



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

November 21, 2016

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report for Grade Separation at I-40/SR 1228 and Realignment of SR 1228, I-4759, Buncombe County, ER 08-0959

Thank you for your memorandum of November 14, 2016, transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are eligible for listing in the National Register of Historic Places under the criterion shown and that their boundaries appear appropriate:

- Miami Motel and Restaurant (BN6287) Criterion C
- Roberson Bungalow and Farmstead (BN6291) Criteria A, B and C

We concur that the following properties are not eligible for listing in the National Register for the reasons outlined in the report.

- Liberty Baptist Church and Cemetery (BN6288)
- Liberty Baptist Church Parsonage (BN6289)
- Sluder Log House (BN6290)

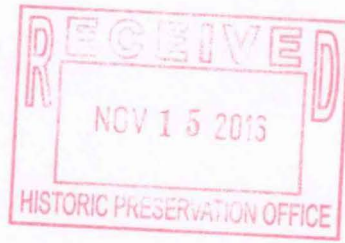
We would like to note that on page 26 the property summary at the top of the page states that the property is considered eligible for the National Register. This is not consistent with the body of the text or the summary at the beginning of the document, both of which indicate that the church is not eligible.

Please, also note that the Asbury United Methodist Church at 725 Asbury Road in Candler is nearing 50 years of age. It may be that as the project progresses, the church's National Register eligibility will need to be evaluated.

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 questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



PAT McCRORY
Governor

NICHOLAS J. TENNYSON
Secretary

ER 08-0959

November 14, 2016

MEMORANDUM

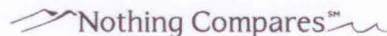
TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: I-4759, I-40/SR 1228 (Liberty Road) Grade Separation to an Interchange and Realignment, and Improvements to SR 1228 (Liberty Road) from Existing Dogwood Road and US 19/23/NC151 to SR 1228 (Liberty Road) and Monte Vista Road Intersection, Buncombe County

H
To Annie MCD
11/16/16
Due 12/6/16
DE 12/9/16 E R/16/16
11/21/16

Enclosed please find the Historic Structures Survey Report and survey site forms for the above referenced project. Please feel free to contact me by phone (919-707-6075) if you have any additional questions or comments. We look forward to hearing from you.



Historic Structures Report for the I-40/SR1228 (Liberty Road) Grade Separation to an Interchange and Realignment, and Improvements to SR 1228 (Liberty Road) from Existing Dogwood Road and US 19/23/NC151 to SR 1228 (Liberty Road) and Monte Vista Road Intersection, TIP No. I-4759, WBS No. 39970.1.1, Buncombe County

Prepared for:

North Carolina Department of Transportation, Human Environment Section
1598 Mail Service Center
Raleigh, North Carolina, 27699-1598

Prepared by:

Environmental Corporation of America
222 2nd Avenue North, Suite 315
Nashville, Tennessee 37201

ECA Project No. S0492
October 2016



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

Historic Structures Report for the I-40/SR1228 (Liberty Road) Grade Separation to an Interchange and Realignment, and Improvements to SR 1228 (Liberty Road) from Existing Dogwood Road and US 19/23/NC151 to SR 1228 (Liberty Road) and Monte Vista Road Intersection, TIP No. I-4759, WBS No. 39970.1.1, Buncombe County

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ECA Project No. S0492
October 2016

Jaime L. Destefano – Principal Architectural Historian
Environmental Corporation of America

Date

Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is proposing a grade separation to the I-40/SR 1228 (Liberty Road) interchange, and realignment and improvements to Liberty Road from Dogwood Road and US 19/23/NC151 (Smokey Park Highway) to the intersection of Liberty Road and Monte Vista Road in Buncombe County. The project area is located within the western section of Buncombe County, approximately 7 ½ miles west of Asheville, the county seat. NCDOT defines this project's Area of Potential Effects (APE) as follows: extending north from the intersection of Dogwood Road (formerly Pole Creek Road) and US19/23/NC151 (Smokey Park Highway) toward the intersection of Monte Vista Road and Liberty Road; west toward the intersection of I-40 and Dogwood Road; and east toward the intersection of I-40 and Asbury Road. The entire survey area includes approximately 540 acres of agricultural, residential, and commercial land within the community of Candler.

NCDOT Architectural Historians established an APE for this project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. Pursuant to 36 CFR 800.4(b), NCDOT Architectural Historians reviewed the properties within the APE and determined that five were greater than 50 years old and warranted further evaluation: Miami Motel and Restaurant (BN6287), Liberty Baptist Church and Cemetery (BN6288), Liberty Baptist Church Parsonage (BN6289), the Sluder Log House and Farmstead (BN6290), and the Roberson Farmstead (BN6291). In September 2016, NCDOT requested Environmental Corporation of America (ECA) complete evaluations of the NRHP-eligibility of the five properties. This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015).

Architectural Historian Jaime Destefano conducted the field work on October 11 and 12, 2016, photographing and mapping each property, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place the resource within its historic agricultural and architectural context. Information was acquired through research at the North Carolina Room at the Pack Memorial Library, the Buncombe County Register of Deeds, the western office of the North Carolina State Historic Preservation Office (HPO), Ancestry.com, and a general internet search. The following report includes ECA's assessments of each of the five properties. Submitted separately are the completed NC State Historic Preservation Office (HPO) survey site forms, geospatial data, and photographic documentation.

During the site visit, the exterior of each resource was documented through written notes and photographs. Access to the interior was only permissible for Liberty Baptist Church and the Miami Motel. An on-site interview was conducted with the Liberty Baptist Church Pastor, Derrick McCarson. An on-site interview was also conducted with Joan Cook, the owner of the Roberson Bungalow. The surrounding landscape and setting were photographed as well.

ECA conducted the survey and prepared this report in accordance with complies with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina State Historic Preservation Office (HPO) *Report Standards for Historic Structures Survey*

Reports/Determinations of Eligibility/Section 106/110 Compliance Reports. These property evaluations meet the guidelines of NCDOT and the National Park Service.

Resource Name	Miami Motel and Restaurant
HPO Survey Site #	BN6287
Date(s) of Construction	1952, 1954, and 1957
Recommendation	Eligible for NRHP

Resource Name	Liberty Baptist Church and Cemetery
HPO Survey Site #	BN6288
Date(s) of Construction	1899 (oldest cemetery marker), 1954 (church building)
Recommendation	Not eligible for NRHP

Resource Name	Liberty Baptist Church Parsonage
HPO Survey Site #	BN6289
Date(s) of Construction	1952
Recommendation	Not eligible for NRHP

Resource Name	Sluder Log House
HPO Survey Site #	BN6290
Date(s) of Construction	1938
Recommendation	Not eligible for NRHP

Resource Name	Roberson Bungalow and Farmstead
HPO Survey Site #	BN6291
Date(s) of Construction	1935
Recommendation	Eligible for NRHP

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I. PROJECT LOCATION MAPS

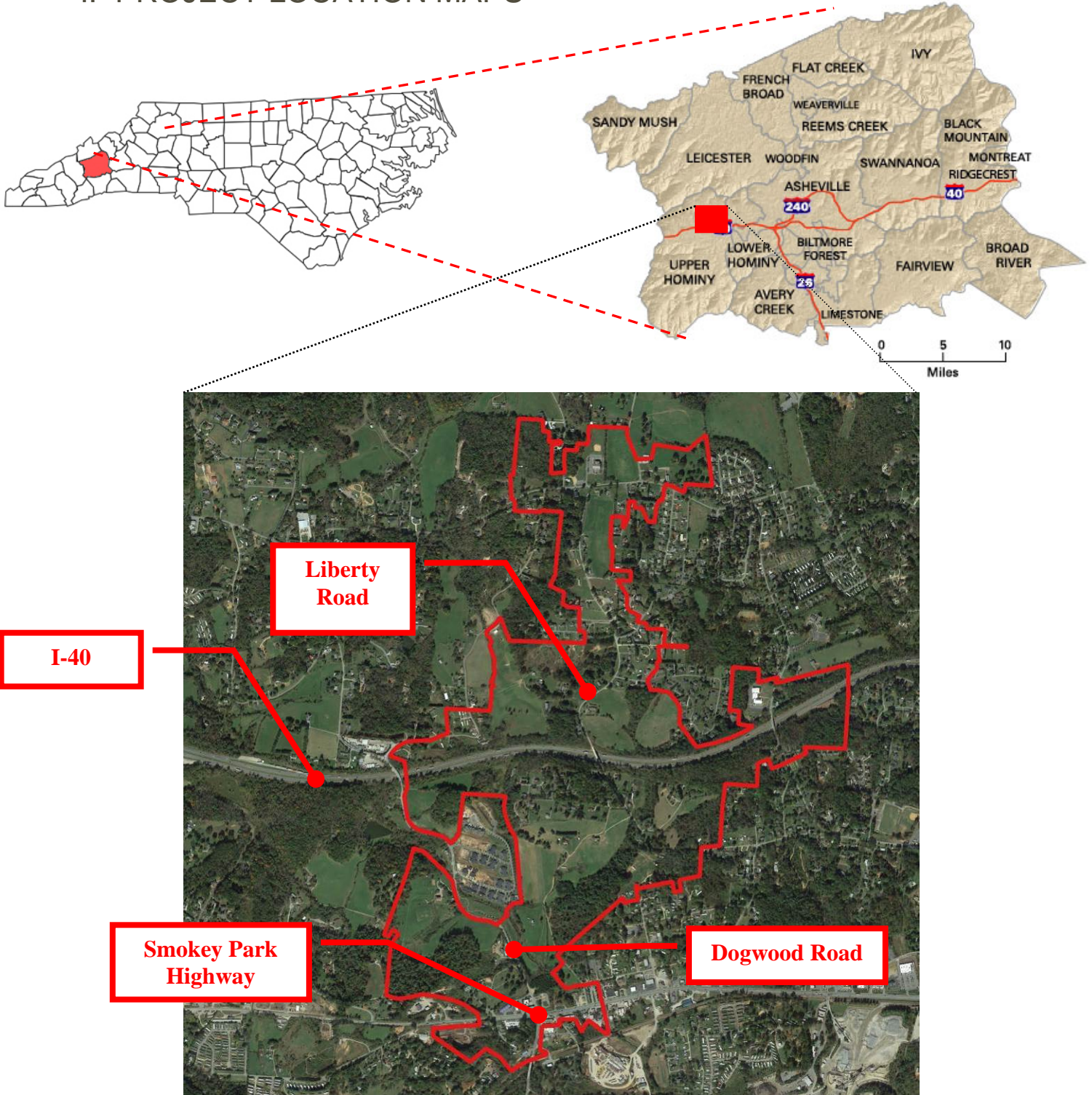
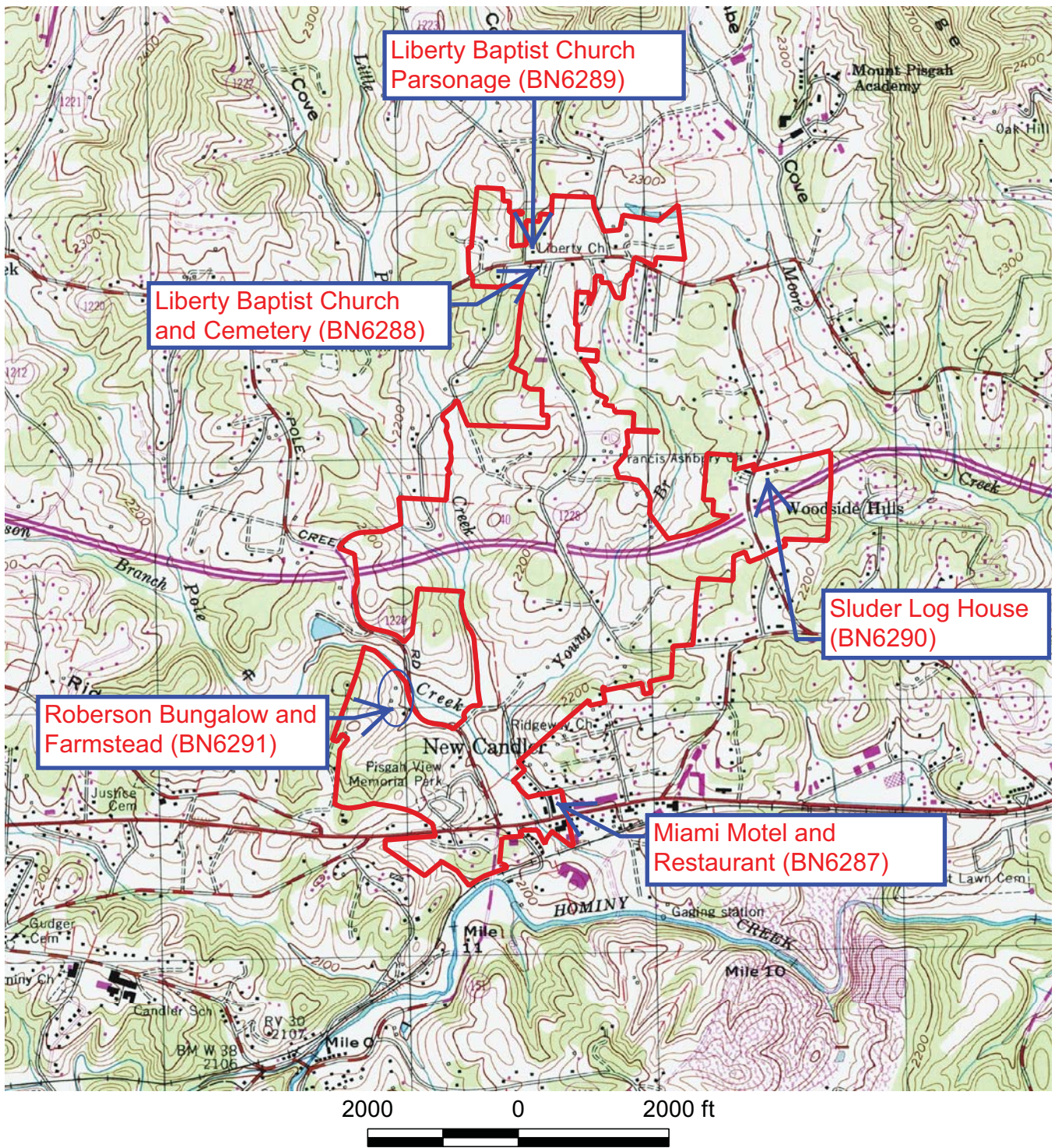


Figure 1. Google Earth Aerial Photograph Showing APE



Source: USGS Topographic Map, 7.5 Minute Series, Albany West, GA (1956, Photo Revised 1981).

I-40/SR1228 (Liberty Road) Grade Separation to an Interchange and Realignment, and Improvements to SR 1228 from Existing Dogwood Road and US19/23/NC151 to SR 1228 and Monte Vista Road Intersection

Candler, Buncombe County, North Carolina

TIP No.I-4759/ WBS NO. 39970.1.1

Figure 2: APE and Locations of Evaluated Properties



ECA Project No. S0492

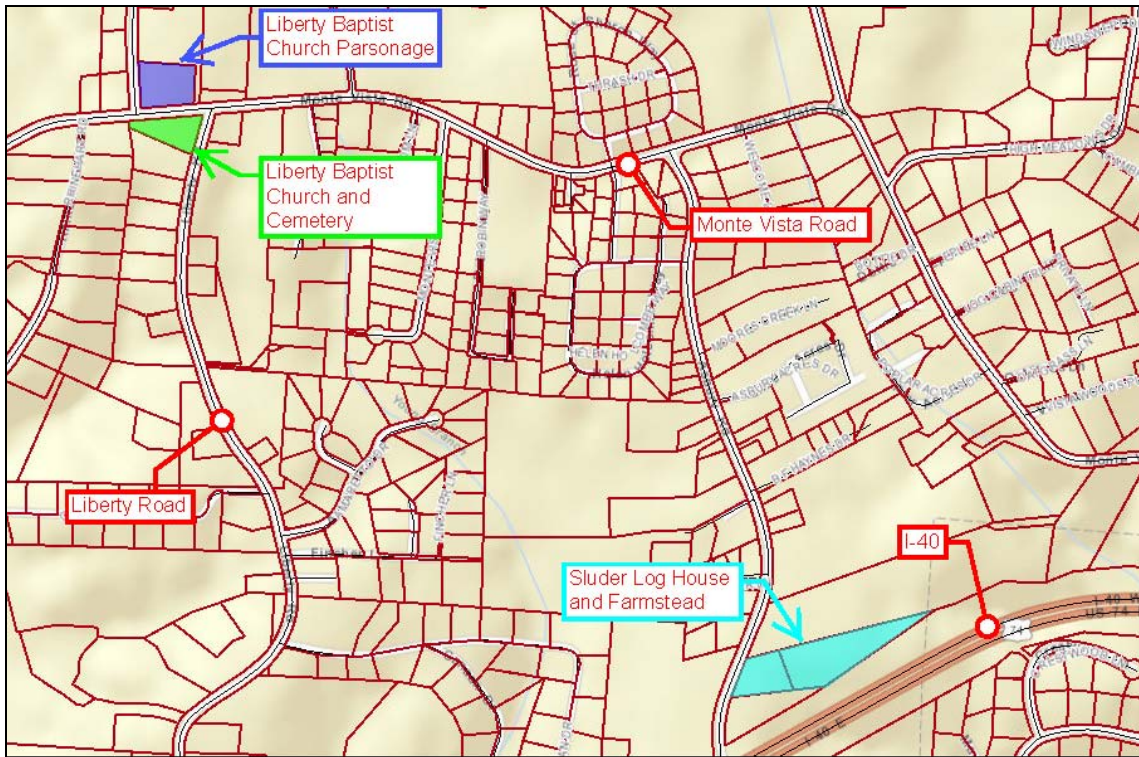


Figure 3. Boundaries of Evaluated Properties North of I-40, shown on Buncombe County Parcel Map



Figure 4. Boundaries of Evaluated Properties South of I-40, shown on Buncombe County Parcel Map

II. INTRODUCTION & OVERALL GEOGRAPHIC DESCRIPTION

The North Carolina Department of Transportation (NCDOT) is proposing a grade separation to the I-40/SR 1228 (Liberty Road) interchange, and realignment and improvements to Liberty Road from Dogwood Road and US 19/23/NC151 (Smokey Park Highway) to the intersection of Liberty Road and Monte Vista Road in Buncombe County. The project area is located within the western section of Buncombe County, approximately 7 ½ miles west of Asheville, the county seat. NCDOT defines this project's Area of Potential Effects (APE) as follows: extending north from the intersection of Dogwood Road (formerly Pole Creek Road) and US19/23/NC151 (Smokey Park Highway) toward the intersection of Monte Vista Road and Liberty Road; west toward the intersection of I-40 and Dogwood Road; and east toward the intersection of I-40 and Asbury Road. The entire APE includes approximately 540 acres of agricultural, residential, and commercial land within the vicinity of Candler.

This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2015). NCDOT Architectural Historians established an APE for this project and conducted a preliminary investigation, identifying resources warranting additional study and eligibility evaluation. NCDOT Architectural Historians reviewed the resources within the APE and determined that five (5) properties greater than 50 years old warranted further evaluation: The Miami Motel and Restaurant (BN6287), Liberty Baptist Church and Cemetery (BN6288), Liberty Baptist Church Parsonage (BN6289), the Sluder Log House (BN6290), and the Roberson Bungalow and Farmstead (BN6291).

