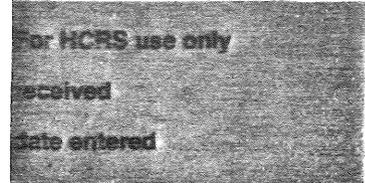


OMB 1024-0018  
EXP 12-31-84

**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 Franklin Terrace Hôtel

and/or common

**2. Location**

street & number 67 Harrison Avenue \_\_\_\_\_ not for publication

city, town Franklin \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district Eleventh

state North Carolina code 037 county Macon code 113

**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                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment                |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government                   |
|   | <input type="checkbox"/> being considered   | <input 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 checked="" 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 Mr. and Mrs. Michael Giampola

street & number 67 Harrison Avenue

city, town Franklin \_\_\_\_\_ vicinity of \_\_\_\_\_ state North Carolina 28734

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Macon County Courthouse

street & number

city, town Franklin \_\_\_\_\_ state North Carolina 28734

**6. Representation in Existing Surveys**

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

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records N/A

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

The Franklin Terrace Hotel occupies a large, tree-shaded lot on Harrison Avenue just north of the commercial district of the mountain community of Franklin. Erected in 1888, the large, two-story, stuccoed brick structure features Italianate details and stands as one of the principal nineteenth century landmarks of the town.

The building follows a T-plan under intersecting hip roofs, with a projecting, three-bay central pavilion forming the base of the T. An early twentieth century, two-story porch rests on brick piers and encloses the pavilion on all three sides, enveloping the main (south) facade. The porch was probably added during the early years of the building's conversion into a hotel. Massive square-in-section posts support the porch, connected on both levels by a solid balustrade of overlapping weatherboards. On the first floor the ends of the porch are enclosed with framed sun rooms, each having four pairs of casement windows. One-story gabled covers project from the ends of the porch at both sides to shelter the stairs approaching from the east and west. The wide central masonry stair is not sheltered.

The main body of the building is of simple Italianate character. Corner pilasters and corbelled horizontal bands frame the walls and mark the divisions of the first, second, and attic stories. The tall, narrow windows, most having either four-over-four or four-over-six sash, have segmental arch hood-molds. All elevations have been stuccoed and painted.

A one-story, early twentieth century frame wing housing a small apartment extends from the east elevation, and a small frame shed roof appendages are attached on the west and north.

A pair of chimneys pierce the east slope of the roof. A square-in-plan cupola under a hip roof cover crowns the structure.

The interior plan is irregular. A masonry wall separates the pavilion interior, which houses the hotel lobby on the first floor, from the main body of the building; a second masonry wall divides the main body nearly in half on a north/south axis. Framed walls organize the interior space into bedrooms, baths, and hallways of irregular size.

The interior finish is simple. Doors have six horizontal panels set in plain surrounds. A simple molded baseboard carries throughout. Ceilings are sheathed with tongue and groove boards. An open-string stair with square-in-section newels and balusters rises in the northwest corner of the lobby, with the two flights broken midway by a landing. A modern rustic stone fireplace stands at the end of the lobby.

Three small detached vacation cottages, all dating from the 1920s, stand on the lot to the south of the hotel. Each features interiors finished with wormy chestnut sheathing. The foundations of a four-unit apartment building, which burned in the early 1970s, lie between the cottages and the hotel.

## 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 checked="" type="checkbox"/> education   | <input type="checkbox"/> military               | <input type="checkbox"/> social/<br>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 type="checkbox"/> 1900-                | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> other (specify)         |
|   |  | <input type="checkbox"/> invention              |   |  |

**Specific dates** 1888 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

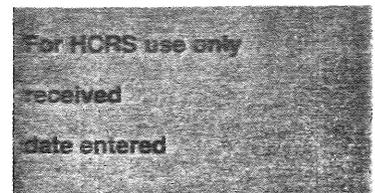
The Franklin Terrace Hotel has been a landmark in the mountain community of Franklin since 1888. It was erected as a Methodist boarding school for women during a period when Franklin played a leading role in education in the westernmost section of North Carolina, and it served in that capacity until 1902. The building then housed the Franklin public school until 1910. In 1915 it was converted into a hotel when purchased by two sisters, Blanche and Mary Willis; under the Willises and subsequent owners it was one of the principal tourist hotels in Franklin through most of this century and a popular attraction, especially for summer visitors from Georgia and South Carolina seeking the refreshing mountain climate. After several years of abandonment and a serious threat of demolition, the current owners purchased, re-furnished, and reopened the hotel in the late 1970s. The two-story brick structure features extensive corbeling and hood molds derived from the Italianate Revival, a cupola, and a full-width two-story porch that dates from its early years as a resort hotel. Three detached frame cottages with chestnut interiors stand in the spacious wooded lot around the hotel.

