

**PLANNING AND
COMMUNITY DEVELOPMENT**

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



106 East Morgan Street, Suite 207
Brevard, NC 28712

828.884.3205
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**Joint Historic Preservation Commission
January 30, 2024 at 4:00 PM
Cooperative Extension Conference
Room- SPECIAL MEETING**

AGENDA

CALL TO ORDER

- I. WELCOME**
- II. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- III. AGENDA MODIFICATIONS**
- IV. CONSENT AGENDA**
 - A. Minutes (November 14, 2023)
- V. OLD BUSINESS**
 - A. The Inn at Brevard
 - B. The Bryant House
- VI. NEW BUSINESS**
 - A. May Preservation Month
 - B. Staff's Report
- VII. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- VIII. COMMISSIONER MEMBERS' COMMENTS**

ADJOURNMENT

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Agenda Item: IV-A

Memorandum From: Ashley

Minery, Planner

To: Transylvania County Joint Historic Preservation Commission

Date: January 17, 2024

Meeting Date: January 30, 2024

Subject: Approve the November 14, 2023, Meeting Minutes

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710

Attachment(s): 1. November 14, 2023, Meeting Minutes

Purpose: Review and approve the regular meeting minutes from November 14, 2023, Joint Historic Preservation Commission Meeting.

Background: Meeting minutes are prepared after each JHPC meeting and submitted to the JHPC for their review and approval in accordance with North Carolina Open meeting law.

Financial Impact: None

Strategic Plan Goal & Strategy: Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."

Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission review and approve, or approve with modifications, the regular meeting minutes from November 14, 2023.

**Joint Historic Preservation Commission
November 14, 2023 at 4:00 PM
Cooperative Extension Conference Room, 106 E. Morgan Street**

MINUTES

CALL TO ORDER

I. **WELCOME:** Mr. John Koury called the meeting to order at 4:03PM. Ms. Geralyn Connell, Ms. Katherine Buzby, Ms. Marcy Thompson, Mr. Andrew Wing, Ms. Ellen Harris, and Ms. Nikki Ransdell, Ms. Nicole Bentley and Mr. Billy Parrish were present. A quorum was present. Ms. Brantley was also sworn in by Darby Terrell at the beginning of the meeting. There were also members of the public present.

II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes) Ms. Alex Cole and Mr. Paul Wilander introduced themselves to the Commission and explained their connection to the Bryant House (consultant and owner).

III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.

IV. CONSENT AGENDA

A. Minutes (August 29, 2023)

There was no objection or discussion of the consent agenda. Ms. Buzby moved to approve the consent agenda. Ms. Harris seconded the motion. All present members voted in favor and the motion carried.

V. OLD BUSINESS:

A. The Inn at Brevard: Mr. Koury informed the commission he recently spoke with potential buyers of the Inn at Brevard. They wanted to know the requirements of owning a locally designated property and how it would impact their plans for renovations. Mr. Koury informed them the interior was not designed, but the primary concern of the commission remained the unrepaired capital on the exterior column. After a brief discussion, the Commission decided the best course of action would be for the listing agent to disclose the required repair as a material fact to potential buyers. The commission also stated they hope to form a good relationship with the future owners and assist them in ensuring the

home's preservation. Mr. Koury volunteered to draft a letter to the listing agent.

VI. NEW BUSINESS:

- A. The Bryant House: Ms. Thompson warned Mr. Wilander about the responsibilities of designating both the interior and exterior of the Bryant House. Mr. Wilander wished to proceed with the application as presented. Ms. Harris moved to send the presented report to the State Historic Preservation Office. Mr. Wing seconded the motion. All present members voted in favor and the motion passed.
- B. Staff's Report: Ms. Minery informed the Commission of SHPO's deadline for Annual Reports. She received their permission to turn in the report that Mr. Koury recently presented to County Commissioners. All CLG training requirements have also been fulfilled. Ms. Minery also showed the JHPC a Story Map draft of designated properties and hoped to soon add it to the website. The next meeting is scheduled for Tuesday, January 9, 2024, at 4:00PM.