Buncombe County occupies land within the intermountain hills of the southern Blue Ridge Mountain Physiographic Province. The APE is characterized by gently rolling agricultural fields and winding country roads. Large residential lots with associated agricultural fields are generally located along the country roads. Several large modern subdivisions occupy land throughout the APE. Two prominent transportation routes cross the APE. Smokey Park Highway travels in an east-west direction. Commercial development, including the Miami Motel and Restaurant, line this route within the APE. The completion of Interstate 40, located near the middle of the APE, during the 1950s cut through the historically rural landscape within the APE. Although larger farmsteads were forced to subdivide to accommodate the construction of the interstate, land directly north and south of I-40 within the APE generally remains rural residential and agricultural.

The terrain, natural features, and early transportation routes within the APE played an important role in the developmental history of the area. Further, the location and setting of each property evaluated within this report contributed to their historic development and individual significance. Chapters IV-VI include an evaluation of each of the five (5) properties.

III. METHODOLOGY

In September of 2016, NCDOT requested ECA to complete an evaluation of the National Register eligibility of five properties 50 years of age or older within the APE warranting further evaluation. Architectural Historian Jaime Destefano conducted the field work on October 11, 2016, photographing and mapping each property, and authored the report. Background research was conducted to obtain a greater understanding of the historical development of the region and to place each resource within its historic and architectural context. Information was acquired through research at the North Carolina Room at the Pack Memorial Library, the Buncombe County Register of Deeds, the western office of the North Carolina State Historic Preservation Office (HPO), Ancestry.com, and a general internet search. Sanborn maps do not cover the project area; however, USGS topographic quadrangle maps dating to 1936 were reviewed, as well as a 1920 soil survey map of the county.

During the site visit, the exterior of each property was documented through written notes and photographs. The surrounding landscapes and settings were photographed as well. Prior to the site visit, attempts were made to obtain permission to access the interior of each property, as well as to conduct an owner interview. Among the five (5) properties evaluated, interior access was permitted only for the Liberty Baptist Church and cemetery and the Miami Motel and Restaurant. Interior photographs of the Sluder Log House are available online and were utilized for this evaluation. Permission to access the grounds of the Roberson House parcel was obtained from the current property owner, Joan Cook. Interior access of the house was not permitted. Access to the parcel on which the Roberson agricultural-related buildings are sited was not permitted.

ECA also conducted a review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) and *A Guide to the Historic Architecture of Western North Carolina* to identify comparable resources that have been previously identified. Following consultation with the HPO western office, a windshield survey was conducted along various roads within the vicinity of the APE, which might identify additional comparable resources. Results of these searches are provided in the individual property evaluations in the following chapters.

ECA conducted the survey and prepared this report in accordance with complies with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina State Historic Preservation Office (HPO) *Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports*. These property evaluations meet the guidelines of NCDOT and the National Park Service.

IV. THE MIAMI MOTEL AND RESTAURANT (BN6287), 1469 SMOKEY PARK HIGHWAY

Resource Name	The Miami Motel and Restaurant
HPO Survey Site #	BN6287
Location	1469 Smokey Park Highway, Candler, North Carolina (Buncombe County)
PIN	9607-53-2667-00000
Date(s) of Construction	1952, 1954, and 1964
Recommendation	Eligible



LOCATION AND SETTING

The Miami Motel and Restaurant is located on the north side of Smokey Park Highway, approximately 700 feet east of its intersection with Dogwood Road. The 1.17-acre property consists of three buildings constructed between 1952 and 1964: two motel buildings (1952 and 1954), and one restaurant (1964). Hill Street forms the northern property line, followed by residential development to the north. A mid-century, three-unit commercial building occupies the parcel to the east and is currently vacant. Smokey Park Highway forms the southern boundary, and Orchard Street forms the western boundary. The subject parcel is presently owned by Zaharis and Georgia Papazaharios. Figure 5 shows the boundaries of the property, its location relative to the intersection of Smokey Park Highway and Dogwood Road, and the surrounding commercial and residential development.

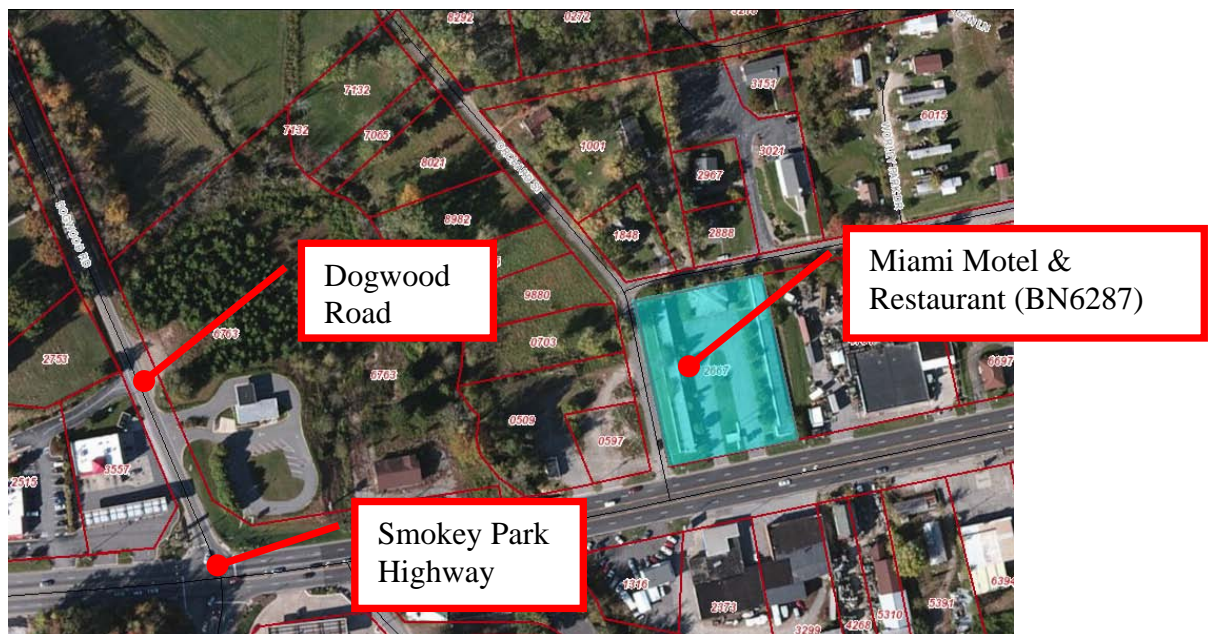
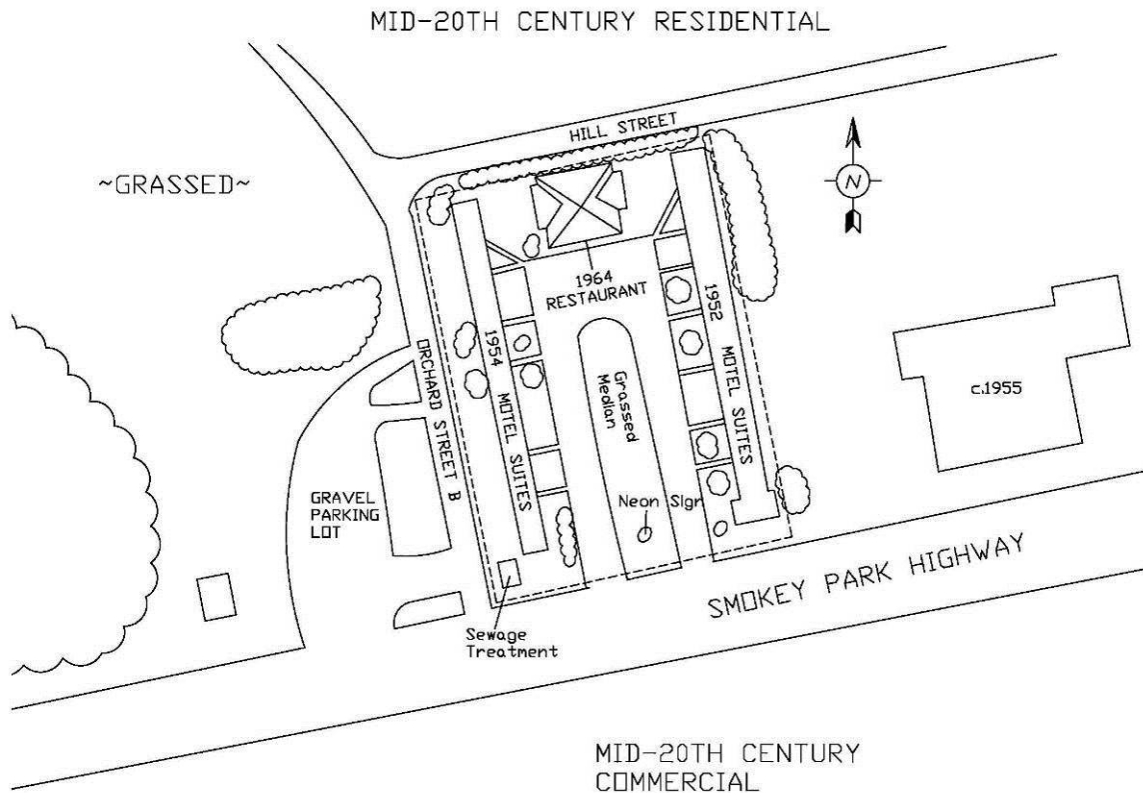


Figure 5. Location of the Miami Motel and Restaurant, shown on GIS Parcel Map with aerial overlay

Buildings within the Miami Motel and Restaurant property are arranged around a concrete parking lot. A grassed median extending from Smokey Park Highway separates the parking lot, creating its overall u-shape appearance. Within the median are two historic roadside signs. The original sign initially read “Miami Motel, RESTAURANT”. The motel is no longer in operation and “motel” has since been removed from the signage. The two motel buildings are perpendicular to Smokey Park Highway, with the rooms fronting the east and west sides of the parking lot. The Miami Restaurant is sited at the north end of the parking lot. Landscaping within the property includes a narrow lawn between the motel buildings and parking lot, with a scattering of mature hedges. Several concrete paths extend from the parking lot and lead to the two motel buildings. A narrow concrete sidewalk runs along the facades of each motel building. A tall concrete block privacy wall runs the length of the rear (north) property line. Located at the southwest corner of the 1954 building is remnants of a contemporaneous concrete block sewage treatment unit. Figure 6 is a site plan of the Miami Hotel and Restaurant. Photographs 1 and 2 show the arrangement of buildings within the property. The historic setting of the property is relatively unchanged since the mid-20th century. Commercial and automobile-related businesses continue to line Smokey Park Highway, and the mid-20th century residential development north of Hill Street survives.



NOT TO SCALE

Figure 6. Site Plan of the Miami Motel and Restaurant Property and Surrounds



Photograph 1. Overall View of the Miami Motel and Restaurant Property, looking north



Photograph 2. View toward Smokey Park Highway and Commercial Development, looking south

ARCHITECTURAL/PHYSICAL DESCRIPTION

Miami Motel Building No.1, 1952 (addition in 1954)



Photograph 3. Miami Motel Building No. 1, 1952

The first building located on the property was completed in 1952. The low and narrow building features a flat roof with a low parapet wall on the south and west elevations. Projecting bays at the south end of the east and west elevations create its T-shaped form. The mid-20th century motel features restrained Spanish Colonial Revival-stylistic influences. The exterior is covered in a coursed, ashlar stone veneer from the top of the window and door openings to ground-level. Above the bay openings, the exterior is a smooth stucco. Multiple sets of three round pipes are located along the upper, stuccoed portion of the building. It is plausible that these elements were intended to reflect earlier Spanish Colonial Revival precedents when flat roof construction required rainspouts. A flat concrete awning extends above the windows and doors the full width of the façade and west elevations. This element further enhances an emphasis on the horizontal, typical of the Spanish Colonial Revival style. Primary windows on the building are three-light metal awnings, and all entry doors feature glass jalousies.

The south elevation of the building faces toward Smokey Park Highway. It contains four bays (W, D, W, W), with a single pane fixed window occupying bay three of the south elevation. The entry door features glass jalousies. On either side of the door, sharing the length of the windows, the exterior wall is stucco. Many of the windows and doors throughout the building feature similar decorative stuccoing. To the right of the entry door is a raised garden bed, constructed of ashlar stone. The T-shaped massing at the south end of the building is occupied by the former registration

office and a small kitchen, with the motel suites occupying the long perpendicular massing to the north.



Photograph 4. Façade (west elevation) of Building No. 1, looking southeast



Photograph 5. Glass Jalousie Entry Doors and Textured Glass Bathroom Window

The façade (west elevation) is perpendicular to Smokey Park Highway. It is comprised of 14 suites, each with one entry door and one three-light awning window. In some instances, where the interior bathroom is on the west side of the building, the bathroom window is single pane with textured glass and positioned high on the exterior wall. The three northernmost suites were added in 1954, conforming to the original design of the building (Photograph 6). The rainspouts observed on the south elevation are continued along the façade.



Photograph 6. 1954 Expansion of Building No. 1 at the North End

Interior

All of the interior suites within Building No. 1 are relatively the same. Each unit is comprised of a single room with a small closet and bathroom to the north of the room. The majority of the rooms exhibit original decorative tile flooring and stuccoed walls. Bathrooms feature tiled floors and shower, reminiscent of mid-20th century finishes. While access to all rooms was not permitted, evidence of original turquoise or teal wall paint survives beneath the current white paint. Each room features one, three-light awning window on its east (rear) wall.



Photograph 7. Bathroom Tiling, Building No. 1

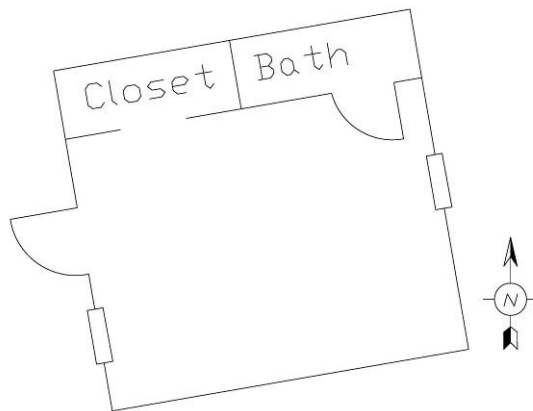


Figure 7. Typical Interior Floorplan, Building No. 1

*The bathroom and closet are flipped in some units



Photograph 8. Interior Room Floor Tiling



Photograph 9. Northerly View toward Bathroom and Closet

Miami Motel Building No. 2, 1954



Photograph 10. Building No. 2, east elevation, looking southwest

Completed in 1954, Miami Motel Building No. 2 is located along the western property boundary and is similar in style and form as Building No.1. Like its predecessor, it reflects restrained Spanish Colonial Revival influences combined with modest mid-20th century embellishments. Unlike the former building, however, Building No.2 lacks the projecting office bays on the south elevation. The low, one-story motel is long and narrow, rectangular in shape, and constructed of concrete block. The building is 238 feet in length and 16 feet wide. The roof is flat and features a flat stuccoed parapet on the south and east elevations. The exterior of the building is smooth stucco. A decorative coursed ashlar stone buttress projects from the south end of the façade (east elevation) and tapers upwards. Topping the buttress is a unique curvilinear decorative element, also stuccoed to match the exterior (Photograph 11).



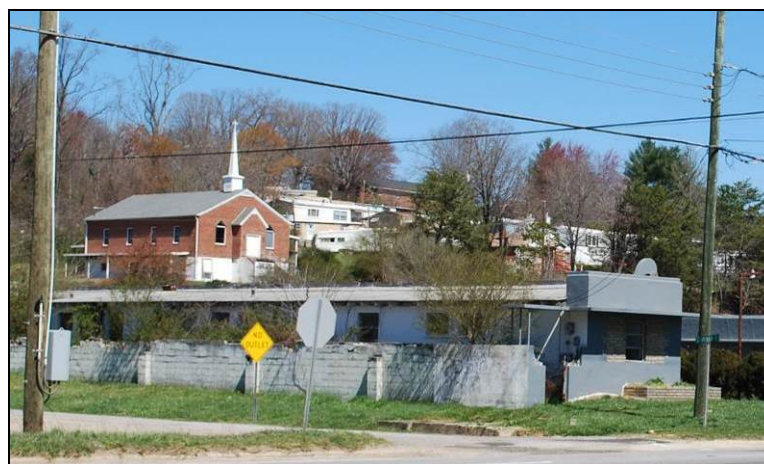
Photograph 11. Buttress



Photograph 12. South Elevation, Building No.2

The south elevation of the building features a three-light metal awning window surrounded by decorative stone ashlar. A low stuccoed wall, flush with the wall of the south elevation, projects to the west and contains a faux vine metal gate. A flat roof extends from the building above a knee wall and gate. A raised garden bed constructed of ashlar stone is along the south elevation, wrapping around the east corner of the building to the buttress.

Building No.1 is comprised of 14 motel suites. Each unit features an entry door and three-light window on the façade. A coursed stone ashlar veneer runs along the entirety of the lower portion of the façade, beneath the window bays. In some instances, the ashlar veneer separates bays, reaching the top of the windows and doors (Photograph 10). Extending above the window and door openings on the façade and south elevation is a flat roof awning matching Building No. 1.



Photograph 13. Rear Elevation and Privacy Wall of Building No.2

The west elevation features fixed windows and a rear door leading from some units into an approximate 10-foot wide space along the rear of the building. A tall concrete block privacy wall encloses the private space (Photograph 14). The space between the building and privacy wall is heavily overgrown.

Interior Description

The interior of the 1954 building is nearly identical to the earlier building; however, the closet and bathrooms are oriented at the southern end of each unit. The rooms feature teal or white painted walls and original floor tiling. The bathroom tiling is also similar to the former building. Although the tile colors are slightly different than the 1952 building, they are indicative of mid-20th century bathroom finishes.



Photograph 14. Interior of a Unit and Teal Wall Coloring, Building No. 2

Miami Restaurant, 1964



Photograph 15. Miami Restaurant, looking north

The Miami Restaurant, presently a diner, was completed in 1964 at the north end of the parking lot. It is rectangular in shape, with a low-pitched pyramidal roof clad in asphalt shingles. Lower hipped bays project from the east and west elevations. The roof features wide overhanging boxed eaves. The building is constructed of concrete block and the exterior is stucco. The façade (south elevation) is three bays (2W, D, 2W) with a centered glazed entry door. A transom above the door is boarded over. The windows are large, fixed panes set in a metal frame and flanked by wood-paneled shutters. A raised garden bed constructed of ashlar stone runs the width of the façade and concrete steps lead to the entry door.

Neon Signage

The original neon sign advertising vacancy, specials, and the restaurant survives within the grassed median. Extravagant neon signage is characteristic of motels and businesses during the mid-20th century, luring the rise of automobile owners.