### Criteria Assessment:

- A. First serving as a private and then a public school, the building is associated with the late nineteenth century educational development of western North Carolina and specifically of Franklin's role as a cultural and educational center in the westernmost section of the state. As a hotel, it is associated with the early development of the tourist industry in the mountains of western North Carolina.
- C. The building embodies the characteristics of a substantial institutional building of the late nineteenth century with Italianate details, expanded with porches and annexes when adapted for use as a hotel in the early twentieth century.

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The Franklin Terrace Hotel in Franklin has had a long career as a nineteenth century school for young women and as a tourist hotel since 1915. In 1877 Dr. John M. Lyle, a Macon County physician, sold a lot in Franklin to the Methodist Episcopal Church, South. Tradition claims that Dr. Lyle had a hospital on the property, but the deed transferring the land does not mention such an appurtenance. In 1888 the church constructed a building on the tract to house the Franklin Female Seminary.<sup>1</sup>

The structure appeared at a time when Franklin and other parts of western North Carolina were undergoing an economic and cultural change. Following the Civil War a new prosperity and economic growth occurred in the town. Reconstruction had been difficult throughout the state, but by the 1870s conditions were improving and there was a resurgence in the economy which had experienced some changes since the Civil War. The alterations reflected a transition from an agricultural to a limited industrial and commercial economy. This change from farming to industry is commonly known as the birth of the "New South." Although the change was not complete and North Carolina remained primarily an agricultural state, some small late nineteenth century towns like Franklin nevertheless underwent an economic evolution that brought new conditions within their borders.<sup>2</sup>

In Franklin as in other towns in the South the evolution was marked by a considerable growth in business and industry. In 1868, for example, the town's only manufactories were two small cabinet shops. Three merchants had businesses in the community. By 1878, however, 12 manufactories were operating there, including such industries as woolcarding, tinware production, furniture manufacturing and chairmaking, as well as hat, harness, boots, and shoe factories. Twelve merchants were also running businesses and three mines nearby were producing copper, gold, iron, mica, corundum, chalcedony, marble, and agalmatolite.

Cultural development accompanied the village's economic surge. This improvement was especially reflected in the increase in the number of schools which grew from one in 1867 to five in 1877.<sup>3</sup> As the increase indicates, Franklin fast became a leader in the movement for higher education in western North Carolina. In the late nineteenth century, write historians Ina and John Van Noppen, "It became a cultural center for the southwestern part of the state, had a number of schools and academies, and was the home of the first normal school established in Western North Carolina." At this time a renewed emphasis on public education had appeared in the state. The legislature, along with the Peabody Fund, had appropriated money for the establishment of normal schools for the training of teachers. In Franklin, which had "superior" schools, education was enhanced by the private and church academies like the Franklin Female Seminary. In 1890 one educational leader, who decried the lack of proper schools and good teachers in western North Carolina, observed that Franklin was exceptional. "Oh Franklin!" he lamented, "if the mighty educational work which had been done for thee had been done for Robbinsville, it would have repented long ago."<sup>4</sup>

The structure which housed the female seminary continued to serve the county and region as Franklin grew as a bustling small commercial center and cultural vanguard of the area. The building embodied the architectural features typical of educational institutions of the period which were built to provide classrooms and boarding accommodations for

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scholars. In 1902 the Methodist Church terminated the female seminary, and the building became headquarters for the Franklin public school.

Growing enrollments eventually brought an end to the building's use as a school. The population of the town was growing and the increase in school age children attending from Macon and surrounding counties led to new demands for larger educational facilities. As a result the town built a new public school in 1910 and the old building was purchased by Blanche and Mary Willis in 1915.<sup>5</sup>

