

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE

Office of Archives and History

Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Highlands North Historic District

Highlands, Macon County, MA0554, Listed 7/28/2011

Nomination by Davyd Foard Hood

Photographs by Becca Johnson and Claudia Brown, May 2010



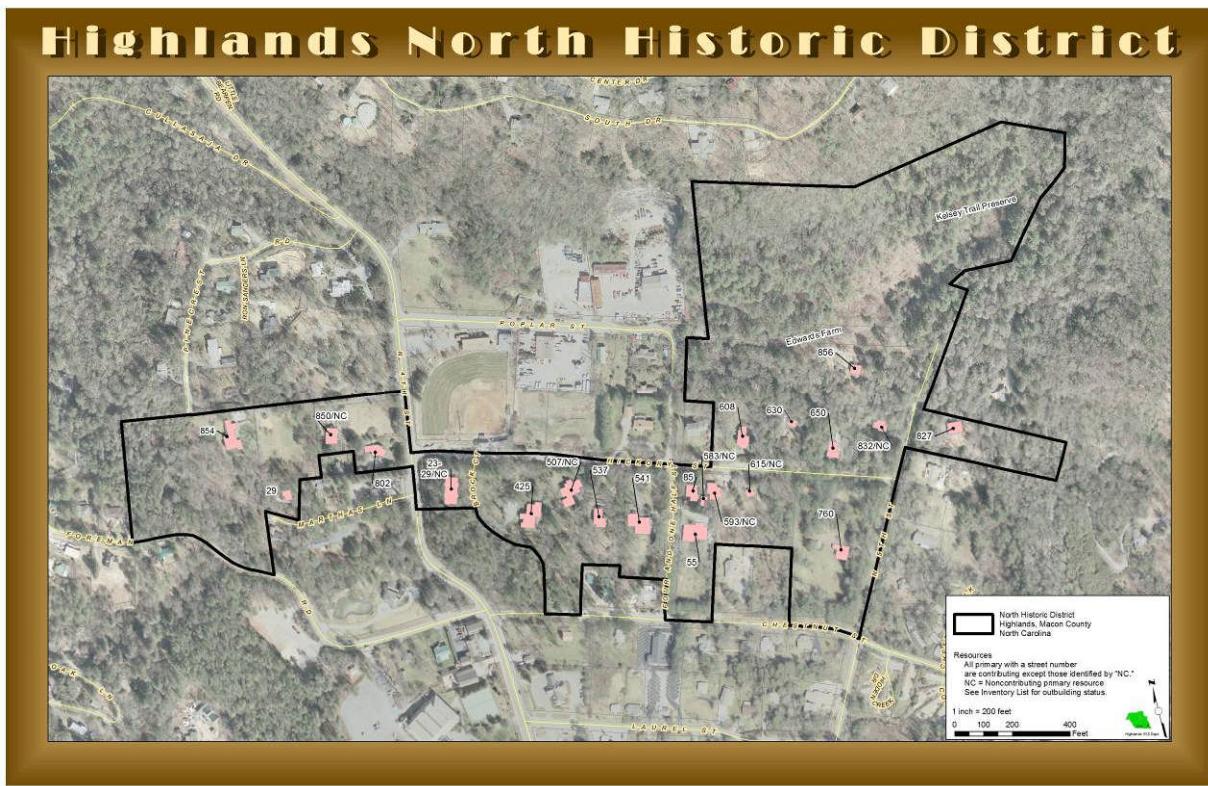
Smith-Froneberger-Wood House, 537 Hickory Street



Rideout-Whittle House, 760 North Fifth Street



View from Gordon-Harrison House, 854 North Fifth Street



Historic District Map

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Highlands North Historic District

other names/site number _____

2. Location

street & number 608-650, 507-615 Hickory Street; 760-856 and 827 North Fifth Street;

not for publication

55-85 4 1/2 Street; 23-29 and 425 Brock Court; 802, 850-854 North

vicinity

Fourth Street; 29 Martha's Lane; and Kelsey Trail Preserve

city or town Highlands

state North Carolina code NC county Macon code 113 zip code 28741

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official>Title

Date

North Carolina Department of Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined not eligible for the National Register
 other (explain: _____)

- determined eligible for the National Register
 removed from the National Register

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- | | |
|---|------------------|
| X | private |
| | public - Local |
| | public - State |
| | public - Federal |

Category of Property
(Check only one box.)

- | | |
|---|-------------|
| | building(s) |
| X | district |
| | site |
| | structure |
| | object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

	Contributing	Noncontributing	
	25	14	buildings
	2	0	sites
	0	0	structures
	0	0	objects
	27	14	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

DOMESTIC/hotel

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

DOMESTIC/hotel

DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Queen Anne _____
Stick _____
Shingle Style _____
Colonial Revival _____
Other: Ranch House _____

Materials

(Enter categories from instructions.)

foundation: Brick _____
walls: Wood _____
Asbestos _____
roof: Asphalt _____
other: Wood _____
Stone _____
Metal _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Overview

The Highlands North Historic District is located in Highlands, Macon County, North Carolina, a small town located about eighteen miles southeast of Franklin, the Macon County seat, and about six miles north of the North Carolina/Georgia border, which is also coterminous with Macon County's southern boundary. Highlands, a fabled summer resort with an elevation of 3,838 feet (THE NORTH CAROLINA GAZATEER), is the second highest town in North Carolina and among the highest in the southeastern United States. It is located in the Blue Ridge Mountains and northwest of the point where North Carolina, South Carolina, and Georgia share a common border. During its first half-century of existence, 1875-1925, the majority of its visitors came from and through those bordering states.

The Highlands North Historic District is the third of three historic districts in Highlands nominated to the National Register of Historic Places that comprise important parts of the resort's impressive residential fabric. Satulah Mountain Historic District, listed in the National Register in 1995, comprises twenty-six historic, contributing houses erected between ca. 1885 and ca. 1940 on the faces of Satulah Mountain, which forms the towering southern backdrop to the town center. These houses, together with their supporting outbuildings, occupying some 188 acres, were erected by those who sought the resort's fine climate and, particularly, those who insisted on splendid scenic views from the windows, porches, and terraces of their summer houses. The Playmore-Bowery Road Historic District, listed in 2002, is another enclave of historic summer houses on 220.26 acres, located to the east and northeast of central Highlands. Playmore, the extraordinary estate created by the Ravenel family in 1879-1880 and the summer place of the Monroe family of New Orleans from 1914 to 2007, is anchored by Highlands' oldest known summer house, which is the seat of 141.28-acre grounds. It enjoys spectacular views to the east and southeast, across the North Carolina/South Carolina border, as do the houses on the east side of Bowery Road, while those on the road's west side stand secluded on spacious rhododendron-enclosed lawns and were home to those for whom the cool climate was a sufficient summer balm. The houses in both the Satulah Mountain and Playmore- Bowery Road historic districts were erected as summer

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or seasonal residences, and a number have continued use in that fashion while others in the two districts have become year-round residences.

The Highlands North Historic District enjoys several distinctions that set it apart historically, physically, and architecturally from the two previously-listed districts. In the first instance it, alone of the three, is situated within the original boundary of the town laid out for development in 1875 by Samuel Truman Kelsey (1832-1921) and Clinton Carter Hutchinson (1833-1909). All of the district's approximately sixty acres lie within the 839 acres purchased on 6 March 1875 by the town fathers from William B. Dobson (Macon Deeds, N/497). A comparison of the district map with the ca. 1881 Kelsey map reflects the fact that the district includes much of the town acreage lying north of Chestnut Street, which is positioned about four blocks north of the town center at the crossing of Main and Fourth streets. The regular arrangement of the lots in this area, increasing in size from Spruce Street to those in a tier on the north side of Poplar Street, suggests this area was anticipated for residential development.

The Highlands North Historic District is also unique among the three National Register districts in that it was home to both year-round and seasonal residents of Highlands from the founding of the town, and this duality continued through the period of significance, and to the present. In 1878, three years after the founding of Highlands, Charles B. Edwards (1848-after 1893), a native of Macon County, purchased the first of the tracts that make up the Edwards Farm (856 N. Fifth St.) which remains a residence of his family to the present. Mr. Edwards and others, including Irvin Elias Rice (55 4 ½ St.) and John Zeigler Gottwals (802 N. Fourth St.), who came first as a summer resident and made Highlands his permanent home in about 1895, lived side by side with others including Henry C. Downing, who escaped the heat of Mississippi to summer in the Downing-Stewart-Michael House (425 Hickory St.). Within this group of permanent and seasonal dwellings, the Highlands North Historic District also contains the largest group of the oldest surviving houses in Highlands. Seven of the district's contributing, historic houses date to the nineteenth century, having been erected between ca. 1883 and ca. 1896.

The topography of the district has a rolling grade with some change throughout the district that enlivens its landscape. An appreciable rise occurs in its west edge where the Gordon-Harrison House (854 N. Fourth St.) and Topside (29 Martha's Lane) enjoy elevated positions with views. The lay of this part of the former Dobson lands no doubt encouraged Messrs. Kelsey and Hutchinson to set this part of the town apart for dwellings and its topography, likewise, encouraged the regular pattern of the streets here. The routes of North Fourth Street (US 64) and North Fifth Street were laid over well-established paths leading, respectively, to the settlement of Shortoff and to Whiteside Mountain, their roadbeds splaying outward as they carry north from Main Street. They are linked by parallel streets, carrying on a generally east/west axis, beginning with Spruce Street, then Laurel, and Chestnut Street. Four important houses and their outbuildings stand between Chestnut and Hickory streets, which are linked by the one-block-long 4 ½ Street. Although Poplar Street is shown on both the Kelsey map and the district map, its course through the Edwards Farm at the north edge of the district remains unopened. The district's contributing houses all face toward these five streets (Chestnut, Hickory, North Fifth, 4 ½, and North Fourth streets) except for Topside which stands at the end of a narrow right-of-way path, known as Martha's Lane, leading off the west side of North Fourth Street and named for Martha Gottwals.

As the residential lot lines on the district map indicate, the uniformity of the lot sizes defined in the nineteenth century have not held to the present in the district, where the size of house grounds vary widely. The very smallest lots in the district reflect twentieth-century subdivisions of larger, adjoining lots which are referenced in the inventory list entries. Other lots vary both in size and configuration, reflecting also the original acquisition of adjoining lots to create spacious grounds, and with some general conformity at the historic estate grounds of the Rideout-Whittle House (760 N. Fifth St.) and the Downing-Stewart-Michael House (425 Hickory St.), together with the Gordon-Harrison House lot (854 N. Fourth St.). The largest tract in the district, the Edwards Farm (856 N. Fifth St.), flanks the Kelsey Trail Preserve in the northeast corner of the district and at the north end of North Fifth Street.

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The varying lot sizes, and the accompanying lack of sight lines, house to house, or any degree of uniformity of setback from the streets seen in conventional residential districts, is part of the unusual, appealing, secluded character of this district. Here in the Highlands North Historic District, as in the Satulah Mountain and Playmore-Bowery Road historic districts, the dominant feature is the dense, largely evergreen, tree and shrub cover. In short, the district occupies a woodland landscape, with the narrow two-lane, asphalt-paved streets being the most visible ground-level feature. Property lines, when honored, are largely defined by evergreen hedging or the occasional fence. The historic cottages, which comprise the major resources in the district, are almost all set well back on their respective lots and in usually shallow grass-covered clearings, with any outbuildings they may have. Their only links with the street are narrow driveways, which afford occasional views to passersby, and simple walks in a few instances.

The dense rhododendron cover in much of the district contributes to this sense of enclosure and privacy, and most of it is natural, volunteer growth. In some instances, rows of rhododendrons or hemlocks have been planted as hedges and screens as at the Sheldon-Wade-Northrop House (608 Hickory St.) and the Diffenderfer-Heacock-Melvin House (827 N. Fifth St.). The tall, sheltering tree cover in the district is provided mainly by white pines, firs, hemlocks, and aged deciduous trees including white oaks and poplars and some few other species. These are mostly natural growth, however, some of the handsome trees on the more spacious grounds of the Rideout-Whittle House (760 N. Fifth St.) and the Downing-Stewart-Michael House (425 Hickory St.) are obviously planted or reflect selected thinning. The Downing-Stewart-Michael House grounds include native woodland along its border with Chestnut Street, and so, too, do several other places to lesser extent. Rhododendrons and laurels are the principal understory shrubs and they appear throughout the district. Flowering shrubs, including both the old-fashioned tree hydrangeas and modern cultivars and other evergreen shrubs are planted on house grounds in the district.

The appearance of the district evolved during its period of significance (ca. 1883-ca. 1961) and effectively parallels the development of the town from its founding in 1875 into the mid twentieth century. During this period the resort grew steadily in both its physical fabric and renown, and this upbuilding is reflected in the houses and related resources in the district. The sustained growth of Highlands in the last quarter of the nineteenth century, when it drew residents from the surrounding area and afar, is seen in the seven principal dwellings erected here, north of the village center. These houses, all of weatherboarded frame construction, are generally representative of houses erected in the towns and county seats of the region and its resort communities, except for the brilliantly eccentric house erected ca. 1896 by John Zeigler Gottwals (802 N. Fourth St.). The traditional two-story frame single-pile house form, with one or two-story ells, and with varying degrees of sawn and turned ornament, is represented in the Sheldon-Wade-Northrop House (608 Hickory St.). The Rideout-Whittle House (760 N. Fifth St.), the Diffenderfer-Heacock-Melvin (827 N. Fifth St.), and the Smith-Froneberger-Wood (537 Hickory St.) houses are asymmetrical variants of that form. The two-story, gable-front Downing-Stewart-Michael House (425 Hickory St.) was, and remains, one of the most substantial and well-developed houses built in the district and presides over once expansive grounds from the center of its lot.

Highlands as a resort, and as a mountain community, expanded in the early twentieth century; however, it remained more of a village than a town up to the 1920s. Development in Highlands after World War I, and particularly in the 1920s, occurred largely at greater remove from the town center and focused in large part on the planned residential park at the Highlands Country Club, to the west, and smaller residential developments around Lindenwood (now Ravenel) Lake of 1924, northeast of the town center, and Mirror Lake, also of the mid-1920s, to the northwest. Topside, the single house in the district dating to this period and sheathed with unpainted wood shingles, reflects the growing interest in rustic architecture that rose to its apogee in the celebrated craftsmanship of Joe Webb (1881-1950) and the distinguished group of log cottages he built principally in the interwar period (see Cabin Ben, NR, 2003). Construction in Highlands North in the 1930s, up to World War II, followed convention and tradition. Silas Johnson erected first, ca. 1931, a small frame cottage (832 N. Fifth St.) overlooking a branch, and later erected his more prepossessing Rustic-style cottage on the rise to the west.

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The appearance of the Highlands North Historic District and its residential density experienced change in the closing years of its period of significance (1945-ca. 1961), when four houses were erected, all one-story in height and, again, all of frame construction. Two of the houses (the Grover William Edwards Cottage on the Edwards Farm and the William Nall House (85 4 ½ St.) represent upbuilding by members of families already living in the district. Their simple styling followed postwar convention except for the William Nall House whose hipped roof blocks anchored by a bold granite chimney shares a certain design sensibility with the Gordon-Harrison House (854 N. Fourth St.). The Selheimer House (630 Hickory St.) is of plain appearance. The Colonial Pines Inn (541 Hickory St.), a ca. 1961 overbuilding of the Pierson House, was the major building project in the district of this period and produced a modern Colonial Revival-style building of residential scale. Rebuilt specifically as a public lodging, it is the capstone to the period of significance, the last-built of five principal buildings in the district that accommodated paying guests at different times during the period of significance.

Only a few historic outbuildings of presence or note survive in the Highlands North Historic District, but that small group merit recognition. Of these the mortared stone springhouse at the Sheldon-Wade-Northrop House (608 Hickory St.) is a well-finished building important to the district and the town of Highlands as an historic building type. Local stone was also utilized in a more utilitarian fashion for the building of a root cellar on the Edwards Farm (856 N. Fifth St.). The other outbuildings in the district are of frame construction and generally simple in their finish. Few garages are known to have been built in the district, and four of frame construction survive. The garage at the Smith-Froneberger-Wood House (537 Hickory St.) is sheathed with German siding while the garages at the Rideout-Whittle House (760 N. Fifth St.) and the Johnson House (832 N. Fifth St.) are sheathed with vertical boards. Mr. Johnson's second garage, at the Johnson-Gillaspie House (650 Hickory St.), has a concrete-block first story and board-and-batten sheathing on its second, shop level that complements like sheathing on his adjacent summer house. While frame woodsheds were once likely complements to year-around residences, only one still stands beside the Downing-Stewart-Michael House.

Integrity Statement

Given the history of Highlands as a favored North Carolina resort, the character of its development in the 135 years since its founding in 1875, the influx of great wealth in recent decades, particularly in the 1990s and 2000s, and the effect of the unprecedented affluence on the architectural fabric and social life of the town, the survival of this enclave of historic houses, situated on the north part of the original town plan, is remarkable. While Wantoot, built in 1879 (known as Playmore since 1914), survives at the east edge of Highlands and a very small number of other individual houses believed to have been erected in the closing decades of the nineteenth century stand alone in varying degrees of preservation in other parts of the town, the Highlands North Historic District includes the town's greatest concentration of early houses: seven important residences, whose core fabric dates to the resort's first quarter-century of existence, ca. 1883-ca. 1896. These houses, in their rhododendron-embowered landscape, are critical reflections of the early architectural fabric of the fledgling town. Together with a small group of eight later houses erected or remodeled between ca. 1910 and ca. 1961, they and the district's ten historic outbuildings comprise the district's twenty-five contributing resources. Altogether they possess the aspects of location, being the only such group surviving on acreage of the resort's original plan; that of setting, in an evergreen oasis of hedgings, towering trees with a dense rhododendron understory, and developed house grounds, and associations with figures and families important in the history of Highlands and its social life as a community of year-round and resort residences.

The buildings and sites of the district also embody critical aspects of design, materials, and workmanship in satisfying yet varying degrees that reflect their particular history. The Edward Family House (856 N. Fifth St.), standing today essentially as built in 1891, except for the raised second story of its shed block added in the 1940s, is exceptional in this regard, followed closely by the Downing-Stewart-Michael House (425 Hickory St.), the John Zeigler Gottwals House (802 N. Fourth St.), Topside (29 Martha's Ln.), and the Colonial Pines Inn (541 Hickory St.). Each has enjoyed sympathetic ownership through time and a continued usage that has easily coexisted with the scale, finish, and fabric of their original construction.

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This is not to suggest that the other historical buildings in the district have lacked sympathetic ownership or appropriate usage, but, rather, that they also reflect, individually and as a group, important transitions in the life of the resort town in the period of significance. In this, and in their integrity, they reflect both their original construction and subsequent additions or changes that mirror the events and processes of local history. For example the Smith-Froneberger-Wood House (537 Hickory St.) and the Sheldon-Wade-Northrop House (608 Hickory St.) reflect similar transitions in use and ownership that occasioned the need for additional living spaces, bathrooms, and household storage spaces. In another instance, at the Rice-Potts House (55 4½ St.), the house built for the Highlands butcher and meat-market owner, who with his wife accommodated paying guests on occasion, became a public lodging, the Fairview Inn, in 1938, and has remained a tourist accommodation to the present.