Photograph 16. Neon Signage

HISTORICAL BACKGROUND

During the 19th century, hotels were generally located in downtowns or within close proximity to railroad stations. Even by the turn-of-the-20th century, minimal lodging was available along the roadside and travelers were often forced to camp. Following WWI, many communities established municipal tourist camps, often near downtown business districts. Competition between neighboring towns prompted communities to provide a number of amenities for their tourists, such as picnic tables, fireplaces, flush toilets, showers, eating shelters, recreation areas, and electrical hookups. The tourist camp was gradually replaced with the motor court. By the 1930s, small cabins were neatly arranged in parallel rows, crescent-shapes, L-shapes, or U-shapes.¹

Throughout western North Carolina during the first half of the 20th century, national forests were established within the region, recreational lakes formed by dams, the Great Smoky Mountains National Park established, and the Blue Ridge Parkway constructed. Promoters and entrepreneurs quickly “seized the opportunity to make the region a vacation destination for a nation of newly prosperous, automobile-owning families.”² The construction and improvement of roads for automobile travel during the 1920s and 1930s further “transformed the region’s economy and settlement patterns, and motels sprang up by the roads to accommodate motorists.”³ Roadside motor courts proved both more convenient and affordable than established hotels.

During the late-1920s and 1930s, the exterior imagery of motor courts became a significant feature, as it would draw tourists from the road. Many had the look of quaint, residential cottages, while others boasted more unique themes. In western North Carolina, the design of motor courts often reflected the cultural traditions of the region. Constructed in 1937 in Cherokee, the architecture of Mac’s Indian Village (JK022) promoted the “Indian” appeal with tepee entrances into small cabins. The Log Cabin Motor Court (BN091), located in Buncombe County and completed c.1930, “perfectly captures the early years of auto-oriented tourism, with a rustic regional flair.”⁴ Informally arranged around an open courtyard, the cabins are constructed of round logs in the rustic style of the type.

Also common during the 1930s and in the midst of the Great Depression, some motel proprietors abandoned the traditional building motifs and embraced Modernism. Streamline Moderne became a favorite architectural style for the court motels and included design elements such as smooth, round curves, shiny surfaces, and machine aesthetic.⁵

¹ University of Vermont, “Motels,” Department of Humanities, http://www.uvm.edu/landscape/dating/roadside_architecture/motels.php accessed October 1, 2016.

² Bishir, Catherine and Michael T. Southern, and Jennifer Martin, A Guide to the Historic Architecture of Western North Carolina, Chapel Hill: The University of North Carolina, 1999.

³ *Ibid.*, p.50.

⁴ Bishir 1999, p. 299.

⁵ University of Vermont, “Motels,” Department of Humanities, http://www.uvm.edu/landscape/dating/roadside_architecture/motels.php accessed October 1, 2016.

Following World War II, the individual motor court cabins gave way to the single motel building with strings of room placed in one long, low building. The architectural motifs of the previous decades were abandoned in favor of simple, inexpensive designs. Flat-roofed, rectangular, brick and concrete block buildings with a simple neon “Motel” sign emerged along roadsides throughout the country. Oftentimes, two long buildings were arranged perpendicular to the road fronting a central courtyard, parking lot, or pool. By the 1950s, chains and franchises, such as the Holiday Inn, began popping up alongside small, privately owned motels. Mid-rise motels with interior corridors and elevators emerged by the late-1950s, providing a variety of amenities, such as restaurants, meeting rooms, indoor pools, and lobbies. The word “motel” gradually fell out of favor and was replaced by the “highway hotel.”⁶

Miami Motel

The construction of the Miami Motel along the Smokey Park Highway (formerly known as the Asheville – Waynesville Highway) began shortly following the subdivision of the Solomon and Susan M. Luther lands in 1945. The current property occupies Land Lots 11, 12, 19, and 20 as drawn on a survey for the subdivision of the Luther estate (Plat Book 21, Page 2). The four lots were transferred from the Luther family to Anthony Barrero in 1948 (Deed Book 658, Page 17). Barrero (b.1903 – d.1987) quickly set out to build a court motel along the busy transportation route, which was particularly utilized by tourists exploring the mountains and parks of western North Carolina.

Anthony Barrero was a Spanish immigrant who was residing in Miami, Dade County, Florida as late as 1945 according to Federal Census records. While in Florida, he was employed as a hotel manager. According to the present property owner, Barrero was also involved in the establishment of the Flamingo hotel in Las Vegas in 1945. Like many Floridians taking advantage of the resurgence in tourism in western North Carolina, as well as the cooler temperatures of the region, Barrero relocated to Buncombe County, North Carolina where he established a roadside motel along the Smokey Park Highway.

The first building was completed in 1952 with a total of ten units. In 1954, rooms 11 through 14 were added at the north end of the building. That same year, the second building was completed opposite its predecessor. The similar design of the two buildings, as well as the traditional layout of the buildings surrounding a central courtyard, or parking area, are characteristic of mid-20th century court motels. Nostalgic of his days in Miami and his childhood in Spain, Barrero named his new business the “Miami Motel”. Further, the Spanish Colonial Revival-stylistic elements and long and low plan is indicative of the Spanish-inspired architecture in southern Florida.

Following the arrival of Anthony Barrero to Buncombe County and the establishment of his new business, he married local resident Mary Catherine Justice (b. 1930 – d.2005). Mary was born and raised in Candler, Buncombe County. She assisted Anthony in the operation of the motel throughout their marriage. In 1964, the couple added a restaurant to the roadside motel. Beginning in 1986, the present property owners leased and operated the restaurant. Anthony Barrero died in 1987 and Mary

⁶ *Ibid.*

inherited the motel. She maintained ownership of the property until her death in 2005. Upon her death, the motel and restaurant were conveyed to current owners, Zaharias and Georgia Papazaharios (Deed Book 4133, Page 1842). The Miami Restaurant continues to operate as a diner. The motel ceased operations in 2004 following substantial flooding caused by Hurricane Ivan. It continues to remain vacant. The following photographs, taken in 2000, show the Miami Motel while it was still operating. The photographs indicate that an open carport was located within the grassed median.



Photograph 17. Miami Motel, 2000
Source: North Carolina Room Digital Archives



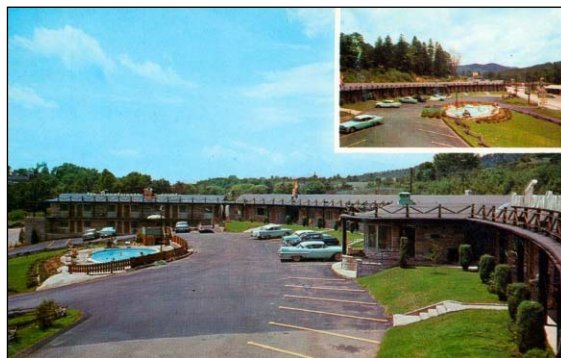
Photograph 18. Miami Motel, 2000
Source: North Carolina Room Digital Archives

ARCHITECTURAL CONTEXT

Following World War II, the single-building court motel became popular along busy transportation routes throughout the country, replacing the single-unit cottages of previous years. Due to the growing popularity of western North Carolina as a tourist destination, numerous mid-20th century roadside court motels emerged in the region, particularly along Smokey Park Highway, which connects Asheville to Weaverville to the west; and Tunnel Road (US70), connecting Asheville to Black Mountain to the east. While many roadside motels exhibit little stylistic elements, a number reflect architectural embellishments inspired by a particular theme. The Miami Hotel is one representation of a themed roadside motel within Buncombe County. Its Spanish Colonial Revival elements and interior design (teal paint, tiled floors, and bathrooms) are reminiscent of the architecture of southern Florida during the mid-20th century.

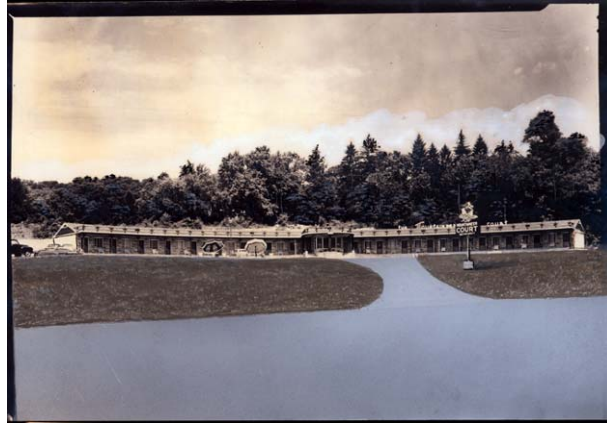
Due to their age and brief period of popularity from the late-1940s to mid-1950s, comparable court motels are not previously surveyed within western North Carolina. A search of the NC HPOWEB GIS database for motels within western North Carolina identified did not identify any mid-20th century motels in Buncombe County. A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any single-building roadside motels within western North Carolina. Following consultation with the HPO western branch, it was recommended that a windshield survey along Smokey Park Highway and US70 (Tunnel Road) be conducted to identify comparable mid-20th century motels. During the windshield survey a number of contemporaneous roadside motels were identified. One-story, single-building examples best represent the court motels constructed following World War II and during the early-1950s. Two-story variations quickly emerged by the mid-1950s and early-1960s. Among the motels identified along the two transportation routes, the Mountaineer Inn (155 Tunnel Road), Nakon Motel (1233 Smokey Park Highway), and the Apple Blossom Motel (602 W. State Street/US70) are similar to the Miami Motel.

The Mountaineer Inn was constructed c.1950 east of Asheville. It is a single-building court motel shaped in an arch fronting a parking lot and pool. At the center of the motel is the registration office. It is round-shaped and projects from the façade. The building features a gabled roof and ashlar stone veneer. Like the Miami Motel, this motel is a themed interpretation, emphasizing the mountaineering past of the region. The neon roadside sign, and the neon sign atop the building are contemporaneous to the motel. The Mountaineer Inn continues to operate and appears to retain its historic integrity. It survives as an excellent representation of a single-building roadside court motel exhibiting themed stylistic elements.



Photograph 19. Mountaineer Inn, c.1950

Source: North Carolina Room Digital Collections



Photograph 20. Mountaineer Inn, c.1950

Source: North Carolina Room Digital Collections



Photograph 21. Neon Roadside Signage



Photograph 22. Mountaineer Inn, 2016

Constructed during the early 1950s, the Nakon Motel is located less than ½-mile east of the Miami Motel. It sits on a hilltop fronting Smokey Park Highway. The brick building is rectangular in shape, long and low with a side gabled roof. The registration office is centered on the building and projects from the façade. The office features a front gable roof. A concrete walkway is beneath the roof eaves supported by square brick columns. The Nakon Motel lacks stylistic elements, and features a plain exterior. Windows and doors are modern replacements. While it is a good example of a mid-20th century single building court motel, it is unexceptional compared with the Miami

Motel and Mountaineer Inn. Further, the Nakon Motel does not include a restaurant, pool, or other amenities common among roadside motels throughout the mid-20th century.



Photograph 23. Nakon Motel, 2016

Constructed in 1958, the Apple Blossom Motel is located east of Asheville near Black Mountain. It is a transitional court motel including both single-story and two-story massings. The brick veneer motel is u-shaped with an interior paved parking lot. The motel is long and low with a low-pitched gable roof. At the center of the building is the two-story massing featuring both brick veneer and vinyl siding. A concrete path beneath the single-story roof surrounds the façade. Faux vine metal posts support the eave of the roof. Entry doors are contemporaneous with the construction of the building and feature three horizontal raised panels. While the Apple Blossom Motel is indicative of mid-20th century roadside court motels, it is transitional in form and lacks stylistic elements.



Photograph 24. Apple Blossom Motel, 2016

INTEGRITY

A property must retain a high degree of its historic integrity in order to meet the requirements for listing on the National Register. The National Register recognizes a property's integrity through seven aspects, or qualities.⁷ To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. The seven qualities include the following:

- **Location** The place where the historic property was constructed, or the place where the historic event occurred
- **Design** Combination of elements that create the form, plan, space, structure, and style of a property
- **Setting** The physical environment of a historic property
- **Materials** Physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship** Physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling** A property's expression of the aesthetic or historic sense of a particular period of time
- **Association** Direct link between an important historic event or person and a historic property

The Miami Motel and Restaurant retains its historic **location** and **setting** along a well-traveled transportation route through western North Carolina. The three historic buildings within the property retain their original form and much of their **design**, **workmanship**, and **materials**. Interior observations of the two motel buildings reveal a good degree of original materials characteristic to the "themed" design of the motel. The arrangement of the buildings around the central parking lot and grassed median contribute to the historic **feeling** of a roadside motel. Although the motel is no longer in operation, the property continues to retain its historic **association** as a traditional, mid-20th century roadside motel and restaurant.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Miami Motel and Restaurant is **eligible** for the National Register of Historic Places. The historic integrity of the property is intact.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The dramatic evolution of roadside motels between the 1920s to the 1960s across the country was impacted by a number of factors including an increase in automobile ownership, the promotion of tourism, the Great Depression, and World War II. These nationwide trends also impacted the

⁷ Beth Savage and Sarah Dillard Pope, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, US Department of the Interior, Washington, DC, 2009.

development of motels throughout western North Carolina and Buncombe County. The establishment of national parks and forests, the completion of the Blue Ridge Parkway, and efforts by the Eastern Band of Cherokee Indians to encourage tribal tourism within the region played important roles in the tourism economy. The construction and improvement of roads, coupled with the increase in automobile ownership, further fueled tourism. The convenience and affordability of roadside motels encouraged tourism and changed the landscape of the region's roadways. Roadside motels are therefore significant for their influence on local commerce, tourism, and transportation.

Buncombe County experienced a substantial increase in roadside motels during the early 1950s. Several continue to operate and retain their historic integrity. Due to the number of surviving motels contemporaneous with the Miami Motel, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. The Barrero family was not identified through research as significant within community, state, or national historic contexts. Therefore, the Miami Motel and Restaurant is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Miami Motel and Restaurant is an excellent surviving example of an early-1950s single-building roadside motel within Buncombe County. The arrangement of buildings around a central courtyard or parking lot was a popular design element of the mid-20th century motels. Further, long and low buildings with flat roofs characterized roadside court motels during this era, and neon signage luring tourists was common.

In addition to its overall form and the design of the property, the Miami Motel is a unique representation of a themed motel in Buncombe County. Most single building motels, particularly those built after the mid-1950s, lacked stylistic embellishment, focusing principally upon function, efficiency, and convenience. Completed in 1952, the Miami Motel exhibits restrained Spanish Colonial Revival influences, and is reminiscent of contemporaneous architecture in southern Florida.

Among the three comparatively similar motels within Buncombe County, the Mountaineer Inn and Miami Motel best exemplify early-1950s roadside court motels. Both are long and low one-story buildings arranged around a central courtyard or parking lot. Further, the style of each embraced a specific theme or motif, enticing travelers and tourists. Among the numerous mid-20th century motels within Buncombe County, the Miami Motel is a unique representation. Therefore, the Miami Motel and Restaurant is **significant** under **Criterion C** in the area of architecture.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Miami Motel and Restaurant would yield additional information pertaining to mid-20th century building technology or the evolution of roadside motels not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

PROPOSED NATIONAL REGISTER BOUNDARIES

The proposed National Register boundary is the existing Parcel 9607-53-2667-00000, which includes the two motel buildings, restaurant, and contributing neon signage. The current parcel is the original lot on which the motel was first built in 1952.



V. LIBERTY BAPTIST CHURCH AND CEMETERY (BN6288), 875 MONTE VISTA ROAD

Resource Name	Liberty Baptist Church and Cemetery
HPO Survey Site #	BN6288
Location	875 Monte Vista Road, Candler, North Carolina (Buncombe County)
PIN	9608-50-2773-00000
Date(s) of Construction	1954
Recommendation	Eligible



LOCATION AND SETTING

The Liberty Baptist Church and Cemetery are located on the south side of Monte Vista Road, directly west of its intersection with Liberty Road. The 0.95-acre property consists of the church, constructed in 1954, and the church cemetery dating to the late-19th century. Monte Vista Road forms the northern property line, followed by the Liberty Baptist Church Parsonage and the Liberty Baptist Church Family Life Center to the north. Liberty Road forms the eastern boundary. Late-20th century residential development occupies the parcels to the south and to the west. The subject parcel is presently owned by Liberty Baptist Church. Rural residential development lines Monte Vista Road and Liberty Road. The Liberty Baptist Church Family Center, constructed in 2006, is northeast of the church, and is a large building surrounded by a paved parking lot, grassed yard, and athletic fields. Figure 8 shows the boundaries of the Liberty Baptist Church property, its location relative to the intersection of Monte Vista Road and Liberty Road, and the surrounding landscape.

