

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**South Montreat Road Historic District**

Black Mountain, Buncombe County, BN1796, Listed 12/27/2010

Nomination by Clay Griffith

Photographs by Clay Griffith, November 2009



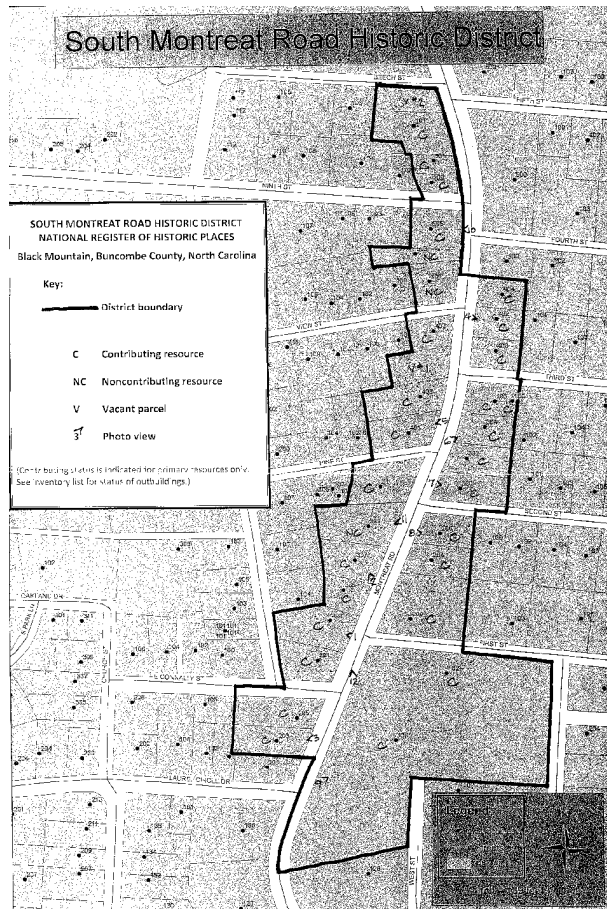
307 South Montreat Road



South Montreat Road, east side looking north



303 South Montreat Road



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 South Montreat Road Historic District

other names/site number N/A

2. Location

street & number 130, 200, 203-407, 501, 503, 505 & 601 Montreat Road; 102 First Street;  
100 Third Street; 100 Ninth Street; and 101 Beech Street not for publication N/A  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

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

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

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

South Montreat Road Historic District  
Name of Property

Buncombe County, North Carolina  
County and State

**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 |            |
|--------------|-----------------|------------|
| 34           | 8               | buildings  |
| 0            | 0               | sites      |
| 0            | 4               | structures |
| 0            | 0               | objects    |
| 34           | 12              | 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
- RELIGION/religious facility
- 
- 
- 
- 

**Current Functions**

(Enter categories from instructions)

- DOMESTIC/single-family dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- RELIGION/church-related residence
- 
- 
- 

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- Colonial Revival
- Bungalow/Craftsman
- Other: Minimal Traditional
- Other: Ranch
- Classical Revival
- No Style
- 
- 
- 

**Materials**

(Enter categories from instructions)

- foundation Stone
- Brick
- Concrete block
- roof Asphalt
- Metal
- walls Wood/weatherboard
- Wood/shingle
- Stone
- Brick
- Synthetics
- Aluminum
- other Stucco

**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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

Ca. 1900 - 1960

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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 # \_\_\_\_\_

**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

South Montreat Road Historic District  
Name of Property

Buncombe County, North Carolina  
County and State

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### 10. Geographical Data

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**Acreage of Property** approx. 14 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

|   |           |               |                |   |           |                        |                |
|---|-----------|---------------|----------------|---|-----------|------------------------|----------------|
| 1 | <u>17</u> | <u>380360</u> | <u>3942960</u> | 3 | <u>17</u> | <u>380470</u>          | <u>3942460</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting                | Northing       |
| 2 | <u>17</u> | <u>380470</u> | <u>3942800</u> | 4 | <u>17</u> | <u>380240</u>          | <u>3942340</u> |
|   |           |               |                |   | <u>x</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.)

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### 11. Form Prepared By

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name/title Clay Griffith  
organization Acme Preservation Services, LLC date April 5, 2010  
street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852  
city or town Asheville state NC zip code 28804

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### Additional Documentation

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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)

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### Property Owner

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(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

South Montreat Road Historic District  
Buncombe County, NC

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### Description

The South Montreat Road Historic District in the mountain town of Black Mountain, North Carolina encompasses the residential neighborhood that developed in the early twentieth century along the road to the Presbyterian Church retreat community of Montreat to the north of downtown Black Mountain. The South Montreat Road Historic District extends approximately 0.3-mile along Montreat Road and forms a linear district with a mix of twentieth-century architectural styles, including well-detailed Craftsman bungalows and post-World War II houses. The district typically features small, fairly level lots with mature trees on both sides of the road, gravel driveways, and low river rock retaining walls. North of its intersection with State Street (US 70) in downtown Black Mountain, Montreat Road (NC 9) extends north and northeast approximately 1.5 miles to the entrance of Montreat, a religious education and conference center formed in the late nineteenth century. Despite the linear character of the district, the South Montreat Road Historic District maintains a density of development that is consistent with other pre-1960 residential areas in town and a visual continuity that begins to change dramatically north of the intersection of Montreat Road and Beech Street. Continuing north along the road from Beech Street to the Montreat entrance gate, development becomes more varied with larger residential lots, a few small commercial properties, apartments, and an increased amount of late twentieth-century construction.

The intersection of State Street and NC 9 (Broadway Avenue to the south of State Street and Montreat Road to the north) forms an important traffic center in Black Mountain, with the downtown commercial district (NR, 2004) lying to the south between State Street and the railroad tracks. The first two blocks of Montreat Road north of the intersection are similarly developed with commercial buildings, town offices and public safety facilities, and the Black Mountain Presbyterian Church. The district begins approximately 0.2-mile north of downtown Black Mountain. North of its intersection with Laurel Circle Drive, Montreat Road becomes primarily residential in character with the large, open lot of the First Baptist Church helping to mark the transition into a residential section that reflects the town's prosperity in the early and mid-twentieth century.