These sequences of ownership and change in use are also reflective of the evolving history of the resort town. In Highlands, and in the Highlands North Historic District, instances of long-term ownership of lands and place co-exist with shorter-term, frequently changing ownerships of other places. The combination of permanent and seasonal residents that comprised Highlands society from 1875 onward remains a defining feature of this historic neighborhood, one visible in its architectural fabric and its additive character at particular houses.

The appearance of the district and certain of its individual buildings is also affected to a degree by yet other social and cultural factors. In the nineteenth century, and even as late as the ca. 1910 construction of the Rice-Potts House (55 4½ St.), movement in Highlands was either by foot, on horseback, or in horse-drawn carts, carriages, and wagons. The arrival of motor vehicles and their increasing use prompted changes in the character of the streets and lanes in the district, the approach to houses in Highlands, and the orientation of their entrances. Except for North Fourth Street, the streets in the district remained packed-clay roadways until their widths were standardized (to what are now relatively narrow two-lane widths) and paved in the middle decades of the twentieth century when, in 1957, 4½ Street was officially opened as a public road. For example, the Smith-Froneberger-Wood House (537 Hickory St.) was built to face Chestnut Street, however a more convenient drive off Hickory Street replaced that steep access in about the 1920s: additions to the house reflect this changed means of approach for its owners and their guests. Similarly, when access to the Gordon-Harrison House (854 N. Fourth St.) was relocated from Martha's Lane to a new driveway off the west side of North Fourth Street in about 1954, the original rear elevation of the summer house was simply redressed as its new front. The original west entrance porch was later extended as a deck from which the Harrisons and their friends could enjoy the dramatic views to the west. These changes in the orientation of the Smith-Froneberger-Wood and Gordon-Harrison summer houses did not compromise their significance, in any way, but, instead, added further layers to their history.

Throughout the period of significance, ca. 1883-ca. 1961, the core integrity of this neighborhood has been preserved despite the effects of seemingly unbridled investment manifested in changes to properties immediately outside its borders and the near cleaving of the district by the recent, top-of-the-real-estate-bubble subdivision (Brock Court) of the west part of the Downing-Stewart-Michael House grounds. Its location as the single surviving historic neighborhood in Highland's original plan remains intact. The houses, their outbuildings and the Colonial Pines Inn, remain in a lush, mostly evergreen landscape setting that has matured through time, with hedging insulating houses and grounds one from each other and largely from passersby. In their design, materials, and workmanship, the buildings of the district reflect the critical features of their original appearance, as well as those of their frame additions or enhancements sympathetically executed by local carpenters, when needed, through the period of significance. All of these qualities combine to underscore and reflect the many intangible associations, documented herein, that these buildings hold with the history of Highlands. The equally important aspect of feeling, also intangible yet always perceptible in an historic neighborhood, is preserved here. The effect of fourteen non-contributing resources, including five inobtrusive houses, seven small outbuildings, and a small office, is minimal, except for the presence of the condominium unit on Brock Court. That said, however, the linkage across North Fourth Street is preserved in the vista west from Hickory Street onto the visible features of Mr. Gottwals's remarkable house.

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INVENTORY LIST

The inventory list begins with properties on Brock Court, followed by Hickory Street, carrying on an east-west axis, and continues with properties on North Fifth Street, 4½ Street, and North Fourth Street which have generally parallel routes. The inventory list concludes with Topside, a summer cottage that stands at the west end of Martha's Lane.

Brock Court

Town Place Condominium Block

23-25-27-29 Brock Court

2008

Noncontributing building

This large two-story, essentially rectangular frame building is the first of two virtually identical four-unit condominium blocks erected in the "Town Place" subdivision created on the historic grounds of the Downing-Stewart-Michael Cottage. The southernmost block is not included in the district. The pseudo-rustic building is covered by a hip roof intersected by multiple gable front roofs that cover shallow projecting bays and dormer windows. The east-facing Brock Court front of the block has a general symmetry with paired projecting two-story gables that are enhanced with stone-veneer dressings and inset gable-roof, two-level corner porches that provide access to the first-story and second-story units. Heavy wood dog-leg stairs with railings rise at each front corner of the building to the second-story units. The painted elevations, generally symmetrical, are covered with manufactured materials that simulate board and batten and wood shingles. The fenestration features mostly large openings holding paired two-over-two sash below complementing four-pane transoms. The intrusive effect of the building is mitigated to an important degree by the natural screening in the verges along Hickory and North Fourth streets.

Downing-Stewart-Michael House

Historically located at 425 Hickory Street, now 425 Brock Court

ca.1890

Contributing building

Named for its prominent and long-term owners, the Downing-Stewart-Michael Cottage is a handsome, remarkably well-preserved residence that until 2007, long enjoyed the largest, best-kept landscaped grounds in the Highlands North Historic District. Henry C. Downing acquired the present acreage (plus the lot set apart ca. 1986 for Miss Cook's house) in two transactions from Katherine E. and Samuel T. Kelsey in September 1889 and March 1890, when he was identified as of Warren County, Mississippi, and Yazoo County, Mississippi, respectively (Macon Deeds, Y/428 and Z/152). Nothing is presently known of him beyond the construction of the two-story block of this house. In January 1899 Mr. Downing and his wife Addie conveyed the property for \$2,000 to "the estate of Annie Elisabeth Downing" who may have been his mother (Macon Deeds, HH/414). In December 1899 J.F. Ray, commissioner, sold the property for \$2,600 to Henry Stewart Sr. (1828-1908), a prominent early summer resident of Highlands and well-known agricultural writer (Macon Deeds, II/285). The house remained in the Stewart family until 1925 when Henry Stewart Jr. and his wife Lula sold it to A. B. Michael (Macon Deeds, L-4/251). The house served as a summer residence of the Michael family until 1969 when it was sold to the prominent Highlands real estate and insurance agent Frank Benjamin Cook (1892-1980) and his wife, Verna Holbrook (1901-1984), and it became their year-around residence (Macon Deeds E-8/106). Mr. Cook, who co-owned the Highlands Inn (NR, 1990) from the 1930s into the 1950s when he became sole owner, operated it with his wife until 1969, when they relocated here. At Mrs. Cook's death the house was inherited by her daughters Mary Bascom Cook and Beverly (Cook) Quin, was operated for about one year as a bed and breakfast, and rented for periods until 1996 when Mrs. Quin sold it to Barbara and Bruce Werder. For a period they operated the house as the Stewart House Bed & Breakfast. In 2006 the Werders sold the property (Macon Deeds, F-30/672), which in turn was sold in 2007

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to the present owner, an investment concern, which is developing Town Place condominiums (see entry on Brock Court) at the edges of the sloping lawn (Macon Deeds, P-31/1868).

The weatherboarded frame house reflects both the original construction and sympathetic, mostly one-story additions made during the Stewart and early Michael ownerships which have produced a building of strong visual appeal and architectural interest. The cottage built for Mr. Downing is the two-story, double-pile block with a three-bay wide gable front facing south to the village center. It is fronted by a one-story hip-roof porch that projects for one bay beyond its southwest corner, to allow steps to rise from its north side, and a like measure on the east where it engages the mostly glazed hip-roof shed block. The trio of second-story windows is shaded by a bracketed, hip-roof hood carrying across the bottom of the shingle-faced gable. The one-story-with-attic ell, occupying most of the house's north gable end, has a shed incorporating a porch on its north gable end. Described by an earlier owner as a "to it," the small, early-added hip-roof wing at the north end of the house's west elevation contains an airy first-story bedroom. In 1998 the Werders added a service wing off the house's northeast corner that includes an enlarged kitchen, their quarters, and a large screened porch. The interior of the house retains most of its original, additive plan, although room usage has changed through the years, and much of its original fabric, particularly on the second story, including mantels, unusual three-panel doors, board-and-rail doors, and beaded tongue-and-grove sheathing.

When the field work for this nomination was undertaken the grounds of the Downing-Stewart-Michael House were arguably the finest in the district. The house, its rhododendron hedging, and an expansive mowed grass lawn that swept down to Hickory Street, flanking the original curving entrance drive, were in the embrace of the native woodland that covered the east, south, and west portions of the large lot, and continued in a narrow verge along the Hickory Street frontage. Occasional specimen and grouped plantings of evergreen and flowering shrubs ornamented the immediate house grounds and merged with the lawn into the open woodland floor. After the property was sold in 2007, at the height of the area real estate bubble, plans were developed for a residential condominium project. Grading eradicated the lawn and altered the area to the southwest, west, and northwest of the house, where the original drive was relocated to the east and named Brock Court. The house's address became 425 Brock Court. Two four-unit buildings were erected on the west side of Brock Court which now deadends at a point southwest of the house. Only the northern condominium building is included within the historic district boundaries. The immediate house grounds, with the surviving rhododendron hedging, and other planted ornamentals, and the undisturbed woodland that includes the visible path of the old estate drive to a stable/garage northeast of the house remain and retain the character of a once greater place.

Woodshed
Ca. 1900-1920
Contributing building

Rectangular in plan, this small frame building is sheathed with vertical boards and covered by a sheet metal shed roof. An opening in its south front provides access to the dirt floor wood storage area in its east half. Just inside the opening a four-panel door, set in a partition wall, opens into the wood-floored west half of the building used for household storage.

Sheldon-Wade-Northrop House
608 Hickory Street
1886-ca. 1910
Contributing building

The appearance of the Sheldon-Wade-Northrop House, bearing the name of its original builder Frank Sheldon and the two subsequent owners who resided here to 1933, reflects the additive character of Highlands' earliest residences which evolved over time and in step with the improving fortunes of the summer resort. Frank S. Sheldon (18____-1944), a

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bachelor carpenter and builder, came to Highlands from Minnesota in 1884, and on 11 September 1886 purchased lot #317 for \$50 from Samuel T. and Katherine Kelsey (Macon Deeds, X/354). On 2 October 1886 *The Highlander* reported he had begun construction of a house here. In June 1891 he added three adjoining lots (#s 315, 316, and 318) to his holding for \$165 (Macon Deeds, AA/225); however, later in the year he resolved to leave Highlands and relocated to Lordsburg (now LaVerne), California, where he lived until his death. In December 1895 he sold his modest house and its substantial grounds for \$367.50 to the Reverend Joel Taylor Wade (1862-1957), pastor of the Highlands Presbyterian Church (Macon Deeds, EE/277). The two-story three-bay main block, framed by decorative two-story bays on its gable ends, and the one-and-a-half story rear ell, were realized during Wade's ownership, extending to December 1909, when he sold the property for \$850 to Claudian Bellinger Northrop (1864-1942), an attorney of Washington, D.C. (Macon Deeds, F-3/372). Mr. Northrop and his wife Eleanor used the house as a summer residence for twenty-four years, until October 1933, when they sold it for \$2,000 to R.K. Nimmons of Oconee County, South Carolina, who continued its use as a summer home (Macon Deeds, W-4/206). The house returned to year-round occupancy in 1939 when William Roy Potts (1892-1964) purchased the house for \$3,500 (Macon Deeds, E-5/174). His widow, Meta Dorothy (Hall) Potts (1902-1987) sold the house for \$46,000 in 1973 to Per A. and Marjorie L. Scheutz (Macon Deeds, T-9/175). In 1975 the Scheutzes sold the southwest corner of the grounds, the majority of lot #315, to A. L. Lewis who erected a house on the property. In April 1978 they sold the house and its residual grounds to Randolph Preston and Mary (Stearns) Shaffner (Macon Deeds, A-12/174). Randolph Shaffner, the author of *Heart of the Blue Ridge: Highlands, North Carolina* (2001), and his (second) wife Margaret Rhodes owned the house until April 2004, when they sold it to William Terry and Karin (Scott) Potts.

Set in an open, grass-covered lawn in the south front of its large (1.97 acre) lot, the well-preserved weatherboarded frame house comprises a two-story, three-bay single-pile main block, covered by an asphalt-shingle side gable roof, and a one-and-a-half story two-room rear ell. Its south façade, fronted by a one-story porch sheltering the center entrance, is framed by five-sided two-story bays centered on the house's east and west gable ends. The porch, appearing to date to the 1930s, has four square-in-plan molded piers supporting a molded entablature under its low hip roof. The ell, with dormer windows on each side, is flanked by a now-enclosed shed porch on its east elevation; on the north a small off-set gable-roof addition was built in 1992 for kitchen and utility storage. A small two-story shed, providing bathrooms on each level, is set against the rear of the main block and abuts the ell. The simply-framed window openings hold original two-over-two sash while the front door, with paired arch-headed panes, is flanked by three-pane sidelights.

The center-hall plan interior, with mostly painted walls and floors of either poplar, maple, or pine, retains its turn-of-the-century character enhanced by the turned-spindle stair railing. Simply-framed door openings on both the first and second stories hold original four- or five-panel doors. The Wade dining room, situated at the south end of the ell, retains its original chestnut sheathing with a vertical board wainscot and flush horizontal boards above a chair rail.

The grounds of the house, comprising 1.97 acres, are a natural woodland except for the clearing at the south front of the lot where the house stands in a mowed grass lawn. A dense screen of planted, now aged rhododendrons carry across the Hickory Street lot frontage and effectively conceal the house and its grounds from public view. A narrow clipped, tunnel-like break in the hedging is fitted with a picket gate which opens onto a flagstone walk carrying in a curving, non-axial path to the front door. A second break in the rhododendron screen occurs near the east property line with 630 Hickory Street, where a gravel-covered drive serving both properties off Hickory Street, splits, and continues as separate lanes to the two houses. The Sheldon-Wade-Northrop House is enhanced with favored evergreen and flowering shrubs as foundation plantings. A small fenced garden area is positioned at the west edge of the front lawn and along the west lot line; through time it has been used for both vegetables and cut flowers. The lawn continues in the clearing behind the house where it gradually merges with the woodland floor.

Playhouse
ca. 1979
Noncontributing building

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Built of round logs, laid in saddle notches with projecting ends and concrete chinking, this small rectangular building is fitted with a board-and-rail door on its east gable front and a small window in its west wall; now used for storage, it is covered with an asphalt shingle roof.

Treehouse
ca. 1984
Noncontributing building

Raised between two trees in the near center of the property, this small rectangular frame building is sheathed with manufactured siding and covered with an asphalt-shingle gable-front roof. Reused six-pane sash illuminate the interior.

Springhouse
ca. 1910-1920
Contributing building

Believed to have been erected by Mack Pierson, an accomplished Highlands stonemason and the builder of the house at 541 Hickory Street, this sizable stone springhouse is one of the very few early-twentieth century buildings of its type to survive in Highlands. Built of mortared fieldstone, the rectangular springhouse has walls that rise to support screened frame gable ends below the asphalt-shingle gable-front roof. A partially-glazed door in its east front opens into a concrete-floored interior fitted with a trough for cooling milk and other perishables.

Selheimer House
630 Hickory Street
ca. 1961
Contributing building

This modest, one-story frame house occupies a lot that originally comprised the western part of the grounds of the Johnson-Gillaspie House. In October 1959, Helen Lee Johnson conveyed the property to Hattie Mae Jeffrey (Macon Deeds, Q-6/215) who, in turn, sold the tract in January 1961 to Charles W. and Elizabeth E. Selheimer (T-6/397). Erected on a low concrete block foundation and covered with an asphalt-shingle side-gable roof, the rectangular house is sheathed with manufactured exterior sheathing; it has asymmetrical elevations. Built as a retirement home it was occupied by the Selheimers until their deaths and afterward passed to the present owners, Greg and Jennifer Thompson, as a permanent residence. The Thompsons have added a small side-gable roof ell on the house's west gable end. The lot is entirely wooded except for the small grass-covered clearing in which the house stands. It enjoys no significant landscape development.

Storage building
ca. 1990-2000
Noncontributing building

This small rectangular utility building has a gambrel roof and stands on a concrete block foundation.

Johnson-Gillaspie House
650 Hickory Street
ca. 1940
Contributing building

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Having summered for some years in a small cottage he erected about 1931 in the northwest corner of Hickory and North Fifth streets, Silas Johnson decided to build a new and larger summer place. In December 1939 he purchased the lot adjoining his holding on the west from Grover David and Helen (Heacock) Edwards (Macon Deeds, E-5/215), and soon began construction on this modern rustic style house. In 1945 he enlarged his summer estate with a second purchase from the Edwards family (Macon Deeds, N-5/131) by which he came to own a rectangular property comprising lots #s 319, 321, 323, and 325, on the north side of Hickory Street. In March 1971 Mr. Johnson's widow, Helen Lee (Douglas) Johnson, sold the cottage to Mrs. William Augustus (Mamie Joe) Gillaspie of Jupiter, Florida (Macon Deeds, T-8/80). The cottage was subsequently owned by Dean C. and Kathryn A. Arvidson of Atlanta.

Following the precedent he exercised with his first summer house, Mr. Johnson located his picturesque cottage in the existing woodland, nestling the well-finished two-level house into the sloping hillside, apparently clearing the rhododendron understory and deciduous canopy only for the footprint of the house, its freestanding garage, and the circular gravel driveway that links them with Hickory Street. The appealing, generally "T" plan cottage stands on a mortared stone foundation that forms an apron-like base for board-and-batten sheathing on the exposed basement-level elevations. The stone masonry also engages retaining walls and other features that anchor the cottage in its setting. The cottage's main-level walls were clad with the original faux-log sheathing until 2009 when conventional, unpainted wood shingles were applied to its elevations. The house's footprint and the sheathing and materials of its lower story remain intact. Large openings on its asymmetrical elevations, holding either paired six-over-six sash or eight-pane casements, are fitted with original board-and-rail blinds whose diagonal members create paired "z's" on each leaf. A dog-leg wood stair rises on the south elevation to an inset porch while a second main-level entrance opens off a porch on the north gable end into the kitchen area. This porch was extended as an open deck on the east side of the cottage and shelters a stone-paved terrace where partially glazed doors open in the basement level. The informal interior retains much of its original character and finish.

The lot is a woodland except for a very small gravel-covered clearing immediately north of the house, between it and the garage, which is accessed by the circular drive off Hickory Street.

Garage
ca. 1945-50
Contributing building

Rectangular in plan, this two-story two-car garage has a concrete block first story with board-and-batten sheathing on the frame second level. Board-and-batten doors protect the garage openings on the south gable front. The garage has an unfinished dirt floor. The floored, but otherwise unfinished upper level, is accessed by a door on its west side and illuminated by windows on all four sides. Asphalt shingles cover its front gable roof.

Mary Bascom Cook House
507 Hickory Street
1986-87
Noncontributing building

Erected by Miss Cook (1933-1994), this sprawling one-and-a-half-story contemporary rustic-style frame house occupies a small rectangular lot on Hickory Street that she and her sister set apart from the grounds of the Downing-Stewart-Michael Cottage after inheriting it. The house is built on the site of the former stable/garage for the older house that was taken down, however, the roadbed linking the two survives in the woodland and clearing around the old garage that are now the setting for the Cook House. The Hickory Street lot frontage has a natural wooded screen.

