committee (NRAC):

1. William and Margaret Lee House (JK1007)
2. Rolling Green Motel (JK0872)
3. Alvin and Mary Stiles House (JK0895)
4. Luke and Nat Rindal House (JK1081)
5. Upper Balsam Historic District (JK1095)
6. Harris Hills Historic District (JK1067)



William and Margaret Lee House, 177 Daytona Road, Balsam vicinity (JK1007): The 1926 Lee House is one of the Balsam community's foremost examples of the Rustic style. The two-story saddle-notched log house is mostly clad in poplar bark siding (a modern in-kind replacement) with the logs exposed under a porch that features heavy log posts and x-form log balustrade panels. Stone is used for the foundation and two exterior chimneys. Wood-sash casement windows are typical. The interior is dominated by a great room with a segmental-arched stone fireplace. Wall logs and sapling rafters or beams are exposed in most rooms. A winder stair leads to a balcony for the second-floor bedrooms, both stair and balcony with log-section balustrades with x-form and other decorative panel arrangements and a bark-sheathed soffit, fascia, and stringer. Z-braced doors, forked-stick clothes pegs, and stick light cord fobs are other details. William Thomas "Tom" Lee owned the Lee Coal Company in Waynesville. His wife was Margaret Rhinehardt Lee. The Lees used the house as a summer place and were followed by the Spooner family from Bonita Springs, Florida. Ruth Haynes Baird, also of Bonita Springs, bought the house in 1947. The house was inherited by Baird's niece Marjorie Harris Carr and remains in the Carr family.

The William and Margaret Lee House is one of the most intact and architecturally sophisticated Rustic style houses in the county and is proposed for Study Listing under Criterion C in the architecture area of significance. The period of significance is 1926, assuming that is the actual date of construction for the house. The house possesses excellent integrity, the one significant alteration being the replacement of the original poplar bark siding with new bark, a sympathetic in-kind alteration.



Rolling Green Motel, 227-265 Old Cullowhee Road, Cullowhee vicinity (JK0872): Rolling Green Motel is a well-preserved motel and residential complex from 1950 and later. Developed by the Lee family of Chicago, represented by Phillip Lee Sr. and his wife, Adelaide Lee, the complex is located on what was then the main road between Sylva and Cullowhee, a major route supporting the county's tourism industry. Initial plans included a two-story motel and golf course but the family opted not to build the course and scaled back to a one-story motel. The long, side-gabled, cinder-block building of simple Modernist character features a porch/walkway that faces the landscaped grounds and a creek. Other exterior features include two cinder-block chimneys, standard windows (with replacement sashes) on the porch side, and high rectangular windows on the road side. The motel was converted to apartments (possibly during the immediate post-historic period) and pairs of rooms were combined with the insertion of doorways in the walls between. One of the bathrooms in each room pair was retained and one made into a kitchenette, but otherwise much of the historic interior character has been retained including painted cinder-block walls, paper-tile ceilings, and most door and window surrounds. Apartment 5 at the south end of the range was built as a two-room suite and retains its original stone fireplace and a floor-to-ceiling closet/shelving unit with Art Deco-inspired hinges.

Five cottages displaying a range of styles, forms, and construction materials were built on the grounds from 1959 to 1971. Cottage No. 1 (1959) is Modernist, with a gable-fronted form with engaged porch, slender porch supports, and multiple front and side windows. Cottage No. 2 (1961) is more traditional in detail with a scalloped vergeboard in the front gable and large multi-pane windows. These and the other three cottages, built in 1965 (Cottage No. 3), 1968 (Cottage No. 4), and 1971 (Cottage No. 5), are frame construction and one story in height, except for Cottage No. 3 which has an upper level and Cottage No. 5 which is cinder block. Cottage No. 3 (1965) combines Modernist and Historicist details such as wavy Rustic weatherboard siding, a prow roof, a stone chimney, and varied fenestration including a bow window, casements, and lattice-pattern sashes. A ca. 1950 two-level frame barn with a front-gable roof and board-and-batten siding was converted to two apartments in 1975. Beyond the south end of the property are visible Ranch houses and other historic-period houses in the adjacent Rolling Green Subdivision, developed by the Lee family.

