PLANNING, TRANSPORTATION & COMMUNITY DEVELOPMENT

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TRANSYLVANIA COUNTY
NORTH CAROLINA

106 East Morgan Street
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Brevard, NC 28712
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Transylvania County Joint Historic Preservation Commission

PUBLIC REVIEW OF THE BRYANT HOUSE, A REQUEST BY JOHN PAUL WILANDER, AS PROPERTY OWNER, FOR LOCAL HISTORIC DESIGNATION AT 132 KING STREET, BREVARD; PIN# 8586-42-8383-000; IN A RESIDENTIAL MIXED USE ZONED AREA OF THE CITY OF BREVARD.

Prepared By: Ashley Minery

GENERAL INFORMATION

NOTICE

Sec.16-72(2.e.3)- The commission and board of county commissioners or the municipal governing body shall hold a joint public hearing (or separate public hearings) on the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

DISCLOSURES

None

EXHIBITS

"A" Exhibits – Application Materials

A-1 The Bryant House JHPC Historic Landmark Application; received September 29, 2023

A-2 The Bryant House- Local Landmark Designation Report, received September 29, 2023

A-3 NC State Historic Preservation Office Response Letter, received December 15, 2023

A-4 DRAFT JHPC Minutes- January 30, 2024, Special Meeting

Background

On September 29, 2023, the Transylvania County Planning Department received an application and report for the local historic designation of the Bryant House, located at 132 King Street (See A-1&2). After working with members of the Joint Historic Preservation Commission (JHPC), and property owner, staff submitted the report to the North Carolina State Historic Preservation Office for their review

In a letter dated December 15, 2023, Kristi Brantley, Local Preservation Commissions/CLG Coordinator provided feedback on the report (See A-3). Ms. Alex Cole, the author of the report, revised the report and application to only include the exterior of the property in the designation, in keeping with other designated properties Transylvania County (See A-4).

In accordance with Sec. 16-72(2)(e) the Brevard City Council may adopt an ordinance enrolling the Bryant House in the property tax deferral program and create an agreement for current and future property owners to maintain the exterior of the property to historic landmark standards.

Recommendations

Sec. 16-69 (2) of the Historic Preservation Commission Ordinance provides the Joint Historic Preservation Commission power to recommend to the county board of commissioners or the municipal governing bodies within their respective jurisdictions to be designated by ordinance as “historic districts” and as individual structures, buildings, sites, areas or objects to be designated by ordinance as “landmarks”.

At a special-called Joint Historic Preservation Commission meeting held on January 30, 2024, (the regularly scheduled meeting on January 9, 24 was canceled due to inclement weather), the JHPC unanimously voted to accept the updated report and recommended the drafting of an ordinance for the Brevard City Council to approve the Bryant House, at 132 King Street, in Brevard, NC, for local designation.

dotloop signature verification: dtlp.us/pdBJ-a501-Zppn

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Administration: ☑ City of Brevard/ETJ ☐ Rosman ☐ Transylvania County

Stage 1: Status Application (no fee)
Stage 2: Designation Report Submittal Fee - $200.00

Property P.I.N.: 8586-42-8383 recorded in Book 0047, Page _____, Registry of Transylvania County

Stage 1: Local Historic Landmark Preliminary Status Application Process
This section of the application initiates preliminary consideration of a property for local historic landmark status. There is no application fee for this Preliminary Status Application of the process.

Legal Owner of Property: John Paul Wilander **Phone:** (828) 577-1666
Address: 132 King St, Brevard, NC 28712

1. NAME OF PROPERTY
Historic Name(s) Bryant House
Other Name(s) _____

2. LOCATION OF PROPERTY
Street Address or Boundaries 132 King St
City and Zip Code Brevard, 28712
Property Township Brevard ☑ Acreage 0.40

3. CLASSIFICATION
Ownership of Property: ☑ Private ☐ Public
Days/Hours of operation: _____
Contact Name/Telephone: _____
Is it accessible for viewing: ☑ Inside ☑ Outside

Category of Property:
- ☑ **Building** – created principally to shelter any form of human activity (i.e. house, barn/stable, hotel, church, school, theater, etc.)
- ☐ **Structure** – constructed usually for purposes other than creating human shelter (i.e. tunnel, bridge, highway, silo, etc.)
- ☐ **Object** – constructions that are primarily artistic in nature. Although movable by nature or design, an object is typically associated with a specific setting or environment (i.e. monument, fountain, etc.)
- ☐ **Site** – the location of a historic event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archeological value, regardless of the value of any existing structure (i.e. battlefields, cemeteries, designed landscape, etc.)
- ☐ **District** – a group of buildings or properties that may have different levels of historic or architectural significance.

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JHPC LOCAL HISTORIC LANDMARK APPLICATION

4. PROPERTY RESOURCES

Number of contributing and non-contributing resources within property:

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, yields important information about the period and possesses historic integrity.

	Contributing (Adds to significance)	**Non-contributing** (Does not add to significance)
Buildings	1	Select One
Structures	Select One	Select One
Objects	Select One	Select One
Sites	Select One	Select One

5. FUNCTION OR USE (note approximate dates)

Historic Functions or Use:
Boarding house

Current Functions or Use:
Single family residential

Stage 1: Local Historic Landmark Application

Paul Wilander
(type or print applicant name)

John Paul Wilander — dotloop verified 01/23/22 8:39 PM EST HVHO-JADS-OO9S-F2RX
(applicant signature) (date)

132 King St
(mailing address)

Brevard, NC 28712
(city, state, zip)

paul@lookingglassrealty.com (828) 577-1666
(e-mail address) (phone)

Alex Cole
(type or print agent name, if applicable)

Alex S. Cole — Digitally signed by Alex S. Cole DN: C=US, E=acole@ashevillenc.gov, CN=Alex S. Cole Date: 2022.01.28 12:23:41-05'00'
(agent signature) (date)

39 Oak Hill Rd
(mailing address)

Pisgah Forest, NC 28768
(city, state, zip)

shipley79@gmail.com (828) 606-69
(e-mail address) (phone)

Application Submitted on 23 day of Sept. , 23

(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

dotloop signature verification: dtlp.us/pdBJ-a501-Zppn

JHPC LOCAL HISTORIC LANDMARK APPLICATION

Stage 2: Local Historic Landmark Designation Report Submittal Process
The designation report may be submitted with the Local Historic Landmark Application, or separately after the Joint Historic Preservation Commission has considered the application and directed the designation committee to provide assistance or guidance to the applicant. Designation reports required in accordance with NC GS 160D-945 and 946.

1. **SUPPORTING DOCUMENTATION**
   - ☑ **Designation Report**
     A designation report should help justify and explain to the general public why the local governing authority's decision to landmark the property as "historic" is appropriate and defensible. A report format guide is available on the Transylvania County Planning and Community Development website and report examples and other useful material are available on the State Historic Preservation Office website at https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office/local-historic-0#preparing-a-local-landmark-report
   - ☐ **Additional Items Requested by JHPC:** _____

Stage 2: Designation Report Submittal and Certificate of Appropriateness Statement of Understanding

Certificate of Appropriateness Required: From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within the historic district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the Joint Historic Preservation Commission. Such a certificate is required to be issued by the Preservation Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A certificate of appropriateness shall be required whether or not a building or other permit is required. "Exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all features, historic signs, color, and significant landscape, archaeological and natural features of the area. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size and location of all such signs.

I understand that designation as a local landmark imposes the restrictions described above.

John Paul Wilander
(type or print applicant name)

JPW
(applicant signature) 2/2/24 (date)

66 S. Broad St.
(mailing address)

Brevard, NC, 28712
(city, state, zip)

Date: 2 day of 2, 2024

(type or print agent name, if applicable)

(agent signature) (date)

(mailing address)

~~(city, state, zip)~~

(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

dotloop signature verification: dtlp.us/pdBJ-a501-Zppn

For Transylvania County Planning and Community Development Staff Use

- [x] Status Application submitted to the Transylvania County Planning and Community Development Department. Date: Sept. 29, 2023
- [x] JHPC status application review. Date meeting: Nov. 14, 2023
- [x] Designation Report submitted to the Transylvania County Planning and Community Development Department. Date: Sept 29, 2023
- [x] Report sent to NC Dept of Cultural Resources State Historic Preservation Office, allowing 30 days to respond Date of report submittal to SHPO: Nov. 15, 2023
- [x] JHPC vote on designation status recommendation. Date of meeting: Jan 30, 2024
- [ ] County/City/Town Public Hearing and adoption of Historic Landmark Designation. Date of consideration: _____

Approval Confirmation: *(To be completed by Transylvania County Planning and Community Development Department Staff)*

This section of the application documents Transylvania County Joint Historic Preservation Commission's recommendation, and the appropriate governing Board's ultimate approval of the Local Historic Landmark Designation.

I have read the general information on landmark designation provided by the Transylvania County Joint Historic Preservation Commission and affirm that I support landmark designation of the property defined herein.

John Paul Wilander	
(type or print applicant name)	(type or print agent name)
[signature] 2/2/24	
(applicant signature) (date)	(agent signature) (date)
66 S. Broad St.	
(mailing address)	(mailing address)
Brevard, NC, 28712	
(city, state, zip)	(city, state, zip)
	(JHPC Administrator – Printed)
Designation Approved this ____ day of ____, ____	(JHPC Administrator – Signature)

JOINT HISTORIC PRESERVATION COMMISSION OF
BREVARD & TRANSYLVANIA COUNTY

Local Historic Landmark
Designation Report

BRYANT HOUSE
132 KING STREET
BREVARD, TRANSYLVANIA COUNTY, NORTH CAROLINA



Prepared by:

Alex Cole
Pisgah Forest, NC

January 2024

1. **Name and Location of Property**

   The Bryant House is located at 132 King Street in Brevard, Transylvania County, North Carolina.

2. **Name and Address of Current Property Owner**

   John Paul Wilander
   132 King Street
   Brevard, NC 28712

3. **Representative Photographs and Maps of the Property**

   Representative photographs of the property, a location map, boundary map and site map are included with this report.

4. **Current Deed Book Reference**

   The property is recorded in Transylvania County Deed Book 1081, Page 56. The tax parcel number is 8586-42-8383, which encompasses the entire 0.40 acre tract historically and currently associated with the Bryant House.

