

**North Carolina Department of 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

June 3, 2014

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Re: Replace Bridge 5288 on Texas Road in Montreat, B-5196, Buncombe County, ER 12-2013

Dear Mr. Webb and Ms. Phipps:

This letter is to respond to the May 5, 2014, email from Mr. Webb that forwarded the revised architectural report for the above-referenced undertaking and, to Ms. Phipps' follow-up email on the same topic.

Having reviewed the boundary description on page 42 of the report and staff in our Western Office having driven the area, we agree that the boundary shown for the Montreat Historic District is appropriate. We also agree that the evaluations of the properties that contribute or do not contribute to the historic district in the vicinity of the project are justified.

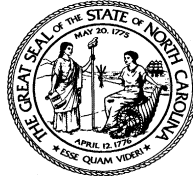
Given the above findings, the replacement of Bridge 5288 on Texas Road, a structure that contributes to the National Register-eligible historic district, will have an adverse effect on the historic district. We also believe that the adverse effect can be mitigated through a Memorandum of Agreement that stipulates a bridge design that reflects the current bridge as closely as possible, minimization of cut and fill in the project area, and after construction landscaping with native plants. To move this project forward, we should begin discussion of these stipulations and of bridge designs that will fulfill the needs of the community and meet safety standards.

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 [renee.gledhill-earley@ncdcr.gov](mailto:renee.gledhill-earley@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

for Ramona M. Bartos



**North Carolina Department of 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

February 27, 2014

Charles L. Flowe  
KCI Associates of NC  
Landmark Center II, Suite 220  
4601 Six Forks Road  
Raleigh, NC 27609

RE: Replace Bridge 528, on Texas Road over Flat Creek, Montreat, B-5196,  
KCI 22122551, Buncombe County, ER 12-2013

Dear Mr. Flowe:

Thank you for your January 28, 2014, letter transmitting the Historic Structures Report and National Register Evaluation and the Archaeological Survey. This letter is to provide comments on the Historic Structures Report and Evaluation. Comments on the archaeological survey will be provided under separate cover.

Having reviewed the report, we believe that there is a National Register-eligible Montreat Historic District that meets Criterion A for Community Planning and Development and Criterion C for Architecture. However, the boundaries of the eligible district still need to be determined. We suggest that, using the inventory of contributing and non-contributing elements, including landscape features such as roads and stone terracing, you draft a map of the district for our review. The easiest way to do this is to use a large parcel map, identify the contributing and non-contributing properties and draw a boundary that encompasses all of the contributing properties. You may want to use our GIS service at: <http://gis.ncdcr.gov/hpweb/> to overlay the resulting map on one of ours. Minus a map, we will not know where the historic district is located. Guidance for developing National Register boundaries is available on-line at: <http://www.nps.gov/nr/publications/bulletins/boundaries/>  
Once we receive the map, we will continue our review and consultation with you.

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 [renee.gledhill-earley@ncdcr.gov](mailto:renee.gledhill-earley@ncdcr.gov). **In all future communication concerning this project, please cite the above referenced tracking number.**

Sincerely,



for Ramona M. Bartos

**HISTORIC STRUCTURES REPORT AND NATIONAL REGISTER  
EVALUATION, REPLACEMENT OF BRIDGE NO. 528 ON  
TEXAS ROAD OVER FLAT CREEK (TIP B-5196),  
TOWN OF MONTREAT, BUNCOMBE COUNTY, NORTH CAROLINA**

**DRAFT REPORT**

ER 12-2013

Submitted to:

KCI ASSOCIATES OF NORTH CAROLINA, P.A.  
4601 Six Forks Road Landmark Center II, Suite 220  
Raleigh, North Carolina 27609

By:

TRC ENVIRONMENTAL CORPORATION  
50101 Governors Drive, Suite 250  
Chapel Hill, North Carolina 27517

*A Ellen Rankin*

November, 2013

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Ellen Rankin, B.S., Author  
TRC Environmental Corporation

Date

*Geoffrey Henry*

November, 2013

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Geoffrey Henry, M.A., Program Manager Architectural History  
TRC Environmental Corporation

Date

November 2013

## **MANAGEMENT SUMMARY**

The Town of Montreat proposes to replace Bridge No. 528 on Texas Road over Flat Creek in Buncombe County, North Carolina (TIP B-5196). There are presently three build alternatives (Options B, D, and E) for the project. Option B would involve replacement of the bridge at its current location, while Options D and E would involve construction of new corridors to the northeast.

TRC Environmental Corporation (TRC) conducted a preliminary survey of historic resources within the viewshed of the proposed options in June 2013, and presented its findings to Ms. Renee Gledhill-Earley of the North Carolina Historic Preservation Office (NC HPO) on June 25. At this meeting, Ms. Gledhill-Earley recognized a potential Montreat National Register Historic District with as-yet undetermined boundaries, and stated that a reconnaissance-level architectural survey should seek to identify potential contributing resources to this district within the visual Area of Potential Effect (APE) of the bridge project, but without surveying the remainder of the Town of Montreat. Additionally, Ms. Gledhill-Earley stated that the existing Texas Road Bridge is a contributing resource to this potential historic district. Ms. Gledhill-Earley defined the APE for this project and its three build alternatives (Options B, D, and E) as an area within Montreat comprising 32 tax parcels and their associated structures.

In September 2013, TRC architectural historian Ellen Rankin conducted archival research and field survey of those 32 parcels. One previously surveyed architectural resource, the Community Building (BN 0340), and 29 newly surveyed resources (including the Texas Road Bridge) were recorded, mapped, and photographed during the survey. Two properties within the survey area, 310 Texas Road and 239 Assembly Drive, contained buildings constructed in 1988 and 2009, respectively, and were not surveyed due to age. This survey report describes the proposed undertaking, survey methodology, survey results (with property inventory) and recommendations on contributing/non-contributing status of surveyed resources within the potential Montreat Historic District. Of the 30 surveyed properties, 24 are recommended as contributing to the potential Montreat Historic District, including the Texas Road Bridge. One property, the former Community Building, is recommended as individually eligible for listing in the National Register under Criteria A and C.

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## **1. INTRODUCTION**

### **PROJECT DESCRIPTION**

The Town of Montreat proposes to replace Bridge No. 528 on Texas Road over Flat Creek in Buncombe County, North Carolina (TIP B-5196) (Figure 1). The bridge connects Texas Road to Assembly Drive, the main thoroughfare through Montreat. It was constructed in 1960 and has reached the end of its useful life, with a degree of deterioration that can no longer be addressed by maintenance activities, and is currently closed to vehicular traffic due to safety concerns. Replacement of the bridge is needed to provide safer access and mobility in the study area, to support pedestrian connectivity, and to improve access to community facilities.

There are presently three build alternatives (Options B, D, and E) for the project (Figure 2). Option B replaces the existing bridge with a new bridge in its current location. Option D replaces the bridge with a new crossing approximately 175 feet upstream of the existing crossing and ties into Assembly Drive opposite Tennessee Road. Option E crosses the stream approximately 300 feet upstream of the existing crossing and ties into Assembly Drive between Tennessee Road and Georgia Terrace. With both options D and E, the existing bridge would be retained for use as a pedestrian connection between the pedestrian path along the east side of Flat Creek and Welch Field.

### **PROJECT AREA DESCRIPTION**

The Texas Road Bridge is located in a low-lying area of the community of Montreat in eastern Buncombe County. The Montreat community is set within a cove protected on three sides by mountain ridges, with a single entry point at its western edge through a stone entrance gate constructed in 1922. The curvilinear roadways that follow the topography allow for the town's dwellings to be built set back from the main roads, with landscaping features such as wooded lots, stone retaining walls, and terracing.

