



North Carolina Department of Cultural Resources

State Historic Preservation Office

David L. S. Brook, Administrator

Division of Archives and History
Jeffrey J. Crow, Director

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary

March 28, 2001

MEMORANDUM

To: William D. Gilmore, P.E., Manager
Project Development and Environmental Analysis Branch

From: David Brook *David Brook*
Deputy State Historic Preservation Officer

Re: Leicester Highway (NC 63) from SR 1615 to SR 1004, TIP No. U-3301,
Buncombe County, ER 00-7774

Thank you for your letter of September 25, 2000, transmitting the survey report by Vanessa E. Patrick, NCDOT, concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for listing in the National Register of Historic Places:

Harold Clark House is eligible for listing in the National Register of Historic Places under Criterion C for architecture as an intact example of a traditional I-house embellished with stylistic details such as Italianate bracketing and Queen Anne detailing, a rare surviving example in this region. We concur with the boundaries as noted on page 21 of the report.

Leicester Historic District is eligible for listing in the National Register of Historic Places under Criterion A for community development as an example of a small, rural, agricultural community common throughout the region during the late nineteenth and early twentieth century that are quickly disappearing due to urban expansion. The district is also eligible for listing under Criterion C for architecture it includes examples of the Queen Anne and Bungalow styles as well as earlier, traditional modes of design. We concur with the boundaries as noted on page 25 of the report.

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount St., Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919) 733-4763 • 733-8653
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SURVEY & PLANNING	515 N. Blount St., Raleigh NC	4618 Mail Service Center, Raleigh NC 27699-4618	(919) 733-6545 • 715-4801

Page Two
William D. Gilmore
March 28, 2001

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have any questions concerning the above comment, contact Renee Gledhill-Earley, Environmental Review Coordinator, at 919 733-4763.

Cc: N. Graf
M.P. Furr

**HISTORIC ARCHITECTURAL RESOURCES
FINAL IDENTIFICATION AND EVALUATION**

LEICESTER HIGHWAY (NC 63)

FROM
SR 1615 (WHITT ROAD)
TO
SR 1004 (NEWFOUND ROAD)
BUNCOMBE COUNTY
NORTH CAROLINA

T.I.P. NO. U-3301
STATE PROJECT NO. 8.1844901
FEDERAL AID PROJECT NO. WTP-63 (1)

VANESSA E. PATRICK
ARCHITECTURAL HISTORIAN
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

SEPTEMBER 2000

**HISTORIC ARCHITECTURAL RESOURCES
FINAL IDENTIFICATION AND EVALUATION**

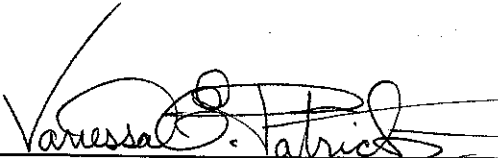
LEICESTER HIGHWAY (NC 63)

FROM
SR 1615 (WHITT ROAD) TO SR 1004 (NEWFOUND ROAD)
BUNCOMBE COUNTY
NORTH CAROLINA

T.I.P NO. U-3301
STATE PROJECT NO. 8.1844901
FEDERAL AID PROJECT NO. STP-63 (1)

VANESSA E. PATRICK
ARCHITECTURAL HISTORIAN
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

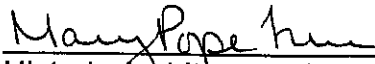
SEPTEMBER 2000



Historic Architecture Section
North Carolina Department of Transportation

Sept. 25, 2000

Date



Historic Architecture Section
North Carolina Department of Transportation

Sept. 25, 2000

Date

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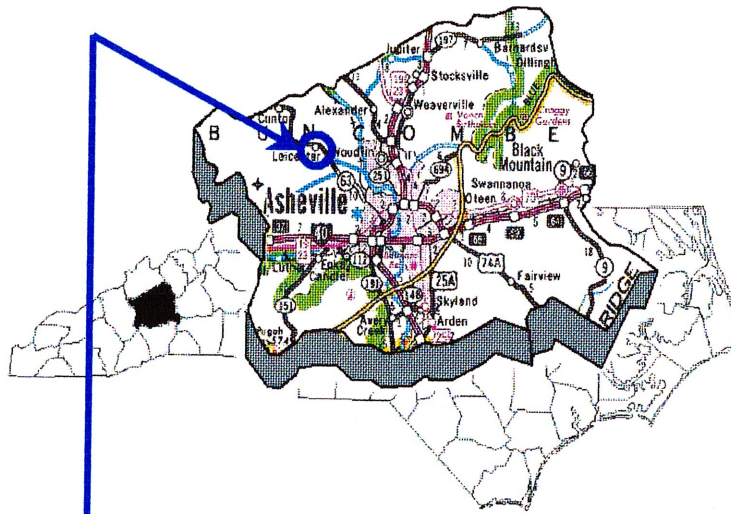
Project Description

The North Carolina Department of Transportation (NCDOT) proposes to widen NC 63 (Leicester Highway) to a multi-lane facility with some relocation, from SR 1615 (Whitt Road) to SR 1004 (Newfound Road) in Buncombe County, North Carolina (Figure 1). The proposed widening of NC 63, currently a two-lane, two-way facility with a 22-foot (6.7 m.) pavement and grass shoulders, entails constructing one of two alternatives: 1) a five-lane, 64-foot (19.5 m.) face-to-face, curb and gutter section with 8-foot (2.4 m.) berms on a 100-foot (30.5 m.) wide right of way or 2) a four-lane, 68-foot (20.7 m.) face-to-face, curb and gutter section with a 16-foot (4.8 m.) median with 8-foot (2.4 m.) berms on a 110-foot (33.5 m.) wide right of way. Neither option includes access control. The total length of the project is 4.3 miles (6.92 km.). The project (T.I.P. No. U-3301) is both federally (Project No. STP-63 (1)) and state (Project No. 8.1844901) funded.

The Area of Potential Effects (APE) for historic architectural resources was delineated by NCDOT staff architectural historians and reviewed in the field on March 23, 2000 and July 26, 2000 (Figure 2). It surrounds the route of the proposed widening to include those areas that may be affected either physically or visually by new construction.

Purpose of Survey and Report

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the APE as part of the environmental studies performed by NCDOT for the proposed project T.I.P. U-3301, widening of NC 63 (Leicester Highway), Buncombe County, and documented by an Environmental Assessment (EA). This report is prepared as a technical addendum to the EA and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA, as amended, 16 U.S.C. Section 470f, requires Federal agencies to take into account the effect of their undertakings on properties included or eligible for inclusion in the National Register of Historic Places and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. This report is on file at NCDOT and is available for review by the general public.



U-3301
NC 63 (Leicester Highway)
Buncombe County
4.3 miles (6.92 km.)

Figure 1 - Project Location

Not to Scale

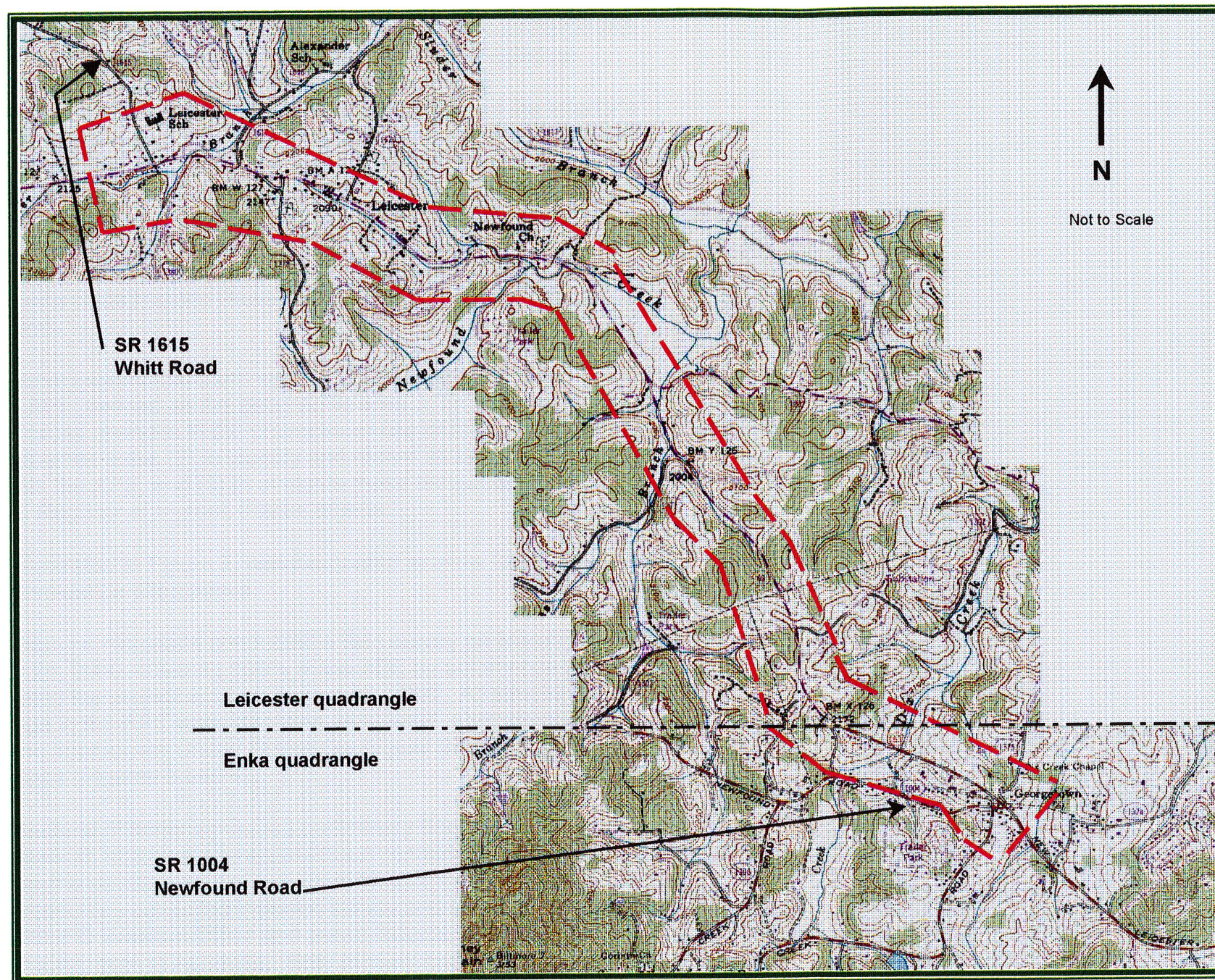


Figure 2 - Area of Potential Effects (APE)
 Leicester (1942, rev. 1990) and Enka (1961, rev. 1990) USGS 7.5' quadrangles

U-3301 NC 63 (Leicester Highway)

Buncombe County, NC
 September 2000

Methodology

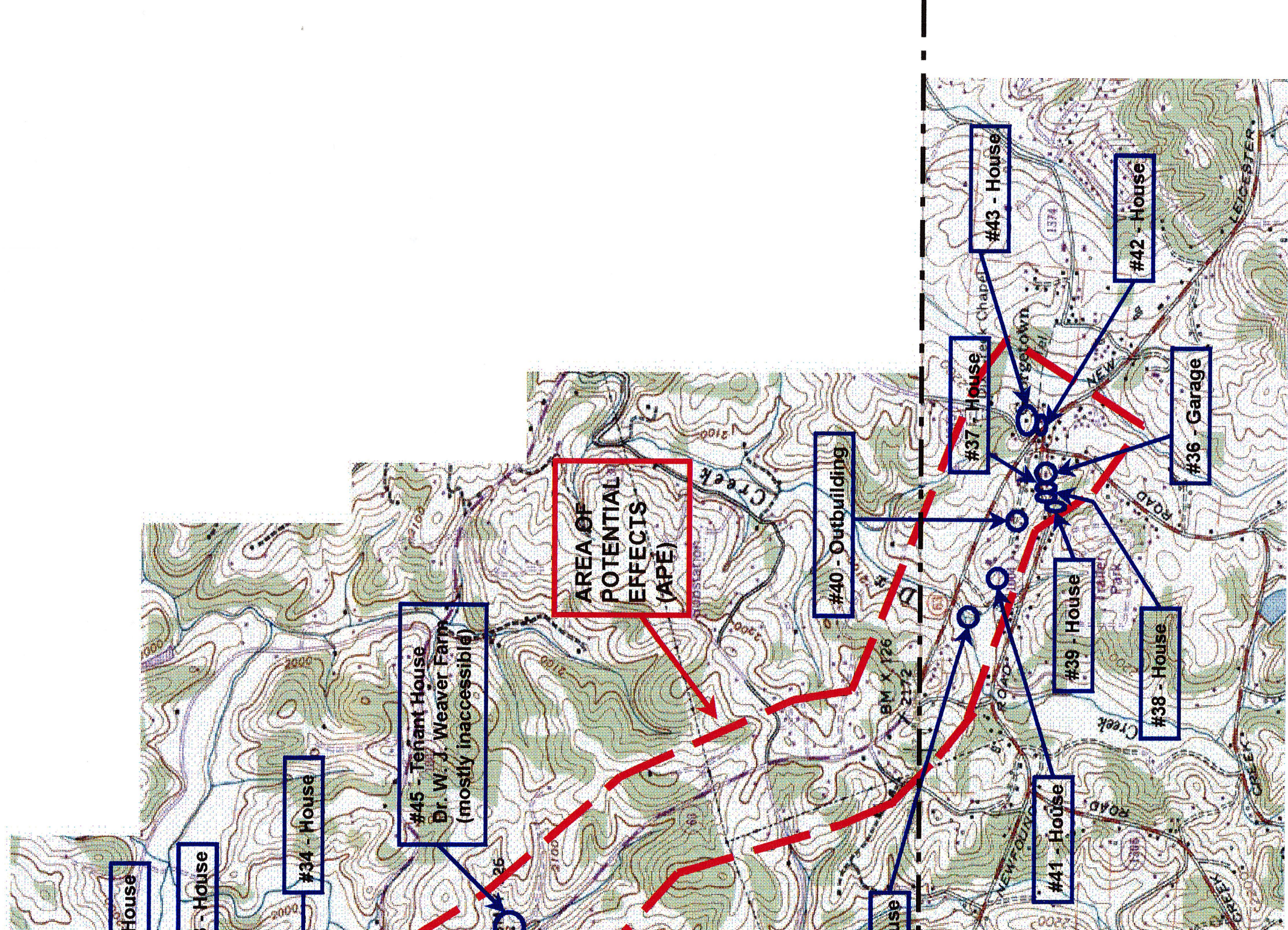
NCDOT conducted the survey and prepared this report in accordance with the provisions of Federal Highway Administration (FHWA) Technical Advisory T6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service. In addition, this report conforms to the expanded requirements for architectural survey reports developed by NCDOT and the North Carolina State Historic Preservation Office (NCSHPO) dated February 2, 1996.