5. **Ad Valorem Tax Appraisal**

   According to Transylvania County tax records the appraised value of the property is $669,760, which includes the house and 0.40 acre parcel. The tax appraisal for the building alone is $469,760, and the land is appraised at $200,000.

6. **Date of Construction**

   The Bryant House was constructed in 1915-1916.

7. **Historical Significance**

Areas of Significance:	Travel/Tourism Boarding Houses/Lodging Women's History
Period of Significance:	1916-1973

8. **Statement of Significance**

The Bryant House (TV 0259), opened in 1916, is a notable and representative extant example of guest accommodations constructed in Brevard during the period of booming tourism and industry in the early part of the twentieth century. Built and operated by Ida

Shipman Bryant, and subsequently by several of her sisters, the two-and-a-half story frame dwelling located on current day King Street (previously Depot Street)[1] was conveniently located near to the railroad depot and functioned as a boarding house for those traveling to Brevard and the surrounding areas until at least the early part of the 21st century. Rumored to have served the best meals in town, the Bryant House also hosted many gatherings for various civic organizations and celebrations over the years in addition to providing lodging accommodations. The property is significant as an extant historic resource, representative of the tourism industry and lodging in Brevard and Transylvania County, as well as women's contributions to entrepreneurial pursuits during an era when few such options for business enterprise existed for women. The entire 0.40 acre parcel, historically and currently associated with the building[2], as well as the exterior of the house are included in the designation.

9. Architectural Description

Located just slightly to the north of the Probart Street District (TV 0595) and northwest of the Main Street Historic District (TV 0515), the Bryant House is sited on the north side of King Street, which was historically named Depot Street for its proximity to the train depot on nearby Railroad Avenue at the time the house was constructed in 1916. The area where the Bryant House is located consists of a mix of fairly modest, one and two-story structures that feature a variety of vernacular architectural styles.

Built as a boarding house, the Bryant House is a two-and-a-half story frame dwelling with a three-bay facade, and a high square asphalt shingle hipped roof with boxed eaves, punctuated by four matching hipped dormers with two matching interior brick chimneys extending from the valleys of the north and south facing dormers. A wide, hipped roof porch with Tuscan wood columns and non-original simple wood balustrade, tongue and groove flooring, and bead board ceiling extends along the front elevation, wrapping the the southwest corner of the house; non-original columns at the entry stair are supported by brick piers, while the rest of the columns, including the original columns at the corners of the porch, extend to meet the floor. An addition on the south elevation was added in 1922 to expand the dining area,[3] and a half-lite wood entrance door with sidelights provides access from the porch on the south elevation to the dining/kitchen area. The entire porch was enclosed with screening, also in 1922, but the screening has since been removed and replaced with the additional columns and balustrade. Exterior materials of the house include a stone foundation with grapevine mortar joints, weatherboarding on the first and second levels, and painted wood shingles on the dormers. All elevations feature original, one over one, double-hung wood windows. Two matching original windows on the front elevation feature smaller upper sashes for improved air circulation within the common areas of the house. Original half-lite, wood paneled entry door with original hardware is present on the front elevation as well. An original sleeping porch with supporting wood brackets cantilevers over an enclosed porch on the rear elevation, and a small, elevated wood deck has been constructed to provide access to the rear entry door.

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[1] Sanborn Fire Insurance Map from Brevard, Transylvania County, North Carolina. Sanborn Map Company, 1924.
[2] Transylvania Register of Deeds, Book 1081, Page 56.
[3] "Remodeling the Bryant House," *Brevard News* (NC), April, 14, 1922.

The front entrance of the house is slightly offset so that when one enters the interior, they arrive in one of the front parlors. This room is separated from a second front parlor by a wide doorway with original wood paneled doors, which are present throughout the house. A central stair divides the house beyond the front bay. The first floor features one bedroom and bath on the north side of the house, a large remodeled kitchen on the south side, and an enclosed porch at the rear. Multiple bedrooms and bathrooms are present on the second and third floors, as well as a sleeping porch on the second story, which currently functions as both a living space and a large bedroom. A laundry room with a small kitchen is also present on the second story adjacent to the stairway.

Original interior features, including tall, plastered walls, plate moldings, wide, dark wood door and window surrounds, paneled wood doors, and narrow, dark wood flooring, are still present throughout the house. Matching Craftsman-style dark wood mantels are also present in the two front rooms. The existing Craftsman-style stair railings and newel posts are also still present.

A two-story, German-sided accessory structure was constructed in the rear yard between 1951-52, but was recently demolished in 2017.

While the author of this report could not establish a first name for the person purported to be the builder of the Bryant House, an article in the Brevard News in 1921 stated that a Mr. Norwood, known locally as "Norwood the Builder," was responsible for drafting the plans for the house. In addition to the Bryant House, the article notes that Norwood built many other buildings, including Brevard Hardware Co., Camp French Broad and Camp Dixie, a school building in Penrose, a church in Columbia, SC, a school dormitory in Lenoir, NC and an African American industrial school.[4]

10. Historical Background & Context

Historical Background

The Bryant House was built in 1915-16 for Ms. Ida Enola Shipman Bryant, who was born in April 1875. A native of Transylvania County, Ida Bryant was the daughter of well known local businessman and farmer John J. Shipman, and his wife Margaret Jane Neely Shipman.[5] In addition to being a local farmer, J.J. Shipman had been noted over the years in the Sylvan Valley News as a tax assessor for Brevard township, the board chairman of the local road overseer group, and a commissioner with the Transylvania Camp U.C.V.[6] Mr. and Mrs. Shipman had six

[4] "Do it Now," *Brevard News* (NC), February 4, 1921.
[5] "United States Census, 1900", database with images, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MS17-TVZ : 9 March 2022), John J Shipman, 1900.
[6] *Sylvan Valley News* (NC) - multiple articles printed between 1904-1911.

children: Mamie, Emma “Lula”, Rose, Thomas, Ida and Annie.[7] The Shipman’s played an active role in Brevard, and were very clearly a business oriented family, as is evidenced by Mr. Shipman’s contributions to the community, the Shipman sisters' entrepreneurial efforts in managing local boarding houses, as well as Thomas Shipman’s prominent roles as town alderman and treasurer, and as an elected stockholder of the Brevard Building and Loan Association, among others.[8]

Ida Shipman was married to Robert L. Bryant of Anderson, South Carolina in 1899 in Transylvania County. According to census data, Robert and Ida Bryant were residing in Liberty, South Carolina, where Mr. Bryant owned and operated a farm.[9] The couple later relocated to Asheville, North Carolina where Mr. Bryant pursued work as a railroad conductor and Ms. Bryant cared for their two daughters, Mildred and Margaret.[10] Upon her husband’s untimely death in 1911 at the age of 36, Ms. Bryant moved back to Transylvania County, presumably to be closer to her family.[11] She gave birth to the couple’s third daughter, Roberta, in 1912 after Mr. Bryant’s passing.[12] Mr. Bryant was buried at Gillespie Evergreen Cemetery in Brevard near the Shipman family plot.

After moving back to Transylvania County, Ida operated a boarding house on Main Street in Brevard.[13] She later purchased the lot where the current day Bryant House is located in 1915 from Mr. James Hamlin.[14] A photograph of the newly opened Bryant House appeared in the Sylvan Valley News in the spring of 1916, and was accompanied by the headline “The Bryant, Brevard’s New and Popular Hotel.” The article noted that the hotel, which had opened on March 1st of that year, had “established deserved popularity, a fact undisputedly proven by its registration to date of 225 guests.”

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[7] Find a Grave, database and images (https://www.findagrave.com/memorial/22034119/john-j-shipman: accessed 18 June 2023), memorial page for John J. Shipman (1833–1911), Find a Grave Memorial ID 22034119, citing Gillespie Evergreen Cemetery, Brevard, Transylvania County, North Carolina, USA; Maintained by JD (contributor 51170549).

[8] Multiple issues of the *Sylvan Valley News* (NC)*,* 1911.

[9] "United States Census, 1900", database with images, FamilySearch (https://www.familysearch.org/ark:/61903/1:1:M3TJ-VJ7 : Sun Sep 17 02:47:16 UTC 2023), Entry for Robt L Bryant and Ida Bryant, 1900.

[10] "United States Census, 1910," database with images, FamilySearch (https://familysearch.org/ark:/61903/1:1:MLSY-7RW : accessed 18 June 2023), Ida Bryant in household of Robert Bryant, Asheville Ward 3, Buncombe, North Carolina, United States; citing enumeration district (ED) ED 9, sheet 12A, family 257, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 1099; FHL microfilm 1,375,112.

[11] "Find A Grave Index," database, FamilySearch (https://www.familysearch.org/ark:/61903/1:1:QVG6-TGR5 : 3 July 2020), Robert Luther Bryant, 1911; Burial, , ; citing record ID , Find a Grave, http://www.findagrave.com.

[12] "United States Census, 1920," database with images, FamilySearch (https://familysearch.org/ark:/61903/3:1:33SQ-GRXT-FCF?cc=1488411&wc=QZJR-K5K%3A1036474001%2C1036942301%2C1036945401%2C1589332980 : 12 September 2019), North Carolina > Transylvania > Brevard > ED 184 > image 36 of 44; citing NARA microfilm publication T625 (Washington, D.C.: National Archives and Records Administration, n.d.).

[13] “The Bryant, Brevard’s New and Popular Hotel,” *Sylvan Valley News* (NC), May 26, 1916.

[14] Transylvania County Register of Deeds, Book 37, Page 25.