### **METHODOLOGY**

An informational meeting sponsored by the Town of Montreat and the North Carolina Department of Transportation was held with the citizens of the Town of Montreat on November 27, 2012. At this meeting, five options for the replacement of the Texas Road Bridge were presented to the community for input. This included a No Build alternative (Option A), an option to replace the bridge in its existing location (Option B), and three alternatives for new bridge locations 60 to 300 feet from the existing bridge site. Based on community input, the No Build alternative, as well as Option C (which would cross the stream at Welch Field downstream from the current location) were eliminated from consideration.

TRC, as a sub-consultant to KCI Associates of North Carolina (KCI), conducted a preliminary survey of historic resources within the viewshed of the proposed bridge replacement sites in June 2013. The results of this survey (TRC 2013) were presented as a Powerpoint® discussion at a meeting in Raleigh attended by TRC, KCI, and NC HPO reviewer Ms. Renee Gledhill-Earley on June 25, 2013; Montreat Town Manager Ron Nalley also participated in the meeting via teleconference. At this meeting, Ms. Gledhill-Earley recognized a potential NRHP-eligible Montreat Historic District with as-yet undetermined boundaries, and stated that a reconnaissance-level architectural survey should seek to identify potential contributing resources to this district within the project's APE, without surveying the entire Town of Montreat.

TRC conducted the reconnaissance survey of the APE during September 2013 in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation* (48



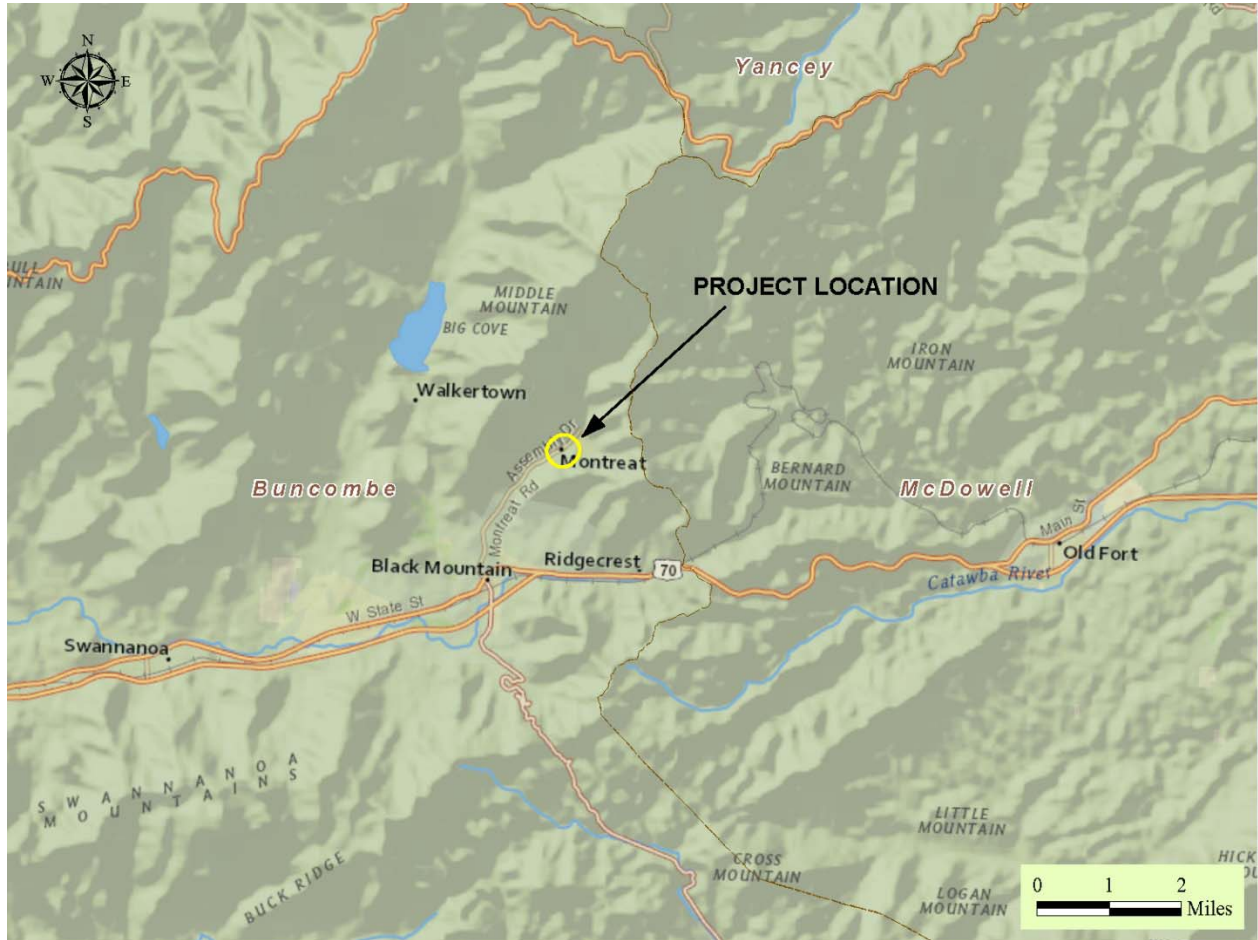


Figure 1. Project Location, Texas Road Bridge Replacement, Montreat, Buncombe County, North Carolina. *Source: TRC, based on National Geographic and ESRI.*

CFR 44716); 36 CFR Part 800; 36 CFR Part 60; and the NC HPO's *Survey Procedures and Report Guidelines for Historic Architectural Resources*.

TRC's reconnaissance survey consisted of three tasks: 1) background and archival research on the architectural resources within the APE; 2) on-site fieldwork; and 3) recommendations on NRHP-eligibility as contributing or non-contributing status within the potential Montreat Historic District.

TRC conducted research on the history of the Montreat community and the architectural resources within the APE in order to determine the age and history of buildings and their associations with potentially significant individuals and the history of Montreat. Research was conducted at the Presbyterian Heritage Center in Montreat, the L. Nelson Bell Library at Montreat College, the North Carolina Collection in the Buncombe County Public Library in Black Mountain, the North Carolina State Archives and Library, and the North Carolina State Historic Preservation Office. Additional information was obtained on-line from *North Carolina Maps* (<http://www2.lib.unc.edu/dc/ncmaps/>); the Presbyterian Heritage Center website (<http://www.phcmontreat.org/montreathistory.htm>) and other sources. Local history books provided by the Presbyterian Heritage Center, historic photographs, Buncombe County tax records, and local informants including individual property owners and the Town Manager, Ron Nalley were consulted.

Each resource 50 years old or older was digitally photographed and documented. Besides the principal building, auxiliary buildings, structures, landscape features, setting issues, integrity issues, and



representative streetscapes were also photographed. In addition, the inter-relationships of the resource with other elements of the potential Montreat Historic District were documented. The results of the study are presented in this report and in accompanying NC HPO survey forms, which have been prepared per NC HPO's *Manual for Data Entry*.

## **2. MONTREAT**

As the NC HPO has already determined that there is a potential NRHP-eligible Montreat Historic District with as-yet undetermined boundaries present in Montreat, the development of a historic context and the definition of historic district boundaries were not the primary focus of this survey. The following overview was prepared to document the history of the community, however.

### **HISTORICAL OVERVIEW**

In 1897, the Mountain Retreat Association established a community known as Montreat in an upland cove east of Asheville in Buncombe County. Led by Reverend John C. Collins of New Haven, Connecticut, the community was founded as a non-denominational religious and cultural conference center. The original tract consisted of 4,500 acres and the first conferences beginning in 1898 were held in large tents (Wilkinson and Hestir 1997:ix). To finance the development, the Mountain Retreat Association decided to sell building lots. In 1897, surveyor Fred S. Odell surveyed and laid out a town plat that included up to 518 lots and a hotel. Originally under a 99-year lease, the lots were sold for \$50 each, although this lease arrangement was changed to outright sale in the 1920s. While the lots sold quickly, permanent construction was slow, as many owners just built tent platforms and rented the tents. Water and sewer systems did not arrive until after 1910, thus each lot also included an outdoor privy (Wilkinson and Hestir 1997:ix).

