

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Edwin Cochran Guy House

Newland, Avery County, AV0212, Listed 12/10/2021
Nomination by Eric Plaag, Carolina Historical Consulting, LLC
Photographs by Eric Plaag, August 2020



East view of house from Wanteska Street, looking west



North oblique of northeast and northwest elevations of house, looking south

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

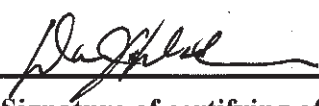
Historic name: Guy, Edwin Cochran, House
Other names/site number: Oakland Heights
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 320 Wanteska St.
City or town: Newland State: NC County: Avery
Not For Publication: N/A Vicinity: N/A
Mailing address: N/A

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 X B X C ___ D



Signature of certifying official/Title: _____ Date: 11/4/21
North Carolina Department of Natural and Cultural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: _____ Date: _____

Title: _____ State or Federal agency/bureau or Tribal Government

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Title :	State or Federal agency/bureau or Tribal Government
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined 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
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC—Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC—Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS—
Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: BRICK, CONCRETE

Walls: WOOD—Weatherboard

Roof: ASPHALT—Shingles

Chimneys: BRICK

Porches: WOOD

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

The Edwin Cochran Guy House is located in downtown Newland, Avery County, North Carolina, on the west side of Wanteska Street between Estatoa and Mitchell Streets in a residential area to the west of downtown Newland. It sits atop a low hill on a wooded, gently sloping, 3.63-acre parcel that retains its original dimensions from Guy's purchase of the lot in 1915. Likely built in 1916, the Edwin Cochran Guy House is the best and most refined example of Craftsman-style architecture in Newland, North Carolina, as well as an outstanding example within Avery County. The Edwin Cochran Guy House property

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consists of two contributing buildings (the house and the barn), one non-contributing building (the shed), and one contributing object (the outdoor fireplace).

Of particular note are the original Craftsman-style windows of the house as well as the ornate fireplaces and mantels found in three of the front rooms of the house. In the mid-1930s, Guy altered the rear (northwest elevation) of the house, removing the hipped roof in this area and replacing it with a rear gable to facilitate a three-room addition at the back of the house. At this same time, the Grandfather Mountain granite fireplace and mantel were installed in the living room, and other alterations were made to the configuration of the living room and several rooms on the second floor.

The contributing resources of the Edwin Cochran Guy House all retain a high degree of integrity and are all believed to date to the period of significance. The main house retains nearly all of its character-defining features, save for the wood porch balustrades, which can easily be reconstructed. The Edwin Cochran Guy House is also the best-preserved resource associated with Edwin Cochran Guy and his profound influence on Newland and Avery County history, given that the Avery County Bank building in Newland has been so dramatically altered over time as to be nearly unrecognizable from its iteration when Guy worked there and played such an important role in Newland's development.

Narrative Description

The Setting

The Edwin Cochran Guy House is located in downtown Newland, Avery County, North Carolina, on the west side of Wanteska Street between Estatoa and Mitchell Streets. This site is approximately two blocks west of the heart of Newland's downtown area and its major north-south corridor, Linville Street (SR194). The entire tax parcel sits on a modest hillock that is bisected by the North Toe River. The east portion of the hillock accounts for the 3.63-acre house tract (known as the "first tract" in the most recent deed on the property) that Guy acquired on March 1, 1915, while the five-acre west portion is a heavily forested tract (the "second tract" in the most recent deed) that was part of a 6.1-acre lot Guy originally acquired separately on August 31, 1914.¹ Today, these tracts are merged into a single, 8.63-acre parcel under Avery County PIN 183614431318, although the most recent deed on the property references this PIN but still separates the property into the two historic tracts.² Only the house tract is under consideration for NRHP designation.

The Edwin Cochran Guy House sits at the top of a long, looped driveway originating at Wanteska Street, and its primary elevation faces toward the southeast. To the rear (northwest) of the house are a shed (previously part of a garage building for the house) and an historic barn. To the south of the house is a small, brick fire pit. The house parcel also features scattered woodlands, including numerous mature, pine and hardwood trees that greatly shield the house from the roads (Wanteska Street and Estatoa Avenue)

¹ For the house tract, see Avery County to E. C. Guy, March 1, 1915, Deed Book 3, Page 534, Avery County Register of Deeds. For the forested tract, see J. C. Lawson to E. C. Guy, August 31, 1914, Deed Book 3, Page 358, Avery County Register of Deeds. For a plat of the lot numbers named in the latter deed, see "Grand Auction Sale, Monday Aug. 31st, 1914, Newland, NC,...Old Fields of Toe Lands," Plat Book 1, Page 3, Avery County Register of Deeds. The reason for the discrepancy between the old figure of 6.1 acres and the present figure of 5 acres for the western tract is not clear.

² See Mary Bruce M. Serene, Executor of the Estate of Nancy G. McKenzie, to Mary Bruce M. Serene, et al, May 10, 2013, Book RE 474, Page 2408, Avery County Register of Deeds.

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adjoining the property to the east and north, as well as a community park located southeast of the house. A post and wire fence, which is not historic to the property, stands just outside the tree line along Wanteska Street and Estatoa Avenue, with large, grassy strips extending to the road surfaces.³ Based on the 1914 plat showing the parcel, the original public road between Minneapolis and Montezuma originally passed along the western boundary of the house parcel, and what may be the old road trace is still evident in some recent satellite imagery, although little other evidence of this roadway survives. The presently described 3.63-acre house parcel appears to represent the same boundaries as the lot purchased by Guy in 1915; indeed, the metes and bounds descriptions are nearly identical. The Edwin Cochran Guy House therefore retains a clear sense of connection with its historic context in terms of both the feeling and character of the property.

Historic Buildings and Resources

The Edwin Cochran Guy House property consists of two contributing buildings (the house and the barn), one non-contributing building (the shed), and one contributing object (the outdoor fireplace).

The Edwin Cochran Guy House (ca. 1916)—Contributing Building

Family tradition holds that the front (east) two thirds of the Edwin Cochran Guy House were built circa 1916 by a local contractor named John (sometimes Johnny) Greene, but the source of the design is actually in some dispute (see Significance narrative, below). The rear third of the house, meanwhile, was likely completed as part of substantial renovations conducted certainly before 1944 and probably in the mid-1930s, which resulted in the removal of the original hipped roof of the rear elevation and the extension of a rear gable over the addition. These renovations occurred after Guy's second marriage, after which the house was frequently showcased in the region's society pages under the name "Oakland Heights."⁴

The one and a half-story, Craftsman-style bungalow features a hipped, asphalt-shingled roof, with the hipped portion of the front (southeast) elevation supporting a spectacular, pedimented, four-sash dormer. Identical dormers can be found on the northeast and southwest elevations. A wide and deep, inset porch with wood floor runs the full length of the southeast elevation. Doubled, wood, boxed columns resting on brick piers at center and triple-column iterations at the porch corners support the roof of the front porch, which features a double-tier, boxed cornice, is ceiled in beadboard, and features a pendant lantern at the center. The boxed columns are generally paneled on all four sides and feature wood bases resting on stout, concrete caps overhanging the brick piers. An historic image of Edwin Cochran Guy in possession of the owners indicates that simple wood balusters with squared, wood spindles originally existed between the outer pairs of column piers (and perhaps along the sides of the porch), but these are no longer present, nor have these balustrades been replaced.⁵ An unobtrusive, wood, ADA ramp with wood balusters is positioned at the south corner of the porch and is clearly a later addition. Otherwise, a set of concrete steps with pronounced, brick cheek walls descends from the porch to the circular, asphalt

³ Please note that the parcel boundary as depicted on the tax map is not an accurate depiction of the actual parcel boundary, which extends all the way to the road surfaces. This is a common problem with tax map boundaries, as the aerial images displaying them are often skewed slightly from a true overhead image.

⁴ For examples, see "Miss Carrigan Weds Avery County Banker," *Asheville Citizen-Times*, 26 August 1934: 18; "Former Movie Actress Guest of Guy Couple," *Asheville Citizen-Times*, 10 October 1937: 9; and "Mrs. E. C. Guy Entertains for Noted Dramatist," *Asheville Citizen-Times*, 17 October 1937: 19.

⁵ The balusters were removed by the 1980s, and perhaps earlier. See "E. C. Guy Home," *Avery County Heritage, Volume IV: Historical Sites*, (Banner Elk: Puddingstone Press, 1986), 126.

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driveway. Painted, metal handrails are in place immediately adjacent to the cheek walls. The main entry to the house, centered on the southeast elevation, is an historic, wood door, probably not original but compatible with the house, featuring a nine-light arrangement in a three-by-three pattern in its upper half and a Southern Cross panel design in its lower half. Door hardware is also older but probably not original. This door is covered with a metal screen door that replicates the Southern Cross design in its lower half. This doorway also features a four-light, interior-hinged transom that is covered with a sliding sash, metal, screened, storm window. Framing the doorway are two double bays of twelve-over-one, double-hung-sash, wood windows with metal storm windows. Throughout the house, most of these large windows are weighted, pulley system windows, although most ropes appear to have been cut. The entire house is clad in wood weatherboard just above the foundation, which is brick beneath the porch but mostly concrete block that runs the remaining perimeter of the house.

The aforementioned dormers are all clad in what appears to be green, asphalt shingles, with the pediment above featuring a large, boxed overhang and a deeply recessed tympanum clad in asphalt shingles with plain rakes and a small, grated vent at the apex of the tympanum. Oddly, these dormer overhangs feature rain gutters with no clear drainage path except directly onto the asphalt shingles of the main house. Dormer windows are uniformly eight-light, interior, wood casements in a pattern of four lights high by two lights wide, grouped together in shared, wood surround with wood mullions, and they are covered by metal storm windows. The main roofline features deep overhangs with closed, boxed eaves, with metal gutters and downspouts providing drainage at the four corners of the house. Where the roofline of the original house drops down in height to the roofline of the rearmost portion of the house, the gutters are connected via vertical piping. Also of note are three stout chimneys with pronounced corbel collars and metal vent caps. Two of these vent double fireplaces located in the four main rooms of the original house (the northeast chimney also once served the kitchen's wood stove, no longer extant). The third, slightly stouter chimney sits at the back of the original section of the house on its northeast side and provided heat to the rear, north corner bedroom of the original house, although no hearth is extant in that bedroom. Curiously, there is no evidence in the attic of a similar chimney that should have served in a similar capacity for the west corner bedroom of the original house. At least two historical images fail to show a chimney serving this bedroom, and accounts of surviving family members who grew up in the house early in its history indicate that this room did not have a fireplace.⁶ That room's early heat source is thus unknown.