VII. PUBLIC COMMENT: There was no public comment.

VIII. COMMISSION MEMBERS' COMMENTS: The board briefly discussed table arrangements for future meetings. Mr. Adams also discussed possible work sessions for future applications. Ms. Thompson also discussed signage and plaques for locally designated properties. Mr. Koury also volunteered to draft letters to current designated property owners to remind them of their designation status and invite them to attend a JHPC meeting. Ms. Harris moved to adjourn the meeting. Mr. Wing seconded the motion. All present members voted in favor and the meeting was adjourned at 4:56PM.

ADJOURNMENT

Ashley Minery, Planner

Katherine Buzby, Secretary



Ashley Minery, Planner
Darby Terrell, Planner

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Agenda Item: V.A.

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Joint Historic Preservation Commission
Date: January 17, 2024
Meeting Date: January 30, 2024
Subject: The Inn at Brevard
Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710
Attachment(s): None
Purpose: Discuss the capital damage/ repair for the Inn at Brevard
Background: The JHPC discussed this subject at their previous meeting on November 14, 2023 and continued it until the next meeting. JHPC members volunteered to research artisans that specialize in this type of repair work and send a letter to property owners.
Financial Impact: None
Strategic Plan Goal & Strategy:
Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."
Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."
Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission discuss this subject and decide on a course of action.

Ashley Minery, Planner

Agenda Item: V-B

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Joint Historic Preservation Commission
Date: January 17, 2024
Meeting Date: January 30, 2024

Subject: Bryant House Application and SHPO Feedback

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1711

Attachment(s): 1. Bryant House Report and SHPO Feedback

Purpose: Discuss the Application and SHPO Feedback from the Bryant House.

Background: The property is located at 132 King Street, Brevard, NC 28712. Details about the property are included in the completed application form, attached to this memo. Ms. Cole has made the recommended changes to the report.

The Commission can decide the next steps in the local designation process.

Goal 6: *“County government is service driven, transparent and performance based with more active and engaged citizens.”*

Strategy 6E: *“Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery.”*

Financial Impact: None

Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission discuss the SHPO comments and decide the next steps in the local designation process.



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,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

Enclosure

Preservation Specialist Hannah Beckman-Black reviewed the report and offers the following comments:

Thank you for the report for the Bryant House (TV0259), 132 King Street, Brevard, Transylvania County. We have reviewed the information in the report and offer the following comment.

This was a well written report with a thoroughly researched context. Great work by the author!

Dates of Additions or Alterations – The property description does note some dates of changes, while other changes are described as “non-original.” If a ca. date can be determined for some of these changes, please add that date. Otherwise, keep as it is.

Boundary – The report is missing a justification of the proposed designation boundaries. The boundary map depicts what looks to be the appropriate boundary, matching the property tax parcel, but the report should clearly state why it was selected.

Maps – The maps are all missing north arrows.

Sketch Floor Plan – The report is missing a sketch floor plan of the building. Since interior features are included in the designation, we recommend a more detailed sketch showing the arrangement of spaces and where those specific features are located.

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 (TV0259) possesses the requisite special local significance and integrity for local historic landmark designation. Thank you for the opportunity to review this local designation report.

**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**

September 2023

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 building², 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.

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.”

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

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,

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 Miner in 2011. Ms. Miner’s daughter, Laura, then sold the Bryant House on behalf of her mother’s estate in 2016. Laura Kathryn Miner 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 Miner,” *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

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 time⁴⁶, 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

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

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 \$26,000⁵³, 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.

