

Elizur and Ann Patton House  
Name of Property  
**United States Department of the Interior**  
National Park Service

Transylvania, NC  
County and State

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Elizur and Ann Patton House

Other names/site number: TV0460

Name of related multiple property listing: \_\_\_\_\_

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

### 2. Location

Street & number: 1699 Old Hendersonville Highway

City or town: Brevard State: NC County: Transylvania

Not For Publication: ☐ Vicinity: ☒

### 3. State/Federal Agency Certification

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

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

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

     national      statewide x local

Applicable National Register Criteria:

     A      B x C      D

\_\_\_\_\_  
Signature of certifying official/Title: State Historic Preservation Officer Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

##### Category of Property

(Check only one box.)

Building(s)

☒

District

☐☐

Elizur and Ann Patton House  
Name of Property  
Site

Transylvania, NC  
County and State

Structure

☐

Object

☐

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

1

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1

Noncontributing

1

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single-family residence

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single-family residence

DOMESTIC/secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other: I-House

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: stone

brick

Walls: weatherboard

Roof: metal

Other: brick

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

One of the oldest houses surviving in Transylvania County, the Elizur and Ann Patton House is a two-story, timber-frame farmhouse that is the last remnant of the Pattons' former 202-acre farmstead. The property is located in central Transylvania County, two-and-a-half miles northeast of downtown Brevard, the county seat, and just outside the current town limits. The house consists of a ca. 1846 I-house with a two-story rear ell. The house exemplifies the traditional I-house form which was ubiquitous across North Carolina in the mid-19th century but has few extant examples in the mountains of western North Carolina today. The I-house features a one-story full-façade shed porch, a full-façade rear shed wing, and a single-shoulder exterior brick chimney in each gable end. Its rear ell features unusual curved, plastered interior walls that represent the architectural influence of South Carolina summer residents on the region's vernacular architecture. A ruinous outbuilding north of the house is a two-pen storage building and workshop. The house faces southeast onto Old Hendersonville Highway (SR 1504).

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

## Narrative Description

The Elizur and Ann Patton House is a timber-frame I-house with a rear shed wing and a two-story rear ell. The house faces southeast onto Old Hendersonville Highway (SR 1504) in the unincorporated Pisgah Forest community, formerly called Davidson River, of Transylvania County. Located at the confluence of two rivers, the house is situated atop a gentle slope descending east toward the Davidson River and south to the “meanders” of the French Broad River. According to local history, Elizur and Ann Patton built the I-house shortly after they purchased a 202-acre parcel on the Davidson River.<sup>1</sup> The house stands on a small, residual parcel measuring .76 acre. It is surrounded to the east, north, and west by industrial and commercial development, and thinly settled farmland to the south. The property consists of the I-house and a two-pen outbuilding in dilapidated condition.

*The Elizur and Ann Patton House*

*Contributing Building*

### Setting

Elizur and Ann Patton erected their I-house ca. 1846 on a 202-acre parcel on which they established a subsistence farm, and added a two-story rear ell at some point thereafter.<sup>2</sup> The house is situated toward the southern end of much-reduced .76-acre lot and is set back from the highway by a lawn that surrounds the house on all sides. A paved driveway apron at the eastern edge of the parcel leads to a gravel drive that curves toward the east elevation of the house. Several established trees—two on either side of the front lawn and another at the rear of the property—are the only plantings on the parcel.

When the Pattons built the house, the region surrounding the home consisted entirely of small-scale family farms. The region has changed considerably since that time, affected first by the establishment of the nearby town of Brevard in 1861 and then the arrival of the railroad to Davidson River in 1895. Dramatic changes to the immediate surroundings of the Elizur and Ann Patton House occurred in the past fifty years. Transylvania County purchased the parcel immediately east of the house in 1984, now houses a solid waste facility.<sup>3</sup> The parcel to the west of the house is presently vacant. Light commercial development extends along Ecusta Road north of the house, including an early-twentieth-century brick building, manufactured metal buildings, and expanses of undeveloped industrial storage space. Across Old Hendersonville Highway to the south, a lightly developed rural landscape transitions quickly to denser residential and commercial development as one travels west past Ecusta Road.

### Exterior

The Elizur and Ann Patton House began as an I-house: a two-story, four-bay, single-pile building framed in four-by-four timbers with exterior gable-end brick chimneys, boxed eaves, and a one-story shed wing across the rear elevation. A shed-roof front porch with board-and-batten ceiling shades the lower level of the façade and is supported by replacement square

<sup>1</sup> Deed book 9, page 216-7, Transylvania County Register of Deeds, Brevard, NC.

<sup>2</sup> The construction chronology of the house is based on local history and physical evidence. Despite questions raised by the configuration of the rear ell and the placement of the ell staircase, which may have suggested a pre-existing double-pen structure, all physical evidence indicates that the ell post-dates the I-house.

<sup>3</sup> Deed book 269, page 720, Transylvania County Register of Deeds, Brevard, NC.

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

wooden posts connected by a later weatherboarded solid skirt. Stone steps access framed openings on each of the side walls of the porch. The house rests on low stone piers infilled in sections with brick and concrete that are now barely visible. Both brick chimneys are common-bond and single-step-shouldered with freestanding stacks. Each chimney stands on a tall stone base that rises above the level of the first-story window sills. The top of the east chimney stack collapsed ca. 1998; the west chimney stack also appears to have collapsed and been rebuilt.<sup>4</sup> The building has a standing-seam metal roof and is finished with weatherboard siding. Molded raking boards mark the gable ends and the roof of the shed wing and porch. Except as noted below, the I-house windows are nine-over-six double-hung wooden sash with plain surrounds.

The façade is four bays on the second story and three at the first story, which has an unusual double-width entrance bay at the middle that appears to be an early-twentieth-century modification. It comprises a single-leaf wooden door with an upper light infilled with plywood and a lower recessed panel. To the right of the door, a window composed of a fixed horizontal upper pane and a large, nearly-square wooden sash stands atop a low wooden bulkhead. The original entrance likely contained a wide single-leaf door or narrow double-leaf doors centered on the façade and possibly flanked by narrow sidelights. Four evenly spaced windows pierce the upper level of the façade. A window on each side of the entrance bay lines up with the respective second-story windows.