Moving southeast to northwest, the northeast elevation features a double bay of twelve-over-one, double-hung sash, wood windows with metal storm windows, followed by a triple bay of twelve-over-one, double-hung sash, wood windows with metal storm windows. Just beyond this is a single entry door featuring a large, plate glass light in its upper half with a T-panel design in the lower half. Sidelights are two-over-two, double-hung sash, wood windows with metal storm windows, with vertical wood panels below these sidelights. A two-light transom with a sliding sash, metal storm window is above the door. Flooring from the original porch area at this location is evident at the entry, and framing of this entry and the nine-over-one, double-hung-sash, wood window with metal storm window just beyond this entry amplifies that this recessed porch area was once open to the elements. A small set of concrete steps with metal balusters descends to the yard. To the northwest of this is another double bay of twelve-over-one, double-hung-sash, wood windows with metal storm windows. Meanwhile, the rear addition to the house features a single, twelve-over-one, double-hung sash, wood window with a metal storm window on the northeast elevation.

⁶ Anne Penland Love, email communication, December 1, 2020.

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The northwest elevation under the gable features a double bay of twelve-over-one, double-hung-sash, wood windows covered with metal storm windows, while the first floor features a single, nine-over-one, double-hung-sash, wood window with a metal storm window flanked by two single, twelve-over-one, double-hung-sash, wood windows with metal storm windows. A metal, coal chute door is located near the north corner of the house at foundation level, while an HVAC condenser sits on a concrete pad near the west corner of the house. The rear part of the house on the southwest elevation offers a six-light, wood, awning window to the basement in the concrete block foundation, while the first floor features a twelve-over-one, double-hung-sash, wood window with metal storm window on the first floor. The southwest elevation of the main block of the house, running from northwest to southeast, then offers double bay of twelve-over-one, double-hung-sash, wood windows with metal storm windows, followed by a twelve-over-one, double-hung-sash, wood window with metal storm window, followed by a double bay of nine-over-one, double-hung-sash, wood windows with metal storm windows and a double bay of twelve-over-one, double-hung-sash, wood windows with metal storm windows. A propane tank is mounted on a concrete pad between these last two double bays. Meanwhile, the foundation of the southwest elevation of the main block of the house, reading from northwest to southeast, offers a partially obscured, foundation window, with two crawlspace vents then flanking the propane tank. Similar vents may also be on the northeast elevation in the front portion of the house, but shrubbery and stored ladders prevented a clear view of this part of the foundation. Another HVAC condenser, presumably controlling the front part of the house, can be found on a concrete pad near the rear of the main block of the house on this southwest elevation.

The interior of the house was likely originally built around a center hallway, with rooms symmetrically arranged to either side of the hallway and a side staircase placed halfway through the house to the northeast side. This original configuration remains substantially intact, with only minor changes noted below. Just inside the main entry, pocket doors lead to the dining room at the east corner of the house, where floors are hardwood and wall trim includes a stout, complex baseboard, a picture rail, and generally plain trim around the doorways and windows. Walls are of plaster, although the portion above the picture rail and the ceiling feature an applied popcorn texture. The fireplace mantel in the dining room is outstanding and highly representative of Craftsman-style architecture. It features a tall, recessed, mirrored shelf flanked by cabinet doors with ornate, multi-light, Chinese Chippendale designs, all resting on thin legs that reach to small bases on the hearth. The hearth itself, as well as the fireplace face, is covered with red tiles, and the fireplace features a metal insert opening. The pocket doors to the dining room as well as the swinging door to the kitchen, meanwhile, feature six stacked, horizontal panels. The original metal radiator, no longer functional, is still located beneath the southeast elevation windows.

Access to the living room from the front door is direct and open, perhaps suggesting that a similar set of pocket doors and a wall between this living room and the center hall were removed as part of the 1930s renovations. Indeed, an odd seam in the northwest living room wall, just left (southwest) of the center hall doorway, as well as breaks in the picture rail in this same area, suggests the possible location of the original wall demarcating the living room. Another odd detail is a partially filled (i.e., blank), rounded arch passageway leading from the living room to the main hallway; this arch feature seems to echo the rounded arches found on Guy's signature legacy at Newland—the original Avery County Bank building. The living room includes plaster walls, portions of which are treated with a popcorn texture, as in the dining room, and trim details are generally the same as the dining room. As in the dining room, a non-functional, metal radiator is also located under the windows of the southeast elevation. The living room floor, meanwhile, is carpeted, probably over original hardwood. The living room also features an impressive fireplace, mantel, and hearth that family tradition holds are composed of Grandfather Mountain granite. The fireplace face is arranged in a squared rubble pattern with irregularly coursed, mortared granite, while the mantel shelf is a single, solid, thin piece of granite supported by corbelled,

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granite blocks. Anne Penland Love, granddaughter of Edwin Cochran Guy, grew up in the house and does not recall an earlier version of the fireplace, suggesting that it was installed sometime before she was born in 1944, perhaps also as part of the mid-1930s renovations.⁷ Despite being a later alteration, the material and design of the fireplace is consistent with the Craftsman style of the original house.

The center hallway leads directly to the back of the rear addition of the house, terminating in a bathroom at the back (northwest end) of the house. Rooms are arranged in a generally symmetrical fashion to either side of the hallway. Like the doors in the dining room, doors to these rooms generally feature six, horizontal, stacked panels with fairly plain trim details. Current flooring in the hallway is carpeting, probably over original hardwood. Directly to the rear (northwest) of the living room is Edwin Cochran Guy's study. The walls are plaster with similar chair rail and trim details, while a nonfunctional, metal radiator can be found in front of the window on the southwest wall. The floors are hardwood. Along the northwest wall, the outline of a doorway that originally led to the bathroom to the northwest but has been plastered over can be seen. While not as ornate as the dining room fireplace and mantel, the study fireplace face and hearth feature either bricks or tiles that have been painted, surrounded by a Chinese Chippendale-inspired, irregular trim outline. The mantel, meanwhile, features pairs of brackets at either end, while a metal grate insert partially covers the firebox. A small closet is located just to the left (northeast) of the study fireplace.

Across the hallway from the study is the kitchen, which features black and white, square, asbestos tiles. The walls are of plaster, and trim elements, as elsewhere, are fairly simple. A seam in the northwest wall of the kitchen, behind the refrigerator and stacked washer/dryer, suggests that this may have been the original location of the doorway from the recessed, exterior porch, but this doorway is now positioned at the center of this wall. This doorway leads to the recessed, open, service porch, which still features the original exterior weatherboard on its walls. A modern slop sink is also in this area. Family tradition holds that the stairway to the second floor originally emptied onto this porch as well, but a single-light, windowed wall (with a low doorway to storage under the stairs) is now in its place. The kitchen, meanwhile, originally featured a wood stove, but the stovepipe opening to the double fireplace (shared with the dining room) has been covered over, with a modern stove and oven in its place. The cabinetry does not appear to be original but is historic and may date to the 1930s renovation.

Immediately to the rear (northwest) of the study is a bathroom, where the doorframe for the door from the study is still evident. Walls are again plaster, with a linoleum floor. Wooden cabinetry and the shower enclosure are older but probably date to the 1930s renovations. Another doorway opens on the northwest wall to the bedroom located to the northwest. Across the hall from the bathroom is an alcove that contains a small cubby area with a desk. The southeast and northwest walls of the alcove appear to feature painted wallpaper over what may be diagonally positioned planks—an odd detail not in keeping with the present configuration of this space. To the left side of the alcove is a short run of six steps that rise to a long hallway leading to an L-shaped staircase that rises to the second floor. The newel post and banister of this first run of steps is fairly simple, and baseboard trim is similar to that found at the front of the house. Immediately to the left (northwest) of the alcove is another six-paneled door leading to the basement stairs.

The two bedrooms in the rear (northwest) portion of the original house also feature similar trim details and similar six-paneled doors, but the plaster walls of the southeast, southwest, and northeast walls appear to have painted plaster, while the northwest walls appear to be plank that was later wallpapered, then painted. The southwest side room is carpeted, while the northeast side features hardwood flooring. Non-

⁷ Anne Penland Love, telephone conversation, September 9, 2020.

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functional, metal radiators are present in both rooms. Traditional closets with six-paneled doors are present in both rooms at the back of the original house section. Meanwhile, the two rear bedrooms in the 1930s addition feature hardwood floors and are substantially shorter in height than the rest of the house. Indeed, the hallway features a noticeable drop in the carpeted flooring, and the hallway ceiling drops to eight feet in height in this area. Baseboard and window trim is similar to that found in the rest of the house but slightly less refined, and picture rails are not present. The southwest and northeast bedrooms feature hardwood flooring and non-functional, metal radiators. Doors in this rear addition are also five-paneled rather than six-paneled. In addition to standard closets with five-paneled doors in both rear addition bedrooms, the north corner bedroom also features a built out closet along its southwest wall that is accessed via bi-fold doors. Also noteworthy is that these rooms appear to have originally been ceiled in plank with battens, with the battens later removed and a very thin layer of sheetrock applied. A bathroom between the two rooms includes linoleum flooring, a non-functional, metal radiator, and a linen closet with a five-paneled door, in addition to traditional bathroom fixtures.

The upper portion of the stairs to the basement also shows evidence of plank walls and a beadboard ceiling that have both been papered over. Otherwise, the basement walls are generally of formed concrete, betraying the idea that the concrete block foundation visible from the exterior may simply be decorative. A large, plank coal bin is still present at the north corner of the house, although portions are collapsing. A substantial amount of coal is still present, even though the house is no longer heated with this fuel. The original coal furnace is also still in the basement, although it is no longer connected to anything.

The upper story is reached via a complex staircase system behind the kitchen; as noted previously, this staircase access originally reached the side porch but has since been closed off. At the top of this staircase, double balustrades with simplistic newel posts with tiered caps flank either side of the staircase opening. This staircase arrives at an irregularly shaped, open room. Attic access is through a ceiling panel at the center of the room, and there is some evidence that the ceilings here were originally plank that has been wallpapered over and painted. Alterations to the painted, hardwood floors suggest that another room once existed at the south corner of this room, with a door opening that faced toward the northwest. Given the presence of a ceiling cut under the eaves in this same area, it's possible that there was a room along the southwest side of the house that essentially mirrored the present servant's room on the northeast side of the house (see below). This would also explain the wall seam on the southeast wall of this large central room and may suggest that access to the large, front room was originally open and direct from the large, central room. In any case, the south corner of the large, central room now provides entry to a bathroom, and a long run of built-in bookshelves is arranged along the southwest wall. A five-paneled door on the southwest wall leads to storage under the eaves, while a five-paneled door on the northwest wall leads to an unfinished attic space over the rear addition to the house. Within this unfinished attic space, roofing joists from the old hipped roof at the back of the house are still evident, as is the old chimney that once served the north corner room of the original house.