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,

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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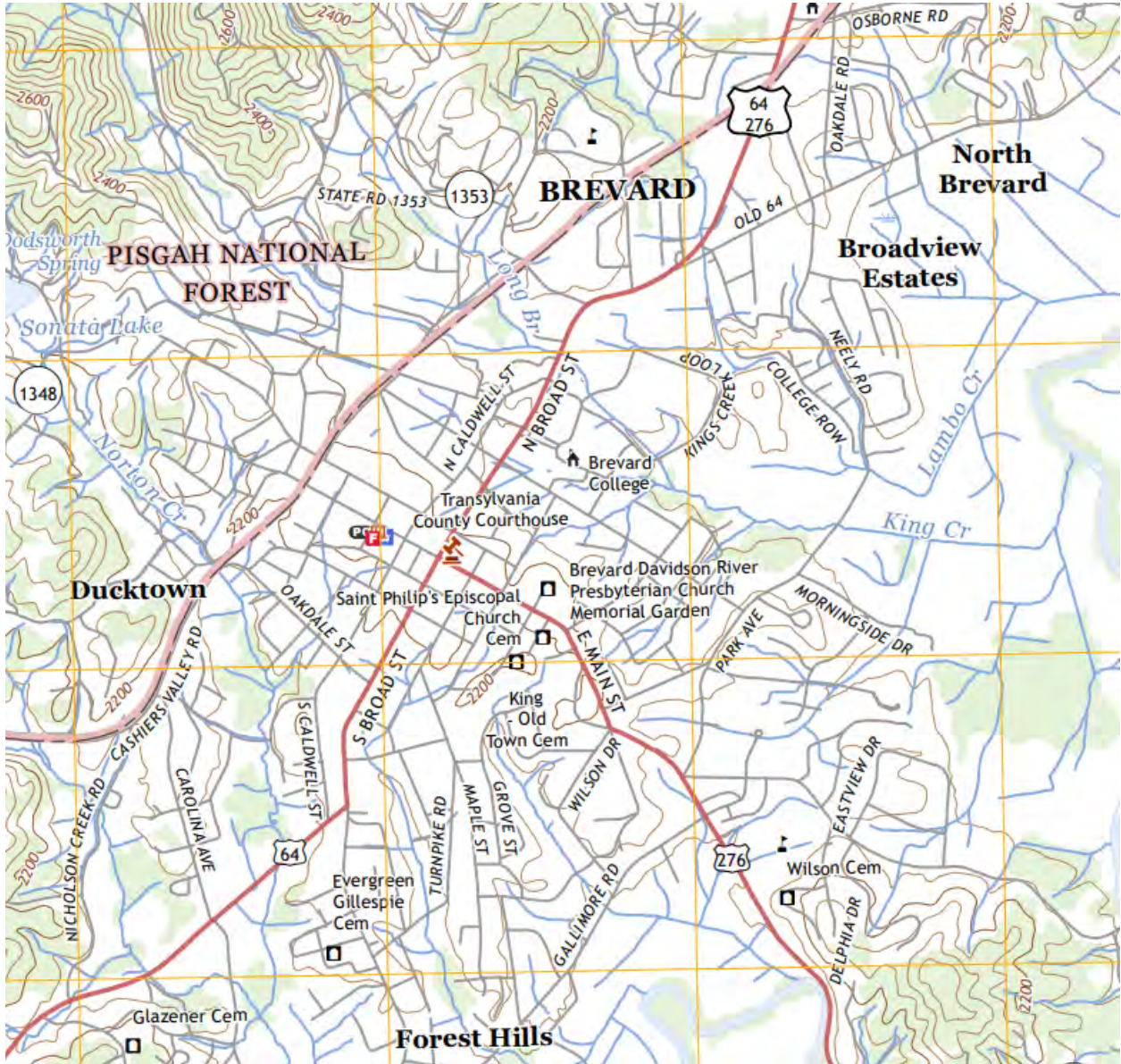
13. Report Prepared By

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1. USGS Topographic Map, Brevard, NC, 2022.





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 Source: Transylvania County GIS.





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



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.