The side elevations are similar in their basic layout. Each gable has a modern metal louvered attic vent on either side of the chimney stack. Windows flank the chimneys on each story and a third window pierces both side walls of the rear shed wing. The house contains several non-historic windows: at the first story of the southwest elevation, the windows flanking the chimney are one-over-one double-hung sash replacements and the window opening in the rear shed was reduced in size and now contains three-over-one double-hung wooden sash.<sup>5</sup> The second-story window north of the chimney on the northeast elevation is also a one-over-one replacement.

The rear elevation of the original house is almost entirely obscured by the ell addition, which projects from the southwest side of the house. A small, fixed, four-pane window pierces the rear wall of the rear shed at the west side of the ell. On the east side of the ell the shed has a six-over-six double-hung sash window and, at the far end, a narrow doorway that has been infilled with weatherboards. Above, a single large window lights the upper story.

The two-story, five-bay rear ell added two living areas on the first story and four bedrooms in the second story. The ell projects from near the southwest end of the original house and its roofline stands slightly lower. Like the front portion of the house, the ell stands on low stone piers that are barely visible and is finished with weatherboard siding and a standing-seam metal roof that correspond to the front house. The addition features a rear gable with exposed eaves, a stone chimney in the center of the wing, and six-over-six double-hung, wood-sash windows.

On the northeast elevation of the rear ell, a shed-roofed porch carried by slender wooden posts is enclosed with a solid skirt of vertical wood siding. The porch is most likely a later replacement judging by its relatively crude construction featuring a raised seam tin roof resting

<sup>4</sup> "TV0460 Elizur & Ann Patton House," HPO Survey File, North Carolina State Historic Preservation Office, Raleigh, NC.

<sup>5</sup> This change had taken place by 1974, when it was captured in survey photos taken for the State Department of Archives and History. "TV0460 Elizur & Ann Patton House."

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

on exposed rafters. Fascia and raking boards are no longer in place. The porch shades a single-leaf wooden door with nine lights atop three horizontal panels and two windows: a typically-sized six-over-six window to the right and an unusually large ten-over-twenty double-hung sash window to the left.<sup>6</sup> A third window opening, now covered with boards and plywood, is located between the left end of the porch and the shed wing. The upper level of the northeast elevation contains four evenly spaced windows.

The southwest elevation of the rear ell has irregular fenestration. Five upper-level windows are of the scale found elsewhere on the ell, with three evenly spaced to the left of a downspout, and two windows to the right of the downspout in the area extending over the shed wing. On the first story closest to the shed wing, a former door opening is infilled with horizontal wooden siding and a small replacement one-over-one double-hung vinyl window. Moving to the rear of the elevation, there is a double six-over-six window and at the far end of the elevation a small six-over-six double-hung sash window directly below the larger-scale window above. The ell's rear elevation contains a centered single-leaf replacement door with diamond lights in its upper half and a four-light window to its right. A nine-over-six sash window is centered at the second story, while a four-over-four sash window lights the attic.

### Interior

The I-house is oriented around a wide central hall with an open-string, single-run staircase that rises from within the rear shed to the front. The open-string staircase features a tapered square-in-section newel post and simple rounded handrail with square balusters. The side walls of the hall are composed of flush horizontal boards while the wall at the back of the hall, in the shed wing, is plaster with a low, flat-panel wainscot and a simple chair rail. Beneath the staircase, facing the front wall, a single-leaf two-over-two raised-panel door opens into a small closet. Doors leading from the entrance hall into the front parlors on the first floor are two-over-two raised panel doors with a fifth central horizontal panel. Doors on the second story of the I-house and in the rear wing are typically two-over-two raised panel. Atypical doors include a door constructed of five horizontal flat panels in the northmost room on the first story and one of six horizontal raised panels in the curved hallway on the second story. All doors and window surrounds are finished with flat butted surrounds with a single bead detail. Door and window surrounds in the I-house are flush with the plaster walls while those in the rear wing typically project slightly from the wall. Wood floors are intact throughout the house and are finished with eleven-inch flat-panel baseboards.

Rooms on either side of the hall feature plaster walls with the same flat-paneled wainscot and chair rail as at the rear of the hall. Ceiling joists in these rooms are exposed. The fireplaces in these rooms and elsewhere in the house feature a simple post-and-lintel mantelpiece typically found in yeoman farmer houses during the transitional period between Federal and Greek Revival styles, roughly 1840-1850. The original mantelpieces were removed between 1991 and 2006 and the current mantelpieces are replicas based on survey photographs taken in 1991.<sup>7</sup> Each

<sup>6</sup> Likely not an original feature of the house, this oversized window was in place by 1979, when it was captured in survey photos taken for the State Department of Archives and History. "TV0460 Elizur & Ann Patton House."

<sup>7</sup> Penne Sandbeck, "Historic Architectural Resources Survey Report TIP# B-4291," North Carolina Department of Transportation, Raleigh, NC, December 2003, 10. Photographs taken by Preservation North Carolina in 2006 confirm that all the mantelpieces and the entire first-story balustrade had been removed since the previous survey in

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

is composed of a flat frieze resting on square pilasters with streamlined projecting capitals and bases; a coved molding supports the mantel above the frieze.

Other changes to the front rooms are difficult to date. A doorway on the northwest wall of the northeast room is framed with a fluted molding unlike the trim found elsewhere in the house and is likely a later addition as this doorway now opens into a modern half-bath. Picture molding was also added to the northeast room. The extension of the southeast room into the shed wing appears to be an alteration despite the unbroken continuation of the wainscoting. Exposed ceiling joists in the front of the room terminate at a lower ceiling at the rear of the room, which is finished with a variety of materials and encloses modern HVAC systems. Seams in the pine floor planks confirm that the room was modified. A small four-raised-panel door in the rear wall opens into a small HVAC closet.

The remaining portions of the rear shed wing have been altered. At the rear of the center hall, a doorway to the left leads into an open area that extends into the rear ell and holds the remains of a modern kitchen. This area is finished with a variety of materials including beadboard, plywood, flush-boarded horizontal paneling, and vinyl floor tiles. Several original timber joists and posts are exposed amidst the layers of materials. In the area to the northeast, at the other end of the shed wing, a small storage room leads to a modern bath. These rooms are also finished with a combination of beadboard, flush-boarded horizontal paneling, and replica wainscoting.