In January of 1917, Ida closed the Bryant House to guests to assume management of the Hotel Crary on Main Street, whose previous manager had recently departed. During this time, Ida's mother and three of her sisters, Rose, Mamie and Annie, took over management of the Bryant House.[15] Although it could not be confirmed by cross referencing deed records, an article in the Brevard News stated that the "Misses Rose Shipman and sisters" had purchased the Bryant House from Ida.[16] Ida went on to hold the position of matron at Sylva Collegiate Institute, and later relocated to the Tampa area of Florida, where she passed away in 1927 at the age of 52. At the time of her death, Ida was remembered as "a woman well known throughout the community for her splendid qualities of character, and greatly beloved by all who knew her.[17]

During the 1920s, the Shipman sisters continued to operate the Bryant House in addition to their other popular boarding house, the Shipman Cottages.[18] After more than a decade of managing the Bryant House, the property was eventually sold out of the Bryant and Shipman families to Mrs. Ida Conley of Almond, NC in 1930. It was noted at the time that the Bryant House "had long been one of the most popular hotels in this section, known to tourists and traveling men throughout the South, and famous for the splendid meals served there." Mrs. Conley was apparently known for her experience in the hotel business, and was assisted in managing the Bryant House by her two daughters, Mrs. R.K. Rollins and Mrs. Epps.[19]

Property ownership of the Bryant House was transferred several times in the 1930s: in 1932, Mrs. Conley sold the property to Mrs. Alma Morgan. The Morgans were both natives of Transylvania County, and were from the Cherryfield and Cathey's Creek areas located southwest of Brevard.[20] Together with her husband J.F. Morgan, Alma later sold the property to Mr. J.I. and Edna Mae Ayers in 1937. Mrs. Ayers was a native of Transylvania County, while her husband hailed from Patrick County, VA.[21] Census records indicate that the Ayers owned a "sample" clothing store, in addition to their involvement in the lodging industry.[22] It appears they were successful in their retail business for some years, as Ayers Department Store, located at 53 West Main Street in Brevard, was listed in the Transylvania County Telephone Directory as late as 1972.[23]

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[15] "Mrs. Bryant Takes Hotel Crary; Closes The Bryant," *Brevard News* (NC), January 12, 1917.
[16] Personals Section, *Brevard News* (NC), November 19, 1920.
[17] "Mrs. Bryant Dies In Florida Home." *Brevard News* (NC), October 27, 1927.
[18] "Shipman House Reopened," *Brevard News* (NC), July 1, 1921.
[19] "Mrs. Conley Buys The Bryant House," *Brevard News* (NC), April 16, 1930.
[20] "Find A Grave Index," database, FamilySearch (https://www.familysearch.org/ark:/61903/1:1:QVLY-7KPM : 9 September 2022), Ellen, ; Burial, Calvert, Transylvania, North Carolina, United States of America, Mount Moriah Cemetery; citing record ID 105319349, Find a Grave, http://www.findagrave.com.
[21] Find a Grave, database and images (https://www.findagrave.com/memorial/55773706/harriett-ednamae-ayers: accessed 18 June 2023), memorial page for Harriett Ednamae Saltz Ayers (1 Apr 1908–5 Aug 1975), Find a Grave Memorial ID 55773706, citing Gillespie Evergreen Cemetery, Brevard, Transylvania County, North Carolina, USA; Maintained by Shelburn Wilkes (contributor 46921970).
[22] "North Carolina Deaths, 1931-1994," database, FamilySearch (https://familysearch.org/ark:/61903/3:1:3Q9M-C9PF-Z3LS-B?cc=1584959 : 29 September 2022), > image 1 of 1; State Department of Archives and History, Raleigh.
[23] Transylvania County Telephone Directory.

The couple eventually transferred the property to Edna Mae's mother, Martha Leona (Gimley) Saltz in 1943.[24] Born on March 25, 1886, Martha Saltz, known as Leona, was a native of Transylvania County.[25] She was married to Mr. J.L. Saltz at Little River Chapel in 1905. A native of Henderson County, NC, Mr. Saltz had moved to Transylvania several years prior to his marriage to Leona in order to aid his father in "beautifying and managing the farm formerly owned by J.C. Loftis, and to start up a goat ranch." Mrs. Saltz was noted as having been the acting postmistress at the Loftis Station at the time.[26]

Leona went on to manage multiple dining establishments in Brevard over the years. An advertisement in 1927 identifies her as the manager of The Whitmire Grill.[27] Later, according to an announcement in The Brevard News in 1930, Leona and her daughters were back in business operating The Home Cafe.[28]

The Saltz's moved to the Bryant House in 1936, where Leona managed the boarding house operations.[29] Census data notes lodge-keeping and housekeeping as her occupations in 1940. Although her husband, Luther, was apparently not working at the time due to health related reasons, the couple owned a house, and lived with their son Harold, 21, who was working as a salesman at a grocery store; daughter Mordecia Neely, who was 29 years old and living in the house with her seven year old daughter, Martha Jaye; their son-in-law Isaac, 30, who owned a clothing store; and their daughter Edna Mae, 31, whose occupation was listed as "other."[30] Luther and Leona also had several other children who did not reside with them at the Bryant House; however, two of them, James Edwin and Harold, eventually became owners of the property later in the property's history. The couple's fifth child, Christine Saltz Scott, is the only child who did not appear in the deed records for the property.

Although the Brevard News announced in April of 1937 that Leona had purchased the Bryant House from J.F. Morgan deed records indicate that the property transfer actually occurred between J.F Morgan and Leona's daughter and son-in-law, Edna Mae and Isaac. The couple did eventually sell the property to Leona in 1943, after which ownership changed hands within the family several times following Leona's death in 1966 at the age of 80. In 1978, the property was transferred from Isaac Ayers and Harold Saltz, along with Harold's wife Dorice,

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[24] "Mrs. J.L. Saltz Buys Bryant House Hotel," *The Transylvania Times* (NC), April 23, 1943, p.1.
[25] North Carolina Deaths, 1931-1994," database, FamilySearch (https://familysearch.org/ark:/61903/3:1:3Q9M-C9PL-39LT-D?cc=1584959 : 29 September 2022), > image 1 of 1; State Department of Archives and History, Raleigh.
[26] "Glancing Back at Brevard: Taken From the Files of the Sylvan Valley News, Beginning 1895," *The Transylvania Times* (NC), September 4, 1941.
[27] "Whitmire Grill Now Open!", *Brevard News* (NC), October 27, 1927.
[28] "Announcement," *Brevard News* (NC), June 18, 1930.
[29] "Local and Personal Item," *The Transylvania Times* (NC), November 5, 1936.
[30] "United States Census, 1940," database with images, FamilySearch (https://familysearch.org/ark:/61903/3:1:3QSQ-G9MB-BB?cc=2000219&wc=QZXT-YNW%3A790104901%2C799203901%2C799207001%2C799207002 : accessed 2 June 2023), North Carolina > Transylvania > Brevard Township, Brevard > 88-2A Brevard Township, Brevard Town NW of U.S. Highway 64 > image 25 of 54; citing Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012.

Edwin Saltz and Mordecia "Decia" Neely, who then later transferred ownership to James E. Saltz, Jr. later that same year.[31] According to Leona Saltz's obituary, she had been a lifelong resident of Transylvania County, had opened one of the first restaurants in the county, and had operated the Bryant House since 1936.[32]

Not surprisingly, the Saltz children appeared to be just as enterprising as their mother, the Bryant/Shipman family, and others who owned the Bryant House over the years. Luther and Leona's oldest child, James Edwin, owned a shoe store in Florida, was president of the Florida State Retailers Association, and had been named "man of the year" in 1949 in St. Petersburg in recognition of fighting corruption related to government oversight of the retail industry.[33] Youngest son Harold was also involved in commercial business, and had been associated with multiple grocers in Brevard over the years. He eventually went on to open the Super-Market on the Brevard-Pisgah Highway, "the largest, and most modern" grocery store in the county at the age of 30 in 1948.[34] Harold's Super Market was still being advertised on Hendersonville Highway as late as 1972.[35] Mordecia was also very active in the community, and ultimately took over running the operations for the Bryant House, which functioned as a boarding and/or "rooming" house until at least 2007.[36]

The property was eventually transferred into a trust following Mordecia Saltz Neely's death in 2008, and ultimately her daughter, Martha Jaye (Neely) Johnson, and her husband, Earl, sold the property after 75 years of Saltz family ownership on behalf of the trust to Ms. Marian Minerd in 2011. Ms. Minerd's daughter, Laura, then sold the Bryant House on behalf of her mother's estate in 2016. Laura Kathryn Minerd had been an educator, as well as business owner of the locally loved costume and novelty shop, the 336 Exchange, which would later become Penny Lane on Broad Street in downtown Brevard.[37] The property was sold to Mr. John Paul Wilander, owner and founder of local real estate brokerage Looking Glass Realty, and current owner of the Bryant House.

Historical Context

Formed from ancestral homelands of the Anigiduwagi, or Cherokee as they are more commonly known, Buncombe County once encompassed a large portion of western North Carolina until it was later divided into smaller counties during the first century of white settlement in the region. Following the establishment of Henderson and Jackson Counties between 1838-51, Transylvania County was established by the N.C. General Assembly in 1861, with Brevard as its centrally located county seat. Settlement in Transylvania County remained

[31] Transylvania County Register of Deeds, DB 230/680, 470/641, and 596/302.
[32] "Obituary for Leona Saltz," *The Transylvania Times* (NC), June 2,1966.
[33] "Ed Saltz Named Man of the Year in Florida City," *The Transylvania Times* (NC), January 20, 1949; "Saltz Making One Man Fight Against Waste, Corruption in State of Florida," *The Transylvania Times* (NC), February 21, 1952.
[34] "Super-Market to Open Friday," *The Transylvania Times* (NC), March 4, 1948.
[35] Telephone Directory for Transylvania County, 1972.
[36] Telephone Directory for Transylvania County, 2007.
[37] "Laura Kathryn Minerd," *The Transylvania Times (NC),* December 8, 2021, obituary page.

fairly sparse following the Civil War, at which time there were only a few frame houses located in Brevard and a population of about 50 people.[38]

Rail service was extended to Brevard in 1894, and the Hendersonville and Brevard lines were joined in 1895. With two trains operating daily, the improved transport of people and goods propelled Brevard and the surrounding area into a new era of prosperity. Industrialists were attracted to the area due to the natural resources available, such as ample timber. Prior to the arrival of the railroad, the primary industries were farming, raising livestock, and operation of grist mills and sawmills. With greater access to raw materials, larger scale industries, including tanneries and timber mills, emerged in the area.[39]

