

**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Allen McNeill, Director
Darby Terrell, Planner
Ashley Minery, Administrative Support
Specialist



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
Planning.transylvaniacounty.org

**Transylvania County Joint Historic
Preservation Commission Regular Meeting
May 11, 2021 at 4:00PM
Virtual Zoom Meeting**

To protect the health and safety of everyone, Transylvania County will adhere to the limitations for public gatherings and practice social distancing. The Joint Historic Preservation Commission has decided to meet via Zoom. The Zoom link for each meeting will be sent out separately.

AGENDA

Call to Order.

- I. Welcome**
- II. Agenda Modifications**
- III. Consent Agenda**
 - A. Agenda (May 11, 2021)
 - B. Minutes (April 13, 2021)
- IV. Application Review**
 - A. Bromfield Inn Local Landmark Designation Application
- V. Old Business**
 - A. County Driving Brochure
 - B. Preservation Month Scavenger Hunt
- VI. New Business**
 - A. Staff's Report
- VII. Public Comment** (15-minute time limit. Speakers are limited to three minutes.)
- VIII. Board Members' Comments**
- IX. Adjournment**

**PLANNING AND
COMMUNITY DEVELOPMENT**

Allen McNeill, Interim Director
Darby Terrell, Planner



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Agenda Item: III-A

Memorandum

From: Darby Terrell, County Planner
To: Joint Historic Preservation Commission
Date: May 3, 2021
Meeting Date: May 11, 2021
Subject: Approval of May 11, 2021 Regular Meeting Agenda
Contact Info: darby.terrell@transylvaniacounty.org or (828)884-1711
Attachment(s): 1. May 11, 2021 Agenda
Purpose: Review and approve the Regular Meeting Agenda of the May 11, 2021 Joint Historic Preservation Commission Meeting.
Background: Agendas are prepared before each meeting and submitted to the JHPC for their review and approval.
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, amend, or approve the Regular Meeting Agenda of the May 11, 2021.

**PLANNING AND
COMMUNITY DEVELOPMENT**

Allen McNeill, Interim Director
Darby Terrell, Planner



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Agenda Item: II-B

Memorandum

From: Darby Terrell, County Planner
To: Joint Historic Preservation Commission
Date: May 3, 2021
Meeting Date: May 11, 2021
Subject: Approval of January 12, 2021 Regular Meeting Minutes
Contact Info: darby.terrell@transylvaniacounty.org or (828)884-1711
Attachment(s): 1. April 13, 2021 Regular Meeting Minutes
Purpose: Review and approve the Regular Meeting Minutes of the April 13, 2021 Joint Historic Preservation Commission Meeting.
Background: Meeting minutes are prepared after each JHPC meeting and submitted to the JHPC for their review and approval.
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, amend, or approve the Regular Meeting Minutes of the April 13, 2021.

**Transylvania County Joint Historic
Preservation Commission
Minutes for April 13, 2021, 4:00 pm Via Zoom**

I. Call to Order, Welcome, and Introduction, Chair Melanie Spreen called to order at 3:59 pm. Members in attendance were Chair Melanie Spreen, Vice Chair Ellen Harris, Secretary John Koury, Commission Members Rebecca Suddeth, Molly Jenkins, Marcy Thompson, and Leigh Huffman. Commission Member Talomy Vaughns (unexcused) was not present. Darby Terrell, Planner, Ashley Minery, Administrative Assistant, and Allen McNeill, Planning and Community Development Director, were in attendance. There was one member of the public present on the Zoom call.

II. Agenda Modification:

Ms. Jenkins motioned **to modify the agenda to include New Business item Staff Review of Application and have the location after the Consent Agenda.** Ms. Suddeth seconded the motion and it passed unanimously.

III. Consent Agenda:

Commission Member Rebecca Suddeth motioned to **approve the minutes as presented.** Vice Chair Ellen Harris seconded the motion, and the motion was approved. The minutes that were approved were for the March 9, 2021 regular meeting for the Joint Historic Preservation Commission.

IV. Staff Review of Application:

Ms. Terrell outlined the process described in the Joint Historic Preservation Commission's Bylaws on reviewing designation applications. Ms. Terrell presented her suggestion on moving forward to make sure that the Commission follows their Bylaws. There was a discussion of the next steps and questions asked to staff about the process. Vice Chair Harris asked staff to send it out to the Commission members for them to review both applications, two of the members volunteered to review them and give their feedback.