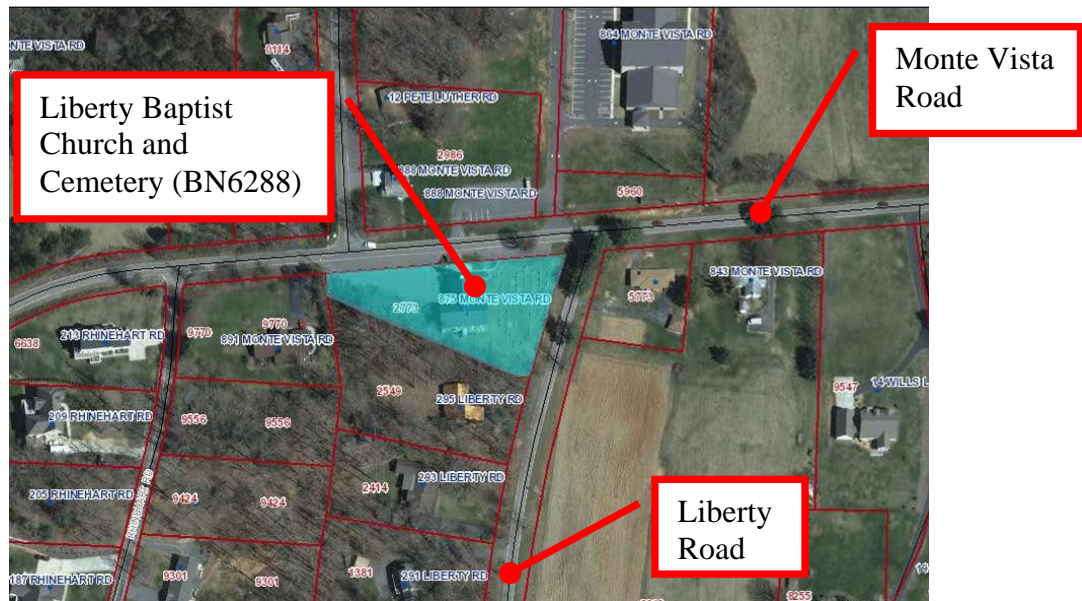
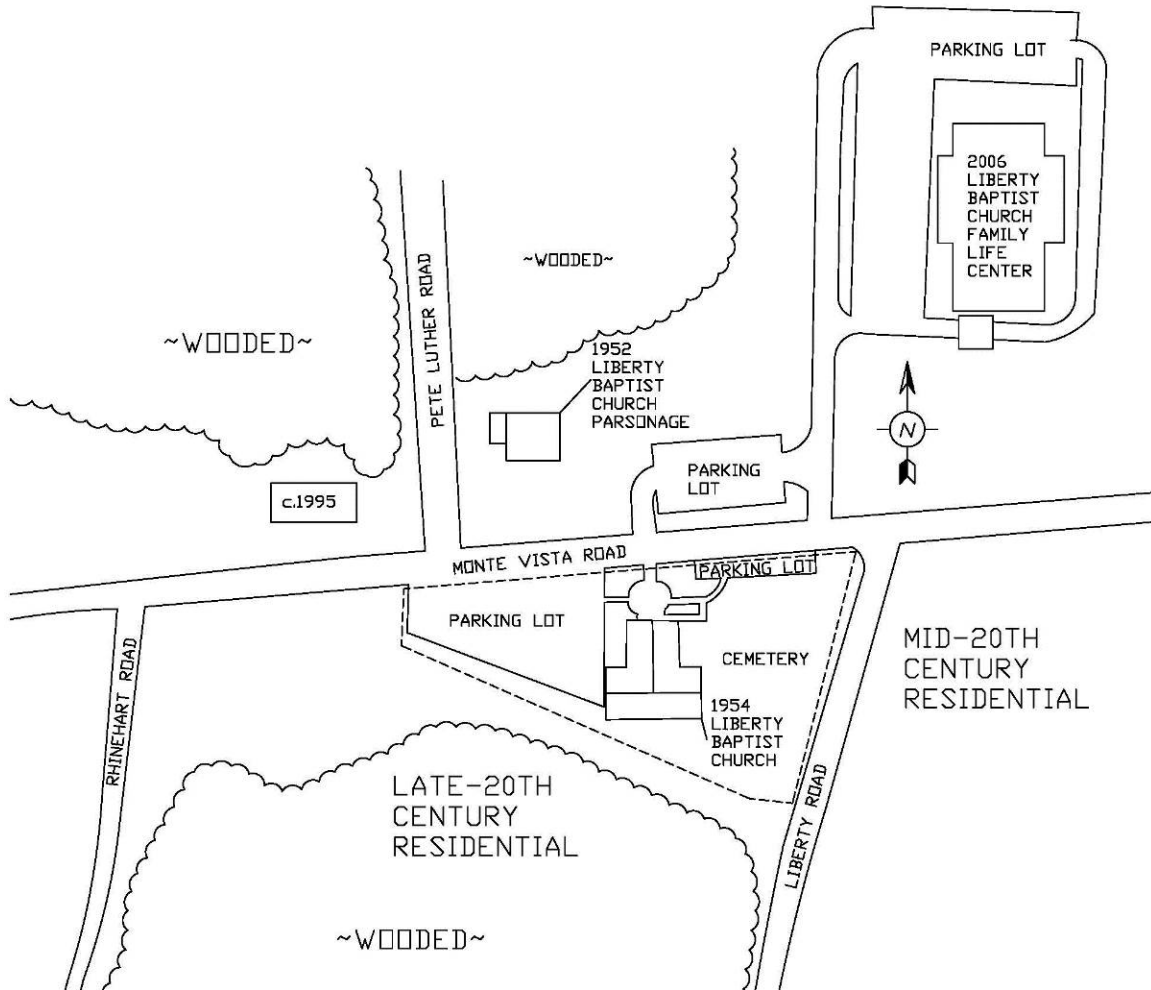


Figure 8. Location of the Liberty Baptist Church and Cemetery, shown on GIS Parcel Map with Aerial Overlay

The Liberty Baptist Church is centrally located within the parcel. A paved parking lot is situated to the west of the building and a smaller paved lot is located to the northeast, along Monte Vista Road. A grassed lawn surrounds the church to its east and rear. Planned landscaping in front of the church features a raised lawn with brick retaining wall and arched layout. Concrete paths and steps lead from the parking lots to the entrance of the church. Additional landscaping includes modest hedges and shrubs. A late-19th-century cemetery is located to the east of the church. The cemetery is grassed. Burial markers are generally arranged in rows, oriented to the east. Figure 9 is a site plan of the Liberty Baptist Church and Cemetery. Photographs 25 and 26 reflect the overall setting of the Liberty Baptist Church and Cemetery.



NOT TO SCALE

Figure 9. Site Plan of the Liberty Baptist Church and Cemetery Property and Surrounds



Photograph 25. View toward Intersection of Liberty Road and Monte Vista Road from Cemetery



Photograph 26. View across Monte Vista Road from Liberty Baptist Church, toward 2006 Family Life Center

ARCHITECTURAL/PHYSICAL DESCRIPTION



Photograph 27. Liberty Baptist Church



Photograph 28. Stained Glass Window

Liberty Baptist Church is a brick, T-shaped, one- and two-story building with a raised basement. According to a plaque on the façade (north elevation), the building was erected in 1954. It is comprised of a front-gabled, single-story sanctuary with two-story wings projecting from the rear of the side elevations creating the present T-shape. The projecting wings are gabled and do not exceed the height of the sanctuary. The roof of the sanctuary is steeply-pitched, while the wings are moderately-pitched. The roof is clad in asphalt shingles, recently replacing asbestos shingle roofing. The overhanging eaves are boxed with vinyl siding. Gable ends are open, with brick extending into the peaks. Windows on the sanctuary, as well as those on the north elevations of the projecting wings are stained glass with exterior metal storm windows. The side and rear elevations of the wings are one-over-one, double-hung wood sash. Basement level windows are metal casements. An octagonal cupola straddles the front of the roof ridgeline. It is vinyl-sided and features a wood-louvered vent and is topped by a copper steeple. A brick chimney is centered on the rear roof slope.



Photograph 29. Liberty Baptist Church, facade

The façade (north elevation) of the sanctuary is symmetrical with three bays (W, D, W). The two-leaf entry door is paneled. A wood-louvered vent is in the gable peak and features a concrete arched head. A cornerstone engraved with “LIBERTY BAPTIST CHURCH 1895-1954” is located at the northwest corner. A prominent lower, front-gabled entry vestibule is centered on the façade. It features brick walls and a round-arched opening with stone keystone. The opening is surrounded by cream-colored bricks contrasting with the dark red brick of the building. A round, stained glass window is above the opening. Within the entry vestibule, the ceiling is vinyl-sided. Its west end is walled, whereas the east end is open and leads to a concrete handicap ramp. A square brick buttress adorns the side elevations of the entry vestibule. The entry is accessed by concrete steps with a metal railing. The north elevation of each of the rear wings features two windows on both the first and second floors, as well as two basement-level windows.



Photograph 30. North Elevation of the West Wing



Photograph 31. Northeast Oblique

The east elevation of the Liberty Baptist Church is ten bays comprised of all windows. The first four bays (from left to right) occupy the rear wing, while the remaining are on the sanctuary. Three buttresses with concrete caps are located between bays six (6) and seven (7), eight (8) and nine (9), and after the final bay of the sanctuary. The projecting wing features an additional four windows on the second floor. Basement-level windows are aligned with the ten bays on the east elevation. A wood-louvered vent is in the gable end of the rear wing. The west elevation mirrors the east.



Photograph 32. Rear Elevation

The rear elevation of the Liberty Baptist Church includes an entry stoop with a hipped roof supported by round metal posts. A set of stairs with metal railing lead to the entry stoop. The rear includes five basement-level casement windows. There are seven windows on the first floor and four on the second. An exterior metal fire escape leads from the second window on the second floor.

Interior

Access to the interior of the Liberty Baptist Church was limited to the first floor, including the sanctuary. Upon entry into the church, a central hall leads into the sanctuary. Flanking either side of the central hall is the rear of the sanctuary with rows of pews. Pews are arranged along the side of the sanctuary facing south towards the pulpit and choir. Two doors along the south wall of the sanctuary lead into the perpendicular wings. Rooms within the wing include a lounge, nursery and changing room, bathroom, library, and a rear lobby near the exit door. A baptismal room is opposite the rear wall of the sanctuary. A large, single pane window separates the sanctuary from the baptismal room. Figure 10 is an approximate floorplan of the first floor. Photographs 33 and 34 show the central hall and sanctuary of the church.

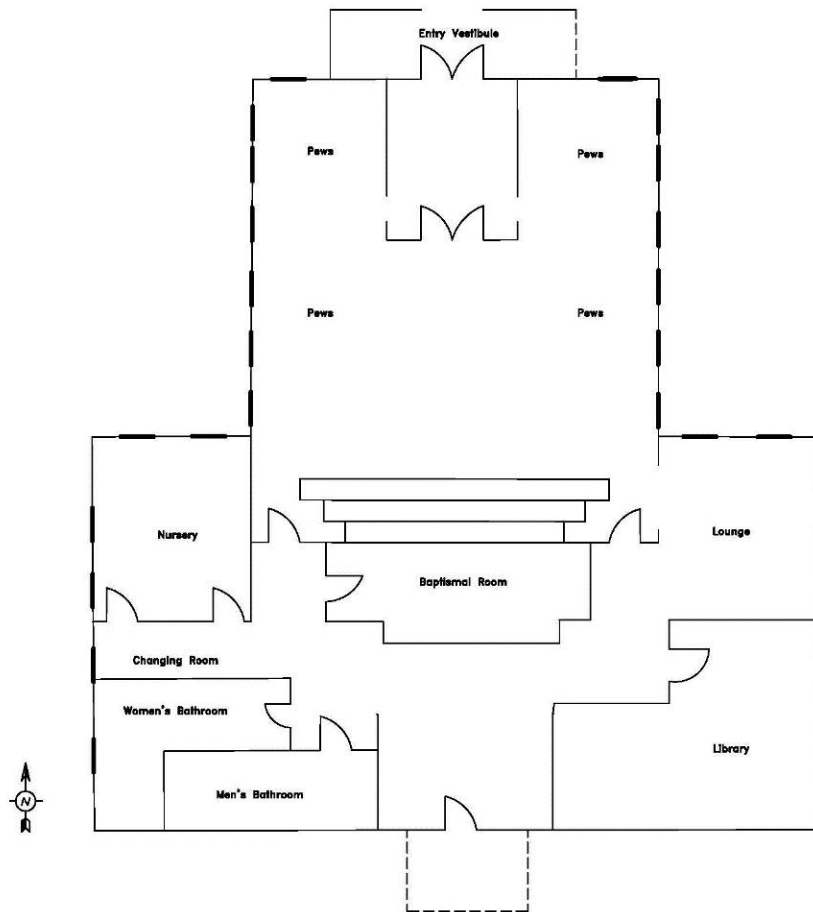


Figure 10. General Floorplan, First Floor (Not to Scale)



Photograph 33. Entry Hall, looking south



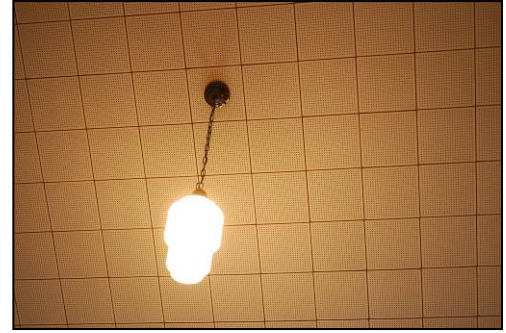
Photograph 34. Sanctuary, looking southwest

The central hall and church sanctuary feature carpeted floors and a ceiling covered in unique fiberboard tiles. The original lighting fixtures hang from the ceiling. Within the sanctuary, the wooden truss is exposed and is stained to match the pews. Walls are plastered, and the window and

door surrounds are wood with modest molding. The central hall includes a molded trim. Within the interior of the sanctuary, each stained glass window features “In Memory of...” a deceased church member, their date of birth, and year of death. The rear wing features matching carpeting as the sanctuary. Some rooms within the rear wing include the same ceiling tiles as the sanctuary, while others feature a synthetic dropped ceiling.



Photograph 35. Stained Glass Window



Photograph 36. Ceiling and Light Fixture

KNOWN ALTERATIONS

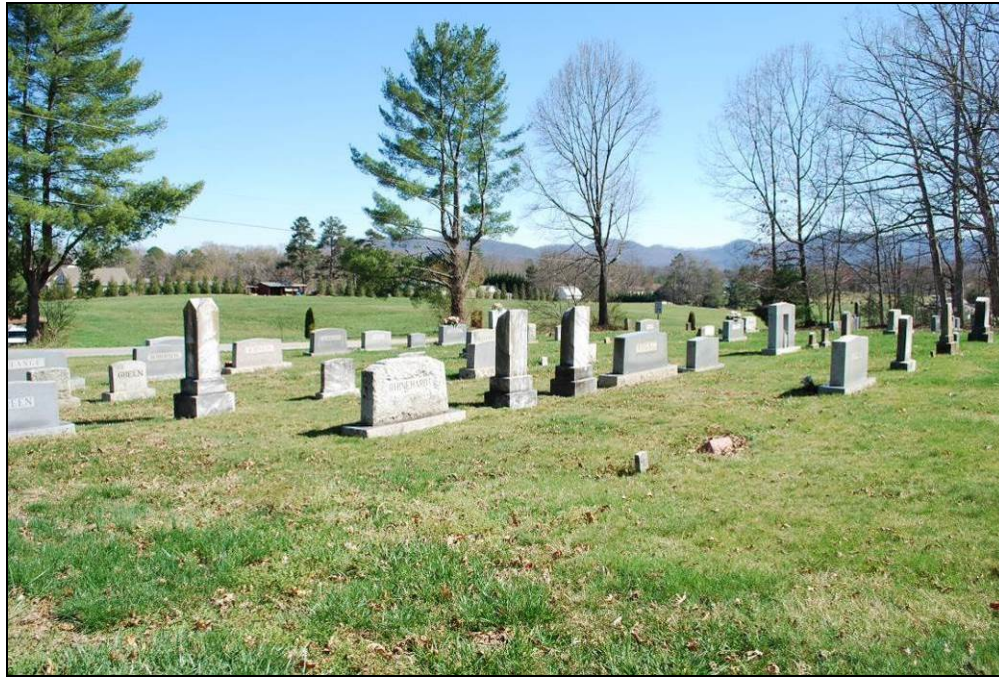
According to the current pastor, Derrick McCarson, alterations to the church have occurred since its construction. Among the known exterior alterations include the replacement of the asbestos shingled roof with the present asphalt shingles. The application of vinyl siding to the cupola and the boxing of the eaves with vinyl are recent modifications. The two-leaf entry doors are also recent replacements. According to pastor McCarson, the only interior alterations resulted from technological upgrades within the sanctuary including sound and media.

Historical photographs of the interior of the church confirm additional alterations. Photograph 37 indicates that the choral area was originally enclosed with a short wall of vertical boards. The same photograph also suggests that the present doors are modern replacements, where the original doors were stained wood with raised panels.



Photograph 37. Interior Photograph of the Sanctuary, nd

Liberty Baptist Church Cemetery, Late-19th century-present



Photograph 38. Southeasterly View of the Liberty Baptist Church Cemetery



Photograph 39. Obelisk

The Liberty Baptist Church Cemetery dates to the late-19th century, with the earliest burial occurring in 1899. The most recent interment dates to 2012 with the burial of Annie Mae Jones Robinson. Approximately 170 burials within the churchyard are aligned in rows, with graves oriented to the east. Many of the burials feature both a headstone and simple footstone. The majority of the headstones are simple granite or marble markers with rectangular bases. There are a few examples of relatively short obelisks. The top of two obelisks is shaped similar to a cross gable roof. Two markers within the churchyard are taller in height than the traditional headstones and are carved to resemble a shroud.

The majority of the markers within the cemetery do not exhibit specific motifs or iconography and are generally unadorned. Others, however, reflect various symbolism through decorative engravings. Among those include the headstone for Clarsie Barbara Sawyer (d.1908) which features motifs of an open book and a gate. The open book is compared to the human heart, “its thoughts and feelings open to the world to God.”⁸ The gate is a Christian funerary symbol representing the passage from one realm to the next.⁹ Other markers feature basic floral designs and brief epitaphs.

⁸ Keister, Douglas, *Stories in Stone: A Field Guide to Cemetery Symbolism and Iconography*, New York: MJK Books, 2004; p. 113..

⁹ *Ibid.*, p.116.



Photograph 40. Two “Shrouded” Headstones



Photograph 41. Open Book and Gate Motifs

HISTORICAL BACKGROUND

During the late-19th and early-20th centuries, churches were the principal landmarks of country and village life. According to *A Guide to the Historic Architecture of Western North Carolina*, “in a pattern formed in antebellum years, there were few Presbyterians, even fewer Episcopalians, and a very small number of Catholics. Baptists of various persuasions were the most numerous, with Methodists a close second.”¹⁰ Participation in an organized religion was, and is, more than just issues with faith and belief, but is also an important aspect of the cultural life of a community, particularly in rural areas. In addition to religious services, churches were a gathering place for social functions, philanthropy, and a place for education.

The Liberty Baptist Church was first organized in 1895 by local farmers who began meeting in an old school house for Sunday School. It is unclear exactly where the former schoolhouse was sited, however, it is understood that it was located at the crossroads of Liberty Road and Monte Vista Road.¹¹ Although earlier Baptist congregations worshipped within the vicinity, including Hominy Baptist (organized in 1812), the trip was long for the local families. The first official service of the Liberty Baptist Church was held in the schoolhouse on June 15, 1895, with approximately 25 charter members. The congregation adopted the name of the Liberty School in which they first met.¹²



Photograph 42. Original Church Building, c.1905

Shortly following the formation of the church, local farmer, Dewey Poore, donated land for the site of a church and cemetery. The first church was completed in 1905. It was a frame building with central tower. Headstones within the churchyard shed light on families associated with the church from its early beginnings to present day. Among those families with multiple burials include the Young family, with burials dating between 1908 to 2012. Lowery William Young was among the early Deacons of the church. He remained an active member of the church until his death in 1959. His brother, Vernon Lemuel Young, and his family were also members of the church. V.L. Young served as Deacon during the 1930s. Another prominent family of the Liberty Baptist Church throughout its history is the Robinson family. J.C. Robinson (b.1862-d.1930) served as trustee of the church in 1916. Churchyard burials of the Robinson family span 1913 to 2012.

The Dewey Poore family is closely tied to the early formation and development of the church. Having extensive land holdings within the vicinity, the family not only donated land for the site of the church, but also the parsonage in 1951, and the parcel on which the Family Center was built in 2006. The Green and Holcombe families were also active members of the church, as validated by the

¹⁰ Bishir 1999; p.67.

¹¹ Interview with Pastor Derrick McAlester.

¹² Liberty Baptist Church. “Who We Are,” <http://www.lbccandler.com/who.php> accessed September 2016.

number of burials in the churchyard. Census records confirm that church membership during the early- to mid-20th century was comprised of white farming families operating small- to mid-size farms.

Agricultural land directly south of the church, between Rhinehart Road and Liberty Road, was part of the estate of Watson and Nettie Green (b.1862-d.1921). During the 1980s, the estate was subdivided into numerous residential lots (Plat Book 49, Page 70). The Green family held considerable land holdings within the vicinity as late as the 1980s, and were active members of the Liberty Baptist Church.

The earliest known record associated with the site of the church and cemetery dates to 1902 when Mary J. Penley sold a small 0.36-acre parcel to the Liberty Baptist Church. This parcel is occupied by the eastern section of the cemetery and extends across Monte Vista Road. The deed (Deed Book 166, Page 31) makes reference to the “Liberty Church Lot” adjacent to the west. In 1951, Dewey Poore, and wife, Nettie Prince Poore, deeded a parcel of land north of the church and across Monte Vista Road for the sole purpose of building a parsonage for the Liberty Baptist Church (Deed Book 710, Page 293). Dewey Poore (b.1898-d.1965) was a long-time member of Liberty Baptist Church until his death in 1965.