Designed by Gilford Smith, an Atlanta architect, and built by Eddie Edwards, the well-detailed house comprises two blocks set at a right angle, sheathed with rough-cut siding, and covered with wood shingle gable roofs. The living

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quarters in the principal block are linked by a fully glazed passage with the two-vehicle garage set at a right angle to the main block. At Miss Cook's death in 1994, the house was inherited by her younger sister Beverly (Cook) Quin.

Smith-Froneberger-Wood House

537 Hickory Street
ca. 1890; ca. 1918; ca. 1950-60; ca. 1975
Contributing building

The appearance and construction history of this house is the most complicated of any in the Highlands North Historic District and comprises a series of additions and alterations from its original building through the twentieth century to ca. 1975. This evolution reflects the house's transition from a summer residence of a single woman, Miss Smith, to that of members of two families in the mid-twentieth century and, afterward, its use as a year-round residence. It also reflects the rising use of automobiles through the twentieth century, the decline in foot traffic between these early houses and the village center, and the sometime reorientation of a cottage's main entrance from the elevation facing the town to the one accessed by motor vehicles.

On 13 September 1889 Katherine E. and Samuel T. Kelsey sold a narrow rectangular parcel, stretching between Hickory and Chestnut streets and comprising lots #s 309 and 310, to Miss Sophia C. Smith of Charleston, South Carolina (Macon Deeds, Y/430). According to tradition Barak Wright then built a diminutive two-story cottage for Miss Smith, with a projecting, apparently centered gable-front bay on its south front, that comprises the southwest corner of the house that was expanded to the present, generally rectangular footprint. Miss Smith (1841-1892) was a native of Charleston and a vice-principal and teacher at the Memminger School in that city. Her pleasure in this cottage was short, and summer 1892 was her last season here. She died on 7 November 1892 in Charleston and was buried there in Magnolia Cemetery. In 1900 the late Miss Smith's heirs sold the cottage to William L. M. Cralle (Macon Deeds, JJ/253). At her death in 1917, Mr. Cralle's widow Louise (Williams) Cralle (1835-1917), bequeathed the house in equal shares to her sister Corinne (Williams) Froneberger (1845-1924), the widow of Rufus Froneberger (1831-1910), and her granddaughter Louise P. Gwyn (Macon Wills, 3/234). Mrs. Froneberger, well-remembered for the private school she operated here from 1911 until her death, is believed to have added a two-story bay on the north side of the cottage, generally replicating the front bay, giving the cottage a cross-plan. In 1925 Mrs. Gwyn sold the cottage to Florence R. Thompson (Macon Deeds, L-4/468) who operated Florence's Tea Room on West Main Street from about 1930 to about 1935.

In 1943 the cottage was acquired by kinsmen in the Lyons and Wood families who held it until 1961. Probably early in their ownership, they extended the main block with a two-story bay on its east gable end, rebuilt the front porch, and made substantive additions on the east and north sides of the rear ell. The house then passed through four ownerships (Mueller, Mehder, Scott, Maret) until 1989 when Charles Lewis sold it to Stephen B. Ham and his wife, Ann (1950-1990). Mr. Ham and his second wife are the present owners. During the third of these ownerships, the Scotts made an addition on the west side of the rear ell. They also erected a log building at the south edge of the property, facing south at 472 Chestnut Street, in which they operated an antiques shop. The Scotts set it apart in 1974 on its own lot. Next, William Clinton Maret added the aluminum siding to the house, probably early in his ownership from 1975 to 1983.

Occupying spacious well-landscaped grounds, the house stands on a rise with lawns sloping to the south and the north where a shrub-edged circular drive enters off Hickory Street. With the series of changes, the house has assumed asymmetrical elevations on each side. The south facing, four-bay front elevation, with its two-story gable-front block and enclosed one-story shed porch, includes both original two-over-two and later six-over-six sash which recur throughout the house. On the east side of the house, a shrub-linked walk leads from the driveway up to a principal door set in the east side of the ell's addition and then continues around the house's east gable end to a door in the east end of the enclosed front porch. The north and west elevations are similarly asymmetrical. The interior of the house, with an informal plan altered through the years with new additions and changes to usage, room to room, retains fabric from

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virtually every stage of its development including doors with two, four, and five-panel arrangements, many retaining their metal locks and white porcelain knobs.

The grounds of the Smith-Froneberger-Wood House, except for the downgrade south end of the tract that was set apart in 1974 as a separate lot fronting on Chestnut Street, have retained their boundary since 1889. From that date, when Miss Smith purchased acreage for her new summer house, until at least 1913, the narrow lot extending south from Hickory Street on the north to Chestnut Street had a Chestnut Street address. In 1913 when Louise W. Cralle signed her will, bequeathing the house and lot to her sister, she described it as "this property, house and lands of two acres, on Chestnut St., town of Highlands . . ." Up to then and probably for some time thereafter, the owners followed a footpath or lane leading down to Chestnut Street. With the increasing use of automobiles in the interwar period, access to the house was refocused to the north and gained by way of a shorter, less steep drive off Hickory Street. The character of the tree-shaped landscape, with a lavish, mostly post-1980 use of boxwood to line the tear-drop shaped drive and walks, reflects the enhancements of successive owners, whose efforts sympathetically complemented earlier work. The grounds have a lush, private, domestic feeling. Rhododendron hedges carry along the lot lines, assuring privacy, and as foundation plantings on the south and east sides of the house. Other shrubs, as specimen and group plantings, ornament the grass covered lawn that rises from Hickory Street to the house and then drops to Chestnut Street. The larger, south front of the tract, warmed by the sun, is planted informally with fruit trees, including apple, pear, and plum varieties and grape vines of varying dates, that comprise a small home orchard.

Garage
ca. 1925-1950
Contributing building

Rectangular in plan, this one-story two-vehicle garage is sheathed with German siding and covered by a front gable roof of asphalt shingles. Paired openings on its east gable end are fitted with paired board-and-rail doors.

Dependency
ca. 1925-1950
Contributing building

The original purpose of this small frame building is unconfirmed. Standing on a concrete block foundation, it is sheathed with German siding and has asphalt shingles on its front gable roof. A five-panel door, like those in the house, is set in the center of its east front; small windows are set in each of the other three elevations.

Pierson House - Colonial Pines Inn
541 Hickory Street
ca. 1937; ca. 1961
Contributing building

Although real estate conveyances involved Lot #312, in the southwest corner of Hickory and 4 ½ streets, as early as 1891, no house is known for certain to have stood here until 1937 when the Piersons acquired the property and erected the core of this building. On 17 May 1937 the Bank of Walhalla conveyed Lot #312 and #313 on the south to Mack Anderson (1885-1949) and Annie (Whipp) Pierson (Macon Deeds, A-5/530). Mr. Pierson then built a two-story frame house, using lumber said by his daughter to have been salvaged from a school building in the Shortoff area.

The appearance of the Pierson House, which faced south to Highlands, has not been confirmed. In 1946 the Piersons set apart the south end of the long rectangular lot (today's 486 Chestnut Street) and conveyed it to their daughter Winifred N. (Pierson) Parker and her husband. In January 1957 Annie Whipp Pierson (1884-1968), who taught school in Highlands for a period (1908-1950) longer than anyone known, and Ethel S. Martin sold this part of the property to George E. and

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Jessie Louise Cleveland (Macon Deeds, K-6/49). They sold the property in August 1961 to Earl H. and Irene V. Coal (Macon Deeds, V-6/104). Mrs. Coal dramatically remodeled the Pierson House, largely to its present appearance, for use as a lodging under the successive names, Parr's Guest House and Colonial Pines Inn. So doing she re-oriented the house to face 4 ½ Street which was opened in 1957 between Hickory and Chestnut streets. In 1972 she and her (then) husband Fred Parr sold the property to John and Florence Lupoli of Miami who continued its use as a tourist home (Macon Deeds, C-9/197). In March 1984 the Lupolis sold the property to the current owners who reopened the Colonial Pines Inn as Highlands' first bed and breakfast.

The Pierson House - Colonial Pines Inn is a modern Colonial Revival lodging, two stories in height with asbestos shingled elevations, whose appearance reflects the work of Alvin Crowe, a Highlands builder, for Mrs. Parr. Occupying an essentially rectangular footprint, the east-facing inn comprises a two-story three-bay central block, fronted by a full façade tetrastyle portico, and flanking one-story shed roof bays on its north and south sides, which are enclosed at their west ends to different depths. The east front half or more of each shed-roof block is an open porch which engages the portico. The south porch provides views to central Highlands. The inn's Federal-style entrance, with leaded sidelights and fanlight, is complemented by six-over-six sash windows in two-part molded surrounds. In 1990 a one-story rectangular owner's suite was added off the northwest corner of the house. The interior, also dating to the ca. 1961 renovation, has pine floors and is fully sheathed in pine paneling.

Although a house is known to have stood on this lot as early as 1937, the landscape character of the grounds is associated with the ca. 1961 overbuilding of that house as a guest house, which has long been operated as the Colonial Pines Inn. The inn, while a public accommodation for overnight guests, has a domestic appearance and so, too, do the tree-shaded mowed grass grounds that form its setting. The topography is like that of the inn's neighbors to the east and west, with a gentle rise from Hickory Street to the ridge on which the inn stands and then a steeper drop south toward Chestnut Street. A southeasterly curving drive carries from Hickory Street to the inn and then continues to 4½ Street. Natural and enhanced plantings form a screen along the lot's two street fronts, along the property line on the west, while a planted hemlock hedge screens a summer house, fronting on Chestnut Street and standing on a lot (outside the district) set apart by the Piersons in 1946. Speciman and grouped plantings, including the clipped hemlock hedge at the base of the inn's southfacing sitting porch, comprise evergreen and flowering shrubs. The sloping grounds south of the inn are simply terraced and partially planted with perennials, grape vines, and rose bushes.

Dependency
ca. 1961-1965
Noncontributing building

This small, rectangular two-story concrete block building is believed to have been built early in the ownership of the property by Earl and Irene Coal. It is covered with an asphalt shingle side-gable roof. The first story, accessible at grade on the east side, contains a garage and storage. On the south gable end an elevated wood porch shelters the entrance to the second-story which is fitted up as a rental unit.

Hegh Cottage
583 Hickory Street
ca. 1936; refashioned as a cottage ca. 1970
Noncontributing building

This small one-story gable-front cottage is said to have originally been built as a garage for the (once adjoining) Caziarc House. On Stella Smith Caziarc's death in 1978, the garage, by then converted to a cottage, and its narrow lot became the property of her nephew Harley Smith, and it has since passed into other ownership. Standing on a concrete block foundation, with exterior sheet sheathing and an asphalt-shingle gable-front roof, the cottage has a window and door on its front elevation, asymmetrical openings on its sides, and an offset block with an open wood deck on the rear.

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Parrish House

593 Hickory Street

ca. 1995

Noncontributing building

The lot on which this modest weatherboarded one-story frame house stands, together with that of the adjoining McDowell office acreage, was acquired in 1936 by Colonel Elliot Caziarc (1877-1959) who then built a house on the property. The low stone retaining wall along Hickory Street is the only visible reminder of that occupancy which extended through the life of his widow Stella Smith Caziarc (1896-1978). That house, inherited by Mrs. Caziarc's niece Peggy Smith Randall, was essentially taken down and this one raised on or about its foundation. The small hipped-roof main block has a three-bay north front with a full-façade porch. A smaller side-gable roof wing on its east side is also fronted by a porch and has a shallow shed-roof bay on its east end. The roofs are asphalt shingles. Alice Davidson Parrish (19__-2007) acquired the house during its construction and resided here until shortly before her death.

Charlie McDowell Office

615 Hickory Street

ca. 1970

Noncontributing building

This prefabricated metal-clad rectangular building stands on concrete blocks and was placed here about 1970 to house the surveying office of Charlie William McDowell, who has resided nearby, at the east edge of the district, at 815 North Fifth Street, since the 1960s. The door and windows on its north front, below a faux mansard roof, are framed by evergreen shrubs. The trailer stands on a narrow 0.70-acre lot that Stella Smith Caziarc sold to Mr. McDowell and his wife in April 1970 (Macon Deeds, L-8/105). This lot was the first of three adjoining, rectangular parcels which Mrs. Caziarc sold to the McDowells between 1970 and June 1973 that total 1.24 acres (Macon Deeds, I-9/32 and W-9/224). The building stands in a small grass-covered clearing in the northern part of its lot. The south portion of the lot is a natural woodland as is the McDowells's smaller parcel to the west and the larger lot on the east.

North Fifth Street

Diffenderfer-Heacock-Melvin House

827 N. Fifth Street

ca. 1889

Contributing building

The appearance of this L-plan two-story frame house reflects the efforts and evolving needs of its three principal owners. Charles F. Diffenderfer purchased the lot for his house on 11 October 1889 from Katherine E. and Samuel T. Kelsey for \$100 and apparently began the house later that year or early in 1890 (Macon Deeds, AA/105). Little is known of him, except for his name and this house, which he sold on 20 April 1891 for \$1,000 to Jonathan Heacock (1842-1929). Mr. Heacock, who owned the house until his death in 1929, figured prominently in the early life of the resort. He came here about 1880, first occupying a farm to the south of Highlands, and operated a sawmill. For a time at least, in the later nineteenth century, the Heackets took on boarders here, the best known of whom was Dr. Mary E. Lapham, who is said to have stayed here for about two years from 1895 to 1897 (Shaffner, 298). In 1942 the Heacock heirs sold the house and its grounds to J. M. Golden of Thomasville, Georgia. Mr. Golden and his wife sold the property in 1949 to William H. and Marie K. Melvin of Palm Beach, and it remains the summer home of Mrs. Melvin and her family (Macon Deeds, Y-5/13).

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Standing on stone piers with both wood lattice and sawn infill, the weatherboarded L-plan frame house retains both the signal features of its original construction, including wide frieze boards and decorative window frames, and changes made by the Melvins, which included the insertion of ca. 1950 picture windows. In plan, the cottage's "L" footprint is turned on its side so that a west-facing gable-front ell and a one-story hip-roof porch, situated beside it to the south and in the crotch of the "L", form the front elevation. On the gable front the first-story fenestration has been changed to a three-part picture window while paired two-over-two sash windows, in a plain board frame with decorative corner blocks, are positioned on the second story, below an attic window. The porch is supported by early chamfered posts and a later X-pattern railing. On the north elevation a second three-part picture window was installed to illuminate the dining room. A one-story utility porch projects from the northeast corner of the house. The two-story shed block occupying the rear (east) elevation appears to be original in part, particularly the kitchen area on the first story, but enlarged to its present appearance as bedrooms were needed. Inside the finish and fittings on both stories likewise reflect both original fabric, including pine floors, the corner stair, and four-panel doors, and ca. 1950 finishes, including the flush vertical pine sheathing in most of the rooms.

The grounds of the house follow the pattern seen elsewhere in the district; the house stands in a grass-covered clearing, here near the west front of the lot, which merges with the rhododendron-covered floor of the woodland occupying the remainder of the grounds. The landscape development includes a row of hemlocks across the North Fifth Street front of the lot, which effectively screen the house from passersby, and massed plantings of azaleas, added by Mrs. Melvin, across the west gable front on the façade and along the south side of the porte cochere. A low stone retaining wall carries behind the house, near the woodland edge.

Kelsey Trail Preserve

1883; 1998

Contributing site

This irregularly-shaped parcel of just over three-and-a-half acres includes the head of the historic Kelsey Trail, essentially a bridle path, that links Highlands with Whiteside Mountain, a vast natural monument featuring a dramatic sheer precipice. Whiteside Mountain is located about four miles northeast of Highlands, just across the Macon/Jackson county line, about midway between Highlands and Cashiers, a popular summer resort in Jackson County. From its earliest days, Whiteside Mountain was a favored destination for tourists and summer residents alike, and in 1883 an effort was mounted in Highlands to open a trail leading north off the end of North Fifth Street. The *Blue Ridge Enterprise* carried an account of the undertaking in its edition of 10 May 1883 and announced its general completion two months later on 12 July. The trail, a narrow, cleared path through the dense woodlands and primeval forests that survived into the 1940s, carried across private lands held by cooperative owners, including the Edwards and Ravenel families in the Highlands area, and others along its northeasterly route. Through its history it has been used as both a footpath and a bridle path enjoyed both by those who owned horses, and others, who borrowed horses from Crane's Riding Stables, which maintained a nearby (now lost) stable in the southeast corner of Chestnut and Fifth streets from about 1932 into the later twentieth century. Today, the head of a path is simply an opening in the thicket of rhododendron at the end of Fifth Street. Here it follows along the side of a creek for a stretch and continues over the natural topography. In 1998 members of the Edwards family conveyed this 3.66-acre parcel at the east edge of their farm, including the historic head of the trail, to the Highlands Land Trust to assure its preservation (Macon Deeds, W-22/96). This tract adjoins a larger portion of the trail also held by the land trust, which is not included in this nomination.

Rideout-Whittle House

760 North Fifth Street

ca. 1883

Contributing building

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The Rideout-Whittle House, a remarkably well-maintained two-story frame summer house, enjoys the distinction of important historical associations with the development of Highlands as a resort community, of ownership through four generations of the Whittle family since 1925, and of retaining the feeling and character of the more substantial places in Highlands. James Rideout (1838-1907) came to Highlands with his wife Margaret (1843-1912) and their four children in the early 1880s. On 15 January 1883 Margaret F. Rideout purchased this prime property, comprising lots #s 320, 322, 329, and 333, and fronting on Hickory, North Fifth, and Chestnut streets, for \$120 from Katherine E. and Samuel T. Kelsey and Carlos S. and Clara M. Sherman (Macon Deeds, R/234). The Rideouts then built the two-story T-plan core of this weatherboarded frame house. It served as both a family residence and as a boarding house known as the Satulah House. For unknown reasons the Rideouts quickly decided to build a new, larger building, also known as Satulah House, two blocks south on Fifth Street and had it in operation by 1886. That same year the Rideouts sold this house and its grounds for \$700 to Dudley Buck about whom little is known (Macon Deeds, U/493). In 1890 Mr. Buck, then of Desoto County, Florida, sold the property for \$800 to Dr. William H. Anderson (Macon Deeds, Z/418). Dr. Anderson and his wife sold the cottage back to Mr. Buck in October 1893 for the same price (Macon Deeds, CC/304). Between 1893 and 1909 this house became the property of Robert H. and Nancy Munger who sold it to William Thomas Potts (1857-1935) in 1909 (Macon Deeds, D-3/303). Mr. Potts, a prominent businessman and the operator of Highlands' most prosperous livery service, held it until 1925 when he sold it to Christopher Thomas Whittle (1861-1951) (Macon Deeds, J-4/599). The house has descended from Mr. Whittle, the operator of a hotel in Sarasota, Florida, through his son Elmer Whittle (1886-1968), his grandson Chester Elmer Whittle (1917-1997), to three great-grandsons.