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12. Secondary Entrance on South Elevation



13. North Parlor



14. North Parlor 2



15. South Parlor



16. South Parlor 2



17. Craftsman-style Mantel



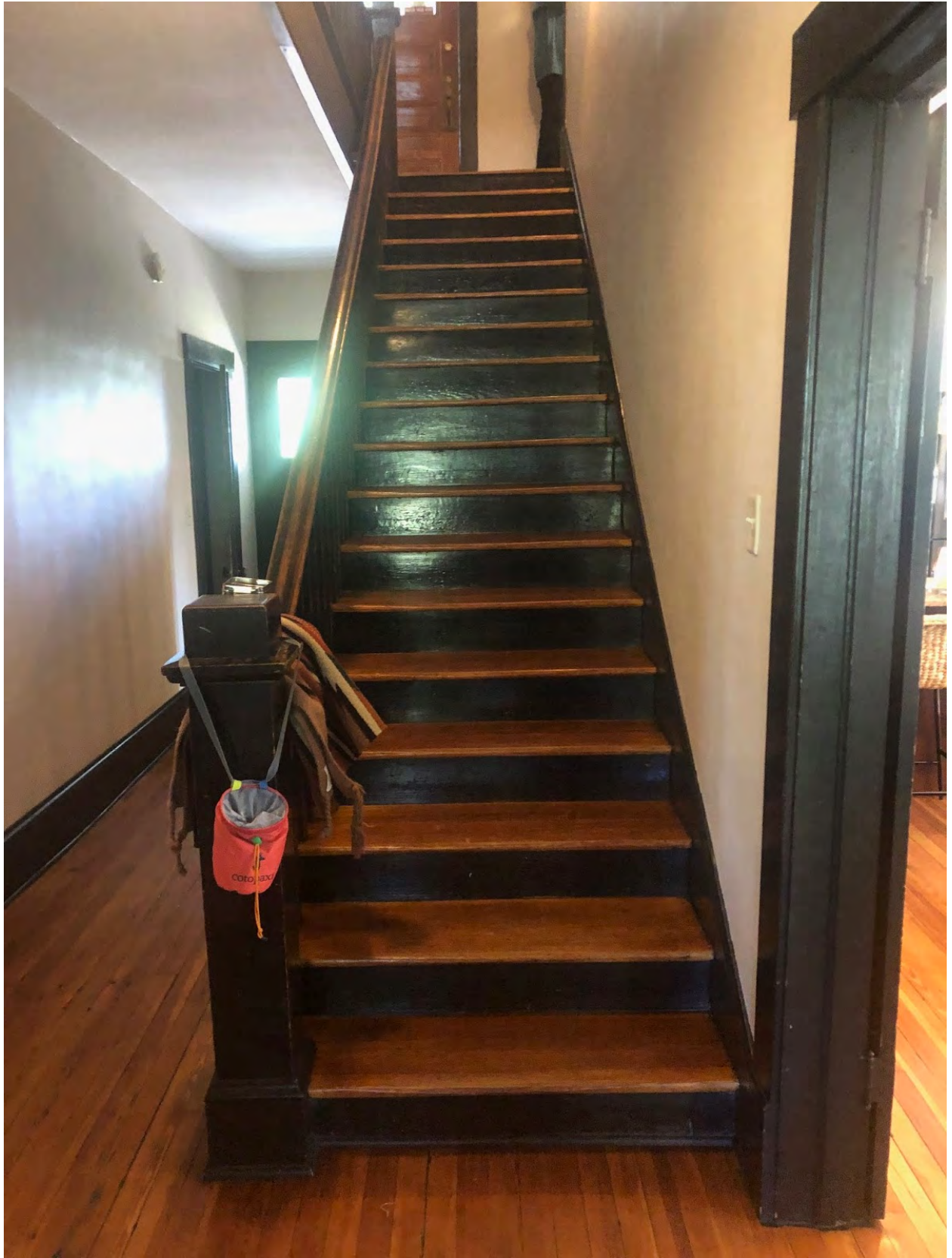
18. Paneled Wood Door



19. Kitchen



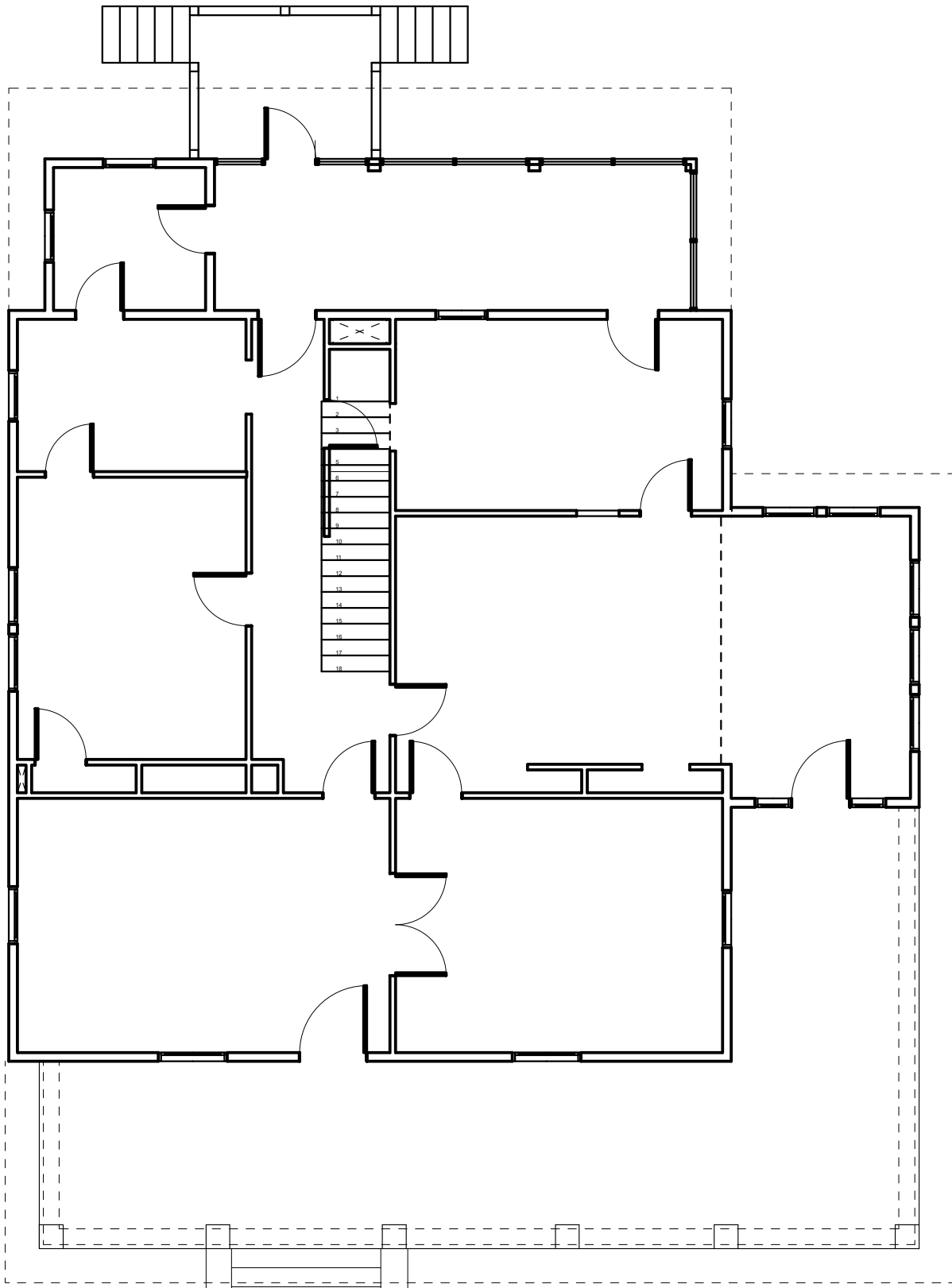