At the turn of the century, Joseph Silversteen, a tanner from Pennsylvania, moved with his wife to the region, after which he opened Toxaway Tanning in 1901, the Gloucester Lumber Company in 1910, and the Rosman Tanning and Extract Company. With the founding of the Shaffer and Moltz Lumber Companies in Rosman around this same time, Rosman, a small town located about twelve miles southwest of Brevard, became the industrial heart of Transylvania County. Silverstein later opened a tannery in Brevard as well in 1916, after which he built Silvermont (TV 0006), a 33-room Colonial-Revival brick mansion on South Main Street in 1917.[40]

Industrialist and resort developer J. Frances Hayes also played a major role in increased local economic prosperity. Hayes was responsible for connecting the railway from Brevard to Toxaway, and for founding the renowned Toxaway Company, under which he developed multiple travel resorts in the mountainous areas west of Rosman. Hayes also founded the Brevard Tanning Company in the Pisgah Forest section of Transylvania County in 1902.[41] As a result of increased industry, the population of Transylvania County had nearly tripled in the three decades prior by 1899.[42]

Although for quite different reasons, tourists and travelers were attracted to the area at the southern end of the Blue Ridge for its natural resources as well. Known for its idyllic scenic beauty and cool mountain air, tourists began traveling to the Brevard area simultaneous to the economic boom spurred by increased rail travel at the end of the nineteenth century, and thus tourism emerged as an additional boon to the local economy. In 1907, the Brevard Board of Trade began publishing a brochure touting Brevard as an ideal tourist destination, noting its healthy climate, beautiful scenery and outdoor recreational activities, and dubbing the area as the “Land of Waterfalls”, as well as the gateway to the mountainous resort areas near Lake

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[38] Michael Allison, et. al., *Transylvania County Heritage, North Carolina Volume 2* (USA: Wadsworth Publishing, 2008), 2-21.
[39] Ibid.; Don Mills, Inc. and the Transylvania Heritage Book Committee, *The Heritage of Transylvania County, NC* (USA: Wadsworth Publishing,1995), 38-37.; Susan Lefler, *Images of America: Brevard* (Charleston, SC: Arcadia Publishing), 7-8.
[40] Ibid.
[41] Ibid.
[42] Kevin Norris and Martin Reidinger, *Transylvania County: An Early History* (Private Publisher, 1973), 48.

Toxaway and points west of Brevard, advertised as the "Beautiful Sapphire Country."[43] A later 1929 version of the same publication noted that "the Sylvan Valley, the Sapphire Country, Fairfield and the Toxaway Section, though outlying districts, are strong assets, invaluable to the tourist life of Brevard", and "…no other County of this State has such distinct and separate sections that are as widely known for their wonderful beauty and natural requisites so necessary to the comfort and the entertainment of the tourist." The brochure also acknowledged that tourism had become an integral part of the trade and growth of Brevard.[44]

In addition to resort tourism and various industries bringing travelers to Brevard and the surrounding region in the early part of the twentieth century, summer camps for youths had begun proliferating in the area at the same time, which attracted even more travelers. By the 1920s, there were at least fourteen summer camps in operation in the county, including Camp Cherryfield (current day Camp Kahdalea), Camp Chickasaw, Gwen Valley, Camp Transylvania (current day Brevard Music Center) and Camp Toxaway.[45] A 1922 Brevard News article noted that summer camps brought over 2,000 campers and their parents at the time[46], many of whom would elect to stay at one of the local hotels or boarding houses while their children were enrolled at one of the many nearby camps. The same article paints a picture of a time of prosperity, touting new roads under construction, new buildings being built, and a new dam being constructed by the Cascade Light and Power Company, as well as thriving local industries such as cotton milling, lumber production, and shuttles for weaving. The Franklin, Hotel Crary, Galloway House, Hampton House and the Bryant House are highlighted as local lodging facilities for travelers at the time.[47]

By the time of publication of the 1907 Board of Trade brochure, there were already five hotels in Brevard: the Franklin Hotel, McMinn House, the Henning Inn, the Hotel Brevard and the Aethelwold. The brochure also noted that there were 27 cottages and boarding houses in Brevard at the time, as well as three in nearby Pisgah Forest.[48] While hotel developments can by no means be excluded from the importance of the evolution of the tourism industry in Brevard, boarding houses, as an enterprise, created a new means by which women could make money, and perhaps gain more independence, during the late nineteenth and early twentieth centuries that had not previously existed for them. According to national statistics at the time, the top five occupations for women in 1910 were domestic servitude, semi-skilled or factory labor, clothes laundering, teaching and dressmaking, with boarding house keeping ranking in tenth place.[49] These national statistics were evident at the local level in Transylvania County; according to the U.S. Census data, the top five women occupied jobs in the county were clothes laundering, cooking, teaching, cotton mill laborer and dressmaker, with boarding house keeping ranking in

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[43] Laura A.W. Phillips & Deborah Thompson, *Transylvania: The Architectural History of a Mountain County* (Raleigh, NC: The Transylvania County Joint Historic Preservation Commission in association with Marblehead Publishing, 1998), 37-38.
[44] Brevard Board of Trade, *Brevard, NC: In the Land of the Waterfalls, 1929.*
[45] Yvonne McCall-Dickson, *Images of America: Transylvania County* (Charleston, SC: Arcadia Publishing, 2005), 27-28.
[46] "Beautiful Brevard Serves as the Entrance to Sapphire Country," *Brevard News* (NC), January 2, 1922.
[47] Ibid.
[48] Phillips & Thompson, 37-38.
[49] Joseph A. Hill, "Women in Gainful Occupations, 1870-1920," Washington: U.S.G.P.O. 1929, p.7.

eighth place. Given that Transylvania was, and still is, majority rural in nature, farming likely ranked among the top occupations as well, although it's impossible to make a clear calculation based on census data given that many women likely did not note it as their occupation simply because it was part of their everyday life, just as cleaning or cooking in one's own home would have been.

In her article *"Selling Domestic Space: The Boarding House in the Southern Mountains"*, Michael Ann Williams describes the rural nature of the southern Appalachians as being conducive to people opening up their homes to people traveling through a given area. Over time, this became more formalized as a business enterprise, for women in particular who had perhaps previously provided space to travelers free of charge simply because it was customary in rural areas that mostly consisted of farmsteads located at various distances from one another.[50] As the variety and nature of industries changed in Transylvania County, more and more people were traveling about for both work and leisure. And Williams points out that boarding houses were often more appealing to working class travelers, versus more affluent people, who often had their own private vacation homes in the area or preferred to stay in hotels. That people were mobile and moving about for an increased variety of reasons in the early part of the twentieth century is evidenced by the proliferation of lodging options in and around Brevard, including boarding houses.

Boarding houses increasingly were a way for women to profit off of their domestic services, and in many cases act as their own proprietor, giving them an opportunity for increased independence, as well as financial means. In their book about women's history in North Carolina, authors Margaret Supplee Smith and Emily Herring Wilson note that any type of proprietorship available to women at the time offered a means by which women achieved higher social status and increased autonomy versus other available occupations at the time, such as domestic service or manual labor. It was also considered a respectable way for widows to make a living since operating a boarding house meant that one would stay in one's own home and continue working in an industry deemed acceptable for women at the time.[51]

The authors go on to note that at least 800 women were managing boarding houses in North Carolina in 1900, either as owners or operators.[52] One prominent example of a local female boarding house proprietor at the time was Julia Westall Wolfe, mother of famed author Thomas Wolfe, who immortalized his mother as the character Eliza Gant in his novel *Look Homeward, Angel*. Her entrepreneurial efforts clearly illustrate that boarding house operations represented an opportunity for women in business during a time of quite limited options.

Born in rural Swannanoa, NC in 1860, Wolfe was somewhat unique among women at the time, in that she was able to pursue educational opportunities at Asheville Female College and

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[50] Michael Ann Williams, "Selling Domestic Space: The Boarding House in the Southern Mountains," *Perspectives in Vernacular Architecture*, vol. 12, 2005: 1.; Richard P. Horowitz, "Architecture and Culture: The Meaning of the Lowell Boarding House," *American Quarterly*, vol. 25, 1973: 64-82.
[51] Margaret Supplee Smith and Emily Herring Wilson, *North Carolina Women: Making History* (Chapel Hill, NC: The University of North Carolina Press, 1999), 115.
[52] Smith and Wilson, 176.

Judson College in Hendersonville. Although she did not graduate from either school, she went on to be a teacher, and then later moved to Asheville to become a bookseller. She married W.O. Wolfe in 1884, and resided at his home on Woofin Street. In a testament to her entrepreneurial spirit, Wolfe saved enough money to buy the house from her husband and decided to take on a few boarders. In what some might consider to be an unusual move at the time, she moved to St. Louis during the summer of the 1904 World's Fair, where she smartly rented a house and took on boarders who were traveling there for the fair's events. Upon returning to Asheville, she bought a house on North Spruce Street, which would come to be called the "Old Kentucky Home," strictly for the purpose of operating it as a boarding house. Given that by 1926, her name appeared on more than 150 registered deeds in Asheville, and that she had purchased a piece of property in Florida worth $26,000[53], which would be the equivalent of almost half a million dollars today, it's clear that boarding house operation represented a means to achieve financial success and freedom, as well as independence, in a time of extremely limited occupational options for women.

