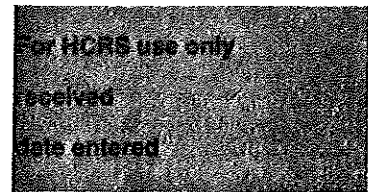


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Fairfield Inn

and/or common

**2. Location**

street & number north side of US 64, 2 miles east of SR 1120.      not for publication

city, town Cashiers X vicinity of      congressional district Eleventh

state North Carolina code 037 county Jackson code 099

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<u>    </u> district	<u>    </u> public	<u>X</u> occupied	<u>    </u> agriculture	<u>    </u> museum
<u>X</u> building(s)	<u>X</u> private	<u>    </u> unoccupied	<u>X</u> commercial	<u>    </u> park
<u>    </u> structure	<u>    </u> both	<u>    </u> work in progress	<u>    </u> educational	<u>    </u> private residence
<u>    </u> site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>    </u> entertainment	<u>    </u> religious
<u>    </u> object	<u>    </u> in process <sup>N/A</sup>	<u>X</u> yes: restricted	<u>    </u> government	<u>    </u> scientific
	<u>    </u> being considered	<u>    </u> yes: unrestricted	<u>    </u> industrial	<u>    </u> transportation
		<u>    </u> no	<u>    </u> military	<u>X</u> other: resort

**4. Owner of Property**

name Fairfield Communities

street & number 408 Cedar Bluff, Suite 400

city, town Knoxville      vicinity of      state Tennessee 37923

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number

city, town Sylva      vicinity of      state North Carolina 28779

**6. Representation in Existing Surveys**

title N/A has this property been determined eligible?      yes X no

date      federal      state      county      local

depository for survey records

city, town      state

---

## 7. Description

---

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

---

### Describe the present and original (if known) physical appearance

Located in mountainous Jackson County, North Carolina, the Fairfield Inn nestles in the natural beauty of the Sapphire Valley. A broad lawn slopes from the turn-of-the-century Queen Anne structure to the shore of Fairfield Lake. Imposing mountains, with a focal stoney bald, complete the splendid vista from the inn north across the lake.

The principal mass of the two-and-a-half story building is a long rectangular block with two rear wings at its eastern end. A variety of shapes and textures play against this overall form. Overlapping weatherboard on the ground floor contrasts with shingles on the upper floors to provide a diversity of texture. Three massive shingled gables, interspersed with hipped dormers, dominate the long facade facing the lake, rhyming the surrounding mountains. Elliptical windows, now blinded, accent the gable peaks. A shingled turret rises a full three stores on the inn's southeast corner contributing the mode's requisite picturesque element.

A one-story veranda, recently glassed-in, extends across the lakeside elevation and turns to encompass a portion of the east and west sides of the building. Midway across the facade the veranda consumes an exterior chimney whose broad face displays a deeply recessed panel beneath a round arch.

The sides and the rear of the inn echo the facade in the utilization of the gables and hipped dormers at irregular intervals. The varied window placement continues the informal theme.

Although both the exterior and the interior of the inn have undergone some alterations, these changes do not significantly compromise the integrity of the building. The changes include the simplification of the corner turret, the enclosure of the veranda across the facade, and, at the rear of the building, the addition of a modern lobby entrance with a one-story aluminum and asbestos porte-cochere.

Principal public spaces--including the spacious dining area on the west side, the L-plan central lobby, a portion of which serves as a ground-floor connector between the two rear wings, and the library/lounge--are concentrated on the first floor. On the north side of the inn, the enclosed veranda is divided into a small dining area adjacent to the main dining room, a sun room north of the lobby, and a dance area in the library/lounge where the original north and east walls have been removed.

At the rear of the inn the modern entrance surrounded by full-length plate-glass windows opens to the lobby area. The L-plan lobby consists of a hall-like reception area, with a modern registration desk, which leads north to the principal lobby space separating the library and the dining room. Rising the full height of the room, two massive corbelled brick fireplaces distinguish the larger lobby area. An impressive staircase, with delicate turned balusters, descends along the south wall of the main lobby to a landing and then turns north into the room. Massive boxed newel posts, one of which carries a boxed pillar, anchor the foot of the stairway. The newels feature paneled shafts and heavily molded and denticulated capitals. Free-standing fluted pillars march dramatically across the open lobby and dining room. From the lobby, broadly-glazed double doors with double sidelights lead out to the veranda and north lawn beneath a lighted basket arch.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet

Item number 7

Page one

In addition to the free-standing pillars, the spacious dining area features a double central archway supported by doric columns. One corner reveals a large fireplace with a three-panel overmantle. The mantle displays three shelves in a variety of sizes. An applied curvilinear flourish embellishes the frieze beneath the main shelf.

To the east of the lobby, the library, which has been altered to a lounge, contains three fireplaces with similar mantles, each composed of pilasters resting on blocks while either simple brackets or capitals support the shelf. An unusual decorative wooden frieze consisting of horizontal panels accented by flattened quatrefoils and divided by raised vertical blocks follows the intact portion of the library walls. The library door features a symmetrically molded surround with a molded and denticulated hood.