During this period the Community Building (ca. 1897–98), Montreat Hotel (1901), and approximately 30 permanent homes were built, but the remoteness of the mountain location led to the withdrawal of financial support. In 1905, stemming from the proposition of Dr. J.R. Howerton (Pastor of the First Presbyterian Church of Charlotte), negotiations began for the Presbyterian Church to purchase the 4,500 acre-tract with public improvements and plans; this plan was endorsed by the Synod of North Carolina in 1906.

That same year, the firm of Lockwood, Greene, & Company laid out an additional 631 lots surrounding the original Montreat community (Wilkinson and Hestir 1997:x) (Figure 3). Lockwood, Greene, & Company, established in 1882, was one of the major engineering firms in the eastern United States from the late 19<sup>th</sup> century through the 20<sup>th</sup> century. The New England-based firm planned many mills and other industrial plants in the South, including the Loray Mills in Gastonia, North Carolina (Bishir and Southern 2003). In 1907, an act was passed by the Presbyterian General Assembly, and the Carolina Chapter took ownership of the property and its public improvements. Due to the resulting confidence in the future of Montreat, 140 permanent dwellings were constructed within the next 10 years along Virginia, Mississippi, and Assembly roads (Wilkinson and Hestir 1997:x) (Figure 4).

In 1911, Reverend R.C. Anderson began his 36-year term as president of the Montreat Association, a time of community growth. Most of the Montreat complex seen today was built during his tenure. In 1916, the Montreat Normal School (later known as Montreat College and renamed Montreat-Anderson College in 1959) was established in order to use the Association's facilities during the winter months. A small, man-made lake with a 1922 dam is located in the central core of the community and is surrounded by large institutional buildings, such as the Assembly Inn, constructed in 1929 (Swaim 1981:95–96). Several campus buildings were constructed in the mid-20<sup>th</sup> century specifically for the school, including Gaither Hall (1942), Anderson Auditorium (1940), and Howerton Hall (1950). The consistent use of stone ties together all of these structures and blends into the topography (Swaim 1981:96). The town of Montreat was incorporated in 1967, although most of the property in the area is still owned by the Mountain Retreat Association. As of 2012, there are 685 people residing in the town (United States Census Bureau).

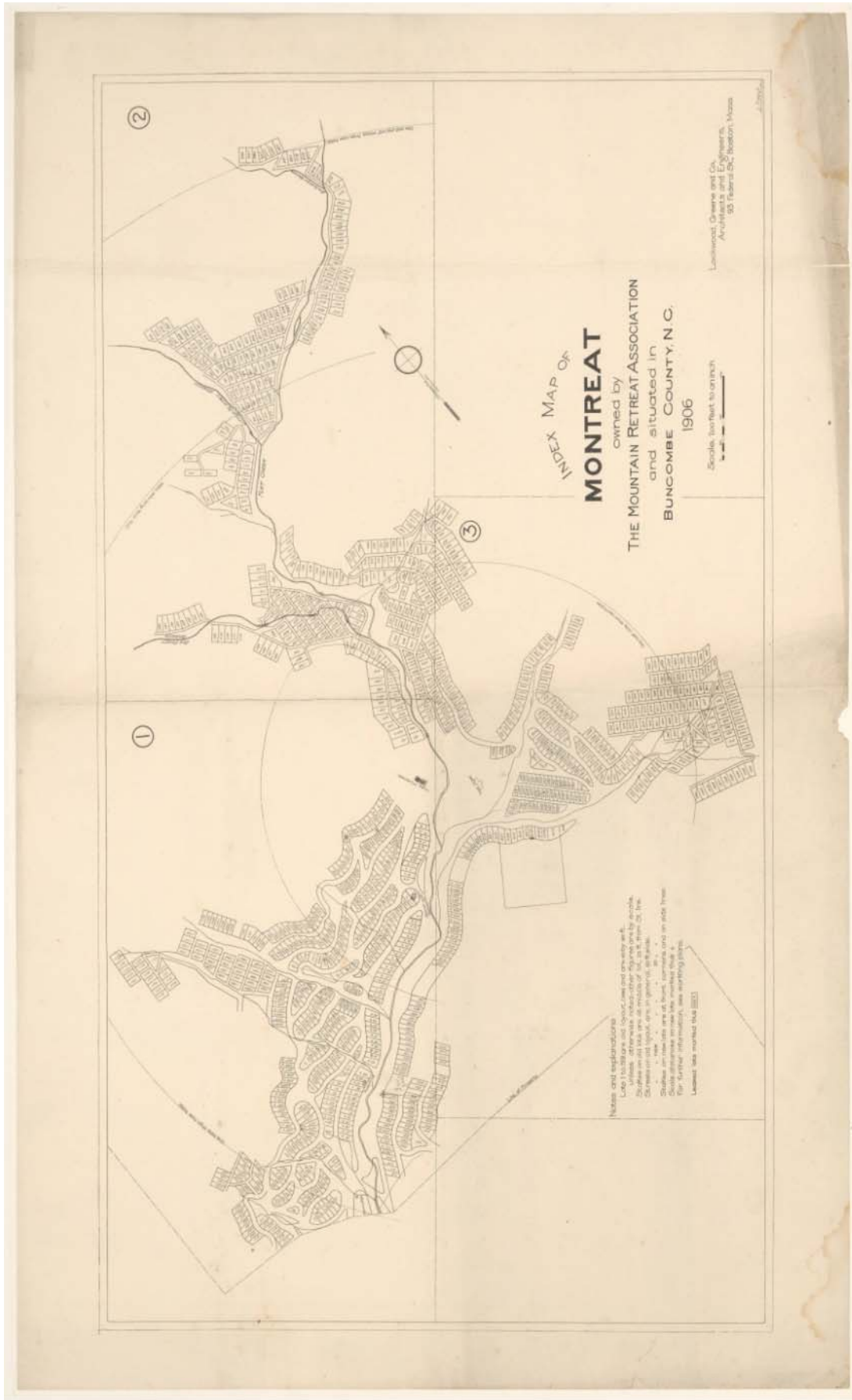


Figure 3. 1906 Lockwood, Greene & Co. Map of Montreat. Source: North Carolina Maps.



Figure 4. 1908 Streetscape View of Montreat. View is at 231 Assembly Drive (BN 5981) looking toward Welch Field (BN 5984). *Source: Presbyterian Heritage Center.*

## **ARCHITECTURE**

The Town of Montreat is laid out with respect to its topography, following the English landscape-style of planning popularized by A.J. Downing (Newton 1976:260–263). Roads were planned in curvilinear patterns with residential lots on hilly sites. The lower-lying areas were used for recreational facilities such as ball fields, tennis courts, and Lake Susan. Montreat's earliest structures, dating from the decade after its founding in 1897, consisted of log cabins, tents, and an outdoor amphitheater. Due to the temporary nature of these buildings, only a single log cabin from this period is still extant in Montreat. Beginning in 1907, when the Presbyterian Church began to actively promote Montreat for development, new lot owners began to build spacious, vacation cottages that now form a substantial part of Montreat's historic housing stock.