According to an unofficial list published in the Transylvania Times in their 125th anniversary edition in 1986, there were twenty eight hotels and boarding houses of various sizes throughout the county during the height of the tourism boom in the early twentieth century. The article notes that tourism brought much in the way of jobs, economic opportunities, improved infrastructure, and even famous names and families to the region. However, as the article notes, the Great Depression interrupted this time of increased prosperity, and thus many of the lodging options in and around Brevard at the time did not survive.[54]

Located at 266 West Probart Street in Brevard, the Red House (TV 0249) was built by Leander Sams Gash in 1851 as a trading post, and is possibly the oldest known structure to have functioned as a formal lodging house. The original structure was lost to fire during the Civil War, but was later reconstructed. It has served a variety of uses during its lifetime, including a hotel, a boarding house, a school, and later a bed and breakfast. The Red House was eventually converted into a single family residence, which functions as its current use today.[55]

The same issue of the Transylvania Times notes multiple historical examples of lodgings in and around Brevard, including the D'Arlington, the Aethelwold, the Franklin, the Walnut Inn, and Hotel Crary. Previously located adjacent to St. Philip's Episcopal Church on Main Street, the D'Arlington was built by Dr. William Wallace and his wife Lacy in 1905 to serve as a lodging house. The property had ceased operations as a lodging use by the 1970s, however, and the structure was eventually demolished.[56]

The Aethelwold (TV 0549) is one of a handful of historic lodging facilities in Brevard that is still standing today. Located at the southeast corner of the intersection of Main and Broad Streets, the Aethelwold was constructed in 1905 by John William McMinn, and was named for

[53] Smith and Wilson, 205-207.
[54] "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 3-9.
[55] "The Red House," *The Transylvania Times* (NC), 1986.
[56] "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p.11.

his wife Ethel.[57] While the ground floor housed a variety of commercial businesses, the upper two stories accommodated up to 100 guests. McMinn owned the hotel until his death in 1918, at which point it was purchased by T.W. Whitmire and renamed the Waltermire in honor of his late son, Walter. The hotel was originally constructed in the Queen Anne style, and although it has been altered over the years, it was listed as a contributing structure in the Main Street National Register Historic District in 2004.[58] Today, commercial businesses still occupy the ground floor, while the upper stories house residential condominiums.

The Franklin, which was built by the Toxaway Company on Franklin Street, opened in 1900, and was noted as having been the grandest lodging facility at the time. The hotel was taken over for a time by the Shipman sisters, but it eventually became vacant, and ultimately razed by the Presbyterian Church in 1956.[59]

Prior to operating the Franklin, the Shipman sisters also operated the Walnut Inn, which had originally been built as a private residence in 1920, but was later converted into a hotel. The Transylvania Times noted that the hotel was particularly well known for the good food served there, and that it had been a vital part of Brevard's social life and economy. It had once been so successful that the Shipman sisters added eight guest rooms and five bathrooms. [60] Unfortunately the Walnut Inn also eventually succumbed to demolition.

Still remaining on East Main Street is the T. B. Crary Hotel (TV 0553), which was built by the building's original owner and namesake in 1910. The building's facade has been heavily altered, but originally featured traditional first floor commercial entryways and a three-bay, two-story projecting porch. Hotel Crary housed eleven guest rooms and had been operated by Mrs. S.M. Peters when, interestingly, operations were taken over by Ida Bryant in 1917 after she closed The Bryant, which she had only just recently opened.[61]

Along with the multiple hotels that were in operation during the early part of the twentieth century, there were many cottages and boarding houses in Brevard and nearby Pisgah Forest that were housing visitors at the time. Previously located at 544 Country Club Road southwest of downtown Brevard, the Everett Moffitt House (TV 0350) was constructed in 1901 as a two-story, three-bay, side-gable house with pebbledash siding and a large hipped roof wraparound porch. While the house is noted as having served as a boarding house, there is no information on when it ceased operating as one.[62] The Everett Moffitt House was study listed in 2004, but has since been demolished to make way for newer single family houses.

Located at 266 West Probart Street, the Red House is the second oldest house in Brevard, and is a three-bay, two-story brick house, with a two-story stacked front porch, hipped roof with a decorative eyebrow window flanked by matching interior brick chimneys. The house

[57] Ibid, p. 10.
[58] National Register of Historic Places Nomination for the Main Street Historic District, 2002.
[59] "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 8.
[60] Ibid, p. 9.
[61] "Mrs. Bryant Takes Hotel Crary; Closes The Bryant," *Brevard News* (NC), January 12, 1917, p. 8.
[62] Phillips and Thompson, p. 180.

was originally constructed as a trading post, and later served as a boarding house for travelers, as well as a school. The house later functioned as a bed and breakfast but was eventually converted to a single family residence.[63] The Red House was designated as a local historic landmark in 2009.

The Transylvania Lodge, constructed by Major William E. Breese, previously occupied a lot at 500 North Caldwell Street. The two-story house with a two-tier porch and pebbledash siding was built in 1895, and was operated as a boarding house by Major Breese's daughters.[64] The building later functioned as a ministry to the adjacent Methodist Church, but was eventually torn down.

Located in the East Main Street Historic District at 555 East Main Street, the Wyke House (TV 0336), is also still standing, although documentary information only states that "tradition claims" the property operated as a boarding house.[65] The two-story brick house was built in the Colonial Revival style in 1905, and features a one-story wrap around porch.

Located at 33 Deacon Lane, also within the East Main Street Historic District, the Galloway-Radford House (TV 0338) was built by Thomas C. Galloway between 1905-10 when he had returned to Brevard after making his fortune in iron mining in Alabama.[66] Following Galloway's death, his wife, Belle, eventually was remarried to Samuel Radford, and the couple began taking on boarders at the property. The two-story house features a mix of Queen Anne and Victorian forms with Colonial Revival detailing. In keeping with local style at the time, the exterior is clad in pebbledash, and features brick pilasters at the corners of the building. A one-story porch with a curved roof line wraps the front and side elevations. The property was designated as a local historic landmark in 2015, and currently serves as a single family residence.

In addition to the examples noted in Brevard, there were several boarding houses in operation in rural Transylvania County at the time as well, including the extant William Luther and Louetta Talley House (TV 0436) on Old Hendersonville Highway in Penrose. Constructed around the turn of the nineteenth century, the Talley House is a two-story Queen Anne style structure with some late Victorian and Gothic Revival details, including decorative wood brackets present on the front elevation. In her interview with Talley family member Nina Lou Ponder, Michael Ann Williams quotes Ponder as explaining that her grandfather was the postmaster and the train depot agent at the time, and the house was built to a size primarily to accommodate traveling salesmen who were passing through on the railroad.[67] Although the original front porch has been enclosed, the Talley House stands as an extant example of a boarding house dwelling in Transylvania County.

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[63] "Old Hotels of Transylvania," *The Transylvania Times* (NC), 1986, p. 3.
[64] Phillips and Thompson, 145, 330.
[65] Ibid, 207.
[66] Ibid, 165.
[67] Williams, p. 2.

The Pines (TV 0381), located off of Hart Road in Little River, is also an extant example of rural boarding house property. The two-story farmhouse was originally built by the Hart family in 1883, and the property operated as a farm until Mr. Hart passed, at which point his wife began taking on boarders. Although the original structure has been heavily altered throughout the years, the property still functions as a lodging facility, and is currently known as The Pines Country Inn.

Similarly to the Talley House, the Bryant House had the distinct advantage of its proximity to the railroad depot in Brevard. Originally called Depot Street, the Bryant House is located on the north side of King Street, between Floyd Alley and Railroad Avenue. Constructed in 1916 by Mrs. Ida Bryant, the Bryant House is a two-and-a-half story Craftsman style frame dwelling that was originally constructed to accommodate up to twenty five guests.[68] Rates ranged from $6-10 in the properties early heyday, depending on services elected. Many of the guests at the Bryant House were noted as having been "traveling men" or "drummers," which most would refer to today as salesmen.[69] A 1916 article in the Sylvan Valley News announced that the "The Bryant, Brevard's New and Popular Hotel" had opened earlier that same year on March 1st, and noted that the fifteen room hotel had already earned a reputation for its popularity based on having already booked 225 guests. The writer goes on to say that such a reputation boded well for the reputation for Brevard as a whole.[70] In addition to accommodating overnight guests, the Bryant House also served as a gathering place over the years for many local groups and civic organizations over the course of its history, including the Lions Club, the Kiwanis Club, the Brevard Country Club, and various women's groups. The property was also frequently advertised as providing some of the best meals in Brevard at the time.[71]

While it's impossible to identify exactly how many structures that originally or historically were operated as boarding houses, simply due to the fact that many listed in early newspaper advertisements, articles and tourism pamphlets are likely to have disappeared from the landscape by the time architectural surveys were begun in Transylvania County, or perhaps were not documented using the same name as a property might have been known as a hundred years ago, it can be deduced based on the research conducted for this report that the Bryant House is certainly one of few remaining, highly intact boarding houses in Brevard and Transylvania County. That it continued operating as a boarding house as late as the late 2000s is also remarkable, given that hotel and motel lodging options expanded on a large scale nationally throughout the second half of the twentieth century. The Bryant House is an excellent example of the early twentieth century tourism and industrial boom era, and stands as a vestige within the built landscape of Brevard of women's contributions to this time period of unprecedented growth and prosperity, and the history of women's contributions to our country's evolution more generally that far too often have gone undocumented. The property is especially significant given these factors. In addition, the Bryant House retains the integrity of its design, setting,

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[68] Don Mills, Inc. and the Transylvania County Heritage Book Committee, 38.
[69] Ibid.
[70] "The Bryant, Brevard's New and Popular Hotel," *Sylvan Valley News* (NC), May, 26, 1916.
[71] Multiple articles and advertisements in the *Sylvan Valley News*, *Brevard News*, and *The Transylvania Times* spanning the Bryant House's time in operation as a boarding house.

workmanship, materials and association with events that shaped Brevard and the surrounding area as a whole.

11. Property Included in the Designation

The designation includes the 0.40 acre parcel and the exterior of the house.