An intensive survey was undertaken with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify and record all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The APE, as illustrated in Figure 2, was delineated to allow for flexibility in the design of avoidance alternatives.

NCDOT architectural historians conducted a field survey on March 23, 2000 and July 26, 2000, covering 100% of the APE by automobile and on foot, and revisited the project area on August 30, 2000. All structures over fifty years of age in the APE were identified, evaluated, photographed, and recorded on the appropriate United States Geological Survey (USGS) topographic maps (Figures 3 and 4).

NCDOT architectural historians pursued preliminary documentary research to establish historical and architectural contexts for the project area, as well as the development of individual buildings and structures. The principle resources consulted included survey and National Register files at the NCSHPO Western Office and public records at the Buncombe County Courthouse, both in Asheville. Both primary and secondary sources held in the North Carolina State Library and Archives yielded additional information.



NC 63 (Leicester Highway) Buncombe County, NC
 (1942, rev. 1990) and Enka (1961, rev. 1990) USGS 7.5' quadrangles
 September 2000

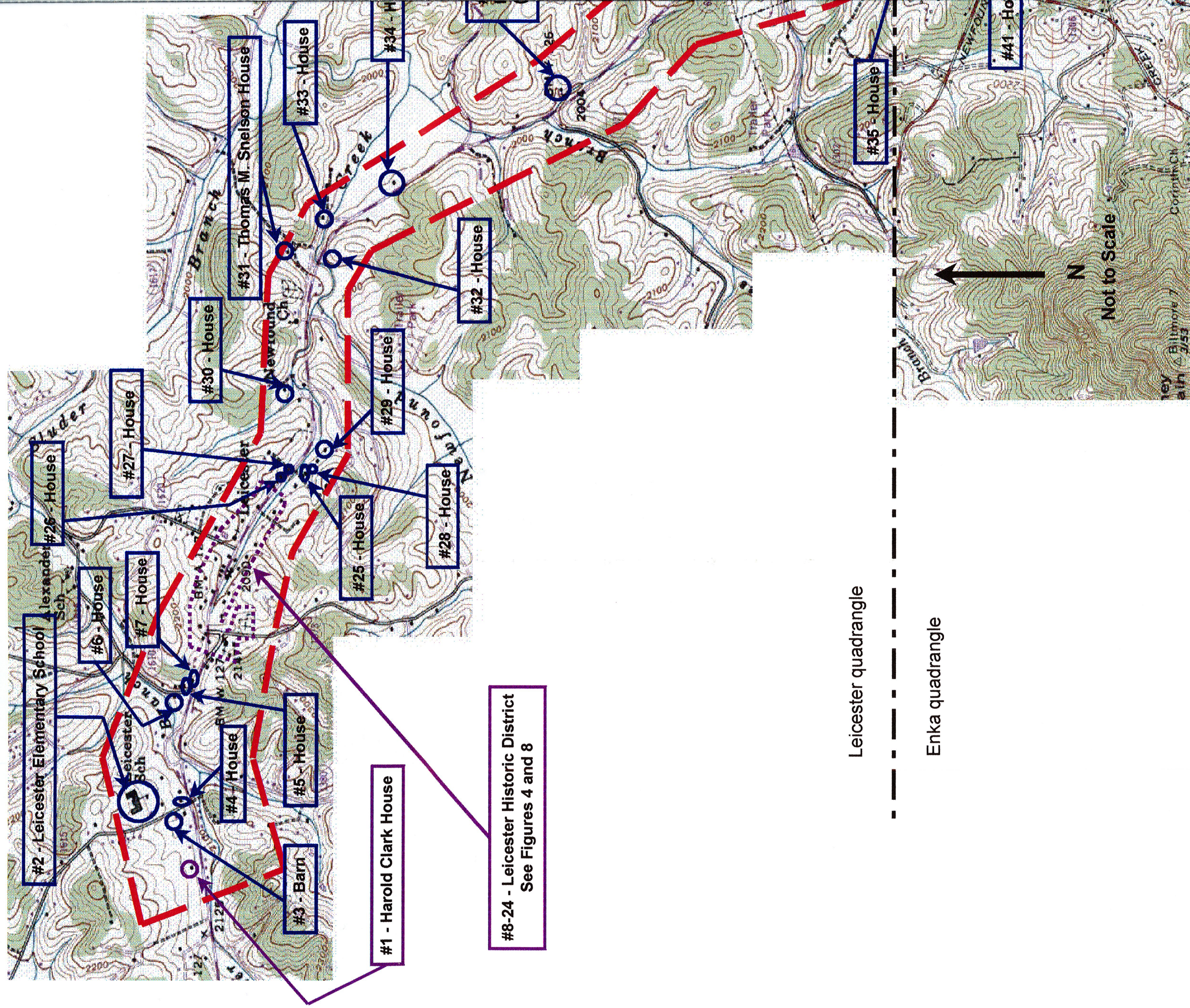


Figure 3 - Historic Architectural Resources Survey Map
 Melissa E. Patrick, Architectural Historian
 U-3301 NC
 Leicester (1942, rev)

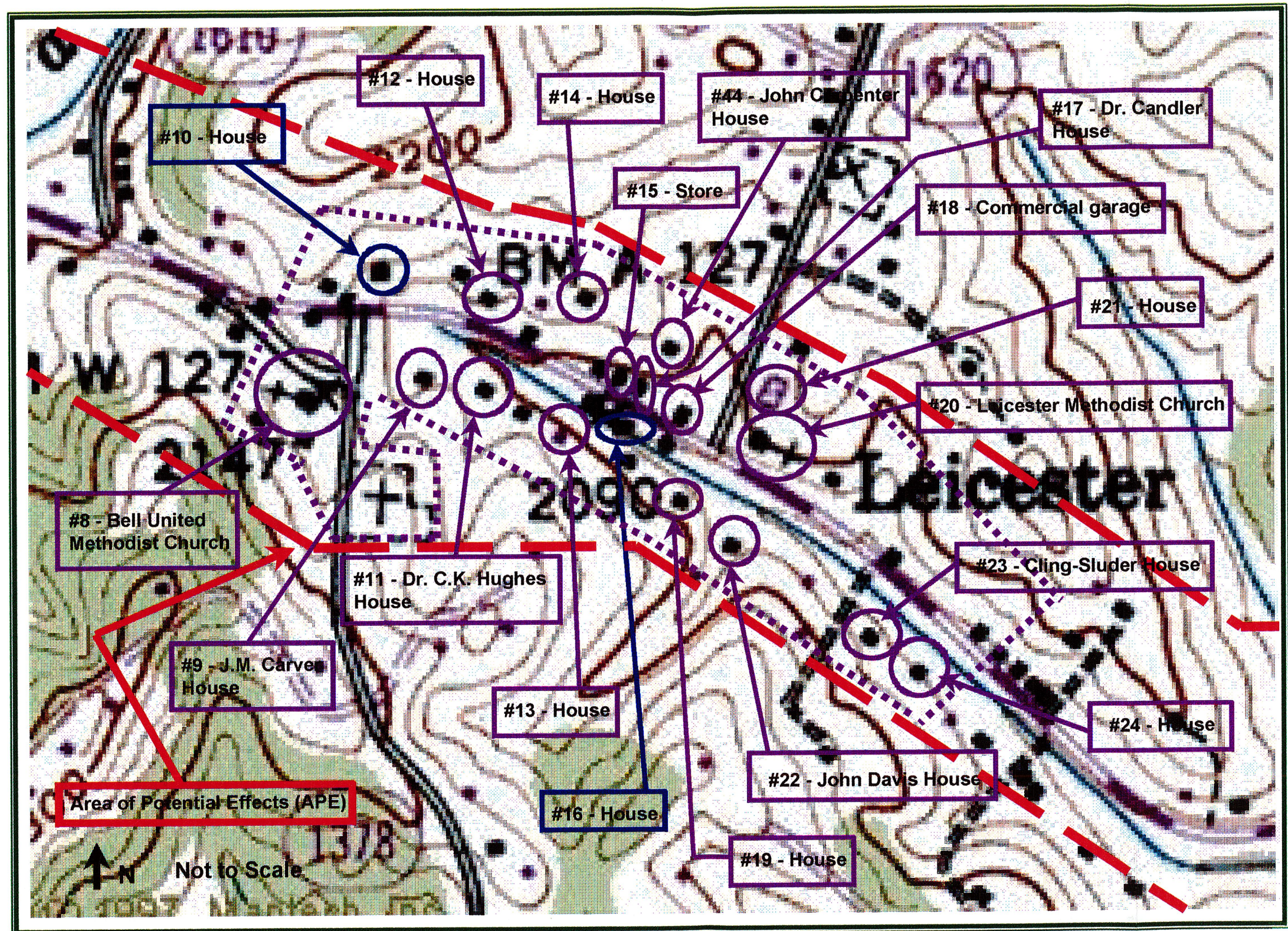


Figure 4 - Historic Architectural Resources Survey Map U-3301 NC 63 (Leicester Highway) Buncombe County, NC
 Detail of Leicester Vicinity Showing Proposed Historic District Boundary and Contributing Properties (■)
 Vanessa E. Patrick, Architectural Historian Leicester (1942, rev. 1990) USGS 7.5' quadrangle September 2000

Summary Findings of the Survey

The project proposes to widen NC 63 (Leicester Highway) in Buncombe County. In a memorandum dated February 29, 2000, the project planning engineer requested architectural analysis of the project area. No properties listed on the National Register of Historic Places are located within the APE for the project. The Leicester Historic District, encompassing both the north and south sides of NC 63 between SR 1378 and SR 1620, was placed on the State Study List in 1996. Forty-five properties were identified that were greater than fifty years of age (Figures 3 and 4). Of the forty-five, twenty-six were determined not eligible for the National Register and not worthy of further evaluation in consultation meetings between the NCSHPO and NCDOT held on August 17, 2000 and September 7, 2000 (for concurrence forms, see Appendix). This report includes photographs and brief statements of their ineligibility. The nineteen properties situated within the boundaries of the study-listed district and an additional, single property are considered eligible for the National Register and are treated accordingly in this report.

Criterion Consideration G, for properties that have achieved significance within the last fifty years, states that properties less than fifty years of age may be listed on the National Register only if they are of exceptional importance or if they are integral parts of districts eligible for the National Register. There are no properties in the APE that qualify for the National Register under Criterion Consideration G.

Historic Architectural Resources in the APE

Properties Listed on the National Register:

None

Properties Listed on the North Carolina State Study List:

Leicester Historic District

Properties Evaluated and Determined Not Eligible for the National Register:

Properties 2-7, 25-43, 45

Properties Evaluated and Considered Eligible for the National Register:

Property 1

Properties 8-24, 44 (as contributing resources to the Leicester Historic District)

Historical and Architectural Overview

Leicester Highway, the present NC 63, developed during the first half of the nineteenth century, as the historic structures and patterns of land use still visible along its route strongly suggest. The historic record has not yielded any specific mention of its creation, but surviving board of county commissioners minutes and documents related to road construction projects for the period portray a local government committed to improving its transportation networks, whether between the Buncombe County seat at Asheville and its immediate surrounds or to the greater world. A number of maps published between 1839 and 1865 illustrate a road roughly conforming to the route of NC 63, crossing Newfound Creek at the point where the town of Leicester would soon appear (Figure 5).¹ Until the 1860s, the road seems to have completed its northwesterly path at a small community known as Turkey Creek, just west of the Leicester site from which it eventually received its name. Today the highway runs from Asheville through northwestern Buncombe County and joins a major road (NC 209) to Hot Springs in adjacent Madison County. That part of the highway comprising the current project area wends its way among the rolling hills that lie between the French Broad River and the transverse ridge of the Newfound Mountains. Along its length appear the farms, churches, and roadside communities that have characterized rural Buncombe County for the past two centuries.