The Rideout-Whittle House and its garage stand on large grass-covered grounds. As was typical of many houses in the period, The "T" plan was turned on its side and the stem of the tee and the projecting gable end of its top formed the (east) front elevation overlooking Fifth Street. A one-story porch carried across the face of the stem and may have carried around the house's south gable end to engage the one-story shed on its west side that was raised to its present two-story height in the early twentieth century. Standing on stone piers and sheathed with weatherboards, the house was finished with two-over-two sash windows in plain board surrounds with shallow hoods. The house stood little changed until the early 1950s when the front porch was enclosed and incorporated into the living room, the full-length south porch with its x-pattern railing became the family's principal outdoor sitting area, and a handsome cut-stone chimney was built on its south gable end. About 1984 the small one-story block, offset on the cottage's northwest corner, was built to provide an easily (handicap) accessible first-story bedroom suite. While some changes have been made to the interior through the years, the bedrooms retain their tongue-and-groove ceiling.

The rectangular boundary of the Rideout-Whittle House grounds, intact since the purchase of four adjoining lots by Margaret F. Rideout in January 1883, is formed by Hickory Street on the north, North Fifth Street on the east, Chestnut Street on the south, and an unmarked line through the woodland on its west side. All four sides of the tract feature natural and planted trees, including hemlocks and white pines, and rhododendrons that form an evergreen screen. It is penetrated twice on North Fifth Street, where the asphalt-paved drive carries between simple wood piers into the grounds, immediately north of the house. The piers support horizontal board gates. To the south, a picket gate continues to mark the original/early front walk to North Fifth Street; also, a short flight of steps is recessed into the bank here on the west side of the street.

The house and its frame garage stand in a large open grass-covered lawn, asymmetrically positioned in the center and south third of the acreage, which is punctuated with towering pines, hemlocks, old apple trees, and large clumps of rhododendron. The house has some foundation plantings, including azaleas around the northwest wing. A second, smaller clearing in the north third of the grounds is ornamented by the curving course of a small branch which enters the clearing from the north and continues southeasterly, flowing out of the grounds, under North Fifth Street. A simple wood footbridge, with an arched walk and open side rails, crosses the branch.

Garage
ca. 1925

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Contributing building

Nearly square in plan, this simple frame two-vehicle garage has vertical board sheathing on its blind east, south, and west walls, and paired sliding vertical board doors on its north gable-front end. The front-gable roof is covered with asphalt shingles. The upper gable ends are likewise sheathed with vertical boards and each holds a six-pane sash window. The garage has a dirt floor. An interior stair rises to the loft where a large room sheathed with tongue-and-groove ceiling, provides overflow dormitory accommodations for the boys in the family.

Johnson Cottage
832 North Fifth Street
ca. 1931, ca. 2009
Noncontributing building

Silas Johnson (1889-1951), pastor (1929-1933) of First Methodist Church, Thomasville, Georgia, purchased the site of this cottage, a rectangular lot in the northwest corner of Hickory and North Fifth streets, in July 1931 from members of the Pickett family of Sarasota, Florida (Macon Deeds, U-4/78). Leon W. and Charles H. Pickett had purchased the property from Grover D. and Helen Edwards in 1925 (Macon Deeds, L-4/371). According to tradition he then undertook the construction of a small one-bedroom cottage; either he or Mrs. Johnson (or possibly the next owner) subsequently added a second bedroom and the screened porch on its west gable end. Generally rectangular in plan with a projecting gable-front (south) block, enhanced with an open wood deck on its south and east sides, the small well-kept cottage stands on a combination of low brick and concrete block piers, has board-and-batten sheathing, and is covered with an asphalt shingle roof. The simply-framed openings contain either six-over-six sash or casement windows. For the first half of its existence it was used by the Johnsons first as their summer place and afterward as either a guest house or servant's quarters. After the Johnson ownership, it has been both an owner-occupied summer cottage and a rental seasonal residence. In about 2009 the current owners compromised the cottage's historic character with a remodeling that entailed an enlargement of the projecting entrance bay, embellishment of the simple open deck with stone piers and a twig railing in a faux rustic manner, and a rear two-story addition with a one-story hip-roof block.

The small lot of this cottage is a natural woodland with a rhododendron understory except for the small asymmetrical grass-covered clearing in which the house and pack house stand. The clearing is defined along its west edge by a small branch that flows south, under Hickory Street, into the Rideout-Whittle House grounds.

Pack house
ca. 1931-1935
Contributing building

Dating to the early years of the Johnsons' summer residency here, this rectangular frame storage building is sheathed with board-and-batten and covered with an asphalt shingle shed roof. A pair of board-and-batten doors on the front (south) elevation open to the interior which has a wood floor and shelves fitted along its north wall. A six-over-six sash window on the west end and a six-pane sash on the east side provide light.

Garage
ca. 1931-1950
Contributing building

A small frame gable-front building, this one-car garage is sheathed with vertical boards and covered with asphalt sheeting. Paired board-and-rail doors are hung on its east end which opens onto North Fifth Street.

Edwards Farm

Highlands North Historic District

Name of Property

856 North Fifth Street
1878; 1887; 1888; and 1891
Contributing site

Macon County, NC

County and State

This 9.34-acre farm, situated astride the north boundary of the ca. 1881 Kelsey map of Highlands, and bisected by the unopened path of Poplar Street (judged in a civil court case as city-owned), constitutes the largest and oldest tract of land in the resort community that has been continuously owned and occupied by a single family. Charles B. Edwards (1848-after 1893) is said to have come to Highlands from Horse Cove in 1878 and on 22 November of that year he made the first of several purchases from Samuel T. and Katherine Kelsey that constitute a portion of the farm (Macon Deeds, Q/210). This was the lot (#325) in the northwest corner of unopened Poplar Street and North Fifth Street that lay on the west side of the Whiteside Mountain Road (now a part of the Kelsey Trail). On 14 April 1887 he purchased the adjoining land to the west, on the north side of the unopened Poplar Street, comprising all of lots #s 313, 317, and 321, and the east half of lot #309, which more than quadrupled his acreage (Macon Deeds, W/404). Next, on 5 March 1888, he purchased a tract of unspecified acreage on the north side of his first purchase, described as "adjoining the Town site of Highlands" (Macon Deeds, X/418). Finally, on 19 August 1891, he purchased the four adjoining lots (#s 320, 322, 324, and 326) on the south side of unopened Poplar Street (Macon Deeds, AA/276). At its largest extent the farm included the acreage on which the Selheimer House (630 Hickory St.), the Johnson-Gillaspie House (650 Hickory St.), and the Johnson Cottage (832 N. Fifth St.) stand together with the Kelsey Trail Preserve in the district and a tract on the west side of the residual farm that was sold to the town of Highlands for municipal use in the 1930s.

According to family tradition Mr. Edwards first built a house and barn on the 1878 purchase and resided there with his wife Sarah Leatha (1857-1929) and seven children born between 1875 and 1889, until building the present family house in 1891. (An eighth child was born in March 1894). Near the end of the nineteenth century Mr. Edwards disappeared while en route to Savannah from Clemson, South Carolina, where he taught woodworking at what is now Clemson University; his body was never found. Mrs. Edwards remained here until her death while the role of head of the family was assumed by her eldest son Grover David Edwards (1886-1942). At the age of twenty-three, on 10 January 1919, he married Helen Heacock (1892-1979) the daughter of the family's nearest neighbor, Jonathan Heacock. Having worked as a forester for both Prioleau Ravenel Jr. and the United States, Mr. Edwards returned to the family farm in the 1920s and lived here until his death in 1942. His widow remained here as a year-around resident while their three children Helen (Edwards) Meisel (b. 1912), a resident of New York City, Grover William Edwards (1914-2006), and Virginia May (Edwards) Fleming (b. 1923), who lives in Pitman, New Jersey, have used the farm as a summer place since their mother's death in 1979. In 1949 Grover William Edwards completed a small one-story frame cottage in the woodland southwest of the family cottage which is now the residence of his niece Rosemary Louise Fleming (b. 1943).

For most of the period from 1878 until the death of Grover David Edwards in 1942, this residual acreage and the unopened path of Poplar Street (about four acres) was a small working farm and included a large vegetable garden, fields, farm/fish pond, and a sizable apple orchard. The tracts sold by Grover David Edwards, principally in the 1930s and including the site of the three above-named houses, and the Kelsey Trail Preserve were largely wooded and not cultivated. Although the pond has long since been drained and only a few aged trees remain to mark the site of the orchard, their site remains largely open. The agricultural use of the property, which declined in the second half of the twentieth century, is also recalled through the survival of a ruined barn to the west of the house together with remnants of fencing and the combination root cellar and granary that stands immediately behind the family residence. Today, most of the acreage is a natural woodland with a dense rhododendron understory, with a small clearing around the house and the generally open area, where the pond and orchard were located, which is being reclaimed by native vegetation. A simple gravel drive carries northwesterly, off the west side of North Fifth Street, in tunnel-like fashion through the rhododendron thicket to the Edward Family House and then in a southwesterly path to the Grover William Edwards Cottage. Old-fashioned flowering shrubs and perennials ornament the shallow lawn of the Edwards Family House. There is no landscape development at the Grover William Edwards Cottage.

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Edwards Family House
856 North Fifth Street
1891; ca. 1943-45
Contributing building

The seat of the Edwards farm is a one-and-a-half-story weatherboarded frame, essentially symmetrical Queen Anne-style cottage that has survived remarkably unchanged to the present except for the sympathetic addition in the 1940s of a tier of second-story rooms atop the original one-story shed-roof rear block. The rectangular double-pile house stands on stone piers and is covered with an asphalt shingle side-gable roof. The east-facing three-bay front elevation has a center entrance protected by a shed-roof porch whose square columns engage lattice panels for flowering vines. A window opening, centered above the door, rises into the façade's wall gable that is sheathed in fish-scale wood shingles. The single-bay gable ends of the house's side elevations are likewise sheathed with wood shingles and fitted with second-story windows. Its window openings are simply-framed with shallow hoods and hold two-over-two sash. A three-part bay window, centered on the south gable end, illuminates the parlor. The one-story shed extension of the cottage's gable roof, which originally covered the tier of rooms across the back of the house, was altered in the 1920s when bedrooms and a bathroom were added here. A screened service porch is positioned on the north end of the rear elevation and protects the doorway opening into the kitchen. The cottage is furnished with an exterior brick flue, an interior flue, and an interior chimney. The interior of the Edwards house follows a center, stair-hall plan and retains an extraordinary turn-of-the-century character. Unpainted chestnut sheathing in the hall and parlor has mellowed to a rich brown shade while other rooms have been painted or papered. Simple frames hold original four-panel doors including those in the parlor which have curly maple panels.

Root cellar/Granary
ca. 1891-1900
Contributing building

Built into the hillside immediately behind (west of) the house, this two-level building has a mortared stone first story and a frame upper level sheathed with horizontal (and vertical) boards. Its gable-front roof is covered with asphalt sheeting. A door in the east face of the lower level opens into a dirt-floored root cellar. A door in the west side of the upper level opens into a single space that was used through time as a granary and for storage.

Privy
ca. 1900-1925
Noncontributing building

Now collapsing into ruin, this frame privy is one of the few such domestic outbuildings of its type that survive in any form anywhere in Highlands. It is sheathed with flush horizontal boards and covered with a shed roof of asphalt sheeting. The concrete floor incorporates the base of the stool.

Barn
ca. 1900-1925
Noncontributing building

Long since abandoned and in a state of irreversible collapse, this vertically sheathed frame barn is rectangular in plan and covered by a side-gable roof of asphalt sheeting. Its form, including three stables with doors opening on the east side with a loft above, can still be read.

Grover William Edwards Cottage
1949

Highlands North Historic District

Name of Property

Macon County, NC

County and State

Contributing building

This informal one-story, one-bedroom cottage, comprising three small gable-roof frame blocks in a telescopic plan, stands on concrete block piers and has an asphalt-shingle roof. The smallest, north block is a service porch opening off the kitchen in the center block; the center and south blocks are enclosed and sheathed with board-and-batten. A simple, shallow gable-roof porch on the east side of the south block provides access to the cottage's living room and bedroom. The house's minimal finish includes plain board window surrounds, with drip caps, holding six-over-six sash and original wood-frame screens. It was built by Grover William Edwards (1914-2006), occupied by him, and later by his aunt Julia Heacock Sheppard, Mildred Day Jackson, and since 1994 occupied by his niece Rosemary Fleming.

4½ Street

Rice-Potts House

55 4 ½ Street

ca. 1910

Contributing building

This imposing two-and-a-half-story weatherboarded house, probably the largest house in the district, has a long history as both a private residence and a lodging in Highlands. Except for the ca. 1920-1940 one-story additions to the east ell and the two-story owner's quarters and other improvements off the east (rear) gable end of the house, added in 1995, it stands largely as built. In June 1910 Thomas Fleming Parker and his wife sold adjoining lots 314 and 317, forming a rectangular tract lying between Hickory and Chestnut streets, to Mrs. Lilly B. (Womack) Rice, the wife of Irvin Elias Rice (Macon Deeds, H-3/215). Mr. Rice was a butcher and the proprietor of a meat market in Highlands. The Rices occupied the house as both a private residence, and they and members of the family also rented its rooms to summer visitors to Highlands. The house remained in Rice family ownership, including that of Mr. Rice's son-in-law Dr. John Glenn Bennett of Hendersonville, until 1938 when it was sold to John Edwin (1886-1956) and Ellie Emeline (Pierson) Potts (1888-1957). Mr. and Mrs. Potts operated the house as the Fairview Inn, from 1938 until about 1950; thereafter they occasionally gave lodgings to old friends. Actors at the Highlands Playhouse also summered here. The Potts sold the house about 1989 to Tom and Linda Clark who refitted the house and opened it in 1990/1991 as the 4 -1/2 Street Inn. In 1995 they erected the two-story owners' quarters, the deck, and hot tub off the east side of the house. The Clarks sold the inn in 1997 to Rick and Helen Siegel, the current owners and proprietors of the inn.

Although 4½ Street was not officially opened until 1957, the design of the house and an early documentary photograph indicates that the west gable end, facing onto present-day 4½ Street, was developed as the front of the center-hall double-pile house. It has a three-bay elevation on both first and second stories and a large window holding paired two-over-two sash in the attic gable end which is sheathed in wood shingles. The bottom of the decorative gable is finished with a wood shingle pent which visually echoes the pitch of the original hip roof of the one-story chamfered-post porch that carries across the west façade, wraps the house's northwest and southwest corners, and continues along most of its north and south elevations. The center entrance is fitted with sidelights above panels. During the Clark refitting of the house, which included the provision of an upper-story fire escape to meet safety standards, the paired windows above the entrance were replaced by a similar door with sidelights that opens onto a shallow deck, protected by a railing, which is inset on the porch roof. The deck carries around the house's northwest corner to a flight of wood steps, which descend eastward to the porch level, abutting the house's north elevation. Otherwise, the appearance of these three elevations remains virtually intact. On the rear, east gable end a diminutive two-story service ell of original/early date is centered in the elevation and flanked on the south by a ca. 1920-1940 one-story block of additions and on the north by the two-story owner's quarters erected by the Clarks. The Clarks also erected an open wood deck, for outdoor dining and entertaining, that incorporates a hot tub; it is enclosed by simple railings and underpinned with wood lattice.

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The interior of the Rice-Potts House is one of the most intact in the district and retains both its center, stair hall plan and a wealth of original woodwork, including the paired staircases that rise between the first and second and second and attic stories, mantels, wainscoting, four- and five-panel doors, and their surrounds, that are of oak, pine, and chestnut and finished with a unifying varnish/stain that has mellowed to a rich darkness.

The house's rectangular grounds are bordered by 4½ Street on the west and Chestnut Street on the south. These boundaries and the east border are original to the 1910 purchase of paired lots between Hickory and Chestnut streets. The north boundary of the lot dates to 1947, when Mr. and Mrs. Potts conveyed the north portion of their double-lot grounds to their daughter. The east, south, and west borders of the grounds are wooded, with understory trees and rhododendron under taller evergreen and deciduous trees. This natural hedging encloses the large open south lawn that is punctuated with informal ornamental plantings. The verge along 4½ Street, immediately in front of the house, is planted with a hemlock hedge that is clipped to frame an appealing view of the west gable-front. A part of the original footpath that linked the house with Chestnut Street remains marked today by stones, inset in the bank on the north edge of Chestnut Street, which form a flight of steps.

Storage building
ca. 1910-1920
Contributing building

This small rectangular frame building is sheathed with board and batten and covered by a shed roof of asphalt sheeting. A four-panel door in its south front opens to the wood-floored interior that is illuminated with six-pane sash on its north and east sides.

William Nall House
85 4 ½ Street
ca. 1950, 1991
Contributing building

This simple but appealing one-story frame house, one of three postwar houses standing in the district, reflects the growing interest in Ranch-style houses that would predominate in American architecture in the 1950s. On 1 December 1947 John Edwin and Ellie Emeline Potts conveyed the northwest corner of Lot #314 to their daughter Margaret Carolyn Potts (b. 1921) and her husband William Crooks Nall (b. 1920) who were married in 1943 (Macon Deeds, U-5/266). The house was likely built in 1950 when a mortgage for \$6,300 was placed on the property (Macon Deeds of Trust, 39/397). Standing on a concrete block foundation, it is sheathed with weatherboards and covered with an asphalt shingle hipped roof. The asymmetrical plan of the house features a main block, facing west onto 4 ½ Street, with an open entrance terrace at its south end which engages a recessed wing. The north half of the wing's west front is actually a shallow recessed porch, and the cottage's front door is situated here in alcove-like fashion beside the quarried stone chimney. The south half of the wing was originally a one-car garage. After acquiring the house in 1991, Joyce M Pope enclosed the garage and finished it as a bedroom and bathroom and sympathetically expanded the entrance porch to the present entrance terrace. Window openings holding single, paired, and triple six-over-six sash have two-part frames. In May 2004 the house was acquired by Ty O. and Joan M. Walinski, and is now owned by Susan Duncan.

The landscape of the Nall House includes native trees and rhododendrons growing on the lot in 1947 when it was set apart, other plantings added by the Nalls, and yet others added by later owners which create a complementary setting for the house.

North Fourth Street

John Zeigler Gottwals House

Highlands North Historic District

Name of Property

802 North Fourth Street

ca. 1892-1896

Contributing building

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Highly picturesque, the Gottwals House is one of the most sophisticated and intact nineteenth century houses surviving in both Highlands and the Highlands North Historic District. John Zeigler Gottwals (1830-1913), a native of Pennsylvania who came to Highlands by way of Thomasville, Georgia, purchased a three-acre tract on the west side of Fourth Street in April 1892 from Thomas Fleming and Lisa de V. Parker for \$350 (Macon Deeds, BB/204). According to family tradition Mr. Gottwals first built a small three-room cottage which he occupied with his daughter, Elizabeth Jane (Gottwals) Quinn, and her husband with whom he made his home in Thomasville. By 1895 he had decided to make Highlands his year-round home. On 6 March 1896, at the age of sixty-five, Mr. Gottwals took a second wife and married Martha Norton (1854-1944), the forty-one-year-old daughter of Elias and Mary Holden Norton. Mr. Gottwals built this house, coincident with his marriage; whether he incorporated some portion(s) of the ca 1892 cottage in his new house or built completely anew is unclear. A builder, Mr. Gottwals was also an ardent member of the Methodist Church, as was his wife, and he is said to have supervised the erection of the Methodist Church that was completed and dedicated in 1909. Mr. Gottwals died in 1913 and his wife lived on here until her death thirty-one years later in 1944. Both are remembered by stained glass windows in the Highlands United Methodist Church. For most of this period Mr. Gottwals' second daughter, Elizabeth Jane (Gottwals) Quinn (1860-1941), and her family enjoyed stays here with her father and later with her stepmother.