At the east corner of the large, open, second floor room is the access to a tiny bedroom that essentially makes use of the northeast dormer for its space. It is this room that was likely doubled on the southwest side (south corner) of the same space. Family tradition holds that this northeast-side space was a servant's room throughout much of the early twentieth century. One oddity is that the door to the room features a large, single light in the upper half, with three horizontal panels in the lower half, essentially denying privacy to the person using this bedroom. Otherwise, this room features baseboard heat and is simplistic in design with painted hardwood floors. Walls appear to be clad in plank that was wallpapered over and painted. A cedar-lined closet with a six-paneled door is also located along the northwest wall of this room.

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At the south corner of the large, open, second floor room is the entrance to what is now a bathroom occupying the southwest dormer space. Floors are linoleum and step up slightly to the northwest to the various fixtures; the step up presumably allows plumbing to be hidden, again suggesting that this space was not originally a bathroom. A nonfunctional, metal radiator is present along the southeast wall. Walls are a combination of a faux tile treatment and plank that has been wallpapered and painted. At the front (southeast) end of the second floor is an enormous bedroom that takes advantage of the southeast dormer for natural light and living space. As noted above, access to this room may have originally been direct from the central space on the second floor, but a door with an upper light and three horizontal panels in the lower half now provides access to this room. The inexact finishing of the door trim also suggests that this is a later feature, with the door likely salvaged from the room that probably occupied what is now the bathroom space. The walls and ceiling of this large bedroom were quite clearly clad in plank that has since been wallpapered over and painted. Closets under the southwest and northeast eaves are accessible via short, five-paneled doors. Flooring is painted hardwood. A nonfunctional, metal radiator is positioned in the east corner of the room, just shy of the dormer opening. Another closet with a five-paneled door is built out into the west corner of the room.

Shed (surviving portion of garage), circa 1916—Non-Contributing Building

Located approximately ten yards to the rear (northwest) of the house is a small, front-gabled, wood frame building clad in asbestos siding and roofed with asphalt shingles that family tradition holds was originally part of a one-story garage. No historic images have been found to show the original configuration of this building. Entry on the southeast elevation is via a wood ramp to a five-paneled door under a shed roof supported by triangular brackets. The gable ends feature small, open rafter tails—an unusual feature along the gable end of a building, especially considering that the rafters are also open along the non-gable sides. Simplistic, wood-framed window openings are visible on the southwest and northwest elevations, although these don't appear to have any glass or muntins in them. The shed rests on an irregular foundation of loose brick.

Barn, circa 1916—Contributing Building

Located about ten yards north of the shed is a two-story, side-gabled, wood barn with a roof composed of asphalt shingles. The foundation appears to be a loose assortment of rocks and brick designed to shim the building rather than lift it off the ground, since water damage and rot is evident in several areas where the barn meets the earth. The southeast elevation features three separate doors, each of differing, rough construction (the left one with thin, horizontal planks; the center one with thick, battened, vertical boards; and the right one with thin, vertical, battened planks), and each attached by metal strap hinges. Wood swivels serve as stops for the left and center doors. A large, wood-framed window is evident on the second floor of the southeast elevation. The northeast elevation is largely featureless, save for a small, wood-framed window opening just below the gable. It's not completely clear, but the northwest elevation appears to have also been featureless originally, but several of the upper boards have been removed, thus allowing a large amount of light into the barn. Whether this change was intentional is not known, but some of the boards are stacked nearby. The southwest elevation is completely featureless. The first floor of the barn includes at least two stalls, one with a gravel floor, the other with a wood plank floor. A wood staircase rises along the northeast interior wall to the barn's loft. The roof joists and decking of the barn appear to have been replaced at some point in its history.

While the date of this barn is not known with certainty, based on construction details, it is believed to have originated with the construction of the property.

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Outdoor Fireplace, circa 1930s—Contributing Object

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Approximately 40 yards to the southwest of the south corner of the house, and accessed by a rough path of fieldstones, is a small, outdoor fireplace composed of stone in a squared rubble pattern with irregularly coursed mortar. The object includes a true chimney venting the low firebox that was likely covered with a metal grate, suggesting that the feature was used historically for outdoor cooking. While the date of this feature is not known, it is believed to have originated during the property's period of significance, perhaps as part of the 1930s renovations.

Integrity

The contributing resources of the Edwin Cochran Guy House all retain a high degree of integrity and are believed to date to the period of significance. The main house retains nearly all of its character-defining features, save for the wood porch balustrades, which can easily be reconstructed. Windows throughout the house are generally the original, Craftsman-style, double-hung type, with multi-light top sashes and single light bottom sashes. Current doors are believed to date either to original construction or to the mid-1930s renovations. Fireplaces and mantels in the study and dining room are believed to be original to the house, while the stout fireplace and mantel in the living room, composed of Grandfather Mountain granite, is a significant feature representing the mid-1930s renovations to the house, thus reflecting the workmanship of both the original builder and the party responsible for the 1930s renovations. The house and its other contributing elements remain in their original location and in a setting that is largely unchanged since the house was built circa 1916. The house and the barn largely reflect their original layout and design, save for the rear addition to the house and some minor interior reconfigurations to the staircase and the second floor rooms that are believed to date to the 1930s renovations.

Moreover, the building is a classic, highly refined example of Craftsman-style architecture and is the best-preserved example of such architecture within the town limits of Newland to convey the feeling of this period of local design. Through a windshield survey of every single residential parcel within Newland's town limits, we found only one property (321 Wanteska Street)—located directly across the street from the Edwin Cochran Guy House—that even approximates a Craftsman design. This house, however, is substantially smaller and less refined, and alterations to the building make it a poor comparison to the Edwin Cochran Guy House. Two other Newland residences from the period—169 Watauga Street and 220 Watauga Street—are substantially larger homes that nevertheless lack the refinement of the Edwin Cochran Guy House. The Edwin Cochran Guy House is also the best-preserved resource associated with Edwin Cochran Guy and his profound influence on Newland and Avery County history, given that the Avery County Bank building in Newland has been so dramatically altered over time as to be nearly unrecognizable from its iteration when Guy worked there and played such an important role in Newland's development.

The only non-contributing resource—the shed—is a partial remnant of what was apparently a larger garage building in this same location. Because of the lack of documentation about its original appearance and no evidence of what has specifically changed about the building, the shed lacks the overall integrity necessary for its inclusion as a contributing resource.

Statement of Archaeological Potential

The Edwin Cochran Guy House is closely related to the surrounding environment and landscape. Archaeological deposits, such as structural remains of the family's garden beds to the northeast of the house, debris that accumulated on the property during its residential use, remnant landscape features such as paths and the old roadway at the west end of the property, and other remains that may be present, can

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provide information valuable to the understanding and interpretation of the Edwin Cochran Guy House and Newland history generally. Information concerning Newland's early residential culture, the spatial organization of outdoor domestic and recreational activities, and the character of daily life at the Guy residence can be obtained from the archaeological record. In addition, the property contains a low ridge adjacent to the North Toe River, which is a landform that has a high probability for containing significant American Indian archaeological sites. Therefore, archaeological remains may well be an important component of the significance of the Edwin Cochran Guy House. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

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8. Statement of Significance

Applicable National Register Criteria

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

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

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Period of Significance

1916-1955

Significant Dates

1916
ca. 1937
1955

Significant Person

(Complete only if Criterion B is marked above.)
Guy, Edwin Cochran

Cultural Affiliation

N/A

Architect/Builder

Greene, John

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.)

The Edwin Cochran Guy House is significant at the local level under Criterion B in the area of Commerce and in the area of Community Planning and Development for its association with Edwin Cochran Guy (1884-1955), a Newland banker who was also engaged in mining, timber, and railway ventures throughout Avery County. In addition to his role as cashier, and later president and chairman of the board of directors, of the Avery County Bank, Guy's influence on the commercial development of Newland in the first half of the twentieth century is unrivaled. Guy also played a critical role in the development of and infrastructure planning for the community of Newland. Guy is credited with creating Newland's first waterworks system and its first power company, chartered as the Newland Light and Power Company in 1920. Guy also played a role in extending power lines from Newland to Montezuma and Linville, providing electricity to those communities for the first time as well.

In addition, the Edwin Cochran Guy House is significant at the local level under Criterion C in the area of Architecture as an outstanding, well-preserved example of Craftsman-style architecture in both Newland and Avery County. It features many of the common elements of Craftsman-style bungalows, including porch supports with squared columns resting on low, masonry piers; front-gabled dormers; double-hung sash windows with multi-pane upper sashes over single-light lower sashes; deep, overhanging eaves; and wood weatherboard as the exterior wall finish. The Edwin Cochran Guy House is far and away the finest example of such architecture within the town of Newland, given that comparable bungalows in town are

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no longer extant, and other surviving, contemporaneous bungalows in Newland lack the refinement of the Edwin Cochran Guy House. There are also few, if any, surviving examples within similar communities in Avery County that rival the refinement of the Guy House, particularly considering the dramatic alteration of Ottaray at Shulls Mills. A rear addition and other improvements completed circa 1937 further amplified the Guy House's reputation, under the name "Oakland Heights," as a home to be visited by luminaries passing through the county.

The selected period of significance (1916 to 1955) corresponds to the year when the Edwin Cochran Guy House was likely completed and the year of Edwin Cochran Guy's death.