V. Old Business:

A. County Driving Tour Brochure Discussion

The Commission discussed the recent idea to create a County Driving Tour Brochure. Commission members agreed to have this discussion brought up at a later meeting to give time for Ms. Thompson to collect information on potential sites to be used in the brochure.

B. May: Preservation Month Discussion

The Commission discussed potentially advertising and promoting a scavenger hunt for the May Preservation Month. The Commission determined to have a member pull together questions that were sent by other members.

IV. New Business

A. Future Meetings Discussion

Commission members discussed what specifically made a location historical and unique to meet requirements to become a historically designated landmark. The importance of the architectural integrity of the original design should be considered a qualifying factor. The Commission members discussed the importance of the building itself as the center of historical designation rather than the notable owners or periods. Mr. Allen McNeill offered to have the staff research what other Commissions use as guidelines to grant a property a historic designation. Mr. McNeill informed the Commission it would take staff 60 to 90 days to prepare this because of other pressing projects that the department is currently working on now.

B. Officers for Next Fiscal Year

The Commission discussed the upcoming July meeting where new members would be appointed as officers for the JHPC. Some members indicated their interest of certain positions. Ms. Terrell informed the board she would bring this up again in the Staff Report for the June meeting since there was a member missing and to allow others time to consider being officers.

C. Staff Report

Ms. Terrell informed the board that there is currently one vacancy on the board which has the requirement that the person who is appointed must reside in Pisgah Forest. The last time she talked with Ms. Hogan the Clerk to the Board there had not been any applications, and Ms. Hogan recently advertised this position and other vacancies for the Board of Commissioners.

V. Public and Board Member Comments:

There was no public comment.

VI. Adjourn: Secretary John Koury motioned *to adjourn the meeting*. Commission Member Molly Jenkins seconded the motion, and it carried unanimously. The meeting adjourned at **5:27 p.m.** The next meeting regularly scheduled meeting on Zoom is at 4:00 p.m. on May 11th, 2021.

MINUTES APPROVED

Melanie Spreen, Chair

Darby Terrell, Planner

Date

DRAFT

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Agenda Item: IV-A

Memorandum

From: Darby Terrell, County Planner

To: Joint Historic Preservation Commission

Date: May 3, 2021

Meeting Date: May 11, 2021

Subject: Application of Bromfield Inn for Local Landmark Designation

Contact Info: darby.terrell@transylvniacounty.org or (828)884-1711

Attachment(s):

1. Bromfield Application
2. Item 8
3. Items 6 and 7

Purpose: Review and discuss the Bromfield application.

Background: The property owners of the Bromfield Inn submitted their local landmark designation application in February of this year. The Joint Historic Preservation Commission received an electronic copy of their application with all the attachments after the April JHPC meeting, upon request to staff from its members. The JHPC, per their Bylaws, must review the application and decide whether to accept the application if the members believe it meets the statutory qualifiers of being significant. The criteria that come from NC G.S. 160D-945, special significance in terms of historical, prehistorical, architectural, and cultural importance. Per the statute, it also must possess integrity of design, setting, workmanship, materials, feelings, or association.

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 discuss if this application meets the requirements of special significance and if it possesses integrity.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Administration: City of Brevard/ETJ Rosman Transylvania County

Stage 1: Status Application (no fee)
Stage 2: Designation Submittal Fee - \$125.00
Stage 3: Final Designation Fee - \$75.00

Property P.I.N.: _____ recorded in Book _____, 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: _____ Phone: _____
Address: _____

1. NAME OF PROPERTY

Historic Name(s) _____
Other Name(s) _____

2. LOCATION OF PROPERTY

Street Address or Boundaries _____
City and Zip Code _____
Property Identification Number (PIN) _____ Acreage _____

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.

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	_____	_____
Structures	_____	_____
Objects	_____	_____
Sites	_____	_____

5. FUNCTION OR USE (note approximate dates)

Historic Functions or Use:

Current Functions or Use:

6. DESCRIPTION OF STRUCTURES & SIGNIFICANCE/INTEGRITY

On an attached 8 ½ by 11 sheet, describe:

- property setting (rural or downtown, etc.)
- date of construction
- property condition
- architect, builder, carpenter or mason, if known
- dates and reasons if any structures have been moved
- architectural significance and integrity: For **buildings and structures**, describe significant exterior architectural features, additions, remodeling, alterations and any significant outbuildings. For **objects**, describe the physical appearance of the object(s) to be designated in context of the history of the local community or of Transylvania County. For example, a building or structure might be a community's only surviving example of Greek Revival architecture or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor. Include a description of how the building, structure or object currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof? Include a bibliography of sources consulted.