Fifty percent of the homes in Montreat were built between 1900 and 1960 (University of North Carolina Department of City and Regional Planning 2003:30). Most of these homes are frame dwellings on stone foundations. The dwellings are usually clad with weatherboard or wood shingles and frequently feature a porch and chimney. Increased development of permanent public buildings in Montreat during the first two decades of the 20<sup>th</sup> century coincided with the increased residential development that occurred after 1907. Most of these wood-frame public structures, which included the Alba Hotel (1907), Geneva Hall (1913), and the first Anderson auditorium, were lost to fire by the end of the 1950s. As replacement buildings were constructed, building design increasingly reflected the Scottish Presbyterian roots of the growing conference center in the use of stone construction not only for public buildings and private residences, but also for landscaping features such as stone walls, bridges, and terracing.

## RESOURCE DESCRIPTIONS

As part of the 2013 architectural survey of the Texas Road Bridge Project APE, TRC identified 30 properties with resources 50 years old or older. Two properties within the survey area, 310 Texas Road and 239 Assembly Drive, contained buildings constructed in 1988 and 2009, respectively, and are non-contributing resources to the NRHP-eligible Montreat Historic District. Table 1 provides county PIN, state identification numbers assigned by NC HPO, and 911 addresses.

Following the table is a short architectural description of each property accompanied by a digital image and historical information, if available. Construction dates were determined either through historical research or tax records and were confirmed through field examinations of building form and materials. Additionally, concise integrity statements for each property and recommendations as to contributing or non-contributing status within the potential Montreat Historic District are provided.

A contributing property is any building, structure, object or site within the potential district that contributes to its historic associations or historic architectural qualities. Buildings that have retained the original form and materials are considered contributing. Significant alterations to a property through additions and material changes can sever its physical connections with the past, lowering its historic integrity. Within the concept of integrity, the National Register criteria (NPS 1990) recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of these aspects.

**Table 1. Properties over 50 Years Old within the Project APE.**

<b>NC HPO</b>	<b>PIN</b>	<b>Date</b>	<b>Address</b>	<b>Integrity</b>	<b>NRHP Recommendation</b>
BN 5986	N/A	1960	Texas Road Bridge	As the bridge is no longer in use for vehicular traffic and due to modifications over time, the resource does not retain the integrity of workmanship, association, design, and materials.	Contributes to the Potential Montreat Historic District (NC HPO Determination)
BN 0340	710869075	1900	301 Assembly Drive	As the building no longer serves as a community building, the resource does not retain the integrity of association. Resource retains all other aspects of integrity. While the associated tennis courts have been removed, the space is still used for recreational purposes.	Contributes to the Potential Montreat Historic District
BN 5958	710856308	1953	229 Texas Road	Due to the replacement windows and doors, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5959	710859312	1909	238 Texas Road	Due to the replacement windows and porch, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5960	710950322	1908	242 Texas Road	Due to the removal of the porch balustrade and door and window surrounds, the resource does not retain the integrity of workmanship.	Contributes to the Potential Montreat Historic District
BN 5961	710951329	1932	246 Texas Road	Due to the large addition on the façade and window and door replacements, the resource does not retain the integrity of design, materials, and workmanship.	Due to alterations, the building does not contribute to the Potential Montreat Historic District

*Historic Structures Report and National Register Evaluation  
Replacement of Bridge No. 528 on Texas Road in Montreat, Buncombe County  
November 2013*

<b>NC HPO</b>	<b>PIN</b>	<b>Date</b>	<b>Address</b>	<b>Integrity</b>	<b>NRHP Recommendation</b>
BN 5962	710951595	1902	300 Texas Road	The resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5963	710952405	Ca. 1930s	296 Texas Road	Due to the addition and replacement siding, the resource does not retain the integrity of design, materials, and workmanship.	Due to alterations, the building does not contribute to the Potential Montreat Historic District
BN 5964	710952566	1924	302 Texas Road	Due to the basement addition on the façade, replacement siding and windows, and alterations to the chimney, the resource does not retain the integrity of design, materials, and workmanship.	Due to alterations, the building does not contribute to the Potential Montreat Historic District
BN 5965	710953610	1953	304 Texas Road	The resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5966	710953678	1912	308 Texas Road	Due to the replacement windows, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5967	710954892	1921	312 Texas Road	The resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5968	710955869	1950	316 Texas Road	The resource retains all aspects of integrity.	The building is not compatible in character and does not contribute to the Potential Montreat Historic District.
BN 5969	710956945	1950	320 Texas Road	The resource retains all aspects of integrity.	The building is not compatible in character and does not contribute to the Potential Montreat Historic District.
BN 5970	710967023	1900	324 Texas Road	Due to the replacement windows and siding, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5971	710868046	1922	226 Alabama Terrace	Due to the replacement windows, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5972	710867092	1908–1909	222 Alabama Terrace	Due to the basement addition, balustrade replacement, and replacement windows, the resource does not retain the integrity of design and materials.	Contributes to the Potential Montreat Historic District
BN 5973	710866081	1911	218 Alabama Terrace	Due to the replacement vinyl siding and windows, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5974	710865084	1921	216 Alabama Terrace	Resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5975	710855704	1954	220 Assembly Drive	Resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District



*Historic Structures Report and National Register Evaluation  
Replacement of Bridge No. 528 on Texas Road in Montreat, Buncombe County  
November 2013*

<b>NC HPO</b>	<b>PIN</b>	<b>Date</b>	<b>Address</b>	<b>Integrity</b>	<b>NRHP Recommendation</b>
BN 5976	710855923	1941	221 Tennessee Road	Resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5977	710855923	1910	223 Tennessee Road	Due to the replacement aluminum siding and windows as well as the partial porch enclosure, the resource does not retain the integrity of materials and design.	Contributes to the Potential Montreat Historic District
BN 5978	710855789	1914	224 Tennessee Road	Due to the replacement siding as well as the porch enclosure, the resource does not retain the integrity of materials and design.	Contributes to the Potential Montreat Historic District
BN 5979	710858853	Ca. 1906–1907	232 Tennessee Road	Resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5980	710857707	1905	237 Assembly Drive	Due to the front addition, partial porch enclosure, and window replacement, the resource does not retain the integrity of design and materials.	As the changes are with the character of the district, the resource contributes to the Potential Montreat Historic District
BN 5981	710856731	1905	233 Assembly Drive	Resource retains all aspects of integrity.	Contributes to the Potential Montreat Historic District
BN 5982	710855657	1902	231 Assembly Drive	Due to the enclosure of the basement-level porch, the resource does not retain the integrity of design. All other alterations took place between 1902 and 1920.	Contributes to the Potential Montreat Historic District
BN 5983	710854648	1903	218 Tennessee Road	Due to the enlargement and subsequent enclosure of the south end of the porch, the resource does not retain the integrity of design.	Contributes to the Potential Montreat Historic District
BN 5984	710968445	Ca. 1900	Welch Park	Due to the modern baseball field, the resource does not retain the integrity of materials.	Contributes to the Potential Montreat Historic District
BN 5985	710951799	Unknown	Robert Lake Park	Due to the conversion from maintenance shed to a community center, the resource does not retain the integrity of association. As modern tennis courts and playgrounds have been added, the resource does not retain the integrity of setting.	Due to the modern intrusions, this property does not contribute to the Potential Montreat Historic District.

**BN 5986: Texas Road Bridge**

Constructed ca. 1960, the Texas Road Bridge (Bridge No. 528) exhibits a timber deck (paved with asphalt) on steel rolled beams. The sub-structure is comprised of a timber-pile abutment with flared wing-walls. A low wood railing has been attached to the superstructure, and likely represents a replacement of the original railing.

