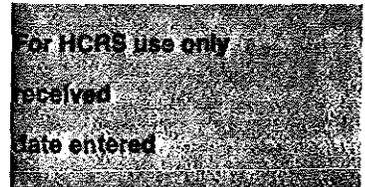


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Mount Beulah Hotel (1884-1894), Jarrett Springs Hotel (1894-1950)

and/or common Jarrett House

2. Location

street & number NE corner junction US 23 Business and US 23/441 N/A not for publication

city, town Dillsboro N/A vicinity of congressional district

state North Carolina code 037 county Jackson code 099

3. Classification

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

4. Owner of Property

name James and Barbara Jean Hartbarger

street & number Jarrett House, P. O. Box 219

city, town Dillsboro N/A vicinity of state North Carolina 28725

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds

street & number Jackson County Courthouse

city, town Sylva state North Carolina 28779

6. Representation in Existing Surveys

Ten County Reconnaissance Survey of Historic Architectural Resources of Western
title North Carolina, conducted by Margaret has this property been determined eligible? yes no
Owen

date 1979 federal state county local

depository for survey records N. C. Division of Archives and History

city, town Raleigh state North Carolina

7. Description

Condition		Check one	Check one
<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

The Jarrett House, located in the town of Dillsboro, North Carolina, at the northeast corner of the junction of US 23 Business (the main thoroughfare through town) and U. S. 23-441, is a late nineteenth century, three-story frame hotel with a triple-tiered porch.

The size and style of the Jarrett House reflects its original role as both a commercial railroad hotel and a tourist inn. While it was modest in contrast to the luxury resorts of its day, it was larger and more embellished than many late nineteenth century railroad hotels. As with other medium-sized hotels in western North Carolina during the late nineteenth century, the Jarrett House uses an expanded traditional plan and combines traditional and modest Victorian decorative elements.

Early photographs and existing physical evidence give a fairly accurate reading of the original form and appearance of the hotel. In appearance, the Jarrett House was not unlike a well-to-do rural house of its day, expanded a story in height and a bay in length (to three floors and four bays). The double-tiered, full facade porch, probably introduced from the coastal South, first appeared in western North Carolina in the 1840s and remained a popular element in the architecture of the region through the turn-of-the-century. The builders of the Jarrett House expanded this concept, raising it to three tiers and covering not only the front facade, but also the length of the east side. The original frame porch was relatively modest in ornamentation, with a double row of ovoid cut-outs in the porch rail and small sawnwork brackets on the porch posts.

The original plan of the hotel was an expanded version of a plan typical of many houses of its day, with its single-pile depth, central hall, and rear ell. The roof of the rear ell projected through the main roof, giving it a front facing gable at the east end. The rear of the hotel also had a three tiered porch, so that the rooms in the rear ell opened onto a porch rather than an enclosed hallway. The hotel at that time also had two prominent interior brick chimneys with corbelled caps.

Judging from changes which appear between a photograph on Jarrett Springs stationary dated 190_ and a photograph appearing in a 1912 guidebook, the hotel was moderately expanded about 1910. These changes made by Frank Jarrett gave the hotel's front facade much of the appearance it still has today. The major change was the addition of a wing on the west end with a front facing gabled bay extending to the front of the porch. Also, the east end of the first floor front porch was enclosed. A diagonally facing entrance was placed at the clipped east corner of this addition. A pent roof was also added over the first floor.

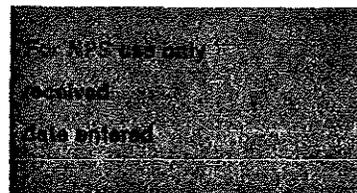
A slightly later change was the enclosure of the second- and third-story side porches. Probably at about the same time the rear porches were also enclosed, so that the rear rooms opened into a hallway.

Several more recent additions have been made to the rear. First, a two-story brick kitchen wing was added at the rear side of the center courtyard. Subsequently, the whole courtyard was filled in by a one-story dining area. Most recently, a screened porch was added at the back of the kitchen wing, and in 1978-79, the porch was enclosed and sheathed with board and batten siding.