The natural riches of the French Broad River valley -- forests, creeks and streams, abundant wildlife, moderate climate, fertile soil -- have proved irresistible to a succession of peoples for literally thousands of years. The most extensive and, one might argue, intrusively dynamic occupation of the valley and its region began during the years immediately following the Revolutionary War, when significant numbers of Americans and Europeans crossed the Blue Ridge into the western frontier. Displacing their predecessors the Cherokee, the newcomers quickly established

¹ "Map of North and South Carolina Exhibiting the Post Offices, Post Roads, Canals, Railroads &c" by David H. Burr, 1:650,000, from *The American Atlas* (London: 1839), Library of Congress Map Collections; [Roads, Stage Roads, Railroads in Western North Carolina and Eastern Tennessee], 1"= 10 miles, n.p.: [ca. 1850], North Carolina State Library and Archives Map Collection; "A New Map of the State of North Carolina," 1"= 9 miles, Philadelphia: Wellington Williams, [ca. 1854], North Carolina State Library and Archives Map Collection; "Johnson's North and South Carolina," 1"= 10 miles, n.p.: Johnson and Browning, 1861, Library of Congress Map Collections; "Mountain Region of North Carolina and Tennessee," 1"= 10 miles, [Washington, D.C.]: U.S. Coast Survey, [1863], Library of Congress Map Collections; "Map of North Carolina and Portions of Adjacent States," 1"= 10 miles, [Washington, D.C.]: U.S. Coast Survey, 1865, North Carolina State Library and Archives Map Collection.

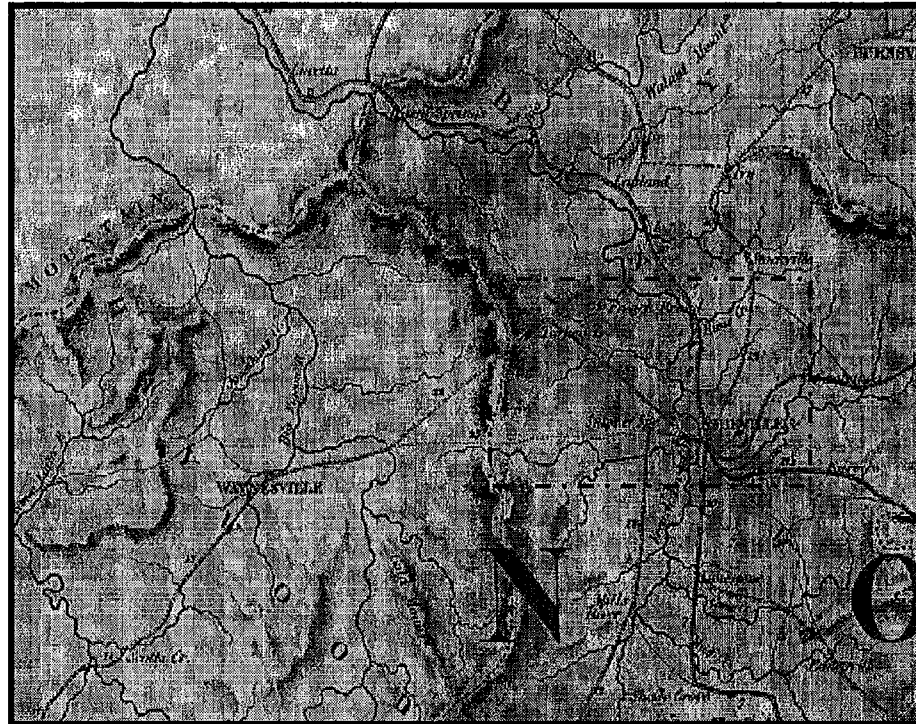


Figure 5. Road from Asheville to Turkey Creek. Detail of "Map of North and South Carolina Exhibiting the Post Offices, Post Roads, Canals, Rail Roads, &c," by David H. Burr, topographer to the U. S. Post Office. 1: 650,000. From *The American Atlas* (London: 1839). Library of Congress Map Collections: 1544-1999, <http://memory.loc.gov/ammem/gmdhtml/gmdhome.html>.

largely self-sufficient, diversified farms. The creeks flowing into the French Broad River -- such as the Newfound and Dix which traverse the project area -- nourished vegetables, fruits, corn and wheat, as well as livestock, and powered gristmills.²

Until about 1830 life's activities were supported nearly exclusively by buildings of log construction. Forest and field readily supplied the materials, including logs, slabs, poles, clay, and stone, and many possessed both the knowledge and simple tools required to build such structures. Log dwellings, barns, churches, and courthouses of varied complexity punctuated the landscape, as did fences composed of stacked, split logs, which marked property lines and guarded crops. Given its economy of construction and great versatility, it is not surprising that log technology endured in the region well into the twentieth century, employed particularly for agricultural support buildings. A tenant house associated with the Dr. W. J. Weaver farm in the project area was built during the mid- to later-nineteenth century (Figure 51, Property 45). Despite its faux-rustic siding and other changes, it displays the proportions, careful corner notching, and skillfully assembled stone chimney typical of a well-built, western North Carolina log dwelling.³

The vast region west of the Blue Ridge, including the French Broad River valley, was recognized officially as Buncombe County, North Carolina in 1792. Twelve present-day counties were created from Buncombe. The county achieved its current configuration in 1851, but has always retained its original county seat, now known as Asheville, incorporated in 1797. The completion of the Buncombe Turnpike in 1828 and similar internal improvements during the years prior to the Civil War linked the county to major southern trade routes and both altered and energized its economy. The driving of horses, cattle, hogs, and even turkeys and geese from Kentucky and Tennessee via the new Buncombe County roads to South Carolina and Georgia encouraged the establishment of inns or "stands," as well as the expansion of corn production, to house and feed the

² The historical overview of the project area and its greater region presented in these pages is drawn principally from John Ager's essay, "Buncombe County: A Brief History" in *Cabins and Castles - The History & Architecture of Buncombe County, North Carolina* (Asheville: 1981), edited by Douglas Swaim, pp. 9-31 and John C. Inscoe's *Mountain Masters, Slavery, and the Sectional Crisis in Western North Carolina* (Knoxville: 1989), especially Chapters 1 and 2.

³ The architectural overview of the project area and its greater region presented in these pages is informed by Douglas Swaim's essay "An Architectural History of Asheville and Buncombe County," as well as "inventory entries," in his *Cabins and Castles*, pp. 49-106, and *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: 1999) by Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, especially the Introduction.

travelers. If livestock, produce and goods from other states passed through the county en route to market, so too did Buncombe cattle, grains, and deerskins gain lucrative commercial outlets. The origins of the region's later-century tourist industry also lie in the new roads, as the means by which residents of the lower South discovered summer retreats in the North Carolina mountains. The heightened movement of people within and through Buncombe County, as well as the variety of activities and enterprises it generated, accelerated the growth of Asheville and inspired the formation of a few, additional, fledgling towns.

Growing prosperity and commercial diversity naturally found expression in architecture. Building activity in Buncombe County intensified as the century progressed and transformed a nearly unbroken landscape of log into a somewhat more varied environment. The proliferation of sawmills and greater presence of carpenters and other members of the building trades provided a new breadth of choice in materials and structural systems, and buildings of frame and brick construction started to appear with some regularity. Antebellum architecture in the region was also characterized by a greater diversity of functional type, as new demands and possibilities called forth not only dwellings, barns, and churches, but mercantile stores, industrial buildings like mills, improved civic structures, hotels, and schools. For much the same reasons, a heightened sense of permanence and even contemporary fashion governed many building projects.

Framing, masonry, and ornamentation all require greater investments of time, skill, and, ultimately, money than log construction, and so it was the more prosperous residents who made the first forays into alternative modes of building. Virtually all structures bearing any strong allegiance to a nationally endorsed aesthetic or constructed in brick were confined to Asheville, the only truly "urban" place in the region. Elsewhere in the surrounding area, both new and remodeled buildings displayed elements of a stripped-down Georgian, minimally realized Federal, or selectively quoted Greek Revival style, or, more-frequently, employed the massing and detailing of well-established, traditional forms, regardless of structural system.

The James and Adolphus M. Gudger House, built just north of the project area, perfectly summarizes the nature of antebellum building in the Buncombe County region. During the 1850s, Adolphus M. Gudger added a two-story, single-room plan, frame addition to his father James' two-story, hall-parlor plan, log dwelling constructed about forty-five years earlier.⁴ Both log and frame sections received a unifying cladding of

⁴ Swaim, pp. 75, 129 (Le:51).

weatherboards. The frame addition displayed attenuated proportions and basically Greek-inspired door, window, and fireplace surrounds, as well as panelled doors, ceilings, and window aprons. The integration of the new and old, continued use of traditional plan units, and incorporation of high-style design features reflect the resources and aspirations evolving in Buncombe County during the decades preceding the Civil War.

Members of the Gudger family provide a number of additional clues to life in northwestern Buncombe County during the early- to mid-nineteenth century. The Gudgers owned a tract of land on which a popular Methodist camp meeting had been held for some years prior to their deeding it the church in 1826.⁵ Known as the Turkey Creek Camp Ground, the site contained a semi-permanent, central platform, benches, and simple residential structures, all no doubt periodically refurbished constructions of log and frame. As the early cartographic record indicates, a place called Turkey Creek developed near the campground and adjacent farms (see Figure 5 and fn. 1). The active settlement of the campground vicinity, including the project area to the southeast, is suggested by a store operated by James Gudger, located "at Cross Roads, in the hills between Turkey Creek and Newfound Creek" during the 1850s and possibly earlier.⁶ A concentration of investment apparently continued to shift towards Newfound Creek and a new community called Leicester soon eclipsed that at Turkey Creek. Leicester first received a postmaster in 1859 and figured as an independent locale in the federal census of 1860.⁷ While Buncombe County did not escape the destruction and depredations of the early 1860s, the Civil War seemingly did not seriously impede Leicester's growth. Throughout the 1860s and into the 1870s the new town reflected and even exceeded in rapidity and vitality the region's post-war recovery. By 1867 it was home to one of Buncombe County's three tanneries and two years later to an Episcopal academy.⁸ A state business directory for the years 1877-1878 placed "A.M. Gudger" of Leicester, owner of the house with the elegant Greek Revival interior, among the most notable farmers in the region.⁹

Building in the wake of war is a matter of repair and replacement. In the Buncombe County region new log structures of traditional plan, like the Weaver tenant house discussed earlier, retained their accustomed

⁵ Ina Woestemeyer Van Noppen and John J. Van Noppen, *Western North Carolina Since the Civil War* (Boone, NC: 1973), p. 77.

⁶ Quoted in Swaim, p. 129.

⁷ Vernon S. Stroupe, et al., *Post Offices and Postmasters of North Carolina* (Charlotte, NC: 1996), n.p., Buncombe County listings.

⁸ *Branson's North Carolina Business Directory* (Raleigh: 1867-8), p. 17 and (Raleigh: 1869), p. 23.

⁹ *Branson's ...* (Raleigh: 1877-8), p. 43.

prominence. A marked preference developed for two-story dwellings with central-hall plans and exterior chimneys, particularly the frame or occasionally brick I-house of one-room depth, and existing buildings were often remodeled to achieve the desired arrangement of interior spaces. Still standing in the project area are a number of such structures dating to the post-war era or slightly later: the Dr. Candler (Property 17), Cling-Sluder (Property 23), and Thomas M. Snelson (Property 31) houses (Figures 17, 23, and 38). As the region regained stability, new agricultural and commercial activities required an array of specialized buildings. The decline of the drover trade and the replacement of corn by bright-leaf tobacco as the main cash crop, increased production of dairy products and apples, the intensification of tourism, and the emergence of mining and logging as lucrative industries altered the built environment just as they transformed the rural economy.

In 1880 the Western North Carolina Railroad arrived in Asheville and heralded an era of extraordinary growth, prosperity, and architectural sophistication in the county seat that would last until the onset of the Great Depression some fifty years later. The expansion of the Western North Carolina and other, smaller rail lines was matched by the creation and improvement of roads throughout Buncombe County, including the extension of the post road through Leicester to points north.¹⁰ Unlike Asheville, the surrounding county did not experience an intensity of development inspired by improved transportation, but benefited in more modest ways. Greater access to markets and goods, as well as a true cash-flow due, in part, to the more varied opportunities for earning a living, plus the heightened importance of towns as local centers of commerce characterized the years between about 1880 and 1930. The town of Leicester, for example, experienced a most intense period of growth, becoming the fifth largest town in Buncombe County by 1897 and obtaining both incorporation (1874) and a detailed charter (1891) (Figure 6).¹¹ The need to build the structures necessary to the new economy and the desire to do so in the most contemporary manner shaped the architectural climate of the region.

As in the years immediately following the Civil War, the frame I-house, usually incorporating a rear ell, continued to be a popular choice for

¹⁰ "Preliminary Post Route Map of the State of Tennessee with Parts of Adjacent States," 1"= 8 miles, [Washington, D.C.: Post Office Department], 1877, North Carolina State Library and Archives Map Collection.

¹¹ *Branson's North Carolina Business Directory* (Raleigh: 1897), p. 117 - Leicester, with a population of 250, was exceeded only by Biltmore (300), Weaversville (500), West Asheville (1000) and Asheville (13,000), while most of the sixty county towns listed in the directory contained less than seventy-five inhabitants; *Laws and Resolutions of the State of North Carolina* (Raleigh: 1874), pp. 371-372 and (Raleigh: 1891), pp. 1413-1424.