The second story of the I-house retains a high level of integrity. The front and back walls of the hall are finished with flat-panel wainscot and chair rail while the side walls are flush-boarded as below. The railing from the main stair turns the corner at the upper landing and continues along the hallway to the open-string attic staircase, which shares the same orientation and finish with the main staircase but is narrower and has a split run of two steps at the bottom, turning from the rear of the upstairs hall toward the front of the house. The flanking rooms are finished with wainscot and chair rails, plaster walls, and replica mantelpieces identical to those on the first floor. The southeast room ceiling is finished with flush boards while the northwest room ceiling is plastered.

The attic of the I-house is accessed by a paneled hatch at the top of the attic staircase and is now lined with foam board insulation, obscuring views of the rafters. Framing members visible at the gable ends are 4x4 half-timbers. The attic of the rear wing is accessible through this same entrance and shows evidence of fire damage on some of the rafters.

Except as described below, the rear ell is finished similarly to the front portion, with simple butted door and window frames with bead detail, pine floors, lath and plaster ceilings and walls, eleven-inch flat baseboards, and post-and-lintel mantelpieces. The first floor of the ell contains two rooms flanking the central stacked rock chimney. In the southeast room, a narrow, enclosed staircase accessed by two steps leading to a four-panel door rises along the outer wall to the northwest from the southwest side of the chimney. Another door accesses a narrow passage between the staircase and the chimney that leads to the northwest room. Within the passage, the side of the staircase is sheathed in wide horizontal boards, the outer wall beyond the staircase is plastered, and the southeast side is covered in drywall. The northwest end of the passage has been outfitted with a bathtub under the stairs and refinished with ceramic tile and drywall after

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1991. However, most of the mantels appeared in 1991 survey photos and were likely the basis of the replicas that are currently in place. "TV0460 Elizur & Ann Patton House."



Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

the fire. In the northwest room, a distinctive curved plaster wall extends from the northwest side of the chimney to a four-raised-panel door that accesses the aforesaid passage containing the bathtub. The curved wall intersects the northwest side of the replica mantelpiece, rendering that side several inches narrower than its opposite side. The construction date of the curved wall has yet to be determined, but it is believed to date to the construction of the ell ca. 1860 or somewhat later. The front edge of the firebox in the northwest room reveals a soapstone lintel in contrast to the large stones of the rest of the firebox. The northwest corner of the ell has been partitioned to create a small space containing a toilet.

The ell's enclosed staircase lands at the second floor at the northwest end of a long hallway that extends in a slight S-curve to the southeast, around the central chimney to the southeast wall and continues along that wall to the front portion of the house, where two steps rise to the wider center hall of the second floor of the I-house. The curved portion of the ell's hallway creates a curved southeast wall of the bedroom at the northwest end of the wing. This rear room is the most heavily remodeled in the house, having been damaged in a 2001 fire. Remodeling included removal of the ceiling to create a vaulted ceiling in the attic space and installation of drywall on walls and ceiling. The new drywall mimics the curve of the original plaster wall, which now wraps around a jacuzzi tub framed into an elevated platform. Across the curved portion of the hall, a small half-bathroom has been installed in the space between the staircase and the chimney. The rest of the second-floor rooms, all on the southwest side of the straight portion of the hall, are rectilinear and consist of two bedrooms separated by a cluster of two full bathrooms and one half-bathroom.

Examination of the framing of the ell suggests that the rear ell was constructed as a separate building, perhaps to allow the family to remain living comfortably in the main house during construction, and attached to the I-house upon completion. A hewn timber sill located approximately four feet from the back wall of the rear shed aligns with principal posts embedded in the side ell walls and is matched by a similar scale timber at the far end of the ell. There is no evidence of exterior cladding on the wall plane framed by these principal posts and facing the I-house, suggesting that the rear ell was not intended to be a freestanding building. Connecting the ell to the I-house required cutting into the middle of the rear shed and resulted in improvised connection points at the ground floor and ceiling, which have been altered numerous times over the years. Bridging the gap between the I-house and the ell likely explains the step-down on the second story from the main block to the second-floor ell hallway.<sup>8</sup>

*Shed, construction date unknown*

*Non-contributing Building*

The two-room side-gable frame building stands to the north of the house and is in dilapidated condition. The building is capped with a standing seam metal roof on wide boards and stands on low stone piers. It appears to have been constructed in two phases. The northeast one-room unit features board-and-batten siding, wooden floor planks, and an interior end brick flue in its northeast corner. Windows on its northeast and southwest walls are six-over-six double-hung wooden sash and replacement one-over-one vinyl respectively. Accessed by a

<sup>8</sup> Observations based on site visit with Jennifer Cathey, Melanie Spreen, John Koury, and Josi Ward, November 3, 2025. "TV0460 Elizur & Ann Patton House."

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

framed doorway with metal shed-roof awning on its southeast face, this bay of the building is more finished than the other and may have served as a workshop.

The southwest one-room unit is clearly an addition as it encloses the original southwest, exterior wall of the other unit. This unit's wide entrance on its southeast face, lack of fenestration, and dirt floor suggest it served as storage. A small shed-roof extension at the rear of the unit expands its interior space slightly.

Due to this building's apparent construction well after the house and its very poor condition, it does not contribute to the historic significance of the property.

### *Integrity Assessment*

The Elizur and Ann Patton House retains a moderate degree of integrity as an antebellum yeoman farmhouse constructed in the unincorporated Pisgah Forest community, formerly called Davidson River, in Transylvania County. Standing on its original site, the house retains its integrity of location. Due to changes to the landscape surrounding the house, the most significant integrity loss has occurred to the aspect of setting. The largely rural setting of the house when it was constructed has fundamentally changed. Although extensive tracts along the French Broad River to the south remain largely undeveloped, the house's immediate surroundings to the east, north and west now serve commercial and industrial purposes.

The house retains integrity of feeling and association through its architecture that is typical of the mid-nineteenth century when the Pattons erected it. The house retains significant integrity of materials, workmanship, and design despite decades of vacancy and vandalism. The house completely retains its nineteenth-century form and massing. Its primary interior spaces remain intact and the unusual, curved plaster walls on both levels of the rear ell are in good condition and remain among the distinctive features of the house. Original finishes including plaster walls, wainscot, baseboards, and door and window surrounds remain throughout the house. Material losses include the removal of historic mantelpieces (later replaced with replicas of the originals) and some original interior doors and windows, removal of small sections of partition walls between the shed wing of the I-house and the ell, and changes to the main entrance and detailing of the front and rear porches. A fire in 2001 in the ell led to the total loss of the rear upstairs room's interior as well as significant damage to the ground floor of the ell, much of which has been repaired. Water damage during Hurricane Helene was minimal despite extensive flooding; upon inspection in October 2024, first-floor plaster walls and wainscoting had dried out and the wooden floorboards were intact.