*Open
Cooking
Cabin*

United States Department of the Interior
National Park Service

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Continuation sheet

DESCRIPTION

Item number 7

Page one

These additions gave the hotel its present configuration. The front (south) facade is now nine bays in length; the main entrance is slightly off-center, reflecting the original center of the hotel. The gabled roof has two front facing gables, over the east and west two bays. Under the west front gable is a projecting bay, expanded, with an enclosure of a small portion of the front porch, from two to three bays. The triple tiered front facade porch extends from the east end to the projecting bay, except for the first floor where the east end has been enclosed.

The original brick chimneys have been replaced. The roof now carries two gable-roofed, louvered vents. The roof itself is aluminum. Most of the original windows have been replaced; the oldest appear to be the 4/4 windows under the front porch on the first floor. The original four double hung windows of the first floor front addition have been replaced by a single 24 pane window. Notable are the four pane diamond shaped windows on the west side, built as a part of the circa 1910 addition.

Two major changes have been made to the exterior of the Jarrett House by recent owners. About 1965, the exterior was sheathed in aluminum siding. And, in 1975, the present owners replaced the deteriorated frame porch with locally produced, ornamental iron posts and rails.

The interior of the Jarrett House reflects a century of continuous commercial use. Although there were continual additions, at no time was the interior completely renovated. Therefore, a good deal of late nineteenth and early twentieth century fabric remains. The original woodwork appears to have been very simple. The oldest door surrounds are of a simple post and lintel type. The original hardware, including box locks, appear on many of the doors. A notable feature on the first floor and stairs is the vertical beaded wainscot. In some areas, there appears to have been vertical and horizontal beaded panelling above the wainscot as well.

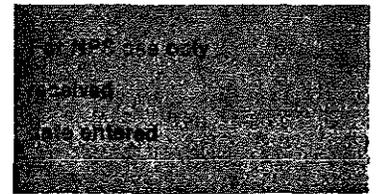
An interesting aspect of the interior is how evident the original plan and additions are. For instance, when the east side porch was enclosed, the original shapes of the bedrooms were not altered but simply added on to (giving some unusual room configurations). In the rear ell bedrooms, original windows still face from the bedrooms to the hallways, which was once the back porch.

Despite numerous additions, the original center hall, L-shaped plan of the first floor is still evident. The central lobby is the original center hall now opened to the original front left side room. The original open stair with enclosed rail is located in the old hall area, opposite the front door. To the right of the stairs is a doorway which leads into the front parlor which was expanded in the circa 1910 enclosure of the right side of the first floor front porch. A hallway from this room now connects the Jarrett House to the Bryson House next door.

There are two major dining areas in the Jarrett House. One, in the original rear ell section of the first floor, has been changed relatively little over the years. This room still has narrow pine floors and the old vertical board beaded wainscot and plastered walls. The room does have a modern dropped ceiling.

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Continuation sheet

DESCRIPTION

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The other dining room is mid-twentieth century in nature. It is located in the one story addition that was once the open central courtyard. This room has linoleum floors and a more recent wainscot of very broad vertical boards. Above the wainscot the walls are papered. Similar to the other dining area, this room also has a dropped ceiling and exposed sprinkler system. The contrast between these rooms aptly reflects the Jarrett House's continuous century-long operation as a commercial operation.

While the Jarrett House is not atypical of the medium size hotels built during the railroad boom years in western North Carolina, it is notable in its survival and continuous operation as a hotel. Nineteenth century frame hotels were particularly vulnerable to fire, and many hotels of this era did not survive the decline and eventual elimination of passenger rail service.

The coming of the railroad during the 1880s brought enormous changes to mountainous western North Carolina, including unprecedented commercial growth. Though the area had, even prior to the Civil War, been established as a summer resort area, the railroad geometrically increased, and broadened the variety of, summer visitors. Dillsboro is typical of the western North Carolina towns that were created, and thrived, during the railroad era; and the Jarrett House, the town's first major hotel, was emblematic of the importance of tourism to this boom. Though the importance of the railroad, and the town of Dillsboro, have declined, the Jarrett House continues to thrive. Despite the recent changes made to the exterior, the Jarrett House remains a significant Jackson County landmark which embodies the late nineteenth century growth, as well as the continued importance of tourism to western North Carolina.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) tourism
		<input type="checkbox"/> invention		

Specific dates 1884, ca. 1910, and **Builder/Architect** Unknown

Statement of Significance (In one paragraph)