The brick parsonage (BN6289) was completed by 1952. Two years later, in 1954, the original frame church was replaced with the present brick edifice. Both the church and parsonage reflect a period of positive membership and financial strength. The support and growth of the membership of the Liberty Baptist Church continues, and is evident by the impressive addition of the Family Life Center in 2006 on the opposite side of Monte Vista Road. According to the pastor, the church has enjoyed a relatively steady membership of approximately 80 to 100 members throughout its history.

ARCHITECTURAL CONTEXT

The Liberty Baptist Church reflects a period of expansion and improvement of church facilities following World War II and the subsequent renewed prosperity of the nation. The T-form of the Liberty Baptist Church was common throughout the county, and constructed in both urban, suburban, and rural settings. Similarly, modest front-gable design and brick veneer exterior were also common. Many of these contemporaneous churches are enhanced with Colonial Revival stylistic elements and prominent entry porticos. By the close of the 1950s, later religious church architecture tended to be Modernistic in design rather than the traditional front gable with steeple.

A search of the NC HPOWEB GIS database for mid-20th century churches within Buncombe did not identify previously surveyed resources. Similarly, a review of *A Guide to the Historic Architecture of Western North Carolina* did not reveal comparable churches within Buncombe County, or western North Carolina. However, consultation with the HPO western branch and a windshield survey along various roads within the vicinity revealed two churches contemporaneous with Liberty Baptist Church, similar in scale, and sharing the traditional front gable roof with steeple, characteristic of mid-20th century brick churches. Among those include the Hominy Baptist Church and cemetery

(135 Candler School Road), Oteen Baptist Church (37 Oteen Church Road), Brown's View Methodist Church (25 Brown's View Church Road).

Completed in 1957, the Oteen Baptist Church is T-shaped in its original form, with a front gable roof and cupola with steeple. Like the Liberty Baptist Church, the Oteen Church is brick veneered. This representation of a mid-20th century church, however, is enhanced by a Colonial Revival-style entry door with broken pediment and a prominent entry portico with Ionic columns. The sanctuary features original stained glass windows. The original T-shape of the church is altered with a large scale addition on the south elevation. Although the building is a good example of a Colonial Revival-style church constructed during the 1950s, its large addition compromises the historic integrity of the original building. The Liberty Baptist Church is a better representation of a Post-World War II-era church in rural Buncombe County.



Photograph 43. Oteen Baptist Church

The Brown's View Methodist Church was completed in 1950 on the site of the earlier church building. Like the Liberty Baptist Church, Brown's View Methodist Church includes an adjacent cemetery dating to the late-19th century. The church shares a brick veneer exterior, front gable roof, and steeple. Both lack an overall architectural style. Smaller in scale, the Brown's View Methodist Church is rectangular in shape with a prominent entry portico with fluted columns. Its two-leaf entry door is further enhanced by a decorative wood surround. Siding in the gable ends and on the cupola is aluminum. While this church is a good example of a traditional Post-World War II Era facility constructed within a rural setting, it does not appear to possess architectural significance.



Photograph 44. Brown's View Methodist Church

Hominy Baptist Church, located approximately 2 miles southwest of Liberty Baptist Church, was organized in 1812. The third, and present, church sanctuary was erected in 1949 in the Classical-style. It is T-shaped with a brick veneer exterior and front gable roof. It features entry doors with arched transoms, cupola, and steeple. A pedimented portico with round columns projects from the façade, and sanctuary windows are stained glass with arched transoms.

The church complex includes the second sanctuary building, constructed in 1923, which is now known as the Bennett Building. Its 1923 and 1949 sanctuaries are more distinguishable in terms of architecture than the Liberty Baptist Church. However, the church complex includes numerous large-scale additions compromising its historic integrity.



Photograph 45. Hominy Baptist Church

INTEGRITY

The Liberty Baptist Church and Cemetery retains its historic **location** and overall historic aesthetic. Its original T-shaped plan and traditional **design** remain intact. The church retains a good degree of its historic **workmanship**, particularly characterized by the stained glass windows and exposed ceiling truss. Further, recent grave placement and headstones are in keeping with the historic arrangement of the cemetery. The Liberty Baptist Church continues to hold services and remains an active congregation within the community. Therefore, the property retains its historic **association**. The mid-20th century church, c.1900 cemetery, mature trees along the periphery, and the mid-20th century landscaping in front of the building speak towards the continuance of the church since the construction of the first church building in 1905. Further, the sanctuary retains its intended historic aesthetic and sense of place. As such, the building and associated property retain its historic **feeling**.

Modern alterations have compromised the historic **materials** of the church, particularly the application of vinyl siding to the exterior eaves and steeple, and the replacement of the original entry doors and interior doors at the rear of the sanctuary. Further, the original wall enclosing the choir is no longer extant.

When the church was erected in 1954, its surrounding setting was characterized by the 1952 parsonage (BN6289) and the former Dewey Poore homestead and agricultural fields located on the north side of Monte Vista Road. The 2006 construction of the large Family Life Center altered the rural, agricultural viewshed from the church. Further, land south of the church was historically agricultural and developed during the late-20th century as residential. Therefore, the property no longer retains its historic **setting**.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Liberty Baptist Church and cemetery is **not eligible** for the National Register of Historic Places. The property does not retain a high degree of its historic integrity.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Liberty Baptist Church (BN6288) has been an active Baptist church since its formation in 1895. However, this does not meet the requirements of Criteria Consideration A outlined in National Register Bulletin 15, which states that a religious facility must be judged in purely secular terms. In other words, a religious property cannot be eligible simply for being a place of religious service for a community. Further, it is not the only church in Buncombe County serving members of the Baptist or rural agricultural community. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Under Criteria Consideration A, a religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under

Criterion B. Liberty Baptist Church includes a number of residents of the rural Candler community, including some of the area's early settlers. However, no significant persons have been identified who are associated with the church. Therefore, the Liberty Baptist Church and cemetery is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Mount Sinai Church is a good interpretation of a front gabled, T-shaped Post-World War II church. There are numerous examples of contemporaneous churches exhibiting a brick veneer, similar T-plan, and front gable massing. Despite this, Liberty Baptist Church is not the only representation of a rural, early-20th century church in Buncombe County. Three contemporaneous examples located within the vicinity of Liberty Baptist Church are indicative of Post-World War II-Era religious architecture popular across the rural regions of the county. Each features a brick veneer exterior and a front gable roof with cupola and steeple. Two examples, Hominy Baptist Church and Oteen Baptist Church, share the T-shaped form of the Liberty Baptist Church. However, the former are enhanced with stylistic detailing and prominent entry porticos. Both include large-scale additions compromising the popular T-plan of the church. The Brown's View Methodist Church lacks the T-shape of the larger contemporaries. Further, it lacks overall architectural significance. Among the four contemporaneous churches, the Liberty Baptist Church not only retains its original form, it is the only representation that features its unique brick entry porch with arched opening. Unfortunately, the interior alterations to the building, as well as the replacement of the entry doors and application of vinyl siding to the eaves and cupola, compromise qualities of integrity that would otherwise help to convey the building's significance under Criterion C. Therefore, it is recommended **not significant** under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Liberty Baptist Church and cemetery would yield additional information pertaining to mid-20th century building technology not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

VI. LIBERTY BAPTIST CHURCH PARSONAGE (BN6289), 875 MONTE VISTA ROAD

Resource Name	Liberty Baptist Church Parsonage
HPO Survey Site #	BN6289
Location	888 Monte Vista Road, Candler, North Carolina (Buncombe County)
PIN	9608-50-2986-00000
Date(s) of Construction	1952
Recommendation	Not Eligible



LOCATION AND SETTING

The Liberty Baptist Church Parsonage is located on the north side of Monte Vista Road, approximately 300 feet northwest of its intersection with Liberty Road. The 1.37-acre property consists of two buildings: the parsonage, constructed in 1952, and a 1987 fellowship hall. A wooded parcel of land owned by Liberty Baptist Church forms the northern property line (former Dewey Poore property). The large Liberty Baptist Church Family Life Center, completed in 2006, occupies the parcel to the east and is also associated with the former Dewey Poore property. Monte Vista Road forms the southern boundary, followed by the Liberty Baptist Church and Cemetery (BN6288) to the south. Pete Luther Road forms the western boundary, followed by wooded and residential development to the west. The subject parcel is presently owned by Liberty Baptist Church. Figure 11 shows the boundaries of the property, its location relative to the intersection of Monte Vista Road and Liberty Road, and the surrounding landscape.

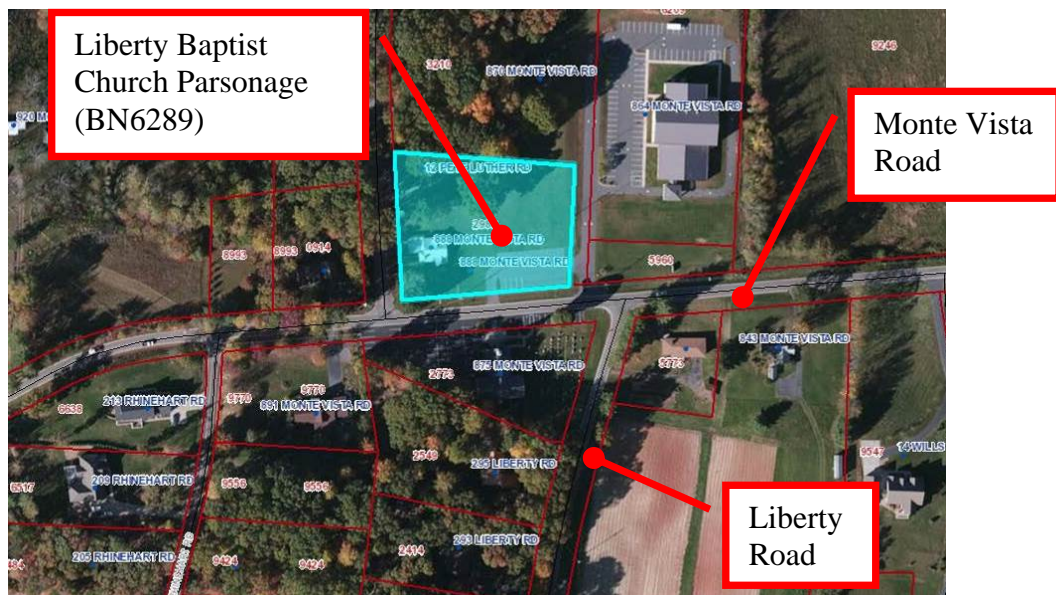
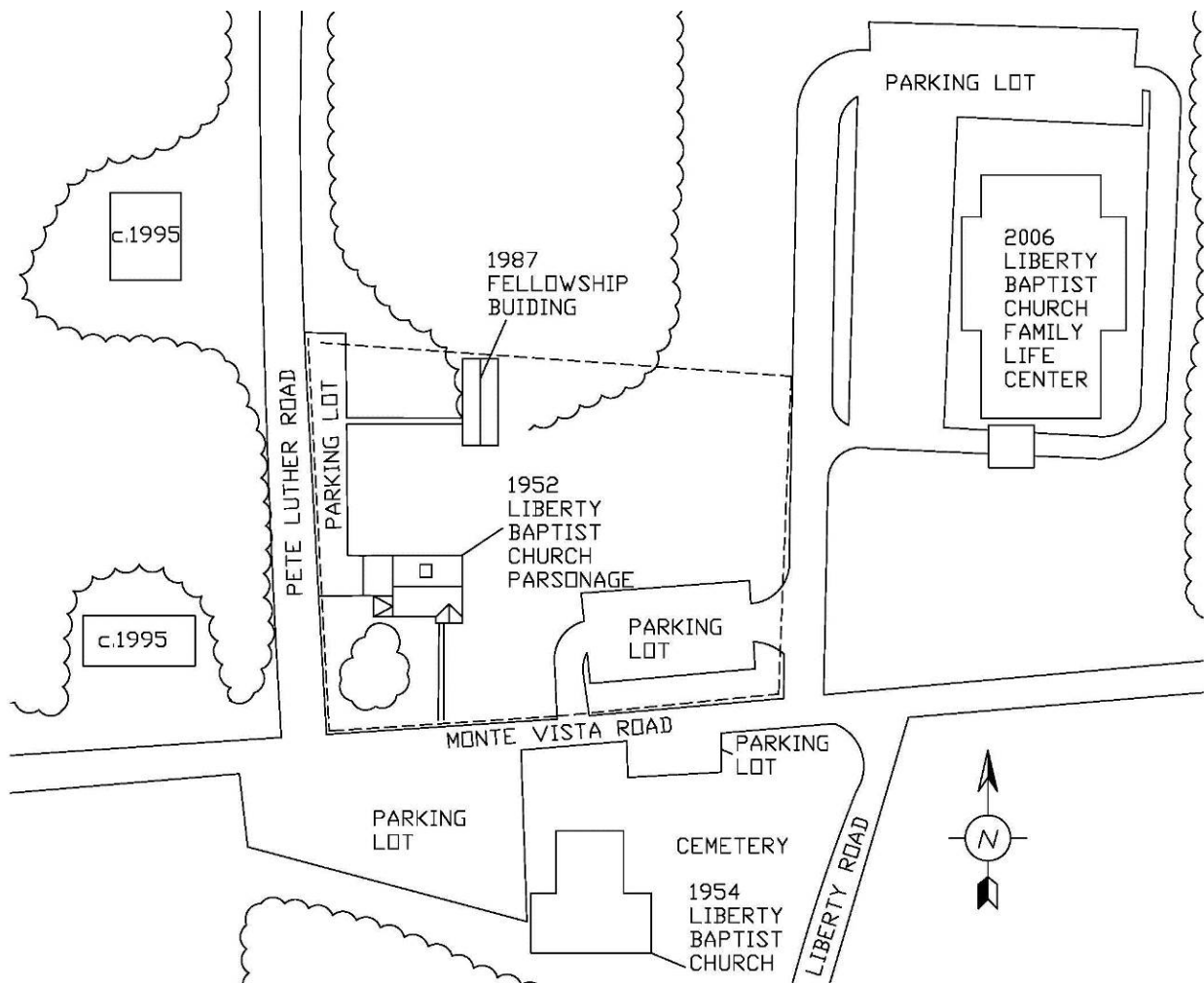


Figure 11. Location of the Liberty Baptist Church Parsonage, shown on GIS Parcel Map with Aerial Overlay

The Liberty Baptist Church Parsonage is located near the southwest corner of the parcel, setback approximately 70 feet from Monte Vista Road. A paved driveway leads from Pete Luther Road to an open carport on the west elevation of the building. A paved parking lot north of the driveway fronts Pete Luther Road. A second paved parking lot, completed c.2005, is situated to the east of the building, fronting Monte Vista Road, and is surrounded by a chain-linked fence. A straight concrete path extends from the north side of Monte Vista Road to the front entry stoop of the parsonage. The yard is grassed with a few hedges planted along the foundation. A wooded area is located at the rear (north) of the parcel. The Liberty Baptist Church Fellowship Hall, constructed in 1987, is located northeast of the parsonage, fronting west toward Pete Luther Road. Figure 12 is a site plan of the Liberty Baptist Church Parsonage and photographs 46 and 47 show the overall setting of the parsonage.



NOT TO SCALE

Figure 12. Site Plan of the Liberty Baptist Church Parsonage Property and Surrounds



Photograph 46. Overall Yard Setting, looking northeast



Photograph 47. View toward Liberty Baptist Church from Parsonage, looking southeast

ARCHITECTURAL/PHYSICAL DESCRIPTION



Photograph 48. Liberty Baptist Church Parsonage

Completed in 1952, the Liberty Baptist Church Parsonage (BN6289) is a one-and-one-half-story, Minimal Traditional house with a brick veneer exterior. The house has a medium-pitched, side-gabled roof covered with asphalt shingles and features slightly overhanging boxed eaves. Primary windows throughout the building are one-over-one, double-hung wood sash with exterior metal storm windows. The house is rectangular in shape with a lower gable bay projection located on the façade (south elevation). An exterior brick chimney is on the west elevation and within a side porch. The house rests on a continuous brick foundation topped by a water table of vertical brick stretchers.

The façade is asymmetrical with three bays (3W, D, 2W). Bays two and three occupy the lower gabled projection located on the east of the facade. The entry door is paneled with a small rectangular light and an aluminum awning. A concrete stoop with metal railings extends from the entry.



Photograph 49. Liberty Baptist Church Parsonage, Façade



Photograph 50. West Elevation

The west elevation of the Liberty Baptist Church Parsonage features a partial-width hipped porch with battered wood posts on brick piers and a metal balustrade. The porch sits on a continuous brick foundation and features concrete flooring. Paired windows are located in the gable field. Above the windows, within the peak of the gable, is a triangular wood-louvered vent. An above-ground garage is located at basement level and features one garage bay door and one entry door. An open metal

carport with flat roof extends from the garage above the driveway, which is partially lined by a brick retaining wall.



Photograph 51. Northwest Oblique

The rear (north elevation) of the Liberty Baptist Church Parsonage features a shed roof dormer with a vinyl-sided exterior. The elevation contains two windows and a partial above-ground basement with two sliding windows.



Photograph 52. Southeast Oblique

The east elevation features matching paired windows and triangular vent in the gable end as the west elevation. It features a combination of single, paired, and triple windows as well as a secondary entry door with aluminum awning. A small concrete stoop with metal railing extends from the entry door.

Photographs of the parsonage when first completed confirm that all of the windows on the building were historically two (horizontal)-over-two (horizontal), double-hung wood sash. All were replaced with the present one-over-one windows.

Unfortunately, the interior of the parsonage was not accessible during the site visit. According to the present Pastor residing in the residence, he is not aware of any major renovations or alterations to the interior.



Photograph 53. Liberty Baptist Church Parsonage, 1952

Source: Church Records

Fellowship Hall, 1987



Photograph 54. Southwest Oblique, Fellowship Hall

The Liberty Baptist Church Fellowship Hall was completed in 1987 northeast of the parsonage. It is a rectangular building with a low-pitched, side-gabled roof clad in asphalt shingles. The roof features overhanging boxed eaves. The exterior of the building is vertical flush panels. The façade (west elevations) is three bays (3W, 3W, D) with a two-leaf paneled entry door. The windows on the façade are large fixed panes. Evidence of a brick chimney is on the south elevation.

HISTORICAL BACKGROUND

Land associated with the Liberty Baptist Church parsonage was once part of the Dewey and Nettie Prince Poore farmstead. The Poores were longtime members of the Liberty Baptist Church, and contributed substantially to the growth of the church. During the late-19th century, the family donated the land south of Monte Vista Road for the site of the church and cemetery. The frame church was completed in 1905. Following World War II, renewed prosperity throughout the nation, coupled with the financial strength of the congregation, members of the Liberty Baptist Church set out to replace its original church building with a larger, more permanent facility and to construct a parsonage for its pastors.