The two unmarried Willis sisters converted the building into the Franklin Terrace Hotel and began offering its services to tourists. By the time they started the hotel the tourist industry had become a significant part of Franklin's economy. In 1906 the Tallulah Falls Railway had been completed to the town from the south and made it possible for vacationers of all classes to make the trip to the mountains of North Carolina especially in search of cool temperatures in the summer months. The increase in cash wages generated by the industrial and commercial change in the state and South enabled some citizens of Tennessee as well as North and South Carolina and Georgia who were not wealthy to enjoy the relaxation of moderately-priced resorts like the Franklin Terrace Hotel. (Macon County, of course, bordered on Georgia and was close to Tennessee.) A promotional brochure of 1915 noted that there were operating in Franklin five hotels and 17 boardinghouses with rooms for tourists. The hotels were the Jarrett Hotel, Junaluska Inn, Trimont Inn, Murday Hotel, and the Franklin Terrace which is the only one still surviving. Cost for room and board for a week varied from \$6.00 to \$12.00. To accommodate the increasing number of boarders the Willises added three separate cottages to their tourist facilities.

One of Franklin's assets which made it an attractive spot for tourists was its pure water drawn from a central well. At a time when typhoid fever was a major health threat, many visitors felt that the good water in Franklin was the reason that the town was free of the disease.<sup>6</sup> Travelers who stopped at the Franklin Terrace found inviting its high ceilings and many shade trees which provided the coolness of "nature's air conditioning." While staying at the resort they lounged in the rockers on the front porch, visited, gossiped, played parlor games, and took walks in the countryside.<sup>7</sup>

In 1925 the Willis sisters transferred ownership of the hotel to their parents J. B. and Kate Willis. The family continued to run the Franklin Terrace as a tourist resort and added a kitchen annex. In 1935 a fire, probably set by an arsonist, destroyed the annex and a garage.<sup>8</sup> Within a relatively short time after the fire the Willises sold the hotel to Mr. and Mrs. Lyman Higdon who made a number of alterations including the addition of bathrooms. They operated the hotel for a number of years and Mrs. Higdon eventually left the property in her will to the local First Baptist Church. The church sold the Franklin Terrace to Melvin (Pete) Penland around 1970, and Penland sold it to the present owners Mike and Pat Giampola in 1978. The Giampolas have made considerable effort to preserve and restore the building and are once again operating the Franklin Terrace as a tourist hotel.<sup>9</sup>

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FOOTNOTES

<sup>1</sup> Macon County Deed Books (microfilm), Archives, Division of Archives and History, Raleigh, North Carolina, Deed Book O, 476, hereinafter cited as Macon Deed Books; Levi Branson (ed.), Branson's North Carolina Business Directory, 1877-1878 Raleigh: Levi Branson Office Publisher, 1878), 181-182, hereinafter cited as Branson's Business Directory.

<sup>2</sup> Hugh Talmage Lefler and Albert Ray Newsome, North Carolina: The History of a Southern State (Chapel Hill: The University of North Carolina Press, 1973), 503-519; C. Vann Woodward, Origins of the New South, 1877-1913 (Baton Rouge: Louisiana State University Press, 1951), IX, X.

<sup>3</sup> Branson's Business Directory 1867-1868, pp. 68-69; 1877-1878, pp. 181-182.

<sup>4</sup> Ina Van Noppen and John J. Van Noppen, Western North Carolina Since the Civil War (Boone: Appalachian Consortium Press, 1973), 53, 167, 173.

<sup>5</sup> Macon Deed Books W-3, p. 173; R-3, p. 591; Barbara MacRae, "Franklin Terrace: A Landmark that Served as Hospital, School, Hotel is Restored," The Franklin Press, an undated newspaper clipping in the Franklin Terrace Hotel file, Archaeology and Historic Preservation Section, Division of Archives and History, Raleigh, North Carolina, hereinafter cited as MacRae, "Franklin Terrace: A Landmark."

<sup>6</sup> Barbara MacRae "Know your County," The Franklin Press, an undated newspaper clipping in the Franklin Terrace Hotel file, Archaeology and Historic Preservation Section, Division of Archives and History.

<sup>7</sup> MacRae, "Franklin Terrace: A Landmark."

<sup>8</sup> Macon Deed Book L-4, p. 33; The Franklin Press, August 3, 1978.

<sup>9</sup> Telephone interview of Michael Southern, architectural historian with Thomas Porter, January 2, 1981, Mr. Porter is a local historian who has researched the Franklin area; MacRae, "Franklin Terrace: A Landmark."

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property approximately 2 acres

Quadrangle name Franklin, N.C.