7. PROPERTY BOUNDARY & SIGNIFICANCE/INTEGRITY

On an attached 8 ½ by 11 sheet, describe the land area to be designated, addressing any prominent landscape features. Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s), structure(s) or object(s)** located within the property boundary or, in the case of **sites**, the historical event or events that make the land area significant. For **buildings and structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **objects**, the designated land area may continue to provide the object's historic context (i.e., a statue's historic park setting). For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

JHPC LOCAL HISTORIC LANDMARK APPLICATION

8. HISTORICAL SIGNIFICANCE/INTEGRITY (Applies to all classifications)

On an attached 8 ½ by 11 sheet, describe any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the commercial, social or political history of Transylvania County or of the local community. Include all major property owners of the property, if known. Include a bibliography of sources consulted.

9. PREVIOUS DOCUMENTATION

- Previous field documentation (when and by whom): _____
- Contact the National Register Coordinator at the State Historic Preservation Office to determine whether the property has been included in a county survey (919-733-6545). included not included
- National Register Status and date (listed, eligible, study list): _____

10. ADDITIONAL DOCUMENTATION (Submit the following items with this section of the completed form)

- Attached sheets for descriptions of significance (#6, #7, & #8)
- Tax map or survey showing the exact location of property, boundaries and any outbuildings
- Photographs:
 - Representative current photographs of the property showing all sides of each structure
 - 1 hard and 1 electronic copy
 - Label image files "TC_PropertyName_Description.jpg" (ie., TC_ABCHouse_front_façade.jpg). For buildings and structures, include all elevations and at least one (1) photo of all other contributing and non-contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.

Stage 1: Local Historic Landmark Preliminary Status Application

(type or print applicant name)

(type or print agent name)

(applicant signature)

(date)

(agent signature)

(date)

(mailing address)

(mailing address)

(city, state, zip)

(city, state, zip)

(e-mail address)

(phone)

(e-mail address)

(phone)

Preliminary Status Approved this ____ day of _____, _____

(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.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

Stage 2: Local Historic Landmark Designation Submittal Process

This section of the application will enable the Transylvania County Joint Historic Preservation Commission to determine whether the property qualifies for designation. The application fee for this process is \$125.00.

1. SUPPORTING DOCUMENTATION (Please attach to application)

Floor Plan (for buildings and structures)

Please include a detailed floor plan showing the original layout, dimensions of all rooms, and any additions (with dates) to the building or structure. Drawings do not have to be professionally produced nor do they need to be to exact scale, but should accurately depict the layout and dimensions of the property.

Maps

Include two (2) maps: one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Please show street names and numbers and all structures.

Additional Items Requested by JHPC: _____

Stage 2: Local Historic Landmark Designation Submittal

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.

(type or print applicant name)

(type or print agent name)

(applicant signature)

(date)

(agent signature)

(date)

(mailing address)

(mailing address)

(city, state, zip)

(city, state, zip)

Designation Submittal this ____ day of _____, ____

(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.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Office Use:

- JHPC Hearing and Vote on Preliminary Status
- Report sent to NC Dept of Cultural Resources State Historic Preservation Office, allowing 30 days to respond
- JHPC Vote on Designation Status
- County/City Commissioner Public Hearing and adoption of Historic Landmark Designation Ordinance

Stage 3: Local Historic Landmark Designation Approval

This section of the application documents Transylvania County Joint Historic Preservation Commission approval of the Local Historic Landmark Designation.

- Final Designation Fee - \$75.00

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.

(type or print applicant name)

(type or print agent name)

(applicant signature)

(date)

(agent signature)

(date)

(mailing address)

(mailing address)

(city, state, zip)

(city, state, zip)

Designation Approved this ____ day of _____,

(JHPC Administrator)

Item 8: Historical Significance/Integrity

The historic Bromfield Inn is an elegant colonial revival masterpiece built in 1926 during the grandeur of the Great Gatsby era by prominent business man James Sherrill Bromfield. Bromfield was born May 7, 1877 in Kentucky. He came to Brevard as a young man and by 1906 he had purchased a lot near the train depot and established Bromfield Fuel Company to supply coal and wood fuel to local customers. In 1908 he extended a rail spur across Whitmire Street to enable delivery of materials and to expand his business. He purchased other lots around the depot which were leased to other businesses. The Fontaine Block Factory, which produced shuttle blocks for textile mills, used some of his land to store dogwood for the factory. Bromfield was involved in numerous businesses including building supplies, delivery service, a brick factory, an ice factory and a laundry. Ice was shipped from Charlotte and distributed by Bromfield until 1912 when he built his own ice factory in Brevard. Local water sources provided 10,000 gallons of water a day and Bromfield distributed his ice from Penrose to Lake Toxaway. The ice, fuel and laundry businesses employed 15 people in 1922.