The rooms of the second and third floor are functional and typical hotel rooms, arranged in a double loaded corridor plan. Each bedroom has two doors, a horizontally paneled solid door and a louvered swinging door which opens to the hall. Both are set beneath a transom in a symmetrically molded surround with corner blocks. A molded hood surmounts the transom. The placement of an occasional archway relieves the starkness of the long corridors.

The structure, of course, is closely related to the surrounding environment. Archaeological remains, such as trash pits, wells, and structural remains, which may be present, can provide information valuable to the understanding and interpretation of the structure. Information concerning use patterns, social standing and mobility, as well as structural details are often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the structure. At this time no investigation has been done to discover these remains, but it is probable that they exist, and this should be considered in any development of the property.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NCRS use only
received
date entered

Continuation sheet    HISTORICAL SIGNIFICANCE    Item number 8    Page 1

The Fairfield Inn is located in the Sapphire Valley near Cashiers in Jackson County. The huge white 100 room structure was built by the Toxaway Company, a corporation which operated in Jackson and Transylvania counties. In 1896 the Toxaway Company began purchasing vast amounts of real estate in Jackson, Transylvania, and Macon counties with the principal office being located in Sapphire, Jackson County. Major stockholders included C. H. Stolzenbach, W. D. Sharpe, C. W. R. Radeker, all from Pennsylvania and J. F. Hays of Jackson County, North Carolina.<sup>1</sup>

In outlining the intent and purpose of the Toxaway Company, the Articles of incorporation listed as one of the major objectives "to build a hotel or hotels at any place or places on its land as so acquired." Other objectives which were listed included the development of mineral and timber resources on the property.<sup>2</sup>

The Fairfield Inn began its first season in 1898 by entertaining the major stockholders and their guests including E. H. Jennings, an oil magnate from Pittsburgh, Pennsylvania.<sup>3</sup> The inn enjoyed widespread publicity, being referred to as "Lake Region of the South" and "Switzerland of America." At that time, the resort also boasted having the largest artificial lake above a 2,000 feet elevation in the world.<sup>4</sup>

The Toxaway Company apparently ran into financial problems, for in 1911, the Colonial Trust Company of Pennsylvania foreclosed on a mortgage it held on the Toxaway firm.<sup>5</sup> The Colonial Trust Company was authorized to sell the premises in its entirety at the Federal Courthouse in Asheville, Buncombe County. Edward H. Jennings of Pennsylvania purchased the Toxaway properties for \$100,000, including sixty-seven tracts in the Sapphire Valley containing over 27,000 acres situated in Jackson and Transylvania counties.<sup>6</sup> The Towaway Corporation formally conveyed to Jennings all of its assets on September 14, 1911 including "the hotels, known as Toxaway Inn and Fairfield Inn, the cottages at Sapphire, or any other place . . . in North Carolina."<sup>7</sup>

C. H. Jennings continued to develop the resort area, although he maintained permanent residency in the city of Pittsburgh, Pennsylvania where he died in 1937.<sup>8</sup>

In 1947, Tatem and Patricia Wofford of Florida purchased from the E. H. Jennings heirs 6,129.3 acres, referred to as the "Fairfield Section," including the Fairfield Inn, Lake Fairfield, and all auxiliary buildings and other improvements on the resort tract.<sup>9</sup>

The Woffords, who operated the Tatem Surf Club in Miami Beach, bought Fairfield as a sister resort, renaming it the Tatem Sky Club.<sup>10</sup> The Sky Club officially became an extension of the Wofford's business enterprises on June 30, 1947 when it was deeded to Tatem Properties, Inc., a Florida-based corporation.<sup>11</sup>

The Woffords, through Tatem Properties, sold the Inn and related improvements in 1954 to Eugene M. Howerdd and his wife, Katherine S. Howerdd of Augusta, Georgia.<sup>12</sup> The Howerdds attempted to transform their Sapphire Valley holdings into a three prong corporate conglomerate. Between the years of 1955 and 1968 Eugene and Katherine Howerdd were the major stockholders in the Sapphire Valley Golf Club, a company which operated golf courses, hotels, country clubs, and inns in the area; the Sapphire Valley Company which

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCPS use only
received
date entered

Continuation sheet HISTORICAL SIGNIFICANCE Item number 8

Page 2

was involved in forestry, mining, and other natural resource development; and the Sapphire Valley Inn, Inc. The Sapphire Valley Inn was the new name given the Tatem Sky Club, formerly the Fairfield Inn.