The Rolling Green Motel is proposed for Study Listing under Criterion A in the entertainment/recreation area of significance as a well-preserved motel from the heyday of roadside motel development in the county, and as the product of an evolving business plan that saw the addition of cottage units beginning in 1959. With additional research and context the property may also be eligible under Criterion C in the architecture area of significance for the varied architecture of the Modernist and Historicist motel and cottages, and for the motel's unusual inward orientation and resort characteristics. The period of significance is 1950 to 1971.



Alvin and Mary Stiles House, 35 Second Avenue, Sylva (JK0895): Furniture store owner Alvin Jesse Stiles and his wife, Mary Gibson Stiles, sketched an initial concept for the house they wanted to build in the wooded Second Avenue area of suburban Sylva and in 1965 provided it to a Knoxville architect (name unknown). The architect produced a Modernist design which Haywood County contractor Luther Myers developed into the house that was built, a two-story stone- and wood-sided frame house with a central living area under a soaring prow roof. Completed in 1967, the house features a bedroom wing on the right and a garage and dining room wing on the left, the dining room with an engaged balcony-like front porch. The interior revolves around a central stone chimney and fireplace—a feature Mary Stiles included in the original concept—with the living room, informal dining/sitting area, and kitchen flowing one into the other. The formal dining room has original mural wallpaper with a classical garden scene in shades of green and pink. Built-in hi-fi and intercom systems, decorative iron stair balusters, secondary fireplaces with marble and brick mantels, and a colorful early 1970s mural in the playroom, painted by the Stiles's two boys and kids from the neighborhood, are other interior features.

In 1969 the Stileses hired Asheville landscape architect Doan Ogden to design the grounds. The basic elements involve an inner tier of connected specialized spaces (parking, play, entertaining, lawn) surrounded by planting areas and natural greenery extending to the property lines. The front yard is bordered by masses of rhododendron and boxwood through which threads a forest path which crosses a foot bridge at the bottom (the bridge replaces the original). A back deck runs between the house and a stone retaining wall with a water feature consisting of projecting stair-stepping stones (water no longer cascades down the stones and a basin at the bottom has been removed; the wall and water feature predate the Ogden design). Tree species on Ogden's

plan included oak, poplar, pine, maple, locust, and hickory, some perhaps already on the site. Several of the largest trees are now gone but Ogden's design remains undiminished.

The Alvin and Mary Stiles House is proposed for Study Listing under Criterion C in the architecture and landscape architecture areas of significance. Architecturally the house is significant as one of Sylva's leading examples of 1960s Modernism, the product of a collaborative design process between the owner, architect, and builder. The property is also significant as a well-preserved example of the work of regionally prominent landscape architect Doan Ogden. The house and grounds possess an exceptional level of integrity. The period of significance is 1967 to 1969.



Luke and Nat Rindal House (JK1081): Hjalmer "Luke" Rindal retired from the textile industry in 1972 and with his wife, Natalie, is thought to have moved directly into this Rustic Modern house on Cashiers' High Hampton golf course. Sam Brewton and Henry McDonald of the Brevard architectural firm of McDonald & Brewton designed the house, which is organized as a series of side-gabled one- and two-story components with treated cedar shingle roofing (the roofing a replacement of something similar), board-and-batten siding, and stone veneer on the lower levels. The main entry is contained in a gable-fronted vestibule with the roof projecting on large cantilevered beams to shelter the entry. To the left of the entry, perpendicular to the house, is a large carport and ancillary building with a soaring front-gable roof. The house has interior and exterior stone chimneys, flagstone-paved patios to the rear with low stone retaining walls and a Japanese-inspired goldfish pond, and views over the High Hampton golf course to Rock Mountain, a Cashiers landmark. The level changes and formal complexity of the exterior translate to the interior. An entry hall connects to the bedroom wing on the right and dining and kitchen areas on the left with steps at the center leading down to a great room with a beamed cathedral ceiling and a floor-to-ceiling stone fireplace mass. The dining room overlooks the great room through a rectangular opening with a wood and metal railing. Walls have vertical wood paneling which is pickled in the main rooms (with a painted or stained wash through which grain and knots show) and painted in other spaces. Throughout the house are niches for the display of artworks and other nooks and crannies that add to the spatial complexity.