20. Kitchen/Dining Room



21. First Floor Staircase



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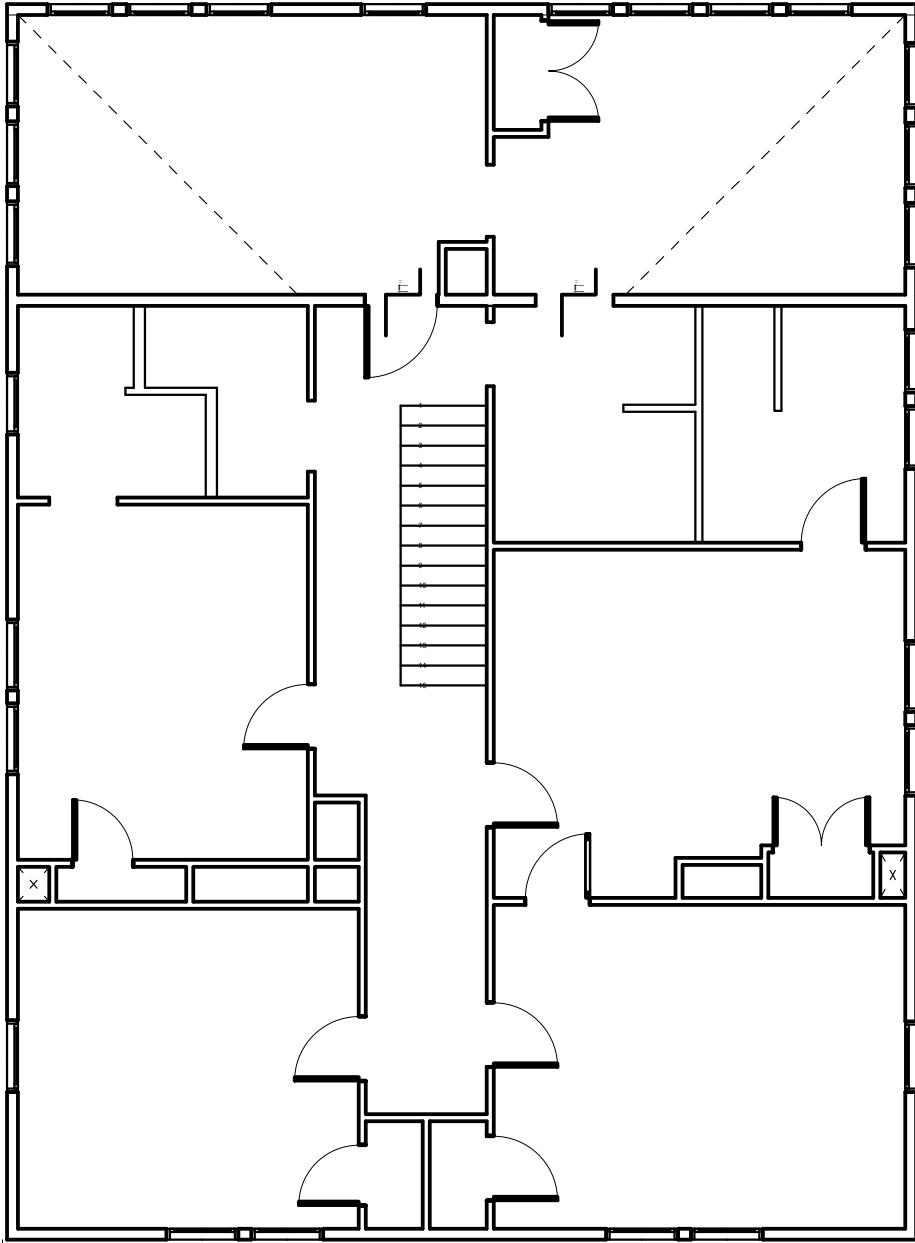


