

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

NATIONAL REGISTER OF HISTORIC PLACES

Dougherty Heights Historic District

Black Mountain, Buncombe County, BN1795, Listed 1/14/2011

Nomination by Clay Griffith

Photographs by Clay Griffith, November 2009



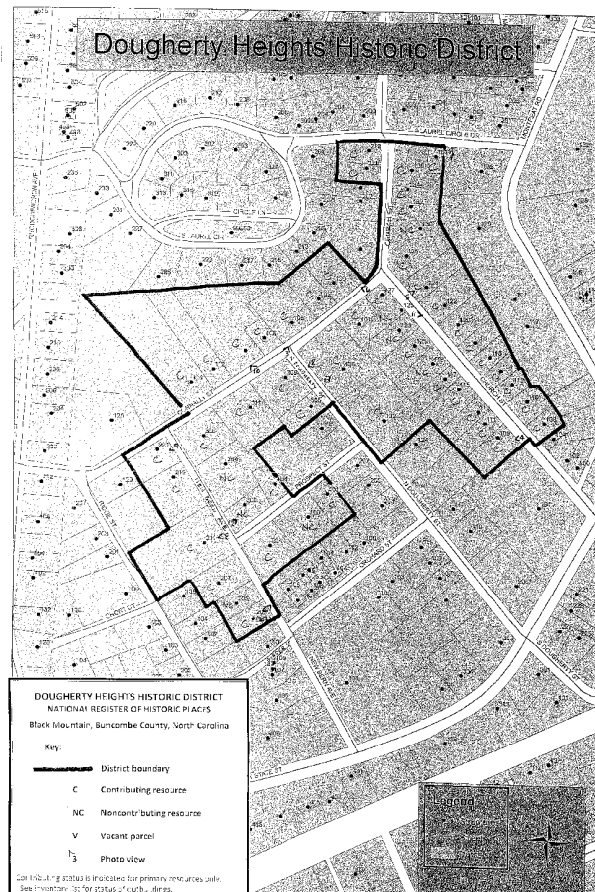
Conley Dougherty House, 309 North Dougherty Street



W. C. and Carmen Honeycutt House, 125 Church Street



S. M. and Ruth Brinson Cottage, 219 New Bern Avenue



Historic District Map

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dougherty Heights Historic District

other names/site number N/A

2. Location

108-136 and 211-213 Church Street; 100-114 Connally Street; 132, 136 and 305-309 North Dougherty Street; 101 Laurel Circle Drive;
street & number 101-104 Prospect Street, and 203-306 New Bern Avenue not for publication N/A
city or town Black Mountain vicinity N/A
state North Carolina code NC county Buncombe code 021 zip code 28711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

<p>I, hereby certify that this property is:</p> <p><input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined not eligible for the National Register</p> <p><input type="checkbox"/> removed from the National Register</p> <p><input type="checkbox"/> other (explain): _____</p>	<p>Signature of the Keeper</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date of Action</p> <p>_____</p>
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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
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
54	21	buildings
0	0	sites
0	10	structures
0	0	objects
54	31	Total

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

N/A

Number of contributing resources previously listed
In the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/single-family dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- _____
- _____
- _____
- _____
- _____

Current Functions
(Enter categories from instructions)

- DOMESTIC/single-family dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- DOMESTIC/hotel
- _____
- _____
- _____
- _____

7. Description

Architectural Classification
(Enter categories from instructions)

- Colonial Revival
- Bungalow/Craftsman
- Other: Minimal Traditional
- Other: Ranch
- Queen Anne
- Other: Period Cottage
- _____
- _____

Materials
(Enter categories from instructions)

- foundation Stone
- Brick
- Concrete block
- roof Asphalt
- Metal
- Slate
- walls Wood/weatherboard
- Wood/shingle
- Wood/board-and-batten
- Stone
- Brick
- Synthetics
- other Cast concrete
- _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1897 – 1960

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dougherty, Conley - builder

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Black Mountain Library, Black Mountain, NC
Pack Memorial Library, Asheville, NC

10. Geographical Data

Acreage of Property approx. 25 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>380160</u>	<u>3942500</u>	3	<u>17</u>	<u>379910</u>	<u>3941860</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>380320</u>	<u>3942120</u>	4	<u>17</u>	<u>379830</u>	<u>3942240</u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services, LLC date July 1, 2010

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Dougherty Heights Historic District
Black Mountain, Buncombe County, NC

Description

The Dougherty Heights Historic District in the mountain town of Black Mountain, North Carolina encompasses a residential neighborhood that developed immediately north and northwest of downtown Black Mountain in the early twentieth century. The Dougherty Heights Historic District is a compact district with a mix of early twentieth-century architectural styles, large boarding houses, well-detailed Craftsman bungalows, and mid-century infill. The neighborhood was largely built on land once belonging to Silas Dougherty, the Kerlee family, and J. W. McKoy and has been home to many prominent families deeply involved in the town's civic and social affairs. The earliest houses in the district belonged to Silas Dougherty and his descendants, but development began in earnest around 1913 when the Dougherty, Kerlee, and McKoy property was platted.¹ Commercial development on State Street (US 70) to the south and Montreat Road (NC 9) to the east roughly defines the extent of the district as it borders Black Mountain's downtown area. To the north and west, the Dougherty Heights Historic District adjoins later residential development. The district retains a density of development that is consistent with other historic residential areas in town.

The historic district is characterized by a mix of primarily one- and two-story frame houses on small, less than one-half acre lots with mature trees, although a number of houses are situated on lots of an acre or more. Lots located around the perimeter of the district slope away to the north, east, and west. The district also includes a two-story four-unit apartment building. Several brick dwellings appear within the district, and river rock is frequently used for foundations, porch piers, porch steps, and retaining walls. The residential district stands in contrast to the adjacent commercial development located on State Street and Montreat Road.

The area contains portions of three early-twentieth century plats of property belonging to the heirs of S. F. Dougherty, the Kerlee family, and J. W. McKoy. Properties on the west side of Church Street, north of its intersection with Connally Street, were platted as part of Lakewood Park in 1926, despite being oriented toward Church Street.² The gridiron street pattern in Dougherty Heights follows a northwest-southeast orientation for the north-south streets and a northeast-southwest orientation for the east-west streets.

The Dougherty Heights Historic District consists of eighty-five total resources, including fifty-four contributing buildings. Of the thirty-one non-contributing resources in the district, ten are structures such as carports and swimming pools. The eight non-contributing primary resources are all properties more than fifty years old that have been significantly altered; the remaining non-contributing resources are associated outbuildings.

A contributing building, site, or structure adds to the historic associations, architectural qualities, or archaeological values for which the district is significant. Contributing resources add to the district's

¹ Buncombe County Register of Deeds, Asheville, NC. See plat books 12/59, 154/106 and 154/184.

² Ibid., plat book 12/29.

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Dougherty Heights Historic District
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significance because they were present during the period of significance, relate to its documented historical significance, and possess historic integrity. A noncontributing building, site, or structure does not add to the historic associations, architectural significance, or archaeological values of the district. Noncontributing resources do not add to the district's significance because they were not present during the period of significance, do not relate to the documented historical significance, or no longer possess historic integrity due to alterations, disturbances, or other changes.

The inventory list for the Dougherty Heights Historic District is organized alphabetically by street name and numbered sequentially beginning on the north or east side and continuing on the south and west side according to the orientation of the street. Address numbers in Dougherty Heights, which is located in the northwest quadrant of town, tend to run sequentially from south to north and east to west moving away from the town center. Inventory entries provide the name, location, date(s) of construction, contributing or non-contributing status, and a brief description of each resource within the district. A few properties have been named after the first, longest, or best-known occupant or function during the period of significance. Construction dates have been estimated as accurately as possible by correlating the physical evidence with information from deed research, Sanborn maps, tax records, previous surveys, published sources, and personal communication with long-time residents of the community. A set of Sanborn maps for Black Mountain was published in October 1924 and updated through 1942. City directories are not available for the period of significance, which has limited the ability to name primary resources within the district. The lack of city directories has also made it difficult to discern if the non-local owners of record occupied these properties year-round or seasonally, or used them as investment and rental property.

Classification key:	C-B	Contributing building
	C-S	Contributing structure
	NC-B	Non-contributing building
	NC-S	Non-contributing structure

Inventory List

Church Street, Northeast side, south to north

Katherine Mourning House, 108 Church Street, ca. 1952

C-B

This one-story, side-gable Minimal Traditional-style house is an early example of the style. The house rests on a concrete block foundation and is covered with aluminum siding. The house features an interior brick chimney, six-over-six double-hung sash, and a shallow, attached shed-roof porch supported on tapered wood posts. The porch shelters a single-leaf six-light-over-two-panel entry door, and the concrete slab floor has been extended to the southwest by a wood deck with simple wood railing. Aluminum awnings shelter a pair of windows on the façade and a single-leaf side entrance.

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Dougherty Heights Historic District
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Katherine Mourning purchased this lot from J. A O'Neal on June 20, 1951 (Deed 707/277) and took out loans for \$4,500 in September 1951 (D/T 490/501) and \$5,000 in May 1952 (D/T 497/343) presumably to build the house. She sold the house to Douglas and Bertha Jones in 1966 (Deed 948/560).

Carport, ca. 1985

NC-S

One-story, one-bay, front-gable carport with wide weatherboards in the gable ends is supported on square posts with brackets.

House, 110 Church Street, ca. 1920; 2003

C-B

This one-story, side-gable, frame bungalow is dominated by an attached front-gable porch that extends nearly the full width of the façade. The house, which was extensively rehabilitated and remodeled in 2003, features weatherboard siding, wood shingles in the gable ends, triangular purlin brackets, exposed rafter tails, stuccoed interior chimney with a corbelled cap, and decorative vents in the upper gable ends. The front porch is supported on square posts with a plain wood balustrade and shelters a single-light door with sidelights. A band of attic windows is located in the porch gable. Windows are a mix of vertical-four-over-one double-hung sash, horizontal casement windows, and replacement eight-over-eight windows. During the remodeling a one-story gable-roof ell was added at the northeast corner of the house and large side-gable carport was built on the south side. The house is set slightly above street level where river rock stairs with river rock cheek walls and a central walkway lead from the porch to a notable river rock retaining wall at the street. An asphalt driveway bordered by curving river rock retaining wall was also added in 2003.

House, 112 Church Street, ca. 1920

C-B

This one-and-one-half-story, frame bungalow with prominent front and rear gabled dormers is capped by broken-pitch side-gable roof. The house rests on a brick foundation and is covered with aluminum siding. It features a hip-roof projecting bay on the north elevation, interior brick chimneys, and diamond-pane tracery casement windows and nine-over-one double-hung sash. The engaged full-width front porch with square posts on brick piers and a wood rail balustrade shelters an offset multi-light-over-panel front door flanked by decorative shutters. The house sits on a level lot with a gravel driveway and a central concrete walkway leading to a low stone retaining wall at the sidewalk. A small wood deck has been added to the rear of the house.

House, 114 Church Street, ca. 1920

C-B

This one-story hip-roof bungalow with vinyl siding and replacement windows features a hip-roof front dormer, multi-light-over-panel entrance door, interior brick chimney, and eight-over-one double-hung sash. An engaged full-width front porch is supported by wood posts with decorative brackets set on stone-vener pier. The stone veneer porch piers and foundation and vinyl siding were added in the early 2000s. An asphalt driveway leads to a shed-roof carport added to the north side of the building. A concrete walkway

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Dougherty Heights Historic District
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divides a shallow, level front yard. House sits on a lot which drops in elevation away from the street, accommodating a rear wood deck.

House, 116 Church Street, ca. 1920

C-B

This one-and-one-half-story, side-gable Colonial Revival-style dwelling has been enlarged with a two-story rear ell, rear shed-roof dormer, and wood deck. The house is sheathed with weatherboards, although some areas have German siding and the additions appear to be covered with vinyl. The house features a small shed-roof dormer on the front, central interior brick chimney, exterior concrete block flue, replacement entry door, and paired one-over-one replacement windows. An attached partial-width shed-roof front porch with tapered columns and no balustrades has concrete stairs with iron railing leading to a concrete path dividing the small front yard. A concrete and grass driveway extends on the north side of the property.

Garage, ca. 1920

C-B

A one-story, one-bay, front-gable garage is covered with weatherboards and accessed through a glazed-and-paneled roll-up door. A shed-roof carport extending from the south side of the garage is supported by wood posts and appears to be a later addition.

House, 118 Church Street, ca. 1915, ca. 2000

C-B

This one-story, cross-gable, frame bungalow rests on a brick foundation and is covered with wood shingle siding. The house displays triangular purlin brackets, exposed rafter tails, and vertical two-over-two double-hung windows. The engaged front-gable porch has been enclosed on the north side with a recessed porch on square posts and flat cut-out balustrade to the south. The enclosed portion of the porch rests on a concrete block foundation, but the open porch floor is brick. Brick steps lead from the porch to a central brick walkway dividing the small front yard. A gable-roof rear ell was added around 2000 and covered with wood shingles; a gable-roof, screened rear porch was added at the same time on the south side. The house sits on a level lot with a concrete driveway along the south side of the property and a low brick retaining wall.