*NRHP Evaluation:* On June 25, 2013, Ms. Gledhill-Earley of NC HPO determined that the bridge is a contributing resource to the potential Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 5. BN 5986: Texas Road Bridge (Left: South Face; Right: North Face). *TRC 2013.*

**BN 0340: Community Building, 301 Assembly Drive**

Constructed ca. 1900, the former Community Building is set on a stone foundation. It is of wood-frame construction with weatherboard siding and patterned wood shingles in the gable ends. The T-shaped plan is exhibited with the cross-gabled roof and projecting bays. The windows consist of geometric, stained-glass over single-light double-hung sash, and Palladian windows are present in the gable ends of the projecting cross-gables. The center window is topped by a semi-circular wood louver and the lower sash is replaced with a wood louvered panel. There are two pedestrian entrances, one on the south elevation and one on the east elevation. The off-center, single-leaf entrance on the south elevation is flanked by sidelights and sheltered within a shed-roofed portico. The off-center, single-leaf entrance on the east elevation is sheltered by a shed-roofed hood supported by decorative brackets. An entrance has been removed from the west elevation and a modern utility entrance was added to the north elevation. A flat-roofed covered area projects out from the north elevation, possibly added when the building was converted to a post office.

The building was the first public structure erected in Montreat. Built as a school and church for \$1870.12, the building was constructed by John Hill who also built his house at adjacent 232 Tennessee Road (BN 5979). The Montreat Presbyterian Church was founded here in 1906 with 25 members (Standaert and Standaert 2009:116; Wilkinson and Hestir 1997:122). The tennis courts located to the southwest have been removed, and that area is now a grassy space named “Sally Carson Dowd Green.”

*NRHP Evaluation:* As the building is significant to the historical development of Montreat and it retains all aspects of integrity, the former Community Building is a contributing resource in the NRHP-eligible Montreat Historic District. The building exhibits unique architectural features of late 19<sup>th</sup> and early 20<sup>th</sup> century building trends such as the patterned shingles, geometric stained glass, and a T-shaped plan for a multi-use building. Based on these characteristics and the fact that it is Montreat’s first public structure, the building is recommended NRHP eligible as an individual resource under Criteria A (Community Planning and Development and Social History) and C (Architecture) as embodying the characteristics of late 19<sup>th</sup> and early 20<sup>th</sup> century vernacular architecture.



Figure 6. BN 0340: 301 Assembly Drive (Left: Façade and East Elevation; Right: Rear and East Elevation). *TRC 2013.*

**BN 5958: 229 Texas Road Extended**

According to tax records, this 1-story balloon frame dwelling was constructed in 1953. Displaying a rectangular form and set on a stone veneer foundation, it is located at the corner of Texas Road and Texas Road Extended. The north elevation facing the creek is covered with uncoursed round stone veneer. The remaining elevations are covered with asbestos shingles. The main entrance is on the narrow, west elevation and has a modern double-leaf glass door set under an incised porch and a roll-up garage door on a projecting gable bay. The front gable roof, with asphalt shingles is punctured by a stone chimney with arched cap. The east elevation features a screened-in porch which forms an ell off the north elevation. The north elevation has several 1-light picture windows flanked by 1-light casement windows. The remaining windows are single and paired 1-light casement windows.

*NRHP Evaluation:* Due to the replacement windows and doors, the resource does not retain the integrity of materials. As the house is comparable in scale and retains the original stone materials, however, this 1953 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 7. BN 5958: 229 Texas Road (Left: West and South Elevations; Right: North and West Elevations). *TRC 2013.*

**BN 5959: 238 Texas Spur Road**

Constructed in 1909, the 2½-story, 3-bay house is balloon frame construction covered with weatherboard and wood shingle in the gable end. The gambrel roof has asphalt shingles, slightly flared eaves, small shed dormers, and a small arched window in the attic story. The façade features a full-width, 3-story porch and each level is accessed by a central single-leaf door. The slat balusters have been added since 1997. Each level features a different balustrade: crossed on the first level, a solid wall on the second, and lattice-work on the third. A gazebo is attached to the northeast corner of the porch, which was added in 1916 (Wilkinson and Hestir 1997:123). The original 2/2 double-hung sash windows have been replaced with 6/6 double-hung vinyl sash windows. The dormer windows have 4-light windows. The northern bay of the west (side) elevation has a canted bay on the first story.

In 1907, Mrs. Margaret Oliver purchased lot 407 for \$100. However, as it was not until 1910 that the taxes on the property increased, it is presumed the house was constructed in 1909. The house originally had five rooms on the first story, five rooms and a bathroom on the second, and six rooms and a bath on the third. In 1911, Mrs. Oliver purchased an adjoining lot and operated a rooming and boarding house (the location of this property is unknown). A small gift shop was run in the house where she sold her own hand-painted china (Wilkinson and Hestir 1997:123). The property was sold in 1942 to Archer Matthews Poston who sold it to Ace Leonard Tubbs in 1955. Mr. Tubbs sold the property to Emile and Lori Deith in 1970. At this time it was renamed “Deith’s Cloud 9,” although the original name “Minnehaha” is carved in a flat stone at the top of the stairs (Wilkinson and Hestir 1997:123).

*NRHP Evaluation:* Due to the replacement windows and porch, the resource does not retain the integrity of materials. As the house is comparable in scale and retains the original wall cladding and form, this 1909 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 8. BN 5959: 238 Texas Road (Left: Façade; Right: Façade and West Elevation). TRC 2013.

**BN 5960: 242 Texas Spur Road**

This 1908 1½-story, 3-bay wood frame dwelling is set back on the hillslope, thus the basement constructed of stone is fully exposed on the façade. It is clad with weatherboard siding, although some of the trim has been removed around the door and windows. The front-gable roof features exposed rafter tails and gable dormers on both side elevations. The roof overhangs the first story, creating an incised porch supported by wood posts. A portion of the slat balustrade has been removed. An exterior side stone chimney is located on the east elevation. The windows are 6/6 double-hung wood sash and are full-height on the façade.

David Warrington, a builder, artisan, and operator of a planning mill came to Montreat in 1908 for the purpose of building a cottage on two lots. After the draw of lots, he did not receive the lots he wanted and traded them to build on a site that features a stream, waterfall, and large boulders. Named “The Rocks,” Warrington built the house on a rock so that the stream would circle around the building to create a waterfall. The house itself has a living room, dining room, and kitchen on the first story and four bedrooms and a bathroom upstairs. The bannister and dish cabinets were carved by Warrington from native rhododendron. In the 1930s, both electricity and piped water were added to the house. Prior to that time, there were kerosene lamps and the refrigerator was built out into the stream to keep the dairy products cool (Wilkinson and Hestir 1997:124–125).

*NRHP Evaluation:* Due to the removal of the porch balustrade and door and window surrounds, the resource does not retain the integrity of workmanship. As the house is comparable in scale and retains integrity, this 1908 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 9. BN 5960: 242 Texas Road. (Left: Façade, Right: Façade and East Elevation). TRC 2013.

**BN 5961: 246 Texas Spur Road**

Originally constructed in 1911, the original dwelling was destroyed by a micro-burst (a highly localized column of sinking air) and was re-built in 1932 (Wilkinson and Hestir 1997:126). The building as it currently appears has a main block to the rear with a projecting gable-ell and a side-ell, with a screen porch off the projecting ell preventing a view to the original main block. The fully exposed basement is parged concrete with square stone-veneered posts at the corners. The dwelling is clad with wood shingles and has 1/1 double-hung vinyl sash ribbon windows. The projecting gable-ell, screen porch, siding, and stone-veneered piers have all been added since 1997.

The original lot was purchased by Mrs. Elizabeth Black in 1898, but it was not until 1911 that a permanent building was erected on the site. After the destruction of the original dwelling, a new house was constructed 50 feet north and down the hill from the original site in 1932. In 1936 a small apartment was built under the front porch and living room space. The front porch (now projecting ell) was also doubled in size in 1962 and later enclosed as additional living space. An extension was added to the kitchen in 1976 (Wilkinson and Hestir 1997:126). The screen porch with exterior-end stone fireplace was added after 1997.