The historic district is characterized by a mix of one- and two-story houses on small (less than one half acre) lots, a two-story four-unit apartment building, and a large church facility with extensive grounds. The houses are primarily frame construction with weatherboards, German siding, and wood shingles, or later vinyl and asbestos shingles. A few brick and stone veneer dwellings appear within the district, and river rock is frequently used for foundations, porch piers, porch steps, and retaining walls. The historic outbuildings are typically detached frame garages or sheds. The older houses are located on the west side of the road, with a greater concentration of mid-twentieth century dwellings on the east side. The area contains portions of three early twentieth-century plats of property belonging to the heirs of S. F. Dougherty, Robert Owen Alexander, the Kerlee family, and J. W. McKoy.<sup>1</sup>

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

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South Montreat Road Historic District  
Buncombe County, NC

The South Montreat Road Historic District consists of forty-six total resources, including thirty-four contributing buildings. Of the twelve non-contributing resources in the district, three are primary resources and the remaining nine are associated outbuildings and structures. The three non-contributing primary resources include one house constructed after the period of significance and two significantly altered dwellings. The district also includes two vacant lots that are associated with an adjacent residence and only identifiable on tax maps.

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 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 South Montreat Road Historic District is organized alphabetically by street name followed by the numbered streets. Montreat Road is presented with the east side first, followed by the west side of the street. 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. City directories are not available for the period of significance, which has limited the ability to name primary resources within the district.

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

### Inventory List

*Beech Street, South side, west from Montreat Road*

#### **House, 101 Beech Street, 1940**

**C-B**

Situated on a large corner lot, this one-and-a-half story front-gable bungalow features a front-gable partial-width front porch, shed-roof wall dormer on the north side, and a small one-story shed-roof bay with paired windows on north side elevation. The house is covered with asbestos shingles and exhibits single and



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South Montreat Road Historic District  
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paired three-over-one double-hung sash and an exterior brick chimney with a steep angled shoulder. A one-story, shed-roof brick addition projects from the rear. A cross-rail wood fence surrounds the double lot with a picket gate at front stone stairs and walkway. Mature, overgrown landscaping obscures the façade and south elevations.

### **Garage, 1940**

**C-B**

A front-gable, two-bay, cinder block garage with vertical wood siding in the gable and a single opening divided by wood post and no doors on the gable end. A window and single-leaf door appear on east side elevation. The garage is accessed by a paved driveway entering from Beech Street to the north.

### *Montreat Road, East side, south to north*

### **House, 203 Montreat Road, ca. 1920**

**C-B**

Well-detailed, one-story, side-gable, frame bungalow is sheathed all-over with coursed wood shingles and rests on a brick foundation. The house features an interior brick chimney, front-gable dormer with a four-light window and triangular eave brackets, horizontal louvers in gable ends, exposed rafter tails, and six-over-one windows. A gabled bay projects at the rear northwest corner and a one-story gable-roof addition extends from the rear southeast corner. The asphalt shingle broken-pitch roof covers an engaged, full-width front porch with tapered square posts on shingled pedestals, shingled porch railings, and massive shingled piers anchoring the porch corners. There is a slight pointed arch in the porch fascia and on the end walls. A multi-light-over-panel single-leaf front door opens onto the porch. Center concrete stairs with sloping and capped brick cheek walls lead to a concrete walk that bisects the front yard.

### **Shed, ca. 1945**

**C-B**

One-story, side-gable, frame shed stands to the southwest of the house. Although it appears to have been built considerably later than the house, the shed is treated in similar fashion with coursed shingle siding and exposed rafter tails.

### **House, 205 Montreat Road, ca. 1920**

**C-B**

This hip-roof, frame Foursquare house with a central interior brick chimney, exterior brick flue, and single and paired six-over-one double-hung wooden windows with decorative shutters rests on a stuccoed foundation. A shed-roof wraparound porch covers both the façade and south elevations and features square posts and flat wood balustrades. Stone stairs with stone cheek walls exit the porch opposite a modern entrance door on the north end of the façade. A one-story, gable-roof ell projects to the rear. Vinyl siding and

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South Montreat Road Historic District  
Buncombe County, NC

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projecting bay replacement windows have been added in the late-twentieth century. The house sits on a corner lot fenced with both chain link and wood privacy fences.

### **Apartment, 1995**

**NC-B**

A two-story, front-gable apartment stands to the rear of the house. The building exhibits vinyl siding, six-over-six windows, nine-light-over-panel modern door, and a full-width shed porch. A single-bay shed-roof carport supported wood posts is attached to the east side.

### **Shed, 1995**

**NC-B**

A modern side-gable utility shed with double-leaf six-panel doors and deep eaves is located at the rear of the property.

### **John & Ella Hill House, 301 Montreat Road, ca.1945**

**C-B**

This one-and-a-half-story, three-bay, Colonial Revival-style house is constructed of uncoursed stone. The side-gable house features two front-gable dormers, exterior stone end chimney, and a setback one-story wing on the south side. The façade contains a picture window framed by casement windows, brick window sills, and an arched wooden entrance door with four lights. A front-gable hood shelters the entry, which opens onto a concrete stoop with metal railings. The dormers and gable ends are covered with asbestos shingles and contain six-over-six windows that appear to be replacements. A trio of French doors located in the side wing open onto a small concrete patio surrounded by a metal railing. The house sits on a corner lot with stone steps and a low stone retaining wall at the perimeter of the front yard.

J. H. and Martha Gruver sold the lot to John and Ella Hill of Richmond, Virginia in August 1945. Louise Miller acquired the property from Mr. Hill, then a widower, in 1958, but sold it to Elizabeth Uzzell in 1962. The Uzzell family lived in the house for the next twenty years.

### **Carport, 2007**

**NC-S**

A two-bay front-gable wood-frame carport supported by square wood posts sits in the rear southwest corner of the lot.

### **House, 303 Montreat Road, ca. 1900**

**C-B**

Imposing two-and-a-half-story, three-bay, Colonial Revival-style frame house with a hip roof, decorative front gable, and two interior brick chimneys rests on a tall brick foundation. The house, which is covered with later asbestos shingle siding, features a broad hip-roof porch that wraps around the façade and south side and one-over-one windows with decorative board-and-batten shutters. The porch has a wood floor, flat wood balustrade, and square wood posts, and shelters a glazed-and-paneled double leaf entry

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South Montreat Road Historic District  
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framed by sidelights. Enclosed at the north end of the façade, the porch appears to have been extended on the south elevation to shelter a part of the rear elevation. The rear elevation displays a one-story hip-roof wing, one-bay second-story addition, shed-roof dormer, and an enclosed shed-roof rear porch. The house sits on a slightly elevated site with dry-stack ashlar retaining wall and steps and a picket fence at the front perimeter; the backyard is enclosed by a chain-link fence.

### **Gazebo, ca. 1990**

**NC-S**

An octagonal wood gazebo sits on a wood deck foundation at the rear of the property. A wood shingle roof with a single-stage cupola and finial caps the structure. The roof is supported by square posts with a spindle frieze and curved brackets.