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

Historical Background

The North Carolina General Assembly established Avery County from portions of Mitchell, Watauga, and Caldwell Counties on February 23, 1911. While this act did not provide for a specific location for the new county seat, it did stipulate that whatever community was selected as the locus for the county seat would bear the name of "Newland," in honor of Lieutenant Governor W. C. Newland, who had played a key role in seeing the county bill passed.⁸ Debate over where to locate the new courthouse, however, was intense, with eligible voters choosing among the established communities at Elk Park, Montezuma, and Minneapolis, as well as a mostly empty valley along the Toe River, replete with only one dwelling house and no businesses, known at the time as the "Fields of Toe." To the surprise of many, voters ultimately chose the centrally located Fields of Toe as the location for the new county seat of Newland, even though no infrastructure or intact community had yet been established there.⁹

Watching the early part of that drama unfold was a 26-year-old bank clerk from Marion, North Carolina—Edwin Cochran Guy (1884-1955)—who was working from 1908 to 1910 as the cashier for the Mitchell County Bank in Bakersville, NC, a rural community in northern Mitchell County, approximately 30 miles by road from the Fields of Toe.¹⁰

Criterion B: Edwin Cochran Guy and the Commerce/Community Planning and Development Contexts

Born as one in a pair of twin brothers in Staunton, Virginia, on October 17, 1884, Edwin Cochran Guy was the child of James Emmett Guy and Martha (Wright) Guy.¹¹ James Emmett Guy had started his career as an attorney but later shifted to the teaching profession. In 1897, when Edwin was twelve, James Guy moved his family to Marion, North Carolina, where James accept a position as principal with the

⁸ "An Act to Establish and Provide for the Organization of the County of Avery from the Territory of Mitchell, Watauga, and Caldwell Counties," Chapter 33, *Public Laws and Resolutions of the State of North Carolina Passed by the General Assembly at Its Session of 1911*, (Raleigh: E. M. Uzzell & Co., 1911), 63-68. See also Horton Cooper, *History of Avery County, North Carolina*, ([Newland, NC]: Avery County Historical Society, 2003), third printing, 9.

⁹ Cooper, *Avery County*, 9.

¹⁰ *Marion Progress*, 23 June 1910: 5; *Marion Progress*, 4 August 1910: 5.

¹¹ Edwin Cochran Guy's birth year is often reported in error as 1885 in some sources. For a record of Guy's birth, see Beth Fridley, *Augusta County, Virginia Births, 1880-87* [database online], (Provo, UT: Ancestry.com Operations, Inc, 2000), 480.

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Marion Academy.¹² Edwin Cochran Guy's formal education, until about age 16, took place at the Marion Academy, after which he took his first job with a bank in Marion—probably the First National Bank, with which he was listed as an assistant cashier in 1906.¹³ By 1908, Guy had accepted a position with Mitchell County Bank in Bakersville, a job he retained through at least 1910.¹⁴ During this same period, he showed his first interest in mica mining as a speculative investment.¹⁵ By 1911, Guy was also diversifying his leadership roles and likely his investments, appearing from 1911 to 1912 as the officer of record for the Blue Ridge Furniture Company in Marion, North Carolina.¹⁶

About this same time, Guy apparently accepted a position with a Waynesville bank, where he soon met Mary Bruce Landis (1890-1932). The couple married somewhat suddenly in July 1912.¹⁷ Shortly thereafter, the newlyweds relocated from Marion to Hendersonville, where Edwin Guy took a position with the Wanteska Trust Company.¹⁸ The following year, Wanteska Trust and the First National Bank, the two oldest banks in Hendersonville, merged, and Guy continued in his job as assistant cashier with the First Bank and Trust Company, while also joining three other investors from his bank to purchase the Clarke Hardware Company building in town.¹⁹ While living at Hendersonville, Guy also expressed interest as a baseball enthusiast, signing on with the Hendersonville Baseball Club.²⁰ Guy also broadened his social connections, joining the Colonial Club of Hendersonville and serving as secretary for a group described as “one of the most fashionable clubs in North Carolina.”²¹

Commerce

By the summer of 1913, Guy clearly saw opportunities at Newland as the rapidly developing county seat began to take shape, and it's likely that the Guy family relocated to Newland around this time, initially

¹² “Mr. James E. Guy,” *Charlotte Daily Observer*, 15 February 1913: 3.

¹³ “Banks and Trust Companies (North Carolina),” *Moody's Manual of Railroads and Corporation Securities*, (New York: Moody Corporation, 1906), 2504; and C. A. Bowlick, “E. C. Guy Was Avery Leader,” *Asheville Citizen-Times*, 26 January 1969: 144.

¹⁴ “Banks, Officers, Capital Stock, Etc.,” *Tenth Annual Report of the North Carolina Corporation Commission*, (Raleigh: E. M. Uzzell & Co., 1909), 606; “North Carolina,” *The American Bank Reporter*, March 1910: 491; “Local and Personal,” *Marion Progress*, 23 June 1910: 5; and “Local and Personal,” *Marion Progress*, 4 August 1910: 5.

¹⁵ See J. S. Hoilman, et als, v. Waldron Johnson, *Cases Argued and Determined in the Supreme Court of North Carolina*, Fall Term 1913, North Carolina Reports, Vol. 164, (Raleigh: Edwards and Broughton Printing Co., 1916), 214-17. The case originated in Mitchell County, and Guy's mining interest in the land at issue is briefly discussed in the case narrative.

¹⁶ “Statement No. 6,” *Thirteenth Annual Report of the Corporation Commission [North Carolina], for the Year Ending December 31, 1911*, (Raleigh: E. M. Uzzell & Co., 1912), 161.

¹⁷ No record of the Waynesville bank where Guy worked has been found, but see Martha Guy, “The Guys of Newland,” *Avery County Heritage: Biographies and Genealogies*, Compiled and Edited by Avery County Bicentennial Commission, (Newland, NC: Puddingstone Press, 1976), 103. On Guy's wedding to Landis, see “A Surprise Marriage,” *Marion Progress*, 11 July 1912: 7. This account seems to contradict Martha Guy's account somewhat, indicating that Landis's parents were residents of Marion but had previously lived in Waynesville.

¹⁸ “Hendersonville Notes,” *Asheville Gazette-News*, 19 September 1912: 5.

¹⁹ “First Bank and Trust Directors Elect Officers,” *Western North Carolina Times*, 17 January 1913: 1; “First Bank and Trust Company,” *Western Carolina Democrat and French Broad Hustler*, 8 May 1913: 35, and “Clarke Building is Sold,” *Western North Carolina Times*, 14 February 1913: 1.

²⁰ “Baseball,” *Western Carolina Democrat and French Broad Hustler*, 8 May 1913: 8.

²¹ “Colonial Club to Open,” *Western Carolina Democrat and French Broad Hustler*, 10 April 1913: 1.

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taking up residence in the Jesse Hotel before moving to an apartment above the Avery County Bank.²² In July 1913, the *Avery Vim* reported that 30 families and close to 200 individuals were residing in the Newland vicinity, with the new bank building with a built-in vault under construction. The same article reported that the bank had sold capital stock amounting to \$25,000, and that “E. C. Guy was expected over Monday to begin to get things open for business.”²³ The bank was not officially chartered until August 1913, however, and E. C. Guy was listed as the cashier, with a new opening date of “the end of the [September].”²⁴ Following several years as cashier at the Avery County Bank, Guy was eventually named president and chairman of the board of the bank, which was the principal lending authority for Newland and Avery County property owners for decades. Guy served in those roles until his death in 1955.²⁵

Once located at Newland, Guy invested heavily in numerous commercial ventures in the vicinity. His interest in mining continued well into the 1940s, primarily at the Old Lick Ridge mine in Burnsville.²⁶ In April 1914, he invested as a subscriber in the Avery Bobbin Company at Montezuma.²⁷ He also invested heavily in land at Newland, purchasing more than 21 acres of woodland lots along the Toe River in August, a half interest in land and associated mineral and mining rights for more nearly two dozen lots totaling about 278 acres on Spanish Oak Mountain at Newland, as well as various town lots within Newland’s corporate limits in December 1915.²⁸ Perhaps his most significant purchase, which may have been an afterthought, was the March 1915 acquisition of a 3.63-acre lot on the corner of Wanteska Street and Estatoe Avenue, where Guy would have his own private residence built the following year.²⁹ Several of these acquisitions were particularly savvy, in that they flanked the Linville River Railway tracks as they passed through the west part of Newland as well as the old Montezuma-Cranberry Road. Several of these parcels were essential to bringing running water and electricity to the house parcel and Newland as a whole (see below). In the years to follow, Guy would raise seven children—five daughters and two sons—in that house.

Other business ventures included the proposed Avery and Northwestern Railroad, which was planned to connect Newland with Edgemont along a long-coveted path through Pineola, Linville, and Montezuma.

²² Martha Guy incorrectly reported that the Guys moved to Newland in 1912, but it’s well documented by other sources that they were living in Hendersonville at that time. See Martha Guy, “The Guys of Newland,” 103. She also places the Guys at the Jesse Hotel until their residence was built. Other sources indicate that the Guys lived above the bank beginning in 1912, but the bank was not completed until Fall 1913. See “E. C. Guy Home,” *Avery County Heritage, Volume IV: Historical Sites*, (Banner Elk: Puddingstone Press, 1986), 126.

²³ “Youngest County Seat: Town of Newland Promises to Be a Lusty Infant,” *Avery Vim*, as reprinted in *Charlotte News*, 21 July 1913: 8. Curiously, Guy does not appear to have resigned his position with the Hendersonville bank until September 1913. See “Local and Personal,” *Marion Progress*, 25 September 1913: 7.

²⁴ “Charters Issued,” *News and Observer*, 27 August 1913: 10; and “Avery,” *Avery Vim*, as reprinted in *News-Herald*, 11 September 1913: 1.

²⁵ Martha Guy, “Guys of Newland,” 103; “E. C. Guy Recovers,” *Asheville Citizen-Times*, 25 October 1933: 9; and Cooper, *History of Avery County*, 55. Cooper called the Avery County Bank “the greatest factor in raising and maintaining the progressing economy of the major population of Avery County.”

²⁶ “Operations Are Resumed at Old Lick Ridge Mine,” *Asheville Citizen-Times*, 27 March 1931: 12. Guy was involved in a prolonged legal battle over an Avery County mica mine he partially owned in the 1940s. See “Under the Dome,” *News and Observer*, 10 November 1944: 14.

²⁷ “New Corporations,” *State Journal*, 1 May 1914: 6.

²⁸ J. C. Lawson to E. C. Guy, August 31, 1914, Deed Book 3, Page 358, Avery County Register of Deeds; John C. Lawson to E. C. Guy, December 2, 1914, Deed Book 6, Page 174, Avery County Register of Deeds; and Harrison Baird, Commissioner, to E. C. Guy, December 8, 1915, Deed Book 7, Page 12, Avery County Register of Deeds.

²⁹ Avery County to E. C. Guy, March 1, 1915, Deed Book 3, Page 534, Avery County Register of Deeds.