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

mid-19th century  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

ca. 1846  
ca. 1860  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built ca. 1846, the Elizur and Ann Patton House near Brevard, North Carolina, is locally significant and meets National Register criterion C for architecture as a property that embodies the distinctive characteristics of a traditional antebellum I-house.<sup>9</sup> The two-story gable-roofed dwelling is the oldest extant farmhouse in the Pisgah Forest (formerly Davidson River) community and the only known remaining antebellum I-house in Transylvania County. Elizur Patton (1811-1884) and Ann Caroline Mackey (1816-1900) were both descendants of early settlers of Davidson River: the Pattons and the Orrs. Elizur and Ann constructed the house on a parcel of land purchased in 1845 and raised their seven children in the house. Built of light timber-frame construction, the house is a strong example of the I-house form, with brick chimneys on its gable ends, a one-story full-width front porch, one-story rear shed wing, center-hall plan, and later two-story rear ell with unusual curvilinear plaster walls. The period of significance is the mid-nineteenth century, which encompasses the years in which the I-house and the rear ell were constructed.

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

*Architecture Context: I-Houses in Western North Carolina*

The Elizur and Ann Patton House exemplifies a vernacular farmhouse form that was exceptionally common in the agrarian landscapes of North Carolina's eastern and piedmont regions but was not as common in the mountainous west. The typical I-house is a symmetrical, two-story house typically three to five bays wide and one bay deep. The house form originated with English folk architecture and predominated as the standard American agrarian house form throughout the upper South and Midwest from the end of the eighteenth century to the beginning of the twentieth century. First coined the I-house by geographer Fred Kniffen in his study of folk housing in the rural Midwest, the house type earned its name from the tall, narrow profile of its side elevations.<sup>10</sup> Early iterations of the I-house were frequently two-room, hall and parlor plans in which the main entrance opened directly into the hall, the larger room. In the piedmont of North Carolina, the center-hall plan I-house first appeared in the late eighteenth century but was not common until around 1820. By the first decades of the nineteenth century, the center-hall plan such as is found in the Elizur and Ann Patton House had become the most common, given that it provided two separate public spaces on the ground floor and allowed for symmetrical fenestration on the façade. As they were typically 4-room dwellings (two down and two up), many with additional small rooms in a rear shed wing, most I-houses were eventually expanded

<sup>10</sup> Fred Kniffen, "Folk Housing: Key to Diffusion," *Annals of the Association of American Geographers* 55.4 (December 1965), 549-577.

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

through the addition of a rear one- or two-story ell, but their street-facing elevations remained remarkably consistent across time and space.<sup>11</sup>

Folk knowledge of the I-house explains its popularity by focusing on the public image that the form projected. The single-pile, four-room plan, “gave every moderately prosperous farmer a conspicuous symbol of respectability and status” thanks to its impressive street-facing façade.<sup>12</sup> Most scholars agree that the relatively large scale of the front elevation of the I-house, and its implied wealth and status, led to the predominance of the house type.<sup>13</sup> Yet there was also a functional explanation for the adoption of the I-house form. The center-hall I-house afforded a level of formality and privacy in the home that earlier one-room log houses and hall-parlor houses had not. With a separate dining room and parlor, as well as an entrance hall, the center-hall I-house accommodated a more formal reception of guests into the private home. The subdivision of public spaces on the ground floor from the private bedrooms upstairs also allowed members of the family privacy from one another in a way that was both novel and desired at this point in the history of the agrarian family.<sup>14</sup>

The stylistic differences that distinguish the evolution of the I-house form are most prominently displayed through finishes. North Carolina architectural historian Michael Southern divides the I-house form into four phases of stylistic development: Georgian, before ca. 1810; Federal, ca. 1810 to ca. 1840; Romantic Revivals of the mid-nineteenth century; and late-nineteenth century forms. Georgian I-houses typically had flush gable ends and boxed cornices, often finished with classical details such as modillion blocks or dentils, and double-shouldered Flemish-bond chimneys. Georgian interiors were characterized by raised-panel doors and wainscots, elaborate overmantels, and enclosed stairways. Federal Style I-houses were quite similar in exterior detail but noted for a simplification of the exterior finishes: plain rather than molded window sills, eaves in the gable ends, and single-shouldered stone or common-bond brick chimneys. Federal style I-house interiors feature flatter surfaces; open-stringer staircases with thin balusters, and three-part mantelpieces. With its single-shouldered, common-bond chimneys; unelaborated boxed cornice; flush-paneled and plastered interior walls; open-stringer staircases; flat-panel wainscots; and transitional Federal-Greek Revival-style post-and-lintel mantelpieces, the Elizur and Ann Patton House is a characteristic example of a Federal-style I-house in Southern’s taxonomy.<sup>15</sup>

Perhaps the quintessential example of the Federal-style I-house and one similar to the Patton House in its overall form is Holly Bend (MK0009, NR1972) in Mecklenberg County, in the state’s southwestern piedmont. Constructed between 1795 and 1800 for Robert Davidson (1769-1853), Holly Bend is a five-bay I-house featuring Flemish bond single-shoulder chimneys; a molded cornice; molded architraves framing nine-over-nine windows, a full-width shed-roof porch on squared tapered porch posts, and paneled front and back doors. Its lavish interior sets it apart from the Patton House as a more refined example of the type.

<sup>11</sup> Catherine Bishir, *North Carolina Architecture* (Chapel Hill: The University of North Carolina Press, 1990), 52.

<sup>12</sup> Harry L. Watson, “An Independent People,” *The Way We Lived in North Carolina*, ed. Joe A. Mobley (Chapel Hill: The University of North Carolina Press, 2003), 159.

<sup>13</sup> Michael Southern, “The I-House as a Carrier of Style in Three Counties of the Northeastern Piedmont,” *Carolina Dwelling*, ed. Doug Swaim (Raleigh, NC: The Student Publication, North Carolina State University, 1978), 70-83.

<sup>14</sup> Watson, “An Independent People,” 159-160.

<sup>15</sup> Southern, “I-House,” 73-76.