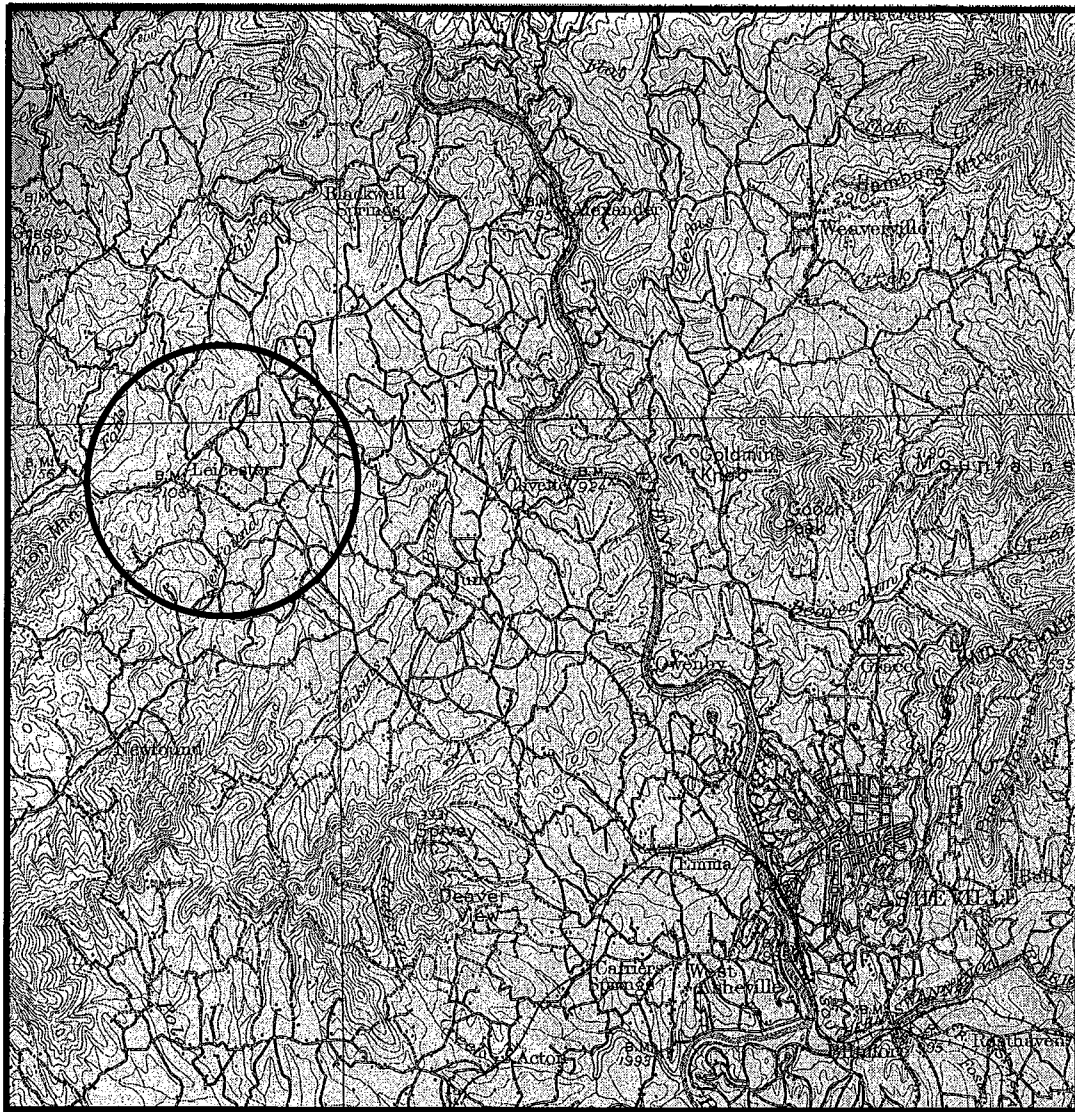


Figure 6. Leicester and environs around 1900. Detail of Asheville quadrangle based on survey of 1898-1899, published in 1901. 1:125,000. United States Geological Survey, Washington, D.C.

dwelling throughout the Buncombe County region. In addition, a new-found interest in sawn and turned ornamentation and asymmetrical massing, key elements of the Queen Anne style, found expression in some of the more ambitious buildings in the county. A number of houses in the project area illustrate various applications of these design concepts. The Dr. C. K. Hughs house (Property 11) represents the transformation of an I-house into an L-shaped structure by the simple inclusion of a projecting wing, and the Harold Clark house (Property 1) achieved its distinctive profile by the application of two small, polygonal bays (Figures 11a & b and 7a&b). Both the J. M. Carver house (Property 9) and John Davis house (Property 22) display more complex solutions based on a hip-roofed core from which spring perpendicular wings, wrap-around porches, dormers, and corner turrets (Figures 9a&b and 22a&b). These houses, and, indeed, the growing majority of buildings of all types, utilized increasingly available, standardized millwork: from window sash and doors to brackets, porch railings, and patterned shingles. Dimensioned lumber, like millwork either produced locally or obtained from afar, made possible the light frame -- well-illustrated by two barns and a store in the project area (Properties 3, 15, and 24) -- which largely supplanted the more laborious and costly traditional framing technology (Figures 27, 15, and 24b). Mass production, standardization, and introduction of new building materials added such features as poured-concrete silos, gambrel-roofed dairy barns, brick schools, and structures like the rusticated masonry block garage (Property 36) at the eastern end of the project area to the Buncombe County landscape (Figure 43).

Patterns of design and construction established during the later decades of the nineteenth century and early decades of the twentieth have endured in the Buncombe County region to the present day. Materials, methods, and even forms have become increasingly homogeneous and less indigenous, as the adoption of bungalow- and ranch-type dwellings suggests (see, for example, Figures 10, 12, 16, 28 and 33). Nevertheless, local interpretations of nationally popular styles -- the broad Gothic Revival of Bell United Methodist Church (Property 8) -- and even of a regionally manifested aesthetic -- the preferred materials and level of workmanship of nearby Biltmore and related buildings reflected in Jerry's Garage (Property 18) -- have persisted as well (Figures 8 and 18). Once so prevalent, saw- and grist-mills, tanneries, most of the mines and many of the logging operations are no longer in evidence, but most of the long-established agricultural efforts continue. Burley tobacco replaced the bright-leaf variety in the 1920s and its cultivation is pursued alongside that of corn and hay. The latter crops are particularly important to the milk and beef cows raised in the region. Tourism remains a major industry. The automobile, like the railroad in earlier years, has both energized and

altered all of these activities. Despite its proximity to ever-expanding Asheville, the project area remains a vital place in the county, its buildings serving needs and aspirations, which essentially have not changed since the late eighteenth century.

**PROPERTIES EVALUATED
AND
CONSIDERED ELIGIBLE
FOR THE
NATIONAL REGISTER
OF
HISTORIC PLACES**

Property 1 - Harold Clark House

Description: Located near the western edge of the APE, the ca. 1900 Harold Clark House occupies an elevated, relatively open site 0.2 miles (0.32 km) west of SR 1615 (Whitt Road). It sits on the north side of NC 63 and, while somewhat removed, is clearly oriented to the highway. It is a two-story, gable-roofed, framed building, resting on a dressed stone foundation. Its three-bay façade is distinguished by a cross-gable reflecting both the central hall and main entrance. A one-story, three-bay, hip-roofed porch with simply squared posts, rails, and balusters also defines and serves the principal entry. Projecting from the east and west elevations are one-story, polygonal bays, whose slightly concave roof planes rise to meet the main block at the sills of the single, centered, second-floor windows. A one-story, gable-roofed ell extends from the eastern half of the rear elevation. Its east side matches the projection of the nearby polygonal bay; on its west side the pitch of the gable roof flattens to form the shed encompassing a three-bay porch. Windows are four-over-four double-hung sash. Two brick chimney stacks, one rebuilt and the other retaining its boldly corbelled cap, flank the central hall and emerge from the ridge of the main block. A similarly capped stack is centered on the ridge of the rear ell. The entire building is weatherboarded and covered with sheet metal and composition roofing.

Corner- and skirting-boards provide decorative enhancement to the main block, polygonal bays, and rear ell alike; broad fascia are an additional feature of the bays. Patterned shingles ornament the façade gable, which is also defined by a belt course and raking boards. The main block and polygonal bays boast bracketed eaves, while the façade porch and rear ell display unconcealed rafter ends. The decorative boards, brackets, fascia, and beltcourse, plus the window and door surrounds are picked out in a color contrasting with that of the weatherboarding and gable shingling.

The Harold Clark House was identified in the architectural survey of Buncombe County conducted by the North Carolina Department of Cultural Resources in 1978-1979 and recorded as site BN 321. It appears on page 128 of *Cabins & Castles*, the 1981 survey publication. The photographs in Figures 7a and 7b on the following page were taken on July 26, 2000.

Evaluation: For purposes of compliance with Section 106 of the NHPA, the Harold Clark House is considered eligible for the National

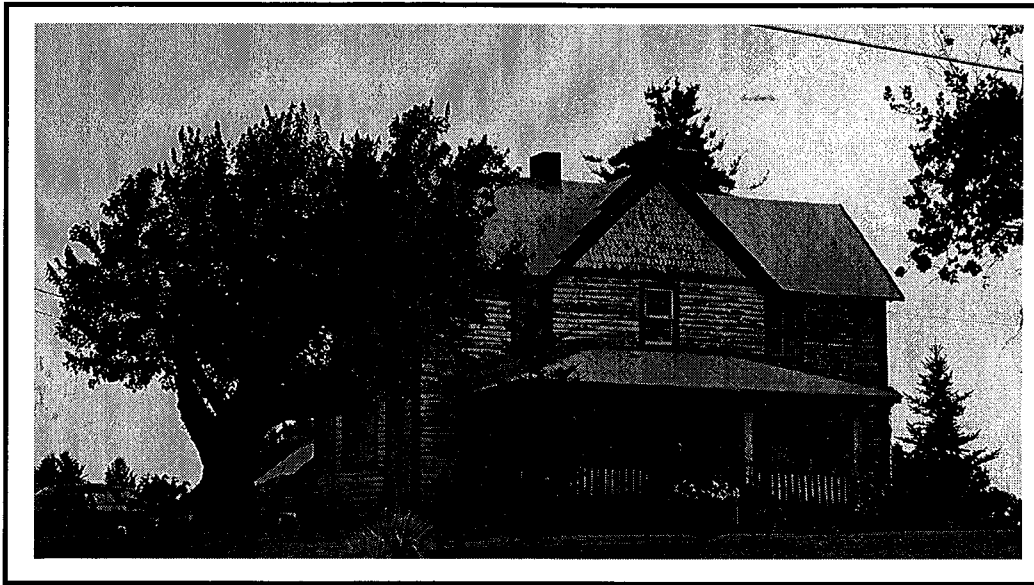


Figure 7a. Property 1 - The Harold Clark House (BN 321). South (main) and west elevations.

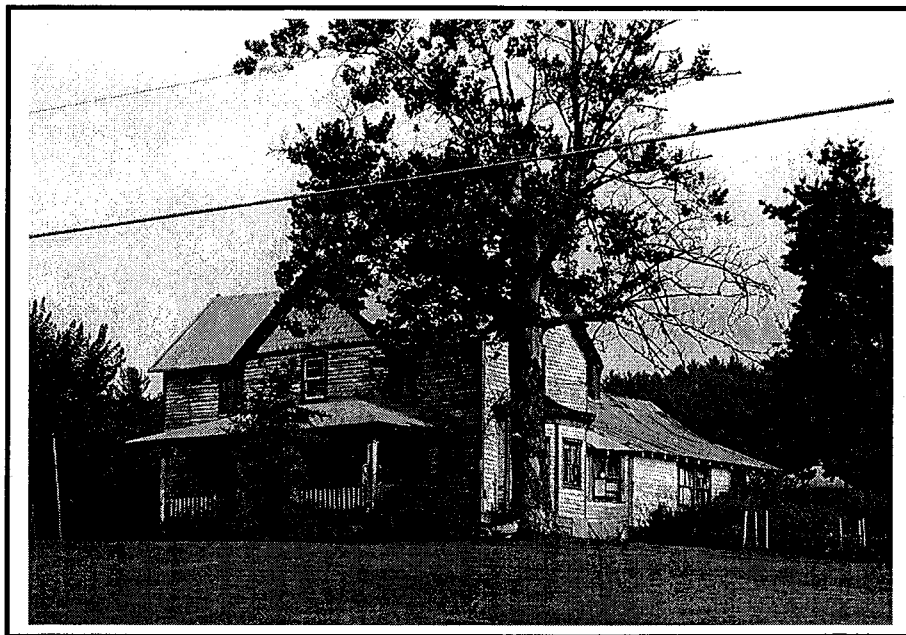


Figure 7b. Property 1 - The Harold Clark House (BN 321). South (main) and east elevations.

Register of Historic Places. The building qualifies for eligibility under Criterion C as significant both locally and regionally in the area of architecture.

The Harold Clark House is *not eligible* for the National Register under Criterion A for associations with events that have made a significant contribution to the broad patterns of American history. The building is not related to any particular event or contribution to an historic trend. While associated with the development of the Leicester community during the years around 1900, the house, as the core of one of many similar domestic sites in the region, is not of any specific importance.

The Harold Clark House is *not eligible* for the National Register under Criterion B for associations with significant individuals. The building does not illustrate the activities of any particular person notable in national, state, or local contexts.