### **House, 305 Montreat Road, ca. 1945**

**C-B**

This one-story, four-bay, side-gable Ranch-style frame house covered with German siding rests on a brick foundation. The dwelling features a central interior brick chimney, cornice returns, and single and paired replacement six-over-six sash. A wide front-gable entry hood supported by massive brackets shelters the off-center multi-panel front door, concrete stoop with a metal railing, and concrete steps. The house sits on a small lot elevated above the street with a paved asphalt driveway leading to a detached garage.

### **Garage, ca. 1960**

**C-B**

One-story, one-bay, front-gable frame garage with a metal paneled roll-up door, weatherboard siding, and exposed rafter tails.

### **House, 307 Montreat Road, ca. 1920**

**C-B**

This two-story gambrel-roof Dutch Colonial Revival-style frame house features an engaged wraparound porch with square wood posts and flat wood balustrades. The porch projects beyond the north end of the façade by one bay. The house is sheathed with weatherboards and rests on a stone foundation. A recessed central bay on the roof forms a balcony with a flat wood balustrade, single-leaf glazed door, and eight-over-one window opening onto it. A turret is positioned to the north of the recessed bay and functions as a round, shingle-clad dormer with a hip roof. Windows throughout are eight over-one and six-over-one windows with the exception of replacement single-light windows in the turret. A shed-roof bay window projects from the south side elevation. A one-story side-gable addition with modern plate-glass windows and a stuccoed end chimney projects from the rear northwest corner. A deck has been added to the rear. House sits on a large lot with a low, river rock retaining wall bordering the gravel driveway.

### **Garage, ca. 1990**

**NC-B**

A gravel driveway on the south side of the lot leads to a one-story, one-bay, stuccoed front-gable garage with double batten doors, louvered gable vent, one-over-one sash, and a metal roof.

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### **Ervin & Lavonne Kramp House, 309 Montreat Road, ca. 1980**

**NC-B**

Built around 1980 on the site of the old Sunnyside Inn, this cross-gable split-level house is sheathed with brick and wood siding. The two-story, front-gable section to the south is covered with vertical wood siding and contains two garage bays with glazed-and-paneled roll-up doors in the lower level and a cantilevered porch on the upper-level. Two single-leaf glazed doors open onto the porch, which is covered by a shed-roof porch supported on square posts and triangular brackets. The one-story brick section to the north displays a single-leaf six-panel door, plate glass picture window flanked by one-over-one sash, exterior brick end chimney, and an attached shed-roof rear porch. The entrance is approached from concrete steps with tall brick cheek walls. A low river rock retaining wall, dating to the earlier house on the lot, extends across the front of the property.

### **Will Green House, 311 Montreat Road, ca. 1920, ca. 1980**

**C-B**

This one-and-a-half-story, side-gable, Craftsman-influenced frame house with both hip and gabled dormers rests on a brick foundation. The house also has a projecting front entrance vestibule, one-story side-gable entry wing on the north elevation, and a shed-roof dormer and hip-roof enclosed porch at the rear. The center entrance vestibule contains a peaked board-and-batten front door and a front-gable entrance hood with triangular eave brackets on its north side, opening onto a concrete patio with brick pedestals and concrete steps. A single window with a small pent-roof hood is positioned on the front of the vestibule. Sanborn maps indicate the house had a full-width front porch in the 1920s, which point to substantial modifications to the façade in the late-twentieth century.

The house is vinyl-sided with the exception of coursed wood shingles on the entrance vestibule and a part of the side entry wing. The engaged side entry porch displays shingled posts, solid balustrade, and arched openings. Other features include a shallow hip-roof bay on the façade, interior brick chimney, diamond-pane casement and diamond-pane-over-one double-hung sash on the facade, and nine-pane casement and two-over-one windows on the rear. House sits on a large corner lot with concrete steps leading from the front of the property to the street. According to neighbors, the Will Green family was the original owner of this house.

### **Cottage, ca. 1930**

**C-B**

A one-and-a-half-story front-gable cottage stands at the rear of the property as a separate residence. Built around 1930, it was one of two cottages erected in association with the house, but the other structure no longer stands. The cottage features an interior brick chimney, some fifteen-light windows, single-leaf one-light-over-three-panel door, and front-gable entrance hood supported on triangular brackets. The structure has been altered with the addition of vinyl siding, brick-veneer apron wall, and replacement one-over-one sash.

### **Carport, ca. 1990**

**NC-S**

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Buncombe County, NC

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A front-gable single-bay carport supported by square wood posts and cross rails sits adjacent to the north rear corner of the house. A small front-gable storage shed with double-leaf batten door abuts the rear of the carport.

**House, 401 Montreat Road, ca. 1920**

**C-B**

The well-detailed one-story side-gable frame bungalow sits on a brick pier foundation with river rock infill. The house is covered with German siding and features coursed wood shingles in the gables, triangular louvered gable vents, triangular eave brackets, exposed rafter tails, and an interior brick chimney. The windows appear to be one-over-one replacement sash. An attached, full-width, front-gable porch is supported by paired square posts with an open-design flat board balustrade. River rock stairs flanked by stepped cheek walls access the porch. A one-story gable-roof bay projects on the north side of the house and a small shed-roof addition is located on the south elevation. A one-story gabled ell extends from the rear southwest corner with an attached shed-roof screened porch. The house sits on a corner lot, with a notable river rock retaining wall and piers flanking concrete steps at the front edge of the property.

**Cottage, ca. 1920**

**C-B**

A one-and-a-half story, side-gable, frame cottage that is contemporary to the main house sits on a brick foundation at the rear of the property. Sheathed with both German siding and weatherboards, the cottage features front and rear shed dormers covered with plywood siding, wood shingles in the gable ends, exposed rafter tails, exterior brick flue, six-over-six windows, and a one-story shed-roof addition on the north side. A horizontal band of three six-light windows is present on the south elevation. The single-leaf wood panel entry door is accessed from a wood deck and sheltered by a shed-roof hood.

**L. L. Hines House, 403 Montreat Road, ca. 1915**

**C-B**

Two-story, two-bay, Colonial Revival-influenced frame dwelling sits on a slight rise, with a notable river rock retaining wall bordering the front edge of the property. The front-gable house, which rests on a brick foundation, features a prominent one-story front-gable porch on a river rock foundation with brick corner piers. The deep, full-width porch is supported on Doric columns with a simple balustrade and shelters a single-light-over-panel door and wood plank floor. River rock stairs to the porch are flanked by stepped, rock cheek walls. Originally sheathed with weatherboards and wood shingles in the gable ends, the house has been covered with vinyl siding and exhibits one-over-one replacement windows, a louvered vent in the front gable, interior brick chimney, and a stuccoed exterior flue on the north elevation. A two-story bay projects from the south side of the house. A two-story hip-roof ell extends from the rear southwest corner of the house and a one-story hip-roof addition is located at the northwest corner.