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

In contrast to the refinement of Holly Bend, domestic architecture in early-nineteenth-century Transylvania County consisted of traditional and functional structures that were more typical of housing constructed in western North Carolina at the time. In a time of settlement and subsistence farming, buildings were primarily constructed for function and expediency.<sup>16</sup> Historicist styles had yet to influence the form of the structures in the first half of the nineteenth century; when style appeared, it was typically in interior finishes. As Catherine Bishir notes of the Federal period in North Carolina: “most prosperous North Carolinians continued to build along traditional lines established before the revolution,” despite the growing popularity of classism.<sup>17</sup> Given the traditionalism of the county’s residential architecture in the mid-nineteenth century, the Patton house would have been perceived as a sophisticated dwelling, indicating the family’s growing means and aspirations, in what was then Henderson County.

The Elizur and Ann Patton House is one of the few largely intact examples of an I-house still standing in Transylvania County and the only one known to have been erected prior to the Civil War. Well-preserved nineteenth-century I-houses are common throughout the state, but relatively few still stand in Transylvania and surrounding counties and those built prior to the Civil War are exceedingly rare. (In fact, few antebellum houses of any type survive, and it is likely that I-houses were among those that have been lost.) The only antebellum I-house identified in the surrounding counties is the farmhouse at Ratcliff Farm (HW0479) in Haywood County. The Ratcliff House was constructed ca. 1840 as a three-bay hall-and-parlor farmhouse with an off-center entrance. Extensively altered, the house now features a later full-width hipped-roof porch capped by a narrow projecting gable-roofed bay with returns and replacement windows throughout. With its hall-and-parlor plan and three-bay arrangement, the house lacks the formal symmetry and verticality that are distinctive features of the Elizur Patton House.

The two Transylvania County houses that are most closely comparable to the Patton House date to the postbellum period. The Picklesimer-Orr House (TV0485) in the Little River vicinity just southeast of the Patton House was constructed ca. 1868. Three bays wide and one room deep, the house is finished with cut stone chimneys on the gable ends and a full-width hipped-roof front porch and rear ell. The house is in ruinous condition with a collapsed roof and façade. Southwest of Brevard in Cathey’s Creek township, the Flem Galloway House (TV0508, NR 1995) is an intact I-house with stone chimneys on the gable ends and a two-story rear ell. The façade is dominated by a centered, two-tier, front-gable porch with square classical posts, a common form that came to be colloquially known as “Triple-A houses” in reference to their three prominent gables. The house was constructed in 1878, and finished with Greek Revival details, making it a strong if slightly later and more stylized comparable structure to the Patton House.

Expanding the scope to consider all rural nineteenth-century I-houses still standing in Buncombe, Henderson, and Haywood counties affirms the conclusion that the Elizur and Ann Patton House is a rare antebellum example of the form within the region. Except for the ca. 1840 Ratcliff farmhouse, all noted I-houses in the surrounding counties post-date 1861, almost all display three-bay façades, and most are heavily modified.<sup>18</sup> The Ratcliff House was constructed

<sup>16</sup> Catherine W. Bishir, “A Spirit of Improvement: Changes in Building Practice, 1830-1860,” *Architects and Builders in North Carolina: A History of the Practice of Building*, eds. Catherine W. Bishir, Charlotte V. Brown, Carl R. Lounsbury, and Ernest H. Wood III (Chapel Hill: The University of North Carolina Press, 1990), 142.

<sup>17</sup> Bishir, *North Carolina Architecture*, 101.

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

ca. 1840 as a three-bay hall-and-parlor farmhouse with an off-center entrance. Today the house features a full-width hipped-roof porch capped by a narrow projecting gable-roofed bay with returns. Although a rare surviving antebellum I-house, the Ratcliff House has been significantly modified over the years. With its hall-and-parlor plan and three-bay arrangement, the house lacks the formal symmetry and verticality that are distinctive features of the Elizur Patton House.

Two I-houses dating to the 1860s in Buncombe County are instructive in their differences from the Elizur Patton House. The Cling-Sluder House (BN0660) is an 1862 center-hall I-house with partial-width shed-roof front porch. Its three-bay form and six-over-six sash windows both reduce the vertical orientation of the house in a similar manner to the Ratcliff House.

Constructed in 1867, the John Shroat House (BN0655) is a center-hall five-bay I-house with full-width shed-roof front porch and several rear additions. The dilapidated house features common-bond single-shoulder chimneys, six-over-six sash windows, boxed eaves, and weatherboard siding.<sup>19</sup> The interior finishes and integrity are not captured in any recent surveys and may be similar to those found at the Elizur Patton House. Although constructed later than the Patton House, the Shroat House shares much in common with the structure.<sup>20</sup>

Among the best represented examples of the I-house form within the surrounding counties are examples of "Triple-A houses." These houses were constructed ca. 1860-1880 and were often finished with Victorian details such as carved bargeboards and cutwork balustrades. These include the Carson House in Mills River, Henderson County (HN1114), an 1865 three-bay I-house that is now wrapped in vinyl siding.<sup>21</sup> Two examples constructed in 1880 in Buncombe County include the Brigman-Chambers House (BN0271, NR 2004) and Joseph Eller House, 1880 (BN0375, NR 2004).

#### *Architecture Context: Curved Plaster Walls*

In addition to being a rare antebellum I-house in the mountain region, the Patton House stands out among the contemporary houses for the unusual curvilinear plaster walls found at the rear of its ell, which are unusual even among an assortment of houses with convex plaster walls. Curved walls have been identified in three other houses in Transylvania County constructed between 1850 and 1865: Montclove (TV0195), the Albert and Mary Jenkins House (TV0211), and the Dewey Moore Farm (TV0193). It is possible that the similarly designed curved walls in the three houses, which were built within a decade of one another, indicate a common builder for the three structures.<sup>22</sup> At the time, curved plaster walls were rare in North Carolina and were more strongly associated with early-nineteenth-century residences in east coast cities such as Charleston, Baltimore, and Philadelphia. Their construction in several farmhouses in the North Carolina mountains was most likely associated with Charleston, South Carolina, residents who

<sup>19</sup> The interior of the house was not documented in the latest evaluation of the structure. MdM Historical Consultants Inc., "Historic Structures Survey Report Improvements to SR 3116 (Mills Gap Road) from US 25 (Hendersonville Road) to SR 3157 (Weston Road)," North Carolina Department of Transportation, Environmental Analysis Unit, 2018, 8-9.

<sup>20</sup> Douglas Swaim, *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina* (Asheville: The Historic Resources Commission of Asheville and Buncombe County, 1981), 127, 142.