The Luke and Nat Rindal House is proposed for Study Listing under Criterion C in the architecture area of significance for the sophistication of its design and as one of the first Rustic

Modern showcase houses built in Cashiers. Other than the addition of a non-historic rear wing, the 1972 house retains a high level of integrity. The period of significance is 1972. Other than the addition of a non-historic rear wing, the 1972 house retains a high level of exterior and interior integrity.



Upper Balsam Historic District (JK1095): The proposed Upper Balsam Historic District includes the mostly 1920s and later summer/vacation home section of the unincorporated Balsam community. Balsam was a traditional mountain agricultural community during the nineteenth century. Two houses from this period, surveyed or resurveyed as part of the project, include the Bryson House (JK0203) and the Ensley House (JK1009), both originally one-story or story-and-a-half log dwellings. The Bryson House (located outside the proposed area) has half-dovetail corner notching with irregularly projecting log ends, whereas the Ensley House (inside the proposed area) has neatly trimmed v-notched corners.

Balsam's original character began to change in 1908 with the construction of the Southern Railway through the community. At 3,470 feet above sea level the Balsam Southern Railway Depot (JK0205; outside the proposed area) was the highest depot east of the Rocky Mountains. The depot attracted a modicum of commercial development, of which Knight's Store (JK0200; outside the proposed area) is one of the few survivors, but most significant to the community's early development was the construction of the 1908 Balsam Mountain Inn (JK0009; NRHP 1982; outside the proposed area). The 105-room hotel, esteemed "one of the largest summer resort hotels in Western North Carolina" in a 1932 newspaper article, was built to provide lodgings for the influx of summer vacationers brought by the railroad.¹²

As the twentieth century progressed, highway improvements made Balsam accessible to the motoring public and fostered the development of a summer/vacation home neighborhood on the slopes to the east of the Balsam Depot area, centered on the preexisting Jones Farm (JK1008) and the open area known as The Hayfield, currently used as a venue for the community Fourth of July celebration. Beginning in the 1920s Charles Ballough of Daytona Beach, Florida, developed house lots on Old Dummy Line Road, an offshoot of Cabin Flats Road, the principal link to the depot area. Ballough was one of the first of many Floridians to develop lots in the neighborhood, which still has a Floridian summer colony aspect.

¹² Swaim and Sumner, "Balsam Mountain Inn," 8.1.

Balsam's forested mountain setting inspired the choice of the Rustic style for many of the houses built in the 1920s and later. The 1926 William and Margaret Lee House (JK1007), proposed for individual Study Listing above, is a fully-realized example of the style with log construction, bark siding and other finishes, and stone chimneys. Across Daytona Road from the Lee House stands the ca. 1946 Wirth and Mary Munroe House (JK1018), a board-and-batten cottage, possibly inspired by the Coastal/Creole cottage house type, with log porch columns and x-form log balustrade panels. The Munroe House is one of the few in the neighborhood for which the architect is currently known: William Shanklin of Miami, who is said to have published his design for this house or another (unidentified) house in the neighborhood. Two well-preserved 1920s Rustic log houses, both apparently built on lots developed by Charles Ballough, stand side-by-side on Old Dummy Line Road. These are the Bingham House (JK1079) and the Baggett House (JK1080), which share similar forms and construction: a one- or two-story saddle-notched log section with, on the view side, a Rustic log porch over a wood-sided frame lower level.

A number of the neighborhood's Rustic houses evoked traditional frame construction rather than log. This approach is exemplified by the ca. 1940 Eugene and Mattie Carter House (JK1019), a one-story house with board-and-batten siding, a stone foundation, and batten shutters, and by the similar ca. 1950 house at 113 Westview Drive (JK1089). A few homebuilders opted for Modernism, as demonstrated by the ca. 1965 house at 1728 Cabin Flats Road, which has a gable-end wall devoted mostly to multi-pane windows; the ca. 1966 house at 47 Westview Drive (JK1087), one of the county's most sophisticated A Frames; and Twin Creeks (JK0980), which may have a 1930s core but is dominated by Modernist shed-roofed forms suggesting enlargement in the 1950s or 1960s. Several houses have car storage in the form of small basement-level garages. These are seen under the porch of the 1926 William and Margaret Lee House (JK1007) and built into the stone foundation of the 1940-42 Clyde and Doris DeShields House (JK1020).