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South Montreat Road Historic District  
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The house appears to have been built for Mrs. L. L. Hines, a widow, around 1915. Mrs. Hines purchased the lot from Walter L. Dougherty in January 1914. She transferred the property to Elsie Hines Norfleet of Forsyth County in 1928.

**Garage, ca. 1930**

**C-B**

A one-and-a-half story, two-bay, side-gable garage with double carriage doors stands to the southwest of the house and is accessed by a gravel driveway. The building is covered with German siding and features a steeply pitched asphalt-shingle roof with front and rear shed dormers, single-leaf entry with a wood screen door at the northeast corner, exposed rafter tails, and a board-and-batten shed projection on the south rear corner.

**House, 407 Montreat Road, ca. 1960**

**C-B**

This four-bay, hip-roof, Ranch-style house has brick and vinyl siding, deep eaves, replacement one-over-one and picture windows, and a mid-century wood entrance door. Located at the north end of the façade, the hip-roof entry covering is supported on trimmed square posts. The concrete entry stoop adjoins a redwood deck addition that wraps around the northeast corner. The west end of the hip-roof rear ell is sheathed with vinyl siding, suggesting the possibility of enclosed carport. The house occupies a small, level, corner lot with a low stone retaining wall and chain link fence along the front and side yards and a driveway coming off View Street to the north.

The house appears to have been built in the late 1950s, around the time the property was sold to Richard and Muriel Stone by David and Laura Barringer in 1957. The Stones obtained a \$5,000 deed of trust to secure the purchase. The property sold to A. J. and Pearl Magnant in 1959, the Byrd and Nelson families in 1961, and again to George and Nancy Burgess in 1962.

**House, 501 Montreat Road, ca. 1920**

**NC-B**

This one-story, front-gable, frame bungalow occupies a corner lot, but has been largely obscured from view by the addition of a tall, Craftsman-influenced privacy fence around the property. Covered with asbestos shingle siding, the house features louvered vents in the gable ends, brick foundation, and single and paired one-over-one replacement windows—although one original two-over-two window is visible on the south elevation. A front-gable front porch is balanced with a gabled rear porch of similar scale and massing; both porches have been enclosed and sided. An asphalt driveway enters at the rear of the property from View Street to the south.

**Carport, ca. 1990**

**NC-S**

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A one-story, one-bay, metal-roof carport supported on metal pipe columns stands to the rear of the house.

**House, 503 Montreat Road, ca. 1900**

**NC-B**

This compact one-story, side-gable, frame dwelling may date from the turn of the twentieth century, but has been altered with the addition of vinyl siding. Capped by an asphalt-shingle side-gable roof, a gable-roof ell extends to the rear with a second extension attached to the ell. The attached shed-roof porch exhibits a metal roof supported on square posts. Other changes to the house include replacement one-over-one sash, replacement door, and replacement porch steps and balustrade.

**House, 505 Montreat Road, ca. 1920**

**C-B**

This one-story, front-gable, frame bungalow features a one-story front-gable projecting wing with an exterior double-shoulder brick chimney on the south end of the façade, a side-gable porch on the north end of the façade that wraps around the north elevation, and a small shed-roof bay at the rear of the south elevation. Sheathed with ridged asbestos shingles on the body and wood shingles in the gables, the house retains original single and paired four-over-one windows, an interior chimney, and sits on a brick foundation. The porch roof is supported by tapered bungalow posts on shingled piers and shingle-sided railings. Concrete stairs, flanked by concrete block cheek walls and pipe hand rails, lead to a concrete walk bisecting the front yard. A narrow, modern shed-roof addition with wood and vinyl siding over concrete block walls and a metal roof has been attached to the north elevation. The shed is accessed through single-leaf doors at either end. A rear gravel driveway enters the property from the north and includes a small parking area between the shed addition and a small, modern metal utility shed on the north side of the property. A shed-roof porte cochere on the south side, probably a later addition, was removed from the house around 2008.

**J. M. & Mary Louise Penny House, 601 Montreat Road, 1948**

**C-B**

Small one-story, three-bay, side-gable, Minimal Traditional-style frame house has a concrete block foundation, German siding, and a shed-roof addition at the rear. The entrance, centered on the façade, is slightly recessed and covered by a front-gable hood with a vaulted ceiling supported by heavy brackets. The single-leaf twelve-light-over-four-panel entry door is accessed from a concrete stoop with metal railings. The windows are original and replacement six-over-six double-hung sash. An attached shed-roof carport on wood posts projects from the north side of the house. The house sits on a small, level lot with a gravel driveway along its north side; most of the small front yard is a gravel parking pad.

The house appears to have been built during the first half of 1948 by S. F. Byrd, who purchased the lot in January of that year and then sold it to J. M. and Mary Louise Penny in July (Deeds 652/388 and 661/424). The Penny's sold the house to Luther Thomas in 1951.

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### **Shed, ca. 1995**

**NC-B**

A one-story, board-and-batten, gable-roof utility shed stands at the southwest corner of the property.

*Montreat Road, East side, south to north*

### **First Baptist Church, 130 Montreat Road, 1949, 1957**

**C-B**

The Neoclassical Revival-style First Baptist Church was constructed on the site of the original frame building, which was built in 1907. The two-story, front-gable, T-shaped brick structure is dominated by an attached monumental Doric portico and square tower and steeple on the façade. Wood columns and pilasters support the pediment and entablature, which have been covered with vinyl. The main entrance features double-leaf paneled wood doors framed by a pediment, pilasters, and a sunburst panel above the doors. The copper-clad steeple rises from an octagonal base with arched louvered vents in each face and a square intermediate stage with pilasters on the extruded corners and multi-light oculus windows. The sanctuary is six-bays deep and lit by tall, multi-light replacement windows; vinyl siding covers the spandrels in the first two bays where the interior balcony is located. A two-story, gable-roof block at the rear of the sanctuary, which contained the original church offices and support rooms, displays a brick soldier course watertable and window lintels, interior brick chimneys, and octagonal louver vents in the gable ends. Windows throughout are one-over-one replacement sash. An education wing was added in 1957, consisting of two 2-story blocks forming an "L" extending from the south end of the rear block. Both sections of the education wing rest on a daylight basement. An attached shed-roof porch on slender columns is located at the interior of the "L" and shelters entrances to both sections of the addition. The center, connecting portion of the education wing is plainly finished, but the southerly section exhibits vinyl-sided gable ends and spandrel panels that have also been covered with vinyl. A gable-roof porte cochere supported by brick posts projects from the south side of the building and shelters a double-leaf glazed-and-paneled wood entry.