In 1951, Dewey and Nettie Prince Poore deeded a parcel of land north of the church and across Monte Vista Road for the “sole purpose of building a parsonage” for the Liberty Baptist Church (Deed Book 710, Page293). The parsonage was completed the following year. An announcement in a local newspaper (unknown publisher) in 1952 congratulated the Liberty Baptist Church and Pastor, Frank B. Hopkins, for the dedication of the new parsonage. The announcement reads:

“The building is a modern brick-veneer house that was well planned, and nothing but the best in materials and workmanship was used.....All organizations in the church gave full backing to the building program. This effort began in 1948 with the purchase of a swelling in the community that was sold later and the receipts applied toward the new home. Brother Frank Hopkins and his family moved into the home in September 1952, soon after being called to the church. Here stands a pastor’s home that would do credit to any church in any community, and it stands as a monument to the farsighted vision of the Liberty People.”¹³

Two years following the completion of the parsonage, the original church building, erected in 1905, was replaced with the present brick edifice. In 1987, the frame fellowship hall was erected on the same parcel as the parsonage. The parsonage continues to serve as a residence for pastors of the Liberty Baptist Church. Both the church and parsonage reflect a period of positive membership and financial strength of the congregation. The support and growth of the membership of the Liberty Baptist Church continues, and is evident by the impressive addition of the Family Life Center in 2006 adjacent to the east of the parsonage.

ARCHITECTURAL CONTEXT

The Liberty Baptist Church Parsonage is an excellent example of an extended Minimal Traditional residence, indicative of post-World War II housing. The Minimal Traditional phenomena has its origins in the Great Depression, spanned World War II, and “reached its climax during the post-WWII nationwide housing shortage and recovery.”¹⁴ Throughout this period, three factors resulted in the development and proliferation of this house type: 1) the need for low-cost housing, 2) the national response to housing needs from the federal government, building industry, and availability

¹³ “Church of the Month ---Liberty,” unknown publisher, available in the historical record books of the Liberty Baptist Church., 1952.

¹⁴ Georgia Department of Natural Resources, Historic Preservation Division, “American Small Houses” Powerpoint presentation, available online, nd.

of home loans, among others, and 3) an apparent national goal of providing well-designed, well-built, affordable, small single-family residences.¹⁵

The Minimal Traditional house is a small, detached, single-family residence. These single-story houses are compact with a nearly square or rectangular footprint. The roof is usually gabled, the interior is tightly massed, and the exterior is simply styled. Options, or variations, on the basic plan of the Minimal Traditional house include small porticoes or stoops, porches, dormers, and side garages. The house could be purchased with small additions, or clusters, to create additional space. The Liberty Baptist Church Parsonage is an excellent representation of an extended Minimal Traditional house with its side porch, entry stoop, and gabled projecting bay on the façade.

Minimal Traditional houses were incredibly popular throughout the state, including western North Carolina, in both urban, suburban, and rural areas. A search of the NC HPOWEB GIS database for Minimal Traditional houses within North Carolina did not identify previously surveyed examples. However, due to the period of popularity during the 1940s and early 1950s, it is not surprising that examples of Minimal Traditional houses have yet to be surveyed. Similarly, a review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any examples in western North Carolina. A general windshield survey within the vicinity of the Parsonage identified one example of a brick veneer Minimal Traditional residence.



Photograph 55. 19 Westmont Road

Constructed c.1945, the residence located at 19 Westmont Road is approximately 1.5 miles south of the Liberty Baptist Church Parsonage. Similar to the parsonage, this residence features a projecting front gable bay and a side porch. It appears to retain its original design and materials.

¹⁵ *Ibid.*

INTEGRITY

The Liberty Baptist Church Parsonage retains its historic **location, setting, feeling**, and overall historic aesthetic. Its original exterior **workmanship** appears to remain intact. Further, it continues to serve as the church parsonage; therefore, the property retains its historic **association**.

With the exception of its overall form, few exterior design elements and physical materials characterize Minimal Traditional residences. Window fenestration (materials, sash, etc.) is one of the few design elements that contributes to the historic design of the house. The replacement of the original two (horizontal)-over two (horizontal), double-hung wood sash windows with the present one-over-one windows has compromised the historic integrity of the parsonage's **design and materials**.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Liberty Baptist Church Parsonage is **not eligible** for the National Register of Historic Places. The historic integrity of the property is compromised.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Research did not indicate that the Liberty Baptist Church Parsonage is associated with a significant event or pattern. Further, it does not retain its historic integrity. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Research did not identify persons significant within community, state, or national historic contexts. Therefore, the parsonage is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Liberty Baptist Church Parsonage is a good example of a Minimal Traditional house, a tremendously popular residential house type across the United States during the 1940s and early 1950s. Minimal Traditional houses are compact, affordable, and efficient single-family residences. The Parsonage is a brick veneer interpretation featuring options, or variations, to the basic form. These include its side porch and projecting front gable bay.

A comparatively similar residence is located at 19 Westmont Road, approximately 1.5 miles south of the parsonage. This residence also features a brick veneer exterior, side porch, and projecting gabled bay on the façade. Further, it appears to retain good integrity. Due to the popularity of the Minimal Traditional house type, as well as the loss of its historic windows, the Liberty Baptist Church Parsonage is **not significant** under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Liberty Baptist Church Parsonage would yield additional information pertaining to mid-20th century building technology not already obtained through research and interviews. It is recommended **not significant** under Criterion D.

V. SLUDER LOG HOUSE (BN6290), 742 AND 746 ASBURY ROAD

Resource Name	Sluder Log House
HPO Survey Site #	BN6290
Location	742 and 746 Asbury Road, Candler, North Carolina (Buncombe County)
PIN	9607-87-1894-00000 and 9607-87-5977-00000
Date(s) of Construction	1936 and 1962
Recommendation	Not Eligible



LOCATION AND SETTING

The Sluder Log House (BN6290) is located approximately 550 feet northeast of the crossing of Asbury Road over Interstate 40. The property is comprised of two parcels of land historically associated with the Sluder estate, located on the east side of Asbury Road. Parcel Number 9607-87-1894-00000 consists of 1.28 acres and the log house constructed in 1936. It is presently owned by Stewart Acquisition Company, LLC. Parcel 9607-87-5977-00000 consists of 2.64 acres and three buildings: a ranch house constructed in 1962 and two agricultural buildings. The latter parcel is presently owned by Devin Ross Harris.

The northern property line abuts an adjacent parcel occupied by a mid-20th century ranch house and an agricultural field. A wooded area followed by Interstate 40 form the eastern and southern boundaries of the property. A mid-20th century residence also abuts the property to the south. Asbury Road forms the western boundary, followed by the Francis Asbury Methodist Church and cemetery. Figure 13 shows the boundaries of the property, its location relative Asbury Road, and the surrounding landscape.

The log house fronts Asbury Road and is setback approximately 150 feet from the road. A paved driveway extends from Asbury Road, and circles around north of the log house. Extended from the east end of the circular portion of the driveway is a dirt driveway leading to the ranch house. The latter enjoying a deep setback of approximately 450 feet. Both residences are sited near the northern property boundary. The two agricultural buildings, one a large barn and the other an open heavy equipment garage with enclosed loft, are located between the two residences. A grassed lawn with mature trees characterizes the property. is along the southern portion of the parcel. Additional landscaping includes foundation hedges along the front of the log house. Figure 14 is a 2015 plat of the two properties showing the siting and orientation of all buildings. Photographs 56 and 57 show the overall setting of the property and its surrounds.

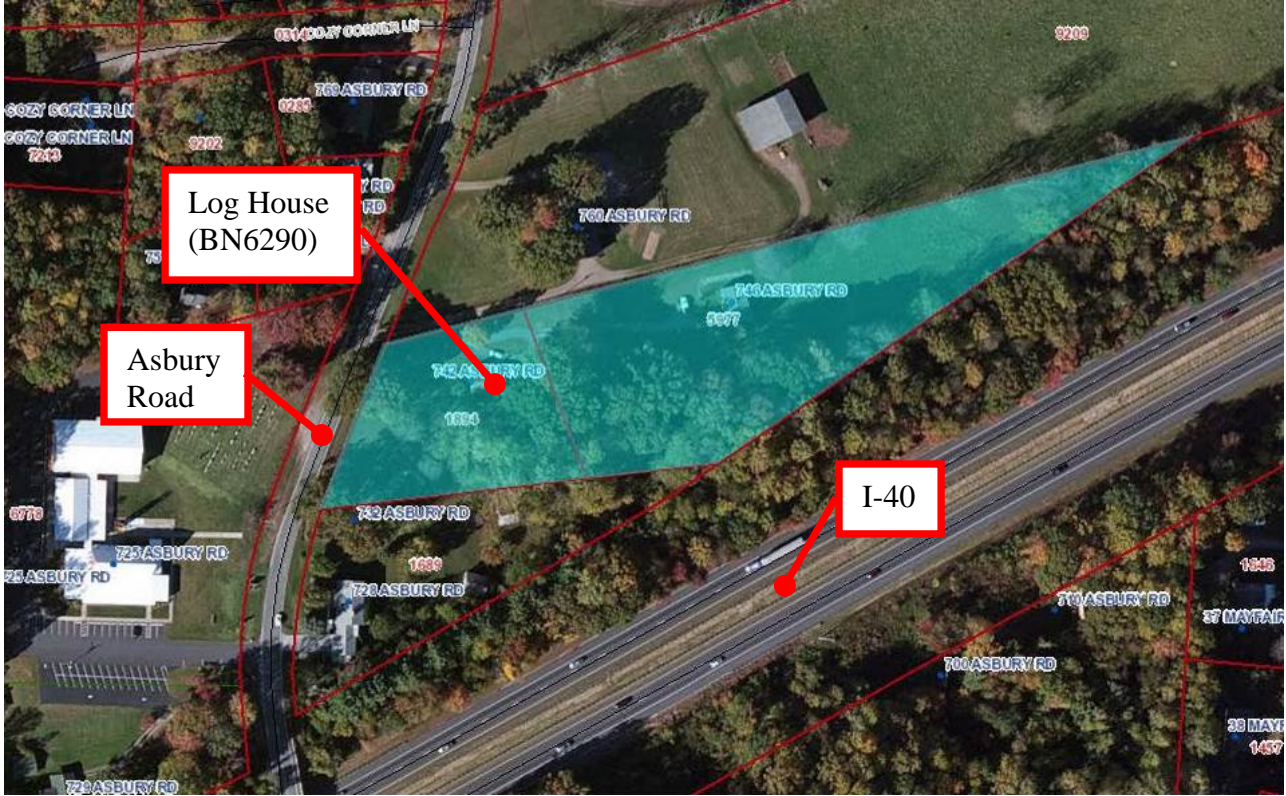


Figure 13. Location of the Property and its Surrounding Landscape, shown on GIS Parcel Map with Aerial Overlay



Photograph 56. Northeasterly View of the Property



Photograph 57. Southwesterly View along Asbury Road toward Its Crossing of I-40

ARCHITECTURAL/PHYSICAL DESCRIPTION



Photograph 58. Log House

Built in 1936, the single-story log house is a Rustic Revival-style dwelling featuring round logs, saddle notching, and a stone foundation. The front gable roof is clad in asphalt shingles and the exterior is characterized by its exposed log construction. Gable ends are clad in clapboard siding. The house is rectangular in shape with an original gabled bay projecting slightly from the north elevation. A prominent stone chimney is on the north elevation, and an interior brick chimney on the rear of the north roof slope. Windows are replacement one-over-one, double-hung vinyl sash with double glazing.



Photograph 59. Entry Porch

The façade (west) is three bays (2W, D, 2W) with an off-centered, replacement entry door and paired windows. A partial-width gabled entry porch with stone foundation projects from the façade. Round log posts support the roof and a log balustrade surrounds the porch. The ceiling of the roof includes exposed rafters and flush board.



Photograph 60. North Elevation



Photograph 61. Southwest Oblique

The north elevation of the dwelling features six (6) windows, the centered projecting bay, and the exterior stone chimney between windows five (5) and six (6). A partial-width, screened porch addition extends from the east elevation. It features a lower gabled roof, and a concrete foundation.

The south elevation includes an above-ground basement with a two-leaf, wooden garage door and two fixed windows. A concrete retaining wall extends from the rear of the south elevation. Impressions in the lawn suggest that the original driveway extended from Asbury Road, south of the house, leading to the garage entry.

INTERIOR

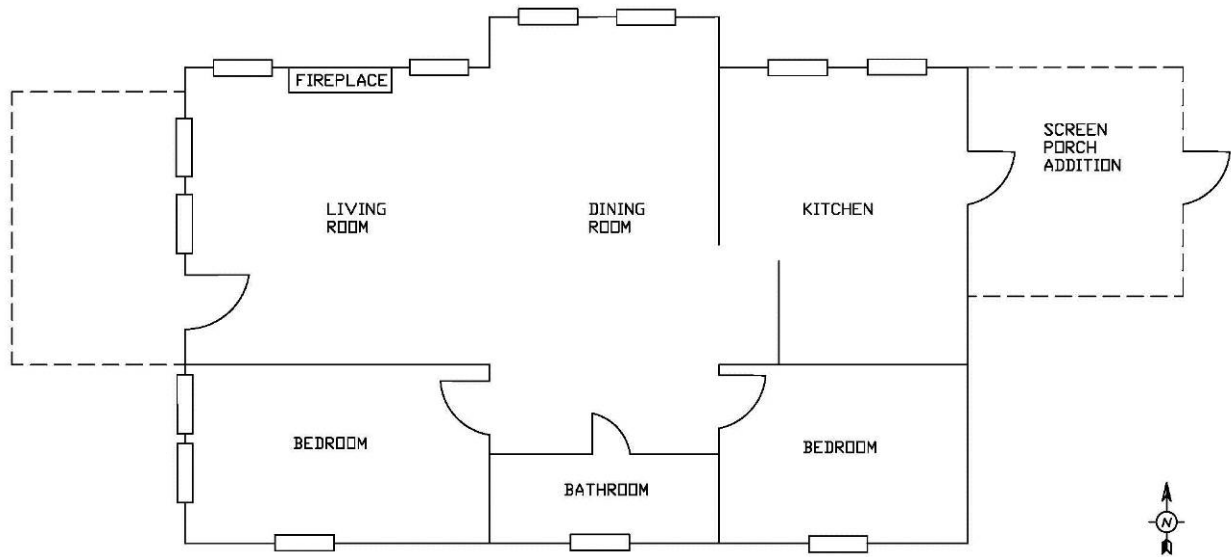


Figure 15. Anticipated Floor Plan of Sluder Log House

Unfortunately, the interior of the parsonage was not accessible during the site visit. However, recent photographs of the residence taken in 2015 are available online at Trulia.com, a real estate website. Based on the interior photographs and exterior observations, Figure 15 shows the general floorplan of the Sluder Log House.

Upon entry into the house from the front porch is a large, open living and dining room. Ghost marks suggest that a wall once separated the two spaces. The rooms feature original hardwood floors and stained vertical flush board walls. The dropped ceiling is synthetic panels. A prominent stone fireplace with a log mantel occupies the north wall.



Photograph 62. Living Room and Dining Room
Source: Trulia.com

The bedrooms are accessed from a narrow hallway extending from the south end of the living room. One bedroom features a plastered ceiling, and both are carpeted. Bedroom walls match those in the living room. Doors leading to each bedroom are original with horizontal wood panels. A bathroom is located at the end of the hall between the two bedrooms.



Photograph 64. Bedroom
Source: Trulia.com



The kitchen features white-painted walls and linoleum flooring. Cabinetry appears to be original. Evidence of a former oven and stove is on the west wall of the kitchen. A non-historic door leads from the east wall into to the screened porch addition.

Photograph 63. Kitchen

Ranch House, 1962



Photograph 65. Ranch House

Completed in 1962, the Ranch house is rectangular in shape with a low-pitched side-gabled roof featuring asphalt shingle. The exterior is vinyl-sided. The façade (west) is four bays (W, 2W, D, G) with an off-centered entry door and one-over-one double-hung, vinyl sash windows. At the south end of the façade is an integral carport, recessed beneath the principal roof. A secondary entry door leads from the east wall of the carport/garage into the house.

Pole Barn with Loft, c.1940



Photograph 66. Pole Barn with Loft

Constructed shortly following the completion of the log house, the front-gabled garage resembles a pole barn with an enclosed loft above. The roof is metal and the foundation is continuous concrete block. Only the north elevation is fully enclosed with exterior vertical board siding. Metal poles support the loft space in the upper-half story. There are two square window openings on the façade (west). A third opening is on the north elevation.

Double Crib Barn, c.1940



Photograph 67. Double Crib Barn

The double crib barn was constructed shortly following the completion of the log house. It is a frame structure with a side gable metal roof. The exterior is weatherboard siding. The double crib barn is characterized by two enclosed interior spaces, or cribs, divided by a central runway.

HISTORICAL BACKGROUND

The two parcels of land comprising the property associated with the log house formerly belonged to the estate of Lucinda (“Lou”) M. Thrash (b.1854-d.1936), daughter of Captain Augustus Buckingham Thrash (b.1829-d.1906) and Mary Jane. The 1860 Federal census indicates that A.B. Thrash was a successful farmer in Buncombe County in the years leading up to the Civil War. With real estate valued at \$2,000 that year, Thrash’s holdings were substantially larger compared to his neighbors. Following the war, he subdivided a large portion of his holdings amongst his children. In 1877, A.B. Thrash conveyed 32 acres of land to his daughter, Lou Thrash (Deed Book 50, Page 238). It is unclear whether Lou farmed or developed the land that she acquired from her father. The 1880 Federal census indicates that she was residing with her parents and siblings in Candler, and by the 1920 census, she was living with her brother on nearby Monte Vista Road. Neither were occupied in farming that year.

Per Plat Book 183, Page 125 (Figure 14), the northern section of the current property (including the two parcels) was part of a larger, nine (9)-acre tract of land conveyed by Lou Thrash to William Clayton Young in 1935. It is within this northern section of the present parcel that the log house was constructed in 1936, followed by the two agricultural buildings. The 1936 USGS topographic map confirms the completion of the house by that year. The same map, as well as a 1941 topographic map, do not suggest that the land associated with the present parcel was cleared for agricultural purposes.

According to the 1940 Federal census, W.C. Young (b.1899-d.1975) was employed as a textile worker with the American Enka Corporation in nearby Enka. His household was not assigned a farm schedule that year, suggesting that W.C. Young was not farming the land on which he built his house for his family.

In 1944, the nine (9) acres of land acquired by W.C. Young was sold to Garland and Grace Sluder (Deed Book 568, Page 331). The Sluder land holdings were further expanded in 1951 when the southern section of the property was acquired from Lou Thrash (Deed Book 703, Page 61). Existing records do not make reference to the agricultural use of any portion of the present property. The presence of the barns is confirmed on the 1961 topographic map, suggesting that a portion of the land was farmed during the mid-20th century.

In 1962, a second dwelling was constructed by the Sluder family within the northern section of the present property. Children of Garland and Grace Sluder resided in the Ranch house. Garland passed away in 1980. His wife, Grace, continued to reside in the log house until her death in 2013. The two parcels included within the property associated with the Sluder Log House were subdivided and sold to separate owners in 2015.