Garage, ca. 1994

NC-B

One-story, two-bay, side-gable, frame garage stands at the northeast corner of the property. The garage is covered with wood shingles and exhibits exposed rafter tails, and a paneled wood roll-up door. One garage bay was enclosed with synthetic siding and a single one-over-one window in 2010. An open, gable-roof breezeway with shingled posts links the house to the garage.

Dr. Clifford & Grace Porter House, 120 Church Street, ca. 1925

C-B

This two-story, three-bay, side-gable Colonial Revival-style dwelling is constructed of brick and displays interior and exterior brick chimneys, plain entablature, cornice returns, louvered demi-lune attic vents, and a

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one-story hip-roof side wing to the south. The windows appear to be replacement six-over-six sash with cast concrete sills and soldier course lintels, although some windows may be original. The window openings contain hardware for operable shutters that have been removed. The front-gable entry porch is covered by an arched pediment supported on paired square columns and pilasters. A sunburst motif caps the paneled single-leaf entry door. Originally an open porch, the side wing was enclosed in the early 2000s with a full-light entrance door flanked by sidelights and a bank of modern windows on the south side. An extension to the rear of the wing is covered with German siding. A similar shed-roof German-sided porch is located at the north end of the rear elevation. The house sits on a fairly level lot with a concrete driveway on the north side of the property.

Dr. Clifford and Grace Porter acquired this property in December 1920 from the McKoy family, but apparently did not erect a house on the lot until after 1924, securing a deed of trust on the property in May 1925. Dr. Porter was prominent local businessman and owned and operated a successful pharmacy in downtown Black Mountain.

E. E. & Myrtle White House, 122 Church Street, ca. 1920

C-B

Built for E. E. and Myrtle White around 1920, this well-detailed one-story, side-gable brick bungalow features wood shingled gables and dormer, louvered attic vents, gabled front dormer clad in fishscale shingles, single-shoulder exterior brick chimney, exposed purlins in the gable ends, and six-over-one double-hung windows. A projecting gable-roof bay on both the north and south sides contains a triple window set. The engaged full-width porch is supported on wide brick corner posts with a center bay framed by tapered wood posts on brick piers. The solid balustrade and brick piers have concrete caps, and the arched front and side spans are sheathed with wood shingles. The porch shelters a single-leaf multi-light entry door. Concrete stairs with brick cheek walls and iron railing lead to a central concrete walk and a low river rock retaining wall at the front sidewalk.

Robert L. Woodard House, 124 Church Street, ca. 1917

C-B

This two-story, three-bay, Classical Revival-style brick house prominently displays a hip roof covered with metal tiles and a one-story hip-roof wing on the south side with casement windows. An unusual classically-inspired pedimented entrance surround consists of projecting brick work painted white. The pediment, which is shingled at the center, is covered with metal roof tiles and a large finial. The house also features an exterior brick end chimney, four -over-one double-hung sash, and a façade picture window that is likely a later modification. The house is slightly elevated above the street on a level lot with a concrete walkway and stairs leading to a low concrete retaining wall at the front sidewalk.

Robert Lee Woodard came to Black Mountain from Greensboro, North Carolina in 1911, acquired this property in December 1916, and resided here until his death in 1954. Active in local business affairs, Woodard organized Black Mountain Hardware in 1914 and served two terms as Mayor of Black Mountain in the 1920s.

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House, 126 Church Street, ca. 1920

C-B

This one-story Craftsman-influenced dwelling features a hip roof with splayed eaves that extend out over an engaged porch wrapping around three sides of the house. The house rests on a brick pier foundation with concrete block infill, which is especially evident on the north side where the lot slopes away to reveal the full height of the basement. The house is covered with weatherboards and exhibits an interior brick chimney, replacement Craftsman-influenced door, and four-over-one double-hung sash. Large twenty-over-one windows are located on the façade and the first bay of the side elevations. A shed-roof one-story addition and wood deck have been added to the rear. A gravel driveway on the north side of the property is edged with a low river rock wall, and the porch is accessed by two sets of river rock steps with cheek walls.

House, 130 Church Street, ca. 1950

NC-B

Set back from the street, this one-story, side-gable Minimal Traditional-style house was probably built in the late 1940s or early 1950s, but appears to have been enlarged and remodeled. The original structure appears to be the center section with an uncoursed stone veneer, wood shingles in the gable ends, and an exterior stone chimney. A front-gable wing extending from the façade, possibly enlarging an original front-gable bay, rests on a concrete block foundation and is covered with plywood siding. A wood deck fills the angle created by the body of the house and wing, and a single-leaf entrance is located in the side wall of the wing. The house was further enlarged around 1990 with an addition to the northeast side of the house, that wraps around and covers the full width of the rear (southeast) elevation. Windows are a mix of one-over-one, six-over-one, and modern casements.

House, 132 Church Street, ca. 1920

C-B

This one-story, front-gable, frame bungalow rests on a brick foundation and is covered with asbestos shingle siding. An attached front-gable porch accessed by side steps dominates the façade and exhibits square posts, triangular eave brackets, and peaked, louvered vent in the gable end. A shallow wood deck with a modern wood balustrade extends the porch floor forward toward the street. The main body of the house features interior and exterior brick chimneys, triangular eave brackets, exposed rafter tails, and single, double and triple six-over-one windows. A cross-gable addition was built at the rear of the house in the second half of the twentieth century, with a gable-roof bay projecting from the southeast corner.

House, 134 Church Street, ca. 1916

C-B

This one-story hip-roof bungalow sits on a slight rise above the street with a dry-stacked stone retaining wall bordering the paved driveway. The house rests on a brick foundation that has been covered with stone veneer. A full-width engaged front porch with wood flooring is supported by simple wood posts and balustrades with a decorative peaked frieze. The porch shelters a six-light-over-panel entrance door and

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windows throughout are one-over-one replacement sash. A modern gable-roof addition and deck, built around 2004, extend from the rear of the building but are not visible from the street.

Garage, 2004

NC-B

A modern two-story, two-bay frame garage stands at the rear of the property, oriented to the north. The façade is enlivened by a projecting two-story, front-gable bay containing one of the garage bays. The garage features a side gable roof, gabled front dormer, shed rear dormer, shingled gabled ends, and one-over-one windows. The house rests on a concrete foundation and is covered with modern synthetic siding. Metal roll-up doors access the garage bays.

Williams House, 136 Church Street, ca. 1920

C-B

This well-detailed one-story front-gable frame bungalow features weatherboard siding and wood shingles in the gables ends, exposed rafter tails, full-width front-gable porch, interior and exterior brick chimneys, and a gable-roof extension to the rear. Windows throughout are single, double and triple four-vertical-over-one double-hung sash. The attached porch is supported by paired posts on shingled piers and a wood balustrade. The porch gable end displays decorative vertical brackets rising from the flared eave and through a square louvered attic vent. The porch shelters a four-vertical-lights-over-panel entry door. A shingled skirt covers the foundation of the house, which occupies a large, wooded corner lot with low stone retaining walls along the driveway.

The house is known as the Williams House for the family that has owned the property since 1936. It was likely built in the late 1910s or early 1920s by E. H. Cabaniss of Alabama, who sold the house and lot to J. O. and Eleanor Williams. Following the death of Mrs. Williams, the house transferred to Frank Williams.

Garage, ca. 1945

C-B

A gravel driveway on the south side of the property accesses a one-and-a-half story, two-bay, front-gable garage constructed of concrete block. The upper section of the building is frame with German-siding and a four-over-four window in the front gable.

Church Street, West side, south to north

Williams-Walker House, 109 Church Street, ca. 1915

C-B

Built between 1912 and 1915, this imposing two-story hip-roof dwelling has been used as a tourist home for much of its existence. The house rests on a stone foundation and is sheathed with asbestos shingle siding, likely an alteration from the 1940s. The original tin shingle roof was replaced around 2008 with asphalt shingles. The house features hip-roof dormers on the front and sides, an engaged full-width two-tiered Colonial Revival-style porch with slender columns, and diamond-paned tracery windows. One-story hip-roof

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bays project from both the north and south sides. A one-story hip-roof extension and wood deck were added to the rear of the house in the early 2000s. A low concrete retaining wall, with concrete steps and walkway to the porch, border the front of the property.

Two retired school teachers, Luna Williams and Estella Walker, from central North Carolina purchased the property in 1912 and erected the five-bedroom house by 1915. The house was sold to R. H. and Rhoda Lee in 1920, who in turn sold it to L. E. Sigmon and R. L. and Mildred Ruff later that year. On Sanborn maps from 1924, the property is labeled as "Lee-Less Lodge," suggesting that it was used as a tourist home or rooming house. The Ruffs sold their interest in the property to Sigmon and his wife, Eva, in 1926. Sigmon was reportedly the Southern Railway station master in Black Mountain. The Sigmons appear to have lost the house during the Depression, but it continued to operated as a boarding house with different owners during the mid-twentieth century. It was purchased by the Seidel family in 1962 and used as a single-family residence until the late twentieth century. The current owners operate a bed-and-breakfast known as the Inn Around The Corner.

Fanning House, 111 Church Street, ca. 1915

C-B

Set on a level lot, this one-story Craftsman-influenced dwelling rests on a river rock foundation and a low river rock retaining wall borders the sidewalk and driveway adjoining the property. Covered by wood shingles the house is capped by a tall asphalt-shingle hip roof with a shed roof dormer on the south side that appears to be a later addition; the dormer is sheathed with diagonal weatherboards. The house features an interior brick chimney, enclosed eaves, and nine-over-one double-hung sash. The attached front-gable entry porch is supported on tapered wood posts on rock piers and shelters a multi-light-over-two-panel door.

This house appears to have been built for two sisters (or sisters-in-law), Mrs. H. S. Fanning and Grace Fanning, who purchased the property from Edgar and Elsie Taylor in 1913. The house remained with the family until the 1960s.

Carport, ca. 1990

NC-S

A one-story, one-bay, gable-on-hip carport supported on square wood posts with angle brackets stands at the end of an asphalt driveway on the south side of the property.

House, 113 Church Street, ca. 1920

C-B

This hip-roof, frame Foursquare rests on a stuccoed foundation and is covered with synthetic siding, except for the south elevation, which is sheathed with asbestos shingles. The original house consists of the two-story main block, attached one-story hip-roof porch, and a one-story gable-roof ell. A one-story hip-roof addition on the north side of the house was built around 2000. A one-and-a-half story gable-roof wing was added to the west of the rear ell around 2005. Windows throughout are six-over-one and six-over-six sash, although some may be original. The porch is supported on Tuscan columns with a simple balustrade and

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wood steps at the front (east) and north side. A gravel driveway enters on the north side of the property and wraps around to the rear of the house.

George & Ida Adams House, 115 Church Street, ca. 1913

C-B

This one-story frame house rests on a brick pier foundation with brick infill panels that are corbelled at the top. A tall hip roof engages a wraparound porch supported on slender Doric columns, although the south portion was enclosed with a band of multi-light casements and one six-over-six double-hung window in the late-twentieth century. Replacement brick steps and wood rail lead to a concrete walkway. The house is covered with aluminum siding and exhibits a hip-roof rear ell at the southwest corner, interior brick chimney, single-leaf paneled entry door, and replacement one-over-one sash. A wood deck was added at the rear of the house around 2000. A gravel driveway enters on the south side of the property and wraps around to the rear of the house.

George F. and Ida Adams purchased this property in 1912 and 1913, and the house is thought to be the first one constructed on the street. George Adams worked as farm supervisor for the Royal League Sanatorium.

Shed, ca. 2000

NC-B

One-story, front-gambrel-roof, frame shed covered with plywood siding and containing double-leaf doors and small over-one windows.

Dickey-Knight House, 117 Church Street, ca. 1920

C-B

This modest one-and-a-half-story, front-gable, frame bungalow rests on a raised brick foundation. Originally covered with weatherboards, aluminum siding was installed in the early 2000s. The house features shed-roof dormers on the side roof slopes, interior brick chimney, and six-over-one double-hung sash. The attached hip-roof front porch shelters two twelve-over-one windows and a single-leaf entry door positioned to the north side. The porch is supported on tapered wood posts with a replacement balustrade and wood steps to a concrete walkway.

The property was acquired by Howard and Bertha Smith in either 1912 or 1913. The Smiths, who may have built the house, sold the property to C. A. and Emma Dickey in 1921. Dickey was a partner in the Virginia-based Dickey and Campbell Lumber Company that began buying timber rights in the Black Mountain range in 1911 and securing right-of-way for narrow-gauge logging railroad to the summit of Mt. Mitchell. Dickey and Campbell built the first logging railroad in the Black Mountains and completed most of the line to Mt. Mitchell before selling out to successor firm Perley and Crockett. Dickey's widow, Emma Campbell Dickey, sold the Church Street house to Edward H. and Ruby Knight in 1949. Edward Knight was a pharmacist, who owned Knight's Drug Store on State Street. Mrs. Knight still resides in the house.