In 1921 a group of local citizens organized the Citizen's Telephone Company. They purchased the Brevard Telephone Company and expanded it into Pisgah Forest and other areas of the county. Bromfield was the president and general manager until 1937 when he sold his interest in the company.

In 1922 Bromfield built one of the first filling stations in Transylvania County, on Cromwell Street. He built additional stations in Brevard over the next few years. The station on the corner of South Broad and Morgan Streets was still owned by the Bromfields when Mrs. Bromfield died in 1960.

In 1923, Bromfield was a founding member of the Chamber of Commerce, created to advance commercial, industrial, agricultural, economic and civic interest in Brevard and the county. He served as president of the Chamber from 1927-1928.

Bromfield was regarded as a businessman and a civic leader. At various times he served as Brevard's building inspector, was a member of the Board of Aldermen and the Board of Education. He owned stock in the Brevard Building and Loan Association and was a member of the Transylvania Merchants Association and The Brevard Club. The Brevard Club was a gentlemen's club. It was a place where businessmen could meet, relax, and read the latest news. This was also a place where promotions were developed for Transylvania County business and tourism. Bromfield also belonged to the Knights of Pythias, Dunn's Rock Masonic Lodge and Woodmen of the World.

James married Marion Pfaster of Virginia in 1907. Marion's father was a prominent physician in Loudoun County, VA. On July 31, 1908 the Sylvan Valley News reported "JS Bromfield Thursday morning performed the ancient and honorable ceremony of burning his hat at the depot. This solemn rite was observed on the reception of intelligence of the birth in Mr. Bromfield's family." Marion Sherrill was born on July 27, 1908. A son, George Mason, was born on February 18, 1910.

In 1924, Bromfield purchased 10 acres of land between St. Philip's Episcopal Church and the Silvermont's estate from Arthur Boardman. He built "Norborne", a large one-story home with a

walk-out basement. A port cochere was built on the north side of the house and a sitting porch was on the south side. Each featured arched openings and square corner posts. The stone house was constructed with the finest quality materials and its elegance reflected Bromfield's stature in the community. The stone work was done by local masons. The triangular grouping of stones on the wall in the veranda (to the left of the parlor door) is the signature of the stone masons. The original roof was red slate. The house sat well back on the property and there was a long driveway which is today, Woodside Drive. The stone pillars and gates were added at a much later date.

Bromfield was a strong supporter of the community and his church. In February 1949, Bromfield presented the Vestry of St. Philip's Church with a check for \$2994.11 from the estate of Clare F. Lathrop. As Executor of Ms. Lathrop's estate he was authorized to use the money in his best judgement. In the Minutes of that Vestry meeting, it was noted that Bromfield explained that the will was quite complicated and he had asked for the Court's assessment of his authority to distribute the funds. The presiding judge confirmed his ability to donate the money to the church. The Vestry voted to invest the money in the Brevard Federal Savings and Loan Association in the name of St. Philip's Church New Rectory Fund with Mr. Bromfield and two vestry members serving as trustees.

In April 1950, the Bromfield family made a special Easter offering to St. Philip's Episcopal Church. The donation of a 65' x 110' lot bordering the Church, the Bromfield property and the Old town/King cemetery was to be used for the construction of a rectory. A stipulation of the gift was that the Church was to spend up to \$10,000 to construct a rectory and to keep the property for church use always. Should the Church no longer have use for the property it was to revert to Bromfield's heirs or be donated to the Thompson Orphanage in Charlotte, NC.

The orphanage was founded in Charlotte in 1886 by Edwin Augustus Osborne, a lawyer, County Clerk and Episcopal missionary. Thompson, named for early donors, took in children from across North Carolina whose parents had died or who could no longer care for them due to poverty or illness. On the 40-acre farm, children tended to vegetable gardens and milked cows. Now called Thompson Children's Services, it is a leading provider of clinical and preventive services for children and families. Thompson's mission is to heal children who have been severely abused and provide them with support and services until they are secure in a stable and loving home. Bromfield's connection to the orphanage is unknown.