Church records indicate the current building was constructed at a cost of \$40,000, and the \$100,000 educational wing to the south of the sanctuary, was completed in 1957. The building sits on a large corner lot, with parking on the north, east, and south sides. In the second half of the twentieth century, the church expanded its property by purchasing adjacent lots, including four houses that stood on the south side of First Street to the north. Three of the four houses were demolished between 1985 and 2002.

### **House, 200 Montreat Road, Ca. 1930**

**C-B**

This one-story, four-story, Craftsman-influenced brick house has a cross-gable asphalt-shingle roof clipped at the front and sides and hipped at the rear. Front and side gable ends are shingled and contain wood louvered vents. Windows are single and triple six-over-six double-hung sash. The glazed entrance door with Craftsman-style divided lights is partially obscured by a metal storm door. The entry stoop has a semi-



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circular hood, pilasters, angle brackets, and a modern metal stair railing. A concrete walk extending from the stoop to the street divides the front yard. A brick end chimney and interior chimney are stuccoed on the upper portion. A small plywood-sided addition on the north elevation includes an entrance to the lower level covered with a simple shed overhang. A small rear porch with wood decking and railing added at the southeast corner is covered with a shed roof.

**Garage, ca. 1930**

**C-B**

A one-story, one-bay front-gable garage sits perpendicular to the house and is accessed by a gravel driveway from First Street to the south. The German-sided garage features a wood panel lift-up door with multiple windows and triangular eave brackets. Exposed rafter tails are covered by later gutter system.

**Garage, ca. 1990**

**NC-B**

One-story one-bay, front-gable frame garage with attic storage is built at a larger scale than the earlier garage. The modern structure has a single metal panel roll-up door. A single-leaf entrance door and one-over-one window are located on the south elevation.

**House, 204 Montreat Road, Ca. 1950**

**C-B**

This small, one-story, side-gable, Minimal Traditional-style frame house with vinyl siding, one-over-one replacement windows, an asphalt roof, and rear interior chimney, sits on a concrete block foundation. The entrance, centered on the façade, features a concrete stoop with metal railings covered by a metal awning and a three-light mid-century wood door. A plate-glass picture window with flanking one-over-one sash is located to the south of the entrance. A side entrance on the south elevation, covered by shed-roof hood, opens onto a small concrete stoop and stairs leading to a fenced concrete patio. The sloping lot exposes a basement level at the rear. An unpaved driveway continues from the north elevation to the lower rear level.

**John & Wanda Love House, 206 Montreat Road, 1950**

**C-B**

This one-story, three-bay, Minimal Traditional-style brick house has a side-gable roof and projecting front-gable wing at the south end of the façade. An attached shed-roof concrete-slab porch in the angle formed by the house and front wing shelters the center six-light-over-panel entrance door and plate-glass picture window. The house displays modern metal porch posts and balustrade, replacement one-over-one windows, single attic windows in the gable ends, and a louvered vent in the upper gable of the front wing. A side entrance with a small wood deck and stairs and a single-shoulder exterior brick end chimney are located on the north elevation. A large shed-roof vinyl-sided dormer with three windows dominates the rear roof. The sloping lot accommodates a single-bay basement garage with metal panel roll-up door on the north elevation. A concrete driveway extends into a shallow concrete patio, which is covered with a flat roof

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supported by metal posts, along the entire rear elevation. A six-light-over-panel door and outer wood screen door centered on the lower level of the rear elevation provides access to the basement.

John and Wanda Love purchased the property from Arthur and Marjorie Smith in February 1950 (Deed 687/194) and may have built the house later that year. The Love's secured a loan through G.I. Bill for their property (Deed of Trust 482/497).

### **Robert & Kerlee Williams House, 300 Montreat Road, 1942**

**C-B**

This one-story, three-bay, side-gable, Minimal Traditional-style frame house features a projecting front-gable wing at the north end of the façade. A wide concave-shoulder exterior brick chimney dominates the facade. A concrete entry patio is located in the angle formed by the house and front wing, with a multi-light entrance door opening onto the patio from the south side of projecting wing. Single and paired eight-over-eight replacement windows have metal awnings and decorative shutters. A six-light-over-panel side entrance door on the south elevation has a small wood deck and stairs leading to the back yard. The small corner lot slopes sharply to the rear revealing a brick basement with metal casement windows. A single-bay basement garage with a glazed-and-paneled wood door is accessed by a gravel driveway from the adjoining side street.

Robert E. and Kerlee C. Williams purchased the property from Leroy and Ora Lee Sossamon of Iredell County in November 1941 (Deed 538/190) and apparently built the house the following year. Mrs. Williams lived in the house until the 1990s.

### **House, 302 Montreat Road, Ca. 1955**

**C-B**

This small one-story, side-gable, vinyl-sided Ranch-style house with an asphalt-shingle roof and wide interior chimney stack sits on a brick foundation. Windows are typically two-over-two with horizontal muntins; picture windows are located on the facade and north elevation. A three-light mid-century wood door, located at the north end of the façade, is covered with a front-gable hood supported by triangular brackets. A small set-back side-gable wing on the north elevation features a six-light-over-panel entrance door and triple one-over-one replacement windows with a large wood deck off the rear. Built on a level lot, a gravel driveway ends at the side wing.

### **Fitzgerald Apartments , 304 Montreat Road, 1939-1940**

**C-B**

Built in 1940 for Fannie Fitzgerald, this two story, side-gable, four-unit apartment building rests on a river rock foundation and is covered with asbestos shingle siding. Original single and paired six-over-six double-hung wood sash windows remain intact. Two entrances appear on opposite ends of the façade, while two projecting entrance bays on the north and south elevations face the front. Flat wooden overhangs trimmed with dentils and supported by metal "S" brackets cover the entry stoops and appear to be later additions. Fluted pilasters frame the six-panel doors and wood screen doors. Concrete entrance stoops at all four entrances have iron railings and lead to flagstone walkways. Two entrances on opposite ends of the rear

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elevation are covered by a small shed-roof with a wood deck and stairs leading to the back parking area. A below-grade access door to the basement is located under one of the back entry porches. An exterior brick chimney stack rises against the rear elevation. The building sits on a gently sloping lot with the backyard paved for parking.

### House, 400 Montreat Road, Ca. 1915

C-B

This one-story, side-gable, frame bungalow with single and paired two-over-two windows, a stuccoed interior chimney, asphalt-shingle roof, and aluminum siding sits on a river rock foundation with brick corner piers. An attached front-gable porch with a wood plank floor and beaded board ceiling is supported by square wood posts. The porch has a flat wood balustrade and metal railings flank the river rock stairs that lead to a concrete walkway dividing the front yard. A hip-roofed rear ell extends from the southeast corner and contains an inset screened porch with river rock stairs leading to the back yard. Missing siding reveals original fish scale shingles in the gable ends. With the exception of a bracket in the south side gable, triangular eave brackets appear to have been removed from the gable ends.