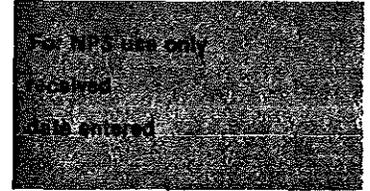
The Jarrett House, located in Dillsboro, North Carolina, is a late-19th-century, three-story frame hotel with a triple tiered porch. It was built in 1884 by William Allen Dills, who two years previously had established the town of "New Webster," later Dillsboro, after the Western North Carolina Railroad crossed his farm. Its early success as a commercial hotel was linked to the growth of Dillsboro, a railroad boom town during the late 19th century. However, early on, it also began to cater to tourists, particularly under the management of Frank Jarrett, who acquired the property in 1894. Although Jarrett originally promoted the "mineral" springs behind the hotel, the establishment became best known as a tourist inn famous for its country style food. Typical of medium-size hotels of late 19th century western North Carolina, the Jarrett House has an expanded traditional plan, and combines traditional and modest Victorian decorative elements. It is noteworthy as a surviving example of its type, and in its continuous century long operation as a popular western North Carolina inn.

CRITERIA ASSESSMENT

- A. Associated with the economic development of western North Carolina following the construction of the railroad in the late 19th century and, specifically, with the growth of Dillsboro, a railroad boom town; also associated with the growth and importance of tourism to the region, in its century long operation as a popular western North Carolina inn.
- C. Embodies characteristics typical of the moderate sized hotels and larger rural homes of late 19th century western North Carolina; particularly in its use of a variant of a traditional plan and its combination of traditional and Victorian styles and decorative elements.

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Continuation sheet

SIGNIFICANCE

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The Jarrett House of Dillsboro, North Carolina, was built as a direct result of the economic development and prosperity brought by the coming of the railroad to western North Carolina. Its success and continued survival are a testament to the growth and importance of tourism to the region.

During the first half of the nineteenth century, small inns and hotels were important to commercial activity along the main roads and turnpikes of western North Carolina. With the opening of the Buncombe Turnpike in 1827, the earliest summer visitors started filtering into this area from the lowland South. For the most part these visitors were wealthy enough to stay the whole season, and frequently built grand summer homes. However, despite efforts to improve the roadways, travel was still difficult through the mountain region, and the economic development of western North Carolina was hindered by this impediment.

In 1855 the General Assembly chartered a Western North Carolina Railroad from Salisbury to beyond the Blue Ridge. However, the railroad had yet to broach the mountains when the advent of the Civil War halted construction. After the war, the economic and political chaos that was the legacy of the war prevented construction from proceeding through the Blue Ridge until 1877.¹

When the railroad finally did arrive on the far side of the mountains, local entrepreneurs were quick to make plans to profit by its arrival. Among them was William Allen Dills (1847-1899) of Jackson County. The son of one of the county's first white settlers, Dills was born within two miles of the site of the town he was to create.² After serving in the Confederate forces, Dills, in 1871, acquired a 165 acre farm on the Tuskasegee River from his father, Philip Dills.³ In 1882, the railroad entered Jackson County, crossing Dills' land but by-passing by three miles the county seat of Webster. Dills seized on the opportunity, and laid out a section of his farm as a town site, establishing the town of "New Webster."

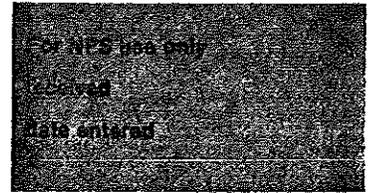
The first commercial success in the town was the Bryson House built by Dills in 1883 and leased to a Major Bryson of Franklin. The success of the Bryson House as a dining place and boarding house for railroad employees and travelers, prompted Dills to build the following year, a three story frame hotel next door. He named it the Mount Beulah Hotel, after his youngest daughter.⁴

The success of the hotel and the town had much to do with their location along the railroad line. With its early start, New Webster was for several years the primary station in Jackson County. The town grew quickly and in 1889 it was incorporated as "Dillsboro." It was also strategically located in regard to Franklin, the seat of Macon County. At that time Macon County was not served by a railroad and Dillsboro was the closest point of departure. As it was a long trip over the Cowee Mountains, travellers leaving from Franklin or merchants and businessmen travelling to the town frequently stopped over in Dillsboro. The Mount Beulah Hotel became the center of much of this activity.