ARCHITECTURAL CONTEXT

The Sluder Log House is a good representation of the Rustic Revival style of residential construction popular throughout western North Carolina during the 1930s. The Rustic Revival style owes a debt to the natural and rustic style of construction and engineering work developed from the National Park Service's design standards for national parks, which emphasized a close harmony of built structures and natural environment. The Park Service's rustic architecture was heavily promoted through the Civilian Conservation Corps (CCC) during the 1930s. The CCC worked extensively in western North Carolina constructing buildings, structures, trails, and roads in the Pisgah and Nantahala National Forests and Great Smokey Mountains National Park. The forested and mountainous regions and "tourist-driven economies of small towns found widespread acceptance of the Rustic Revival style, which combined traditional building methods and natural materials with modern functionality."¹⁶

Rustic Revival log residential construction was incredibly popular throughout western North Carolina, in both urban, suburban, and rural areas during the 1930s. A search of the NC HPOWEB GIS database for Rustic Revival houses within Buncombe County identified 58 previously surveyed examples, including the National Register-listed Homeland Park Historic District (formerly Hillbilly City, BN0430). A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any examples in Buncombe County. A general windshield survey within the vicinity of the Sluder Log House did not identify comparable examples.

The Homeland Park neighborhood (c.1930) was initially built as a 45-acre resort outside of Asheville and included 50 small log cabins. As the city expanded, the cabins were sold as private residences during the 1950s. Homeland Park was listed on the National Register in 1999 as a historic district containing an impressive collection of Rustic Revival-style log dwellings. The cabins feature front and side gable roofs and saddle notching with chinking. Front porches are common, as well as stone chimneys.



Photograph 68. Homeland Park Cabin

¹⁶ William C. Tweed, et al, *Rustic Architecture: 1916-1942* (National Park Service, Western Regional Office, Division of Cultural Resource Management, 1977).

An impressive example of a Rustic Revival log house is located at 132 Spears Avenue (BN4569) in a residential neighborhood in Asheville. Constructed c.1935, the house features a steeply-pitched side gable roof with interior brick chimney and a front facing wall gable on the façade. Windows and doors appear original. A full-width shed porch is along the façade and features rough timber logs supporting the roof.



Photograph 69. 132 Spears Avenue (BN4569)

The majority of residential Rustic Revival architecture identified within Buncombe County is associated with planned subdivisions and neighborhoods. No rural representations were identified.

INTEGRITY

The Sluder Log House, ranch house, and 1940s barns retain its historic **location, setting, feeling,** and overall historic aesthetic.

Non-historic alterations include the replacement of the original windows and exterior doors, the addition of the rear porch, the application of the dropped ceiling, the carpeting of the bedroom floors, and the removal of an interior wall. Collectively, these alterations have considerably compromised the dwelling's historic **design, materials, and workmanship.** It no longer retains its historic **association** with the Sluder family who resided on the property for more 60 years. The barns suggest that a portion of the property was used for small-scale farming, which no longer occurs on either of the two parcels.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Sluder Log House is **not eligible** for the National Register of Historic Places. The historic integrity of the property is compromised.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Research did not indicate that the Sluder Log House and barns are associated with a significant event or pattern. Further, it does not retain its historic integrity. Therefore, it is **not significant** under Criterion A.

Under **Criterion B**, properties can be eligible for being associated with significant persons. Research did not identify persons significant within community, state, or national historic contexts. Therefore, the property is **not significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Sluder Log House is a good example of a Rustic Revival log house, a popular residential house type throughout western North Carolina during the 1930s. The Rustic Revival style combined traditional building methods and natural materials with modern functionality. Numerous examples of Rustic Revival log houses survive within Buncombe County. The Homeland Park Historic District includes 50 examples, and is listed on the National Register. A number of additional comparable houses are found throughout the county in residential neighborhoods and planned subdivisions. Although it is the only known rural example, the Sluder Log House is not the best representation of the style in the county. Further, it no longer retains its historic integrity. Therefore, the Sluder Log House is **not significant** under Criterion C.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Sluder Log House and associated property would yield additional information pertaining to the Rustic Revival building technology not already obtained through research. It is recommended **not significant** under Criterion D.

VI. ROBERSON BUNGALOW AND FARMSTEAD (BN6291), 51 DOGWOOD ROAD

Resource Name	Roberson Bungalow and Farmstead
HPO Survey Site #	BN6291
Location	51 Dogwood Road, Candler, North Carolina (Buncombe County)
PIN	9607-34-2991-00000 and 9607-34-1168-00000
Date(s) of Construction	1935
Recommendation	Eligible



LOCATION AND SETTING

The Roberson Bungalow and Farmstead (BN6291) is located on the west side of Dogwood Road (formerly Pole Creek Road) approximately 0.3 miles northwest of its intersection with Smokey Park Highway. The property is comprised of two parcels of land historically associated with the Isaac B. Roberson estate, later the T.C. Roberson estate. The homestead parcel (9607-34-2991-00000) consists of 2.11 acres and the agricultural tract (9607-34-1168-00000) is comprised of 50.13 acres. The homestead and agricultural tracts are bounded to the north by residential, agricultural, and wooded land. Dogwood Road, followed by a large modern subdivision and agricultural fields abut the farmstead on the east. Pisgah View Memorial Park and mid- to late-20th century residential development form the southern boundary of the property. Agricultural fields and wooded land are located west of the Roberson Farmstead. The farmstead and surrounding area is characterized by gently rolling hills and agricultural fields that are quickly being replaced by modern subdivisions. Figure 16 shows the boundaries of the property, its location relative Asbury Road, and the surrounding landscape.



Figure 16. Location of the Roberson Farmstead (BN6291) and its Surrounding Landscape, shown on GIS Parcel Map with Aerial Overlay

The smaller parcel, hereafter referred to as the homestead tract, is presently owned by Joan and Paul Cook. The homestead includes the 1935 bungalow, a 1935 garage apartment, a c.1920 equipment garage and shed, a c.1920 chicken coop, a c.2010 hog pen, and a c.2010 storage shed. The bungalow fronts the west side of Dogwood Road and is setback approximately 50 feet. Brick steps and a concrete path lead from the street to the front porch of the house. The yard immediately surrounding the house is grassed, with mature oak trees, concrete paths, and foundation shrubs. A brick retaining wall is located to the rear of the house, as well as brick steps leading up toward an open, grassed field. The apartment garage is northwest of the house and also faces Dogwood Road. A paved driveway leads from the street to the house and garage. The house, apartment garage, and storage shed are grouped at the east end of the homestead property. Land gradually slopes upward toward the open fields west of the bungalow. With the exception of the hog pen, which is located at the southwest corner of the homestead tract, the two additional outbuildings are grouped northwest of the garage apartment and face west towards the fields. Figure 17 is a section of a 2010 plat of the homestead tract showing the siting and orientation of all buildings. Photographs 70 through 73 show the overall landscape and setting of the homestead tract.

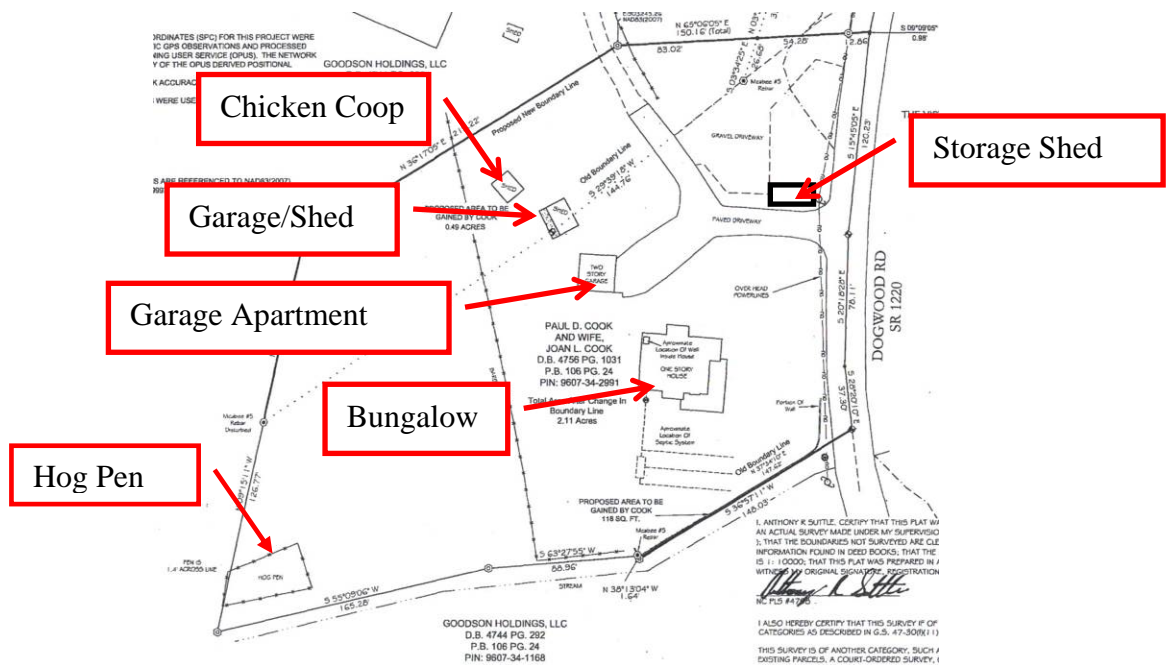


Figure 17. Section of Plat Showing Roberson Homestead Tract (Plat Book 151, Page 144)



Photograph 70. Westerly View from the Residence toward Garage Apartment and Rear Yard



Photograph 71. Westerly View of Brick Retaining Wall and Steps Located at the Rear of the Residence



Photograph 72. Arrangement of Outbuildings and Rear of Apartment Garage



Photograph 73. View from Residence Across Dogwood Road toward Modern Subdivision

The larger of the two parcels, referred to as the agricultural tract, is presently owned by Tim and Brad Goodson, owners of Tennoca Construction Company. The agricultural tract includes four buildings constructed during the first half of the 20th century: a large dairy barn (c.1900), a frame

shed garage (c.1940), a front-gabled frame barn (c.1900), and a small shed (c.1920). A 2010 residence was built on the site of a former barn. All of the buildings are grouped near Dogwood Road at the end of a gravel and dirt road. The majority of the surrounding farmstead is cleared. A c.2010 fenced garden is located northwest of the residence. A large fenced livestock pen is located southwest of the grouping of agricultural buildings. Constructed c.2010, a small shed and livestock shelter are at the northeast corner of the pen. Several goats were observed in the pen and dairy barn. The periphery of the open fields is heavily wooded. Figure 18 is an aerial photograph showing the arrangement of buildings on the agricultural tract. Photographs 74 through 76 show the overall landscape and setting of the agricultural tract.

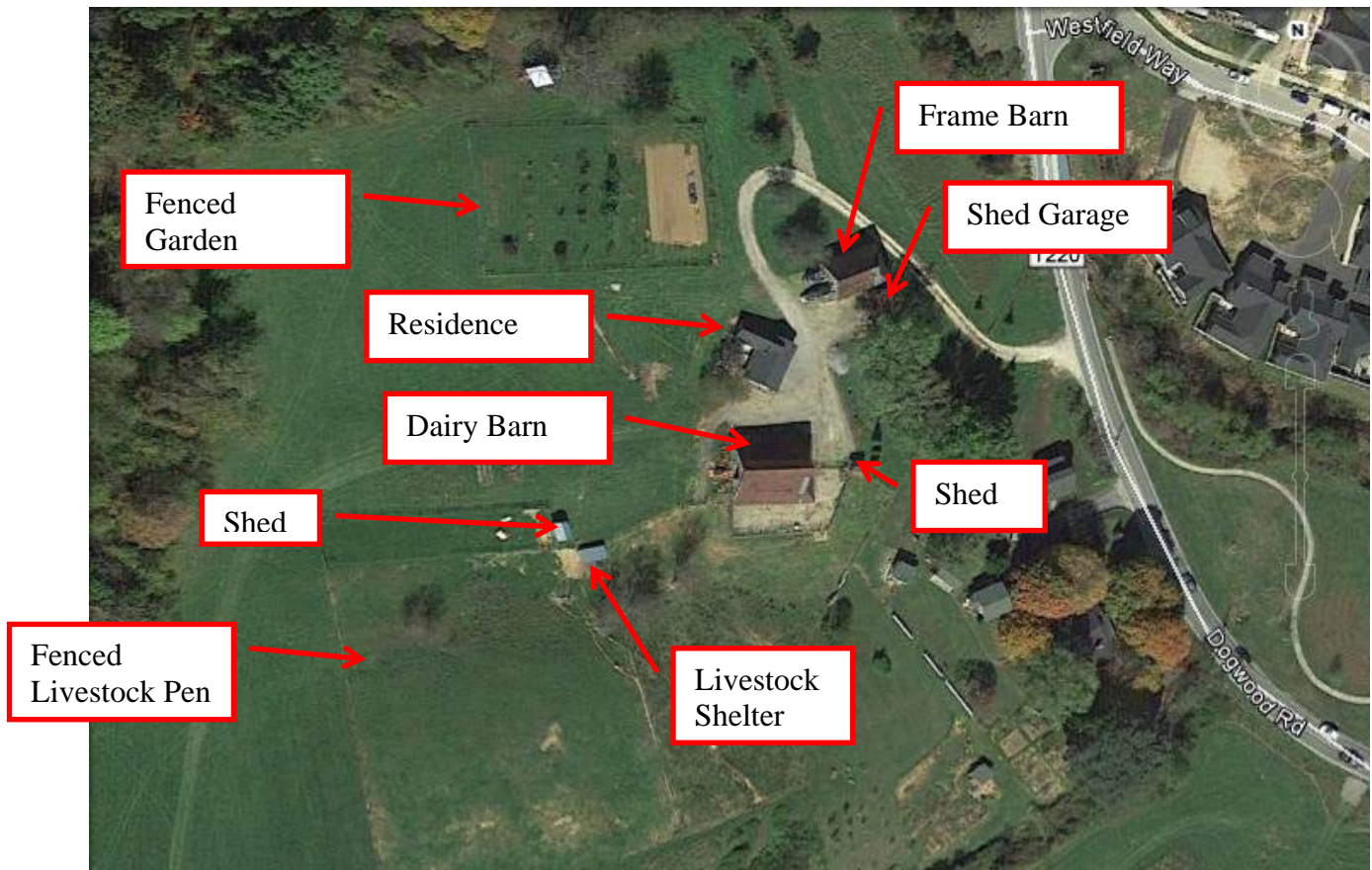


Figure 18. Section of Agricultural Tract Showing Arrangement of Buildings and Landscape Elements



Photograph 74. View along Gravel Driveway toward Agricultural Buildings, looking northwest



Photograph 75. View toward Livestock Pen, looking northwest



Photograph 76. View toward Dairy Barn and Surrounding Landscape, looking northwest from homestead tract

INVENTORY

Roberson Bungalow, 1935



Photograph 77. Roberson Bungalow, façade (east elevation)

Completed in 1935, the one-and-one-half-story residence is an excellent representation of a Craftsman bungalow. The residence features a front-gabled roof with overhanging boxed eaves, a brick exterior, and a continuous brick foundation. A brick water table surrounds the house and is laid in a basket weave pattern. Primary windows are original six-over-one, double-hung wood sash and feature a brick basket weave header and brick sill. An interior brick chimney is located on both side roof slopes. The façade (east elevation) is asymmetrical and features a set of paired windows in the front gable. A lower gabled bay projects from the north end of the façade. The façade is three bays (3W, D, 3W) featuring a Craftsman-style entry door with numerous lights of varying sizes. Flanking either side of the door are multi-light sidelights. The window fenestration on the façade is comprised of a central, six-over-one window flanked by narrow four-over-one windows. An entry porch with shed roof wraps around the south elevation. The porch features heavy battered wood posts on brick piers and a brick balustrade.



Photograph 78. Entry Door

The south elevation of the bungalow includes paired and triple windows, as well as a projecting gable bay. The rear of the residence features partial gable returns. Paired windows are located within the gable end. The rear elevation is three bays with a single window located between two sets of

paired windows. Two textured glass windows beneath the water table provide light into a basement. Brick steps lead to a paneled wood door accessing the basement. The north elevation also features a projecting gable bay. A glazed and paneled entry door leads into the projecting bay. Flanking either side of the door are two, rectangular fixed lights.



Photograph 79. Roberson House, south elevation



Photograph 80. Roberson Bungalow, rear elevation



Photograph 81. Roberson Bungalow, north elevation

Interior access to the Roberson Bungalow was not permitted. However, the property owner, Joan Cook, indicated that the house is remarkably intact, with original windows and hardwood flooring. Due to the integrity of the Roberson Bungalow, it is considered a **contributing** element to the Farmstead.

Garage Apartment, 1935



Photograph 82. Garage Apartment, façade (east elevation)

Completed in 1936, the brick apartment garage features a front gable roof with partial eave returns and a six-light fixed window in the front gable end. The garage faces east toward the paved driveway. Historically, the building featured two garage openings on the façade (east). Both were enclosed by the present property owners in c.2010, who converted the space into a bakery. Windows

are replacement six-over-one vinyl sash. The south elevation features two windows above the garage.

The west elevation is the “front” of the apartment at ground level. Due to the topography and landscaping, the garage is not above-ground at this elevation. The apartment is two bays with a glazed and paneled entry door. A gabled entry stoop with battered square posts extends from the door. Despite modern alterations, this building is contemporaneous with the main house, reflecting similar stylistic enhancements. It is considered a **contributing** resource to the farmstead.



Photograph 83. Garage Apartment, southwest oblique



Photograph 84. Garage Apartment, west elevation

Storage Shed, c.2010



Photograph 85. Prefabricated Storage Shed

The prefabricated storage shed was erected on the property in 2010 by the current property owners. The building resembles a single pen barn with lower flanking lean-tos. The building features an exterior of board -and-batten siding, and an asphalt shingled roof. Two sliding doors are on the façade (west elevation). Windows are light fixed sash. Due to its age, this building does **not contribute** to the farmstead.

Equipment Garage and Shed, c.1920



Photograph 86. Equipment Garage and Shed, c.1920

Completed c.1920, the frame garage and shed features flush board siding and a side gable roof clad in asphalt shingles. The foundation is continuous brick. The façade (southwest) includes a wide garage bay opening and an entry door with horizontal panels. A six-light fixed window is on the south elevation. This is a considered a **contributing** element to the Roberson Farmstead.

Chicken Coop, c.1920



Photograph 87. Chicken Coop, c.1920

The chicken coop features flush board siding, a shed roof, and a continuous concrete block foundation. The building faces west and features a glazed and paneled entry door. Exterior boards at the top of the wall are removed, providing light into the interior of the coop.

Hog Pen, c.2010



Photograph 88. Hog Pen, c.2010

The hog pen was constructed c.2010 by the present property owners. It features a fence of vertical wood boards. A lean-to/run-in is located at the north end of the pen. It features a metal roof and flush board siding. Due to its age, this resource does **not contribute** to the farmstead.