Dr. George L. & Maria Pritchard House, 119 Church Street, ca. 1915

NC-B

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This pyramidal-roof, frame Foursquare has a substantial one-story, flat-roof addition which wraps around the north and west sides of the house in an L-shape; the addition was likely built in the 1970s. The addition is topped by a solid, paneled wood balustrade, and an engaged porch is located at the northwest corner. The main block of the house is covered with weatherboards and features an exterior brick chimney, projecting one-story bay at the southwest corner, copper finial at the roof peak, and two-over-two windows. The attached full-width shed-roof porch with paneled posts and a Chinese-influenced lattice balustrade shelters an off-center paneled entry door. The house sits on a level lot with a central brick walkway and brick porch steps. A paved driveway enters on the north side of the property and wraps around to the rear of the house.

The house was likely built by John R. Wooten in the 1910s, but Wooten sold the property to Dr. George L. and Maria Pritchard in 1926. George Littleton Pritchard first arrived in Black Mountain as a tuberculosis patient at Cragmont Sanatorium following World War I. Pritchard graduated from the University College of Medicine in Richmond, Virginia in 1913, and after being cured of tuberculosis, he began assisting Dr. Archer at Cragmont. Dr. Pritchard practiced medicine in Black Mountain from 1919 to 1938, and following his death in 1955, Maria Pritchard sold the house in the late 1950s.

Williams House, 121 Church Street, ca. 1950

C-B

This one-story, side-gable early Ranch-style house occupies a level lot and rests on a brick foundation. The brick-veneer house consists of a shallow projecting center section with side wings. An interior brick chimney is positioned in the wall connecting the center block and south wing. The north wing is covered with vinyl siding. An uncovered stoop leads to a single-leaf six-panel door at the north end of the center block with a large picture window and flanking double-hung sash positioned to the south of the entry. Windows throughout are two-over-two sash with horizontal muntins.

M. L. and Dorothy Williams purchased this lot in August 1949 from neighbors George and Maria Pritchard (119 Church Street) and erected the house soon thereafter.

Garage, ca. 1955

C-B

One-story, two-bay, frame garage with a tall front-gable roof and vinyl siding.

House, 123 Church Street, ca. 1920, ca. 2000

NC-B

This one-story, side-gable frame bungalow was altered in the early 2000s to turn it into several apartments. The original portion of the house exhibits a brick foundation, asbestos shingle siding, attached shed-roof porch, and an exterior brick chimney. The porch is supported on wide brick corner posts with tapered wood posts on brick piers framing the central bay; the brick posts and solid balustrade have cast concrete caps. A modern decorative front gable sits atop the porch roof. Windows are two-over-two and one-over-one, and the front door is four-light-over-panel. A large addition has been made on the rear of the house and a clerestory rises above the original roof line of the house. The addition is sheathed with wood shingles

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and plywood siding and the roof has been replaced with standing seam metal. A gable-roof cupola has been added at the south end of the roof.

Apartment, ca. 1920

C-B

A two-story, front-gable, frame apartment stands at the end of a gravel driveway in the northwest corner of the property. Covered with vinyl siding, the building features a recessed front entrance bay with cloth awning, triangular eave brackets, brick watertable, original paired two-over-two and replacement one-over-one windows. An attached two-tiered shed-roof porch wraps around the north and west sides of the building.

W. C. & Carmen Honeycutt House, 125 Church Street, ca 1936

NC-B

This unusual house has been altered over the years, obscuring its original architectural character. The basic form is a tall one-story, hip-roof box with a full-height hip-roof bay on the north side of the façade. Later additions—enclosed front porch, north side wing, rear ell, and an attached one-bay hip-roof garage on the south elevation—probably date from the 1950s or 1906s and have a lower hip-roof line. The roof material is primarily decorative metal tiles, with asphalt shingles covering the garage and rear ell, but the exterior walls have been covered with a Permastone veneer. The attached front porch appears to have been enlarged and enclosed and contains a multi-light single-leaf entry and large picture window; a smaller picture window is located on the full-height bay to the north. Other windows are replacement one-over-one sash. The front entry and façade windows have aluminum awnings.

Local attorney and businessman William C. Honeycutt and his wife, Carmen, purchased this property in 1936. Due to subsequent alterations, it is unclear whether the house existed at the time or was constructed in 1936. Along with partner George Rankin, Honeycutt opened an A&P Grocery Store on Montreat Road. He also served on the committee sponsoring the construction of an airport in the early 1930s and was actively involved in developing the recreation center at Lake Tomahawk. In 1931, Honeycutt headed a group that purchased and revived the Commonwealth Bank, a local bank organized in 1907 and failed in 1931. Honeycutt's group reorganized the institution as the Bank of Black Mountain, which lasted until 1943.

Mary G. Scarborough House, 127 Church Street, ca 1920

C-B

This one-story, front-gable, frame bungalow rests on a river rock foundation and sits on a slightly elevated corner lot with a notable river rock retaining wall bordering Church and Connally streets. The river rock foundation rises to form substantial square rock posts supporting the engaged full-width porch. Rock cheek walls flank porch steps composed of river rock with a thin concrete slab tread. Covered with weatherboards, the house features, triangular eave brackets in the gable ends, shingled gable ends, exposed rafter tails, louvered attic vents, and sixteen-over-one double-hung windows. The single-leaf multi-light entry door is framed by sixteen-over-one windows. A recessed rear porch at the southwest corner has been

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enclosed and accessed through a modern single-leaf door. Solar panels are located on the southeast roof slope, and the windows on the south elevation have been replaced with modern single-pane sash.

The house was likely built in the late 1910s or early 1920s by John and Minnie Hunt, who owned the property from 1913 to 1931. The Hunts sold the house to Mary G. Scarborough, a widow from Wayne County, North Carolina, in 1931, and the property remained in the Scarborough family until 1982.

J. P. & Laura Ashley House, 211 Church Street, ca. 1927

C-B

This two-story, side-gable, Colonial Revival-style house retains many original features including brick exterior, exterior end chimney with a corbelled cap, louvered screen door, and double and triple six-over-one windows with brick sills. An attached hip-roof porch with a tiled floor, massive brick piers, and a low brick balustrade extends the full width of the façade and beyond the south side of the house to form a porte cochere. A one-story shed-roof extension covered with weatherboards projects from the northwest corner. The house sits on a slightly elevated lot with a brick walkway leading from the asphalt driveway to the porch.

Built on Lot 4 of the Lakewood subdivision offered by Black Mountain Lands, Inc., the house was built around 1927 for J. P. and Laura Ashley, who purchased the property on October 16, 1926. Restrictions on the deed required that a residence costing not less than \$3,500 be erected on the site. J. P. Ashley was involved with Black Mountain Hardware for many years, purchasing the business with J. E. Sylvester in 1930.

Shed, ca. 1995

NC-B

A one-story side-gable frame shed with weatherboard siding, one-over-one windows, and a plain wood door sits at the rear of the property.

Carport, ca. 1995

NC-S

A modern metal front-gable carport sits at the end of the driveway.

Alvin W. & Clara McDougle House, 213 Church Street, 1954

C-B

Compact one-story Minimal Traditional-style house occupies a corner lot that slopes to reveal a full basement on the north and west sides. The house has a side-gable roof, decorative front-gable bay at the northeast corner, weatherboards in the gable ends, wide exterior brick chimney, and two-over-two windows with horizontal muntins. The façade features a raised concrete entry stoop with an attached shed roof supported by decorative metal posts, single-leaf entry door, and a multi-light picture window flanked by multi-light casements. A single-bay garage in the basement has been enclosed with plywood siding and paired one-over-one windows. A shed-roof canopy supported by square posts on a concrete retaining wall shelters a single-leaf basement entrance at the northwest corner.

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Built on Lot 5 of the Lakewood subdivision, the house was erected around 1954 by Alvin W. and Clara McDougle. The McDougles purchased lots 4 and 5 in 1948 from Charles and Margaret Sudler and originally resided in the Ashley House (211 Church Street). The Sudlers had acquired both lots in 1944 from the Ashleys. In November 1953, the McDougles secured a \$6,500 deed of trust for Lot 5, presumably to build a new house on the parcel. Alvin McDougle served as principal of public elementary school during the 1920s and 1930s.

Connally Street, North side, east to west

Grunwell House, 100 Connally Street, ca. 1925

C-B

Well-detailed one-story Craftsman bungalow with a clipped front-gable roof, wood shingle siding, river rock details, and four-over-one double-hung sash. The front gable end displays triangular eave brackets and shelters an engaged full-width porch with river rock posts and balustrade. River rock is also used for the interior chimney and the foundation. A gable-roof extension projects from the northwest corner of the house with a recessed side entrance porch supported on river rock piers and accessed by wood steps. A gravel driveway extends along the west side of the house and the lot slopes away to the north, revealing a basement at the rear of the house.

Hattie Griffin of Wayne County, North Carolina acquired the property in the 1920s from family members. Miss Griffin married Dr. Albert G. Grunwell of Black Mountain in 1936, and retained ownership of the property until her death in 1981.

Garage, ca. 1925

C-B

One-story, one-bay, front-gable frame garage with wood shingle siding, double-leaf wood doors, and a shed-roof addition to the east.

House, 102 Connally Street, ca. 1911

C-B

This early-twentieth century house with some late Queen Anne detailing dates from around 1911. The two-story frame house features a hip roof with deep eaves, weatherboard siding, and six-over-six windows. A corbelled brick interior chimney rises from the center of the roof. The decorative front gable contained a sunburst pattern radiating from the semi-circular louvered vent, but rays of the sunburst have been removed. An original wraparound porch was replaced by an entry porch, utilizing turned posts from the original porch, in the second half of the twentieth century, but around 2008 it was returned to its original configuration, extending to form a porte cochere on the east side. One-story additions are located at the rear of the house at the northeast and northwest corner.

Chauncey W. Munger House, 106 Connally Street, ca. 1905

C-B

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Reportedly built by the Dougherty family, this two-story, side-gable, Queen Anne-style frame house displays many features of the style including a hip-roof wraparound porch with wood posts, twin polygonal-roof bays on the front, and weatherboard siding on the first story and wood shingles on the second. Decorative shingle patterns are evident in the gable ends. Windows throughout appear to be replacement one-over-one double-hung sash, but the front door is original with a single light over a single panel. A one-story gable-roof ell extends to the rear.

Although thought to have been built by a member of the Dougherty family, the property was sold in two transactions--1902 and 1908--to Chauncey W. Munger, a lumberman from New Bern, North Carolina. A New Jersey native, Munger was a partner in Munger and Bennett, Inc., which was one of the largest operators in Craven and Beaufort counties. Munger died in 1912.

Garage, ca. 1990

NC-B

One-story, two-bay, frame garage with weatherboard siding, saltbox roof, and glazed-and-paneled wood roll-up door.

Grace M. Blades House, 108 Connally Street, ca 1925

C-B

This neat, one-and-a-half story, side-gable, frame bungalow rests on a stone foundation and occupies a level lot. The house features a broad shed-roof front dormer containing four windows, weatherboard siding, engaged wraparound wood-floor porch, and six-over-one windows. Tuscan columns support the porch covering, which wraps around the east end of the house. The porch shelters a single-light-over-three-panel door and screen door with decorative woodwork. A wood deck has been added at the rear. The house was built for Grace Munger Blades, member of the eastern North Carolina Munger family that owned the house next door at 106 Connally Street in the early twentieth century.

Roy A. & Evelyn Taylor House, 110 Connally Street, ca. 1946

C-B

This one-story, hip-roof Ranch-style house is a good, early example the style that incorporates more traditional building materials in a modern composition. The exterior is random-coursed ashlar stone, and the windows are multi-light casement and picture windows. Typical of the time and style, several of the windows wrap around corners of the building. A one-bay setback wing on the east side features a wide stone end chimney. The single-leaf entrance is unadorned.

The house was erected around 1946 for Roy A. and Evelyn Reeves Taylor. Roy Taylor grew up in Candler in western Buncombe County but settled in Black Mountain in 1931 to teach at Black Mountain High School. While teaching he met Evelyn Reeves, a fellow teacher, and they were married in 1932. He studied law with Claude Love in Asheville before joining the United States Navy in 1943. Following World War II he returned to Black Mountain and in 1945 formed a law partnership with Ronald E. Finch. In 1946 Taylor was elected to the first of four consecutive terms in the North Carolina legislature. He served as Buncombe County Attorney until 1960, when he was elected to complete the unexpired term of Rep. David

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M. Hall of Sylva in the United States House of Representatives. Taylor represented the 11th District until 1976, and was an influential member of the House Interior Committee during his tenure. The Taylors bought the property from his law partner Ronald Finch in July 1946.