The Harold Clark House is *eligible* for the National Register under Criterion C for architecture. The building displays most of the characteristics of the traditional I-house form -- two story, single pile, central hall, gable roof -- so prevalent in North Carolina (and elsewhere) from the second half of the nineteenth century into the early decades of the twentieth. The incorporation of certain stylistic details, like the Italianate bracketing and Queen Anne shingling, the expansion of the plan with the polygonal bays, and the careful centering of a pair of elegant chimney stacks, qualify the building as a fairly well-integrated, distinctive variation on the I-house theme. The house shares its paired, centered, interior chimneys with a small number of late-nineteenth-century I-houses in the county, specifically the nearby James Mears House, the Joe Lee Redman House in Flat Creek Township, and the Weaver-Weaver House in Reems Creek Township.¹² However, neither these buildings, nor any of the other, more conventional, surviving examples of the dwelling type possess embellishments or spatial augmentations like those applied to the Clark House. The Harold Clark House remains in relatively good condition and is largely unaltered. The house retains its original relationship to the highway, and its setting conveys a sense of its historic purpose and environment. Similarly, the uncompromised physical features of the building -- its materials, massing, and ornamentation -- reflect the blending of high-style and traditional elements increasingly present in the domestic architecture of the region at the time of its construction. While the house

¹² Swaim, pp. 114, 120, 126.

has experienced a few changes, especially during the last twenty years or so since its inclusion in the Buncombe County survey, its overall integrity is minimally compromised.

The Harold Clark House is *not eligible* for the National Register under Criterion D for information potential. The conventional construction, ornamentation, and siting of the house are not likely to yield information important to the history of building technology or design.

Boundary: The National Register boundary for the Harold Clark House follows the current property lines and is defined on the south by the right-of-way limits of NC 63. It encompasses all of the historic features of the property that directly contribute to its significance, including the principal dwelling. The use of existing legal boundaries is appropriate because these boundaries identify the eligible property and are consistent with its historical significance and remaining integrity. The highway right-of-way on the north side of NC 63 has been chosen as the southern border of the National Register boundary because it is 1) owned and maintained by NCDOT and is not legally part of the property, 2) does not contribute to the historic landscape characteristics of the property, and 3) has been altered and will continue to be altered in the course of routine maintenance by NCDOT. The boundary is recorded on the current tax parcel map of the area, held at the Buncombe County Courthouse in Asheville.

Properties 8-24 and 44 - Leicester Historic District

Description: F.A. Sondley, in his history of Buncombe County, identifies Leicester as a "settlement on Newfound Creek," established "some years before the war on the South."¹³ Post office records indicate that the place had been known as Turkey Creek prior to 1859 and, as discussed earlier in this report (pp. 8 and 12), the immediate area of the two creeks had developed steadily during the first half of the nineteenth century.¹⁴ Sondley also states that the town was named "in honor of Leicester Chapman, a naturalized Englishman engaged in merchandising at the place." In the 1860 federal census, Chapman is not to be found among the seventy-eight family groups connected to the "Leicester Post Office," but rather in Asheville.¹⁵ His association with the community, however, seems to have begun at least two years earlier with land transactions, and by the end of the 1860s he, his family, and his mercantile establishment were firmly fixed in Leicester.¹⁶ In 1871 Chapman sold a town lot, on which stood a dwelling and storehouse, to another Leicester merchant, John Carpenter; the one-and-one-half-story, center-hall, frame house exists today in a somewhat altered condition (Property 44 - Figures 25a&b).¹⁷

Sondley elaborates on the pronunciation of the town name, claiming that well into the twentieth century "many people in the neighborhood" persisted in something other than the correct "Lester," and that soon after its designation it was corrupted into "Lick Skillet" or, simply, "The Skillet." If uncertainty existed about the name of the new town, none appears to have surrounded its recognized potential. By 1870 Leicester claimed one of the few academies and tanneries in the county, as well as a growing number of merchants, physicians, millers, and craftsmen.¹⁸ Its local prominence was such that the township in which it was located was also

¹³ F.A. Sondley, *A History of Buncombe County, North Carolina* (Asheville: 1930), vol. 2, p. 661. All subsequent references originate from this volume and page.

¹⁴ Stroupe, et al., n.p., Buncombe County listings.

¹⁵ Federal Census of 1860, Buncombe County, Schedule 1 (Free Inhabitants), Asheville section, p. 41, Leicester P.O. section, pp. 6-17.

¹⁶ Buncombe County Survey Files, John Carpenter House (BN 294), NCSHPO-Asheville; Federal Census of 1870, Buncombe County, Schedule 1 (Inhabitants), Leicester Township section, p. 14; *Branson's North Carolina Business Directory* (Raleigh: 1869), p. 22.

¹⁷ Buncombe County Survey Files, John Carpenter House (BN 294); Federal Census of 1870, Buncombe County, Schedule 1, Leicester Township section, p. 5.

¹⁸ Federal Census of 1870, Buncombe County, Schedule 1, Leicester Township section; *Branson's* (Raleigh: 1869), pp. 22-23.

named Leicester. By 1880 the township population had reached 2793, approximately double that of 1860, and Leicester continued its pattern of rapid growth.¹⁹ By 1884 a commercial flour mill and five general merchants were in business in Leicester, and in 1897 the town figured among the most populous places in the county (see page 13).²⁰ Its position as an important regional center was recognized in Rand McNally's world atlas published in 1898, wherein it clearly appears on the North Carolina map.²¹ Incorporated in 1874, the town received its charter, describing such concerns as election and duties of officers, taxation, and land sales, in 1891.²² Leicester continued to thrive into the twentieth century and, though it never duplicated the intense expansion of its early years, it remains to this day a vital community.

The Leicester Historic District encompasses both sides of NC 63, between the Bell United Methodist Church (Property 8) just west of SR 1378 and the house and barn (Property 24) some .7 miles (1.13 km) to the east (Figures 8 and 24a&b). Sixteen structures contributing to its historical identity include buildings from the earliest years of the town's existence, like the John Carpenter house (Property 44), to its later prosperity, like the Dr. C. K. Hughs house (Property 11) (Figures 25a&b and 11a&b). While the district is predominantly residential, it also contains two churches (one with an associated cemetery), two commercial buildings, and a barn as contributing resources. Two traditionally planned and detailed houses, three distinctive examples of Queen Anne design, and a number of bungalows complete the assemblage of key properties. The buildings are all oriented to the Leicester Highway (NC 63) and the majority are sited in close proximity to the road.

¹⁹ Federal Census of 1860, Buncombe County, Free and Slave Inhabitants schedules, Leicester P.O. section; Federal Census of 1880, Buncombe County, Population schedule, Leicester Township section.

²⁰ *Branson's North Carolina Business Directory* (Raleigh: 1884), p. 156 and (Raleigh: 1897), p. 117.

²¹ "North Carolina" from *Rand McNally & Co.'s Indexed Atlas of the World*, 1" = 14 miles, [Chicago]: Rand McNally & Co., 1898, North Carolina State Library and Archives Map Collection.

²² *Laws and Resolutions of the State of North Carolina* (Raleigh: 1874), p. 371 and (Raleigh: 1891), pp. 1413-1424. The charter was repealed in 1905; no transcripts or summaries of legislative discussion from the time exist, so one can only speculate that the terms of the charter became onerous or unnecessary, particularly as Leicester appears to have slowed in growth by the early years of the twentieth century. *Private Laws of the State of North Carolina* (Raleigh: 1905), p. 728, *Journal of the Senate of the General Assembly of the State of North Carolina, Session 1905* (Raleigh: 1905), pp. 717, 767, 803, General Assembly Session Records, January-March 1905, North Carolina State Library and Archives.

The Leicester Historic District was added to the North Carolina State Historic Preservation Study List in 1996 as an area of significance warranting further investigation (see Appendix). Six of the properties included in the district were identified in the architectural survey conducted by the North Carolina Department of Cultural Resources in 1978-1979, recorded as sites BN 290, 294, 304, 356, 468, and 660. They appear on page 127 of *Cabins & Castles*, the 1981 survey publication.

Evaluation: For purposes of compliance with Section 106 of the NHPA, the Leicester Historic District is considered eligible for the National Register of Historic Places. The district qualifies for eligibility under Criteria A and C as significant both locally and regionally in the areas of community development and architecture. It displays a concentration of sites related historically by the evolution of the town, as well as a number of individually distinctive buildings.

The Leicester Historic District is *eligible* for the National Register under Criterion A for associations with events that have made a significant contribution to the broad patterns of American history. The Leicester Historic District represents a pattern of community development typical of nineteenth-century Buncombe County. Unlike other venerable towns in the county, such as Weaverville, Black Mountain, Barnardsville, and Asheville, Leicester was not subsequently transformed by the demands of local government, the arrival of the railroad, the fostering of the tourist trade, the establishment of a college, or the building of an industrial plant. Sited along an important post road, the town quickly became a commercial, religious, and educational center for the surrounding area. Its period of most intense growth extended from the 1860s to about 1910, and the town retains many properties, as well as its configuration, that originated during those years. Leicester is an example of the small, rural, agricultural community found throughout North Carolina and, indeed, the United States, that is increasingly threatened and all too frequently compromised by urban expansion.

The Leicester Historic District is *not eligible* for the National Register under Criterion B for associations with significant individuals. The district does not illustrate the activities of any particular person notable in national, state, or local contexts. While merchants like Leicester Chapman and farmers like A.M. Gudger achieved local prominence, they belong to a group of enterprising people, who saw opportunity in the Leicester area, particularly after the Civil War, and contributed *collectively* to its development.

The Leicester Historic District is *eligible* for the National Register under Criterion C for architecture. The district includes buildings that embody the distinctive characteristics of the Queen Anne and Bungalow styles, as well as of an earlier, traditional mode of design. It also contains a variety of building types reflecting the services the town has provided for the surrounding area throughout its existence. All buildings in the district retain their original relationships to the highway, and their settings convey some sense of historic purpose and environment. Most, with the exception of the fire-damaged Dr. Candler house (Property 17), remain in good condition and are largely unaltered (Figure 17). Their materials, massing, and ornamentation continue to reflect the requirements and resources characteristic of the times during which they were constructed. While somewhat challenged by the presence of non-contributing infill, the overall integrity of the district is reasonably intact.

The Leicester Historic District is *not eligible* for the National Register under Criterion D for information potential. The conventional construction, ornamentation, and siting the district buildings are not likely to yield information important to the history of building technology or design.

Boundary: The National Register boundary for the Leicester Historic District basically conforms to that indicated in the 1996 study list application. At its western end the district is bound by the property lines of the Bell United Methodist Church (Property 8) and its cemetery. These lines are extended to the north (crossing NC 63) and east to meet the rear property lines associated with the buildings flanking both sides of the highway. At its eastern end the district is bound by the property lines of Property 24; the easternmost line is extended northward (across NC 63) to complete the boundary. Containing approximately 63.6 acres, a slightly a larger area than proposed for the study list, the boundary encompasses all of the historic features of the district that directly contribute to its significance. The use of existing legal boundaries is appropriate because these boundaries define the eligible area and are consistent with its historical identity and remaining integrity. The property lines are recorded on the current tax parcel maps of the town of Leicester, held at the Buncombe County Courthouse in Asheville.



Figure 8. Property 8 - Bell United Methodist Church.
The church is a contributing resource to the Leicester Historic District. Photographed March 23, 2000.



Figures 9a (above) and 9b (below). Property 9 - J. M . Carver House. Recorded in the Buncombe County architectural survey as site BN 304, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127. Photographed July 26, 2000.



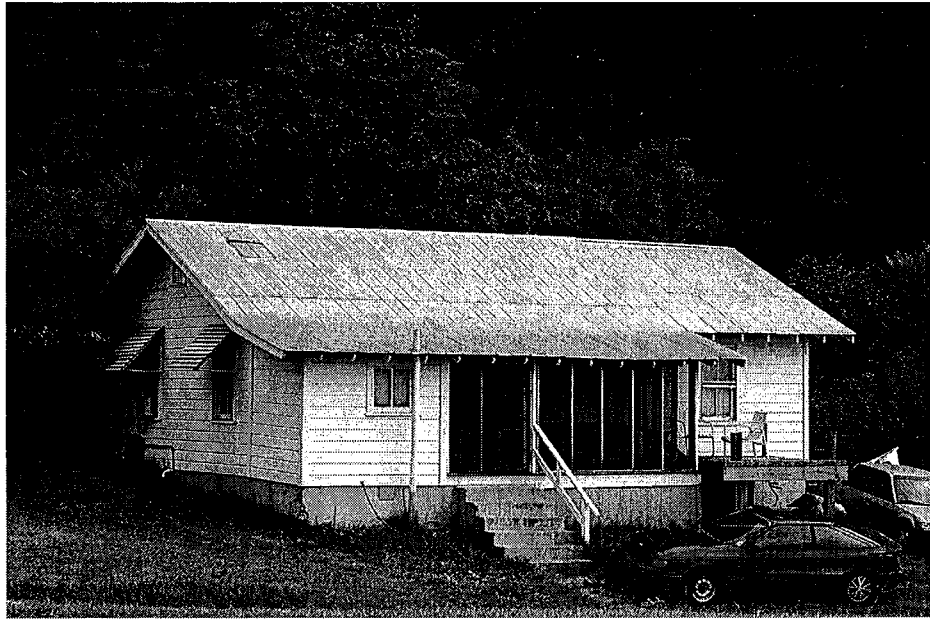


Figure 10. Property 10 - House. The house is a non-contributing resource to the Leicester Historic District. Photographed July 26, 2000.



Figure 11a (above) and 11b (below). Property 11 - Dr. C. K. Hughs House. Recorded in the Buncombe County architectural survey as site BN 468, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127. Photographed March 23, 2000.