<sup>21</sup> Michel Ann Williams, *The Architecture of Henderson County North Carolina*, (Raleigh: North Carolina Department of Natural and Cultural Resources, 1980).

<sup>22</sup> Laura A. W. Phillips and Deborah Thompson, *Transylvania: The Architectural History of a Mountain County* (Raleigh, NC: The Transylvania County Joint Historic Preservation Commission, 1998), 13-15.



Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

built summer homes in Transylvania County and imported this sophisticated feature.<sup>23</sup> South Carolina residents gained access to the mountains of North Carolina following the construction of the Buncombe Turnpike between 1824 and 1828. The road connected Greenville, South Carolina, to Greenville, Tennessee, via Asheville and brought seasonal tourists from the lowlands to the mountains.<sup>24</sup>

A summer home constructed by wealthy low-country South Carolinians Francis Withers and Lelia Duncan Johnstone around 1854, Montclove (TV0195) was constructed in the French Broad River Valley at the southern edge of Brevard township near Dunn's Rock. Houses in these summer colonies exhibited stylistic features not found in the homes of the local yeoman farmers, making them difficult to compare to houses such as the Patton House. Montclove is a T-shaped, one-and-a-half story frame house on fieldstone foundation whose exterior displays Gothic Revival details such as a steep gabled roof and dormers, narrow vertically oriented windows, and a corbelled central chimney, while Greek Revival finishes enhance the interior. Curved plaster walls flank the fireplaces on either side of the interior chimney in the east wing of the house.<sup>25</sup>

Two other contemporary houses mimicked the use of curved walls in Montclove. The 1855 Albert and Mary Jenkins House (TV0211) features an entrance vestibule with concave curved walls, which lead into two front parlors flanking the central chimney, each of which have curved plaster walls on either side of their classical mantels.<sup>26</sup> Located on the bank of the French Broad River to the southeast of Brevard, the two-story weatherboard house stands on a fieldstone foundation and features a central brick chimney and one-story hip-roof front porch. The Dewey Moore Farm (TV0193) dates to the 1860s and features a nearly identical floor plan to the Albert and Mary Jenkins House but was heavily damaged in a fire in the 1990s.<sup>27</sup>

Unlike the three farmhouses mentioned above, in which curved plaster walls were installed in the most public areas of the houses and symmetrically surrounding elaborate mantelpieces, the curved walls in the Patton House appear in the most private wing of the house. On the ground floor, the curved wall frames a closet or passage to one side of the rear ell's central fireplace, in a modification of the use found in the above-mentioned houses. However, the curved walls on the second floor appear to have served a more functional than decorative purpose. Here, the curvilinear wall veers from the bedroom hallway to the other side of the rear ell, wrapping around a small closet and ending at the top of the back staircase to visually close off the hallway from the rearmost room. Given that it ends at the top of the back stair, it seems likely that the rearmost room of the house served as service quarters, and that the curved upstairs wall provided a visual barrier between the bedrooms in the upstairs of the ell and the service quarters. Whether or not the rearmost room was service quarters, the curved walls created a hallway that provided privacy for that room while also providing access to the staircase from the

<sup>23</sup> Jonathan Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: The University of South Carolina Press 1997), 95, 612, 639.

<sup>24</sup> Catherine Bishir et al, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 25.

<sup>25</sup> "TV0195 Montclove," HPO Survey File, North Carolina State Historic Preservation Office, Raleigh, NC; Phillips and Thompson, *Transylvania*, 124-125.

<sup>26</sup> "TV0211 Albert and Mary Jenkins House," HPO Survey File, North Carolina State Historic Preservation Office, Raleigh, NC; Phillips and Thompson, *Transylvania*, 250-251.

<sup>27</sup> "TV 0193 Dewey Moore Farm," HPO Survey File, North Carolina State Historic Preservation Office, Raleigh, NC.

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

other second-floor bedrooms. This functional use of the curved walls for the purposes of privacy stands apart from all other instances of this feature within the county.

### *Historical Background*

The Elizur and Ann Patton House stands in what is now called the Pisgah Forest community of Transylvania County at the confluence of the Davidson River and French Broad River, two miles northeast of Brevard. When the Pattons built their house, their small community was known as Davidson's River and it stood in the western part of Henderson County. The name was changed to Davidson River at the end of the nineteenth century when a railroad station was established nearby, and came to be referred to as Pisgah Forest following the establishment of Pisgah National Forest in 1916.<sup>28</sup> Transylvania County was established in 1861 from parts of Henderson and Jackson counties, fifteen years after the Pattons constructed their house. Following the county's founding, an elected committee located the new town of Brevard to be laid out as the county seat in a location most convenient to most of the county's citizens. Among the nearby residents who laid out the new town was Charles Patton (1819-1889), brother to Elizur Patton and fellow resident of Davidson River, whose small community promised to grow and change significantly with the location of the county seat a mere two miles to the southwest of their homes.<sup>29</sup>

The Davidson River community took its name from Benjamin Davidson, who settled in North Carolina in 1790 and established a homestead along a river that flowed into the French Broad and came to be known as the Davidson River. Benjamin and his brother James Davidson were the first two settlers in this part of Transylvania County. Other early settlers included Lambert Clayton who arrived ca. 1792, Benjamin Allison who constructed the earliest known house in the region ca. 1820, and Thomas Patton, a soldier in the Revolutionary War and Elizur Patton's grandfather.<sup>30</sup> Thomas Patton (1726-1808) and his wife Margaret Irwin (1730-1780), arrived from Pennsylvania in 1765 and originally settled in Buncombe County. They relocated to Davidson River in 1800. Thomas Patton is the earliest known person to be buried in the Davidson River Cemetery.<sup>31</sup>

Thomas and Margaret Patton's house and farm no longer exist, and Thomas' last will and testament stated that the plantation and workshop were to be kept for the use of the family, then sold.<sup>32</sup> The couple had six children, among whom only Joseph Erwin Patton (1775-1842) stayed in Transylvania County. He married Jeanette Jane Orr (1785-1845) in 1795 and the two had 14

<sup>28</sup> The community is called Davidson's River in Levi Branson, *Branson's North Carolina Business Directory*, (Raleigh, NC: Branson & Jones Publishers, 1890). However, when the railroad station was established in 1895, the stop was named Davidson River. Although Davison River is still in use, the area is more commonly referred to as Pisgah Forest today.

<sup>29</sup> Phillips and Thompson, *Transylvania*, 17-18.