FIRST FLOOR PLAN

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

BRYANT HOUSE
132 KING STREET
BREVARD, NC 28712

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

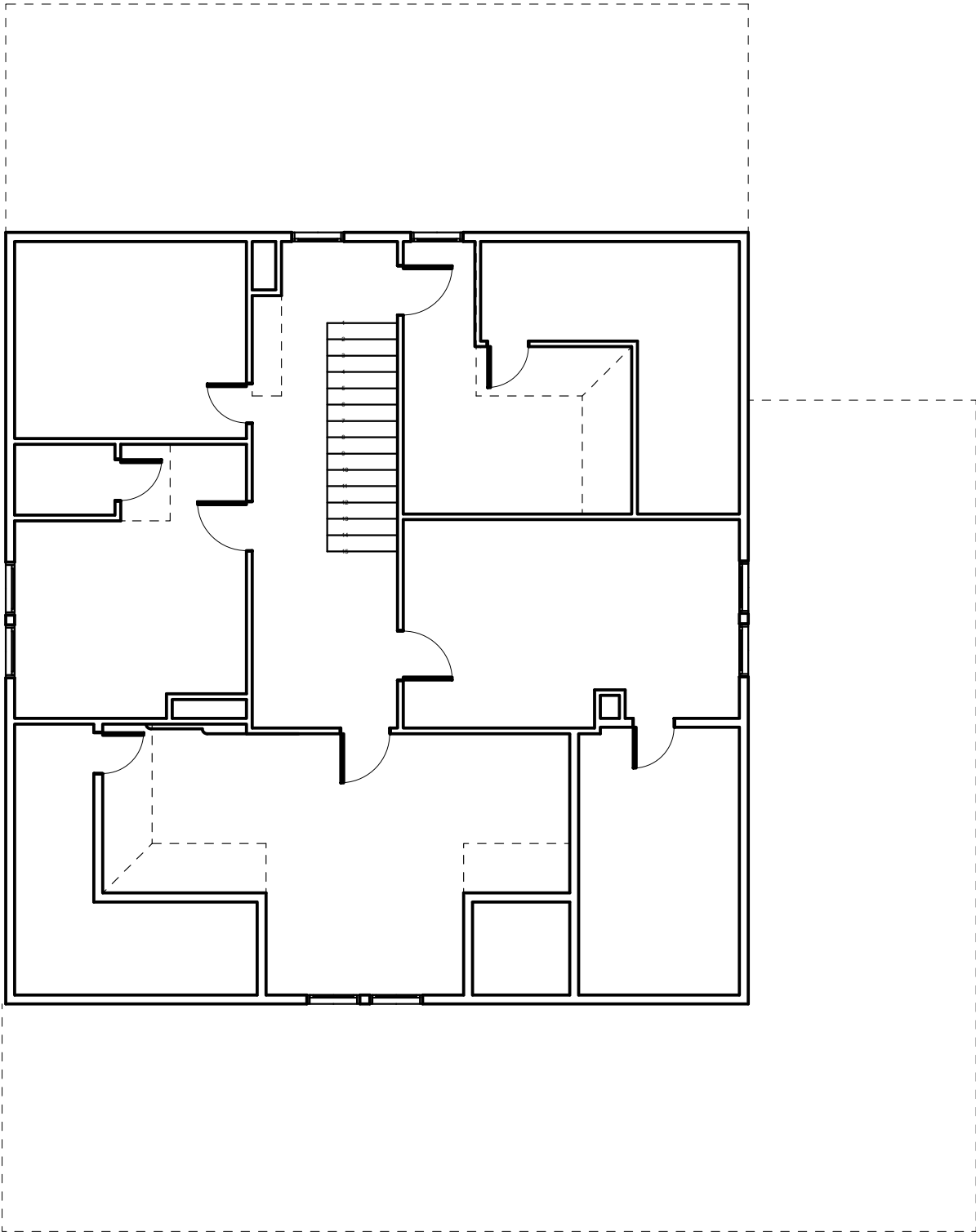


SECOND FLOOR PLAN

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

BRYANT HOUSE
132 KING STREET
BREVARD, NC 28712

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

**PLANNING AND
COMMUNITY DEVELOPMENT**

Ashley Minery, Planner
Darby Terrell, Planner



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Agenda Item: V-B.

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Joint Historic Preservation Commission
Date: January 17, 2024
Meeting Date: January 30, 2024
Subject: May 2024- Preservation Month
Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710
Attachment(s): None
Purpose: Discuss events for the upcoming Preservation Month
Background: May is designated as Preservation Month by Transylvania County Commissioners. JHPC, along with other Historic Organizations sponsor, organize or support activities for the public throughout the month.
Financial Impact: None
Strategic Plan Goal & Strategy: Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."
Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."
Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission discuss of May 2024- Preservation Month events.