*NRHP Evaluation:* Due to the large addition on the façade and window and door replacements, the resource does not retain the integrity of design, materials, and workmanship. As the house is now longer comparable in scale and design, it does not contribute to the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 10. BN 5961: 246 Texas Road (Left: Façade and West Elevation; Right: Façade). TRC 2013

**BN 5962: 300 Texas Road**

Constructed in 1902, the 1½-story dwelling is of wood-frame construction sheathed with drop siding. Set on a sloping lot, the foundation material is obscured by lattice. The front-gable roof has a pitch break in the attic story and continues out over the partially incised porch. A stucco-clad interior chimney punctures the roof line on the east elevation. A side-ell on the west elevation has a side-gable roof and gable dormer. Within the ell is an angled bay with front-gable roof with stick-work in the gable end. The bay is part of the sunroom in the enclosed portion of the porch. The open section of the porch is supported by wood posts with crossed balustrade and wraps around the east elevation to a secondary single-leaf entrance within a projecting bay. The main single-leaf entrance has a paired 2/2 double-hung sash window to the east. Other visible windows include a paired 2/2 double-hung sash window in the attic story and 6-light windows along the sunroom. Changes to the house have been on the interior; water was originally pumped in from a spring and now the house is on the public water system. With this change a privy was removed and a bathroom added. A partition wall was knocked down to create a large front room and electricity has been added (Wilkinson and Hestir 1997:127–128).

Titled “The Barn Loft,” there are two differing accounts of the history of the property. On an 1898 Map of Montreat, Lot 470 on which the property resides is noted as belonging to the Martin Family (Wilkinson and Hestir 1997:127). According to family histories, the house was built by Mary Rockwith Martin, mother of Mary Martin who built a house in 1898 at 300 Georgia Terrace. In 1902 when Mary married, the house on this property was built and was subsequently bequeathed to Mary’s sister Emilie Martin, although both families used the property in the summer. In 1937, the property was sold to Robert D. Bedinger and again in 1946 to Mrs. Mary Payne Campbell. Mrs. Campbell subdivided the property in 1952 to Hugh and Myrtle Alexander, retaining the lot to the rear on which BN 5963 stands (see history in following section).

According to another account, the house was built by an unnamed missionary after suffering a tragic family loss in China. He moved to Montreat and married a younger woman whose sister used a 1-room house to the rear of the property as a study. The property owner in 1997 also stated that she found a photo album in the attic with many pictures of missionaries in China. It could be that Mary Martin did marry a missionary and the family collectively built the dwelling, but primary source data for this material cannot be located (Wilkinson and Hestir 1997:127–128).

*NRHP Evaluation:* As the house is comparable in scale and retains all aspects of integrity, this 1902 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 11. BN 5962: 300 Texas Road (Right: Façade and West Elevation; Left: Façade and East Elevation). *TRC 2013.*



**BN 5963: 296 Texas Spur Road**

Originally constructed as a 2-room building ca. 1930s, the current 1-story dwelling is 2-bays wide and 3-bays deep. Set on a poured concrete foundation the walls are sheathed with vinyl siding. The front-gable roof with asphalt shingles has overhanging eaves. The off-center, single-leaf door has a 6-light hinged window, which is consistent throughout the building, although the windows are also found grouped. To the north of the entrance bay is the other section of the original 2-room building, and it features a large exterior chimney clad with stucco.

Located to the rear of 300 Texas Road (BN 5962) is what was originally Emilie Martin's private study. As both Martin families often spent the summer together (see above), it was reportedly built as a quiet retreat from the children. Between 1946 and 1952, the owner, Mrs. Mary Payne Campbell enlarged the building into a dwelling and kept the property when she sold 300 Texas Road in 1952 (Wilkinson and Hestir 1997:127).

*NRHP Evaluation:* Due to the addition and replacement siding, the resource does not retain the integrity of design, materials, and workmanship. As the house is now longer comparable in scale, materials, and design, it does not contribute to the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 12. BN 5963: 296 Texas Road (Left: Façade; Right: North and West Elevations). *TRC 2013.*

**BN 5964: 302 Texas Road**

According to tax assessment records, the 2-story, 5-bay dwelling at 302 Texas Road was constructed in 1924. It is set upon a parged stone foundation and covered with replacement vinyl siding. Due to the siting on a hill, the basement is fully exposed although it has been expanded and enclosed with T-III siding. Above the enclosed basement is a half-hipped porch with wood posts and slat balusters. The porch is accessed from a set of stairs leading from the street and a ramp leading from a paved driveway. The central, single-leaf door is flanked by two 1/1 double-hung sash windows on each side. The windows are the same throughout the house; although there are only 3-bays on the second story of the façade. The asphalt-shingled hip roof features overhanging eaves with exposed rafter tails and an interior brick chimney on the west elevation and an exterior vinyl clad chimney on the east elevation.

*NRHP Evaluation:* Due to the basement addition on the façade, replacement siding and windows, and alterations to the chimney, the resource does not retain the integrity of design, materials, and workmanship. Due to these alterations, the house is now longer comparable in scale, materials, and design; it does not contribute to the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 13. BN 5964: 302 Texas Road (Left: Façade; Right: Façade and West Elevation). *TRC 2013.*

**BN 5965: 304 Texas Road**

According to the tax assessor records, the 1-story dwelling named “Bit-O-Heaven” was constructed in 1953. It is of wood-frame construction with board-and-batten siding and a concrete foundation. The front-gable roof projects out to form a porch that is cantilevered over the exposed basement. The porch has exposed rafters, wood posts, and jig-sawn balustrade. The 1/1 double-hung sash windows have false shutters.

*NRHP Evaluation:* As the house is comparable in scale and retains all aspects of integrity, this 1953 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 14. BN 5965: 304 Texas Road (Left: Façade and East Elevation; Right: Façade). *TRC 2013.*

**BN 5966: 308 Texas Road**

Constructed in 1912, the 1½-story dwelling is of wood-frame construction with asbestos shingles. Originally constructed on stilts, a stone foundation enclosed the basement level in 1948. The front-gable roof has three shed dormers with 1/1 double-hung sash windows. Additional windows include the original 6/6 double-hung wood sash windows, a picture window flanked by replacement 4/4 double-hung sash windows, and paired casement windows on the basement-level that replaced metal casement windows. Enclosed in 1952, the porch has walls of multi-light windows and a stone wall. Other alterations include constructing a patio to the rear and creating an apartment in the basement. A fireplace in the living room was built from rocks on the site, although no chimney stack is visible (Wilkinson and Hestir 1997:129).

Named “Edgemont,” the dwelling was built by Dr. A.D.P. Gilmour, the pastor of Purity Church in Chester, South Carolina in 1912 and was named after his birthplace in Scotland. The lot was purchased by Dr. Gilmour and his wife Elizabeth Taylor with money given to them as a wedding present from her father. They built the home for the price of \$900 in 1912 and it consisted of eight rooms; they later added three bathrooms. Two buildings, no longer extant, were located to the rear of the house: a privy and a 1-room cottage for the family servant. The house is still owned by descendants of Dr. Gilmour and Elizabeth Taylor (Wilkinson and Hestir 1997:129).

*NRHP Evaluation:* Due to the replacement windows, the resource does not retain the integrity of materials. As the house is comparable in scale and form, this 1912 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.