Although its earliest business was primarily a result of commercial activity, Dills' hotel also catered to summer visitors. The railroad brought a new wave of summer visitors to western North Carolina; the mountains were no longer restricted to those who could afford their own summer homes, and inns and hotels catering to tourists thrived.

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Continuation sheet SIGNIFICANCE Item number 8 Page two

The first summer visitors to Dillsboro are said to be two women from Edenton who stayed at the hotel in 1886.⁵ A listing of hotels and boarding houses in Jackson County in 1891 gives this information about the Mount Beulah Hotel:

"MOUNT BEULAH HOTEL. - At Dillsboro Station, on W.N.C.R.R. has accommodations for forty guests. Rates per day \$1.50; per week, \$6 to \$10. This house has recently been leased by Mr. S. P. Brittain and is now in the charge of his son-in-law, Mr. J. R. Swann."⁶

In 1894, W. A. Dills sold the hotel to R. H. Jarrett & Sons of Franklin.⁷ Jarrett and Sons had already bought an eighteen room hotel in Dillsboro built by R. P. Potts. It has been managed by one son, Richard Frank Jarrett, who was also appointed postmaster of Dillsboro.⁸ Frank Jarrett took over the management of the Mount Beulah, renaming it the Jarrett Springs Hotel. He continued as proprietor for over half a century until his death in 1949.

Frank Jarrett attempted to capitalize on the growing tourist trade particularly on the reputation of western North Carolina as a health resort and on the nineteenth century vogue for sulphur springs. A small spring was located behind the hotel and Jarrett built a structure around it, touting the spring's supposed mineral content. Stationary from the Jarrett Spring Hotel dating from the first decade of the twentieth century, describes the springs as follows:

"The Springs/Consisting of Mineral and Freestone, are the Finest/The Analysis shows Iron, Sulphur and Magnesia."⁹

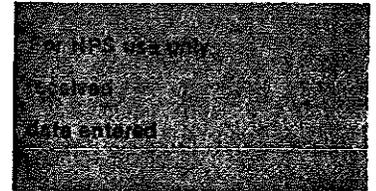
Tradition holds, however, that the popularity and reputation of the hotel rested more on Mrs. Jarrett's country cooking than on the healthful springs.

The early success of the Jarrett Springs was probably due to the fact that the hotel managed to capture both the commercial and the tourist trade. Jarrett on his stationary advertised the hotel as a "commercial and tourist resort,"¹⁰ and Dills daughter, Minnie Dills Gray, noted that "The Jarrett Springs was both a commercial and a tourist hotel and was well patronized the year 'round."¹¹

A 1912 directory and guide for summer tourists to western North Carolina noted the "deserved popularity" of the Jarrett Springs Hotel in Dillsboro.¹² The hotel seemed to thrive as a tourist resort, despite the dwindling importance of the town. In 1899, the town had consisted of two hotels, 14 mercantile establishments, 3 drugstores, and several industries, and was the largest non-county seat town west of Asheville.¹³ Dillsboro was a leading contender for the county seat for those who wanted it removed from Webster. However, also located on the railroad line, a scant two miles east of Dillsboro, was the younger and smaller town of Sylva, the leading competitor. In 1913, after years of debate and political machinations, Sylva was chosen as the new seat of Jackson County, an event that would quickly curtail Dillsboro's commercial growth.

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Continuation sheet

SIGNIFICANCE

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The eclipse of Dillsboro as a commercial center probably led Jarrett to place an even greater stress on the Jarrett Springs as a tourist hotel. The growing role of the automobile also led to a declining importance on passenger rail service. A circa 1940 brochure emphasizes the hotels' "ideal location for interesting auto short trips" and its proximity to the Great Smoky Mountain National Park. No mention is made of the mineral springs, though a sizeable portion of the brochure is devoted to describing the home cooking.¹⁴

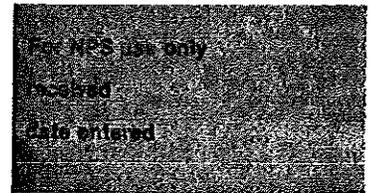
In 1949, Frank Jarrett died, and the following year more than a half century of Jarrett family ownership came to an end. The hotel was sold to W. W. Faw, an owner of several hotels in the South, who announced that he would immediately redecorate the entire structure and prepare it for summer operation. Faw kept the Jarrett name, re-naming the hotel simply, "The Jarrett House."¹⁵