### House, 402 Montreat Road, Ca. 1925

C-B

A front-gable, frame, Craftsman Foursquare features an attached, wraparound, gable- and hip-roof porch with exposed rafter tails, square wood columns, and a flat wood balustrade. Wood stairs with railings lead to the paved driveway on the south side of the house. A decorative gable marks the center porch bay on the façade. The house is covered with asbestos shingle siding and displays triangular eave brackets, asphalt-shingle roof, and an interior brick chimney. An exterior flue on the north side of the house is sheathed with asbestos shingles. A louvered vent and triangular eave brackets are located in the gable end. Windows are single and paired one-over-one double-hung sash, with a multi-light casement at the rear. A single-light-over-panel entry door is located on the south elevation.

### House, 404 Montreat Road, Ca. 1925

C-B

This one-story, front-gable, frame bungalow with single and paired one-over-one windows, two interior brick chimneys, asphalt-shingle roof, and asbestos shingle siding sits on a river rock foundation. The attached front-gable porch with a wood plank floor spans the entire façade and is supported by thick wood posts atop brick piers with corbelled caps. The solid balustrade is covered with asbestos shingles. Concrete stairs lead to the front and north side yard. Exposed rafter tails are covered by the gutter system. A louvered attic vent is centered in the front gable. House sits on a slight rise above the street with a notable retaining wall and entry steps constructed of river rock.

*First Street, South side, east from Montreat Road*

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### House, 102 First Street, ca. 1920

C-B

One-story, front-gable, Craftsman-influenced frame dwelling is covered with asbestos shingle siding and rests on a brick pier foundation with concrete block infill. A shed-roof extension on the west side is covered with German siding. The house features exposed rafter tails, triangular eave brackets, and four-over-one double-hung sash. The neatly detailed front-gable entry porch incorporates an arch opening in the gable end, paired square posts with lattice infill, and side railings with built-in benches. A shed-roof carport supported by square posts projects to the west of the house. A low, river rock retaining wall borders the driveway.

### *Third Street, South side, east from Montreat Road*

### House, 100 Third Street, 1940

C-B

Small one-story, three-bay, Minimal Traditional-style frame dwelling rests on a brick foundation shares a level lot with the adjacent duplex and does not appear to have a separate street address. Covered with wood shingles, the side-gable house features a one-bay setback wing on the east side, six-over-one and six-over-six windows, and a single-leaf six-panel entry door. A gabled hood with an arched opening is supported on triangular brackets and shelters the entrance, which is reached from a single concrete step. A square window positioned to the east of the entrance appears to be a replacement. A single-leaf glazed-and-paneled entrance at the rear of the side wing opens onto a concrete stoop and is sheltered by a shed-roof hood on triangular brackets. The house was erected for Fannie Fitzgerald in 1940 on property she had acquired from Ora Lee Dougherty in 1937.

### Duplex, 100 Third Street, ca. 1950

C-B

Situated on a corner lot overlooking Third Street to the north, this one-story, six-bay, side-gable frame duplex is plainly finished with a side-gable roof, asbestos shingle siding, and concrete block foundation. Windows throughout are single and paired six-over-six double-hung sash. Paired windows flank the single-leaf glazed-and-paneled front doors. Louvered vents are located in the upper gable ends. Two front and two rear entrances open onto concrete slab stoops with metal railings. The front yard is taken up by a gravel drive. The duplex appears to have been somewhat later than the adjacent house and apartment building (304 Montreat Road), which were erected for Fannie Fitzgerald in 1940.

### *Ninth Street, North side, west from Montreat Road*

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### **W. J. & Lavinia Nelson House, 100 Ninth Street, ca. 1958**

**C-B**

This one-story, side-gable, Ranch-style house has been covered with vinyl siding, with vinyl one-over-one and picture windows and decorative shutters, asphalt-shingle roof, and interior brick chimney sits on a concrete block foundation. A six-panel door, centered on the façade, opens onto an engaged concrete porch with a metal post and railing. An engaged carport is located on the west side of the house with a side entrance to the house and a storage room at the rear. According to deed records the house may have been built in the late-1950s by W. J. and Lavinia Nelson of Brooklyn, New York. The Nelsons sold the property to Irene Edwards in 1960, and Ms. Edwards in turn sold the property to Rev. Allen McDuffie and his wife, Lucille, in 1965. The McDuffies lived here until 1977.

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### Statement of Significance

#### *Summary*

The South Montreat Road Historic District in Black Mountain, North Carolina encompasses the residential area that developed along Montreat Road north of downtown during the early and mid-twentieth century. The district's historic resources reflect the town's prosperity following the connection of a railroad line in 1880 and periods of growth in the twentieth century largely associated with tourism in Black Mountain. Beginning in the late nineteenth century, Black Mountain served as the gateway for visitors to Mount Mitchell, as well as religious retreats and summer camps that were founded nearby. The majority of resources in the district date from between 1920 and 1930, mirroring the rapid growth experienced elsewhere in Asheville and Buncombe County, and a second period following World War II that demonstrates the ongoing development and popularity of the community. The South Montreat Road 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 residential district also includes a 1949-1957 Classical Revival church complex and a 1940 two-story apartment building that complement the overall character of the neighborhood. The period of significance for the district begins in ca. 1900 soon after the road was graded and the first houses constructed, and it ends in 1960, the year in which this section of Montreat Road was largely built out.

#### *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. First known as "Grey Eagle" by early nineteenth-century 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 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. Excursions to the summit of Mount Mitchell, the highest peak east of the Mississippi River, attracted the first hearty travelers to the area in the late nineteenth century.<sup>2</sup>

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<sup>2</sup> 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*). Joyce J. Parris, *A History of Black Mountain, North Carolina, and its People* (Black Mountain, NC: Black Mountain Centennial Commission, 1992), 122-124. For a detailed account of the Mitchell-Clingman

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Following incorporation in 1893, the town aldermen ordered a survey of Black Mountain's existing streets as a small commercial district began 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. 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. Although new businesses contributed 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.<sup>3</sup>

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. The church-sponsored Montreat Normal School opened in 1916 on the grounds of Montreat, and the name was later changed to Montreat College, reflecting the institution's evolution into a four-year program. Two miles east of town, the Southern Baptist Assembly founded 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.<sup>4</sup>

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 Black Mountain through the upper part of the Montreat property to the

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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; 2<sup>nd</sup> printing 1989).

<sup>3</sup> *History of Black Mountain*, 18-20. Also see "Black Mountain Downtown Historic District" National Register Nomination (2004).

<sup>4</sup> 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.