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The proposed path was designed to cross the Linville Improvement Company's timber lands, providing a bonanza for proposed rail traffic.³⁰ The W. M. Ritter Lumber Company, which had long controlled timber operations and rail access through these towns, had effectively abandoned operations in these communities by 1913, leaving a vacuum that several entrepreneurs, including Guy, tried to fill.³¹ By December 1913, the Linville River Railway (LRR) had contracted with the Whiting Lumber Company and W. S. Whiting to construct a new line from Montezuma to Foscoe (the Shulls Mills vicinity), where Whiting had recently purchased 2,600 acres of land to be timbered. The plan was to tie this new line to the existing LRR lines, but a disagreement between LRR and Whiting put this plan on hold until 1915. In April of that year—just weeks after the Avery and Northwestern Railroad had been chartered—Whiting incorporated the Boone Fork Lumber Company and announced plans to locate his new mill at Shulls Mills. As other proposed rail lines vied for Whiting's contract, the LRR amended its charter in June 1915 to allow the extension of the line "to such points as determined by the board of directors," worked out a new agreement with Whiting in September 1915, and ultimately began construction of a new line to Shulls Mills in October 1915.³² The demise of the Avery and Northwestern Railroad is not easily explained in light of the timing of Whiting's agreements with the LRR, unless some sort of deal was worked out among Guy, his fellow investors, and Whiting. Such a notion is not outlandish. For starters, Guy and Whiting knew one another through their simultaneous membership in the Linville Forest Protective Association, which was formed as a 16-member organization in February 1916.³³ Guy's financial interests in local timber harvests continued well into the 1940s, thus suggesting a prolonged business relationship between Whiting and Guy long after Ritter had left the area.³⁴

Community Planning and Development

In many respects, Guy's significance with respect to Commerce and his significance with respect to Community Planning and Development were inextricably intertwined. In the years that followed his move to Newland, Guy was also focused on improving conditions in his new hometown. As part of the

³⁰ "Railway Construction," *Railway Age Gazette*, 12 March 1915: 493; "New Roads and Projects," *Railway Review*, 13 March 1915: 374; "Transportation Matters of Interest to Lumbermen," *Lumber Trade Journal*, 1 April 1915: 26; and "Chapter 182: An Act to Incorporate the Avery and Northwestern Railroad Company," *Private Laws of the State of North Carolina Passed by the General Assembly at Its Session of 1915*, (Raleigh: E. M. Uzzell & Co., 1915), 457-63.

³¹ At one point, W. M. Ritter Lumber connected a line between Edgemont and Pineola, but by 1910, Ritter had abandoned the Pineola operations and severed its ties with the Linville River Railway in 1913 following the sale of the line to Cranberry Iron and Coal, which also owned the East Tennessee and Western North Carolina Railroad. See John R. Waite, *The Blue Ridge Stemwinder*, (Johnson City, TN: Overmountain Press, 2003), 91, 118-19; Johnny Graybeal, "Logging Railroads along the ET&WNC," *HoN3 Annual, 2020*: 25-29; and Dennis E. Reedy, *The W. M. Ritter Lumber Company Family History Book*, (Clinchco, VA: n.p., 1983), 10. See also "Opening Journal Entry, No. 1, Cranberry, NC, April 16, 1913," Linville River Railway Records, 1913-1942, Volume 75, General Accounting Records, 1913-1929, 1, Archives of Appalachia, East Tennessee State University.

³² See entry 31, October 1, 1915, Linville River Railway Records, 1913-1942, Volume 75, General Accounting Records, 1913-1929, 14, Archives of Appalachia, East Tennessee State University. Beech Mountain Lumber Company, also owned by Whiting, assumed responsibility for some portion of this agreement in February 1915. See also Waite, *Blue Ridge Stemwinder*, 121-27.

³³ See "Organized for Forest Protection," *Watauga Democrat* 17 May 1916: 1, which mentions Guy by name as a member. Whiting was serving as vice president for the organization at that time. See "Annual Meeting Linville Forest Protective Asso.," *Lenoir News*, 24 October 1916. For a founding member list, see also J. S. Holmes, "Linville Forest Protective Association," *Forest Fires in North Carolina During 1915, 1916, and 1917*, North Carolina Geological and Economic Survey Economic Paper No. 48, (Raleigh: Edwards and Broughton Printing Co., 1918), 55.

³⁴ "E. C. Guy Given Cuttings Rights in Forest Area," *Asheville Citizen Times*, 5 June 1946: 12.

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construction of his private home, Guy created a water system on Spanish Oak Mountain that initially piped water for indoor plumbing to his house, located about 1.4 miles away from the mountain's summit, then later served the entire Newland community.³⁵ In 1920, Guy and two other subscribers chartered the Newland Light and Power Company, relying on a small generation plant located at the edge of Newland. Guy extended this power service to the nearby communities of Linville and Montezuma in 1921. By 1923, Guy was listed as the president of the power company and apparently served in this role until the merger of the Newland Light and Power Company with the Tennessee Central Service Company in 1929.³⁶ To improve community spirit and neighborly association, Edwin C. Guy also hosted baseball games on the lower portion of his land just to the southeast of the house, harkening back to his playing days in Hendersonville.³⁷ Guy also served as one of the first directors of the Western North Carolina Chamber of Commerce in 1921, as a Newland alderman in the 1930s, and on the Board of Education from 1937 to 1943, and he was active with the local Lions Club and the Newland Presbyterian Church, where he was a charter member.³⁸ He also appears to have served as Avery County Commissioner for a brief period of time, and Guy also chaired the Avery County Council of Civilian Defense in 1941.³⁹

Beyond Newland, Guy was active in statewide organizations. In politics, Guy was active as an Avery County delegate to the 1928 State Democratic Convention and served as the Avery County Executive Committee of the Democratic Party in 1934.⁴⁰ In 1947, Guy was appointed to serve on the North Carolina National Park, Parkway, and Forest Development Commission, serving until his death in 1955, and in 1952, Guy was serving on the Roan Mountain Advisory Committee.⁴¹ In addition, Guy served as

³⁵ Martha Guy, "Guys of Newland," 103; and "E. C. Guy Home," 126.

³⁶ "Road Work Will Note Be Pushed for Present," *Winston-Salem Journal*, 8 May 1920: 8. Guy's initial water-generated electricity operation, while crucial to Newland's development, was not highly reviewed by state inspectors, but Guy quickly made improvements based on advice from those officials: "When we were called upon for assistance by the owner of the water power at Newland, it was found that the original development had been made without expert engineering advice. We found a perfectly incongruous installation, on the point of breaking down, and furnishing wholly unsatisfactory service. Our recommendations were followed consistently and enough additional power has been made available so as to make possible of the service of this plant to two nearby unincorporated communities." See P. H. Daggett, "Report of Division of Country Home Comforts and Conveniences," *Third Biennial Report of the State Highway Commission of North Carolina, 1919-1920*, (Raleigh: Edwards & Broughton Printing Co., 1920), 121-31. Quoted material is from 123-24, while a photo of the Newland power house appeared on 131. On Guy as president, see *Report of the Commissioner of Revenue, State of North Carolina, 1923*, (Raleigh: Edwards & Broughton Printing Company, 1924), 95. On the merger, see "N. C. Companies in Big Merger," *Charlotte Observer*, 5 July 1929: 1. On the extension of power to Montezuma and Linville, see "Business Change in Avery County," *Winston-Salem Journal*, 12 October 1921: 9.

³⁷ A circa 1920 image in possession of the Guy family shows players engaged in a baseball game while a large crowd of spectators looks on.

³⁸ "Jesse Re-elected Mayor," *Asheville Citizen-Times*, May 4, 1937: 9; "Chamber of Commerce of W. N. C. Starts Here under Auspicious Circumstances," *Asheville Citizen-Times*, 10 March 1921: 3; and Martha Guy, "Guys of Newland," 103.

³⁹ "Notice of Sale by Commissioner," *Asheville Citizen-Times*, 8 December 1941: 25. Guy does not appear, however, on Cooper's list of county commissioners. See Cooper, *History of Avery County*, 93-94. See also, "New Avery Chairman," *News and Observer*, 8 January 1942: 9.

⁴⁰ "Avery County," *Charlotte News and Evening Chronicle*, 10 June 1928: 7; and "Democrats of Avery to Hold Mass Meeting," *Asheville Citizen-Times*, 15 May 1934: 3.

⁴¹ "National Park Group Is Named," *Statesville Record and Landmark*, 30 May 1947: 2; "Combined Park Board Appointed by Cherry," *News and Observer*, 29 May 1947: 5; "3rd Tourist Hotel Looms for Peak of Roan Mountain," *Asheville Citizen-Times*, 24 November 1952: 6.

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chairman of the trustees at Garrett Memorial Hospital in Crossnore, and trustee of Crossnore, Incorporated.⁴²

While there were other community and business leaders in Newland during its early days, no other figure had the transformative and lasting effect on Newland's and Avery County's commerce and community development in the numerous ways that Edwin Cochran Guy did. The Hughes brothers, for example, included mercantilist Claude, funeral home director Ronald, druggist Ralph, and attorney Charlie; they built several of Newland's early businesses, but none individually rivaled Guy's influence—as the sole, loan-brokering cashier at the Town's only bank during Newland's first few decades—on townsfolk seeking to build homes and businesses for themselves during Avery County's emergence as a commercial and residential center.⁴³ Even political leaders failed to rival Guy's influence. Robert W. Wall, Newland's first mayor, appears to have been little more than a town facilitator for the initiatives dreamed up by Guy. Historian Horton Cooper has perhaps best described the towering importance of Guy during the formative years of both Newland and Avery County:

“Guy was not only an astute businessman of keen vision, but he was also gifted in understanding the economic needs of this area and an ability for directing his efforts toward the best practices for accomplishing the development of the resources of the new county. Frank, direct, poised, and friendly, he won the confidence of the people and retained it throughout his life. The bank prospered from its beginning and throughout its years of existence has been the greatest factor in raising and maintaining the progressing economy of the major population of Avery County.”⁴⁴

Resources Associated with Edwin Cochran Guy

Aside from the Edwin Cochran Guy House, the Avery County Bank Building at the northeast corner of Elk Street and Montezuma Street (on Courthouse Square) is the only other building remaining at Newland with a direct association to Edwin Cochran Guy. Unfortunately, the Avery County Bank Building has been dramatically altered from its original appearance, rendering it nearly unrecognizable compared to what existed during Guy's lifetime. Originally featuring a second floor balcony with a doorway at its northwest corner, the bank building has seen these elements either removed or covered over. Windows appear to be modern replacements, while the brick building has been stuccoed on most elevations, with a modern brick veneer and modern window treatment applied to its west (main) elevation. The original flat, parapeted roofline has been altered to a front-gabled roof, while a substantial, interior staircase addition has been appended to the north elevation.⁴⁵ Accordingly, the Edwin Cochran Guy House is the best remaining resource with the greatest integrity for its association with the life and career of Edwin Cochran Guy. The Edwin Cochran Guy House, with a period of significance from 1916 to 1955, warrants listing in the National Register of Historic Places for its significance at the local level under Criterion B for its association with Edwin Cochran Guy in the area of Commerce as well as Community Planning and Development.