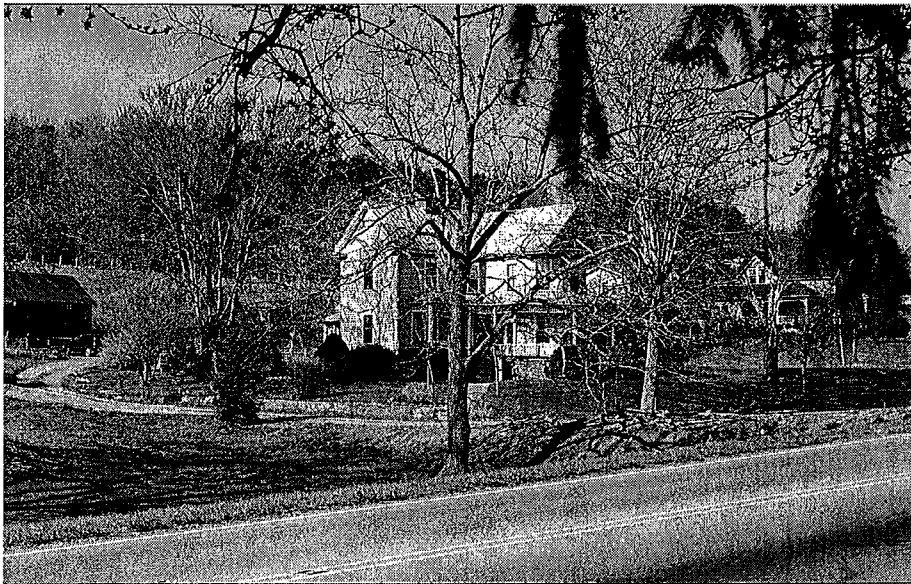




Figure 12. Property 12 - House. The house is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.



Figure 13. Property 13 - House. The house is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.

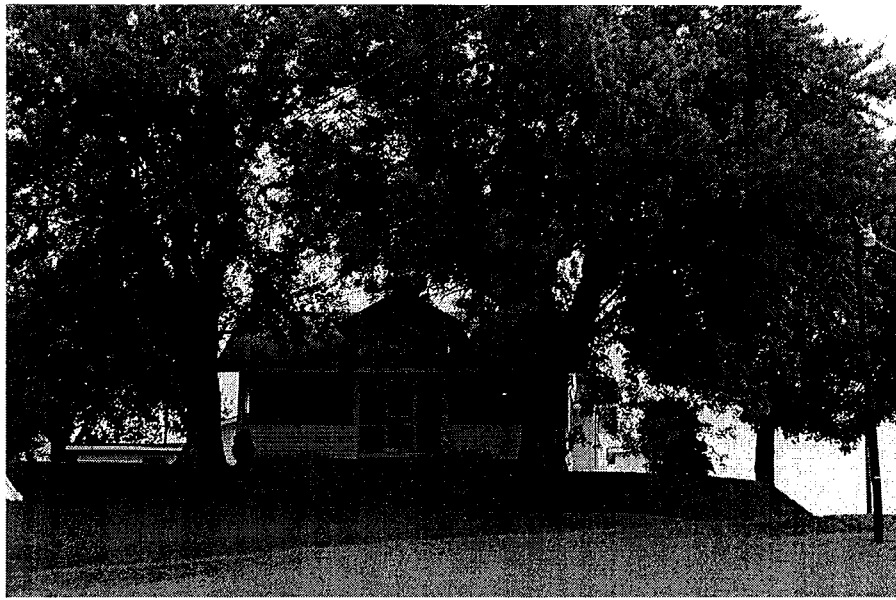


Figure 14. Property 14 - House. The house is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.

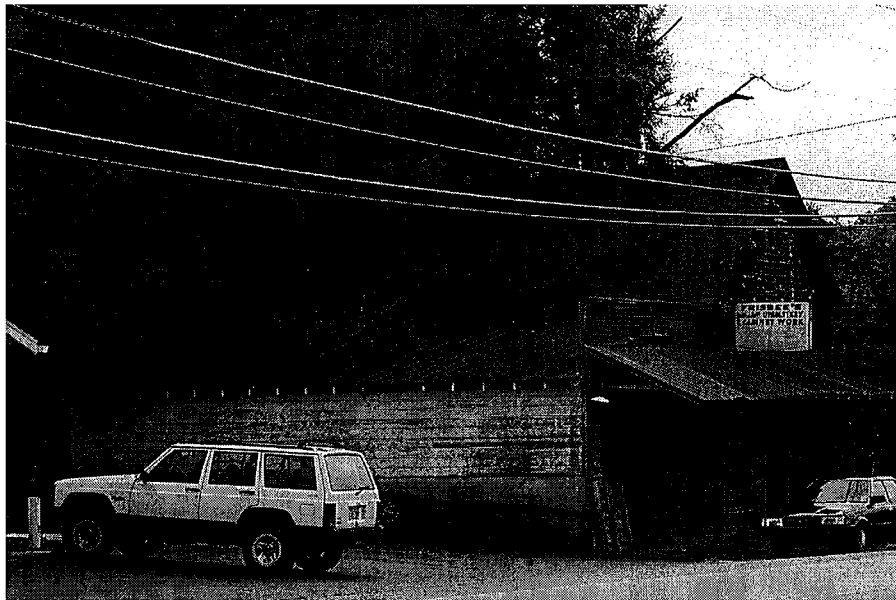


Figure 15. Property 15 - Store. The store is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.



Figure 16. Property 16 - House. The house is a non-contributing resource to the Leicester Historic District. Photographed July 26, 2000.



Figure 17. Property 17 - Dr. Candler House. Recorded in the Buncombe County architectural survey as site BN 290, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127. Photographed July 26, 2000.



Figure 18. Property 18 - Jerry's Garage. The commercial garage is a contributing resource to the Leicester Historic District. Photographed March 23, 2000.



Figure 19. Property 19 - House. The house is a contributing resource to the Leicester Historic District. Photographed March 23, 2000.

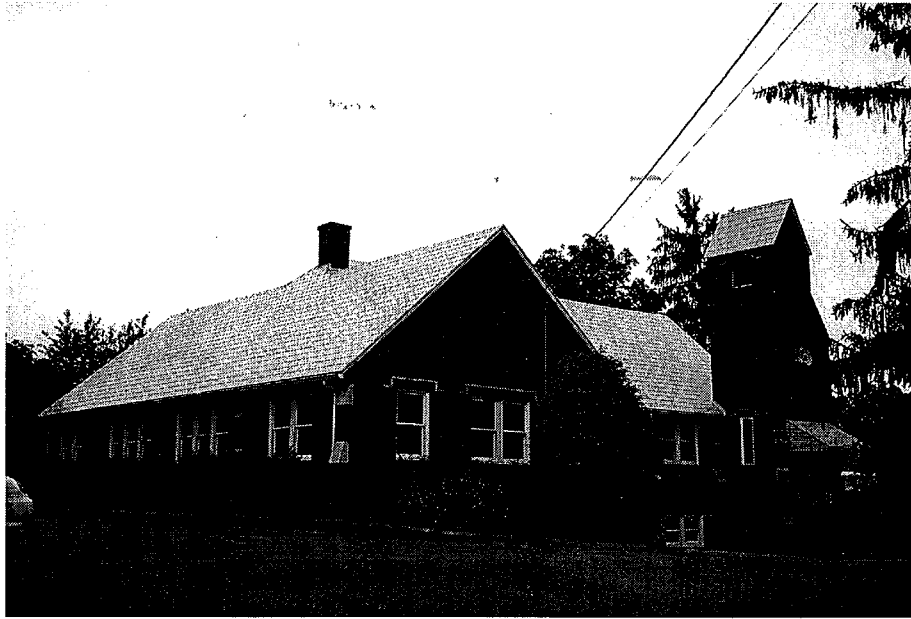


Figure 20. Property 20 - Leicester Methodist Church. The church is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.

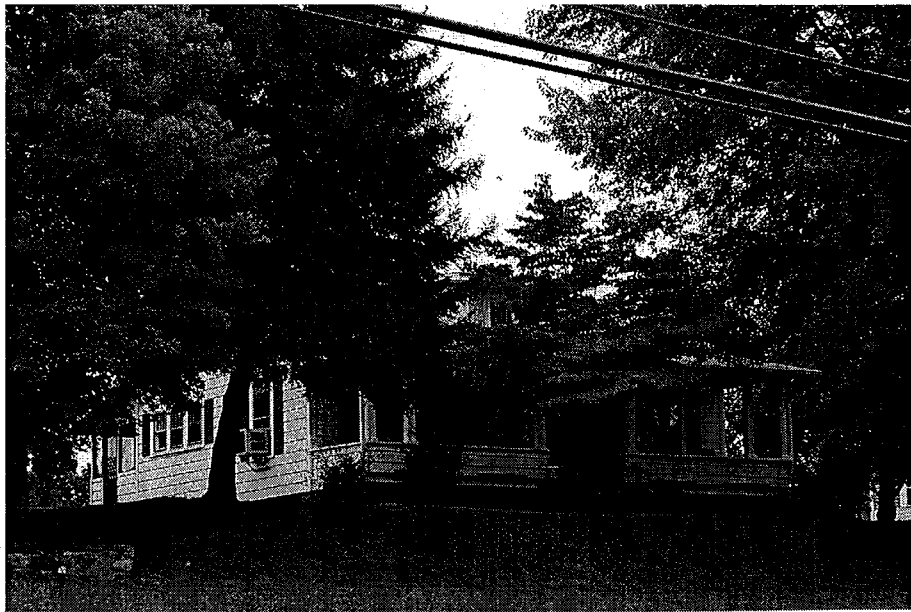


Figure 21. Property 21 - House. The house is a contributing resource to the Leicester Historic District. Photographed July 26, 2000.



Figures 22a (above) and 22b (below). Property 22 - John Davis House. Recorded in the Buncombe County architectural survey as site BN 356, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127. Photographed July 26, 2000.



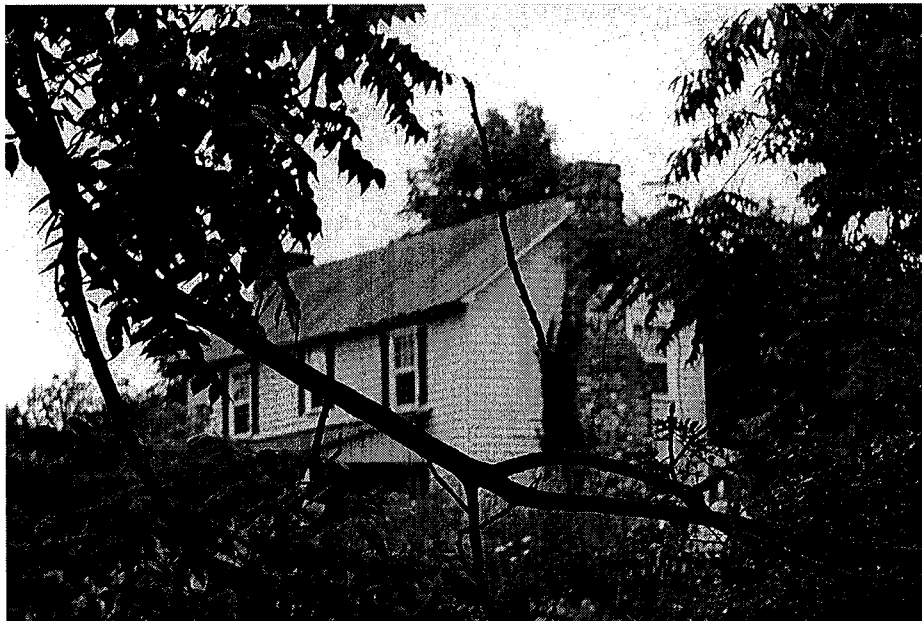
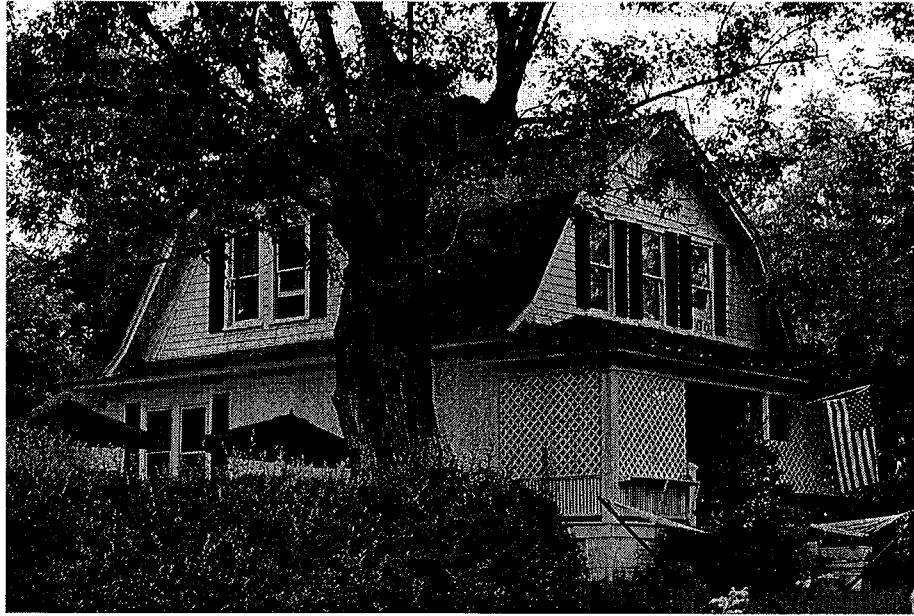
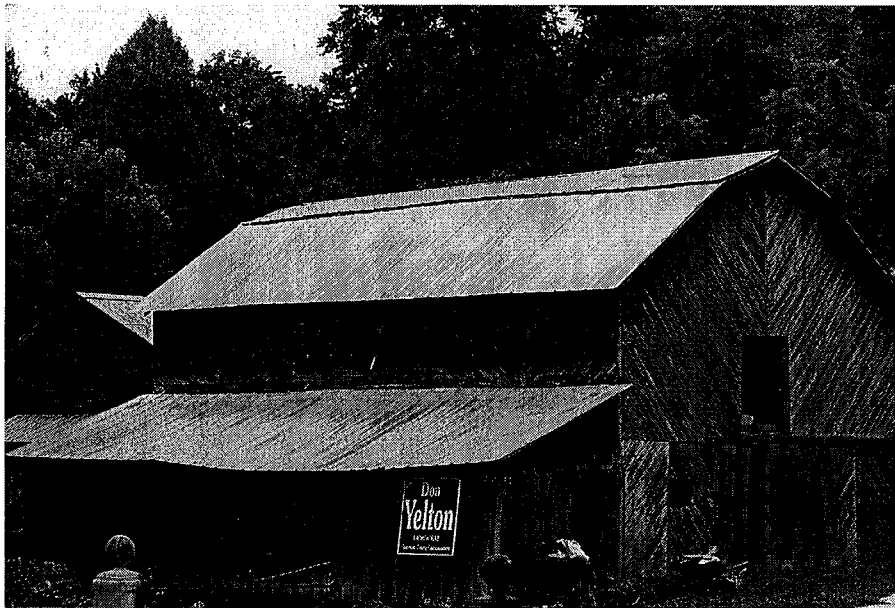


Figure 23. Property 23 - Cling-Sluder House.