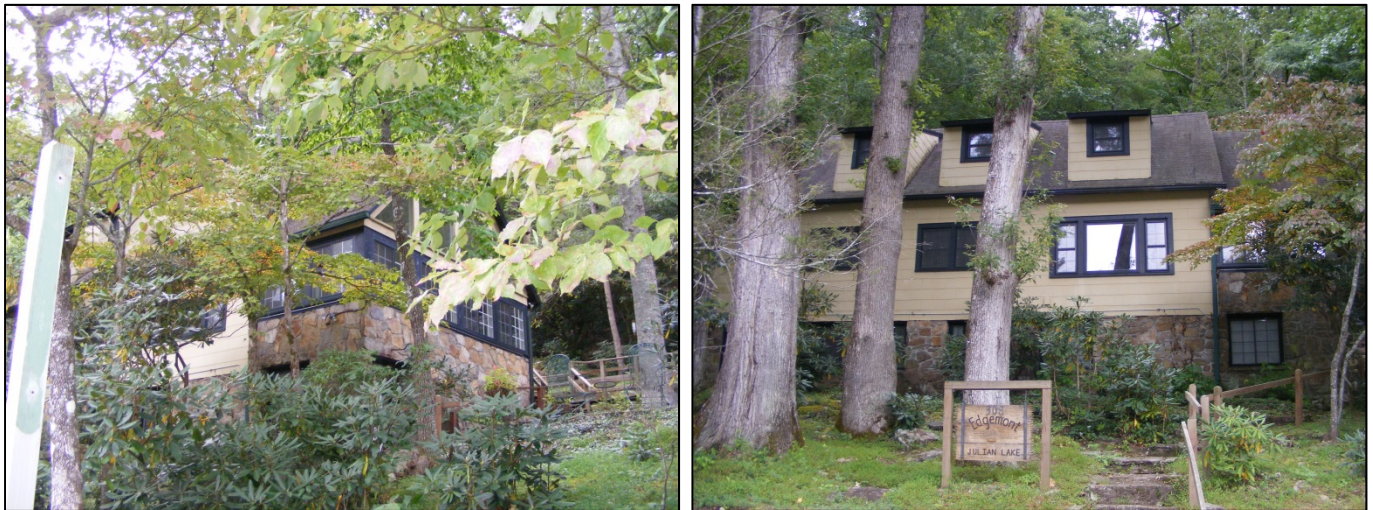


Figure 15. BN 5966: 308 Texas Road (Left: Façade and North Elevation; Right: North Elevation). *TRC 2013.*

**BN 5967: 312 Texas Road**

According to tax assessment records, the 2-story, 2-bay dwelling was constructed in 1921. Set on wood stilts with lattice, it is of wood-frame construction with weatherboard siding. The asphalt-shingled, hipped roof features overhanging eaves with exposed rafter tails. A porch is incised within the main block and shelters the single-leaf door. Above this porch is a screened-in porch on the second story. The windows are comprised of paired 2/2 double-hung sash and paired 4-light windows on the second story. A small 1-story ell is attached to the west elevation.

*NRHP Evaluation:* As the house is comparable in scale and retains all aspects of integrity, this 1921 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 16. BN 5967: 312 Texas Road (Left: Façade; Right: Façade and East Elevation). *TRC 2013.*

**BN 5968: 316 Texas Road**

According to tax assessment records, the 2-story, 3-bay dwelling was constructed in 1950. It is partially concrete-block construction on the first floor of the west elevation, and the remaining walls are board-and-batten siding. The flat roof has overhanging eaves and is punctured by an exterior concrete-block chimney. A shed-roofed porch shelters the east two bays of the façade, including the central, single-leaf door. The windows are comprised of single, paired, and triple 1/1 double-hung sash.

*NRHP Evaluation:* Although the house retains all aspects of integrity, it is not comparable in scale, materials, and design. Thus, it does not contribute to the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 17. BN 5968: 316 Texas Road (Left; Façade and West Elevation; Right: Façade and East Elevation). *TRC 2013.*

**BN 5969: 320 Texas Road**

Based on field observations, the 2-story, 2-bay dwelling named “Menius Mountainhaus” was constructed ca. 1950. Set on a raised basement of concrete-block construction, the walls are sheathed with board-and-batten siding. The front-gable roof has overhanging eaves with exposed rafter tails and is punctured by an exterior-end concrete-block chimney. A 2-story porch is attached to the façade and shelters the off-center, single-leaf door. The windows have 1/1 double-hung sash.

*NRHP Evaluation:* Although the house retains all aspects of integrity, it is not comparable in scale, materials, and design. Thus, it does not contribute to the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 18. BN 5969: 320 Texas Road (Left: Façade and North Elevation; Right: North and East Elevations). *TRC 2013.*

**BN 5970: 324 Texas Road**

According to the Montreat Heritage Home plaque, the 1-story, 3-bay dwelling was constructed in 1900. Set on a hilly site, the exposed stone basement has a secondary entrance fronting Texas Road. The main entrance, facing east is accessed by ascending a stone staircase. The main floor of the dwelling is of wood-frame construction with T-III siding. The asphalt-shingled, gable-roof has overhanging eaves. The windows are 1-light on the main level and 2-light picture windows on the first level. Above the building, atop the hill is a stone chimney with no associated building. Due to the siting of the building and the size, this dwelling may have once served as a secondary building to a larger, no longer extant dwelling.

*NRHP Evaluation:* Due to the replacement windows and siding, the resource does not retain the integrity of materials. As the house is comparable in scale and form, this 1912 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 19. BN 5970: 324 Texas Road (Left: East and North Elevations; Right: North and West Elevations, Chimney in Background is Freestanding). *TRC 2013.*



**BN 5971: 226 Alabama Terrace**

According to tax assessment records, this 1-story, L-shaped dwelling was constructed in 1922. Set on brick piers that have been in-filled with concrete block, it is of wood-frame construction with drop siding. The main roof is hipped with projecting gabled-ells and features exposed rafter tails and an exterior-end chimney encapsulated with vinyl siding. The single-leaf door faces east and is set within a wrap-around porch with wood posts and slat balusters. The windows are single and paired, 6/6 double-hung sash. Due to the topography of the site, the dwelling is 3-stories to the rear and the land slopes sharply downward.

*NRHP Evaluation:* Due to the replacement windows, the resource does not retain the integrity of materials. The replacement windows have compromised the integrity of materials. As the house is comparable in scale and form, this 1922 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 20. BN 5971: 226 Alabama Terrace (Left: Façade and North Elevation; Right: North and West Elevation).  
*TRC 2013.*

**BN 5972: 222 Alabama Terrace**

Constructed in 1908–1909 and named “Pleasant Mount,” the 1½-story, 3-bay bungalow dwelling actually faces Tennessee Road. Rebuilt in 1970, the dwelling has a concrete foundation and is of wood-frame construction with weatherboard siding. The façade features a single-leaf entrance set in a canted bay. The other two sides of the bay have 1-light windows with transoms and working shutters. The central entrance is flanked by 1-light windows with transom. A half-hipped porch with square posts and shingle-clad kneewall runs the full length of the façade. The asphalt-shingled hip roof with exposed rafter tails is punctured by an interior brick chimney and exterior stone chimney. Central cross-gables are on the façade and rear and gabled wall dormers are on the side elevations. The original 6/6 double-hung wood sash windows have been replaced with vinyl casement windows. The rear porch was enclosed sometime after 1997. A notable feature of the property is the location atop a small hill and the creek-stone retaining wall where Tennessee Road makes a sharp turn to the west.

Constructed by the original owners, Lizzie Salley and Helen Wannamaker, through their company (Wannamaker and Salley Construction Company of Orangeburg, South Carolina), the dwelling cost \$1000 and took six weeks to build. The dwelling has seven large rooms, 2½ bathrooms, large halls, and as originally constructed, porches running the full-length of the façade and rear elevations (the rear porch was enclosed after 1997). In 1970, the windows were replaced with thermal pane windows, and the basement was fully excavated and concreted-in (Wilkinson and Hestir 1997:3).

*NRHP Evaluation:* Due to the basement addition, balustrade replacement, and replacement windows, the resource does not retain the integrity of design and materials. As the house is comparable in scale and form, this 1908–1909 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 21. BN 5972: 222 Alabama Terrace (Left: Façade; Right: South Elevation and Stone Retaining Wall). TRC 2013.