Harper House, 112 Connally Street, ca. 1945

C-B

This picturesque one-story Colonial Revival-style dwelling is constructed with a random-coursed stone exterior. Capped by a tall side-gable roof, the house features an exterior stone end chimney, asbestos shingles in the gable ends, exposed rafter tails, cast concrete sills, decorative wood shutters with tree cut-outs, and replacement eight-over-eight sash. A front-gable entry canopy supported on curved brackets shelters a concrete stoop and single-leaf glazed-and-paneled off-set entry door. A gable-roof ell extends to the rear. The lot slopes to the north away from the street and reveals a basement at the rear of the house, with stone retaining walls, walkways, and steps enhancing the property.

The house appears to have been built in the early-1940s by William and Estella Harper, who purchased the property from Carrie Brown in 1941. Mrs. Harper, then a widow, sold the property to Albert and Mary Garland on May 3, 1946 for \$6,500.

Brake-McLarty House, 114 Connally Street, ca. 1959

C-B

One-story, hip-roof, brick Ranch-style house occupies deep, wooded lot. A projecting hip-roof wing at the east end covers a recessed entry porch with a filigreed wrought-iron corner post and tile floor. The single-leaf paneled entry door is framed by sidelights over panels. A setback wing on the west side contains a single-bay garage accessed through a glazed-and-paneled roll-up door. The house also features an interior brick chimney and replacement one-over-one sash.

The house appears to have been built in the late 1950s by either the Gruver or Brake families. Dr. E. Keith and Ruth Brake purchased the property from the Gruvers in July 1959, securing a deed of trust for \$13,750 for "the balance of the purchase price" of the property (D/T 589/21). The Brakes moved to Black Mountain in December 1946 and lived with Mrs. C. C. Dougherty while the building at the corner of State and Church streets, where they would have a dental office and living quarters, was completed. In the 1950s, Dr. Brake moved into a new office on Broadway. The Brakes sold the house to Margaret E. McLarty in 1968 for \$30,000. Later owner McLarty is an Asheville-born actress better known by her stage name, Eileen Fulton. A veteran of stage and television, Fulton is best known for her long-running role as Lisa Grimaldi on the CBS soap opera "As The World Turns," beginning in 1960.

Connally Street, South side, east to west

Norman C. & Grace Shuford House, 101 Connally Street, ca. 1922

C-B

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This modest one-story, side-gable house may date to the early 1920s. The house is shown on Sanborn maps from 1924 and 1942, however, appears to have a slightly different footprint with a full-width porch. The original portion of the building rests on a brick foundation and features weatherboard siding, exterior brick chimney, projecting hip-roof bays on the side elevations, and multi-light casement windows. An attached entry porch with a segmental-arch roof supported on Doric columns may be a later addition; a concrete slab patio on brick foundation extends to either side of the stoop. The porch roof shelters a multi-light front door framed by side panels. A one-story, hip-roof addition for the master bedroom, added in the 1950s, projects at southwest corner of the building.

Norman C. and Grace Shuford purchased the property in 1922. The couple married in 1920 while both worked at Black Mountain School. A native of Fairview in Buncombe County, Shuford was closely associated with education in Black Mountain from 1916 until his retirement in 1959. Shuford served as superintendent of schools in Smithfield, North Carolina from 1921 to 1927, but returned as principal of the new Black Mountain High School, which opened in 1927. He served as principal of the high school, including the consolidated Charles D. Owen High School, which opened in 1955, until his retirement in 1959. In 1932, the Shufords purchased eight acres of property near Flat Creek on the southeast side of town from John Q. Adams of Danville, Virginia, and on the same day, they sold their house in town to T. T. and Mildred Adams, also of Danville.

Shed, ca. 1930

C-B

Small one-story, front-gable frame shed with German siding, exposed rafter tails, and a five-panel door. The shed stands at the far southwestern corner of the property.

Garage, ca. 1990

NC-B

One-story, two-bay frame garage with a side-gable roof, wood panel garage doors, octagonal windows flanking the garage bays on the façade, and single-leaf metal doors on the end elevations.

Lance House, 111 Connally Street, ca. 1956, ca. 2005

C-B

J. Melvin and Ruth Lance appear to have built this one-story, hip-roof Ranch-style house in the mid-1950s on a large, level lot. The house rests on a brick foundation and features an interior stuccoed chimney, deep eaves, attached front-gable entry porch, engaged two-bay garage, gable-roof rear ell, and replacement six-over-one windows. The entry porch, which was likely added later, is supported on thick paneled wood posts and shelters a multi-light-over-single-panel door. A slight extension of the roof slope shelters the two garage bays, which are framed by projecting cheek walls that support an arched spandrel above entrances. The entry porch and garage frontispiece deviate from the predominant horizontality of the house. Wood paneled roll-up doors access the garage. An L-shape addition was built onto the southwest corner of the rear ell around 2005.

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Swimming pool, ca. 1980

NC-S

In-ground swimming pool is located at the southwest corner of the property.

North Dougherty Street, East side, south to north

House, 132 N. Dougherty Street, ca. 1900; 1991

C-B

This imposing, two-story frame house has been altered over the years and is currently being rehabilitated. Possibly built Connally Dougherty, the main body of the house is three bays wide with a two-story rear ell and one-story wraparound porch that has been enclosed at the south end. A second-story hip-roof extension was built over the enclosed porch at the south end of the house; a one-story hip-roof wing to south is under construction. The façade displays single and paired six-over-one double-hung sash and a single-leaf multi-light entry with sidelights. A similar entrance opens into the enclosed portion of the porch, which is supported on Doric columns with a wood balustrade. The house rests on a brick foundation and is covered with German siding. It features interior and exterior brick chimneys, cornice returns in the gable ends, and projecting angled bay at the southeast corner with a stone foundation and single window. The house reportedly had a north wing, probably much like the rear ell, that was torn down around 1920 to build the Walter Dougherty House (207 N. Dougherty Street) across the street. A modern addition with an asymmetrical clerestory roof was built in 1991 at the rear of the ell. The current rehabilitation work is reusing original siding and windows to the greatest extent possible and attempting to match the siding and windows with new materials. The house sits on a large level lot with a gravel driveway curving around the south and east sides.

Originally built by or for members of the prominent Dougherty family, the house passed from Sadie Dougherty Tyson to her children, Alfred Tyson Jr. and Martha Tyson Perley, in the mid-twentieth century. It remained in family ownership until the early 2000s.

Shed, early 20th C.

NC-S

A rambling three-part shed constructed of disparate elements is located at the rear of the house. The center section is a one-story log structure with crude half-dovetail notching and concrete chinking that was likely moved and reconstructed at this location in the mid-twentieth century. The structure sits on a concrete slab foundation and is accessed through double-leaf ledged-and-stiled wood doors. A one-story, front-gable, frame shed abuts the south side and the north slope of the roof has been altered to cover the log shed as well. The south section also sits on a concrete slab foundation, is covered with German siding and a metal roof, and contains multi-light windows. A single-leaf door is located on the west end. To the north, a three-bay open shed supported on pole log posts is attached to the other two structures. The shed is enclosed on two sides (north and east) with vertical plank siding and capped with a metal roof. The entire structure has a ramshackle appearance and is used for storage.

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Swimming pool, ca. 1991

NC-S

An in-ground swimming pool was built immediately northeast of the house in the early 1990s.

Garage/Apartment, 2010

NC-B

One-and-a-half story, three-bay, side-gable frame garage with an apartment located on the second story. The newly constructed building features a shed-roof front dormer, brick watertable, German siding, six-over-one windows, attached front-gable entry canopy on the west side, and exterior wood stairs to the apartment. The three garage bays are accessed through glazed-and-paneled wood roll-up doors.

Silas & Martha Dougherty House, 136 N. Dougherty Street, 1897; ca. 1940; ca. 1985

C-B

Built in 1897 for Silas and Martha Dougherty, the large two-and-a-half story, hip-roof frame house displays elements of the Queen Anne and Colonial Revival styles and has been used as an inn or boarding house for much of its existence. The house rests on a brick foundation, is covered with German siding, and features a decorative front gable with square and fish scale shingles, two interior corbelled brick chimneys, and six-over-one double-hung sash. Two shed dormers were added to the side roof slopes around 1980. It is unclear, however, if the rear shed dormer is original or a later addition. The one-story hip-roof porch originally wrapped around three sides of the house, but was enclosed on the north elevation in the third quarter of the twentieth century. Since the late 1990s, the porch has been enclosed at the southwest corner with multi-light windows atop the balustrade to form a spacious sunroom. A one-story polygonal bays projects from the north side of the house and a second bay on the façade projects onto the porch, which shelters a glazed-and-paneled single-leaf entry. Around 1940 a two-and-a-half story, gable-roof, frame wing covered with German siding was added to the southeast corner of the house. The wing features broad shed dormers on the front and rear, brick foundation, two-story shed extension at the rear, and six-over-one windows. A gable-roof canopy on angle brackets shelters a single-leaf entrance located in the south gable end, and a metal fire escape is attached to south elevation. A modern one-story shed-roof rear addition, containing a commercial kitchen, extends beyond the north side of the house. The house occupies a large, level, corner lot that includes a gravel driveway along the south side of the property and wrapping around the east side to a gravel parking area.

In the late nineteenth century Silas Dougherty ran a mercantile store on State Street, where he also lived with his family and served as postmaster. The Doughertys took in boarders during the summer months. In the late 1890s Dougherty cleared the land on the north side of State Street north of his home and erected the two-and-a-half story residence, which he called "Mountain View." As the Dougherty's two older sons moved out, the couple and their daughter Sadie began to take in guests. In the first decade of the twentieth century Sadie Dougherty and her husband, Alfred Tyson Sr., took over operating the property as a boarding house, which they renamed "Dougherty Heights Inn." The Tysons ran the inn through the 1950s, substantially enlarging the building in the late 1930s or early 1940s. Following Sadie Tyson's death in 1970, the house was sold to

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investors from Florida, who renamed it the Red Rocker Inn. The building had become run down by 1980, and it was purchased by Fred and Pat Eschelmann in 1984, who began extensive rehabilitation of the inn. With the closing of the Monte Vista Hotel (NR, 2008) in 2009, the Red Rocker Inn remains Black Mountain's longest running and most popular tourist accommodation.

Garage/Apartment, ca. 1940

NC-B

A two-story, side-gable, frame garage with a second-story apartment built around 1940 stands to the east of the house. The building, which appears to have been remodeled in the late twentieth century, is covered with modern board-and-batten siding and features deep eaves with exposed rafters, two-light second-story windows, first-story wood deck on the north and west sides, two-story gable-roof wood porch accessed by open wood stairs, and two-garage bays with double-leaf ledged-and-stiled doors. Two attached shed roofs on the west elevation project at different heights and shelter the enclosed garage bays at the south end and single-leaf entry at the north end. The second-story is still used for an apartment, but the first-story of the building is used for storage and a laundry. An interesting one-story, gable-roof brick building with a tall exterior brick chimney is located to the south of the garage and connected by a gable-roof frame structure at the southeast corner. The L-shaped wing is capped by a corrugated metal roof with exposed rafters. The south elevation contains a single-leaf solid wood door, horizontal three-light window, and German siding on the east end. This wing may have contained the original laundry.

North Dougherty Street, West side, south to north

House, 305 N. Dougherty Street, ca. 1920

C-B

Known as Twin Gables, this neat one-story Craftsman-influenced house features two front-gable bays projecting on either side of an engaged central entry porch. Covered with coursed wood shingles and capped by a hip-roof, the house displays exposed rafter tails, gable-roof wing on the south side, interior brick and river rock chimneys, peaked louvered vents in the gable ends, and replacement six-over-six sash. The recessed porch exhibits thick square wood posts and no balustrade and shelters a single-leaf Craftsman-style multi-light-over-panel entry door flanked by single windows. The house sits on a level lot with a gravel driveway extending along the north side of the property to a detached garage/apartment at the northwest corner of the lot.

Garage/Apartment, ca. 1932

C-B

Two-story, two-bay, side-gable garage with an apartment above. The first story of the building is concrete block and the second story is covered with asbestos shingles. A exterior brick chimney rises against the south side of the building. The south garage bay contains a sliding wood door and the north

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bay is accessed through bi-fold ledged-and-braced doors. Replacement one-over-one windows light the second story.

Conley Dougherty House, 309 N. Dougherty Street, ca. 1912; 2005

C-B

This two-story, three-bay, side-gable frame house was built between 1910 and 1915 by Conley Dougherty, a carpenter and member of the prominent local family. The house, which melds Craftsman detail onto a two-story, three-bay form, is dominated by a one-story, hip-roof porch that wraps around three sides of the house and is supported on square posts with solid brackets. The house rests on a brick foundation and is sheathed with weatherboards on the first story and wood shingles on the second story. It features interior brick chimneys, triangular eave brackets in the gable ends, articulated beltcourses between stories, and one-over-one double-hung sash. The single-light-over-two-panel entry door is framed by glazed-and-paneled sidelights with diamond-pane lights; window bays flanking the entry project slightly to accentuate the entrance bay. The center second-story bay contains a similar entry and sidelights opening onto a shallow balcony, which is covered by a front-gable canopy roof supported on triangular brackets. A two-story gable-roof ell, two-story shed roof extension, and one-story porch project to the rear.