<sup>30</sup> "Davidson River Was Commercial Center," *The Transylvania Times*, March 29, 2015; "Picturing the Past: Early Settlers of Transylvania County," *The Transylvania Times*, June 2, 2023; Phillips and Thompson, *Transylvania*, 4-5.

<sup>31</sup> "Patton Family History," *The Heritage of Transylvania County, North Carolina* (Brevard, NC: Transylvania County Heritage Book Committee, 1995), 121-122; Phillips and Thompson, *Transylvania*, 111.

<sup>32</sup> Thomas Patton Will and Testament, undated, Folder: Patton, F-Box 30A, Rowell Bosse North Carolina Room, Transylvania Public Library, Brevard, NC.

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

children.<sup>33</sup> During his time in Transylvania County, Joseph Patton amassed a plantation of hundreds of acres along the French Broad River in the area southwest of Brevard known as Cathey's Creek, named for a creek that flows into the French Broad. He died in 1842 at his house (no longer extant) on the river.<sup>34</sup> Although Elizur Patton inherited a portion of his father's plantation, he did not inherit the family homeplace, which was divided between Joseph Patton's youngest children, William Patton and Sarah Patton.<sup>35</sup> The administrators of the estate were also charged with selling the 15 enslaved people who had worked Joseph Patton's lands. In total, seven Patton family members purchased 15 people for a total of \$5,491.25. Elizur himself purchased one boy for \$330 and a woman for \$300.<sup>36</sup>

Sometime in the mid-1930s, Elizur Patton married his first cousin Ann Caroline Mackey, who was born in Davidson River to parents Joel Mackey, Jr. (1789-1872) and Martha Orr (1796-1884). Ann's mother Martha Orr and Elizur's mother Jeannette Jane Orr were sisters, born of Robert Orr, Sr. (1749-1808) and Ann Hogshead (1753-1841). The couple moved to the Little River vicinity of Transylvania County in the early years of the nineteenth century; Robert Orr, Sr. was buried in the Orr family cemetery in Little River in 1808.

In 1845, three years after his father's death, Elizur Patton purchased 313 acres on the Davidson River, just east of his father's lands. He acquired the land in two separate tracts at public auction: 111 acres on the east bank of the Davidson River for \$1,129 and 202 acres on the west bank for \$1,252.<sup>37</sup> That same year, Elizur also purchased 1,500 acres in Cathey's Creek as speculative farmland.<sup>38</sup> Oral tradition holds that Elizur and Ann built their house the following year on the 202-acre parcel on the west side of Davidson River. They completed the house before their first child was born, but the family expanded quickly. In 1850, their household consisted of Elizur and Ann, their daughter Virginia Clerisa (1847-1924), and a 50-year-old enslaved woman.<sup>39</sup> By 1860, they had four more children: Charles Chalmers (1850-1924), Joel Erwin (1852-1883), Martha Jane (1855-1918), Robert Elizur (1858-1935). Two enslaved people, a 69-year-old woman and 15-year-old boy were also listed as part of their household.<sup>40</sup> Oral tradition also holds that it was in the 1860s that they built the rear ell addition to their farmhouse to accommodate their growing family. During that decade, their last two children had been born: Sarah Florence (1860-1933) and Anna Drucilla (1862-1938).<sup>41</sup>

The Pattons and their community fared much better through the Civil War than most residents of the American South. No Civil War battles were fought in Transylvania County,

<sup>33</sup> "The Patton Family: From Files of Mary Jane McCrary," Folder: Patton, F-Box 30A, Rowell Bosse North Carolina Room, Transylvania Public Library, Brevard, NC.

<sup>34</sup> "Joseph Patton," obituary, *The Transylvania Times*, May 1, 1978, 2.

<sup>35</sup> Sandbeck, "TIP# B-4291."

<sup>36</sup> Documentation of sale of enslaved people, August 3, 1843, Folder: Patton Properties-Deeds & Indentures, F-Box 30A, Rowell Bosse North Carolina Room, Transylvania Public Library, Brevard, NC.

<sup>37</sup> Deed book 9, page 214-217, Transylvania County Register of Deeds, Brevard, NC.

<sup>38</sup> "1,500 Acres of Fine Mineral and Timber Lands to be Sold in Transylvania County, NC," *Asheville Citizen-Times*, August 23, 1889.

<sup>39</sup> United States Census, 1850; United States Federal Census, 1850 Slave Schedules for Davidson River Township, Henderson County.

<sup>40</sup> United States Federal Census, 1860 Slave Schedules for Davidson River Township, Henderson County.

<sup>41</sup> Patton family archives list two more children, Joseph Franklin and William, who are not listed in the 1860 or 1870 census. It is likely that these two boys died in early childhood. "The Patton Family: From Files of Mary Jane McCrary," Folder: Patton, F-Box 30A, Rowell Bosse North Carolina Room, Transylvania Public Library, Brevard, NC; United States Census, 1860; United States Census, 1870.

Elizur and Ann Patton House

Transylvania, NC

Name of Property

County and State

where residents were divided in their loyalty. The county's primary action was as a mountainous border county which became a refuge for deserters or those avoiding enlistment in the army. One family story about the Civil War was passed down through the generations. Family members recall that Elizur and Ann's youngest child, Anna, was playing on the front porch of their house when a soldier's bullet narrowly missed her. "Roving bands of deserters and ne'er-do-wells were feared, so the Pattons hid their meat under the front porch. Their relatives, the Deavers, buried their silver and china. . . . A young Black boy and a muzzle-loading rifle were taken from the Patton house by Union soldiers, but the boy escaped, got the gun, and returned it to the Pattons."<sup>42</sup> Another version of the story explained that the young boy told Elizur where the gun had been sold for \$1, at which point Elizur himself recovered it.<sup>43</sup>

Elizur Patton's farm was typical of the region in that it began as a subsistence farm intended to feed his family, but not to yield enough produce to sell. The Pattons would be considered antebellum yeoman farmers, a scale of agriculture that was especially common in the mountainous region in the western part of the state where farmlands tended to be smaller plots more suited to subsistence-level farming.<sup>44</sup> Of his 313 acres on the Davidson River, Elizur only cultivated 100 acres near his house. Between 1850 and 1860, the U. S. Federal Census noted that Elizur continuously cultivated the same plot but began to achieve higher yields and diversification of his crops. In 1850 he grew rye and corn; by 1860 he was harvesting greater amounts of rye, corn, oats, and sweet potatoes.<sup>45</sup> A cultivated plot of 100 acres was about twice the size of the average family farm in the region in 1870, when the average farmer was calculated to cultivate 41 acres. Although the family lived a comfortable life, after Elizur Patton died in 1885, his son Charles listed the Cathey's Creek farm for sale, referred to as the "Elizur Patton Speculation land," to pay his father's debts.<sup>46</sup> The regional economy continued to rely on small-scale commerce and farming until the arrival of the railroad in 1895.<sup>47</sup>