The residence for the church rector was completed in 1951. The Reverend Paul Ritch, a seminarian, served the church while completing his theological training. In 1953 he was ordained and appointed to the priesthood of St. Philip's Church.

The family remained faithful and dedicated to St. Philip's and daughter Marion was the first woman to serve on the church's vestry.

Mrs. Bromfield remained in the house after James' passing On October 16, 1952 until her death on April 13, 1960. Both were buried at St. Paul's-in-the-valley Cemetery. The house passed to daughter Marion Sherrill Verner. In May, 1960 she sold the house to The Transylvanian, Inc. President of the corporation, J. H. McAnulty and Secretary Mona A. Anulty used two small rooms in the lower level as a nursing home and made an apartment for his mother in three attic rooms.

No additional information has been found on the McAnultys or their business. The land to the rear of the house was willed to son George Mason Bromfield and was subsequently sold. The area, named Sylvania, was one of the first housing subdivisions in Brevard.

In March 1964 the house was purchased at auction by Judge Cecil Hill and his wife Elizabeth. At that time the property extended all the way to Main Street and a gravel road led to the house. The Hills sold the property on the east side of their road, creating three building lots. The area was called Holly Terrace on Transylvania County records. The lots were purchased by Ray and Ruby Hooper in 1966, Conley and Dorothy Bradley in 1972 and Allen and Carolyn Turner in 1974. A portion was also deeded to the City of Brevard, most likely for the street. The city eventually paved the road and put in drainage.

Cecil Hill was born in Asheville on November 20, 1919. He attended Mars Hill Junior College, the University of NC, Chapel Hill and the University of NC Law School. He was a lawyer for more than 50 years and served as the town attorney for both Brevard and Rosman. Hill practiced tax law and was busy seven days a week, according to his son Jim. Summer camps were thriving in and around Brevard and Attorney Hill provided legal counsel to many of them. He was a staunch Democrat who served two terms in the North Carolina legislature and was appointed to the Appellate Court by Governor Hunt. Jim recalls that his parents hosted a huge party to celebrate his father's appointment to the bench and that Elizabeth served grapefruit juice as she did not allow alcohol in the house. Elizabeth volunteered at the Transylvania Library which was then located next to the courthouse on Main Street. She was known as a cut-throat Bridge player among her friends. The Hills were strong supporters of the Brevard Music Center and they created an endowment to fund a student scholarship annually.

Jim has shared his memories of growing up in the house with his parents, his sister Lisa, and his maternal grandmother. The lower level had two bedrooms and one bathroom with a shower and the floors were black and white tile. The only bathtub in the house was in his parents' bathroom. There was no central air in the house and the first air conditioner his parents bought was put in a window in the master bedroom. His mother loved to host parties and the house was always filled with people, conversation and laughter. His mother also loved games and had a badminton net set up in the front yard. The Hill house was also a gathering place for Jim and Lisa's friends.

The cemetery on the west side of the property was in existence when the Hills moved in. Jim recalled watching grave diggers prepare the burial plots. There are several family burial plots in the cemetery, dating back to the late 1800s.

The Hills moved to the College Walk retirement community when their health began to fail. Cecil passed away on October 29, 2002. On the day of her death, March 13, 2003, Elizabeth played an aggressive hand of Bridge before coming home and passing quietly in her sleep.

Reginald Heinitsh Jr. purchased the house in 2000 and began a three-year renovation to return the house to its original splendor, staying true to the aesthetic of the 1920s, while incorporating modern amenities throughout. The original fireplaces, pocket doors, wavy lead glass windows and hardwood oak floors were preserved and restored. Two crystal chandeliers purchased by the Hills

at auction from the Battery Park Hotel in Asheville were rewired and repaired. They hang in the dining room and parlor.

In 2017, Abe and Pam Pallas, retired college administrators, purchased the house and transformed this family home into a luxury bed and breakfast inn, offering guests six bedrooms with en-suite baths.