In 2005 a one-story front-gable addition was erected to the south of the house and connected by an enclosed gable-roof breezeway. The new wing is compatible to the original structure with weatherboard siding, wood shingles and triangular eave brackets in the gable ends, articulated beltcourse, brick foundation, and one-over-one windows. A shallow one-bay, hip-roof projection is located on the front elevation of the addition and is flanked by square diamond-pane windows.

Conley "Con" Dougherty started the Black Mountain Lumber Company in 1908, with his brother Walter, one of the oldest businesses in town. Dougherty was also a carpenter and builder responsible for many fine early-twentieth century houses in Black Mountain and Montreat. He served as contractor for the Beacon Village houses in Swannanoa, associated with the Beacon Manufacturing Plant that opened in 1925. One of Dougherty's last projects was construction of the three-story Monte Vista Hotel in 1937.

Garage, ca. 1970

NC-B

One-story, two-bay, front-gable frame garage stands immediately northwest of the house. The garage features weatherboard siding, glazed-and-paneled wood roll-up doors, and triangular eave brackets.

Pool Shed, ca. 1980

NC-B

One-story front-gambrel roof shed located adjacent to the swimming pool.

Swimming Pool, ca. 1980

NC-S

In-ground swimming pool built in southwest corner of the property.

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Laurel Circle Drive, South side

House, 101 Laurel Circle Drive, ca. 1929

C-B

Neat one-story, front-gable frame bungalow rests on a brick pier foundation that has been infilled and stuccoed. The German sided house features an attached partial-width, off-set front-gable porch on square wood posts, exposed rafter tails, and six-over-one double-hung sash. The porch is accessed by river rock steps with rock cheek walls. The porch shelters a single-light-over-panel door.

New Bern Avenue, East side, south to north

House, 204 New Bern Avenue, ca. 1940

C-B

Occupying a large corner lot bordered by a low stone retaining wall, this two-story, three-bay, brick-veneer, late Colonial Revival-style house features restrained detail, including a soldier course watertable and window lintels, rowlock beltcourse, cornice returns, corbelled end chimney, and octagonal louvered vents in the gable ends. The single-leaf glazed-and-paneled entry is framed by pilasters and broken pediment. A one-story, flat-roof, screened side porch projects from the north elevation. A modern one-story gable-roof wing with a front-gable end bay projects from the south side of the house. The addition is covered with vinyl siding. Windows throughout are one-over-one replacement sash.

Shed, ca. 1980

NC-S

One-story, one-bay, front-gable metal storage building with a metal roll-up door and open shed attached to the south.

House, 300 New Bern Avenue, ca. 1952; 2001

NC-B

Situated on a level corner lot, this one-and-a-half-story, side-gable Minimal Traditional-style house was remodeled and enlarged in 2001 with a two-story, front-gable addition on the south side. The original brick-veneer dwelling featured two gabled dormers on the front, shed dormer on the rear, exterior brick end chimney, and a one-story setback wing on the south side. The one-story wing was enlarged to the present two-story vinyl-sided configuration with a brick watertable, polygonal front bay window, and two garage bays at the rear. The front wall of the south wing is covered with brick veneer, but the sides and rear are vinyl siding, which also sheaths the dormers of the main block. Other changes include the addition of a third, center dormer on the front, attached full-width shed-roof porch, and replacement six-over-six double-hung sash. The front entrance consists of a glazed-and-paneled single-leaf entry with a simple Colonial Revival-style frame.

Garage, ca. 1952

C-B

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One-story, one-bay, front-gable frame garage with German siding, exposed rafter tails, and a double-leaf glazed-and-paneled garage door.

House, 304 New Bern Avenue, ca. 1940; ca. 2005

NC-B

This one-and-a-half-story, brick Period Cottage originally consisted only of the northern portion of the house. The cross-gable roof extended forward to define the front-gable façade bay with flaring roof line and central polygonal bay window. An engaged shed-roof entry bay projects to the south side of the façade gable and contains a single-leaf glazed-and-panel door. A porch at the northwest corner of the house is original, with triple corner posts, pent roof, and a two-by-two balustrade. The original house also includes an interior brick chimney and replacement multi-light casement windows. Around 2005 a substantial double-gable wing was built on the south side of the house, nearly doubling the size of the original structure. The broad wraparound porch on the new wing is finished similarly to the original northwest corner porch, including a pent roof, roof balustrade, and square posts. The roof balustrade on the original porch was replaced to match that of the new porch. The house sits on a large, level lot with a paved semi-circular drive at the southwest corner that extends to the rear of the house and parking pad in front of the enlarged garage.

Garage, ca. 1941; ca. 2005

NC-B

An original one-story, one-bay garage entered through the gable end has been either remodeled or rebuilt as a large three-bay brick garage entered through the long side elevation.

Swimming Pool, ca. 1980

NC-S

In-ground swimming pool located to northeast of the house.

House, 306 New Bern Avenue, ca. 1940

C-B

This one-and-a-half-story, side-gable Minimal Traditional-style frame house has a large projecting front-gable wing on the facade, with an attached flat-roof porch at the northwest corner. The house is covered with German siding and rests on a brick foundation. The house features an interior brick chimney, exposed rafter tails, projecting polygonal façade bays with a plate-glass picture window, and original three-light-over-one and replacement one-over-one windows. There is a bay window in the gable front with a multi-light picture window. French doors open onto the porch, which is supported on square posts without a balustrade. An historic garage wing is located to the rear (east) of the house, connected by a covered walkway. The one-and-a-half story gable-roof wing has German siding like the main house and a wide glazed-and-paneled wood roll-up door in the center of the north elevation. The garage is reached by a paved loop driveway entering from Connally Street to the north. The house occupies a large, level, corner lot.

New Bern Avenue, West side, south to north

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Phillips Apartments, 203 New Bern Avenue, ca. 1936

C-B

This two-story, four-unit apartment building was built around 1936 by Lucien and Rosalie Phillips, owners of the Monte Vista Hotel. The brick structure is dominated by a front-gable roof with flanking gable-roof two-story wings on either side. The wings appear to have been porches originally but are now enclosed with vinyl siding and a wood deck has been added at the second level of each of the wings. Brick corner posts extend the full height of the wings with vinyl siding and modern one-over-one sash infill. The building also features interior brick chimneys, basket weave belt courses, and six-over-one double-hung sash. The one-story front-gable entry porch at the center of the façade is supported on brick posts and shelters a single-leaf multi-light entry door. Brick steps flanked by concrete cheek walls access the porch. A single six-light window is positioned in the upper gable end and the opening appears to have been partially enclosed. A third two-story wing projects from the southwest corner of the building, and a one-story, shed-roof extension fills the space between the two wings on the south side. A detached multi-car garage originally stood at the west edge of the property, but was removed in the early 2000s.

House, 205 New Bern Avenue, ca. 1945, 2006

NC-B

Situated back from the street, this one-story, side-gable Minimal Traditional-style frame dwelling rests on a stone foundation with a one-bay setback wing projecting to the north. The house, which was remodeled in 2006, features an interior river rock chimney, exterior brick flue, hip-roof polygonal bay on the south side, replacement beaded weatherboard siding, and replacement sash. The front-gable entry porch with a vaulted ceiling replaced an earlier gabled canopy on metal brackets. In addition to the entry porch roof, a wood pergola supported on Tuscan columns and brick patio have been added to the façade, along with a classical door surround featuring fluted pilasters.

House, 207 New Bern Avenue, ca. 1940

C-B

The original form of this one-story, side-gable, Minimal Traditional-style frame house is similar to its northern neighbor at 211 New Bern Avenue. Sheathed with wood shingles, the house features a brick foundation, exterior river rock chimney, decorative front gable, front-gable entry porch, and replacement eight-over-eight windows. The entry porch exhibits exposed rafter tails, shingles in the gable end, and square posts with a base and capital. A gable roof wing extends to the north and contains French doors on the front elevation, projecting front-gable bay, and paired windows in the gable end. On the south side of the house, a one-story, one-bay garage is connected to the house by a covered breezeway. Both the garage and north wing appear to be additions from the second-half of the twentieth century. The house sits on a level lot with large mature trees.

Alfred & Mary Elizabeth Tyson House, 211 New Bern Avenue, ca. 1936

C-B

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This modest one-story, side-gable, frame house occupies a large, wooded lot that extends all the way through to Ridge Street to the west. Sheathed with wood shingles, the house rests on a river rock foundation and features an exterior rock chimney, asymmetrical front-gable bay, recessed entrance, setback wings flanking the main block, and replacement six-over-six windows. The side wings were later additions to the house. The house is larger than a typical Minimal Traditional-style dwelling, which it generally favors with its low-pitched side-gable roof, front-gable bay, and restrained detailing. The strong horizontal profile suggests the popular Ranch style of the 1960s.

Alfred F. Tyson Jr. married Mary Elizabeth "Betty" Meyer in 1936 and that same year purchased property on New Bern Avenue from Connally and Janet Dougherty. Mr. Tyson, son of Alfred and Sadie Tyson who ran the Dougherty Heights Inn on Dougherty Street, worked for the Bank of Black Mountain and McMurray Chevrolet before the couple founded Tyson's Furniture Company on Broadway Street in 1946. The Tysons were active in civic affairs and Alfred Tyson served on the Board of Aldermen for many years. Mrs. Tyson lived in the house on New Bern Avenue until her death in October 2009.

Garage, ca. 1980

NC-B

One-story, front-gable, two-car garage covered with board-and-batten siding. The garage bay is open and a shed-roof extension projects from the south side.

S. M. & Ruth Brinson Cottage, 219 New Bern Avenue, ca. 1907, 1940

C-B

The Brinson Cottage, as it is known, was built around 1907 and restored in 1940. The one-and-a-half-story, side-gable, frame house rests on a brick foundation and is dominated by a deep porch that wraps around three sides of the house. The house features a gabled front dormer with a pair of eight-over-eight windows, interior brick chimney, single-leaf glazed-and-paneled entry door, and one-over-one windows. The attached hip-roof porch sits on a brick pier foundation and is supported by square wood posts. A one-story gable-roof ell extends to the rear of the house with an enclosed shed-roof porch projecting at the northwest corner. The rear porch appears to have been enclosed and enlarged in the late twentieth century. The house, which is the oldest on New Bern Avenue, sits on a large lot with a flagstone walk to the front of the porch.

S. M. and Ruth Brinson of Craven County, North Carolina purchased the lot from Silas and Mary Dougherty in September 1906, and presumably built the house soon thereafter (Deed 143/509). The property was sold by the Brinsons's only heir, Mary Steele Brinson, to Margaret Hay of Philadelphia in May 1940 (525/134).

Garage, ca. 1940

C-B

One-story, one-bay, front-gable frame garage covered with board-and-batten siding and containing a replacement metal roll-up door.

Dr. Samuel S. & Mary Cooley House, 221 New Bern Avenue, ca. 1940

C-B

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This neat one-and-a-half-story, side-gable Minimal Traditional-style house has a projecting front-gable wing on the front and rear at the north end, giving the house a "T" shape in plan. Capped by a slate roof, the body of the house is sheathed with wood shingles and the wings are painted brick veneer. The house features two gabled dormers on the front, cornice returns with dentil blocks in the gable ends, dentil cornice, exterior stone end chimney, and six-over-six windows. Windows on the façade are positioned above wood panels. A single-leaf entrance located in the corner between the main block and front wing is framed by pilasters, a narrow four-light transom, and a curved, flat-roof canopy. The gable end of the front wing contains a group of casements over a decorative panel. On the north elevation, an attached shed-roof entry porch projects from the front wing and is enclosed with nine-light windows over beaded board panels. The house sits on a corner lot that slopes away to the west with a stone retaining wall extending along the north edge of the property. A one-story, two-bay, brick garage extends to the rear and its flat roof forms a patio at the back of the house.

A native of Titusville, New Jersey, and a graduate of Princeton University, Dr. Samuel S. Cooley established his medical practice in Black Mountain in 1938. He served as a faculty member at the Asheville Farm School (now Warren Wilson College) for two years and was commissioned as a captain in the medical corps during World War II. He returned to Black Mountain following the war and resumed his medical practice until his death in 1958. His wife, Mary Louise Cooley, lived in the house on New Bern Avenue until her death in 1993, and the property remains in family ownership.

Prospect Street, North side, east to west

Dempsey & Loes Whitaker House, 104 Prospect Street, 1960

C-B

This one-story front-gable Ranch-style house exhibits a bold brick façade with deep eaves, brick slab chimney, triple-set of full-height front windows, and projecting brick plinth. An inset porch is located at the southwest corner and is supported on wrought-iron post with iron rails flanking the concrete porch steps. The body of the house has been covered with vinyl siding and includes a projecting gable-roof side wing and shed-roof extension at the northwest corner. Windows throughout are typical one-over-one replacement sash.