After Elizur Patton's death the family farm passed to his wife. His brother Charles C. Patton served as the executor of the estate, and Robert E. Patton purchased the Cathey's Creek parcel for \$2,000 to help cover his father's debts.<sup>48</sup> Five years after her husband's death, Ann sold the house and 248 acres to Thomas Taylor Patton (1848-1937) of Asheville.<sup>49</sup> Although they likely shared distant ancestors, the two Pattons do not appear to have been closely related. T. T. Patton stayed in the house until his death in 1937. The house passed through numerous owners in the decades that followed, serving as a boarding house for a time and finally standing vacant for decades. In 2007, owner Kimberly Whitmire placed a preservation easement on the house, which is held by The Historic Preservation Foundation of North Carolina, Inc.

<sup>42</sup> "Patton House," *The Transylvania Times*, August 24, 1889.

<sup>43</sup> *Heritage of Transylvania County*, 122.

<sup>44</sup> Mobley, *The Way We Lived*, 262-268.

<sup>45</sup> United States Federal Census, 1850 Population, Agriculture, and Slave Schedules for Davidson River Township, Henderson County; United States Federal Census, 1860 Population, Agriculture, and Slave Schedules for Davidson River Township, Henderson County.

<sup>46</sup> "1,500 Acres of Fine Mineral and Timber Lands to be Sold in Transylvania County, NC," *Asheville Citizen-Times*, August 23, 1889.

<sup>47</sup> Phillips and Thompson, *Transylvania*, 21.

<sup>48</sup> Elizur Patton Will, October 22, 1889, Folder: Patton, F-Box 30A, Rowell Bosse North Carolina Room, Transylvania Public Library, Brevard, NC.

<sup>49</sup> Will book 2, page 18, Transylvania County Register of Deeds, Brevard, NC.

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

(Preservation North Carolina).<sup>50</sup> Preservation North Carolina worked with co-owners Whitmire and Frederick D. Holl to stabilize and restore the house following a fire in 2006. Whitmire and Holl, who did much of the work himself, continued small-scale remodels to convert the property into a bed and breakfast but did not complete the restoration. The property foreclosed in 2021.<sup>51</sup> Current owners Jeremy and Maria Watson purchased the house in 2023.<sup>52</sup>

<sup>50</sup> Deed book 415, page 128-142, Transylvania County Register of Deeds, Brevard, NC.

<sup>51</sup> Deed book 980, page 526; Deed book 997, page 436, Transylvania County Register of Deeds, Brevard, NC.

<sup>52</sup> Deed book 1066, page 123-6, Transylvania County Register of Deeds, Brevard, NC.

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

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Name of Property

Transylvania, NC

County and State

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"TV0376 Charles & Mary Patton House." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

"TV0423 Robert E. Patton House." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

"TV0424 Fitzgerald Patton House." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

"TV0453 Davidson River Store." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

"TV0460 Elizur & Ann Patton House." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

"TV0623 Partridge Hill." HPO Survey File. North Carolina State Historic Preservation Office, Raleigh, NC.

Williams, Michel Ann. The Architecture of Henderson County North Carolina." Raleigh: North Carolina Department of Natural and Cultural Resources, 1980.

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey #                     

☐ recorded by Historic American Engineering Record #                     

☐ recorded by Historic American Landscape Survey #                     

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: Rowell Bosse North Carolina Room, Transylvania County Library, Brevard, NC

**Historic Resources Survey Number (if assigned):** TV0460



Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

## 10. Geographical Data

**Acreage of Property** .759 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 35.254505 | Longitude: -82.699447 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The eligible boundary is shown by a solid bold line on the accompanying National Register Boundary Map. The boundary encompasses the full .759-acre tax parcel [PIN 8596-58-8230-000] containing the Elizur and Ann Patton house. It follows the tax parcel on the northeast, northwest, and southwest edges, and extends beyond the tax parcel line to the southeast to include the fullest residual acreage between the house and the public right of way. The boundaries extend to the edge of the pavement along Old Hendersonville Highway at the southeast edge of the property.

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The eligible boundary containing approximately .8-acres encompasses the Elizur and Ann Patton House and an outbuilding located on the current tax parcel. The former 202-acre farmstead has been profoundly altered and is no longer associated with the house, so is excluded from the boundary.

**11. Form Prepared By**

name/title: Josi Ward  
organization: Foreground Consulting  
street & number: 70 Woodfin Place, Suite 326C  
city or town: Asheville state: NC zip code: 28801  
e-mail: josiward@gmail.com  
telephone: 828-575-6523  
date: November 24, 2025

Elizur and Ann Patton House  
Name of Property

Transylvania, NC  
County and State

## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

Name of Property: Elizur and Ann Patton House

City or Vicinity: 1699 Old Hendersonville Highway, Pisgah Forest

County: Transylvania

State: NC

Photographer: Josi Ward

Date Photographed: March 25, 2023 and October 9, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 12. Façade and northeast elevation, oblique view to west  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0001)

2 of 12. Façade, view to northwest  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0002)

3 of 12. Southwest elevation, oblique view to northeast  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0003)

Elizur and Ann Patton House

Name of Property

Transylvania, NC

County and State

4 of 12. Southwest elevation, oblique view to southeast  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0004)

5 of 12. Northeast elevation, view to west  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0005)

6 of 12. Shed outbuilding, view to west  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0006)

7 of 12. Entrance hall and main staircase, view to south  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0007)

8 of 12. Southeast first-story parlor, view to east  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0008)

9 of 12. First-story south parlor in ell, view to northwest  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0009)

10 of 12. Northwest first-story room in ell, view to south  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0010)

11 of 12. Second-story staircase and landing, view to northwest  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0011)

12 of 12. Second-story curved plaster wall, view to west  
(NC\_TransylvaniaCounty\_ElizurandAnnPattonHouse\_0012)

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours  
Tier 2 – 120 hours  
Tier 3 – 230 hours  
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.