In the 1930s Mrs. Gottwals suffered financial distress and the house was put up at public auction on 7 February 1938. It was bid in for \$600 by Louis Stanton Horton, Mrs. Quinn's son-in-law, who was acting on behalf of his wife's brother Charles William Quinn. Having received title to the house on 28 February 1938 (Macon Deeds, V-4/151), Mr. Horton conveyed the property to Mr. Quinn in March (Macon Deeds, C-5/193). Mrs. Gottwals lived here until her death in 1944. Charles W. and Edythe Kathleen (Wheeler) Quinn summered here until 1971 when Edythe Quinn, then a widow, sold the house out of the family to Jack L. Alexander and his wife (Macon Deeds, Z-8/192). Since about 1980 the house has served as the premises of at least two successive antique shops.

The appearance of the Gottwals House is unique in Highlands and it figures as one of the most picturesque surviving late-nineteenth century Stick Style frame houses in western North Carolina. Its fascinating, asymmetrical-appearing elevations, however, derive from fairly simple architectural features applied to a relatively conventional weatherboarded two-story house form. Here, Mr. Gottwals inset a square-in-plan three-story tower in the center of the east façade and positioned it on an angle so that one corner projects forward from the elevation. He complemented it with a one-story veranda which wraps its elevations and terminates against the façade. The second story windows in the bays flanking the tower are shaded by eyelid hoods which engage the tower whose third-story elevations are sheathed with fish-scale shingles. This angular quality is repeated on the north and south ends of the main block where two-sided bay windows, replicating the form of the tower, are centered in each elevation. The shallow upper, attic levels of these bays are likewise sheathed in fish-scale shingles and protected by an unusual two-plane extension of the side-gable roof which, in plan, complements the shape of the bay. An offset two-story double-pile ell occupies the house's rear, west elevation. A two-story bathroom "tower" stands in the corner offset on the north side of the ell while a one-story hip-roof porch occupies its south side.

The L-shaped extension of the porch across the west gable end of the ell has been enclosed and some other alterations have been made in the ell as the usage and occupation of the house evolved through the twentieth-century interwar period, when Mrs. Gottwals is said to have had paying guests while also accommodating the families of her stepchildren for seasonal visits. During this period the ell was extended to the west by a one-story block that came to incorporate a single-vehicle garage on its southwest corner.

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The interior of the house includes a wealth of original fabric and finishes, including unpainted chestnut sheathing and a handsome staircase in the three levels of the entrance tower, both unpainted and painted chestnut, pine, and other native wood sheathing in the first and second story rooms, four- and five-panel doors, oak, pine, and varied wood floors, and original mantels.

The original grounds of this house, a three-acre tract acquired by Mr. Gottwals in 1892, includes acreage that surrounds the small residual lot on its north, west, and south sides that was set apart as building lots, most recently in the 1980s. The path of North Fourth Street remains a historic boundary. The lot line on the south is planted with hemlocks that form a hedge. The west part of the lot, behind the house, is partially wooded and the site of a small surface spring. The North Fourth Street frontage is generally open, but with some plantings, as is the common lot line on the north. Clumps of flowering shrubs, favored in the early twentieth century, ornament the grass-covered law. Occassional foundation plantings, of mostly recent date, include evergreen shrubbery and azaleas.

Henry-Williams House

850 N. Fourth Street

ca. 1891-1895; moved here in 1984

Noncontributing building

Well situated on a shallow terrace and looking east across a deep lawn to North Fourth Street, this picturesque one-and-a-half-story frame cottage originally stood on West Main Street and was relocated here in 1984. The house is locally associated with Mrs. Hazen Z. (Ellen N.) Ellis who acquired lots #s 29, 31, and 33, in the northwest corner of West Main and Second streets, for \$125 in 1882 (Macon Deeds, R/221). In March 1891 the Ellises sold the property for \$300 to Harriet A. Henry, the wife of Antle Henry (Macon Deeds, AA/251). Mr. Henry came to Highlands from Wisconsin and operated a livery stable here. The well-detailed Victorian cottage was probably built for the Henrys who occupied a house on this property until 1901 when they relocated to the West Coast. In 1909, while resident in Sutter County, California, they sold the property, plus the adjoining lots #25 and #27, to E.T. Calloway (Macon Deeds, D-3/475). The low selling price of \$860 in 1909 for the West Main Street property raises the possibility that the house's condition might have deteriorated between 1901 and 1909, when it was probably rented out. The history of the house from 1909 to 1984 remains to be confirmed; however, for a portion of that period it was used as a parsonage by the Highlands Methodist Church. In the early 1980s the house and its grounds were purchased as the site of a motel; the house was acquired by Marianne S. Williams and moved to this spacious 1.09-acre lot that was formerly a part of the Gottwals property. It enjoys a deeper setback from the street here than it did on West Main Street. Ms. Williams fitted the cottage up as a summer residence, remodeling it in a late twentieth-century faux Victorian fashion while retaining the essential asymmetrical form of the house and its plan. She later rented it and in 2003 sold the house to Arthur L. Williams. It is now a rental cottage. While the overall appearance of the house is in keeping with the district's early contributing resources, the relocation of the building to a site different in character from the original, coupled with the modern alterations, renders the property noncontributing.

The cottage comprises two blocks, having the appearance of a T-plan turned on its side. The weatherboarded gable-front block, forming the top of the "T", is the dominant feature of the cottage and has a gable-end elevation that forms the north half of the cottage's east-facing façade. Its first story has a five-part bay window positioned below a wall fitted with a double window and topped by fish-tail shingles in the apex of the gable. The two-bay south half of the façade is the stem of the "T" which is sheathed with board and batten. A shed-roof dormer holds paired sash windows. While this east elevation is the "front" of the cottage, the actual main front entrance is set under a partially-enclosed, shed roof porch on the north end of the house where paired wall dormers occur on the second story. When the cottage was located here a one-story block was added behind (west of) the stem of the "T". It comprises a part of the cottage's asymmetrical west elevation as well as its south elevation which engages a covered deck and landscape enhancements to the south. The finish of the cottage includes original fabric and features added after the move here, principally

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sawnwork ornament, a decorative oval window in the entry hall, and turned railings on the north entrance porch and the south porch and deck.

The generally open grounds of the house, with wooded areas along their west, south, and east sides, comprise a meadow associated with the John Zeigler Gottwals House from its construction until ca. 1984 when the lot was set apart and acquired by Ms. Williams. Some ornamental plantings, mostly shrubbery, in the southern part of the grounds date to their pre-1984 history, while the foundation plantings and a board fence along the west property line date to the relocation of the Henry House to this site.

Garage
ca. 1984
Noncontributing building

This two-story gable-front frame building stands on a concrete block foundation which is covered with stucco. It has an asphalt shingle roof. The walls of the garage, sheathed with plywood overlaid with decorative battens, are blind on the north and south sides. The garage opening on the east front is fitted with a partially glazed overhead door. Above it, an arch-headed opening on the second level includes paired four-pane sash windows. A door in the west gable end opens onto a landing with access to storage.

Gordon-Harrison House
854 N. Fourth Street
ca. 1945-1946
Contributing building

Reflecting the continued prominence of this area as the desired location for summer cottages and the renewal of construction after World War II, the Gordon-Harrison House is the last built of the historic summer houses in the district. The site of the house, comprising lot #100 of the Stewart-Bascom-Vaughan-Pierson lands that were subdivided and offered for sale in the 1920s, is a 5.58-acre parcel purchased in 1924 by Julius E. E. and Susie M. Berndt of Baltimore (Macon Deeds, T-4/443). The Berndts apparently never built on the lot and in September 1944 sold the property to Hugh Harrelson Gordon Jr. of Dade County, Florida (Macon Deeds, L-5/226). Mr. Gordon conveyed the property to his wife Nanette (Hodgson) Gordon in August 1945 (Macon Deeds, M-5/64), and it is believed the house was either then under construction or built shortly thereafter. The Gordons enjoyed the house briefly before selling it in June 1952 to Joseph Huger Harrison (1906-1995) of Chatham County, Georgia (Macon Deeds, A-6/546). When Mr. Harrison purchased the property access to the cottage was via Martha's Lane, a narrow unpaved drive off the west side of North Fourth Street that serviced property owners here. In September 1954 Mr. Harrison acquired his own access to North Fourth Street when he purchased both a three-acre lot on the east boundary of his property that was formerly a part of the Gottwals estate and a twenty-two-foot wide roadway at the north edge of the former Gottwals holding that effectively linked the Fourth Street with the newly acquired lot and hence his own cottage grounds. This purchase was made through Henry B. Carter (Macon Deeds, F-6/511-512). The earlier driveway to Martha's Lane was eventually abandoned, however, its indented path, carrying south to the immediate west of Topside where it meets the present west end of Martha's Lane, is clearly visible on the ground. Mr. Harrison and his wife held the property until 1976 when they conveyed undivided interests in it to three of their children and spouses. The cottage and its grounds are now the property of Elizabeth (Harrison) Austin and her husband Lawrence M. Austin.

The Gordon-Harrison House is a one-story-on basement ranch house with asymmetrical elevations reflecting its informal plan. The house could be described as generally rectangular with a series of offsets as well as gable-front ell at its southeast and southwest corners and a hip-roof ell on the east elevation. The concrete block basement is covered with stone veneer and the house's elevations are sheathed with wide weatherboards; the roof is asphalt shingles. When built the west elevation, with its dramatic, far-reaching scenic view, was considered the front of the house and the

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driveway led from Martha's Lane to paired garages in the basement whose floor is on-grade here. Steps rise on the north edge of the garage to a shed roof porch abutting the southwest ell. The floor of the porch has been doubled in depth by its extension as an open wood deck where the owners and their guests can savor the unbroken view to the west. The asymmetrical fenestration here and on the other elevations include single, paired, and picture windows with mostly six-over-six sash. When the new access was gained by the private drive to North Fourth Street, the east elevation effectively became the cottage's "front." Here a stone-paved terrace is laid between the two ells and has the appearance of a recessed entrance court. The glazed entrance, on the north side of a stone chimney, is protected by a porch with lattice piers. A second entrance on the east front of the house is recessed in a small one-story side-gable roof wing on the north end of the house that appears to date ca. 1954-1960. The interior retains much of its original post-war character and original fabric and finish.

The grounds of the Gordon-Harrison House, the second largest holding in the Highlands North Historic District, comprise a 5.58-acre tract acquired by Mr. Gordon in 1944, on which he built his summer house, accessible by a drive off the west end of Martha's Lane, and two tracts of the former Gottwals lands acquired by Mr. Harrison in 1954. The larger of the two 1954 purchases was a three-acre rectangular lot that adjoined the 1944 purchase along its east boundary. The north boundaries of these two principal lots are coterminous. The second purchase of the Gottwals heirs is a long, narrow parcel, twenty-two feet in width and also sharing a coterminous north boundary with the above two parcels, that provided direct access to North Fourth Street. Mr. Harrison then built a new driveway, carrying west from North Fourth Street across his newly-acquired property, that wrapped the north side of his house and continued to its original garaging. A small gravel covered parking area was created beside the drive, off the house's northeast corner. The path of the earlier driveway off Martha's Lane remained in place and survives today as an indentation in the woodland south of the house. Except for a small hilltop plateau that became the site of the Gordon summer house and its driveway, virtually all of the 1944 purchase was a steeply-sloping woodland that dropped to the west and the southwest where it is bound by Foreman road. The house's grass-covered lawn merges with the surrounding woodland floor. On the east, the lawn is bordered by a hemlock hedge, planted on the lot's original 1944 lot line, which now separates the lawn from the less-often mowed greensward, added in 1954. An evergreen hedge along the north edge of the lawn, probably dates to the creation of the parking area. Foundation plantings, including evergreen hedging, appear to date to both the Gordon and the Harrison ownerships. The mostly open lot purchased in 1954 has plantings of fruit trees and small cultivated plots where summer vegetables are raised.

Martha's Lane

Topside

29 Martha's Lane

ca. 1923-24

Contributing building

For just over a half-century, from its construction until 1978, this cottage was the summer home of two sisters, granddaughters of North Carolina Governor Henry Toole Clark (1808-1874). Laura Placidia (1881-1955) and Rebecca Routh (1882-1978) Bridgers were the daughters of John Luther Bridgers Jr. (1850-1932), a wealthy Edgecombe County planter, and his wife Laura Placidia Clark (1850-1933), the daughter of Governor Clark. They grew up near Tarboro at Hilma, the home plantation of the governor which became the Bridgers seat. Laura Placidia married the Reverend Robb White Jr. who served as rector of St. Thomas Church, Thomasville, Georgia, from 1922 through 1938. Early in this period, on 6 and 8 September 1923, Mrs. White purchased for \$300 three adjoining lots (#s 102-104) of the Stewart-Bascom-Vaughn-Pierson lands that effectively comprised the acreage in the northwest corner of Foreman Road and North Fourth Street (Macon Deeds, J-4/177-78, 180). This holding was then bound on the north by the Gottwals property and bisected by the proposed Martha's Lane (named for Mrs. Gottwals). Mrs. White built this cottage, which she named Topside, on the highest point of her summer grounds, in their extreme northwest corner and on the north

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side of Martha's Lane. She subsequently sold a small lot, to the east of Topside and on the north side of Martha's Lane to her sister Rebecca who built (the much-altered) Waldorf Cottage there.

The White family enjoyed their summer cottage for a decade, until September 1934, when financial distress forced its sale to Mrs. White's sister Rebecca Routh Bridgers for \$2,000 (Macon Deeds, X-4/142). The financial exigencies of the time were one factor. The other was the Rev. Mr. White's great charity and selflessness as a priest which was recounted by his son and namesake, Robb White III, in "The Most Unforgettable Character I've Met" in the July 1953 issue of *Reader's Digest*. The family seat, Hilma, was Miss Bridgers' home for most of her life, until she, too, relocated to Thomasville. This cottage was her summer home until her death in 1978. Meanwhile, in 1941, she began to reduce her real estate holding here, and in 1965 she donated a 0.85-acre tract of her summer estate to the Highlands Biological Station (Macon Deeds, J-7/275). At her death the cottage was inherited by her niece, Rebecca (White) Johnston of Charlottesville. The adjoining Waldorf Cottage was bequeathed to her nephew Robb White III. In June 1979 James D. and Rebecca W. Johnston sold Topside and its residual 0.33-acre grounds to Lorn E. and Dorothy L. McLeod of Mobile, Alabama (Macon Deeds, R-12/171). Thirteen months later, in July 1980, the McLeods sold the cottage to F. Clason Kyle, the present owner, of Columbus, Georgia (Macon Deeds, H-13/27).

The rectangular shingle-clad frame rustic cottage is built into the side of its knoll setting, and dense plantings of rhododendrons effectively tie the house to its grounds which are also enhanced by stone retaining walls. Covered by an asphalt shingle side-gable roof, the cottage stands on a partial basement, sheathed with board and batten, which is exposed on its south front. Steps at the east end of the basement-level terrace rise to the floor of an elevated off-center gable-front screened porch that shelters the entrance and three windows on the cottage's asymmetrical seven-bay façade. The window openings are simply framed and mostly contain six-over-six sash. Horizontal windows in the upper east and west gable ends indicate the two levels of the interior which flank a two-story living room at the heart of the summer cottage. A one-story shed, incorporating a screened service porch, occupies most of the cottage's rear elevation. The mellow interior, including the paneled living room with its tall exposed stone chimney, retains much of its original fabric and finish.

The grounds of Topside are all wooded, with a rhododendron understory, except for the drive off the west end of today's Martha's Lane that carries past the house's south front to a small gravel-covered parking area off its southwest corner. A dry-laid stone wall, on the north edge of this area, retains the higher ground of the cut made here for the house, the parking area, and the extension of the lane that continued in an arc to the northwest to the Gordon-Harrison House. The indented bed of that extended lane, now long-abandoned, remains visible on the woodland floor.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

ca. 1883 – 1961

Significant Dates

ca. 1883

1891

ca. 1896

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Gottwals, John Zeigler, builder

Wright, Barak, builder

Pierson, Mack, builder

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

See Section 8 essay

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Highlands North Historic District holds a singular place of importance in the history of Highlands, a resort town founded in 1875 by Samuel Truman Kelsey and Clinton Carter Hutchinson, and its architectural development as a fabled summering place by affluent residents of the American Southeast. While the actual occupation of acreage in the district dates to 1878, just three years after its founding, when Charles B. Edwards purchased the first tract of the acreage that came to constitute the Edwards Farm, the period of significance (ca. 1883- 1961) begins ca. 1883, the year in which Mrs. James (Margaret) Rideout purchased four adjoining lots on which she built the Rideout-Whittle House, the district's oldest extant building. The period extends through the late nineteenth century, when six other surviving houses were built here, through the first half of the twentieth century, when individual houses were built ca. 1910, ca. 1923-24, ca. 1940, and a trio were added in the immediate postwar years. The period of significance ends in 1961, the year the former Pierson house was sold to Irene and Earl Coal. Soon thereafter Mrs. Coal oversaw its remodeling as the Colonial Pines Inn, a small guest house that continues the practice of accepting paying guests launched by Mrs. Rideout in the 1880s. The district holds local significance in the area of architecture and meets National Register Criterion C.

From its founding, Highlands has been a community of both year-round and seasonal residents. The small population of permanent inhabitants developed into a local community which established businesses, operated inns, hotels, and boarding houses and provided services for themselves, visitors to the fledgling resort, and those who built and occupied summer houses in Highlands. Most of Highlands's earliest houses were located principally along the town's main roads, today's Main and Fourth streets, or on large acreages in outlying locations such as Samuel Prioleau Ravenel's Wantoot of 1879-1880 on Horse Cove Road east of town. However, in the 1880s, following on the example of Charles B. Edwards, those who came to settle permanently and those who came for the summer season began to build on the streets at some remove from the village center. The seven houses in the district erected between ca. 1883 and ca. 1896 and housing both permanent and seasonal residents reflect this pattern. These houses, their outbuildings, and grounds comprise the largest number of the resort town's earliest residences in a small cohesive neighborhood that retains a high, visible degree of integrity. The grounds of the Rideout-Whittle House have remained intact since 1883. The Edwards Farm, the largest landholding in the district, is also the oldest property in all of Highlands continuously occupied, since 1878, by a single family to the present. Since the turn of the twentieth century, the district has included houses occupied both year-round and for the season, a period that has advanced into late spring and been extended into autumn. The houses built in the twentieth century have likewise served both categories.