Dempsey and Loes Whitaker purchased this property in September 1959 from J. G. and Maye Northcott, took out a loan for \$9,800 from First Union Bank, and built the house (Deed 819/233 and D/T 591/291). The Whitakers moved into the house in January 1960 and still reside here.

Prospect Street, South side, east to west

House, 101 Prospect Street, ca. 1952

C-B

This one-and-a-half story Minimal Traditional-style frame house is topped by a tall side-gable roof and covered with asbestos shingle siding. A one-store gabled, setback wing projects to the west with has a one-

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bay carport attached to the end of the wing. The house sits on a concrete block foundation and features an exterior brick end chimney and two-over-two windows with horizontal lights. The entry stoop is uncovered and accesses a single-leaf six-light-over-two panel wood door. A similar door is located on the front elevation of the side wing.

House, 103 Prospect Street, ca. 1949, 2009

NC-B

The original one-story, side-gable Minimal Traditional-style dwelling with a front-gable entry porch has been enlarged and remodeled in 2009 as an Arts and Crafts influenced house. The remodeling included a new clipped-gable hip-roof, one-and-a-half-story engaged front porch, stone veneer watertable, exposed purlin ends, and wood shingles in the gable ends. A segmental-arch diamond-pane window is prominently located in the front gable end of the porch, which also features an arched opening above the entrance bay. The porch is supported by square posts on stone piers. The two-car garage had been added to the front of the house before the remodeling. A wide concrete driveway and parking area covers much of the front yard.

Shelter, ca. 1995

NC-S

One-story, front-gable open shelter with square posts and concrete slab foundation.

Shed, ca 1995

NC-B

One-story, frame shed with an asymmetrical front-gable roof, plywood siding, stuccoed foundation. The shed features wood trim similar to the remodeled main house, paired windows, and a glazed-and-paneled single-leaf door.

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Statement of Significance

Summary

The Dougherty Heights Historic District in Black Mountain, North Carolina encompasses the residential neighborhood that developed on Dougherty, Kerlee, and McKoy family property to the northwest of the downtown through the early and mid-twentieth century. Silas F. Dougherty, one of Black Mountain's earliest businessmen, built a capacious frame house for his family in 1897 on a large tract of land on the north side of State Street. The house operated as a boarding house and tourist home through the first half of the twentieth century, run by Dougherty's daughter Sadie and her husband, Alfred Tyson Sr., under the name "Dougherty Heights." The Dougherty Heights neighborhood began to develop in earnest in the 1910s and attracted many of Black Mountain's prominent families, including business owners, doctors, dentists, educators, and lawyers. The district's historic resources reflect the town's prosperity and periods of growth in the twentieth century largely associated with tourism in Black Mountain. Following the connection of the railroad Black Mountain served as the gateway for visitors to Mt. Mitchell, as well as religious retreats and summer camps that were founded nearby. The majority of resources in the district date from between 1910 and 1930, mirroring the rapid growth experienced elsewhere in Asheville and Buncombe County, and a second period following the economic Depression of the 1930s that demonstrates the ongoing development and popularity of the community. The Dougherty Heights Historic District meets National Register Criterion C for architecture. The locally-significant district contains houses designed in a mix of nationally popular architectural styles—Craftsman, Colonial Revival, Minimal Traditional, and Ranch—common to early and mid-twentieth-century residential neighborhoods in North Carolina. The period of significance for the district begins in 1897 with the construction of the Silas Dougherty House and ends in 1960, with the continued growth and development of Black Mountain, although the area was largely built out by that time. Houses continued to be built after 1960, however, they are not of exceptional significance.

Historical Background

The town of Black Mountain began around 1880 with the completion of the Western North Carolina Railroad (WNCRR) over Swannanoa Gap and into Asheville, the county seat of Buncombe County eighteen miles to the west. Known as Grey Eagle since the time of its earliest settlers, the town began developing in the 1880s around the depot, which the WNCRR named "Black Mountain Station." (The town's name was officially changed to Black Mountain when it incorporated in 1893.) With the establishment of regular rail service, Black Mountain grew primarily as a tourist destination. The lavish Mount Mitchell Hotel, erected in 1882 and destroyed by fire around 1905, stood just west of the depot and was operated by Mont Stepp and

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his wife.³ Mount Mitchell Hotel presaged the importance of the town as a gateway for Mount Mitchell, the highest peak east of the Mississippi River, and the Black Mountain range, which attracted a variety of naturalists, scientists, and excursionists to explore the region. The Black Mountains had gained notoriety in the 1830s and 1850s through the explorations of Elisha Mitchell and Thomas Clingman, who sought to establish the elevation of the highest peak in the eastern United States. Mitchell died tragically in 1857 while exploring the high peaks of the Black Mountain Range. Excursions to Mitchell's grave and the summit of Mt. Mitchell attracted the first hearty travelers to the area in the late nineteenth century.⁴

Following incorporation in 1893, the town aldermen ordered a survey of Black Mountain's existing streets as a small commercial district was beginning to take shape around the depot. One of the town's earliest businessmen, Silas F. Dougherty, operated a general store and post office from his home, located along present day State Street, where the mail was received by stagecoach. After the railroad assumed the task of distributing mail, Dougherty moved his store to Sutton Avenue (former Depot Street) nearer to the depot. James McKoy operated a general store with boarding on the second story on the south side of the railroad tracks opposite the depot and, in 1890, replaced his original frame building with a two-story brick structure, one of the earliest remaining buildings in town. E. W. Queene and the Savage brothers also established themselves as merchants near the Black Mountain depot, and a drug store and hardware store were added to the growing commercial district. Although the new businesses contributed greatly to the settlement of the town, it was the popularity of Black Mountain as a destination for travelers in the region that drove the development of the town.⁵

The railroad connection helped to open the North Fork Valley, located to the northwest of town, to the timber industry and established Black Mountain as the point of shipment for a significant amount of lumber. The railroad enabled a sawmill to operate in North Fork, with weekly mail delivery from Black Mountain. By 1883, three lumber dealers—Burnett and Company, Dougherty and Walker, and J. M. Stepp and Company—had offices in town. The timber industry continued to expand through the late nineteenth and

³ The name of the hotel is recorded in published sources as both the Mount Mitchell Hotel and the Black Mountain Hotel. A stereoscope view made by Balduin Von Herff in the early to mid-1880s shows the hotel with the caption, "Mount Mitchell Hotel," superimposed on the frame of the image itself. See Stephen E. Massengill, *Western North Carolina: A Visual Journey Through Stereo Views and Photographs* (Charleston, SC: Arcadia Publishing, 1999), 58. Sources for the name "Black Mountain Hotel" cite images dating to the late 1890s, so the hotel's name may have changed by that time. See Joyce J. Parris, *A History of Black Mountain, North Carolina, and Its People* (Black Mountain, NC: Black Mountain Centennial Commission, 1992), 122-124; and Swannanoa Valley Museum, *Black Mountain and the Swannanoa Valley* (Charleston, SC: Arcadia Publishing, 2004), 38.

⁴ The Senior Class of Black Mountain High School, *History of Black Mountain, North Carolina* (N.p.: 1933), 8-12 (hereinafter cited as *History of Black Mountain*). For a detailed account of the Mitchell-Clingman explorations and its effect on tourism see S. Kent Schwarzkopf, *A History of Mt. Mitchell and the Black Mountains: Exploration, Development, and Preservation* (Raleigh, NC: North Carolina Division of Archives and History, 1985; 2nd printing 1989).

⁵ *History of Black Mountain*, 18-20. Also see "Black Mountain Downtown Historic District" National Register Nomination (2004).

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early twentieth centuries with as much as 100,000 board-feet of lumber delivered daily by rail to Black Mountain from the surrounding areas. In 1903, the city of Asheville purchased the upper North Fork valley for its watershed, re-routing traffic that had traditionally passed through the valley more directly into Black Mountain.⁶

Visitors arriving in Black Mountain by train in the 1880s could find accommodations at the imposing Mount Mitchell Hotel to the west of the depot or one of several other boarding establishments, including rooms with S. F. Dougherty, Mrs. L. J. Kerlee, and James McKoy. In the following decade and through the turn of the twentieth century, however, a number of new hotels, inns, and boarding houses were built or opened to serve the ever increasing number of tourists and visitors. Washington House opened in 1894 to the west of Mount Mitchell Hotel and was sold ten years later to Mr. and Mrs. P. A. Cauble, who changed its name to Cauble House. A. E. Stevens converted T. K. Brown's former residence into a hotel called Black Mountain Inn in 1898. After fire destroyed Mount Mitchell Hotel in 1905, partners Manley and Bell of Mt. Olive, North Carolina erected a new hotel on the same site called Gladstone. Mrs. Z. V. Crawford operated Crawford Hall, which was built as an eleven-room annex to the Crawford residence, as a year-round boarding house from 1908 to 1927. A four-room addition was constructed later. By the 1920s, the Mount Mitchell Inn and Sunnyside Inn were located on the west side of Montreat Road just north of downtown. The Lee-Less and Seldom inns operated from houses on Church Street. The Monte Vista Hotel (NR, 2008) opened its doors to guests in 1919.⁷

Silas and Martha Dougherty built a grand two-and-a-half story dwelling in 1897 on property north State Street. As the Doughertys' two older sons moved out, the couple and their daughter Sadie began to take in guests. Dougherty called the house "Mountain View." In the first decade of the twentieth century Sadie Dougherty and her husband, Alfred Tyson Sr., took over operating the property as a boarding house, which they renamed "Dougherty Heights Inn." In 1913 the extensive property in Silas Dougherty's estate, valued at more than \$13,000, was surveyed and platted by his heirs. The southern portion of the estate formed the core of a residential neighborhood that took its name from the inn.⁸

The turn of the century in Black Mountain saw the establishment of other resorts and attractions to fuel the town's tourist industry. The Mountain Retreat Association, founded in 1897 by an interdenominational group of ministers, purchased 4,500 acres of forest two miles north of Black Mountain for a religious retreat. A road (present-day Montreat Road) was graded to connect Black Mountain with the retreat property. In 1905, the Presbyterian Church acquired the wooded campus, known as Montreat, as a summer retreat and educational center. Two miles east of town, the Southern Baptist Assembly founded

⁶ "Black Mountain Downtown Historic District" National Register Nomination, pp. 26-28.

⁷ *History of Black Mountain*, 18-20; Parris, 122-130; and Swannanoa Valley Museum, 38-44.

⁸ Parris, 122 and 129-131. Buncombe County Register of Deeds Plat Book 154/106.

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Ridgecrest in 1907, a retreat located at Terrell station near the crest of the ridge at Swannanoa Gap. Two miles southwest of town, Blue Ridge Assembly (NR, 1979) was established in 1906 by the YMCA of the South. In the first decades of the twentieth century a Methodist colony was planned northwest of town, which drew a number of families to the area. Alas, the Methodist Episcopal Church conference selected a site in Haywood County and in 1913 the Lake Junaluska Assembly opened as the Methodist retreat center.⁹

Summer camps, including Camp Montreat for Girls, Camp Timberlake, Camp Merri-Mac, and Scy Camp, also drew visitors to the area. E. W. Grove, owner of the renowned Grove Park Inn (NR, 1973) in Asheville, developed Lake Eden in the 1920s as a country club for the residents of Grovemont, a suburban community Grove had planned near Swannanoa. In 1940, the Lake Eden property became the site of Black Mountain College (NR, 1982), an experimental school for Modernist principles in art and education. After the college closed in 1956, the property has been used by Camp Rockmont, a recreational summer camp for boys.¹⁰

The timber industry, another important component of Black Mountain's economy, also helped to support the tourist industry. The widespread cutting and clearing of virgin forests on the Black and Craggy mountain ranges did not deter visitors from enjoying the scenery, and timbering activity may have, in fact, encouraged visitation by providing open, scenic vistas and long-range views of the mountains, as well as greater access to the upper elevations. In 1911, C. A. Dickey and J. C. Campbell, lumbermen from Virginia, purchased the timber rights to 9,000 acres on the southern and eastern slopes of the Black Mountains. They constructed a logging railroad from the town of Black Mountain through the upper part of the Montreat property to the high-altitude forests of the Black Mountain range. The railroad connected to the Southern Railway line approximately one mile east of town and extended for twenty miles toward the summit of Mount Mitchell. A lumber mill employing a large number of laborers living in and around Black Mountain was erected at the intersection of the two lines. In 1915 Dickey and Campbell's firm was purchased by Fred A. Perley and W. H. Crockett of Pennsylvania, who took over the logging and railroad operations. In addition to transporting cut trees to their lumber plant in town, Perley and Crockett used the logging railroad as an excursion train to carry visitors to Camp Alice, a rustic dining hall and primitive lodging near the summit of Mount Mitchell. Logging operations continued until around 1921, after which time the railroad bed was remade into an automobile road. In 1923, some 13,000 people traveled the route to Camp Alice, which was expanded to include an enlarged dining hall, lodge, and a permanent structure for overnight

⁹ The land originally held for the Methodist colony was eventually sold and developed as Lake Tomahawk and the town's recreation center. Robert Campbell Anderson, *The Story of Montreat from Its Beginnings, 1897-1947* (Montreat, NC: Rev. Robert Campbell Anderson, 1949), 1-4 and 7-11. Richard D. Starnes, *Creating the Land of the Sky: Tourism and Society in Western North Carolina* (Tuscaloosa, AL: University of Alabama Press, 2005), 92-101.