Between 1956 and 1961 the hotel changed hands several times.¹⁶ Percival and Janet Lowe purchased the hotel in 1961¹⁷ and operated it for fourteen years. In 1975, the Lowes sold the property to the current owners, James and Barbara Jean Hartbarger.¹⁸

After approximately a century of operation, the Jarrett House has developed from a commercial railroad hotel with "modern conveniences" to a seasonal tourist inn which caters to the nostalgic. Its history is closely tied to that of Dillsboro, the former railroad boom town which now relies heavily on the tourist trade. Today, the Jarrett House continues its long held reputation for fine country cooking, and it prospers as one of the most popular inns in western North Carolina.

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Continuation sheet SIGNIFICANCE Item number 8 Page four

FOOTNOTES

- ¹Ina W. Van Noppen and John J. Van Noppen, Western North Carolina Since the Civil War (Boone: Appalachian Consortium Press, 1973), 255-257.
- ²Minnie Dills Gray, A History of Dillsboro (Asheville: Stephens Press, 1959), 13; and John Preston Arthur, Western North Carolina: A History from 1730-1913 (Raleigh, 1914), 192.
- ³Jackson County Deed Book 4, p. 904.
- ⁴Gray, A History of Dillsboro, 17-18.
- ⁵Asheville Citizen, March 18, 1973.
- ⁶Tuckasee Democrat, August 5, 1891, reprinted in Panorama of Progress, Jackson County Centennial, Sylva, North Carolina, September 2-8, 1951.
- ⁷Jackson County Deed Book 19, p. 372.
- ⁸Gray, A History of Dillsboro, 28.
- ⁹Jarrett Springs Hotel stationary, collection of James Hartbarger.
- ¹⁰Ibid.
- ¹¹Gray, A History of Dillsboro, 30.
- ¹²Information to Summer Tourists Concerning Greater Western North Carolina "Land of the Sky," Directory and Guide, Season 1912 (Greater Western North Carolina Associates), 39.
- ¹³Gray, A History of Dillsboro, 41; Asheville Citizen, March 18, 1973.
- ¹⁴Jarrett Springs Hotel brochure, collection of James Hartbarger.
- ¹⁵Jackson County Deed Book 190, p. 460; Asheville Citizen, May 14, 1951.
- ¹⁶Jackson County Deed Book 218, p. 428; Book 218, p. 438.
- ¹⁷Jackson County Deed Book 248, p. 89.
- ¹⁸Jackson County Deed Book 427, p. 612.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreege of nominated property \pm .5 acre

Quadrangle name Greens Creek, N. C.

Quadrangle scale 1:24,000

UMT References

A	1 7	2 9 5 4 1 0	3 9 1 6 1 8 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

Beginning at a stake, southwest corner of the W. A. Dills residence lot (Bryson House) running N. 08° 03' W 178 feet to the south side of Hill Street, thence S. 86° W 46 feet along the south side of Hill Street, then following the east side of Hill Street to

List all states and counties for properties overlapping state or county boundaries (see continuation sheet)

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

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

11. Form Prepared By

name/title Michael Ann Williams, consultant

organization N. C. Division of Archives and History date October 20, 1983

street & number 13 Veterans Drive telephone 704-298-5024

city or town Asheville, state North Carolina

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. Rain, Jr.*

title State Historic Preservation Officer

date November 16, 1983

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

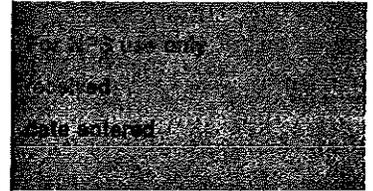
Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

National Register of Historic Places Inventory—Nomination Form



Continuation sheet GEOGRAPHICAL DATA

Item number 10

Page one

Verbal boundary description and justification (Continuation)

the northeast corner of the intersection of Hill Street and Haywood Street (U.S. 23 Business) and then across the north side of Haywood Street to the beginning. Also see attached plat.



SAVING
LIVES

KRETT HOUSE