The district's architectural significance derives both from the individual distinction of particular houses and the collective importance of this group of fourteen houses and the Colonial Pines Inn that reflect the prevailing architectural styles and building forms favored by resort builders from the 1880s to ca. 1961. The house erected by John Zeigler Gottwals between 1892 and ca. 1896 is a tour-de-force of the Stick Style in western North Carolina. The Edwards House of 1891, having been used by the family as both a year-round and seasonal residence over its 120 years, retains a remarkable degree of integrity. Both houses and the others erected in the later-nineteenth and early-twentieth centuries reflect the influence of the Queen Anne and Colonial Revival styles that predominated in those years and were often combined in houses in Highlands North of real appeal. Those that followed in the years up to World War II and in the postwar period, including the Colonial Pines Inn, reflect both the sequence of nationally or regionally popular styles, including the Shingle, Minimal Traditional, Ranch, and modern Colonial Revival modes, and the conventions of resort architecture of their period. Altogether these houses and their ten related outbuildings comprise an important neighborhood in Highlands, which embodies and reflects the history, development, and architectural character of the resort town in its first eighty-plus years.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historians of Highlands and western North Carolina agree that initiative leading to the development of the resort community owes in large part to the personality and influence of Silas McDowell, a pioneering naturalist, writer, tailor, farmer, public official, and guide for botanists and journalists, who made their way to the region in the mid-nineteenth century.¹ In 1830, two years after the formation of Macon County from Haywood County, Silas McDowell (1795-1879) and his wife Elizabeth (1806-1848) relocated from Asheville to the farm on the Cullasaja River which he had purchased in 1820. The farm was located at Cullasaja, a community also known as Sugar Town and previously the site of a Cherokee settlement. The Cullasaja River was also known as the Sugar Fork of the Tennessee River. Here, a few miles south of a settlement that became Franklin, the Macon County seat, Silas McDowell would live the rest of his life. He continued his trade as a tailor, served as the clerk of superior county of Macon County from about 1830 to 1846, and excelled in the cultivation and grafting of apples for which he gained a national reputation.

McDowell's introduction to a life-long interest in the natural sciences came in 1812 in the person of the British botanist John Lyon (ca. 1765-1814) in Asheville. He accompanied Mr. Lyon on botanical explorations from Asheville and was with him at his death. Twenty-five years later, in 1839, Silas McDowell met Moses Ashley Curtis (1808-1872), the Episcopal priest-botanist, and served as a guide for him on his botanical explorations in western North Carolina. Their friendship would last to Mr. Curtis' death in 1872. McDowell continued his interest in botany through the antebellum period and beyond and often served as a guide for those visiting the region, taking advantage of both his natural aptitude and the reputation he gained as a public servant, farmer, and pomologist.

Thus it was natural, in June 1873, that Silas McDowell would be engaged as guide-companion for the journalist Edward King (1848-1896), in his exploration of the Southern Highlands. Mr. King, described as "one of the ablest of the younger American journalists" had recently returned to America from Europe, where he reported on the Franco-Prussian War for the Boston *Morning Journal*, when he was selected by the editor of *Scribner's Monthly Magazine* in 1872 to undertake a tour of the South for a series of articles. His travels, occupying periods in 1873 and 1874, resulted in an unprecedented and unequaled series of articles published in *Scribner's* from 1873 into 1875 and then together in *The Great South* in 1875.²

The account of his travels in Macon County with Silas McDowell, up the Cullasaja Gorge to the area that became the town of Highlands, and beyond to Whiteside Mountain, was entitled "The 'Sugar Fork' and Dry Falls --Whiteside Mountain" and published in *Scribner's Monthly Magazine* in March 1874. Edward King described his guide Silas McDowell as "that genial and venerable mountaineer" and evidenced his respect for McDowell's knowledge throughout the article.³ Silas McDowell led the party to the home of James Wright (1811-1886) where the travelers either lodged or camped for a night.

Three miles brought us to "Wright's"—the little farm-house in a deadening from which we obtained a view of "Short-Off,"—and the forest which hid the approaches to "Whiteside." For some time we had felt the exhilarating effects of the keen, rarefied air, and had noticed the exquisite atmospheric effects peculiar to these regions. The figure of the distant mountain stood out with startling clearness against the heavens; it seemed near at hand, whereas it was in reality miles away. The land is of wonderful fertility; even the imperfect cultivation which it has received in the clearings gives surprising results; and the timber is magnificent. All the land is suitable for small grains and roots, gives fine pasturage, . . .⁴

At dawn of next day we plunged into the woods beyond "Wright's," and wound through a trail whose trace we of the cities should soon have lost, but in which our companions of the neighborhood easily

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kept until we reached a wooded hill-side, whence we could see the "Devil's Court-House," and catch a glimpse of "Whiteside's" top.⁵

Whiteside Mountain captivated Edward King in 1873 as it would future generations.

The mountain itself lies rooted in the western edge of the Blue Ridge. The veteran McDowell has compared it to the carcass of some great monster, upon whose head you climb, and along whose mammoth spine you wander, giddy with terror each time you gaze over the skeleton sides.

The main rock stands on a hill 1,600 feet high, and its upper crest is 2,400 feet above the branch of the Chattooga river, which runs near the hill's base. From top to tail of the mammoth skeleton the distance is 800 feet. Viewed at a proper distance, in the valley below, from its south-east front, it is one of the sublimest natural monuments in the United States. The sunshine plays upon walls which are at times of dazzling whiteness, and the sheer fall seems to continue to the very level of the valley, although it is here and there broken by landings.⁶

Expeditions to Whiteside, whether on foot, on horseback, or by wagon on the Kelsey Trail would be a staple of what became the summer season in Highlands. The Kelsey Trail, a combination footpath and bridle trail following a long-established path and linking Highlands with Whiteside, heads at the north end of North Fifth Street, near the drive leading up to the Edwards family residence.

Edward King was not only perceptive, and powerful in his description of the region, but also prescient.

The wealthy citizens of South Carolina have long known of the charms of this section, and many of them annually visit it. In a few years its wildness will be tamed; a summer hotel will doubtless stand on the site of "Wright's" farm-house, and the lovely forests will be penetrated by carriage roads; steps will be cut along the ribs of Whiteside; and a shelter will be erected on the very summit. A storm on the vast rock, with the lightning playing hide and seek in the crevices of the precipice, is an experience which gives one an enlarged idea of the powers of Heaven.⁷

Edward King's description of the "High Lands" of North Carolina was one of the first such narratives with a national circulation and, no doubt, it and its reissue in *The Great South* in 1875, were read by many who would eventually make their way to what soon became the town of Highlands. In the event "a summer hotel" was not built on the site of James Wright's house, also the home of his son Barak Wright (1847-1926) a carpenter/builder, but about four miles south/southwest, at the heart of Highlands. The Highlands Inn (NR, 1990) was indeed built within "a few years," in 1880. The town of Highlands was then five years old.

The circumstances by which Samuel Truman Kelsey and Clinton Carter Hutchinson departed Kansas and came to Macon County where they established the town of Highlands are shrouded in both fact and fiction. Whether they came to Macon County after reading Edward King's article in *Scribner's*, excited by the prospects it suggested, or their visit was prompted by it and a knowledge of Silas McDowell's works as a naturalist, pomologist, and promoter of the region remains unclear. The writings and reputations of both men were probably critical. Other factors, now unknown at a distance of 135 years, were possibly motivations for the two men as well. Whatever the case, they had traveled to western North Carolina, and were in the place that became Highlands in February 1875. Within the space of three weeks they had decided on the purchase of a tract of 839 acres, including cleared and forested land, that forms the core of Highlands and includes all the acreage included in this nomination; Mr. Hutchinson purchased the land on 6 March

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1875 from William Dobson for \$1,678. The Highlands venture came after a long association in Kansas, and each man brought particular talents to the enterprise.⁸

The two men approached the creation and development of Highlands with vigor, however, as history proves, their partnership was relatively short-lived. According to local tradition Mr. Hutchinson left Highlands in spring 1879 and never returned; Corrymela, the house he began building in 1878 on East Main Street, was completed in 1880 by Dr. Charles L. Frost (1821-1893), who came to Highlands from New York.⁹ In October 1880, while resident in New York City, Mr. Hutchinson sold his interest in the Highlands real estate to Carlos S. Sherman of Rutland County, Vermont.¹⁰ The Kelsey family's role in Highlands effectively ended in the 1890s. In about 1890, Mr. Kelsey focused his attention on the development of Linville, another mountain resort, in Avery County (see Linville Historic District, NR, 1979), and his son Samuel Truman Kelsey Jr. took over the management and sale of the family's remaining interests in Highlands property. Although some few deeds executed by both men as grantors were recorded after 1900, the initiative passed to others, principally Henry Martin Bascom (1853-1942), also a native of New York, who came to Highlands in about 1881 and effectively succeeded the resort's founders as its chief builder and promoter.

But at the outset of the venture Messrs. Kelsey and Hutchinson promoted a vision of the town that guided its successful, if also slow, development. After determining the locations of the town's principal streets, and laying off certain lots at the town center, the intersection of today's Main and Fourth streets, Mr. Hutchinson returned to Kansas to attend to business and left Mr. Kelsey in charge in Highlands. During this period Mr. Kelsey built a two-story house for his family (that burned in 1976). Mr. Kelsey also prepared the twelve-page promotional pamphlet, *The Blue Ridge Highlands In Western North Carolina . . .*, published in the later part of 1876.¹¹ He extolled the climate of the region, praised its natural and scenic resources, described the area's potential for fruit growing, stock and sheep raising, and dairying, noted the prices of land, building, and fencing materials, and advised prospective citizens of the new town of its accessibility by way of wagon roads and the railroad stations in both Seneca and Walhalla, South Carolina.

Under the heading, "The Town of Highlands," he described the nascent village.

We are laying out the town of Highlands as a convenience for our settlement. It is not the intention to try to make it a commercial town, but a center for the surrounding country, where will be located our Post Office, Stores, Shops, School House, Churches, Hotels, etc. It is situated on a beautiful undulating site on the main Franklin and Walhalla road, 20 miles south east of Franklin and 30 miles north of Walhalla. It occupies a central position on the Highlands, and a point from which good carriage roads can easily be made to reach all points on the Highlands, and all of the grandest scenery of the surrounding country. It is near the base of Stuley mountain, one of the grandest peaks of the Blue Ridge range. From the center of the town site, it is about 1-1/2 miles south-east to the top of "Stuley," 2-1/2 miles south-east to "Fodderstack," 2 miles east to "Black Rock," 4-1/2 miles north-east to "Whiteside," 3 miles north to "Short Off," 6 miles north to "Yellow Mountain," 4 miles north-west to the "Dry Fall" on the Sugar Fork. There are on the town site a goodly number of unfailing springs and streams of pure cold water. The largest stream – "Mill Creek" – has a fall which furnishes a good water power for mills and machinery.

Small lots will be laid out in the centre of town for business purposes, the balance in 2-1/2 acre and larger lots for residences for those who may wish to spend their summers here, or live near the school, church, post office, etc. These lots will be sold to actual settlers at very low rates, as we desire to have it occupied by good citizens.

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There are two small saw and grist mills near town, and we expect to have one built on the town site the coming season. We have a country store and post office, and will soon have a hotel and other conveniences. It is our purpose to build up a first-class school, and have all the facilities for improvement, and social and religious privileges, that are found in the best neighborhoods of the North or South.¹²

Settlers destined to become leading citizens of Highlands came before the pamphlet was printed and circulated. The “country store and post office” Mr. Kelsey notes, was operated by T. Baxter White (1834-1922), a native of Marblehead, Massachusetts, who became the “first settler” in Highlands. The post office had opened on Main Street on 1 January 1876, and Mr. White would remain postmaster of Highlands until 1889. Another of the first settlers in Highlands was John Palmer McKinney (1854-1938), who relocated with his wife from the nearby Cashiers Valley late in 1875 or early 1876. Their first child, Allison D. McKinney (1876-1943), born on 18 November, has long been acknowledged as the first child born in Highlands. From about 1898 the McKinneys would occupy a now-lost house at the edge of the district, on the south side of Chestnut Street, on the lots beside that where their younger son Charles F. McKinney would build his house at 483 Chestnut Street. Others soon arrived from both afar and nearby. James Soper of Pennsylvania and Arthur House of Hartford, Connecticut, came in 1876 and in 1877 William Jesse Munger and his wife arrived from Utica, New York.¹³

Others came in the late 1870s and three of these families would long figure in the history of Highlands. Stanhope Walker Hill (1815-1894), a native of Rutherford County who relocated in the 1840s to the Horse Cove settlement in southeast Macon County, came with his family in 1878 and in 1883 he would become Highland’s first elected mayor.¹⁴ Another resident of Horse Cove, Charles B. Edwards came to Highlands in 1878 and purchased lots on the north edge of Highlands, above Hickory Street and off the north end of Fifth Street, which became the core of a farm he expanded with purchases in 1887, 1888, and 1891. This holding, reduced somewhat by sales, remains the home of his family to the present and constitutes both the largest holding in the historic district and the single property in Highlands that has been continuously occupied by a single family for the longest period in its history. The family’s first house on the property was replaced by the present dwelling in about 1891. Charles B. Edwards and his family were among the “nearby twenty new families” that had settled in Highlands by the end of 1878.¹⁵ In 1879 Samuel Prioleau Ravenal came to Highlands, bought three tracts totaling over 150 acres on the east side of Highlands, on Horse Cove Road, and built the great house, known first as Wantoot and since about 1914 as Playmore, that forms the heart of the Playmore/Bowery Road Historic District (NR, 2002).

In 1880 Highlands figured in another series of travel articles, written by Rebecca Harding Davis (1831-1910) and published as “By-Paths in the Mountains, I-III,” in consecutive issues of *Harper’s New Monthly Magazine* in July, August, and September 1880. Rather than write of her travels in the first person, Mrs. Davis couched her experiences as those of Dr. Mulock and his wife who “have set out from New York each season in a different direction, trying to solve for themselves this problem of summer holidays.” In their trip into the Blue Ridge Mountains, probably made in about 1876-1877, they were joined by a friend Mr. Morley. The traveling party approached Highlands from the north, along the Sugar Fork River and through the Cullasaja Gorge, an experience that left Mr. Morley exclaiming “Nature is too naked here for my taste.” But presently they came upon “a handsome cottage, surrounded by neat, skillfully tilled grounds” where they boarded.

They were in Highlands, a colony founded on a plateau four thousand feet above sea-level, by S. T. Kelsey, a fruit-grower from Kansas—one of those sanguine, vivid, shrewd men who have founded most American towns. He chose this Blue Ridge plateau for his enterprise because he believed the climate to be more healthful and the soil better adapted to fruit-growing than any in the country, drove his wagon into the unbroken wilderness, and began to build his house in certain faith in the future. When our

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friends visited him the village contained but two or three other houses, and there was something pathetic as well as comic in the gravity with which the next day he led them through the dense woods, frightening the squirrels as he pointed out "Main Street," "Laurel Avenue," and the sites for the town-hall and churches. But since then the street has been opened, a house for church and school, mills and shops, have been built, and about twenty energetic families have gathered around this working centre.¹⁶

The year-around population of the young resort was eighty-three in 1880 and by the 1900 census the figure would precisely triple to 249 citizens. During this twenty-year period, both permanent and seasonal residents were attracted to this northern part of the village, and six surviving houses, in addition to the Edwards Family House rebuilt in 1891, were built along the streets laid out between the Edwards Farm on the north and the village center to the south. Some came directly to this neighborhood while others, including Jonathan Heacock and Henry Stewart Sr., lived first in other parts of town, or in boarding houses or hotels, until deciding on the purchase of lots here. While the sequential dates of arrival for these new citizens of North Highlands is difficult to precisely list in order, their recorded purchase of lots and the building of houses can be chronologically treated.

Five of the six houses cited above were built between 1883 and about 1890, and they have had a succession of later owners who either enlarged or otherwise improved the original nineteenth-century houses. James E. Rideout Sr. (1838-1907), a native of Maine and a Civil War veteran (on the Union side), came with his wife Margaret, and their four children in about 1882. In January 1883 he bought four contiguous lots on the west side of Fifth Street between Hickory and Chestnut streets on which he built a two-story weatherboarded frame house. That house is the principal part of the Rideout-Whittle House (760 N. Fifth St.) that continues to stand on its original spacious grounds to the present. The house was both the residence of the Rideout family and a guest house that they operated as the Satulah House. Within the space of three years the Rideouts decided to build closer into town and erected a new lodging, also known as Satulah House, two blocks to the south. In 1886 they sold their first house to Dudley Buck of whom little is known. That same year Frank S. Sheldon (18__-1944), who is said to have come to Highlands in 1884, purchased a lot on Hickory Street. On 8 October 1886 *The Highlander* informed its readers that "Mr. F. Sheldon is building a house on his lot on Hickory Street." Mr. Sheldon and his wife relocated to California in 1891, and in 1895 he sold his Hickory Street residence, which forms the core of the Sheldon-Wade-Northrop House (608 Hickory St.) and its expanded grounds to the Reverend Joel Taylor Wade (1862-19__), the pastor of Highlands Presbyterian Church (NR, 1996), who expanded it and lived there until 1909.

Three newcomers to Highlands acquired lots in the district in September-October 1889 and erected houses here. On 13 September Miss Sophia C. Smith (1841-1892), the vice-principal of the Memminger School in Charleston, South Carolina, purchased two adjoining lots stretching between Hickory and Chestnut Street from Samuel T. and Katherine Kelsey. Soon thereafter, according to local tradition, Barak Wright built the diminutive two-story summer house (537 Hickory St.) that remained in her estate until 1900. On 17 September, four days after executing the deed to Miss Smith, the Kelseys made the first of two sales to Henry C. Downing by which the resident of Yazoo County, Mississippi, acquired an expansive summer estate bounded by Hickory Street on the north, Chestnut Street on the south, and Fourth Street on the west. That acreage, comprising a second purchase of 5 July 1890, and now reduced, was among the largest in the district. The third of these three contemporary houses was built by Charles F. Diffenderfer on the lot on the east side of North Fifth Street that he also bought from the Kelseys on 11 October 1889. Mr. Diffenderfer's tenure as a cottager in Highlands was short-lived; in 1891 he sold his house and lot to Jonathan Heacock (1842-1929), who remained a prominent resident of Highlands until his death. It was also in about 1891 that Mr. Heacock's neighbor, Charles B. Edwards built his new house.

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The last decade of the nineteenth century saw the construction of two houses in the district. In 1891 the Edward family moved from their original farm house into the appealing Queen Anne-style house (856 N. Fifth St.) that remains their residence. John Zeigler Gottwals (1830-1913), said to have been a native of Pennsylvania and to have come to Highlands in the 1880s, bought a three-acre tract on the west side of Fourth Street from Thomas Fleming Parker (1860-1926).¹⁷ Probably coincident with his (second) marriage in 1896 to Martha Norton, Mr. Gottwals put his long experience as a carpenter-builder into expression in the composition of his new house with its offset three-stage tower and idiosyncratic wings in the American Stick Style. The erection of the Gottwals House makes it a near contemporary of the two earliest-built houses in the Satulah Mountain Historic District (NR, 1995): Chestnut Lodge, a summer house built by Dr. Theodore Lamb (18____-1896) of Augusta, Georgia, in about 1892, and Faraway, built for Dr. Mary E. Lapham (1861-1936) in about 1897-1898.