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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 Perley and Crockett of Pennsylvania took over the logging and railroad operations and, in addition to transporting cut trees, they used the railroad as an excursion train to carry visitors to Camp Alice near the summit of Mount Mitchell. Logging operations continued until around 1921, after which time the railroad bed was remade into an automobile road.<sup>5</sup>

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.<sup>6</sup>

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). The majority of the Kerlee and McKoy property covered lots along Church Street, but the five northernmost lots of the plat represent the southernmost properties in the South Montreat Road district. 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

<sup>5</sup> 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).

<sup>6</sup> *History of Black Mountain*, 12. "Black Mountain Downtown Historic District" National Register Nomination (2004).



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immediately north of downtown along Church, Connally, and Dougherty streets and Montreat Road. The Dougherty property was separated into two sections located to the north and south of the Kerlee and McKoy plat, and the northern portion of the Dougherty property encompassed several blocks of Montreat Road within the district.<sup>7</sup>

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. However, 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 route of the Blue Ridge Parkway passed to the north and west of Black Mountain, thereby usurping the town's role as the gateway to Mount Mitchell. On the whole, however, the Parkway drew large numbers of tourists and travelers into western North Carolina.<sup>8</sup>

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. The new street patterned allowed for a more direct flow of traffic from the new Interstate 40 being constructed south of town through downtown, onto Montreat Road, and into Montreat, which was incorporated as a town in 1967. The Montreat Conference Center, much like Baptist center at Ridgecrest and the Blue Ridge Assembly, provided a constant flow of visitors to Black Mountain through the second half of the twentieth century. Montreat Road remains an important link between Black Mountain and Montreat.<sup>9</sup>

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<sup>7</sup> 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.

<sup>8</sup> Argintar, 11-12.

<sup>9</sup> Argintar, 11-12. Parris, 247-251.

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### *Architecture Context*

The South Montreat Road 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 and church 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 South Montreat Road Historic District is one of only two areas with a concentration of historic resources that possess integrity for the National Register.<sup>10</sup>

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.<sup>11</sup>

Montreat, the Presbyterian religious assembly community to the north of town, exerted considerable influence on Black Mountain's architecture. Montreat Road was not created until the first attempt to develop the mountain location as an interdenominational retreat in 1897, and a reliable route was needed between Black Mountain and the retreat site, which was 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.<sup>12</sup>

The earliest resource located within the South Montreat Road district harkens back to the early period of inns and boarding houses. The ca. 1900 house at 303 Montreat Road is a large two-story, hip-roof frame

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<sup>10</sup> Argintar, 17-19.

<sup>11</sup> Argintar, 5-6, and "Black Mountain Downtown Historic District" Nomination, 26-28.

<sup>12</sup> 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 Historic District" Nomination, 28-29. Also see Anderson, 87-88.

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dwelling with a broad wraparound porch, decorative front gable, and twin interior brick chimneys. Although it is not known to have operated as an inn or boarding house, the overall scale and welcoming double-leaf front doors and sidelights calls to mind the type of houses once opened to guests and travelers. Despite its grand size the house features little exterior embellishment, plain one-over-one double-hung sash, and has been altered with the addition of asbestos shingle siding and decorative wood shutters.

The majority of resources in the South Montreat Road area date from between 1920 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 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 L. L. Hines House at 403 Montreat Road, built around 1915, is a neat two-story, front-gable dwelling with an attached Colonial Revival-style porch that sits on a brick pier foundation with river rock infill. A one-story, full-width, front-gable porch is supported by plain columns. Wide porch steps are constructed of river rock with rock cheek walls, and a low retaining wall at the front of the property is also constructed of the material. Vinyl siding now covers the original weatherboards and wood shingles in the gable ends. A one-and-a-half story, two-bay detached garage contemporary to the house is covered with German siding and stands to the rear. The ca. 1920 house at 307 Montreat Road appears to be a Dutch Colonial Revival-style house dominated by a broad gambrel roof, but the engaged wraparound porch, low turret, and inset second-story balcony suggest a mix of stylistic elements that may also draw from the Shingle Style, a later picturesque variation of Queen Anne. The ca. 1945 one-story Hill House at 301 Montreat Road displays a Cape Cod form and high degree of design and craftsmanship. The stone-vener house features two gabled dormers, setback side wing, exterior end chimney, picture window, and arched entry. A low stone retaining wall along the front of the property and mature vegetation also contribute to the overall sense of durability.

The Craftsman style fits well within the environment of Black Mountain, and many of the houses in the South Montreat Road area are small 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

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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.<sup>13</sup>

A number of houses along Montreat Road 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 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 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. In residential architecture, the Craftsman style often employed wood or shingle siding (frequently in combination), unenclosed eave overhangs with exposed roof rafters, decorative beams or brackets 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 one story tall with one or more front-facing gables that integrated the porch and house. 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.

The house at 203 Montreat Road, built ca. 1920, is an especially good example of the Craftsman ideals and bungalow form found within the district. 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 interior brick chimney and central front-gable dormer with triangular eave brackets. The house is sheathed with coursed wood shingles, including the wide porch posts and solid porch balustrade. Other elements include exposed rafter tails, triangular brackets in the gable ends, six-over-one windows, and an arched porch opening. Another well-detailed bungalow is located at 401 Montreat Road and features German and shingle siding, front-gable porch on paired square posts, exposed rafter tails, triangular eave brackets in the gable ends, and brick pier foundation with river rock infill. The ca. 1920 Craftsman-influenced Will Green House at 311 Montreat Road displays an eclectic mix of elements including weatherboard and coursed shingle siding, diamond-pane windows, hip-roof dormers, and arched entries at the front and side. Although it appears to have been altered over the years, the house still fits well within the district.

<sup>13</sup> 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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Other examples of bungalows found in the district present more restrained interpretations of the Craftsman-style. Two bungalows at 404 and 501 Montreat Road, both ca. 1925, are simple front-gable forms with attached front-gable porches. The ca. 1920 house at 505 Montreat Road is a front-gable bungalow with a front-gable bay, wraparound side-gable porch on tapered wood posts, four-over-one double-hung sash, and wood shingles in the gable ends and on the porch balustrade. The house at 200 Montreat Road dates from the late 1920s and incorporates elements of the Colonial Revival and Craftsman styles. The one-story brick house displays a cross-gable roof with clipped ends, wood shingles in the gable ends, and a bracketed, arched entry hood. The windows are typically six-over-six, but the entry door features a Craftsman-style multi-light glazing pattern.

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 traditional domestic imagery 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 familiar residential forms (frequently derived from Colonial Revival models) with a modern preference for only minimal ornamentation. Minimal Traditional style houses are typically one story with an asymmetrical façade, front-facing gable, 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.