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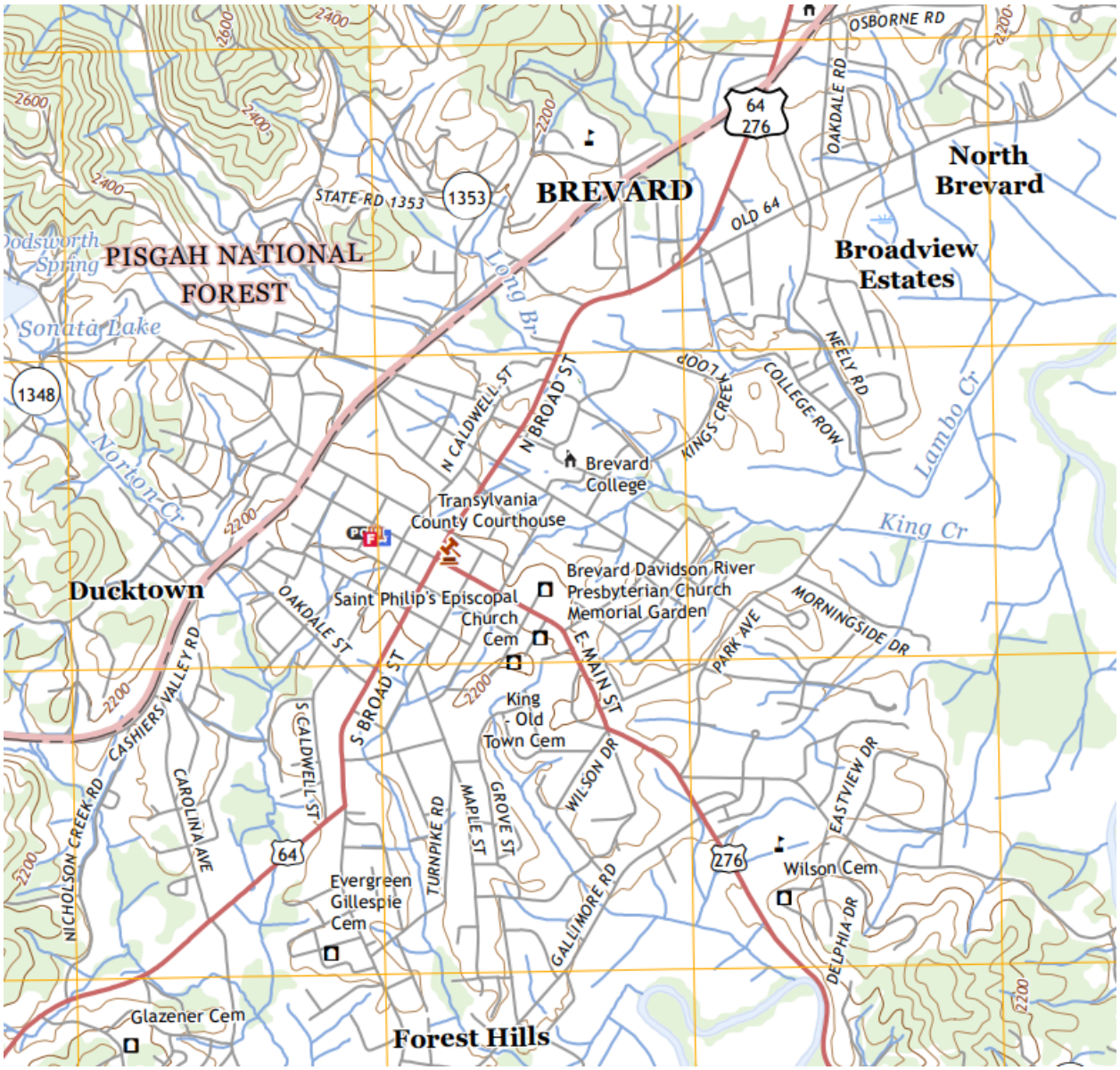
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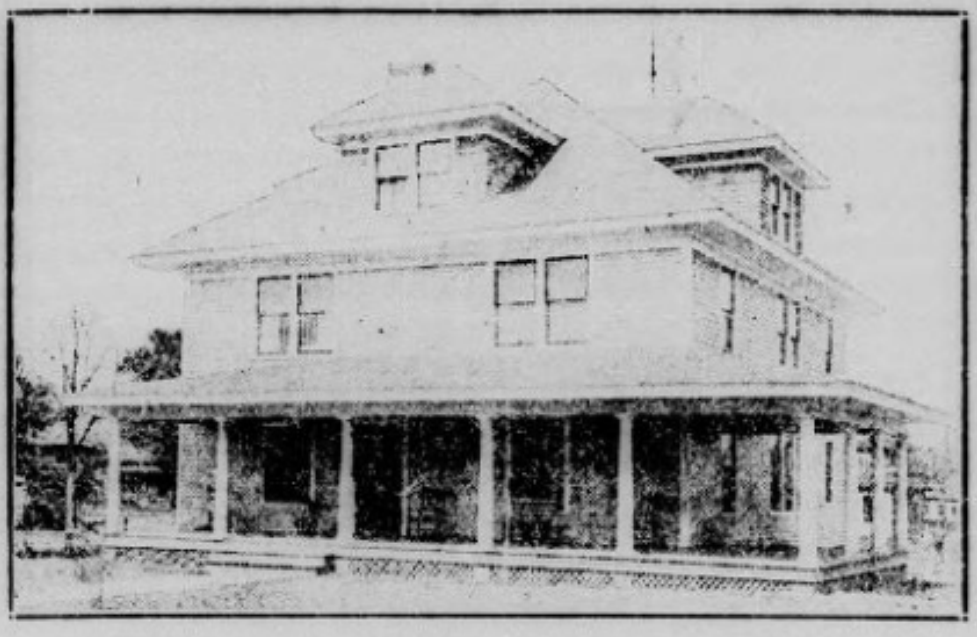
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3. Site Map, 132 King Street, Brevard, NC. (PIN 8586-42-8383-000)
Source: Transylvania County, GIS, 2019 Orthoimagery.

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The Bryant, Brevard's New and Popular Hotel



The accompanying photograph shows Mrs. Ida Bryant's new 15-room hotel on Depot street near the Southern passenger station.

Mrs. Bryant, who had previously conducted a boarding house on Main street, opened The Bryant on March 1.

The Bryant established deserved popularity at the beginning of its career, a fact indisputably proven by its registration to date of 225 guests.

Mrs. Bryant entertains her guests in a manner that speaks well not only for her hostelry but for Brevard. Good hotels constitute a good advertisement for Brevard and The Bryant has done its part in lifting the standard of hotel service.

4. Excerpt from the Sylvan Valley News, May 26, 1916.



5. Front Elevation



6. Front Elevation 2



7. South Elevation



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11. Window on Front Elevation