The nineteenth century neared its end with the arrival of another American journalist who, in the tradition of Edward King and Rebecca Harding Davis, praised Highlands and its setting. Bradford Torrey, the naturalist, ornithologist, and writer, recounted a visit to Highlands in "Birds, Flowers, and People," an article published in *Atlantic Monthly* in October 1898 and as a chapter in *A World of Green Hills: Observations of Nature and Human Nature in the Blue Ridge* by Houghton, Mifflin and Company that same year.¹⁸

Highlands in the Early Twentieth Century

The construction of these houses in Highlands in the late nineteenth century reflect both the incremental growth of the town and the qualities that would attract many more permanent and seasonal residents to the resort in the opening decades of the twentieth century, and continue to do so to the present. The agreeable, cool summer weather and the pleasures of mountain scenery were two principal attractions of Highlands and they became ever more appealing with the development of a congenial summer colony. The physical qualities of the town also influenced its development, as did writings such as Mr. Torrey's and others. Except for the Ravenels and their neighbors on the east edge of Highlands, most of the early residents and summer tourists stayed in hotels near the town center or built houses on the village streets laid out by Mr. Kelsey.

To enjoy the splendid mountain scenery, these Highlanders would take excursions, often mid-day or afternoon picnics, to Whiteside Mountain, either on foot, or horseback, or by cart, or to the top of Satulah Mountain which rose at the immediate south edge of Highlands. Bradford Torrey described his own such area explorations in *A World of Green Hills*. The path to Whiteside Mountain, about four and a half miles distant, carried north from the north end of North Fifth Street. This combination footpath and bridle trail was laid out in spring-summer 1883, and has since been known and maintained as the Kelsey Trail. The historic head of the trail, a parcel of 3.66 acres donated in 1998 by members of the Edwards family, forms the northeast boundary of this district.

While one part of Highlands' summer colony were content to build and occupy houses on and around the plateau on which Highlands is located, including the Highlands North Historic District, others sought building sites on mountain tops or hillsides with splendid views that could be enjoyed every day. Construction on Satulah Mountain, on the immediate southeast edge of Highlands, was made possible in 1890 when Samuel Prioleau Ravenel built a road to the summit of the mountain. Construction picked up in the 1900s and so, too, did the effort to preserve access to the panoramic views for all the citizens. The Highlands Improvement Association, which began initiatives in the 1880s, acquired the summit of Satulah in 1909; under the leadership of Marguerite Amelie Ravenel (18____-1962), Mr. Ravenel's daughter, a thirty-two acre park was set apart in perpetuity and a stone shelter was erected. The Ravenel family also figured in the creation of a second public park for the citizens of Highlands in 1914 when the executors of Mrs. Ravenel's estate set apart a tract of ten acres, including much of a great stone outcropping overlooking Highlands known as Sunset Rock, as Ravenel Park (q.v., Playmore/Bowery Road Historic District).

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With these amenities for enjoying the natural beauty of Highlands available to all, permanent residents and summer cottagers continued to build in the lower areas immediately adjoining the town center in the northern part of Highlands. Others sought existing houses in the neighborhood that became available in the opening decades of the twentieth century. The house built about 1910 on the ridge parallel with Hickory Street by Irvin Elias Rice reflects the more substantial dwellings of the period. It became the eighth important (surviving) house in this northern Highlands enclave defined by Mr. Heacock's house on the east, the Gottwals's on the west, and that of the Edwards family on the north.

The Rice-Potts House is emblematic of both the growth of Highlands in the opening years of the twentieth century and the character of the local population which developed a permanent society of its own while meeting the needs of the seasonal cottagers who swelled the village's population in the summer and early autumn. Irvin Rice, a butcher with a shop on West Main Street, was one of a growing number of merchants whose modest, largely one-story frame stores comprised the commercial center of Highlands. Their shops were mostly located on the north and south sides of West Main Street, west of the town square at Main and Fourth streets anchored by the Highlands Inn of 1880 and the later Central House/Edwards Hotel, in the northeast and southeast corners, respectively. The village's two leading churches, the Presbyterian church erected in 1885 and the Episcopal Church of the Incarnation of 1896 (NR, 1996), presided over the intersection of East Main and Fifth streets.

In retrospect, community development in Highlands in the first decades of the twentieth century, when the resident population grew slowly from 249 in 1900 to 313 in 1920, was a prelude to the explosive growth of the resort in the 1920s. While the resident population grew through the 1920s and 1930s to 547 in 1940, the really telling figure was in the rise of the resort's summer population and the construction of summer houses for seasonal residents. Most residential construction during this period occurred in a series of small residential parks developed near the edges of Highlands and around the Highlands Country Club, due west of central Highlands, where a handsome clubhouse, a lake, and a course laid out by the legendary golf course designer Donald Ross were the center of social and athletic events. Lindenwood/Ravenel Lake, a picturesque impoundment to the northeast of central Highlands, was the centerpiece of a small residential park, platted in 1924, that attracted summer cottagers. Mirror Lake, another larger, man-made lake located northwest of central Highlands, was the focus of not one, but three adjoining contemporary residential parks in the 1920s; Mirror Lake, Cullasaja Heights that was platted by Earl Sumner Draper in 1926, and the Dobson Ridge Addition, which was developed by S. T. Marett. Mirror Lake had another association with a resident of the Highlands North Historic District. The lake was first known as Stewart's Pond, an impoundment of the Sugar Fork of the Cullasaja River named for Henry Stewart Sr., who owned a 400-plus acre tract here before he acquired the ca. 1890 house (425 Hickory St.) built by Henry C. Downing. Bradford Torrey celebrated Stewart's Pond and its birdlife in "A Mountain Pond" in *A World of Green Hills*.

In the 1920s the Highlands North Historic District attracted two new summer residents, individuals who could have elected to live anywhere in Highlands but exercised a preference for this neighborhood. In 1923 Laura Placidia (Bridgers) White (1881-1955), the wife of the rector of St. Thomas Episcopal Church, Thomasville, Georgia, acquired two building lots of the above-mentioned Stewart lands and erected a Rustic-style shingle-covered cottage known as Topside. The cottage, situated on the hillside at the west edge of the district, remained in her family until 1979.¹⁹ Older houses in this residential enclave held their appeal. The ca. 1883 cottage built by the Rideouts was purchased in 1925 by Christopher Thomas Whittle (1861-1951), whose heirs continue to summer here and enjoy an association with place in the district second only to that of the Edwards family.

The upbuilding that occurred in residential construction in Highlands in the 1920s was matched by other projects that encouraged development of the resort community. Among the most important of these were road improvements. In

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1927 construction began on the construction of a direct road linking Highlands with Franklin, the county seat, through Cullasaja Gorge. The new road, then Highway 28 and now a part of US 64, opened in 1929.²⁰ It was also in 1929 that the town of Highlands gained oversight from Macon County of the roads in the resort and levied a special tax for their upkeep. Meanwhile, in February 1925, the town of Highlands let the contract for a water supply system that was completed that year. In December 1925 voters in Highlands nearly unanimously approved the issue of bonds for electricity and sewage facilities. The town power plant remained in use until 1969 when Duke Power Company's lines carried electricity into Highlands. These improvements and both new and newly-improved roads and streets were important impetuses to growth. They made living in Highlands altogether more convenient and comfortable for its year-round inhabitants, seasonal residents, and visitors alike.

The dramatic growth experienced in Highlands in the 1920s continued into the very nearly 1930s but soon came to a virtual halt. As elsewhere, construction did not pick up generally until the later 1930s. Silas Johnson's construction of a cottage on North Fifth Street (today's #832) and his later Johnson-Gillaspie House (650 Hickory St.), both adjoining the Edwards farm, reflect this interruption in residential construction in Highlands in a particular fashion. Mr. Johnson (1889-1951), like Placidia White's husband, Robb White, was a clergyman and the pastor of a leading church in Thomasville, Georgia. He bought lots in the northwest corner of Hickory and North Fifth streets in 1931 and built a small cottage that served as his family's summer residence through the remainder of the 1930s. It was not until December 1939 that conditions improved and he acquired adjoining lots to the west, fronting on Hickory Street, on which he built an altogether more prepossessing summer place (650 Hickory St.).

Built on the eve of World War II, during which time construction was circumscribed by federal restrictions, Mr. Johnson's Hickory Street summer house was among the last built until building activity picked up again throughout Highlands at the end of the war. Between ca. 1945 and ca. 1950 three houses were built in the Highlands North District. One was a summer cottage and two were permanent residences. In summer 1945 Hugh Harrelson Gordon Jr. transferred the lot on which he was either building or about to build his new summer cottage, elevated on a knoll on the west side of North Fourth Street (now #854), into his wife's ownership. Next, in 1949, Grover William Edwards (b. 1914), the grandson of Charles B. Edwards, erected a small frame cottage on a portion of the ancestral holding. Soon thereafter, a third house in the neighborhood reflected the actual subdivision of an existing house lot within a family. In 1947 John Edwin Potts and his wife conveyed a lot in the corner of Hickory and (today's) 4-1/2 streets to their daughter, however it was not until about 1950 that she and her husband William Nall built their one-story traditionally-styled frame Ranch house.

The final important construction in the North Highlands Historic District occurred some ten years later, in about 1961, following on the opening of 4½ Street, between Hickory and Chestnut streets in 1957. In that year, 1957, Mrs. Annie Whipp Pierson sold her ca. 1937 family house, standing on the immediate west side of 4½ Street, to George Cleveland and his wife. In August 1961 they sold the house and its rectangular lot to Earl H. and Irene V. Coal. The Coals' purchase of the property was quite deliberate. Their intention was to use it as the site of a new guest house, providing accommodations to summer visitors to Highlands who preferred the domestic scale of such lodgings to those available at the resort's larger nineteenth and early twentieth century inns and hotels. The existing Pierson house was overbuilt as a two-story Colonial Revival-style frame inn with a two-story portico facing east to 4½ Street and one-story porches wrapping its northeast and southeast corners, providing shaded sitting areas on the inn's north side and on the south with views across Highlands to Satulah Mountain and beyond. The Colonial Pines Inn was the first and only such purpose-built or remodeled inn in this neighborhood, although it continued the pattern, established first in the 1880s by the Rideouts at their house (now #760) on North Fifth Street, and practiced since 1938 by the operation of the Fairview Inn and its successor(s) in the Rice-Potts House (55 4½ St.). These small-scale, low-traffic commercial operations have had negligible effect on the residential character of the neighborhood.

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The year-round population of Highlands in ca. 1961, at the end of the period of significance, was close to 592 residents reported in 1960. This figure reflects the slow growth of the resident community from 1880 when the population of the fledgling village was eighty-two. In the four decades to 2000 the increase of the permanent residents remained slow, totaling only 909 that year. The estimated population in 2006 reached only 958. These figures convey only part of the story of Highlands; during the summer, when owners of summer cottages return for the season, the population swells to a figure between 15,000 and 20,000. This dramatic increase is, yet again, relative. The factor of greater consequence, however, is the very-recent influx of great capital into the economy of Highlands and its effect on real estate prices. At the heart of Highlands, the very costly, dramatic renovation and expansion of the historic Edwards Inn (NR, 1992) into the now-luxurious Old Edwards Inn and Spa reflects an unprecedented upscale movement that outpaced that of the 1920s. Very expensive development and redevelopment has occurred throughout Highlands. The Highlands North Historic District, having survived for over 100 years as an extraordinary reflection of the history of the fashionable resort, has not been immune to the contagion. In 1994, when Bruce and Barbara Werder purchased the Downing-Stewart-Michael Cottage the sale price for the property was \$420,000. In 2006 Mrs. Werder sold the house and its grounds for \$2,200,000. Sixteen months later, on 17 August 2008, at the top of the national real estate bubble, the property sold again for \$3,704,000. The buyer then undertook a subdivision of the property as the location of a proposed series of "Town Place" condominiums. The west grounds of the property were graded, Brock Court was built off the south side of Hickory Street, and two four-unit two-story blocks were built before the project came to a halt. The completed condominiums remain unsold.

Architectural Significance

The architectural significance of the Highlands North Historic District in the history of the fashionable, exclusive summer resort is reflected in both the individual importance of a number of houses in the district and their collective survival as an enclave of historic buildings, grounds, and outbuildings occupying about sixty acres near the heart of the village laid out in 1875. Spanning the years from ca. 1883 to 1961, the buildings of the district are associated with the growth of the resort, and they reflect virtually every stage in its physical and architectural development during that critical three-quarters of a century when Highlands evolved from the vision of its founders to one of the premiere summer places of the American South. The buildings of the district also reflect the two communities that make up Highlands whose members live side by side; the permanent residents who live in the resort year-round and those who come principally in the summer, and have extended their stays into both spring and autumn. The district comprises houses built for year-around occupancy that have both retained that status and come to be occupied as summer cottages, others that have served as inns, houses that were built as summer cottages and have retained that status to the present, and a small purpose-built guest house. In short, the architectural fabric of the district embodies the unique history of place.

The houses and cottages erected between ca. 1883 and ca. 1896 constitute the largest, best preserved group of the earliest surviving domestic buildings in Highlands. And they stand on lots and on grounds that are an important part of the acreage acquired by Messrs. Hutchinson and Kelsey in 1875 from Mr. William B. Dobson as the site of a new town. While Charles B. Edwards acquired the first of a series of tracts that make up the Edwards Farm in 1878, the present seat of his farm dates to 1891. Between those years, 1878 and 1891, others came to Highlands, acquired lots here on the north side of the town center, and erected houses. These six houses, together with the Edwards Family House, predate all but one in the Satulah Mountain Historic District, the "Van Nest House," whose age (cited as ca. 1885) and construction history remain uncertain. The Highlands North houses are the Sheldon-Wade-Northrop House, Diffenderfer-Heacock- Melvin House, Rideout-Whittle House, Smith-Froneberger-Wood House, Downing-Stewart-Michael House, and the John Zeigler Gottwals House.

This group of houses, and, to a degree the contemporary, noncontributing Henry-Williams Cottage relocated from Main Street to North Fourth Street in 1984, reflect early construction practices, patterns, and architectural styles favored in

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the young resort town. All are of frame construction sheathed with weatherboards, traditional in their appearance except for Mr. Gottwal's house, and exhibiting modest decorative features which are confined largely to ornamental shingles in their gable ends. The relative simplicity of these early houses derives in some part from the then remote location of Highlands, and the difficulty of transporting both goods and visitors to the resort in the nineteenth century. In the nineteenth century most if not nearly all building materials were native and locally produced. The matter was addressed in the 1876 promotional booklet under the heading "Building Material." The prospective resident was advised "For log houses (logs) can be had for the cutting. Good white pine and poplar lumber can be had at the mills for \$1.00 per hundred feet. Good stone for foundations, cellars, fireplaces, etc., are easily obtained. A brick kiln has been burned for chimneys, etc."²¹ Over time the small sawmills expanded their offerings and provided sawn and turned ornamental woodwork. Wood shingles were produced from the outset of the enterprise for roofing.

John Jay Smith (1853-1941), who came to Highlands in about 1878, operated the first sawmill in the fledgling resort town. His production was greatly expanded in the summer of 1883 when he bought a steam sawmill and put it into operation producing lumber for the construction of the First Presbyterian Church (NR, 1996). That same summer he opened a sash and blind shop. A fire in 1884 destroyed the sawmill, but he rebuilt in 1885 and continued to supply lumber to Highlands through the turn of the century.²² The materials utilized in the construction of these early houses came either from Mr. Smith's mill or the water-power sawmill operated by Wilber Trowbridge that Mr. Smith purchased in 1886 and operated under his own name.

The Blue Ridge Highlands also advised its readers and prospective residents on the cost of labor. "There are no colored people here. Good white laborers can be hired for fifty cents per day and board, or seventy-five cents without board. Carpenters and mechanics generally, \$1.50 per day."²³ Except for the involvement of Frank S. Sheldon, a young carpenter/mechanic, in the construction of his house, and the identification of Barak Wright as the builder of Miss Smith's cottage, and John Zeigler Gottwals's building of his residence, the designers and builders of this early group of houses remain unknown. Mr. Sheldon, who left Highlands in about 1891, could have been involved in their construction. Barak Wright (1847-1926) or his brother Marion Wright (1846-1923), who built the First Presbyterian Church in 1883-85, may also have been associated with these early landmarks in the Highlands townscape, and so, too, could John Jay Smith who was also engaged in building.²⁴ Whatever their authority, this early group of Highlands houses were modest but well-built and standing one-and-a-half or two stories in height. They are relatively uniform in their scale and character, except for the larger, handsome summer cottage built about 1890 for Henry C. Downing and the Gottwals House.

In their design, finish, materials, and plan, this group of early houses share a somewhat hybrid late-Victorian character favored in late-nineteenth-century Highlands, incorporating aspects of the nationally popular Queen Anne style and the rising influence of the Colonial Revival style, a synthesis seen in houses of the 1880s, 1890s, and early 1900s in North Carolina's cities, towns, and villages. The Queen Anne Style, which originated in England, enjoyed popularity in the United States from the early 1880s into the early twentieth century; it was characterized by asymmetrical plans and massing, varied materials in rich and often colorful combination, picturesque rooflines incorporating gables, towers, and dormers, with decorative chimneys, and an often profuse use of decorative turned and molded woodwork. The American-born Colonial Revival Style, which grew out of the Centennial of 1876 and a rising interest in colonial American architecture by the architectural profession, first appeared as decorative features of Queen Anne and Shingle Style buildings but gained an identity of its own around the turn of the twentieth century and held the favor of builders in varying degrees through the century. Sharing a certain sensibility with the Classical Revival Style and the influence of Beaux Arts architectural training, the style was characterized by symmetry, formality, the recall of forms and decorative finishes of American Colonial, Federal, and Greek Revival style buildings, and strong associations with the founding of the United States.

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The asymmetrical massing and plans, sheathings of weatherboards and wood shingles, bays and gable-front blocks, and varying degrees of turned and molded woodwork characteristic of the Queen Anne style appear in this group of houses and their early additions, which were increasingly symmetrical. The Edwards Family House is a textbook example of this Queen Anne-Colonial Revival synthesis and the best-preserved surviving example in the resort town. Its symmetrical center-hall plan and three-bay façade is combined with a visually appealing one-and-a-half story form featuring wall dormers in gable faces finished with round-edge shingles on its front and side elevations. The three-sided, first-story bay window on its south elevation would later be echoed in the five-sided two-story bays added to the east and west gable ends of the nearby Sheldon-Wade-Northrop House (608 Hickory St.). The three-bay, gable-front two-story form of the ca. 1890 Downing-Stewart-Michael House (425 Hickory St.) reflects an insistent classical symmetry that is a hallmark of the Colonial Revival style, however, its finish is remarkably simple for the period. The house's form, with pedimented shingle-clad gable ends, would be repeated some twenty years later with the ca. 1910 construction of the Rice-Potts House (55 4 ½ St.), and again, another ten years later, in the construction of the Thomas Grant Harbison House south of Highlands.