⁴² Bowlick, “E. C. Guy,” 144.

⁴³ Louise Johnson and Margaret Rice, “The Brown Hughes Family,” *Avery County Heritage: Biographies and Genealogies*, 117-21.

⁴⁴ Cooper, *History of Avery County*, 55.

⁴⁵ For an early image of the Avery County Bank Building, see Jimmie Daniels, *The Story of Newland: From the Old Fields of Toe to the Highest County Seat East of the Rockies*, (Newland, NC: Avery County Historical Museum: 2019), 13.

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Criterion C: Architectural Context

As noted in the descriptive section of this nomination, the Edwin Cochran Guy House was likely completed sometime in 1916 on land that Guy had acquired in March 1915. Guy used a large spring on lands he owned on Spanish Oak Mountain to provide running water to his home and, later, much of the rest of town.⁴⁶ Family tradition holds that Guy engaged a local contractor, John (sometimes “Johnny”) Greene (1886-1927) to construct the home.⁴⁷ Greene is credited with building several homes and commercial buildings in Newland, including the Charles Hughes home in 1927 (apparently no longer extant), and he was active in Newland as early as 1913.⁴⁸ The Hughes bungalow also featured some hallmark Craftsman design elements, although it lacked the overall refinement of the Guy House, raising questions about whether Greene was responsible for the Guy home. As noted previously, two other homes in Newland, located at 169 Watauga Street and 220 Watauga Street, also feature Craftsman style elements, but they are not true bungalows and significantly pale in refinement and architectural significance when compared to the Edwin Cochran Guy House.

Craftsman-style homes originated in the designs of two brothers, Charles Sumner Greene and Henry Mather Greene, whose firm was located in Pasadena, California, and active from 1893 to 1914, with more evolved versions of the early bungalow designs emerging by 1909.⁴⁹ Gustav Stickley’s analysis of the new Craftsman bungalow style that year further popularized the movement, prompting Sears, Roebuck and other companies to offer plan books featuring Craftsman-inspired designs.⁵⁰ Craftsman-style bungalows of the period featured a wide and vast variety of designs. Stickley’s landmark tome on the style, for example, offered several dozen “Craftsman” types, including four dramatically different, high-style designs that he called “bungalows.”⁵¹ High-style examples of the Craftsman house, which incorporate dramatic features not found on the Edwin Cochran Guy House, are reserved almost exclusively to California, while one-story, vernacular examples are more common to the rest of the United States.⁵² By the mid 1910s, Craftsman bungalows were a common, highly popular style in new residential architecture throughout the United States.

As the Craftsman style evolved, several typical features became standard. Among them were porch supports and railings that featured columns—usually squared—resting on low piers, typically of masonry; dormers that were usually front-gabled; double-hung sash windows that featured multi-pane upper sashes over a single-light lower sash; deep, overhanging eaves; and wood weatherboard as the most common exterior wall finish.⁵³ While the Edwin Cochran Guy House features all of these Craftsman hallmarks, the house is somewhat unusual for its lack of exposed rafter tails, and its original hipped roof design typically appeared in only about ten percent of Craftsman homes nationally.⁵⁴ In this regard, the Edwin Cochran

⁴⁶ Daniels, *Story of Newland*, 16.

⁴⁷ See also “E. C. Guy Home,” *Avery County Heritage*, 126. Birth and death dates are based on Greene’s death certificate. Other sources suggest a birth year of 1872. For Greene’s death certificate, see Ancestry.com, *North Carolina, U.S., Death Certificates, 1909-1976*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2007).

⁴⁸ “Attorney Charles Hughes’s Office and Desk,” *Avery County Heritage, Volume IV: Historical Sites*, (Banner Elk, NC: Puddingstone Press, 1986), 130-31.

⁴⁹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2006), 454.

⁵⁰ John C. Poppeliers, et al, *What Style Is It? A Guide to American Architecture*, (Washington, DC: Preservation Press, 1983), 76-77; and Gustav Stickley, *Craftsman Homes*, (New York: Craftsman Publishing Company, 1909).

⁵¹ Stickley, *Craftsman Homes*, 62-65, 83-84, and 86-91.

⁵² McAlester and McAlester, *Field Guide*, 454.

⁵³ McAlester and McAlester, *Field Guide*, 452-55.

⁵⁴ McAlester and McAlester, *Field Guide*, 453.

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Guy House is an excellent example of a more refined but nevertheless vernacular type of Craftsman bungalow. Curiously, some of the smaller towns of Avery County appear to have escaped this Craftsman bungalow trend and exhibit few such examples in residences of the period. It is possible that this was a reflection of the limited financial resources of many in these new communities, who remained largely dependent on agrarian pursuits and simplistic extraction industries for their incomes.⁵⁵ One notable exception was the community of Linville, which has a few more examples of the Craftsman bungalow than other Avery County communities; however, none of these approach the sophistication of the Edwin Cochran Guy House.⁵⁶

Family tradition also holds that the W. M. Ritter Lumber Company provided the lumber for the Edwin Cochran Guy House, but there is no direct evidence for this claim and good reason to doubt it. For starters, Ritter had ended its relationship with the LRR (which owned and served the Newland Depot) in 1913, and while Ritter was still pulling raw lumber from the Mortimer area until the July 1916 Flood wiped out operations there, there's little reason to believe Ritter was the source of finished lumber for the completion of the Guy House.⁵⁷ A more likely source was William S. Whiting's new milling operation at Shulls Mills, the LRR rail line extension for which was completed in September 1916, thus providing a direct rail connection between the lumber source and Newland—the only reliable method at the time for delivering a large amount of finished lumber, given the poor quality of local roads and the inferiority of heavy trucks of the period. As noted previously, Whiting and Guy already knew each other personally through their simultaneous service in the Linville Forest Protective Association. Even more compelling are the striking similarities between the Craftsman-style windows at the Guy House and the windows of Whiting's personal home at Shulls Mills—Ottaray—which was likely completed in 1917.⁵⁸ Despite other stylistic differences and the greater refinement of Ottaray as compared to the Guy House, both bungalow homes featured double and triple window bays of twelve-over-one, double-hung sash, wood windows on the main house blocks and eight-light, interior casement windows in their dormers.⁵⁹ While the

⁵⁵ Cooper, *History of Avery County*, 55-56: "From the earliest days of settlement, agriculture and grazing have been the chief industries of most of the people, but for many decades the lack of good transportation facilities hindered the production of crops on a commercial scale.... The survey of 1930, during the Great Depression, indicated that 96 percent of the people were engaged in agriculture." Cooper also noted that the same Census report indicated that "more than 75 percent of those classed as farmers derived most of their income from other sources, such as mining, timbering, mercantile, and teaching."

⁵⁶ For examples in Linville, see "Linville," *Avery County Heritage*, 93-103.

⁵⁷ Johnny Graybeal to Eric Plaag, email communication, March 21, 2021. Graybeal is a highly regarded transportation historian whose area of specialty is the East Tennessee and Western North Carolina Railroad and related lines. His award-winning, six-volume series *Along the ET&WNC* covers the history of the line. Some Guy family members have tried to make a connection between the Guy House and the Marmon House (no longer extant) built circa 1900 and once used by the Ritter Lumber Company as part of its operations at Pineola. Guy most likely knew Marmon, who was a forest preservation advocate and owner of a kaolin mill, but the house itself bears little if any similarity in style, refinement, or design to the Guy House at Newland. See "Marmon House," *Avery County Heritage, Volume IV: Historical Sites*, (Banner Elk, NC: Puddingstone Press, 1986), 188.

⁵⁸ For a general history and some sample images of Ottaray, see Michael Scott Lowery, "William Scott Whiting and the Boone Fork Lumber Company at Shulls Mills," July 2016, Lowery-Whiting Collection, Digital Watauga Project, <http://digitalwatauga.org/items/show/20675>. For a general history of Whiting's lumber operations at Shulls Mills, including the bandsaw producing finished lumber that was dried at Shulls Mills before being shipped over the LRR through Newland to Cranberry, North Carolina, and Elizabethton, Tennessee, see Joseph H. Quinn, Jr., *William S. Whiting Logging Railroads: An Historical Geography, 1900-1925*, Master's Thesis, Appalachian State University, May 2003, particularly 56-63 and 70.

⁵⁹ For an image of the windows at Ottaray shortly after its construction, see "Snow Scene at Ottaray House," Lowery-Whiting Collection, Digital Watauga Project, <http://digitalwatauga.org/items/show/20643>. The Hebron Colony and Grace Home, Inc., later acquired Ottaray and dramatically altered the residence into the Dillard

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architect(s) who designed Ottaray and the Edwin Cochran Guy House have not been identified, the similarities between the two homes, the timing of their construction, and the known relationship between Guy and Whiting are difficult to ignore.

Following the death of Guy's first wife in February 1932, Guy soon met Marguerite Carrigan, a former Asheville resident who had relocated to Newland. They married in August 1934, at which time they announced in the local press that they were referring to the Edwin Cochran Guy House as "Oakland Heights."⁶⁰ Following their marriage, the Guys apparently completed renovations to the interior of the house, after which occasional press accounts referred to the home as "Oakland Heights" and noted the details of visits by various social luminaries.⁶¹ These renovations, which surely reflected Guy's prominence in the community and expanding net worth, almost certainly included the installation of the Grandfather Mountain granite fireplace and the other suspected changes to the living room configuration, as well as several changes to the existing second floor rooms. The Guys also completed the addition to the rear (northwest) elevation of the house, which removed the original hipped roof in this area and converted it to rear gables on the original house portion and the addition. The marriage, however, was short-lived, apparently resulting in divorce by 1938, after which references to the home as "Oakland Heights" disappeared from press accounts.⁶²

The Edwin Cochran Guy House retains a very high level of integrity in both materials and form, with only the missing balusters of the front porch serving as an element absent from the house's original exterior appearance. As noted previously, several Craftsman bungalows were completed at Newland, but an exhaustive search of historical images of Newland's early homes as well as a lot-by-lot windshield survey of the entire of Newland's parcels has found no parallels. Today, only one other true bungalow from the period still stands today (also on Wanteska Street, directly across from the Guy House), and it possesses neither the architectural sophistication nor the architectural integrity of the Guy House. While the 1930s changes to the Edwin Cochran Guy House brought additional decorative sophistication, particularly to the home's interior, the Guy House nevertheless retains nearly all of its original, defining, significant architectural features and remains Newland's only known, surviving example of a refined, Craftsman-style bungalow dating to Newland's early development. A less intensive but nevertheless thorough windshield survey and searches of historic images of homes in nearby Avery County communities such as Elk Park, Linville, Pineola, and Banner Elk have also failed to identify a single Craftsman-style bungalow of the period that competes with the Guy House in terms of architectural integrity and sophistication. The Edwin Cochran Guy House, with a period of significance from 1916 to 1955, warrants listing in the National Register of Historic Places for its architectural significance at the local level under Criterion C

Memorial Dormitory in the 1960s. The original, defining features of Ottaray are mostly lost. For comparative images of the house, see "Our History," Hebron Colony/Grace Home, <https://www.hebroncolony.org/history.html>.