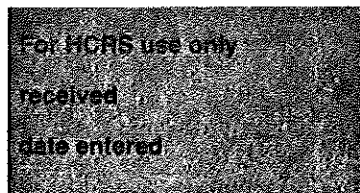
The Howerdds, who relocated from Augusta, Georgia, to Palm Beach, Florida, apparently operated their business enterprises in North Carolina with some success. By 1963, the rejuvenated inn was referred to as "one of our most luxurious resorts in this well-groomed resort section."<sup>14</sup>

However, fortune soon began to take an adverse turn. In August of 1968, a Certificate for the Voluntary Surrender of Corporate Franchise of the Sapphire Valley Inn was issued by its incorporators.<sup>15</sup> As a result, the Howerdds conveyed forty-five acres to the Sapphire Valley Inn, Inc., which included the Inn itself.<sup>16</sup>

In 1971, Realtec Inc., another Florida firm based in Fort Lauderdale, purchased the tract from the Sapphire Valley Inn, Inc.<sup>17</sup> In 1976, Richard Ford of Salem, South Carolina, became sole owner and president of Realtec Inc.<sup>18</sup> Ford is the present owner of the resort which has reverted back to using its original name of Fairfield.<sup>19</sup> At this time the Inn is a thriving seasonal enterprise offering all the pleasures of resort living.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet HISTORICAL SIGNIFICANCE Item number 8

Page three

FOOTNOTES

<sup>1</sup> Jackson County Deed Books (microfilm), Archives, Division of Archives and History, Raleigh, Deed Book 56, p. 358, hereinafter cited as Jackson County Deed Books; Jackson County Records of Incorporations (microfilm), Archives, Division of Archives and History, Raleigh, vol. 1, p. 482, hereinafter cited as Jackson County Records of Incorporation.

<sup>2</sup> Jackson County Records of Incorporation, vol. 1, p. 480-488.

<sup>3</sup> Asheville Citizen, newspaper (microfilm)

<sup>4</sup> Asheville Citizen, December 31, 1932, p. 8.

<sup>5</sup> Jackson County Deed Book 56, p. 358.

<sup>6</sup> Jackson County Deed Book 56, p. 358.

<sup>7</sup> Jackson County Deed Book 56, p. 404.

<sup>8</sup> Jackson County Will Books (microfilm), Archives, Division of Archives and History, Raleigh, North Carolina, Will Book B, 283.

<sup>9</sup> Jackson County Deed Book 170, p. 302.

<sup>10</sup> Maggie Whiteside, Fairfield Report, Fairfield Inn File, Survey and Planning Branch, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, hereinafter cited as Fairfield Inn Report.

<sup>11</sup> Jackson County Deed Book 173, p. 132.

<sup>12</sup> Jackson County Deed Book 208, p. 449.

<sup>13</sup> Jackson County Records of Incorporations, Vol. 3, pp. 302, 305, 308-310; vol. 4, p. 139.

<sup>14</sup> Bill Sharpe, A New Geography of North Carolina (Raleigh: Sharpe Publishing Company, 4 volumes, 1961), III 1364.

<sup>15</sup> Jackson County Records of Incorporations, Vol. 4, p. 169.

<sup>16</sup> Jackson County Deed Book 346, p. 214.

<sup>17</sup> Jackson County Deed Book 360, p. 462.

<sup>18</sup> Maggie Whiteside, Fairfield Inn Report.

<sup>19</sup> Maggie Whiteside, Fairfield Inn Report.

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property Approx. 5 acres  
 Quadrangle name Cashiers

Quadrangle scale 1:24000

UMT References

A 

1	7	3	1	3	7	2	0	3	8	8	8	5	0	0
Zone		Easting						Northing						

B 

Zone		Easting						Northing						

C 

Zone		Easting						Northing						

D 

Zone		Easting						Northing						

E 

Zone		Easting						Northing						

F 

Zone		Easting						Northing						

G 

Zone		Easting						Northing						

H 

Zone		Easting						Northing						

### Verbal boundary description and justification

Arbitrary five (5) acres including the Inn, surrounding land and Lake front.  
 See Topographic map outlined in red, as well as the USGS map.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state		code	county		code

# 11. Form Prepared By

name/title Janet Hutchinson, Preservation Assistant  
Walter Best, Researcher  
 organization Survey & Planning Branch  
Archeology & Historic Preservation Section date September, 1981  
Division of Archives & History  
 street & number 109 E. Jones Street telephone (919) 733-6545  
 city or town Raleigh state North Carolina 27611

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature William S. Price, Jr.

title State Historic Preservation Officer date April 20, 1982

**For HCRS use only**  
 I hereby certify that this property is included in the National Register

Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration



United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NCRS use only  
received  
date entered

Continuation sheet

BIBLIOGRAPHY

Item number 9

Page 1

Asheville Citizen, December 31, 1932.

Fairfield Inn File, Survey and Planning Branch, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, North Carolina.

Jackson County Records. Archives, Division of Archives and History, Raleigh, North Carolina. Subgroups: Deeds, Record of Incorporations, Wills.

Sharpe, Bill. A New Geography of North Carolina. Raleigh: Sharpe Publishing Company, 4 volumes, 1961.