The first examples of the style along Montreat Road date to the early 1940s, with a cluster of Minimal Traditional houses built on the east side of the street between First and Third streets. Two good examples of the style are located at 206 and 300 Montreat Road. The frame and brick Williams House at 300 Montreat Road was built in 1942 and features one-story façade with a projecting front-gable wing, bold façade chimney, and a front entrance opening from the wing onto a concrete patio. A single-bay garage is located in the basement at the rear of the house. The brick-veneer Love House at 206 Montreat Road was built around 1950 and features a one-story façade with a projecting front-gable wing, attached shed-roof porch, large picture window, exterior end chimney, and a single-bay garage in the basement. The one-story, three-bay, side-gable Penny House was constructed in 1948 with little exterior embellishment. Resting on a concrete block foundation, the frame house is sheathed with German siding and features a slightly recessed entrance bay, gabled hood with an arched opening supported on curved brackets, and six-over-six windows.

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

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orientation, presenting a much larger façade to the street than earlier house types. The floor plan is generally open with the living, dining, and family rooms flowing together and close by the kitchen. Private areas of the house were accessed from a small hallway. With minimal applied ornament, Ranch houses derive their visual distinction from asymmetrical facades, attached garages, sliding glass doors, and picture windows.

The Ranch style, with only five examples, was not as popular in the district as elsewhere in Black Mountain, but a few good examples are found within the district. The ca. 1945 one-story, side-gable house at 305 Montreat Road is sheathed with German siding and exhibits a brick foundation, interior brick chimney, cornice returns, and a broad front-gable entrance hood supported on oversized brackets. The one-story brick house at 407 Montreat Road, built around 1960, is a good example of the Ranch style with its hip roof, deep eaves, asymmetrical façade, and picture window. The last bay of the hip-roof rear wing has been enclosed, but may have originally been an engaged carport.

The most substantial structure within the South Montreat Road district is the First Baptist Church at 130 Montreat Road. Erected in 1949 on the site of the congregation's earlier building, the church is a two-story, front-gable Classical Revival-style brick edifice with a monumental pedimented portico supported on Doric columns and pilasters. A copper-clad steeple rises from a square tower base in façade and the double-leaf entrance is framed by a pedimented surround with a sunburst panel above the door. The T-shaped original building has been enlarged with an L-shaped education wing to the south that was added in the late 1950s. The education wing compliments the brick construction of the sanctuary, but displays little exterior embellishment. Classically derived motifs attached to a simple linear-plan building were common among Protestant congregations in the early to mid-twentieth century. Borrowing elements from American colonial church architecture, the handsome, functionally-modern building connects to the traditional styles of the past.

Beginning in the 1940s and continuing through the post-war period, the district shows evidence of the increased need for housing as soldiers began returning home and young families began to grow. In 1939-1940, Fannie Fitzgerald oversaw the construction of a two-story, four-unit apartment building and a one-story house for use as rental property along Montreat Road. The Colonial Revival-influenced apartment building, located 304 Montreat Road, is a side-gable frame building on a river rock foundation with two single-leaf entrances at opposite ends of the façade. One-story, gabled entrance bays project from either end of the building and contain entrances to the other two apartments. Now covered with asbestos shingle siding, the building features a symmetrical façade, fluted pilasters framing the six-panel doors, and six-over-six double-hung sash. The one-story, Minimal Traditional-style frame house is located northeast of the apartments at 100 Third Street. The simple structure displays wood shingle siding, one-bay side wing, and a gabled entry hood on triangular brackets. Several years later, around 1950, a one-story, side-gable duplex, which faces north to Third Street like the adjacent house, was built between the two earlier buildings. Conveying a sense of its practical purpose as efficient and affordable housing, the duplex is utilitarian in appearance with asbestos shingle siding, concrete block foundation, uncovered concrete stoops, and six-over-six windows. Several houses in the district include detached cottages or garage apartments that offered a

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small number of additional residential units and some additional income for their owners. The houses at 205, 311, and 401 Montreat Road all feature detached cottages, and the Hines House at 403 Montreat Road includes a small apartment above its detached two-bay garage.

The South Montreat Road district derives much of its character from the mix of architectural styles and strong linear layout. Montreat Road was one of Black Mountain's early residential streets and its older houses and mature vegetation demonstrate the stability that comes with its established and continued residential function. It is bordered to the east and west by other residential neighborhoods of a somewhat different character, scale, and integrity. The surrounding neighborhoods may display more cohesive platting and curvilinear or intersecting street patterns, but often contain a greater amount of late-twentieth century or modern infill construction. The Dougherty Heights neighborhood to the southwest maintains a similar architectural character and density to the South Montreat Road district, with a mix of early and mid-twentieth century houses, inns, apartments, and churches. During the 2006-2007 Black Mountain survey of historic architectural resources, the Dougherty Heights neighborhood was evaluated and considered to be eligible for the National Register. 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

#### UTMs (continued)

|   |         |          |
|---|---------|----------|
| 5 | 380210E | 3942460N |
| 6 | 380300E | 3942960N |

#### 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 139 feet. The nominated boundary includes approximately fourteen acres.

#### Boundary Justification

The South Montreat Road Historic District in Black Mountain consists of the residential neighborhood located along Montreat Road between Laurel Circle Drive at the south and Fourth Street and Beech Street at the north. Resources located on several side streets—First Street, Third Street, Ninth Street, and Beech Street—are included within the boundary due to their physical relationship to Montreat Road and a continuity of historical association and character. The property at 101 Beech Street faces onto Montreat Road, but is accessed from Beech Street, which is the reason for its address association. The boundaries were drawn to include the concentration of twentieth-century residential development along this important transportation corridor in Black Mountain. Resources located outside the district boundaries are associated with other neighborhoods and different land uses.

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### Photograph Index

All photographs of South Montreat Road Historic District in Black Mountain, North Carolina by Clay Griffith of Acme Preservation Services in November 2009 and January 2010, unless otherwise noted. Digital images kept at the Survey and Planning Branch of North Carolina State Historic Preservation Office in Raleigh, North Carolina.

1. House, 303 Montreat Road, façade, view to northwest
2. House, 307 Montreat Road, oblique view to northwest
3. House, 203 Montreat Road, façade, view to west
4. House, 402 Montreat Road, façade, view to east
5. House, 401 Montreat Road, overall view to west
6. Apartments, 304 Montreat Road, oblique view to northeast
7. House, 300 Montreat Road, façade, view to east
8. House, 206 Montreat Road, façade, view to east
9. First Baptist Church, 130 Montreat Road, oblique view to northeast. Photograph by Sybil Argintar, December 2006.
10. House, 407 Montreat Road, oblique view to northwest
11. Ervin & Lavonne Kramp House, 309 Montreat Road, oblique view to southwest. Noncontributing resource.
12. Streetscape, Montreat Road, west side, view north from intersection with East Connally Street. Photograph by Clay Griffith, March 2010.