Recorded in the Buncombe County architectural survey as site BN 660, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127.
Photographed July 26, 2000.



Figures 24a (above) and 24b (below). Property 24 - House and Barn. The house and barn are contributing resources to the Leicester Historic District. Photographed July 26, 2000.





Figures 25a (above) and 25b (below). Property 44. John Carpenter House. Recorded in the Buncombe County architectural survey as site BN 294, the house is a contributing resource to the Leicester Historic District. See *Cabins and Castles*, p. 127. Photographed August 30, 2000.



**PROPERTIES EVALUATED
AND
DETERMINED NOT ELIGIBLE
FOR THE
NATIONAL REGISTER
OF
HISTORIC PLACES**

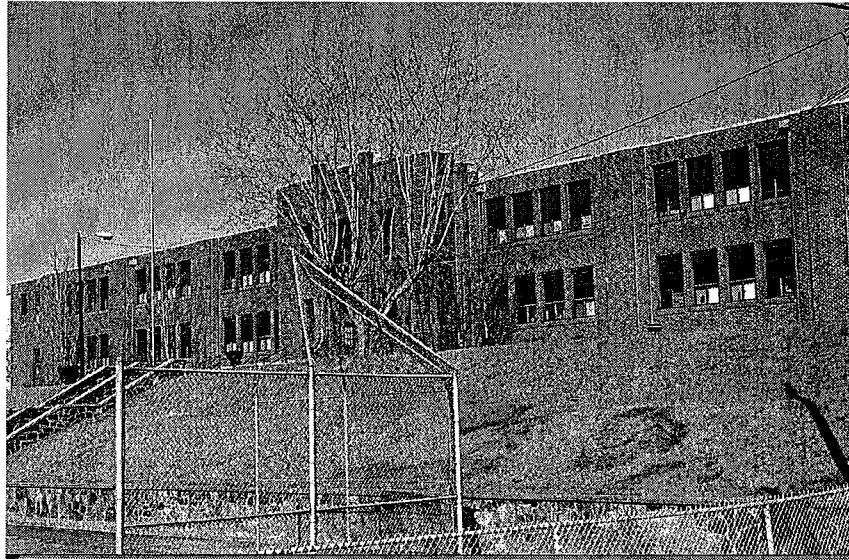


Figure 26. Property 2 - Leicester Elementary School. The school has been determined not eligible for the National Register because considerable alterations and additions have severely compromised its architectural integrity. Photographed March 23, 2000.



Figure 27. Property 3 - Barn. The building has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

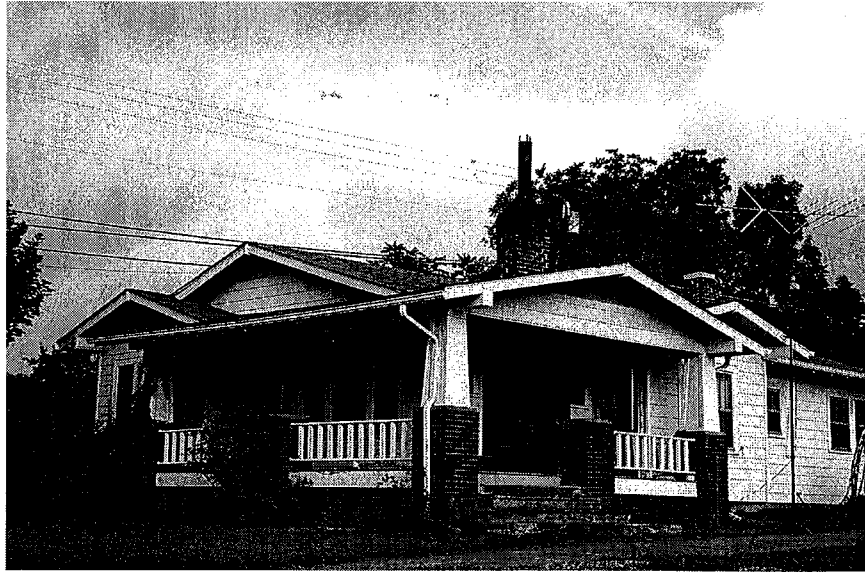


Figure 28. Property 4 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 29. Property 5 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

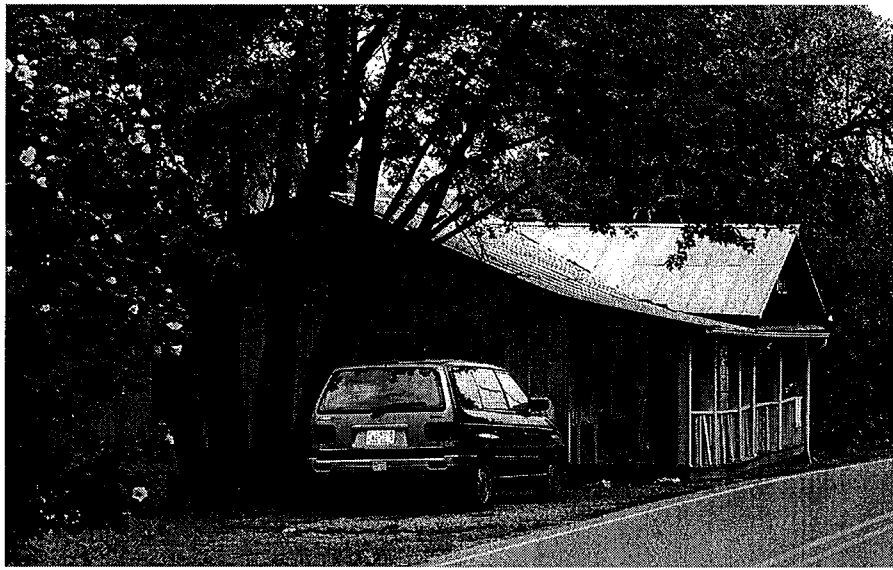


Figure 30. Property 6 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 31. Property 7 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 32. Property 25 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 33. Property 26 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 34. Property 27 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 35. Property 28 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 36. Property 29 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 37. Property 30 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

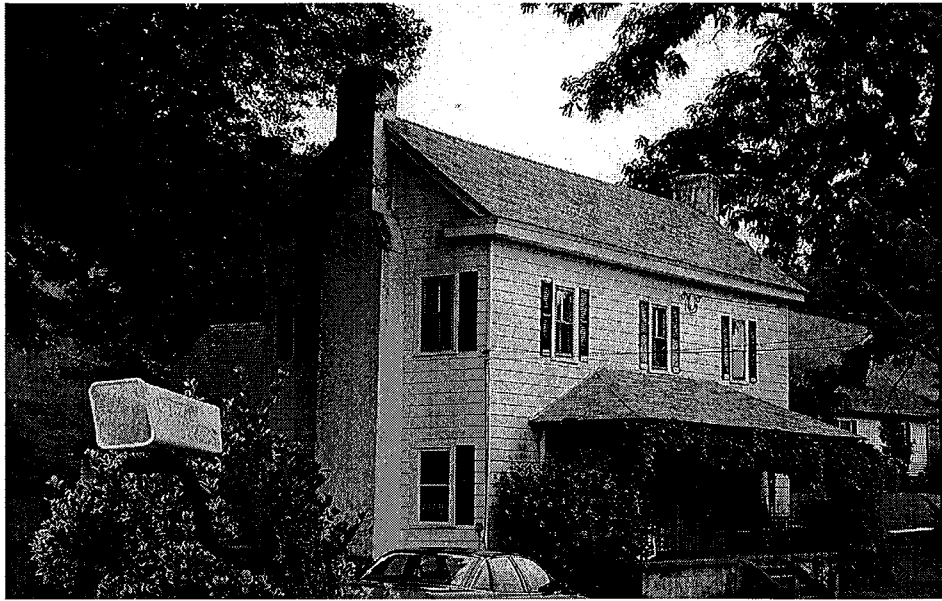


Figure 38. Property 31 - Thomas M . Snelson House. Recorded in the Buncombe County architectural survey as site BN 669, the house is believed to have been built around 1885. It has been altered considerably and thus determined not eligible for the National Register due to loss of architectural integrity. See *Cabins and Castles*, p. 126. Photographed July 26, 2000.



Figure 39. Property 32 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 40. Property 33 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 41. Property 34 - House and Barns. The house and barns have been determined not eligible for the National Register because they are neither historically nor architecturally significant. Photographed July 26, 2000.

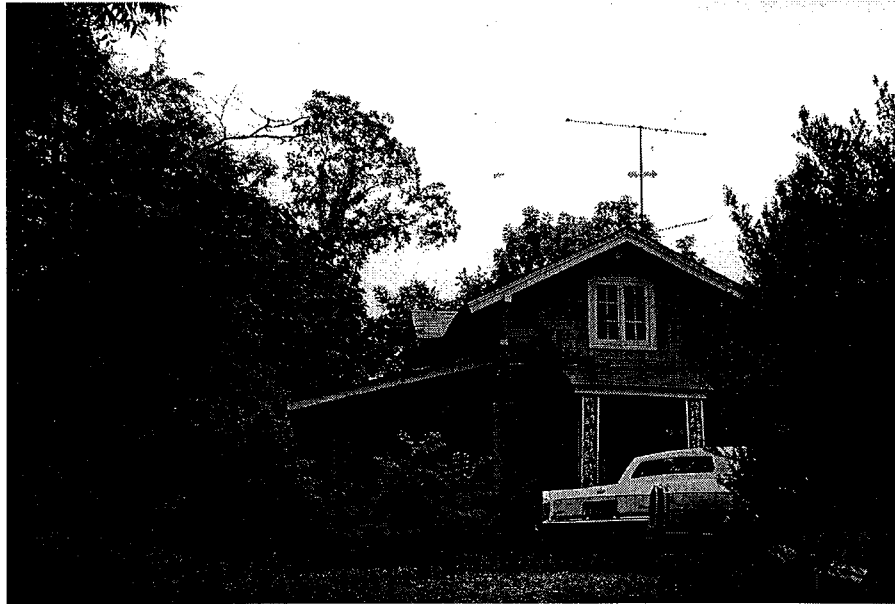


Figure 42. Property 35 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

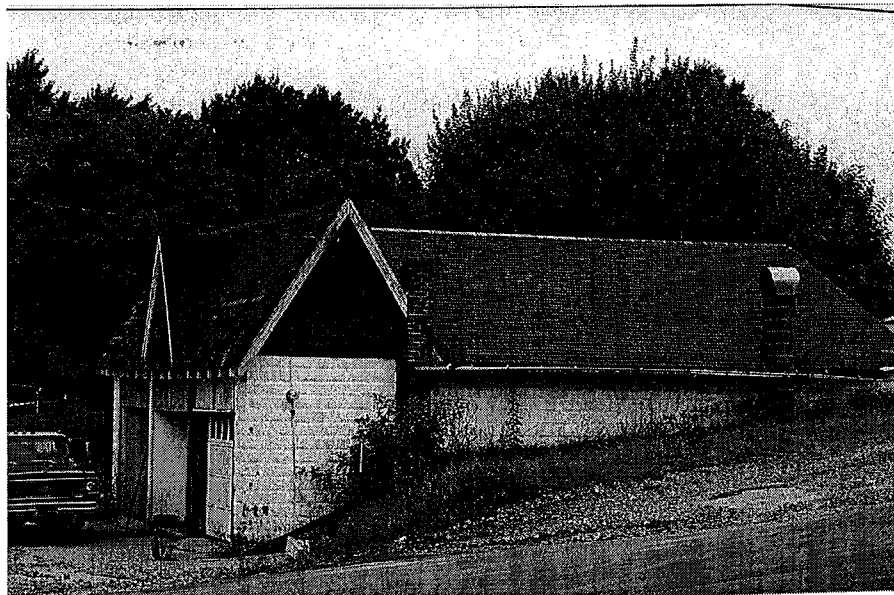


Figure 43. Property 36 - Garage. The garage has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 44. Property 37 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 45. Property 38 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 46. Property 39 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 47. Property 40 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.