⁶⁰ "Mrs. E. C. Guy," *Charlotte Observer*, 4 February 1932: 3. "Miss Carrigan Weds Avery County Banker," *Asheville Citizen-Times*, 26 August 1934: 18.

⁶¹ See, for example, "Former Movie Actress Guest of Guy Couple," *Asheville Citizen-Times*, 10 October 1937: 9; and "Mrs. E. C. Guy Entertains for Noted Dramatist," *Asheville Citizen-Times*, 17 October 1937: 19. Nellie Parker Spaulding was a silent film actress who appeared in a more than three dozen films between 1915 and 1925.

⁶² "Head of Bank Named in Suit," *Charlotte Observer*, 27 August 1940: 2. Guy was accused in 1940 by Virginia Gilbert, an Asheville nurse, of failing to pay her expenses for a trip to the west coast to obtain evidence against Carrigan in the alimony suit she had brought against Guy. Gilbert also alleged that Guy had promised her land and \$5,000 home at Linville in exchange for her work, and that the two had traveled "as man and wife" to Asheville after Guy had promised to marry Gilbert. No press follow-up on the outcome of Gilbert's suit could be found.

Guy, Edwin Cochran, House

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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: Guy Family Archives

Historic Resources Survey Number (if assigned): AV0212

Guy, Edwin Cochran, House
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10. Geographical Data

Acreage of Property 3.63 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: 36.087007 Longitude: -81.930348

All coordinates are estimates based on the parcel boundary description and distances as indicated on the historic parcel deeds. There is no record of any subsequent transaction reducing the boundaries of the historic parcel, and the present owners indicate that no recombination or other alteration to the parcel boundary has been completed during their ownership.

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.)

Following the original deed description from 1915, the National Register property boundary represents the eastern portion of the present lot and extends from a point at the intersection of Wanteska and Mitchell in a northeasterly direction on the west side of Wanteska Street approximately 360 feet to the intersection with Estatoa Avenue, then in a northwesterly direction along the south side of Estatoa Avenue approximately 440 feet to the historic line of the old Montezuma-Cranberry public road, then along the east side of the historic public road in a southerly direction approximately 172 feet, then in southwesterly direction approximately 200 feet to stake on the bank of the North Toe

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River, then in a southeasterly direction along the north side of the old Mitchell Street right of way approximately 483 feet to the beginning. The boundary is illustrated on the accompanying National Register Boundary Map; it excludes the western portion of the present lot.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property consists of approximately 3.63 acres, conforming to the dimensions of the original parcel deeded to Edwin Cochran Guy and eventually conveyed to the present owners, who are descendants of Guy, in 2013. The rationale for this boundary is that this configuration is what is historically associated with the Edwin Cochran Guy House during its period of significance. It includes all extant resources historically associated with the property.

Please note that this boundary does not include a slight expansion of the current parcel on the present-day tax map to include the extended portion of Mitchell Street, which was never built. While never formally deeded, this expansion of the parcel appears to be an assumption by the Avery County Tax Assessor for cadastral mapping purposes.

Current Owners:

Please note that the tax card lists the owner as "McKenzie, Edward Jr & Et Al" at the address for the Cartners below.

Name: Jeannette M. and James P. Cartner (33.3% ownership share, principal contact)
Address: 504 West End Ave., Statesville, NC 28677
Phone: (704) 871-7525
Email: jcartner54@aol.com

Name: Edward B. and Nancy D. McKenzie (33.3% ownership share)
Address: 16 Mafolie Court, Chapel Hill, NC 27514

Name: Elizabeth M. Peterkin (33.3% ownership share)
Address: 520 Lang Syne Road, Fort Motte, SC 29135

11. Form Prepared By

name/title: Eric Plaag, PhD
organization: Carolina Historical Consulting, LLC
street & number: 703 Junaluska Rd.
city or town: Boone state: NC zip code: 28607
e-mail ericplaag@gmail.com
telephone: (828) 773-6525
date: September 8, 2021

Additional Documentation

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Name of Property

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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

The following information pertains to all photographs listed below:

Name of Property: Edwin Cochran Guy House

City or Vicinity: Newland

County: Avery County

State: NC

Photographer: Eric Plaag

Date: August 21, 2020

Location of Original Digital Files: 703 Junaluska Rd., Boone, NC 28607

1. East view of house from Wanteska Street, looking west
2. East view of house from Wanteska Street, looking west
3. Southeast elevation of house with porch and dormer detail, looking northwest
4. East oblique of southeast and northeast elevations of house, with dormer and chimney detail, looking west
5. North oblique of northeast and northwest elevations of house, with boxed eaves detail, looking south
6. North oblique of northeast and northwest elevations of house, with rear gable detail, looking south
7. Southwest elevation of house, with rear addition detail, looking east
8. Southwest elevation of house, with dormer and chimney detail, looking northeast

Guy, Edwin Cochran, House

Avery County, NC

Name of Property

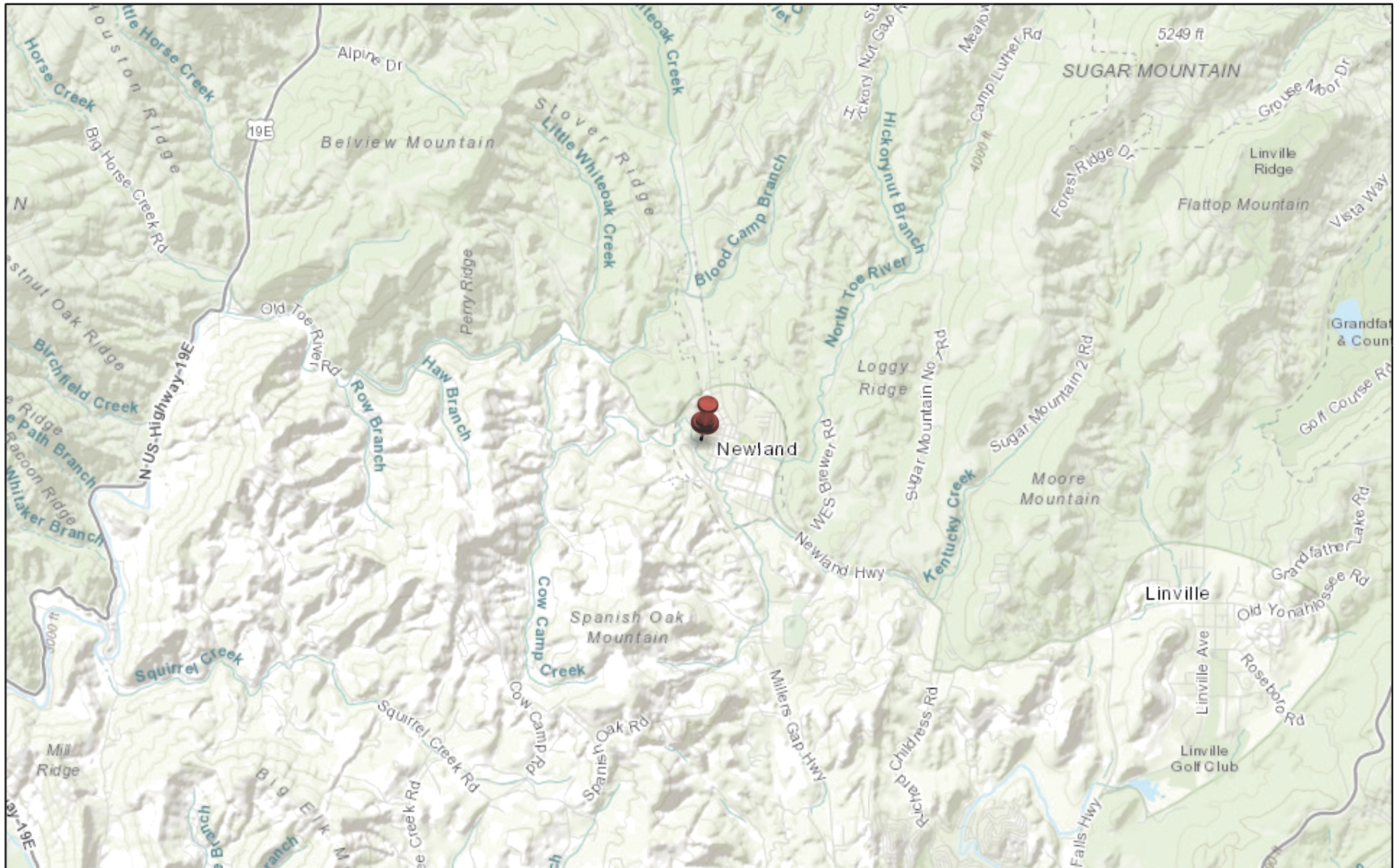
County and State

9. South oblique of southwest and southeast elevations of house, with ramp detail, looking north
10. North view of outdoor fireplace, looking south
11. South oblique view of southwest and southeast elevations of shed, looking north
12. East oblique view of southeast and northeast elevations of barn, looking west
13. Interior view of dining room with fireplace, door, and trim detail, looking north
14. Interior view of dining room fireplace and hearth detail, looking northwest
15. Interior view of living room with fireplace and arched doorway detail, looking north
16. Interior view of living room fireplace and hearth detail, looking northwest
17. Interior view of first floor hallway, looking northwest
18. Interior view of first floor study with fireplace, door, and trim detail, looking east
19. Interior view of enclosed porch off kitchen, looking north
20. Interior view of first floor staircase with newel post detail, looking north
21. Interior view of second floor staircase with newel post detail, looking northeast
22. Interior view of second floor central room, with altered flooring at right, looking east
23. Interior view of second floor servant's room, with dormer window detail, looking northeast
24. Interior view of second floor bathroom, with dormer window detail, looking southwest
25. Interior view of second floor main bedroom, with ceiling and dormer window detail, looking east
26. Interior view of second floor main bedroom, with ceiling and door detail, looking north