Bibliography

Information gathered from the North Carolina Historic Preservation Office:

TV0566 | EAST MAIN STREET HISTORIC DISTRICT (NR: 2009)

Site ID	TV0566
Status	NRHD
Site Name	EAST MAIN STREET HISTORIC DISTRICT
Description	1900-1959 residential/institutional district
Notes	
Year NR	2009
Year SL	
Year DOE	
Year Designated	
Local Status	None
Year Surveyed	
HD status	None
NR nomination	More info
DOE report or Local Link	
County	Transylvania
Quad Name	Brevard
Township	Brevard
Density	M
Location	East Main, Rice, St. Phillip's, Woodsie, Deacon Streets *
Photo Link	
Spatial Accuracy	[NRnom]
Latitude	35.230830
Longitude	-82.729279
Year Survey Update	

Phillips, Laura A. W., and Thompson, Deborah. *Transylvania: The Architectural History of a Mountain County*. The Transylvania County Joint Historic Preservation Commission, 1998.

Photos also available in the online version of that book:

<https://www.digitalnc.org/exhibits/transylvania-the-architectural-history-of-a-mountain-county/>
<https://lib.digitalnc.org/record/12018#?c=0&m=0&s=0&cv=11&r=0&xywh=-1%2C-765%2C3583%2C2702>

Articles in The Transylvania Times

October 31, 2002 – Cecil Hill obituary

March 17, 2003 – Elizabeth Hill obituary

August 12, 2019 – “James Bromfield Served as Businessman and Civic Leader”

August 19, 2019 – “Looking Back on the Bromfield Family and Business”

Conversations with Jim Hill, son of Cecil and Elizabeth Hill

Last Will and Testament of Marion Bromfield

Notes from Vestry meeting of St. Philips Church, February 27, 1949

Item 6: Description of Structures and Significance/Integrity

The property currently known as The Bromfield Inn is located just outside of downtown Brevard.

The structure, originally known as Norborne, is made of locally quarried granite. The structure is in excellent condition.

It is believed that the building was constructed by the Wright Brothers, who were stonemasons who built several buildings in Transylvania County.

The building was originally a large one-story home with a walk-out basement. A port cochere was built on the north side of the house, and a covered verandah on the south side. In addition, there was an open air porch on the south side, behind the verandah. The portico and verandah each featured arched openings and square corner posts. The front of the house also included a rounded, covered entryway with stone steps. The door itself is solid wood, with glass sidelights. Above the doorway is a keystone with the initials JSB (SEE PICTURE), representing the original owner of the house.

The doors to the dining room from the portico and to the parlor from the verandah are also original. All of the windows on the main level were eight over eight with wavy glass. Those original windows are still part of the structure, as are the narrow wood flooring on the main level and the pocket doors to the parlor and the dining room.

The stone house was constructed with the finest quality materials and its elegance reflected Bromfield's stature in the community. The stone work was done by local masons. The triangular grouping of stones on the wall in the veranda (to the left of the parlor door) is the signature of the stone masons (SEE PICTURE). The original roof was red slate. The house sat well back on the property and there was a long driveway which is today Woodside Drive. The stone pillars and gates were added at a much later date.

In approximately 2003, the open porch on the South side of the house was enclosed, and a window on the North side of the house was covered. No other changes were made to the exterior of the building.

Item 7: Property Boundary and Significance/Integrity

The property on which the building is located was once approximately 10 acres, encompassing what is now Woodside Drive, and the homesites on either side, and part of the housing development known as Sylvania. Subsequent owners sold off part of the property, and the house is currently located on 1.979 acres.

The property borders Woodside Drive (formerly a gravel driveway leading to the house); a homesite on Woodside Drive; the property on which Silvermont Mansion is located; Pine Street; property on Rice Street; the Old Town/King cemetery located behind St. Philips Episcopal Church; and a portion of the property owned by the church.

**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Allen McNeill, Director
Darby Terrell, Planner
Ashley Minery, Administrative Support
Specialist



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
Planning.transylvaniacounty.org

Agenda Item: IV-A

Memorandum

From: Darby Terrell, County Planner
To: Joint Historic Preservation Commission
Date: May 3, 2021
Meeting Date: May 11, 2021
Subject: County Driving Brochure
Contact Info: darby.terrell@transylvniacounty.org or (828)884-1711
Attachment(s): None
Purpose: Continue the discussion of creating a County Driving Brochure.
Background: At the last meeting, the Joint Historic Preservation Commission further discussed creating a County Driving Brochure. Some members asked for the ability to do more research on certain topics that were discussed.
Financial Impact: To be determined
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 has no recommendation at this time.