The Upper Balsam Historic District is proposed for Study Listing under Criterion C in the architecture area of significance for its Rustic and Modernist housing, including many notable examples of each style, and possibly under Criterion A in the entertainment/recreation area of significance as a summer resort community. The proposed district possesses good overall integrity with few non-historic houses and with the character-defining features of its historic houses intact. The period of significance for the district extends from ca. 1850, an approximate date for the earliest surviving architecture, to 1971.



Harris Hills Historic District (JK1067): Harris Hills developed as a prestige address adjacent to Sylva's downtown core, largely in the 1950s and 1960s. E. M. "Beef" Lloyd, whose ca. 1958 Split Level (JK0921) is in the neighborhood, is credited with laying out house lots in the First, Second, and Lloyd Avenue area beginning in the early 1950s. The neighborhood is partly an extension of earlier development on the southwest side of the downtown, as illustrated by the Period Cottage/Minimal Traditional-influenced houses at 45 First Avenue (JK0923) and 59 First Avenue (JK0922), which date from the late 1930s/ca. 1940.

Growth accelerated in the 1950s. The Boyd and Nancy Sossamon House (JK0924), built in 1954-55, is one of Sylva's early Modernist Ranch houses. The house, which is veneered in gray Crab Orchard sandstone, was designed and built by Sylva furniture merchant Boyd Sossamon, who also ran a construction company. Sossamon also built the ca. 1954 Nicholson House (JK0927), a Modernist Ranch house with distinctive gridded carport openings. The ca. 1967 Ranch house at 753 Savannah Drive (JK0960) is more traditional in character. In 1967 Sylva attorney Robert Phillip Haire purchased a ca. 1958 Ranch house from high school football coach Joe Hunt and expanded it in the Modernist style in 1968. Haire, who was also Sylva's town attorney and a state legislator during his career, designed the expansion in concert with his builder, Richard Wright of Richard Wright Construction. One of the gems of the neighborhood is the aforementioned Alvin and Mary Stiles House, which is also proposed for individual Study Listing.

The Harris Hills Historic District is proposed for Study Listing under Criterion C in the architecture area of significance for the variety and quality of its mid-century architecture. The proposed district possesses good overall integrity with few non-historic houses and with the character-defining features of its historic houses intact. The period of significance for the district extends from ca. 1940, the approximate date of the oldest architecture, to 1971.

In addition to the six Study Listed properties and areas listed above are other historic resources that may warrant Study List consideration with additional research and/or survey. Interior survey would be necessary to determine an individual property's degree of integrity and hence its Study List eligibility. Some of the properties in the list below do not meet the 50-year age requirement but will soon. The list of potential Study List candidates includes:

Jackson County Industries Building (JK0875)
Cordelia Camp Laboratory School (JK0879)
Freeze House (JK0886)
Hoyt Roberson Hardware Store (JK0901)
Robo-Wash Carwash (JK0902)
Fairview School (JK0911)
Roy and Geneva Kirchberg House (JK0928)
House, 1483 South Country Club Drive, Forest Hills (JK0937)
House, 927 South Country Club Drive, Forest Hills (JK0948)
J. Byers and Charlotte Hays House (JK0958)
Oaks Hall, Southwestern Community College (JK0961)
Cashiers United Methodist Church (JK0969)
Telfer Building (JK0975)
Saint Jude Catholic Church (JK0978)
Straddlebrook (JK0986)
Scotts Creek Elementary School (former) (JK0995)
Walter Bradley Packing Company (JK1002)
Woodland Restaurant (JK1004)
Wirth and Mary Munroe House (JK1018)
House, 473 Fisher Creek Road, Sylva vicinity (JK1027)
Blue Ridge Glen (JK1045)
Ross and Martha Parkhill House (JK1056)
Rees House (JK1059)
Gee-Wilkins (JK1076)
Bingham House (JK1079)
Billie and Helen Baggett House (JK1080)

The Jackson County Architectural Survey Update of Historic Resources from 1945-1975 project demonstrated the richness of the county's architectural resources even from a relatively short thirty-year segment of the county's history. Approximately 220 properties were documented, a sizable number for a county that was historically lightly settled and developed compared to most other North Carolina counties. Nevertheless, the survey represents only a sample; there are likely to be other properties from the period of sufficient architectural and/or historical significance deserving of survey. The communities of Balsam and Cashiers are cases in point. Though relatively extensive survey was conducted in Balsam in order to establish the existence and approximate boundaries of a potential historic district (over 15 percent of the total survey allotment), many additional properties from the 1945-75 period and before exist in the community. The same is true in the Chattooga Woods area and potentially other areas of Cashiers, where the off-road siting of resources and extensive rhododendron cover made survey from public thoroughfares impossible for many potential survey properties. Also, field

reconnaissance during the project suggests the existence of many resources from before 1945 that were not documented in previous surveys.