Quadrangle scale 1:24000

UMT References

A 1,7 28,29,20 38,9,58,2,0  
 Zone Easting Northing

B              
 Zone Easting Northing

C            

D            

E            

F            

G            

H            

**Verbal boundary description and justification** The nominated property is a tract of approximately two acres containing the hotel and associated structures, bounded on the west by the east right-of-way line of Harrison Ave (382'); on the north by the old F.T. Smith property line (190'); on the west by the old F.S. Johnson property line (333'); and on the south by the Presbyteria Church line (74').

**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 Michael T. Southern, Survey Specialist  
Statement of Significance by Joe Mobley, Researcher  
 organization Survey and Planning Branch  
Archaeology and Historic Pres. Section date April 9, 1981  
North Carolina Division of Archives and History (919)  
 street & number 109 East Jones Street telephone 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 J. King, Jr.  
 title State Historic Preservation Officer date June 24, 1982

|  |
|--|
| <b>For HCRS use only</b>   |
| I hereby certify that this property is included in the National Register |
| date   |
| Keeper of the National Register  |
| Attest:  |
| Chief of Registration  |
| date   |

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Heritage Conservation and Recreation Service

National Register of Historic Places  
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Continuation sheet

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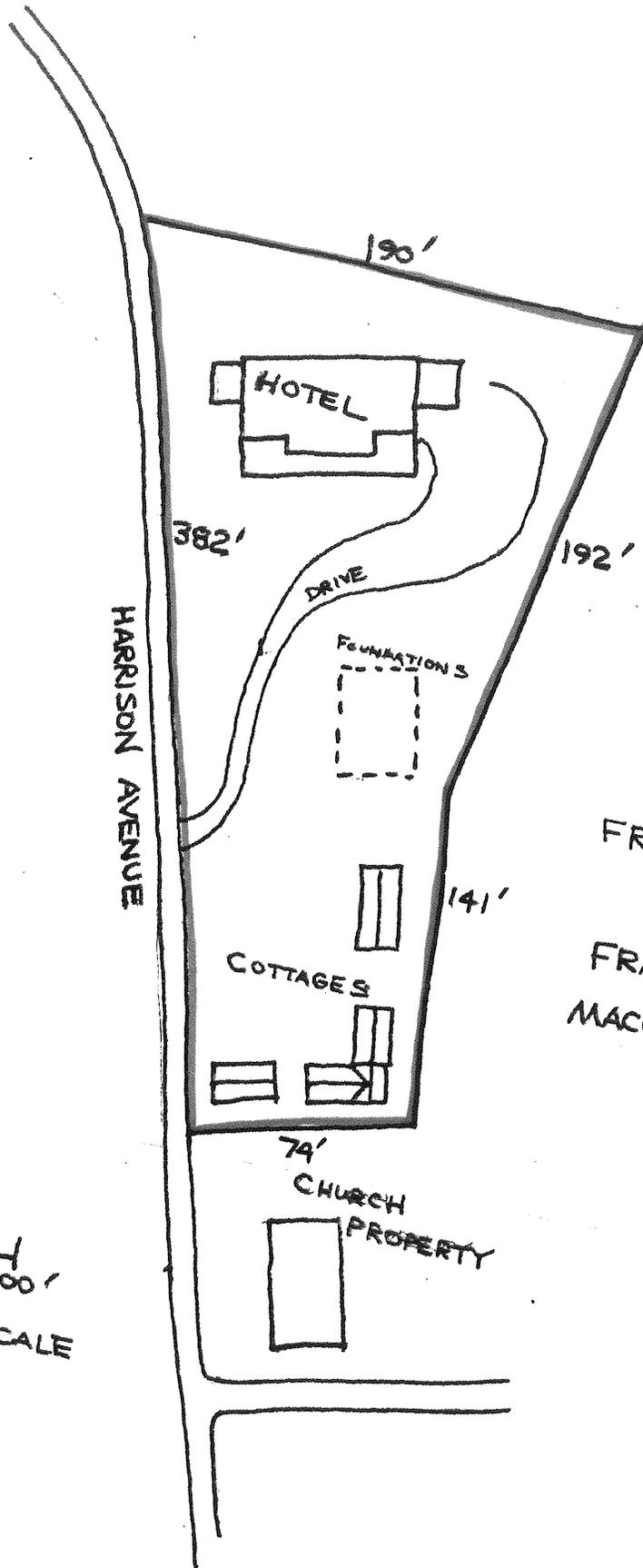
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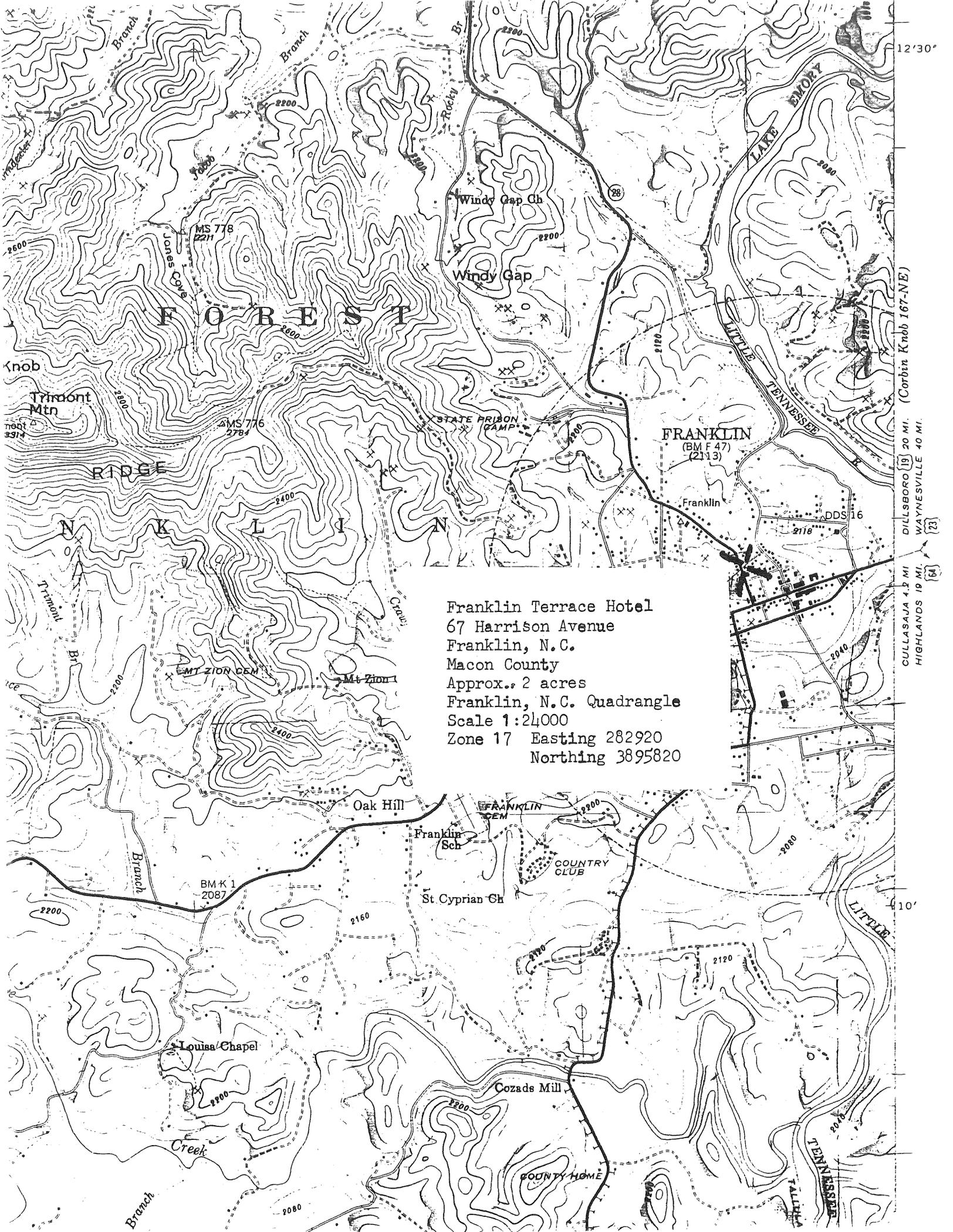
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0 100'  
APPROXIMATE SCALE



FRANKLIN TERRACE  
HOTEL  
FRANKLIN  
MACON CO., N.C.



Franklin Terrace Hotel  
67 Harrison Avenue  
Franklin, N.C.  
Macon County  
Approx. 2 acres  
Franklin, N.C. Quadrangle  
Scale 1:24000  
Zone 17 Easting 282920  
Northing 3895820

12°30'

DILLSBORO 19 20 MI. (Cordin Knob 167-NE)

CULLASAJA 4.2 MI

HIGHLANDS 19 MI.

WAYNESVILLE 40 MI.

23

64

10'