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Agenda Item: IV-A

Memorandum

From: Darby Terrell, County Planner
To: Joint Historic Preservation Commission
Date: May 3, 2021
Meeting Date: May 11, 2021
Subject: Preservation Month Scavenger Hunt
Contact Info: darby.terrell@transylvniacounty.org or (828)884-1711
Attachment(s): 1. Preservation Month Scavenger Hunt revised
Purpose: Preservation Month Scavenger Hunt
Background: For May Preservation month the Joint Historic Preservation Commission decided to create a scavenger hunt activity that coincides with the month's theme. Commission Member Marcy Thompson created the document from questions given to her by other members of the Commission.
Financial Impact: To be determined
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 has no recommendation currently.

Preservation Month Scavenger Hunt

The Joint Historic Preservation Commission (JHPC) of Transylvania County invites you to join in a scavenger hunt of local historic structures and sites. Participants can simply answer the questions or take a drive through the county to discover and photograph some of our local treasures. Additional historical information can be found at transylvaniacounty.org/our-history or nchistoryroom.blogspot.com, or in “Transylvania: The Architectural History of a Mountain County” (available at the Transylvania Heritage Museum at 189 W. Main St. in Brevard). We invite you to share your photographs on Facebook using the hashtag #preservetransylvania.

- 1) From the late 1800s through the mid-1900s there were numerous rural schools scattered throughout Transylvania County. The only remaining old school houses, Selica School (1907-1957) and Connetsee School (ca. 1910-1951), are used as Community Centers today. Name the communities they serve.
Cathey’s Creek and Dunn’s Rock. When T.C. Henderson became the Superintendent of Transylvania County Schools in 1905 he was not satisfied with number and quality of the schools. Between 1905 and 1911 eleven new schoolhouses were built and money invested increased by nearly 500%
- 2) Most small communities also had a county store. Originally built by L.E. Bagwell in 1923, Powell’s Store was the hub of the Dunn’s Rock community for several generations. What business is located in the old store today?
Mud Dabbers Pottery. Country stores supplied the goods early settlers could not grow or make themselves, often in trade for produce or livestock.
Old store buildings can also be found in the Cedar Mountain, Lake Toxaway, Little River, Rosenwald, Rosman and Sapphire communities. Identify and photograph other old store buildings throughout the county.
- 3) Churches were a main stay of every community as well. In 1872, a small church was built on Dividing Ridge near the Loftis community to help the community heal following the U.S. Civil War. Today, the structure remains much as it was then—standing on stacked field stones, with weatherboard siding, hand-pressed glass in some of the windows and a pulpit, mourner’s bench and pews hand-made by local builders. What is the name of this locally designated landmark, owned and maintained by the Transylvania County Historical Society? **McGaha Chapel**
What two Transylvania churches are listed on the National Register of Historic Places?
St. Philip’s Episcopal Church and Lake Toxaway United Methodist Church
Identify and photograph other historic church buildings throughout the county.
- 4) Entering the Pisgah National Forest on Hwy 276 from Brevard visitors pass between two stone pylons that often go unnoticed. The first permanent entrance, composed of stone columns featured bronze plaques honoring WWI servicemen and those who died in the war. A bronze eagle with open wings sat on top of the connecting arch. The structure was replaced by the stone pylons in 1941. The plaques and eagle were relocated to the taller pylon on the right when entering the Forest. The plaques remain, but what happened to the eagle and where is it?
It was stolen. Local legend says it was thrown into the river. The Pisgah National Forest was established in 1916 and included 86,700 acres purchased from George Vanderbilt’s Biltmore Estate.