Figure 48. Property 41 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

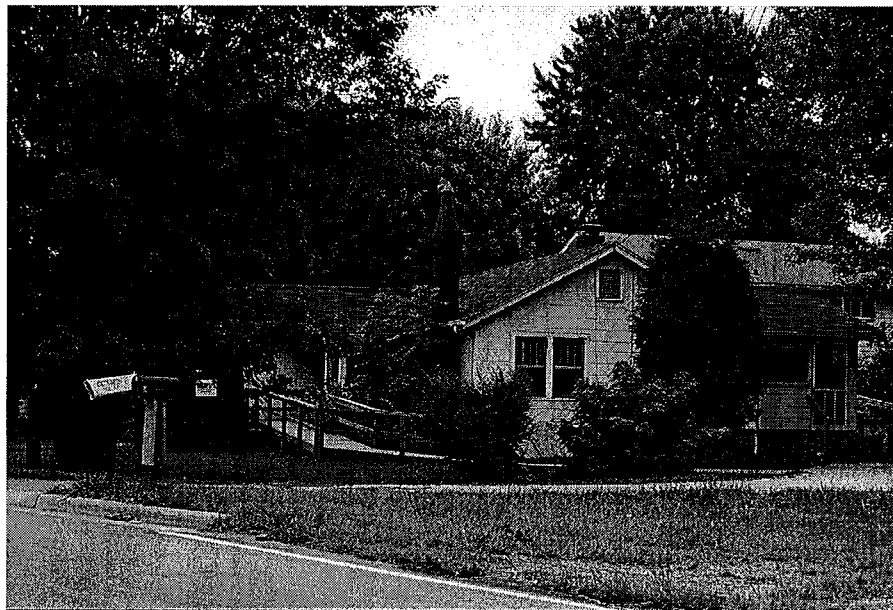


Figure 49. Property 42 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

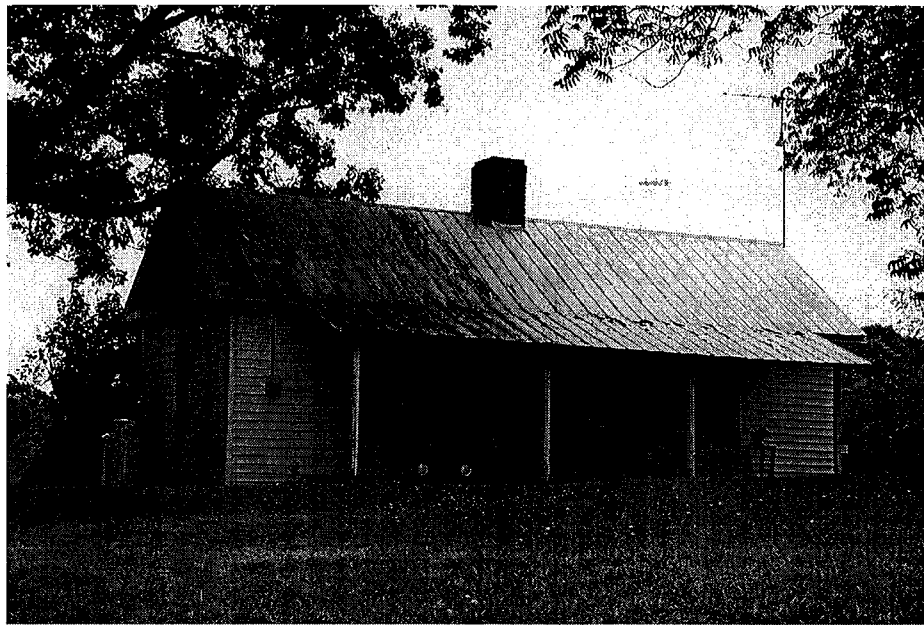


Figure 50. Property 43 - House. The house has been determined not eligible for the National Register because it is neither historically nor architecturally significant. Photographed July 26, 2000.

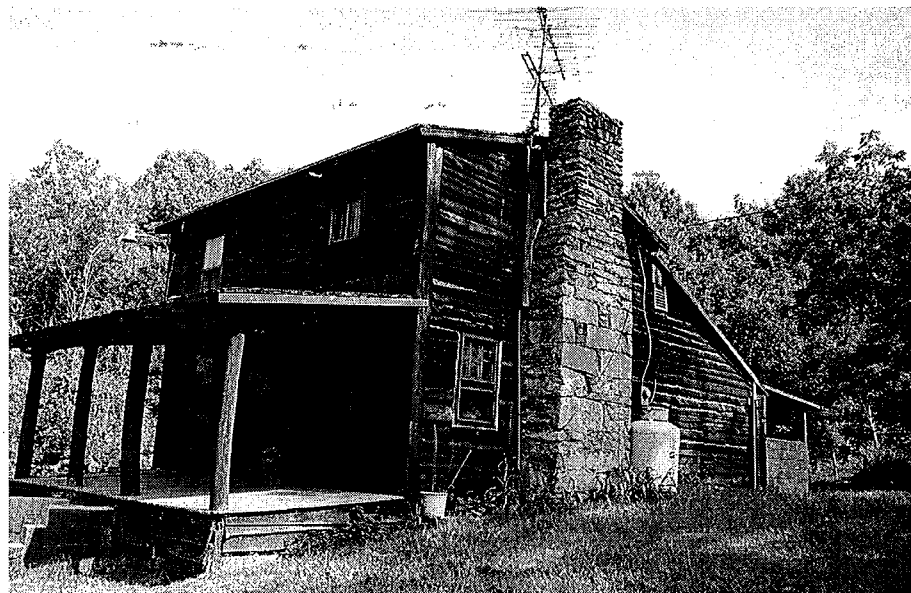


Figure 51. Property 45 - Tenant House, Dr. W.J. Weaver Farm. Recorded in the Buncombe County architectural survey as site BN 736, the house is believed to have been built in the mid- to late-nineteenth century. It has been altered considerably and thus determined not eligible for the National Register due to loss of architectural integrity. See *Cabins and Castles*, p. 126. Photographed August 30, 2000.

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APPENDIX

CONCURRENCE FORMS

FOR

PROPERTIES NOT ELIGIBLE

FOR THE

NATIONAL REGISTER

OF

HISTORIC PLACES

and

DOCUMENTS

RELATED TO THE

LEICESTER HISTORIC DISTRICT

TIP # U-3301

Federal Aid # STP-63(1)

County BUNCOMBE

CONCURRENCE FORM
FOR
PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Brief Project Description

WIDEN NC63 (LEICESTER HIGHWAY) TO A MULTI-LANE FACILITY,
WITH SOME RELOCATION FROM SR 1615 (WHITT ROAD) TO
SR 1004 (NEWFOUND ROAD).

On AUGUST 17, 2000, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (SHPO)
- Other _____

Reviewed the subject project at:

- A scoping meeting
- Historic architectural resources photograph review session/consultation
- Other _____

All parties present agreed

there are no properties over fifty years old within the project's area of potential effect.

there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.

there are properties over fifty years old (list attached) within the project's area of potential effect, but based on the historical information available and the photographs of each property, properties identified as #2, 3, 4, 5, 6, 7, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, are considered not eligible for the National Register and no further evaluation of them is necessary.

there are no National Register-listed properties within the project's area of potential effect.

Signed: Vanessa C. Patrick 8-17-00
Representative, NCDOT Date

Mark De... 8/28/00
FHWA, for the Division Administrator, or other Federal Agency Date

April Montgomery 8/17/00
Representative, SHPO Date

Renee Hedrick-Early 8/17/00
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.

IP # U-3301

Federal Aid # STP-63(1)

County BUNCOMBE

CONCURRENCE FORM
FOR
PROPERTIES NOT ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES

Brief Project Description
WIDEN NC63 (LEICESTER HIGHWAY) TO A MULTI-LANE FACILITY,
WITH SOME RELOCATION FROM SR 1615 (WHITT ROAD) TO
SR 1004 (NEWFOUND ROAD).

On SEPTEMBER 7, 2000, representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (SHPO)
- Other _____

viewed the subject project at:

- A scoping meeting
- Historic architectural resources photograph review session/consultation
- Other _____

All parties present agreed

there are no properties over fifty years old within the project's area of potential effect.

there are no properties less than fifty years old which are considered to meet Criterion Consideration G within the project's area of potential effect.

there are properties over fifty years old (list attached) within the project's area of potential effect, but based on the historical information available and the photographs of each property, properties identified as PROPERTY #45 - TENANT HOUSE, DR. W. J. WEAVER FARM are considered not eligible for the National Register and no further evaluation of them is necessary.

there are no National Register-listed properties within the project's area of potential effect.

Signed: Vanessa C. Patrick 9-7-00
Representative, NCDOT Date

Michael D. Dawson 9/7/00
FHWA, for the Division Administrator, or other Federal Agency Date

April Montgomery 9/7/00
Representative, SHPO Date

David Brook 9/19/00
State Historic Preservation Officer Date

If a survey report is prepared, a final copy of this form and the attached list will be included.



North Carolina Department of Cultural Resources

James B. Hunt Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
Jeffrey J. Crow, Director

July 15, 1996

The Honorable Dr. Gene E. Rainey, Chairman
60 Court Plaza
Asheville, NC 28801

RE: Leicester Historic District
Buncombe County

Dear Chairman Rainey:

At the request of property owners within the Leicester area in Buncombe County a proposed Leicester Historic District was presented to the National Register Advisory Committee (NRAC) at its meeting in Raleigh on July 11, 1996 for a preliminary assessment of the district's eligibility for the National Register of Historic Places. The NRAC is a board of professionals and citizens with expertise in history, architectural history, and archaeology, and meets quarterly to advise me on the eligibility of properties and districts for the National Register.

The committee determined that the Leicester Historic District is potentially eligible for the National Register and warrants further study. Accordingly, the district has been added to the Study List of potential nominations to the National Register.

The inclusion of the district on the Study List places no restrictions, requirements, or obligations on the local government or on owners of property within the proposed district. The Study List is simply the first step in the National Register listing process. Please note that placement on the Study List does not mean automatic nomination to the Register. Also, please note that a district may not be nominated to the National Register over the objections of a majority of private owners of property within the proposed district.

The next step in the process is preparation of a formal National Register nomination document. This is a written research report prepared to National Register standards which describes and evaluates the district and its history.

The district will be nominated only if property owners within the neighborhood, with or without the support of the local government, initiate steps to have a district nomination prepared by a private consultant. The enclosed set of *National Register Fact Sheets* describes the National Register and the listing process.



July 15, 1996
Page 2

Listing in the National Register is largely an honorary designation. It also provides a measure of protection from state or federally funded or licensed projects that might adversely affect a listed property or district. In addition, the Tax Reform Act of 1986 provides federal income tax incentives for approved rehabilitations of income-producing properties (commercial or residential rental) that are listed in the National Register or located within National Register districts. Taxpayers who receive the federal income tax credit are allowed to take as a credit against North Carolina income taxes an amount equal to one-fourth of the federal credit. The tax incentive program does not apply to owner-occupied private residences. National Register listing does not restrict a private owner's use of his or her property.

Finally, I must add that listing in the National Register is separate and distinct from local historic district designation under G.S. 160A-400. Whether the proposed district is ever designated a locally zoned historic district will be up to the district's property owners and the local government.

The State Historic Preservation Office offers a limited 50% matching grant program to local governments to assist in the conduct of historic property surveys and National Register nominations. If you are interested in a similar project in your community, or if you have questions about the National Register program, please contact the National Register Coordinator at the address and telephone number shown on *National Register Fact Sheet 3*.

Sincerely,

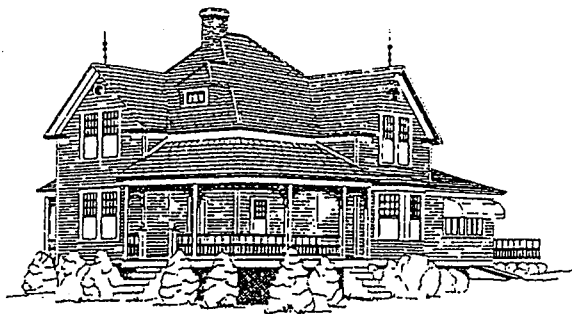


Jeffrey J. Crow
State Historic Preservation Officer

JJC/she

enclosures

cc: Jennifer Martin



The Comans
14 Old Newfound Road
Leicester, N.C. 28748

June 4, 1997

Garland B. Garrett, Jr.
Secretary of Transportation, NCDOT
P.O. Box 25201
Raleigh, NC 27611

Sir:

Re: Feasibility Study: NC 63 (Buncombe County U-3301)

Having reviewed the above referenced feasibility study for widening NC 63, Leicester Highway, I must refute the concluding sentence, under IV. Other Comments and Concerns, that "no historical or architecturally significant sites are known to be within the limits of the studied corridor." This is incorrect.

Approximately 2,000 feet of this corridor bisects the former town of Leicester, an area which has been entered by the North Carolina Department of Cultural Resources, Division of Archives and History on the study list for designation as an historic district on the National Register of Historic Places. A National Register designation nomination is being prepared at this time. At least sixteen buildings have been identified by the Division of Archives and History as eligible for inclusion in this historic district, distributed evenly along both sides of this proposed corridor, extending from Old Newfound Road (SR 1378) eastward beyond Alexander Road (SR 1620).

This letter is to request that you amend the Leicester Highway Feasibility Study to indicate that it does bisect an historic district, as identified by the Division of Archives and History, and to ask your assistance in keeping the corridor design historically appropriate.

The Asheville office of the Division of Archives and History will be asked to confirm this information, and the Historic Resources Commission of Asheville and Buncombe County will be asked to confirm that these properties are listed in the County's historic properties inventory. Please contact me if I can provide further information.

Sincerely,

James H. Coman

copy: H. Franklin Vick, P.E.
Calvin W. Leggett
Jennifer Martin
Maggie O'Connor