Standing on the ridge on the east side of North Fourth Street, Mr. Downing's imposing gable-front summer cottage would have drawn the appreciation of passersby. It was soon joined by yet another landmark house on the east side of the street that clearly represents the arrival of nationally popular architectural style in Highlands. The wonderfully idiosyncratic late Stick-Style house built about 1896 by John Zeigler Gottwals (1830-1913) reflects a degree of imagination in its design and finish that appears to have been exceptional in its day, in Highlands, and remains so to the present. Its picturesque appearance, incorporating appealing, signal elements of the Stick Style, features a three-stage entrance tower, eyebrow hoods over the flanking windows, unusual, angular gable ends, and a complex roof of multiple planes enhanced with deep eaves and exposed, molded rafter ends, all sheathed with weatherboards and decorative fish-scale shingles framed by multiple corner posts. John Gottwals designed his house, one of the few houses in nineteenth-century Highlands for which both the designer and the builder are known, recalling similar Stick Style houses in the Northeast, where the style flourished among a small group of enterprising housebuilders in the 1870s and 1880s. The Stick Style was essentially contemporary with the Queen Anne Style and one confined to mostly wood frame buildings and their picturesque elevations where a studied irregularity included multiple sheathings laid in patterns, accentuated structural elements such as exposed rafters, trusses, and uprights, and a rich vocabulary of complementing manufactured woodwork.

In retrospect the Gottwals House and Mr. Downing's cottage, together with their contemporary late-nineteenth-century residences in Highlands North, represent an investment in place envisioned by the town's founders that would continue through the twentieth century. The construction of the Rice-Potts House in the opening decade of the century repeated the patterns seen earlier in Highlands North. Because land holdings in the district held intact through the 1910s and 1920s, there was little construction here, such as that which occurred on Satulah Mountain in the 1910s and less so in the 1920s, except for the late-Shingle style Topside of ca. 1923-24. Its shingle-clad upper-story elevations, rising above the board-and-batten clad ground level, recalled those which appeared as principal sheathing but a few years earlier on Wolf Ridge (Playmore-Bowery Road Historic District, NR, 2002) of 1914 and Thomas Grant Harbison's later house on Walhalla Road (NR, 2008). These houses featured the characteristic shingle-clad elevations of Shingle-Style houses but not the oftentimes assymetrical, towered form of those in the Northeast where the style flourished in the last decades of the nineteenth century. In North Carolina the Shingle Style enjoyed its greatest popularity in the construction of summer houses, whether on the coast or in the mountains, where the use of wood shingles as sheathing held strong historical associations and appeal.

In the 1920s, with the platting of a series of new residential subdivisions and the development of the Highlands Country Club, the majority of new residential construction moved beyond both Highlands North and Satulah Mountain. In the 1930s permanent and summer residents renewed building in both of these established Highlands neighborhoods. In

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Highlands North, the influence of the Craftsman style and a regard for rustic materials persisted into the mid-twentieth century. Joe Webb, who built a series of legendary log summer houses in Highlands in the later 1920s and 1930s, did not build in Highlands North. However, Silas Johnson satisfied his interest in the rustic character of log construction by building a frame house whose upper level was sheathed with molded, faux-log siding that appears to have been introduced in Highlands in the 1930s. In 2009, as the draft of this nomination was nearing completion, the faux-log siding was replaced with wood shingles. The original board-and-batten siding on the lower story, seen also at Topside, remains in place.

The three houses erected in the Highlands North neighborhood at the end of World War II when building restrictions were lifted, between 1945 and 1950, were part of the largest building boom in residential construction in American history. The Gordon-Harrison House (854 N. Fourth St.) was built as a summer house in ca. 1945-1946 while the small cottage built in 1949 on the Edwards Farm by Grover William Edwards, who was discharged by the United States Army at the end of the war, and the William Nall House (85 4½ St.) of ca. 1950 were year-round residences. While part of a national phenomenon, their construction met local needs, and they reflected changed circumstances in their modest architectural fabric and appearance. But they were not the first residential construction in the neighborhood at the war's end. That honorific is held by the completion of the second story raised on the original rear block of the Edwards House. After the death of Grover David Edwards in 1942, his widow undertook the project, but the difficulty of obtaining building materials and carpenters during the war delayed its completion until the summer of 1945 when Grover William Edwards returned to Highlands from Europe and finished the work. About the same time Hugh Harrelson Gordon Jr. built his hilltop summer house, whose simple finish anticipated the minimally traditional finish and appearance of the later Edwards and Nall houses. These houses, all one-story in height, reflected the changed economic circumstances of post-war America and they bridged the span--in time and history--between the mostly one-and-a-half and two-story houses of pre 1941 Highlands and those of the later 1950s and 1960s which were more expansive, mostly one-story houses with informal plans influenced by the suburban Ranch house mode. The William Nall House, with its horizontal silhouette and attached (since enclosed) one-car garage, is arguably one of the first, if not first, Ranch houses in Highlands. The American Ranch house, which dominated residential construction nationally from the early 1950s into the early 1970s, was usually a one-story house built on an expansive plan that often incorporated outdoor terraces and an attached garage block in its design under low hipped or gable roofs. The ca. 1961 frame Selheimer House (630 Hickory St.) design was influenced by the popular Ranch house mode.

The rebuilding of the former Pierson house after its purchase in August 1961 by Irene and Earl Coal, into a Colonial Revival-style guest house, long operated as the Colonial Pines Inn, represents the renewed mid-twentieth-century appeal of Highlands for seasonal travelers. It is also the first significant post World War II public lodging erected in the resort town. The Colonial Pines Inn likewise reflected the desire of travelers for lodgings of a familiar domestic scale. The resort's first motel, the Hemlock Lawn, was constructed in Highlands in about the mid 1930s on the Walhalla Road. In 1939 Mitchell's Motel, sheathed with faux-logs like the Rev. Mr. Johnson's summer house on Hickory Street, was opened on grounds between the Walhalla and Dillard roads. A third motel, Kalmia Court, also off the Dillard Road, opened in 1947 and offered twelve rooms. While motels and motor courts served the needs of some, others in the tradition of lodgers in the 1880s at the Rideout's Satulah House (760 N. Fifth St.), sought home-like accommodations. The white-pine sheathed rooms of the Colonial Pines Inn, and its modern colonial appearance offered seasonal travelers that option. Its styling represented the persistent appeal of the American Colonial Revival Style among a certain clientele of builders and a certain clarity of line influenced by the Ranch house mode.

The significance of the Highlands North Historic District and its constituent buildings, important in their own right, is underscored by the loss of so many contemporary buildings in the resort town and the circumstances of the relative few that survive. As Highlands grew through the twentieth century, and particularly in the last half of the century, commercial expansion and redevelopment claimed a number of buildings, contemporary with those in the district and

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both residential and commercial, that figured in the resort's early development. The Satulah House, erected by the Rideouts in 1886 coincident with their departure from their Fifth Street house and one of Highland's oldest lodgings, was replaced in 1950 by Our Lady of the Mountains Church. Fire also took a toll. The one-and-a-half-story frame house erected by Samuel Truman Kelsey in 1875 on East Main Street and much expanded by subsequent owners burned to the ground in October 1976.²⁵ Fire also claimed two frame hotels, the 1890 Davis House/Lees Inn in 1982 and the 1880s Islington House/Kings Inn in 1994.

At the same time, some few individual houses erected in the opening decades of Highlands' history and contemporary with those standing in Highlands North survive; but they stand alone, isolated with their history, in areas of later or commercial development. Their simple Queen Anne-style finish holds similarities with the original appearance of Sophia Smith's summer house (537 Hickory St.) and the Edwards House (856 N. Fifth St.). The house begun in 1878 by Clinton Carter Hutchinson, completed by Dr. Charles L. Frost, and renovated by a series of residents to the present, stands at 592 East Main Street. The one-and-a-half story House-Trapier-Wright House, whose original block is said to date to 1877, stands at 524 North Fourth Street and is the property of the Highlands Historical Society. While the Henry-Williams Cottage had to be moved from its lot on East Main Street to be saved, two other nineteenth-century one-and-a-half story frame cottages remain amidst later commercial buildings. The house built ca. 1883 by William Partridge remains at 260 West Main Street and houses the Highlands Chamber of Commerce.²⁶ A similar house said to date to 1888 was built on the south side of West Main Street (between today's 387 and 395 West Main) by William B. Cleaveland (1849-1893) and survives in use today as a storehouse for the Stone Lantern gift shop.²⁷ On Satulah Mountain the two-story house built for Dr. Theodore Lamb (18__-1896) about 1892 also survives.

Today these isolated, individual houses (and possibly some few others yet to be identified), except for the Lamb House, stand on residual grounds bereft of their original, contemporary neighbors. While each, through its survival and associations, reflects important aspects of Highland's history, the houses and outbuildings of the Highlands North district reflect a larger, expanded chapter in the history of the resort. Together as a group in their neighborhood setting, and on landscaped grounds of their often or near historic extent, the district's buildings of ca. 1883 to ca. 1961 represent the architectural character and history of Highlands in a significant manner seen nowhere else in the resort town.

Endnotes

1. Silas McDowell, born in the York District, South Carolina, was the natural son of Elizabeth McDowell, the grandson of William McDowell of Rutherford County, and a member of the prominent, extended McDowell family of Rutherford, Burke, and McDowell counties. He showed remarkable acumen in self-education and in the course of formal instruction at the Newton Academy in Asheville. After a sojourn in Charleston as an apprentice tailor, from 1814 to 1816, he located in Morganton and plied the tailoring profession for a decade, until 1826 when he returned to Asheville. In 1828 he married Elizabeth Cook Erwin (1806-1848) whose mother, Patience Lowry, was an elder half-sister of David Lowry Swain (1801-1848), a governor of North Carolina (1832-35) and president of the University of North Carolina from 1836 until his death. For more on Silas McDowell see Gary S. Dunbar, "Silas McDowell and the Early Botanical Exploration of Western North Carolina," *North Carolina Historical Review* 41 (October 1964): 425-435. Also, Joan Adams, "Silas McDowell," *The Heritage of Macon County, North Carolina*, 1987 (Winston-Salem: Hunter Publishing Company, 1987); 329-330. And *Dictionary of North Carolina Biography*, s.v. "McDowell, Silas." The principal source on the history of Highlands is Randolph P. Shaffner, *Heart of the Blue Ridge: Highlands, North Carolina* (Highlands: Faraway Publishing, 2001. It will be cited internally and in endnotes hereinafter as Shaffner.

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2. King, Edward. *The Great South*. Edited by W. Magruder Drake and Robert R. Jones. Baton Rouge: Louisiana State University Press, 1972. Hereinafter cited as King.
3. King, 494.
4. King, 498.
5. King, 499.
6. King, 500-501.
7. King, 501.
8. Macon Deeds, N/497. William B. Dobson was a son and heir of Joseph W. Dobson, who had acquired land grants totaling some 1,580 acres on the highlands of Macon County between 1844 and 1860. The acreage acquired in 1875 as the future town of Highlands comprised about one half of the Dobson lands. Samuel Truman Kelsey (1832-1921), a native of New York, had fixed on work as a nurseryman in his youth and in the 1850s was in Bloomington, Illinois, working for the F. K. Phoenix Nursery. From there he went to Kansas and was engaged in horticultural work at Ottawa University, a Baptist-affiliated school established in 1865 on a 20,000-acre tract donated by the Ottawa Indians for the education of their children and descendants. It was there that he came to know Clinton Carter Hutchinson (1833-1909), a devout Baptist and former Baptist minister, who was then an Indian agent for the Ottawa people among others. A native of Vermont, he had come to Topeka, Kansas, by way of Chicago where he was involved in real estate. Although known as a founder of Highlands, Mr. Hutchinson is better remembered as the founder of Hutchinson, Kansas, an important rail transportation point on the Santa Fe Railroad line that became a major shipping point for agricultural products. Hutchinson was platted in 1871 and incorporated in 1872. These biographical notes are abstracted from Shaffer, pp. 45-46.
9. Shaffner, 56-57.
10. Macon Deeds, P/780-783.
11. (Samuel Truman Kelsey), *The Blue Ridge Highlands in Western North Carolina . . .* (Greenville, SC: Daily News, Pamphlet and Law Press, 1876. Hereinafter cited as Kelsey. In the way of an endorsement Mr. Kelsey also included the text of a long letter, dated 12 June 1876, that Thomas Lanier Clingman (1812-1897), another promoter of Western North Carolina, wrote to William Frazier, president of the American Agricultural and Mineral Land Company, in New York, describing his views on the agricultural and mineral prospects of western North Carolina.
12. Kelsey, 9.
13. Shaffner, 63-65. The house believed to have been built by Arthur House in about 1877 survives today at 524 North Fourth Street, about midway between the south edge of the Highlands North district and the town center. Mr. Munger's farm, then at the edge of Highlands, became incorporated into the golf course of the Highlands Country Club.

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14. Shaffner, 66-67.
15. Shaffner, 69.
16. Rebecca Harding Davis, "By-Paths In The Mountains, III" *Harper's New Monthly Magazine* LXI (September 1880): 542-543. The quotation regarding Dr. Mulock's travel aim appeared in the first article in the series, July 1880, page 168. The other two quotes in the explanatory paragraph appear on page 542 and precede this longer quote. Mrs. Davis's career as a writer and journalist was overshadowed by that of her famous son, Richard Harding Davis (1864-1916), who gained wide acclaim as a war correspondent.
17. Mr. Parker was the stepson of Samuel Prioleau Ravenel and the eldest son of Margaretta Amelia (Fleming) Parker Ravenel (18__-1913), the benefactor of Highlands Presbyterian Church. He was a leading figure in the textile industry in Greenville, South Carolina, and a highly respected civic leader.
18. Mr. Torrey described Highlands as "this little hamlet perched far up in a mountain wilderness" in another essay, "In Quest of Ravens," that comprised one of three chapters in *A World of Green Hills* recounting his visit to Highlands in May 1896. "A Mountain Pond" was the title of the other chapter-length essay.
19. Topsider held childhood memories for Mrs. White's granddaughter, Bailey White (b. 1950), a highly regarded commentator on National Public Radio and novelist.
20. Shaffner, 174-178.
21. Kelsey, 8.
22. Shaffner, 80-81, 703.
23. Kelsey, 7-8.
24. Marion and Barak Wright were the sons of James Wright (1811-1886), who was host to journalist Edward King in 1873.
25. Shaffner, 48-49.
26. Shaffner, 72-73.
27. Shaffner, 103.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Davis, Rebecca Harding, "By-Paths in the Mountains, I-III," *Harper's New Monthly Magazine* 61 (July-September 1880), 167-185, 353-369, 532-547.

Kelsey, S. T. *The Blue Ridge Highlands in Western North Carolina*. Greenville, SC: Daily News, Pamphlet and Law Press, 1876.

King, Edward, *The Great South*, ed. W. Magruder Drake and Robert R. Jones. Baton Rouge, Louisiana: Louisiana State University Press, 1972.

Knobel, Amanda, letter to Davyd Foard Hood, 24 July 2004.

Kyle, F. Clason, mailing to Davyd Foard Hood, 27 April 2004.

Macon County Deeds and Death Certificates, Office of the Register of Deeds, Macon County Court House, Franklin, North Carolina.

Macon County Wills and Estates Records, Office of the Clerk of Court, Macon County Court House, Franklin, North Carolina.

Martin, Betty Horton, letter to Davyd Foard Hood, 12 May 2004.

Shaffner, Randolph P. *Heart of the Blue Ridge: Highlands, North Carolina*. Highlands, NC: Faraway Publishing, 2001.

Shaffner, Randolph P., letters to Davyd Foard Hood, 12 August 2001 to 7 March 2006.

Torrey, Bradford. *A World of Green Hills*. Boston: Houghton, Mifflin and Company, 1898.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: NC Office of Archives and History
Raleigh, NC

Historic Resources Survey Number (if assigned): MA0554

10. Geographical Data

Acreage of Property Approximately 60
(Do not include previously listed resource acreage.)

UTM References

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1	<u>17</u> Zone	<u>299220</u> Easting	<u>3881700</u> Northing	3	<u>17</u> Zone	<u>300360</u> Easting	<u>3881920</u> Northing
2	<u>17</u> Zone	<u>299800</u> Easting	<u>3881800</u> Northing	4	<u>17</u> Zone	<u>300300</u> Easting	<u>3881520</u> Northing

UTM References – additional

5. 17 E299960 N3881340
6. 17 E299220 N3881420
7. 17 E299220 N3881600

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Highlands North Historic District is defined by a bold black line on the enclosed aerial tax map prepared by the Macon County Planning Department at a scale of one inch equals two hundred feet.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the historic resources of a neighborhood that comprises a visually identifiable residential district located in the resort town established in 1875. It includes the largest number of the earliest dwellings in the resort, in proximity to each other, that are surrounded on the east, south, west, and northwest by non-historic houses and mixed-use buildings of later dates and on the northeast by woodlands including the historic Kelsey Trail. The boundary is drawn to exclude the compromised, heavily-graded southwest and west part of the Downing-Stewart-Michael House grounds and the southernmost of the two adjoining condominium blocks.

11. Form Prepared By

name/title Davyd Foard Hood

organization _____ date 16 November 2009 and January 2011

street & number Isinglass, 6907 Old Shelby Road telephone 704-462-1847

city or town Vale state NC zip code 28168

e-mail N/A

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)
-

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Highlands North Historic District

City or Vicinity: Highlands

County: Macon State: North Carolina

Photographer: Davyd Foard Hood

1. Date Photographed: 2002 and 2003 except for photograph I, Town Place Condominium Block, a digital image that was taken on 18 October 2008.

Note: The field work for this project was undertaken in 2002 and completed in 2003. In the period leading up to fall 2009 drafts were completed and languished until December 2009 when the draft and accompanying documentation were submitted to the State Historic Preservation Office for review. During this period the condition, appearance, and status of the resources in the district were monitored. Each of the properties was again reviewed on 25 May 2010 following the SHPO review of the draft and prior to undertaking the revisions to produce the final text. The photographs submitted with this nomination accurately reflect the present conditions of the resources in the district and the character of their settings. Original black and white negatives and the single digital master are on file at the North Carolina Division of Archives of History, Department of Cultural Resources, Raleigh, North Carolina

Description of Photograph(s) and number:

Total of 12 photographs

- A. Sheldon-Wade-Northrop House, overall view, looking northeast.
- B. Downing-Stewart-Michael House, overall view, looking east/southeast.
- C. Smith-Froneberger-Wood House, overall/landscape view, looking south.
- D. Diffenderfer-Heacock-Melvin House, overall view, looking northeast.
- E. Rideout-Whittle House, overall/landscape view, looking north, with garage on left.
- F. Fifth Street Streetscape, west side with gate and entrance drive to Rideout-Whittle House, looking north.
- G. Edwards Family House, east, front elevation, looking west.
- H. Rice-Potts House, south side elevation, looking north.
- I. Town Place Condominium Block, looking west from side lawn of the Downing-Stewart-Michael House.
- J. John Zeigler Gottwals House, east, front elevation, looking west.
- K. Gordon-Harrison House, looking southwest.
- L. Topside, overall/landscape view, looking east.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C Street, NW, Washington, DC.