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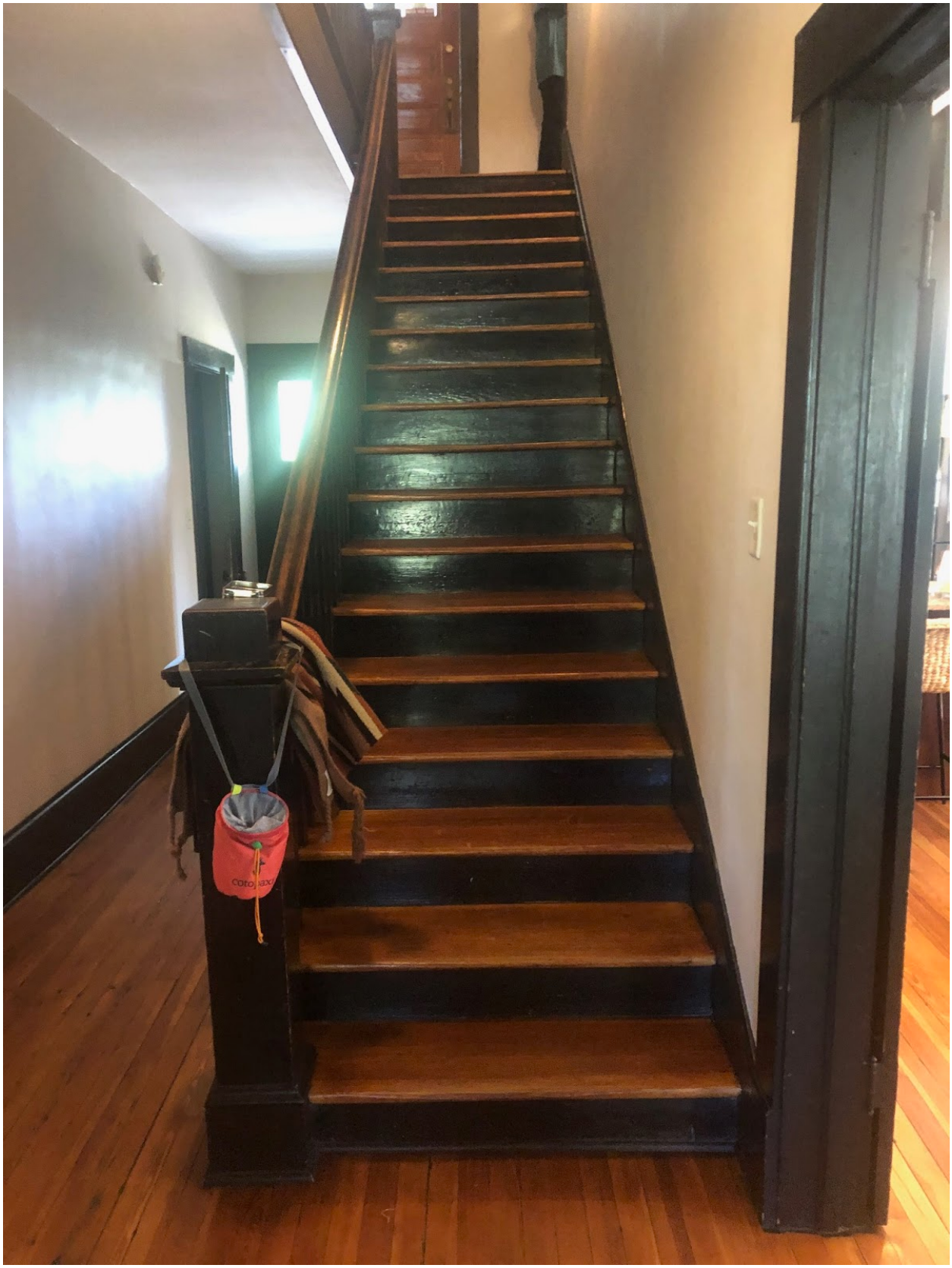
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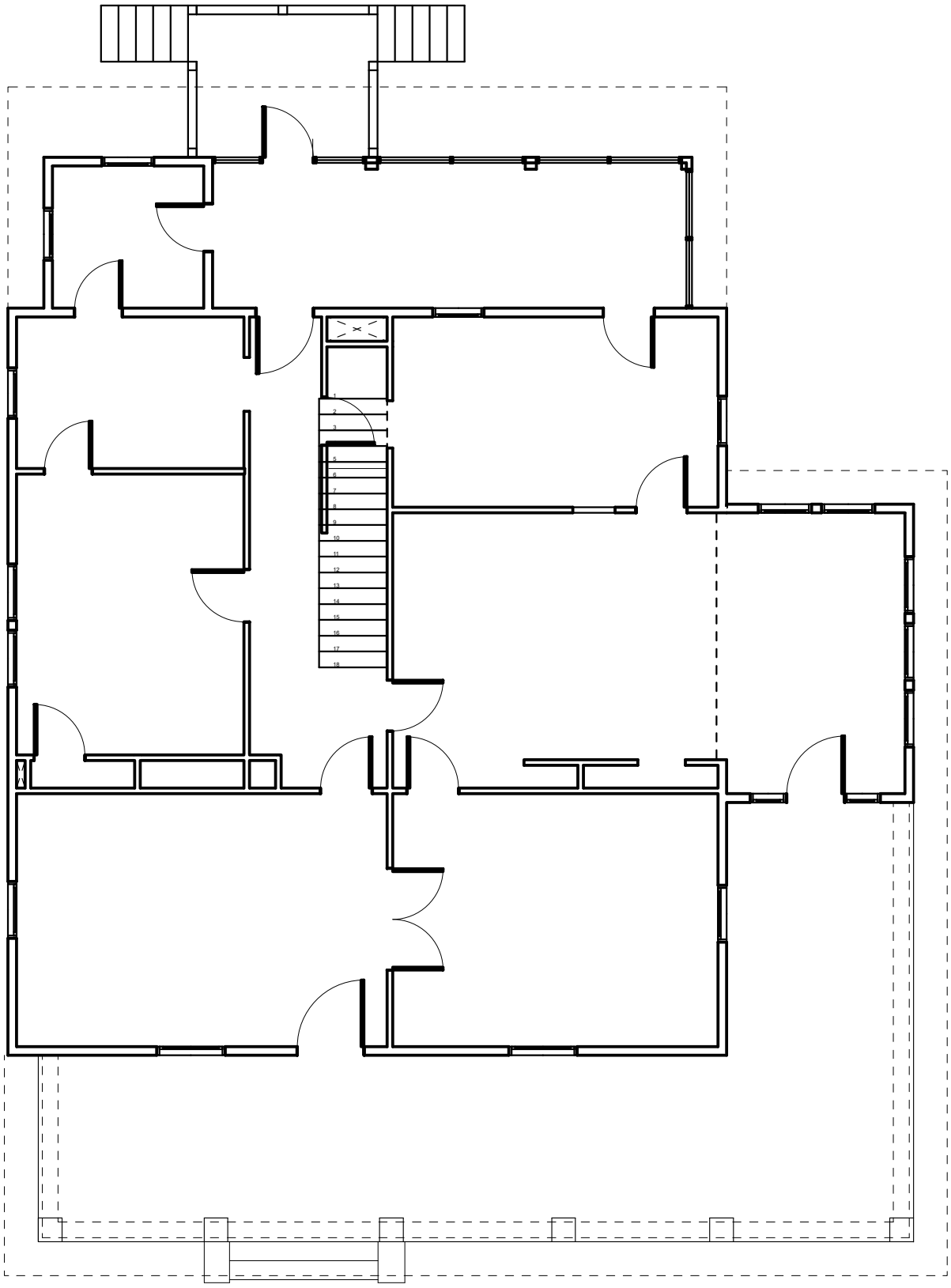
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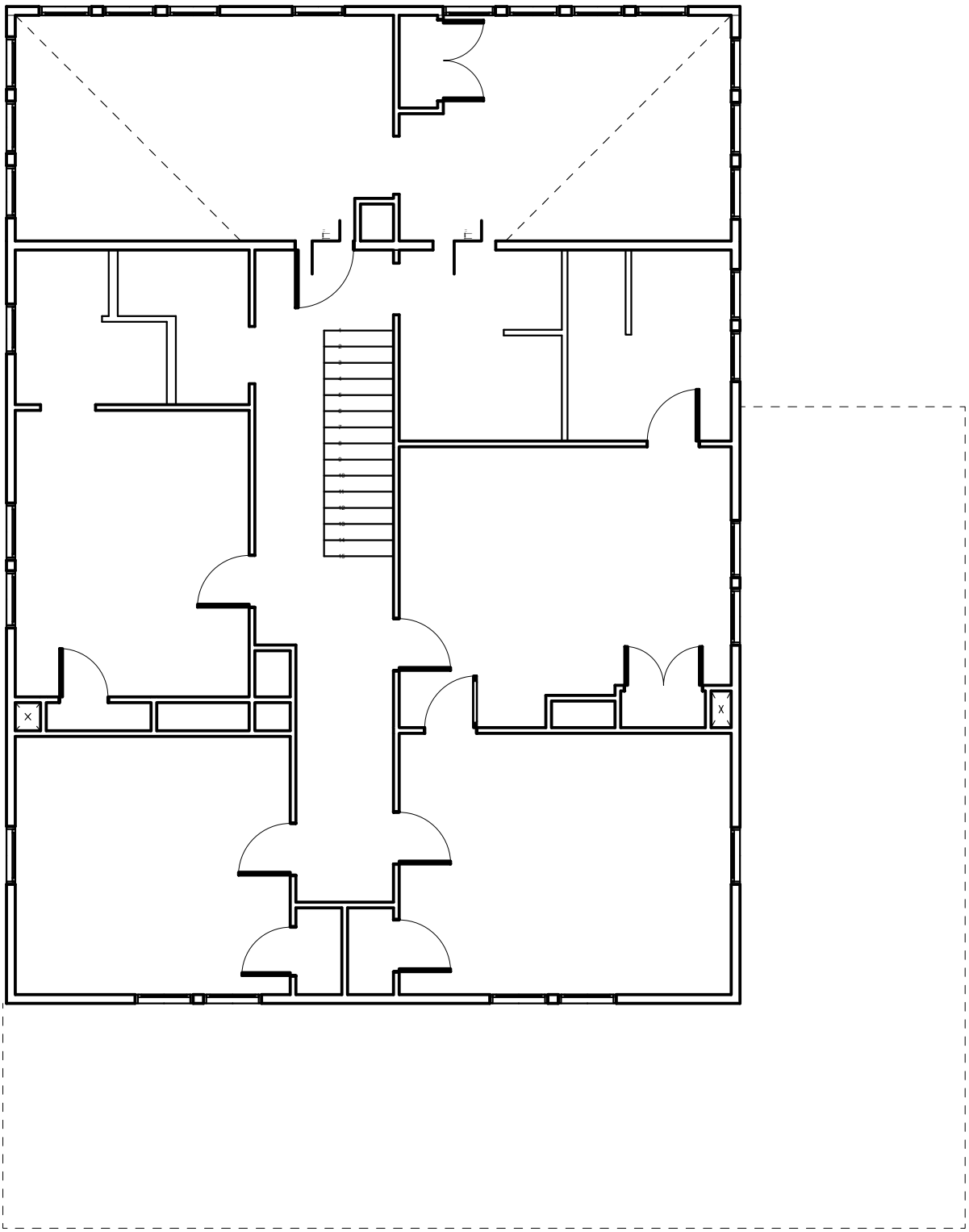
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

Based on prelimary plans prepared by Harris Architects PLLC, Brevard, NC 2012. Not for construction.



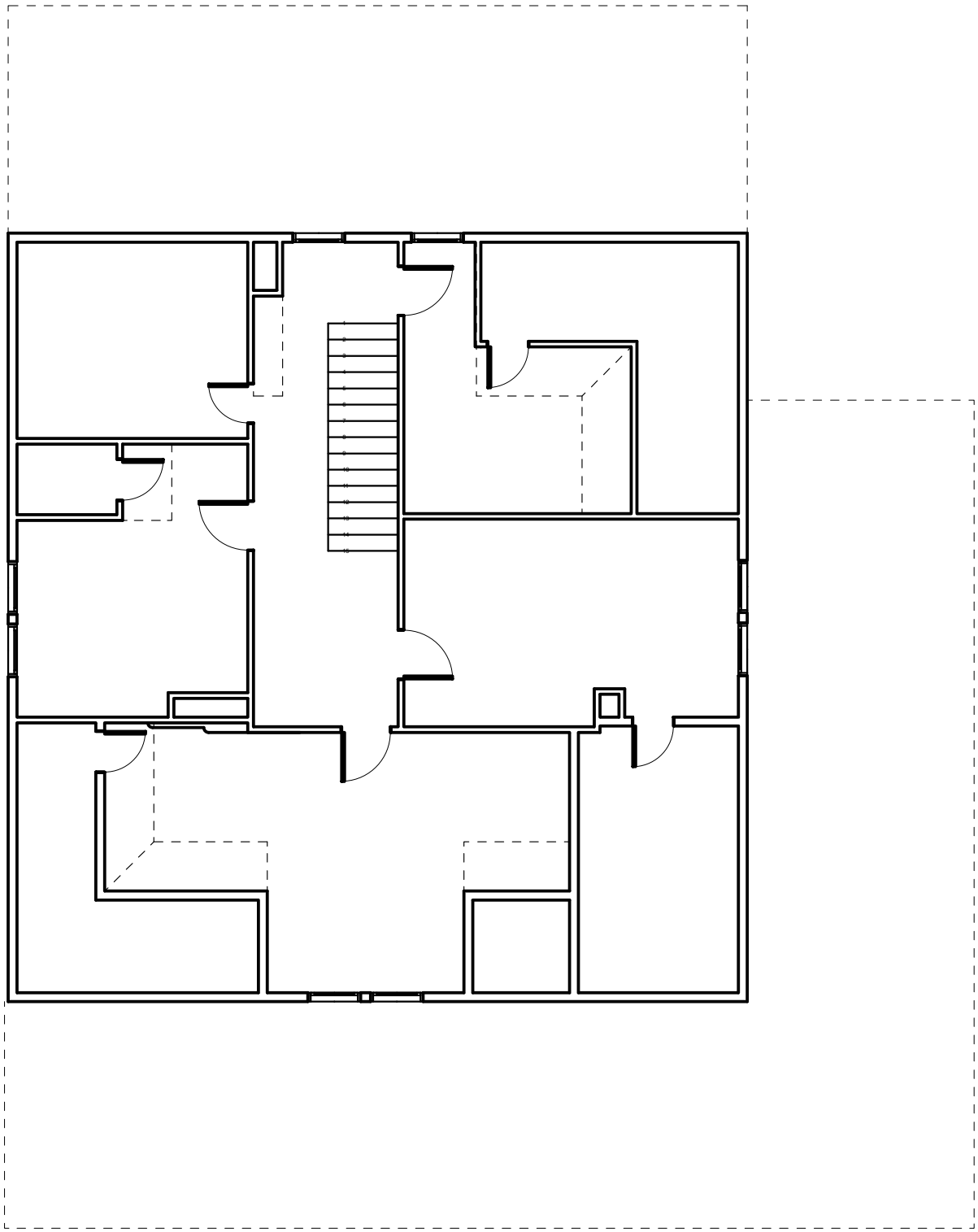
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

Based on prelimary plans prepared by Harris Architects PLLC, Brevard, NC 2012. Not for construction.