Shed, c.2015



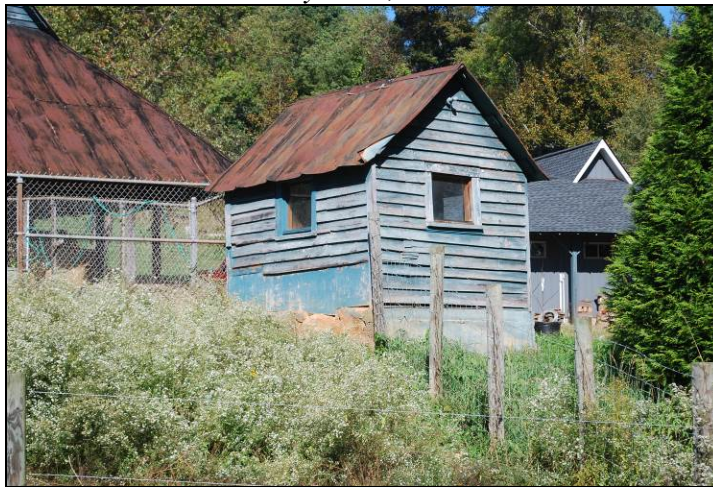
Photograph 89. Shed within Livestock Pen

The shed within the livestock keep is a small building with a gabled roof and corrugated metal exterior. It sits on a wood post foundation. Window openings are set high on the walls and are square. Due to its age, this structure does **not contribute** to the farmstead.

Livestock Pen Run-In, c.2015

The concrete block run-in features a flat metal roof (Photograph 89). Livestock access to the run-in is on the south elevation. Due to its age, this structure does **not contribute** to the farmstead.

Utility Shed, c.1920



The utility shed located on the agricultural tract is a small, frame structure with a metal gable roof field stone foundation. The exterior is clad in weatherboard siding. Window openings are square fixed lights. This structure is a **contributing** element to the Roberson Farmstead.

Dairy Barn, c.1900



Photograph 90. Dairy Barn, looking southeast

The dairy barn is the most prominent among the agricultural buildings on the farmstead. It features a steeply pitched front gable roof, clad in corrugated metal, with wide overhanging eaves. The gable ends are sided in weatherboard. The dairy barn is clad in flush board siding and rests on a continuous foundation of field stone. The east elevation features a covered patio with steeply-pitched shed roof supported by round log posts. The covered patio wraps around the north and south elevations beneath the principal roof. Exterior observations of the barn reveal a separation of interior spaces. The livestock stalls occupy the southern section, which does not feature exterior walls. Whereas a portion of the north side is enclosed for office space. The dairy barn is a **contributing** element to the Roberson Farmstead.



Photograph 91. Dairy barn, looking west

Frame Barn, c.1900



Photograph 92. Frame Barn, southwest oblique

The frame barn features a front gable roof covered in tin. The building faces west. It is clad in vertical flush board siding and the foundation is concrete slab. There is a large bay for heavy equipment on the west elevation, and another on the south. There appears to have been a rear lean-to with hipped roof along the rear. The siding suggests that the lean-to was once open and later enclosed with vertical board siding. The barn is a **contributing** resource to the Roberson Farmstead.



Photograph 93. Frame Barn, southeast oblique

Heavy Equipment Garage, c.1940



Photograph 94. Equipment Garage

The equipment garage resembles a lean-to with a shed roof covered in metal. It is clad in vertical board siding. Two, wide garage bays are on the west elevation. This is a **contributing** resource to the Roberson Farmstead.

Residence, c.2015



Constructed c.2015 by present owners, the one-story residence is L-shaped with a cross-gabled roof. The roof features asphalt shingles and exposed rafter ends. The house is clad in vertical metal siding resembling board-and-batten. The main roof extends from the house to the west, above a concrete patio that wraps around the southeast elevation. The extended roof is supported by square wood posts with braces. Due to its age, this resource does **not contribute** to the Roberson Farmstead.

HISTORICAL BACKGROUND

The two parcels of land comprising the Roberson Bungalow and Farmstead encompass a portion of the agricultural land historically tied to the Isaac B. Roberson family. Born in 1858 to a farming family in Haywood County, North Carolina, Isaac moved to Hominy Creek in Buncombe County during the 1880s where he served as post master. Census records indicate that other Roberson families were residing in Buncombe County throughout the late-19th century prior to his arrival. Isaac B. Roberson soon married his wife, Julia M., and set out to build a house and establish a farmstead. Their first child was born in 1888.

Late-19th century farming in western North Carolina was characterized by small family-owned farmsteads and a reliance on diverse agriculture that yielded a modest surplus for trade. With considerable improvements in transportation by the turn-of-the-20th century, access to distant markets was more attainable with truck farming developing in many areas of the region. Emphasis on scientific farming and the work of agricultural extension agents further boosted production among some farmers. Apple orchards were an important agricultural crop, and in the western counties of the region, meat-producing and dairy farms dominated the state.¹⁷ Buncombe County never had many large farms or large fields of row crops. With the exception of Burley tobacco and milk, there was no significant production of major commodities.¹⁸

It is unclear what type of farming Isaac B. Roberson was engaged in; however, due to the gently rolling landscape of the property, it is probable that he was engaged in dairy farming. Further, according to the present property owner, Joan Cook, she was told by numerous longtime residents of the area, that the Roberson farm was engaged in dairy farming.

The present brick bungalow is reportedly located on the site of the original house of Isaac B. Roberson. It is unclear when the first residence was built; however, according to Joan Cook, Thomas Crawford Roberson, the youngest of seven children, was born in the house in 1901. It is probable that the extant barns of the property were completed during the early years of Isaac Roberson's ownership. The 1920 Federal census confirms that Thomas C. Roberson, then 18 years of age, was a laborer on his family farm. According to a 1925 plat of the subdivision of the Williams Estate (Plat Book 7, Page 77), considerable acreage on either side of Dogwood Road (formerly Pole Creek Road) was owned by Isaac B. Roberson. Land between the I.B. Roberson holdings and Smokey Park Highway (formerly Asheville & Murphy State Highway) was part of the Williams landholdings. The plat confirms that Isaac B. Roberson amassed a large estate by the 1920s.

His youngest son, Thomas C. Roberson grew to become a highly respected educator and superintendent of Buncombe County schools. An article in the *Asheville Citizen* dated July 12, 1953 describes Roberson, his family life, and accomplishments:

“...son of the late I.B. and Julia Roberson and a member of a family prominent in Hominy Valley for years...He attended Western Carolina Teachers College (now Western Carolina College) where he

¹⁷ Bishir, 1999; p.63.

¹⁸ Bingham, Sam, “An Agricultural Development and Farmland Protection Plan for Buncombe County,” 2007; p.9.

received his bachelor of science degree, Vanderbilt University where he completed work for a masters degree, and the University of North Carolina for extension work...He returned to Hominy Valley to teach a year at the old Glady School and then went to Peabody for two years. ”¹⁹

T.C. married Zera Hall on July 28, 1927. Shortly following their marriage, his father, Isaac passed away on August 15, 1929, followed by his mother in 1934. Thomas inherited a large portion of his father’s vast land holdings, including the home site and considerable acreage of agricultural land. Following the death of his mother, T.C. constructed the present brick bungalow on the site of his childhood home for his wife, Zera. After holding various positions as a Principal throughout the region, he was named superintendent in 1935, a position he held for 34 years. The 1953 article in the *Asheville Citizen* indicates “when Roberson finds time, he tends the cattle he raises as a hobby on his home place in Candler.”²⁰

Among his many contributions to education within Buncombe County was his paramount role in the consolidation of the county school districts into a single unit. He was instrumental in obtaining voter authorization of establishing a capital reserve school construction fund. He held numerous board of director positions and was the recipient of many honors. In 1962, the Biltmore-Valley Springs High School was named for him, becoming the T.C. Roberson High School. In 1969, his wife, Zera, announced an annual scholarship in her husband’s honor to the University of North Carolina at Asheville.²¹ Among the many newspaper clippings announcing his death in 1978, one in particular ends with:

“In all, Roberson served the county schools for nearly 50 years as teacher, principal, and superintendent. His was a life dedicated to developing human resources. He rates a large and sparkling chapter in the history of Buncombe County.”²²

Following the death of T.C., Zera continued to reside in the home until her death in 1996. The large estate, including substantial acreage on the east side of Dogwood Road, remained in the Roberson family until 2004. A portion of the Zera Roberson Estate was subdivided into five tracts of land, and all were conveyed to D. Brent Nappier in 2004. Tracts 2 (home site) and 4 (agricultural tract) were among those acquired by Nappier. In 2007, present owners Joan and Paul Cook purchased the home site tract (Deed Book 4444, Page 1113). The larger agricultural tract was purchased by the current owner, Mark Goodson, in 2009.

When the home site was acquired by the Cook’s, they enclosed the garage and began operating a bakery. Though they are not engaged in farming for income, the Cook’s installed a hog pen at the rear of the parcel, and continue to raise chickens. Similarly, Mark Goodson is not engaged in large-scale farming. The large agricultural tract is now a residential property also used for raising goats and sheep.

¹⁹ Damtoft, Walt, “Buncombe Schools Developed Under Roberson’s Direction,” *Asheville Citizen*, July 12 1953.

²⁰ *Ibid.*

²¹ “T.C. Roberson, Educator, Dies,” *Asheville Citizen*, September 10, 1978.

²² “T.C. Roberson,” *Ashville Citizen*, September 13, 1978.

ARCHITECTURAL CONTEXT

Craftsman Bungalow

The Craftsman style is among the most popular architectural styles in the United States of American origin. It was popular nationwide c.1905 through the 1930s in urban, suburban, and rural settings. The style was most often applied to the bungalow house form. Common features of a bungalow include a rectangular or square shape, one- to one-and-a-half-story massed plan form, a prominent front-gabled or recessed side gabled porch, and wide overhanging eaves. Character-defining Craftsman stylistic influences include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative brackets and half-timbering. Typical windows consist of a multi-pane upper sash and a single-pane lower sash. The upper sash panes are oftentimes vertical. Craftsman bungalows²³

In western North Carolina during the early-20th century, foursquare houses and Craftsman bungalows often enriched by foundations, porch piers, and chimneys in local stone, replaced the earlier frame farm houses dotting the rural landscape.²⁴ The T.C. Roberson House is a fine representation of a rural brick Craftsman bungalow enhanced with decorative brick patterning and battered porch piers. A search of the NC HPOWEB GIS database for Craftsman bungalows within Buncombe County identified numerous previously surveyed examples. All are located within planned residential subdivisions north of downtown Asheville. As such, they are not rural interpretations. A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any examples in Buncombe County. A windshield survey within the vicinity of the project area identified one similar dwelling in a rural setting, located at 309 Beaverdam Road.



Photograph 95. 309 Beaverdam Road

²³Virginia and Lee McAlester, *Field Guide to American Houses*, New York: Alfred A. Knopf, 2005.

²⁴ Bishir, 1999; p.63.

Completed c.1930, the dwelling at 309 Beaverdam Road is located approximately 3.5 miles southeast of the Roberson Farmstead. The Craftsman bungalow features a brick veneer exterior and decorative brick detailing in a basket weave pattern matching the Roberson house. The windows are five (vertical)-over-one, double-hung wood sash, and the entry door is similar to the Roberson. The bungalow features a prominent gabled dormer with brackets, and a full-width entry porch with heavy brick columns. Though slightly different in its form than the Roberson house, it is an excellent interpretation of a Craftsman-style bungalow. Further, it appears to be unaltered.

Agricultural Buildings

The collection of agricultural buildings on the Roberson farmstead speaks toward its historic use as a dairy farm, as well as a rural home site. The smaller buildings arranged near the house, including the chicken coop and garage/shed, function in a more domestic nature rather than agricultural. These domestic outbuildings are common among rural residential properties throughout western North Carolina. The large dairy barn and front gable barn are indicative of the early- to mid-20th century farmsteads within the region.

According to *A Guide to the Historic Architecture of Western North Carolina*, as farmers obtained greater access to market due to improved roads and transportation, they were subsequently able to earn more income. While the earlier frame farmhouses were replaced with brick foursquare or bungalow residences, farmers were also investing in outbuildings during the early-20th century. Many followed traditional practices, “building single- or multi-cribbed log barns, sometimes with big overhanging roofs to shelter work and equipment.”²⁵ Large dairy barns with gambrel roofs were also popular. The dairy barn at the Roberson Farmstead reflects traditional practices in design with its wide overhanging eaves and steeply pitched roof. However, it also incorporated a covered patio and individual rooms within the interior, separating livestock stalls from an office space. The smaller barn typifies the vernacular character of frame barns constructed during the early- to mid-20th century.

There are few intact farmsteads surviving within Buncombe County, largely due to the expanding suburbs. A search of the NC HPOWEB GIS database for previously recorded farmsteads within Buncombe County identified seven (7) properties. Only one, the Barrett Farm, was found to be intact, containing the historic farmhouse, barns, and outbuildings, and comparable to the Roberson Farmstead. A review of *A Guide to the Historic Architecture of Western North Carolina* did not identify any similar farmsteads in Buncombe County. However, the Enloe Barn, located at the Mountain Farm Museum in the Great Smokey Mountain National Park, was identified as comparable to the Roberson Dairy Barn. A general windshield survey within the vicinity of the project area did not identify surviving, intact farmsteads.

²⁵ Bishir 1999; 63.



Photograph 96. Barrett Farm, barn

The Barrett Farm was listed on the National Register in 2013 with a period of significance between c.1895-c.1950. The Roberson Farmstead shares a similar period of significance. It is located within the Weaverville vicinity, north of Asheville, and includes its historic farmhouse, pastures, outbuildings, and barn. The family-run farm includes a frame, front-gabled barn. The Barrett Barn is a better interpretation of a gabled frame barn than the one on the Roberson Farm. It is larger in scale and features lean-tos, a common addition to historic barns. The Barrett farmhouse is a vernacular frame residence, typical of late-19th century rural dwellings. It is unremarkable in design and lacks stylistic elements. Despite differences in the form of the buildings on each farmstead, the Barrett Farm shares the similar grouping of domestic outbuildings, including garage, chicken coop, and outhouse, within close proximity to the residence. The barn is sited near the farmhouse with pastures and livestock shelters to the south. The Barrett Farm is an excellent, intact reflection on late-19th to mid-20th century farmsteads within Buncombe County. Due to the overall lack of architectural distinction of the individual buildings within the farm, it is listed on the NR only for its agricultural significance.



Photograph 97. Enloe Barn, Mountain Farm Museum, Great Smokey Mountains National Park

The Enloe Barn, constructed during the 1880s, is located in Cherokee at the Mountain Farm Museum in the Great Smokey Mountains National Park. The Enloe Barn is a pristine interpretation of a traditional livestock barn with a steeply-pitched roof with wide overhanging eaves supported by rough logs. The pole barn includes small enclosed rooms of log construction within the interior. The Roberson dairy barn is comparable to the Enloe Barn, though a later interpretation. The Roberson barn includes more enclosed interior space, sided with weatherboard rather than log construction, and features the patio roof projecting from the façade, creating additional covered space.

INTEGRITY

The Roberson Bungalow and Farmstead area retains its historic **location** along Dogwood Road and its overall historic feeling as a rural home site and farm. The viewshed from the property across Dogwood Road was historically pasture land owned by the Roberson's. In recent years, a portion of the pastures was developed as a residential subdivision, compromising the viewshed from the Roberson Bungalow. Despite the modern subdivision, a large portion of the historic agricultural **setting** surrounding the house and farmstead is surprisingly intact. While the property no longer functions as a dairy farm, it retains its historic **association** as an agricultural farmstead, with small livestock and pasture land.

Among the 13 primary resources, five (5) are less than fifty years of age and are not considered contributing elements to a potential NRHP historic district. With the exception of the garage

apartment, which was enclosed at the garage level for its use as a bakery, the eight (8) contributing buildings retain a high degree of their historic **design, materials, and workmanship**.

EVALUATION

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Roberson Bungalow and Farmstead is **eligible** for the National Register of Historic Places. The historic integrity of the property remains intact.

Properties can be eligible for the NRHP under **Criterion A** if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Roberson Farmstead is typical of dairy farms in Buncombe County during the early- to mid-20th century. There is insufficient evidence pertaining to the property's contribution to dairy farming within the region. Under the ownership of T.C. Roberson, between 1934 and his death in 1978, he continued the dairy farming operation; however, it was considered a hobby rather than a full-time commitment. Employed as Superintendent of schools, T.C. Roberson did not rely financially on the dairy farming. Therefore, it is **not significant** under Criterion A in the area of agriculture.

Under **Criterion B**, properties can be eligible for being associated with significant persons. T.C. Roberson was a well-respected educator in Buncombe for over 50 years. As teacher, principal, and Superintendent of Schools, he contributed substantially to the educational system in Buncombe County. Among his many contributions was his dominant role in the consolidation of the county school districts into a single unit. He was instrumental in obtaining voter authorization for establishing a capital reserve school construction fund. He held numerous board of director positions and was the recipient of many honors. In 1962, the Biltmore-Valley Springs High School was named for him, becoming the T.C. Roberson High School. In 1969, his wife, Zera, announced an annual scholarship in her husband's honor to the University of North Carolina at Asheville.

T.C. Roberson was born and raised on the farmstead. He is responsible for building the brick bungalow for his wife in 1935, and resided on the property the entirety of his life. Therefore, the property is **significant** under Criterion B.

Criterion C states that a property can be eligible if it embodies the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. The Roberson House is an excellent intact example of a rural Craftsman bungalow. Completed in 1935, the house further represents a period when traditional frame farmhouses were replaced with contemporary residences with modern conveniences. Only one other known brick Craftsman bungalow located within a rural agricultural setting is comparable to the Roberson farmhouse. Both retain excellent integrity.

The collection of historic buildings, including the bungalow, on the property serve to demonstrate the many varied functions of the farm. Those arranged around the home site are more domestic in nature, including a small garage with storage room, a chicken coop for egg collection, and the garage apartment. The latter, also constructed in 1935, reflects similar enrichments as the main house

including the brick exterior with basket weave patterning. The large dairy barn embodies characteristics of traditional barns constructed throughout western North Carolina featuring a steeply-pitched roof with wide overhanging eaves supported by posts. There are no known comparable barns within Buncombe County. While the agricultural buildings and outbuildings are utilitarian in construction and appearance, they retain a good degree of integrity and contribute to the overall significance of the property.

While the NR-listed Barrett Farm includes a greater number of historic agricultural buildings. Due to the overall lack of architectural distinction of the individual buildings within the farm, it is listed on the NR only for its agricultural significance. The farmhouse, oftentimes the most prominent, character-defining element of a historic farm, is unremarkable and lacking stylistic elements. The frame, central hall cottage with rear ell wing is a common vernacular house type. It was particularly common among farmhouses. Unlike the Barrett Farm, the Roberson Farm includes the impressive brick Craftsman bungalow and unique dairy barn. Therefore, the farmstead is significant under **Criterion C**.

Properties can be eligible if they are likely to yield additional information important in prehistory or history under **Criterion D**. It is unlikely that the Roberson Bungalow and Farmstead would yield additional information pertaining to building technology and agriculture not already obtained through research. It is recommended **not significant** under Criterion D.

PROPOSED NATIONAL REGISTER BOUNDARIES

The proposed National Register boundary encompasses two parcels associated with the historic Roberson farmstead (Parcels 9607-34-2991-00000 and 9607-34-1168-00000). The proposed boundary includes the 1935 main house, associated domestic outbuildings, agricultural-related buildings, and fields.



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