¹⁰ Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 304-307.

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accommodations.¹¹

Concurrent with the increased travel to Mount Mitchell, Black Mountain experienced significant growth and development during the 1910s and 1920s. The small town was already the third largest municipality in the county, behind Asheville and Weaverville. In 1912, the town hosted 600 summer visitors, which was nearly double the year-round population of 311. Most of the one- and two-story brick commercial buildings along Cherry Street, extending north from the depot to State Street, were erected in the 1910s. Black Mountain was the first township in Buncombe County to support macadamized roads, voting for \$40,000 in bonds to be used for this work. In 1916, Cherry Street and Sutton Avenue (former Depot Street) were the first roads to be paved, along with Highway No. 10 (present day State Street) through Black Mountain. In addition to the improved roads, other amenities were added including water and sewer service, electricity, telephone service, and an ice plant.¹²

Developers also began to plan and encourage future growth by platting residential neighborhoods. Most of the early houses in town were located along the principal transportation corridors, which continued to be the case in the early twentieth century as the first streets to be paved were those that were already well established. The Black Mountain Hotel Company platted several large pieces of land in 1900, including one of the earliest subdivisions on Vance and Blue Ridge avenues east of downtown. C. P. Kerlee, and other members of the Kerlee family, platted various pieces of land around town, including several tracts located near the railroad and Flat Creek, which flows on the eastern and southern edges of town. A 1912 plat delineated a settlement between E. J. Kerlee and J. W. McKoy for parcels located along Montreat Road and Church Street (Plat 154/184). Another developer, Robert Owen (R.O.) Alexander, owned and platted land along Montreat Road between 1908 and 1915, particularly around its intersection with North Fork Road and to the north. The extensive property of Silas Dougherty, valued at more than \$11,000 in 1913, was surveyed, platted, and divided among five heirs (Plat 154/106). The Dougherty property contained many residential lots immediately north of downtown along Connally and Dougherty streets, New Bern Avenue, and Montreat Road. The southern portion of the property formed the core of the Dougherty Heights neighborhood, which, perhaps due to its convenient location and its association with Dougherty and Tyson families, attracted many of Black Mountain's leading families. Its residents included successful business owners, civic leaders, doctors, dentists, lawyers, and educators. The neighborhood was also populated by people from eastern and central North Carolina—many drawn to Black Mountain by the religious

¹¹ Schwarzkopf, 82-85 and 93-101. Also see Jeff Lovelace, *Mount Mitchell: Its Railroad and Toll Road* (Johnson City, TN: Overmountain Press, 1994), 1-5 and 20-25; and *Mount Mitchell Motor Road* (Souvenir guidebook; N.p., n.d.; copy held at Pack Memorial Library, Asheville, NC).

¹² *History of Black Mountain*, 12. "Black Mountain Downtown Historic District" National Register Nomination (2004).

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assemblies.¹³

The effects of the economic depression that gripped the nation in the 1930s wrought considerable turmoil across western North Carolina. Bank failures in Asheville had a ripple effect throughout the county. The Commonwealth Bank, a local bank established in 1907 with J. W. McKoy as president and Conley Dougherty as vice-president, failed in 1931. Local attorney William C. Honeycutt led a group to revive the institution and reorganized it as the Bank of Black Mountain. J. P. Ashley and Robert C. Anderson were members of the board. The Bank of Black Mountain closed in 1943.¹⁴

As part of President Franklin Roosevelt's economic recovery and relief programs, Black Mountain, like most of the region, benefitted from the nationwide economic development programs that helped put the country back to work. The Works Progress Administration (WPA), one of President Roosevelt's New Deal programs, built Lake Tomahawk—including a recreation center, swimming pool, and golf course—on the proposed site of the Methodist colony. The WPA also initiated construction of the Blue Ridge Parkway in the 1930s, and the construction of this major scenic road proved to be a tremendous asset for the region. The long-term effects of the Blue Ridge Parkway, however, may have negatively impacted Black Mountain, which no longer served as the primary gateway to Mount Mitchell. On the whole the parkway drew large numbers of tourists and travelers into western North Carolina. In the midst of the Depression, the Monte Vista Hotel expanded, opening a new three-story brick building in the summer of 1937 to great acclaim. The Monte Vista Hotel signaled to continuing importance of tourism to Black Mountain's economy.¹⁵

In the period following the Depression and the end of World War II, Black Mountain experienced a period of resurgence as new homes were built for returning soldiers and new families and Americans resumed their leisure pursuits. As travel and recreation became increasingly common in the post-war period, visitors to western North Carolina found new and improved roads throughout the region. Highway 70, which passed through the middle of Black Mountain, was extended to the east to connect with Old Fort, located over the mountain in neighboring McDowell County. Broadway Avenue was opened and stretched from the south end of Montreat Road to the railroad tracks near the freight depot. In the second-half of the twentieth century, Broadway Avenue was connected with Lakey Avenue on the south side of the tracks to create a new access point into downtown Black Mountain and a more direct flow of traffic from the new Interstate 40 being constructed south of town onto Montreat Road and into Montreat, incorporated as a town in 1967. The Montreat Conference Center, much like Baptist center at Ridgecrest and the Blue Ridge Assembly, provided

¹³ Buncombe County Register of Deeds, and Sybil Argintar, "Town of Black Mountain, Buncombe County, North Carolina, Architectural Survey" Report (Survey and Planning Branch, Historic Preservation Section, North Carolina Department of Cultural Resources, 2007), 5-6 and 11.

¹⁴ Parris, 154-155.

¹⁵ Argintar, 11-12. "Monte Vista Hotel" Nomination (2008).

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a constant flow of visitors to Black Mountain through the second half of the twentieth century.¹⁶

Architecture Context

The Dougherty Heights Historic District's architectural significance resides in the mix of popular twentieth-century house forms and architectural styles found in Black Mountain. The variety of residential architecture echoes local trends and periods of growth specific to the town, as well as the influence of nationally popular styles introduced by new and seasonal residents to the area. The architectural styles and forms represented in the district were common in Black Mountain from the early twentieth century through the post-World War II period, but the Dougherty Heights Historic District is one of only two areas with a concentration of historic resources that possess integrity for the National Register.¹⁷

Various factors influenced the architectural development of Black Mountain including the important tourism and timber industries. Given the town's small size and scenic surroundings, the general lack of pretentious high-style houses, prevalent use of natural materials, and common bungalow forms contributes to the overall character of its residential neighborhoods. Despite sharing a prolonged period of prosperity from 1880 to 1930 with neighboring Asheville, which became the regional economic and governmental center, Black Mountain retained its small town charm while serving as an important tourist gateway to Mount Mitchell, Montreat, Ridgecrest, and the surrounding scenic areas.¹⁸

Montreat, the Presbyterian religious assembly community to the north of town, exerted considerable influence on Black Mountain's architecture. The first attempt to develop the mountain location as an interdenominational retreat occurred in 1897, but the retreat site was later purchased by the Presbyterian Synod of North Carolina in 1905. The Montreat assembly grounds and associated college shared facilities and a surrounding colony of summer homes. The core of the assembly buildings featured local river rock construction, which helped to establish "a community-wide building idiom" that spilled over into Black Mountain but was far less common elsewhere in the county. According to former Montreat president Robert C. Anderson, the readily available rocks were collected from streams on the Montreat property. Charles Godfrey of Black Mountain served as contractor for a number of Montreat's river rock buildings. Similarly the seasonal houses built within Montreat often embodied romantic notions of rustic mountain life through the use of log and stone, exposed structural members, wood shingle siding, deep porches, and other elements from the Craftsman style.¹⁹

¹⁶ Argintar, 11-12. Parris, 247-251.

¹⁷ Argintar, 17-19.

¹⁸ Ibid., 5-6, and "Black Mountain Downtown Historic District" National Register Nomination, 26-28.

¹⁹ Parris, 247-248. Doug Swaim, ed., *Cabins & Castles: The History and Architecture of Buncombe County, North Carolina* (Asheville, NC: Historic Resources Commission of Asheville and Buncombe County, 1981), 96. "Black Mountain Downtown

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The earliest resource located within the Dougherty Heights Historic District harkens back to the early period of inns and boarding houses. Built in 1897, the Silas Dougherty House at 136 North Dougherty Street was the first residence built in the neighborhood, and Dougherty owned much of the surrounding land. The imposing two-and-a-half story, hip-roof frame dwelling blends Queen Anne and Colonial Revival-style elements and is dominated by a broad wraparound porch. The house features German siding, decorative front gable with patterned shingles, one-story polygonal bays, and twin interior brick chimneys. The Doughertys opened their home, called "Mountain View," to guests, and in the early twentieth century their daughter Sadie and her husband, Alfred Tyson Sr., operated it as a boarding house with the name "Dougherty Heights Inn." The Tysons ran the business through the 1950s and substantially enlarged the house around 1940 with a two-and-a-half story wing of additional guest rooms.

In addition to lending their name to the neighborhood, the Dougherty family exerted considerable influence in the character of the neighborhood. Silas and Martha Dougherty's two sons, Conley and Walter, organized the Black Mountain Lumber Company in 1908 and were active in the building and construction trades. Conley Dougherty was one of the best-known builders in town and erected many fine houses. He is likely responsible for the two-story, Queen Anne-style Chauncey W. Munger House at 106 Connally Street. Built around 1905, the Munger House features a broad wraparound porch, twin towers with polygonal bays on the front, weatherboard and wood shingle siding, and patterned shingles in the gable ends. The property was purchased soon after the turn of the century by Chauncey W. Munger, a lumberman from New Bern, North Carolina. The large two-story frame house at 132 North Dougherty Street was built around 1900 and features German siding, wraparound porch with Doric columns, rear ell, and a welcoming glazed entry door flanked by sidelights. The north wing of this house was reportedly removed and the material used to build Walter Dougherty's house across the street in the late 1910s. The two-story, Colonial Revival-style Walter Dougherty House at 207 North Dougherty Street was covered with brick veneer in the late twentieth century. Conley Dougherty built a house for himself and his family in the early 1910s at 309 North Dougherty Street, opposite his parents' home. The Conley Dougherty House is a two-story, three-bay, side-gable frame house with Craftsman-style elements and a broad wraparound porch. Covered with wood shingles, the house features two interior brick chimneys, shallow projecting bays on the façade, triangular eave brackets in the gable ends, single-leaf entry with sidelights, and a central second-story balcony sheltered by a gable-roof canopy on angled brackets.

The majority of resources in the Dougherty Heights neighborhood date from between 1910 and 1930 and reflect the popular Colonial Revival and Craftsman styles of the time, as well as the influence of Montreat in the use of river rock as a building material. The Colonial Revival style gained widespread acceptance for domestic architecture, beginning around the turn of the twentieth century, in response to the overly decorative and fussy forms of the Queen Anne and late Victorian era. Early examples of the Colonial

Historic District" Nomination, 28-29. Also see Robert C. Anderson, *The Story of Montreat from Its Beginning, 1897-1947* (Montreat, NC: Rev. Robert Campbell Anderson, 1949).

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Revival style, however, rarely offered historically correct copies of colonial precedents. Freely interpreted details and proportions from colonial models were applicable to a wide range of house types and forms, which helped the style become the most popular domestic architectural style of the early twentieth century. Dissemination of published sources in the 1910s and 1920s encouraged more historical accuracy, but the economic depression of the 1930s, among other factors, led to a simplification of the style toward the mid-twentieth century.

The ca. 1915 Williams-Walker House at 109 Church Street displays an eclectic mix of elements including diamond-pane tracery windows, hip-roof dormers, and an engaged two-story Colonial Revival-style front portico with slender columns. The house, which has been covered with asbestos shingles, has been used as a boarding house, apartments, and single-family residence; it is currently used as a bed-and-breakfast inn. The ca. 1917 home of Robert L. Woodard at 124 Church Street is a simple two-story, hip-roof form with a one-story side wing and eclectic Classical Revival-style details. The house is topped by ornamental metal roof tiles and entered through a pedimented, projecting brick entrance surround. Other good examples of two-story, three-bay, side-gable, Colonial Revival-style brick residences are the ca. 1920 Dr. Clifford and Grace Porter House at 120 Church Street and the ca. 1940 house at 204 New Bern Avenue. The lots on New Bern Avenue were generally developed a little later than other parts of the neighborhood and the brick dwelling has a basic two-story, three-bay, side-gable form that has been expanded with one-story side wings. Its restrained Colonial Revival-style details include an exterior corbelled brick chimney, cornice returns, broken pediment entry surround, octagonal attic vents, and projecting belt courses with cast concrete corner blocks.