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places Location Map



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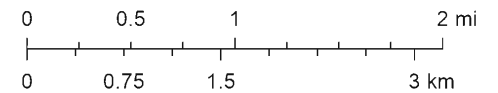
Edwin Cochran Guy House
36.087007, -81.930348

DATUM=WGS84

Edwin Cochran Guy House
320 Wanteska Street
Newland, Avery County, North Carolina

Map created by Eric Plaag,
Carolina Historical Consulting, LLC
August 27, 2021

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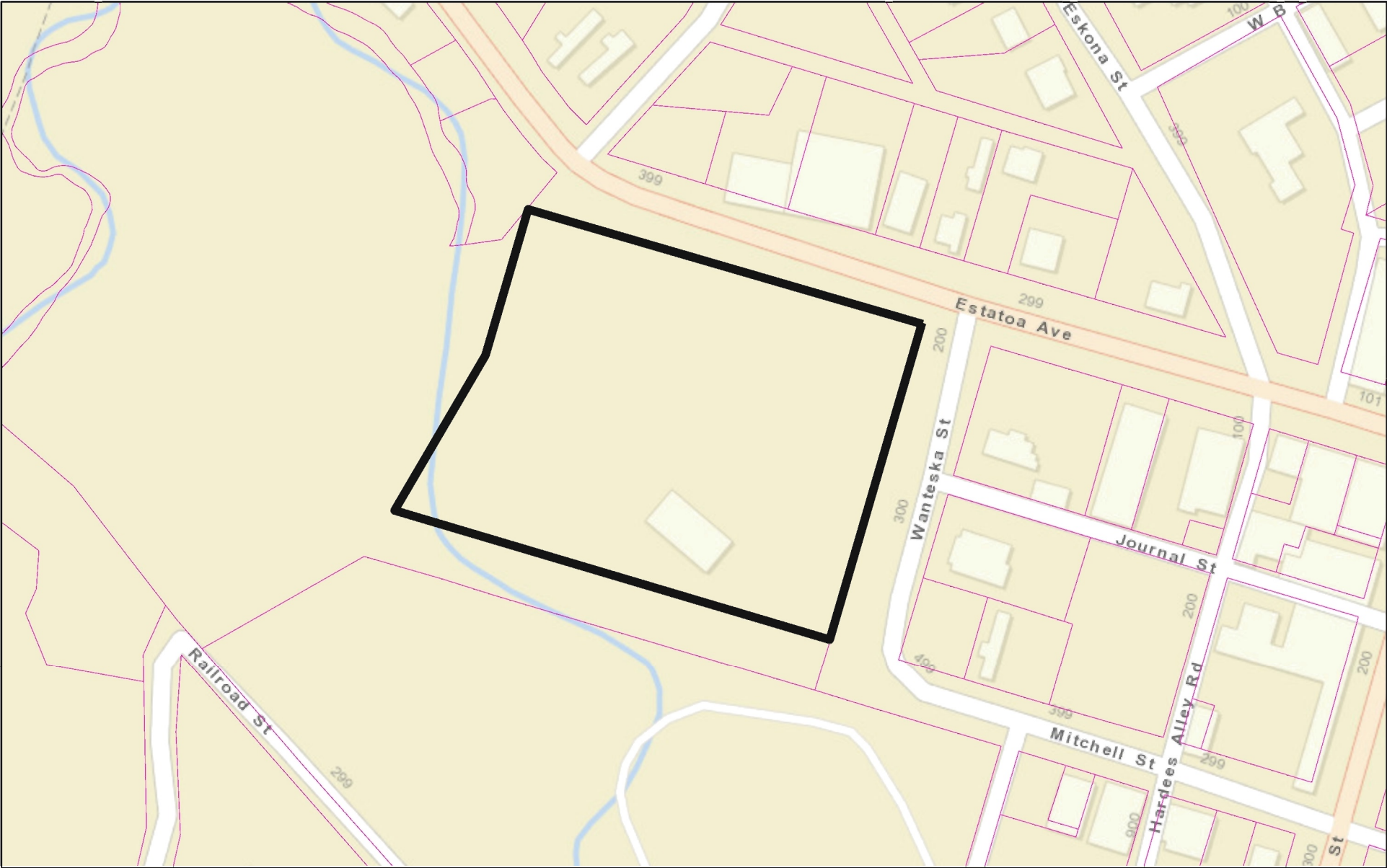


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North Carolina State Historic Preservation Office

Participating NC Counties, NCCGIA, NC OneMap, US EPA | Esri, HERE | State of North Carolina DOT, Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA |

National Register of Historic Places Boundary Map



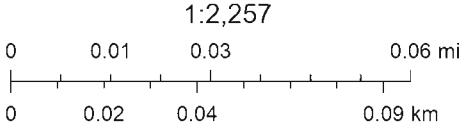
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Parcels

National Register Boundary
(corresponds to the Verbal Boundary Description in Section 10 of the National Register Nomination form)

Edwin Cochran Guy House
320 Wanteska Street
Newland, Avery County, North Carolina

Map created by Eric Plaag,
Carolina Historical Consulting, LLC
September 9, 2021



Participating NC Counties, NCCGIA, NC OneMap, US EPA, State of North

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Participating NC Counties, NCCGIA, NC OneMap, US EPA | Esri, HERE |

Site Plan



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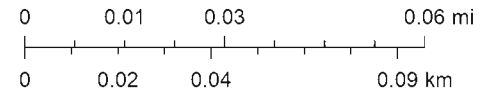
 Parcels

Edwin Cochran Guy House
320 Wanteska Street
Newland, Avery County, North Carolina

Map created by Eric Plaag,
Carolina Historical Consulting, LLC
September 9, 2021



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Participating NC Counties, NCCGIA, NC OneMap, US EPA, State of North

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Participating NC Counties, NCCGIA, NC OneMap, US EPA | Esri, HERE |

First Floor Plan and Interior Photo Key

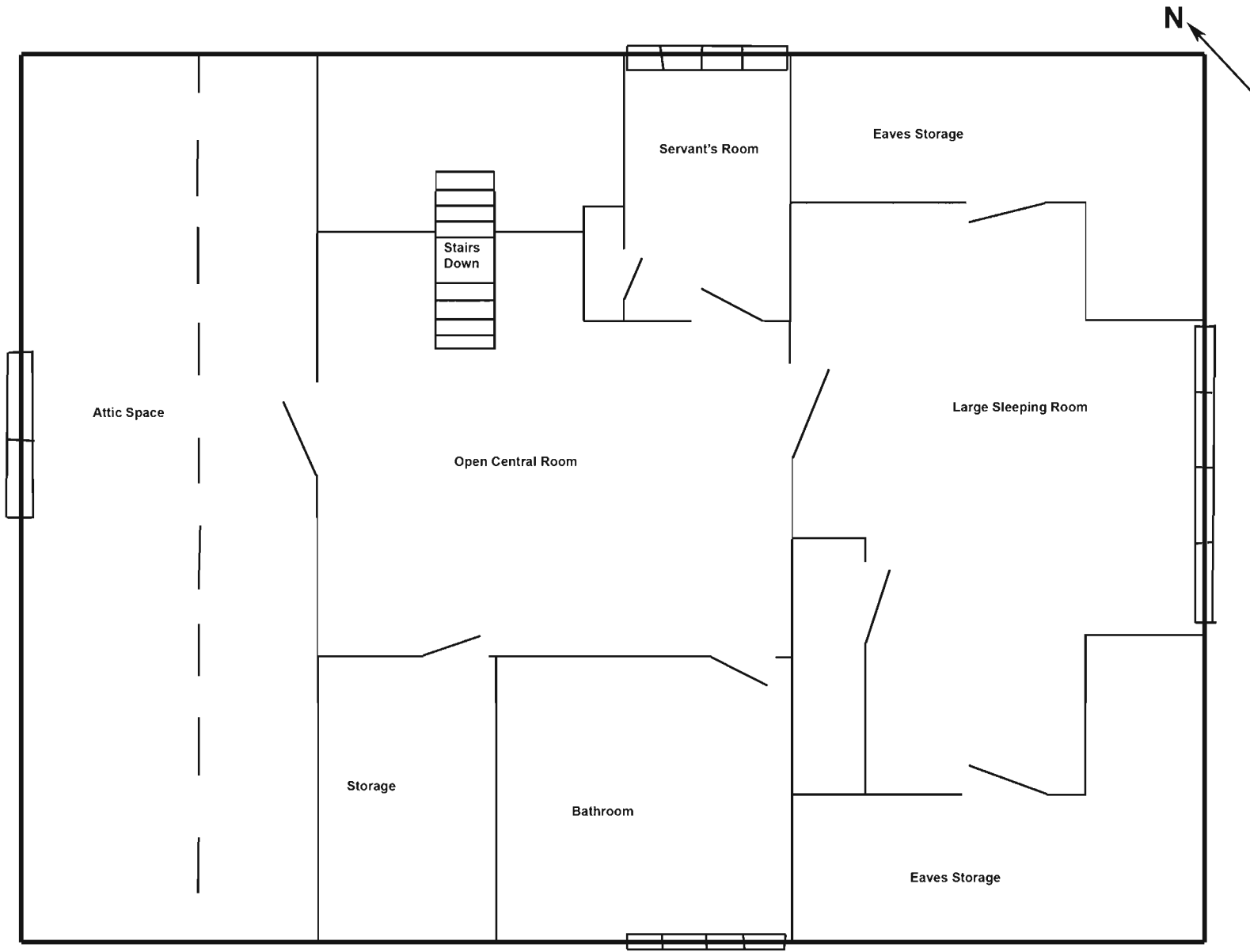


First Floor Plan (Not to Scale)

Edwin Cochran Guy House
320 Wanteska Street
Newland, Avery County, North Carolina

Map created by Eric Plaag, Carolina Historical Consulting, LLC
August 27, 2021

Second Floor Plan and Interior Photo Key



Second Floor Plan (Not to Scale)

Edwin Cochran Guy House
320 Wanteska Street
Newland, Avery County, North Carolina

Map created by Eric Plaag, Carolina Historical Consulting, LLC
August 27, 2021