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

BRYANT HOUSE

132 KING STREET
BREVARD, NC 28712

Based on prelimary plans prepared by Harris Architects PLLC, Brevard, NC 2012. Not for construction.

North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

December 15, 2023

Ashley Minery
Planner
Transylvania County Planning and Community Development
106 East Morgan St., Suite 207
Brevard, NC 28712

Via email: ashley.minery@transylvaniacounty.org

RE: Proposed designation of **Bryant House, 132 King St., Brevard, Transylvania County**.

Dear Ms. Minery:

Thank you for the report we received on the proposed designation of the **Bryant House, 132 King St., Brevard, Transylvania County**. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Bryant House, which operated as a boarding house, is of special local significance because it represents the booming tourism and industry in Transylvania County in the early part of the twentieth century. It is also a rare example of a business owned and operated by a female during that era. Ida Shipman Bryant built and operated the boarding house. Later her mother and sisters took over operations.

We have shared recommendations with staff to perform a few minor edits to the report including clarification of the selected boundaries and addition of sketch floor plan. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Bryant House possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Transylvania County Joint Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and

appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq*.).

This letter serves as our comments on the proposed designation of **Bryant House, 132 King St., Brevard, Transylvania County**. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,



Kristi Brantley
Local Preservation Commissions/CLG Coordinator

Enclosure

PLANNING AND COMMUNITY DEVELOPMENT

Jeff Adams, Director
Ashley Minery, Planner
Darby Terrell, Planner

TRANSYLVANIA COUNTY
NORTH CAROLINA

106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205

Joint Historic Preservation Commission
January 30, 2024 at 4:00 PM
Cooperative Extension Conference Room, 106 E. Morgan Street
SPECIAL MEETING

MINUTES

CALL TO ORDER

I. WELCOME: Mr. John Koury called the meeting to order at 4:00PM. Ms. Geralyn Connell, Ms. Katherine Buzby, Ms. Marcy Thompson, Mr. Andrew Wing, Ms. Ellen Harris, and Ms. Nikki Ransdell, and Mr. Billy Parrish were present. Ms. Nicole Bentley was absent (excused). A quorum was present. Mr. Jeff Adams and Ms. Ashley Minery (Planning Department staff) were present. Four members of the public were present.

II. PUBLIC COMMENT: (15-minute time limit. Speakers are limited to three minutes) Mr. Hale Campbell gave a brief presentation on the Transylvania Heritage Museum, where he serves as Treasurer. He provided valuable information on the museum's programs and current needs. He encouraged the JHPC to request additional funding for their nonprofit grant program to keep up with growing needs.

III. AGENDA MODIFICATIONS: Mr. Koury moved to add 'Website Updates' as item B. in New Business. Ms. Buzby seconded the motion. All present members voted in favor and the motion carried.

IV. CONSENT AGENDA:

A. Minutes (November 14, 2023)

A minor typing error was corrected in the minutes. Ms. Harris moved to approve the consent agenda as amended. Ms. Ransdell seconded the motion. All present members voted in favor and the motion carried.

V. OLD BUSINESS:

A. The Inn at Brevard: The commission discussed the continued noncompliance of the Inn at Brevard in repairing the damaged exterior of the property. After discussion of different

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options, the commission agreed the best course of action is to draft a letter to property owners explaining the consequences of noncompliance and eventual de-designation of the landmark. De-designation will result in property owners being required to reimburse Transylvania County for the past three years of deferred property taxes. The commission decided to provide a timeframe, contractor recommendation, and request for Certificate of Appropriateness in the letter.

B. The Bryant House: Ms. Alex Cole considered the NC State Historic Preservation's Office's (SHPO) comments on the Bryant House report. After a discussion with the property owner, it was decided the application and report would be amended to only designate the exterior of the property, to be consistent with other designated properties in the county. Ms. Cole added dates of additions/ alterations, property boundaries, north arrows to maps, and a floor plan to the final report based on SHPO's comments. Ms. Harris moved to accept the updated report and move forward with the local designation process by recommending it for designation to Brevard City Council. Mr. Koury seconded the motion. All present members voted in favor, and the motion carried.

VI. NEW BUSINESS:

A. May Preservation Month: The commission discussed potential plans for May's Preservation Month activities. Members expressed their interest in hosting May's JHPC meeting at a historic location in Transylvania County, and potentially having a guest speaker, like they did in 2023. Various locations were suggested in the Little River and Lake Toxaway communities. Members agreed to inquire about different locations individually and continue the discussion at March's meeting.

B. Website Updates: Mr. Koury discussed the need to check Walking Tour Brochure inventory and evaluate the need to order more. The published meeting schedules in the Transylvania Times and county website calendar do not reflect the new meeting schedule of every other month. Staff will follow up on these matters.

C. Staff's Report**:** Ms. Minery informed the commission of the next regularly scheduled meeting on Tuesday, March 12, 2024, at 4:00PM.

VII. PUBLIC COMMENT: There was no public comment.

VIII. COMMISSION MEMBERS' COMMENTS: Ms. Thompson informed the JHPC she was editing the detailed list of designated properties and would distribute it after the designation of the Bryant House. Ms. Buzby informed the commission she was keeping copies of the required tax form for

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newly designated properties and would distribute it as needed to avoid future confusion for newly designated properties. Ms. Thompson moved to adjourn the meeting. Mr. Wing seconded the motion. All present members voted in favor and the meeting adjourned at 5:13PM.

ADJOURNMENT

_____ _____

Ashley Minery, Planner Katherine Buzby, Secretary

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ORDINANCE NO. 2023-05

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK CERTAIN PROPERTY KNOWN AS THE BREVARD CITY HALL AND FIRE STATION BUILDING AS IS MORE SPECIFICALLY DESCRIBED IN A DEED IN THE TRANSYLVANIA COUNTY REGISTER OF DEEDS OFFICE, IN DEED BOOK 577, AT PAGE 715, AND BEING DATED June 15, 2011, SAID PROPERTY BEING OWNED BY DREW D. DEANE, TRUSTEE FOR DREW D. DEANE AND ALEXIS DREW DEANE; THE PARCEL OF LAND BEING ESPECIALLY DESIGNATED IS ALL OF THE PARCEL OF LAND OCCUPIED BY THE BUILDING, LISTED UNDER TAX PARCEL NO. 8586-41-7304-000 IN THE TRANSYLVANIA COUNTY TAX OFFICE, BREVARD, NORTH CAROLINA

WHEREAS, all the prerequisites to the adoption of this Ordinance described in Chapter 160A, Article 19, as amended of the North Carolina General Statutes and Ordinance No. 26-97 of the City of Brevard have been fully completed; and

WHEREAS, the City Council has taken into full consideration all statements and information presented during a public hearing held on January 17, 2023, on the question of designating certain property known as The BREVARD CITY HALL AND FIRE STATION as an historic landmark; and

WHEREAS, The BREVARD CITY HALL AND FIRE STATION was built in or near the year 1899 as commercial retail and office space is now one of the oldest historic buildings in the City of Brevard in present and continual service; and

WHEREAS, The BREVARD CITY HALL AND FIRE STATION possesses special significance in terms of its history, architectural and cultural importance; and

WHEREAS, the property known as The BREVARD CITY HALL AND FIRE STATION is presently owned by DREW D. DEANE as TRUSTEE for DREW D. DEANE and ALEXIS DREW DEANE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA:

Section 1. That the property known as The BREVARD CITY HALL AND FIRE STATION (including the entire exterior of the building, the entire parcel of land listed under Tax Parcel No. 8586-41-7304-000) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the North Carolina General Statutes and Ordinance No. 26-97 of the City of Brevard. The location of said landmark is hereby noted as being situated at 114 and 116 West Main Street, Brevard, North Carolina. The exterior features of the BREVARD CITY HALL AND FIRE STATION are more completely described in the Application for Local Historic Landmark Status, dated August 15, 2022 and in the report filed October of 2022.

Section 2. That said designated historic landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Joint Historic Preservation Commission, With regard to issuance of any Certificate of Appropriateness, the provisions of Ordinance No. 26-97 of the City of Brevard shall control.

Section 3. This Ordinance shall not be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature in the event that a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed or interpreted to prevent the owner of the historic landmark from making any use not prohibited by other statutes, ordinance or regulations, including the zoning ordinance of the City of Brevard.

Section 4. A suitable sign may be posted on the property with the owners' permission
or near the property in the City right-of-way, indicating that said property has been designated as an historic landmark, and containing any other appropriate information. Such sign must comply with the Sign Ordinance of the City of Brevard.

Section 5. The owner of the historic landmark known as The BREVARD CITY HALL AND FIRE STATION shall be given notice of this Ordinance as required by law, and a certified copy of this Ordinance shall be filed and indexed in the offices of the Transylvania County Register of Deeds and Brevard City Clerk.

Section 6. The BREVARD CITY HALL AND FIRE STATION, hereby designated as an historic landmark, shall be subject to the provisions of Chapter 160A, Article 19, as amended, of the North Carolina General Statutes, as well as any subsequent amendments thereto, and Ordinance No. 26-97 of the City of Brevard, as well as any subsequent amendments thereto.

Section 7. This Ordinance shall be effective upon its adoption and approval.

Adopted and approved this 6th day of February, 2023.



Maureen Copelof
Mayor

ATTEST:

Denise Hodsdon, CMC
City Clerk

APPROVED AS TO FORM:

Mack McKeller
City Attorney