The Craftsman style fit well within the environment of Black Mountain, and many of the houses in Dougherty Heights are modest bungalows and Craftsman-influenced dwellings. In the early twentieth century the Craftsman style grew from the influence of Gustav Stickley's *The Craftsman* magazine (1901-1916), itself an outgrowth of the Arts and Crafts movement that spread from England to the United States in the late nineteenth century. Through his magazine Stickley became the chief disseminator of Arts and Crafts beliefs in the United States, and his company, Craftsman Workshops, produced furniture that promoted design unity of both house and furnishings. He published house designs—complete working drawings and specifications—in *The Craftsman* that could be ordered from the company. Craftsman houses, as they came to be known, represented the Arts and Crafts ideals of vernacular revival, honest expression of structure, responsiveness to site, and the use of local materials for comfortable domestic architecture that provided “the proper atmosphere for the pursuit of the simple life.” These arguments held particular attraction to families looking for a home in mountain communities across western North Carolina.²⁰

A number of houses in Dougherty Heights incorporate many of the elements promoted by Stickley and other proponents of “the Craftsman idea,” which asserted that creating a comfortable and secure home environment was the natural antithesis of the commercial and industrial expansion that was perceived by

²⁰ Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson Inc, 1991), 107, 122-124, 141-142.

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many early twentieth-century reformers to be corrupting the nation and its citizens. Therefore, efforts to simplify the home—a direct response to the Queen Anne and late Victorian styles of the nineteenth century—were concentrated on removing applied ornament from house designs. Stickley and others argued that the beauty inherent in fine craftsmanship and natural materials was sufficient decoration in itself; decoration that emphasized “the fundamental principles of honesty, simplicity and usefulness....” The typical Craftsman elements, which are often melded onto a bungalow form, included a dominant roofline to define the scale of the house, augmented by deep eaves, multiple gables or dormers, eave brackets, exposed rafter tails, porches with bold porch posts, large windows, and convenient open floor plans. The adaptable bungalow similarly featured a broad low-slung roof, informal plans incorporating a porch, geometricized detailing, and natural materials. In residential architecture, the Craftsman style often employed wood or shingle siding (frequently in combination), open eave overhangs with exposed roof rafters, decorative beams or braces in gable ends, and square or tapered porch posts supported by piers extending from above the porch floor to ground level without a break. Doors and windows also typically contained a distinctive glazing pattern with multi-pane areas across the top or multiple lights over a single pane in double hung sash. The most common bungalow form was a one story, front-facing form with attached or engaged porches. A frequent bungalow variant was one-and-a-half stories with a side-gable roof that engaged a full-width front porch and large front dormers.

Several fully-realized examples of Craftsman bungalows are found within the district. The ca. 1920 E. E. and Myrtle White House at 122 Church Street is an especially good example of the Craftsman ideals. The one-and-a-half story house is dominated by a broken-pitch side-gable roof that engages a full-width front porch and is punctuated by an exterior brick chimney and central front-gable dormer with exposed purlins. The brick veneer house has wood shingles in the gable ends and on the dormer. The porch is supported by wide brick corner posts and tapered posts on brick piers framing the entrance bay. Other elements include projecting gable-roof side bays, exposed purlins in the gable ends, six-over-one windows, and an arched porch opening. The one-story, front-gable Williams House at 136 Church Street, built ca. 1920, is a well detailed example with wood shingle siding, exposed rafter tails, and four-over-one double-hung sash. The engaged full-width porch is supported by paired square posts on shingled piers with a simple wood balustrade. Decorative vertical brackets lend visual character to the front gable end.

Other bungalows in the district present simple, undecorated interpretations of the Craftsman-style. Two bungalows at 132 Church Street and 101 Laurel Circle Drive, both ca. 1920, are simple front-gable forms with attached front-gable porches. The ca. 1927 Grace Blades House at 108 Connally Street is a neat side-gable bungalow with a wide shed-roof dormer, wraparound porch on Tuscan columns, exterior stone chimney, and six-over-one double-hung sash. Several bungalows incorporate locally available river rock into their construction to create a regional variation of the style. The Mary Scarborough House at 127 Church Street dates from the around 1920 and introduces a significant amount of river rock detailing on the porch, foundation, and retaining walls. The one-story front-gable bungalow is weatherboarded with wood shingles in the gable ends, triangular eave brackets, exposed rafter tails, and sixteen-over-one sash. Directly to the

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north, at 100 Connally Street, stands the ca. 1925 Grunwell House, which utilizes river rock for the porch posts, balustrades, foundation, and interior chimney. The house features wood shingle siding, triangular eave brackets, clipped-gable side bay, and four-over-one sash. The clipped front-gable roof engages a full-width porch with river rock elements that dominates the façade.

Black Mountain, like the rest of Buncombe County, saw construction come to a virtual halt during the Depression. As part of President Franklin Roosevelt's New Deal program of the 1930s, the Works Progress Administration (WPA) helped to put the nation's labor force back to work on numerous useful public projects. In Black Mountain the WPA oversaw the construction of Lake Tomahawk and associated recreation facilities, including a swimming pool and golf course, just northwest of town. Lucien and Rosalie Phillips, owners of the Monte Vista Hotel, undertook the construction of a new three-story brick building for the hotel that opened in 1937. Around the same time, the Phillipses built a four-unit apartment building near the hotel. These investments in Black Mountain served an important role in helping to energize the town's economic recovery, and revitalizing residential construction in the early 1940s.

Residential architecture in Black Mountain followed national trends in the 1940s and post-World War II period with an increased demand for housing as veterans returned from service and sought to purchase homes through the GI Bill. In this new era of home-ownership families often found comfort in the traditional domestic imagery of Minimal Traditional and the Colonial Revival style or desired new planning ideas and modern stylistic elements. The Minimal Traditional style evolved in the late 1930s and became very popular in the post-war period. As the name suggests, the style combined established residential forms (frequently derived from Colonial or Tudor Revival models) with a modern preference for only minimal ornamentation. Minimal Traditional-style houses are typically one story, side-gabled with an asymmetrical façade, front-facing gable bay, small covered or inset porch, and frequently a large multi-pane window or bay window. Side gable or hip roofs with shallow or no eaves is also a common characteristic. As an eclectic style, a variety of siding materials, simple window patterns, porch posts, and an occasional dentil cornice comprise the limited palate. Earlier examples of the style typically display a higher quality of craftsmanship and detail than ones constructed following World War II.

Several good examples of the style in Dougherty Heights date to the early 1940s and are located on New Bern Avenue. The ca. 1940 Dr. Samuel and Mary Cooley House located at 221 New Bern Avenue is a one-and-a-half story Minimal Traditional-style house with brick and wood shingle siding, gabled front dormers, front-gable bay with picture window, exterior stone chimney, and corbelled brick dentil cornice. The ca. 1940 Minimal Traditional-style house across the street at 306 New Bern Avenue incorporates several Craftsman details, including German siding, exposed rafter tails, and four-over-one double-hung sash, into its one-and-a-half story, side-gable form. The house displays a prominent front-gable wing with a projecting polygonal bay, attached flat-roof porch, and substantial garage wing attached to the rear. The one-and-a-half story house at 101 Prospect Street built around 1950 features a tall side-gable roof, exterior brick chimney, one-story setback wing, asbestos shingle siding, and an uncovered stoop.

In the 1950s and early 1960s, the simplified forms of the Minimal Traditional style were succeeded

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by the Ranch house, whose low-pitched roof and open floor plan appealed to a modern lifestyle. The Ranch-style house originated in California in the 1930s, but as it was disseminated around the country it was adapted (often as an extension of the Minimal Traditional style) to provide functional one-level living with privacy for all family members at a relatively low cost. The typical Ranch style house is a one-story, hip or gable roof dwelling with a low horizontal orientation, presenting a much larger façade to the street than earlier house types. With minimal applied ornament, Ranch houses derive their visual distinction from asymmetrical facades, attached garages, sliding glass doors, and picture windows.

Several good examples of the Ranch style are found in Dougherty Heights and display the variety of forms and materials available. The Roy and Evelyn Taylor House, built around 1946 at 110 Connally Street, is the earliest Ranch house in the district and highlights an unusual use of stone for the exterior walls. The one-story, hip-roof house features deep eaves, multi-light casements and picture windows, setback wing, and wide exterior stone chimney. Several of the windows wrap around the corners of the house. The Brake-McLarty House at 114 Connally Street, built in the late 1950s, is more typical of Ranch houses in Black Mountain, with a brick veneer exterior, interior brick chimney, and side wing containing a garage. The projecting hip-roof wing and recessed entrance porch offer a little more ornamentation than is typical. The Dempsey and Lores Whitaker House at 104 Prospect Street, which was completed in 1960, offers a stylishly modern Ranch-style façade with three full-height plate-glass windows framed by a front-gable roof with deep eaves. Set atop a projecting brick plinth, a brick slab chimney frames an inset porch at the southwest corner of the façade. The body of the house has been covered with vinyl siding.

Black Mountain's post-war growth continued into the 1960s, spurred in part by increased automobile travel across the region and highway construction. Highway 70 (present-day State Street) opened in 1924 and steered traffic directly through Black Mountain's commercial district. Through the mid-twentieth century Highway 70 remained the primary east-west corridor connecting Black Mountain with Asheville and other communities in Buncombe and McDowell counties. The construction of Interstate 40 to the south of downtown Black Mountain in the 1960s and 1970s shifted traffic from downtown and helped to encourage an outward migration of commercial activity and strip shopping centers. The close proximity of Dougherty Heights to downtown Black Mountain has contributed to its continued appeal. A number of families have also remained long-term residents of the neighborhood, helping to sustain its character in the latter part of the twentieth century.

The Dougherty Heights Historic District derives much of its character from the mix of architectural styles and association with the town's prominent business families. Dougherty Heights was one of Black Mountain's early residential neighborhoods and its older houses and mature vegetation demonstrate the stability that comes with its established and continued residential function. It is bordered to the south and east by the commercial development of downtown Black Mountain and to the north and west by later residential neighborhoods of a somewhat different character, scale, and integrity. The southern part of Montreat Road to the northeast maintains a similar architectural character and density to the Dougherty Heights district, with a mix of early and mid-twentieth century houses, inns, apartments, and churches.

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During the 2006-2007 Black Mountain survey of historic architectural resources, the South Montreat Road Historic District was also evaluated and considered to be eligible for the National Register. However, despite their similarities and some compatibility, the two areas are only tangentially linked by property lines and cannot be construed as one cohesive district.

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Geographical Data

Verbal Boundary Description

The district boundary is shown by a heavy black line on the accompanying map at a scale of one inch equals approximately 183 feet. The nominated boundary includes approximately thirty acres.

Boundary Justification

The nominated boundary for the Dougherty Heights Historic District includes the concentration of contiguous historic resources that developed in the neighborhood lying to the north and west of State Street (US 70) and Montreat Road (NC 9) in the town of Black Mountain. The compact district contains resources primarily located on land subdivided from the estate of Silas F. Dougherty, who built the first house in the area. Commercial development along State Street and Montreat Road defines the south and east edges of the district. To the north and west, the Dougherty Heights neighborhood adjoins later residential development. Resources on the southern portion of N. Dougherty Street north of State Street and Orchard Street primarily consist of houses and multi-family residences built after 1960, and therefore, these areas are not included within the district boundary.

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Photograph Index

All photographs of the Dougherty Heights Historic District in Black Mountain, North Carolina by Clay Griffith of Acme Preservation Services in November 2009, unless otherwise noted. Digital images kept at the Survey and Planning Branch of North Carolina State Historic Preservation Office in Raleigh, North Carolina.

1. Silas & Martha Dougherty House, 136 N. Dougherty Street, façade, view to northeast
2. Conley Dougherty House, 309 N. Dougherty Street, façade, view to southwest
3. Chauncey W. Munger House, 106 Connally Street, oblique view to north. Photograph by Ginny Daley, February 2010.
4. Williams-Walker House, 109 Church Street, oblique view to west
5. Robert L. Woodard House, 124 Church Street, façade, view to northeast
6. Grunwell House, 100 Connally Street, oblique view to west
7. Phillips Apartments, 203 New Bern Avenue, façade, view to southwest
8. Alfred and Mary Elizabeth Tyson House, 211 New Bern Avenue, oblique view to west
9. Dr. Samuel & Mary Cooley House, 221 New Bern Avenue, façade, view to southwest
10. Roy & Evelyn Taylor House, 110 Connally Street, façade, view to northwest
11. Streetscape, northeast side of Church Street, view to southeast, February 2010.
12. House, 300 New Bern Avenue, façade, view to northeast, non-contributing resource