Additional general survey is warranted to better characterize Jackson County's historic resources in order to benefit planning and other activities. A general approach would be one method; another approach would be targeted or thematic survey, and the first three recommendations below are conceived with a targeted/thematic approach in mind. Additional survey would enhance public and governmental understanding of and appreciation for the county's historic resources, and would provide the opportunity of Study Listing and National Register designation for eligible resources with the benefits that designation provides.

Jackson County 1920s-1930s Survey: Field reconnaissance suggests a gap in survey coverage in the county: many resources from the 1920s-1930s period, such as Craftsman bungalows and Rustic-style houses and buildings, were underrepresented in past surveys. (The gap may be due to a number of factors: resources from the 1920s-1930s period had only recently reached the fifty-year-old threshold at the time survey was conducted in the late twentieth century, and they were relatively numerous; presumably they could not have been extensively surveyed without shortchanging older resources.) Rustic-style resources in particular relate to the county's natural mountain landscape, an important driver of economic growth during the historic period that contributed to defining Jackson County's current historic character.

Jackson County Farm Survey: Field reconnaissance identified a sizable number of farm-related historic resources from the first half of the twentieth century and before that have not been recorded in past surveys. The consultant was most struck by the log barns that dot the county's countryside, especially its high hollows. Log barns represent a dwindling resource nationwide and in Jackson County as well. They are a defining feature of the rural landscape and contribute to heritage tourism, as demonstrated by the popularity of log barns in nearby Great Smoky Mountains National Park. Log barns also speak to the history and lifeways of the county's traditionally rural inhabitants. In addition to log barns are other farm building types that help define the rural landscape and contribute to sense of place. In 2013-14 the consultant conducted the Bedford County (Virginia) Farm Survey, known as the "Bedford Barn Survey," a project which could be a model for a Jackson County Farm Survey.



Cashiers Modernism Survey: The survey sampled what appears to be a rich collection of mid-century Rustic Modernist houses in Cashiers. Many were designed by the Brevard-based architectural firm of McDonald & Brewton. Sam Brewton, who was interviewed for the project, estimates the firm designed approximately forty houses and buildings in the community, and

other architects were active there as well. Cashiers preservationist Ann McKee Austin notes that the community's smaller mid-century houses are in danger of demolition to make way for larger houses. A thematic survey would document these buildings and others and ought to involve interviews with architects (most now in retirement) who worked in the community during the historic period, a time-sensitive initiative. Because on-site survey is necessary in Cashiers, where houses from the period were sited for privacy and maximum natural setting and are often invisible from the road, intensive public outreach during planning, perhaps including a mass mailing to property owners, would be necessary. The sample conducted by the current project was too small to determine the existence of a potential historic district or districts in Cashiers but a Cashiers Modernism Survey may provide the necessary level of documentation.

National Register Designations: Nomination of individual properties and potential historic districts to the National Register of Historic Places would be a natural follow-up to the current project, and in fact is a step often taken by North Carolina communities that have undertaken community-wide architectural surveys. For privately-owned individual properties, presumably any designations would be owner-initiated. For potential historic districts such as exist in Balsam and Sylva, designation would presumably be a county and/or community undertaking, given the direct community benefit of designation and, for districts, the greater amount of work entailed. As all properties within a proposed historic district must be surveyed before or as part of the designation process, the process affords an opportunity to survey historic resources, accomplishing one of the chief goals of a community historic resource planning/management program. As it did for the current project, the HPO can provide technical assistance in support of a historic district designation.

Jackson County Architectural History Book: Many North Carolina counties follow up architectural survey with a survey publication. A well-designed and amply illustrated Jackson County architectural history that is both scholarly and engagingly written would encourage appreciation for the county's rich architectural heritage and be an important preservation tool. The consultant's book *The Architectural History of Watauga County, North Carolina* (2009) could serve as a model, since the book presents historic resources in a mountainous western North Carolina county analogous to Jackson County.

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