- 5) In 1895 George Vanderbilt hired German forester Dr. Carl Schenck to manage his forest property. Three years later Schenck started the Biltmore Forest School in the Pink Beds area. Over the next two decades the school trained young men in all aspects of forestry. Vanderbilt also employed rangers to patrol and protect his forest holdings. These men lived in timber-frame lodges built in the German tradition and scattered throughout the forest. Two of the lodges can be seen at the Cradle of Forestry today. What is the name of the architectural style of these lodges?
Black Forest Lodge--typical characteristics include exposed timber frame on the exterior and steeply pitched roofs.
- 6) During the Great Depression of the 1930s President Roosevelt's New Deal program helped put Americans back to work through programs such as the CCC (Civilian Conservation Corps) and WPA (Works Progress Administration). The stone wall at Brevard College is one local example of work done by the WPA. What former Transylvania County school, now County Offices, was also built using WPA labor?
Brevard Primary, Register of Deeds & Tax Admin Offices today. During the early Silvand mid-1900s Transylvania County had a number of stonemasons. The best known included three brothers from the Wright family of masons in Henderson County and African-Americans, Fred Mills and Benjamin Avery. Identify and photograph other houses, structures or civic buildings constructed by the CCC or WPA. Identify and photograph other houses, structures or civic buildings constructed of local stone.
- 7) The Norwood House on Probart St. served as the Lyday Memorial Hospital from 1932-1935. Although it was the fourth building in the county used as a hospital it was the first to be a public institution for the entire community. In later years the third floor of the home was removed. Why?
The owner chose to remove the third floor rather than install a fire escape required by state fire ordinance on all buildings over two-stories. The Aethelwood on the corner of Broad and Main streets also had its third floor removed in 1960.
- 8) During the early 1900's prominent Biltmore architect Richard Sharp Smith had a strong influence on the style of homes and other buildings throughout Western North Carolina. The homes at the intersection of Neely Road and Old U.S. Hwy 64 are examples of the finish material popularized by Smith. By what name is it known?
Pebbledash. Pebbledash a stucco exterior finish embedded with small pebbles. It was used on approximately 30 houses and other buildings throughout Transylvania County. Identify and photograph other houses, structures or civic buildings exemplifying this style.
- 9) Local architect Henry Clyde McDonald, Jr. was known for designing homes and commercial buildings with an emphasis on simple forms, and horizontal lines prevalent during the middle of the twentieth century. By what name is this style known?
Modern. Modernist buildings fifty years or older may now be considered historic and may be eligible for listing on the National Register of Historic Places and. or locally designated landmarks. Identify and photograph other house and buildings exemplifying this style.
- 10) Transylvania's Italian Victorian style courthouse, with its three-story central tower topped by a concave mansard roof, was completed in 1881. The tower originally had stars on all four sides of its roof. Clocks were installed in 1984. Where are the old courthouse tower stars located today?
Transylvania Heritage Museum front porch. As early as 1911 there was an effort to place a clock in the courthouse tower. Money was raised by showing moving picture shows at the courthouse throughout the summer. However, a year later the funds were diverted to help pay for improvements to the newly opened library beside the courthouse. Clocks were eventually installed in 1984.

- 11) Throughout the early-to-mid 1900s the town of Rosman thrived around Joseph Silversteen's industries—Toxaway Tanning, Gloucester Lumber Company and Rosman Tanning & Extract Plant, which employed hundreds of local workers. What is the only structure directly related to the businesses that remains today?
Gloucester Lumber Company Garage. Silversteen established the Toxaway Tanning Company in 1902, Gloucester Lumber Company in 1910 and Rosman Tanning & Extract and the Gloucester General Store in 1911.
- 12) Toxaway Inn, a luxury hotel of the early 1900s, sat on the 540-acre Lake Toxaway created by the damming of the Toxaway River. The Inn reflected the elegant lifestyle of the wealthy who spent their summers in the mountains. Although the building survived after the Toxaway Dam burst on August 13, 1916 sending a wall of water downstream and the tourism elsewhere, the grand hotel stood empty. Across the now empty lake stood Lucy Armstrong Moltz's board-and-batten and weatherboard home in the style of a Swiss mountain house, the last remnant of the summer colony around the lake. Lucy eventually made it her permanent home and would live to see the lake rebuild and developed in the 1960's. Before her death she sold the home to the Lake Toxaway Company to be used by the new community as their club house. What name do guests know the home by today?
Greystone Inn. Lucy Armstrong Moltz called home Hillmont. It is also sometimes referred to as the Moltz Mansion. The Toxaway Inn was torn down in 1947 after years of neglect.
- 13) The African American Storyline Project preserves Transylvania County's local black history in a variety of ways, including with historical plaques sharing the story of early homes and businesses. Many are clustered along Carver Street. By what name is this area known?
Greasy Corner. It was the hub of the community, serving as the center of African American commerce and entertainment in Brevard from the early to the mid-20th century. After the Mary C. Jenkins Community Center was organized it provided a place for gatherings, including events for children, youth and adults.
- 14) A North Carolina Highway Marker on Highway 276 south of Brevard reads, "A boundary dispute in 1804 between North Carolina and Georgia led to armed conflict..." By what name is this conflict known?
Walton War - Militia called out after constable John Havner was killed ½ mile E.
Locate and photograph other highway and historical markers in Transylvania County.