**BN 5973: 218 Alabama Terrace**

Constructed in 1911, “The Hemlocks” is a 1½-story, 5-bay dwelling of wood-frame construction with weatherboard siding. The asphalt-shingled, side-gable roof features kneebraces, an exterior-end brick chimney, and a large gable dormer used as a sleeping porch. The roof also creates an incised porch with square posts and slat balusters. The foundation below the porch is wood shingled. The off-center, single-leaf door has two 2/2 double-hung sash windows to each side; although not symmetrically placed, indicating that the eastern room is larger. A 1995 sympathetic addition is attached to the rear elevation.

The builder of the property, Mrs. Jessie Johnson acquired the land in 1910. It was originally built with indoor plumbing and was wired for electricity in 1913. It was used as a summer home for 60 years; although there was a fireplace in each room of the main floor. Until the rear addition was added in 1995 for more bedroom space, the house had six rooms, two bathrooms, and a dirt floor in the basement (Wilkinson and Hestir 1997:2).

*NRHP Evaluation:* Due to the replacement vinyl siding and windows, the resource does not retain the integrity of materials. As the addition is to the rear, the house is comparable in scale and form. Thus, this 1911 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 22. BN 5973: 218 Alabama Terrace (Left: Façade; Right: East and Rear Elevations). *TRC 2013.*

**BN 5974: 216 Alabama Terrace**

According to tax records, this 1-story, 3-bay gabled-ell dwelling was constructed in 1921. Set on a stone foundation, it is of wood-frame construction with replacement aluminum siding. The single-leaf door is set within a slightly projecting gabled bay and covered by a gabled portico. The asphalt-shingled cross-gabled roof is punctured by a stucco-clad interior chimney. The windows consist of single and paired, 1/1 double-hung sash and awning. A gabled-ell projects off the rear elevation, and a porch has been added within this ell. Due to the topography of the site the house is two-stories in the rear.

*NRHP Evaluation:* This resource retains all aspects of integrity. As the house is comparable in scale and form, this 1921 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 23. BN 5974: 216 Alabama Terrace (Left; Façade; Right: Façade and West Elevation). *TRC 2013.*

**BN 5975: 220 Assembly Drive**

According to tax records, this 1-story, 2-bay dwelling that faces Tennessee Road was constructed in 1954. Set on a concrete foundation, it is of wood-frame construction with board-and-batten siding and knotty wood siding in the gable end. The asphalt-shingled, front gable roof features exposed rafter tails and an exterior-front chimney that separates the two bays of the façade. The single-leaf door is covered by a shed overhang supported by kneebraces. The windows are single and paired 3/1 double-hung wood sash with false shutters. A secondary entrance is on the west (side) elevation and is located within a screened-in porch that wraps around to the rear elevation.

*NRHP Evaluation:* The resource retains all aspects of integrity. As the house is comparable in scale and form, this 1954 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 24. BN 5975: 220 Assembly Drive (Left: Façade; Right: West Elevation). *TRC 2013.*

**BN 5976: 221 Tennessee Road**

According to tax assessment records, the 1-story dwelling was constructed in 1941. It is of wood-frame construction clad with weatherboard siding. The cross-gable roof has an interior stone chimney with arched cap and louvered vents in the gable ends. Set on a sloping lot, the basement-level is fully exposed and clad with creek-stone veneer. Once housing a garage, there is a set of double-leaf doors as well as a single-leaf entrance door at this level. On the first story there is an additional single leaf entrance set within an incised porch with wood posts and slat balusters. A secondary porch is set within an ell along the west section of the façade. The windows are single and paired 1/1 double-hung sash.

Constructed ca. 1950, a secondary dwelling named “Nita’s House” is located at the foot of the driveway. The basement level of the dwelling is also exposed and clad with creek stone veneer. The 4-bay dwelling is of wood-frame construction clad with weatherboard siding. It has a side-gable roof, 1/1 double-hung sash windows, fixed windows, and an off-center single leaf door. A curved stone wall connects the two dwellings.

*NRHP Evaluation:* The resource retains all aspects of integrity. As the house and secondary dwelling are comparable in scale and form, the property is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 25. BN 5976: 221 Tennessee Road (Left: Façade, Primary Dwelling; Right: Façade and South Elevation, Secondary Dwelling). *TRC 2013.*

**BN 5977: 223 Tennessee Road**

According to the owner, the 2½-story American Foursquare building was constructed in 1910 as the original manse for the Montreat Presbyterian Church. Set on a stone foundation, it is of wood-frame construction clad with aluminum siding. The asphalt-shingled, hip roof features overhanging eaves, interior stuccoed chimneys, and a hipped dormer with replacement multi-light window. Windows on the main block consist of replacement 6/6 double-hung sash and picture windows on the second-story of the projecting bay. The central, single-leaf door is set within a gable-roofed portico with Tuscan posts. The entrance is accessed by a set of stone stairs. Originally a wrap-around porch, it has been enclosed along the façade, screened along most of the side elevation, and left open in the rear bay of the side elevation. A 1-story, 1-bay garage is located northeast of the dwelling to the rear of the lot.

*NRHP Evaluation:* Due to the replacement aluminum siding and windows as well as the partial porch enclosure, the resource does not retain the integrity of materials and design. As the house is comparable in scale and form, this ca. 1920 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 26. BN 5977: 223 Tennessee Road (Left: Façade and East Elevation; Right: Garage). TRC 2013.

**BN 5978: 224 Tennessee Road**

According to tax assessment records, the 1-story, 3-bay dwelling was constructed in 1914. Set on a concrete foundation, it is of wood-frame construction with replacement aluminum siding intended to resemble board-and-batten siding. The asphalt-shingled, pyramidal roof is steeply pitched. The windows are 2/2 double-hung sash. The half-hipped porch has been enclosed with materials and windows consistent with the main block and the single-leaf door placed centrally on it.

*NRHP Evaluation:* Due to the replacement siding as well as the porch enclosure, the resource does not retain the integrity of materials and design. As the house is comparable in scale and form, this 1914 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 27. BN 5978: 224 Tennessee Road (Left: Façade and West Elevation; Right: Façade and East Elevation).  
*TRC 2013.*



**BN 5979: 232 Tennessee Road**

Named “McCallum Hi-Land,” the 2-story, 4-bay dwelling was constructed ca. 1906–1907. Set on a solid foundation clad with wood shingles, it is of wood-frame construction with weatherboard siding. Due to the slope of the site, the basement has fixed windows on the east elevation, but is fully exposed on the west elevation. The standing-seam front-gable roof features overhanging eaves and wood louvers in the gable end. The off-center, single-leaf doors on each level are set within the 2-story porch featuring decorative, geometric balustrades and frieze panels. The windows are 2/2 double-hung wood sash. The building is largely concealed by heavy vegetation.

This dwelling was constructed by John Hill in 1906–1907. Hill, who built the former community center (BN 0340) and the non-extant Alba Hotel, also built a no-longer extant general store across the street. The property was acquired by D.A. McCallum in 1914; his descendants have not changed the exterior of the property except as required because of storm damage to the rear section of the dwelling in 1990. A reservoir is built into the floor of the basement and was formerly piped with spring water for the purposes of refrigeration (Wilkinson and Hestir 1997:122).

*NRHP Evaluation:* The resource retains all aspects of integrity. As the house is comparable in scale and form, this 1911 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 28. BN 5979: 232 Tennessee Road (Left: Façade obscured by vegetation; Right: East Elevation). *TRC 2013.*

**BN 5980: 237 Assembly Drive**

Known as the Chestnut House, the 1905 dwelling was originally a 3-bay dwelling with cross-gable bay. The front-gabled addition with exterior-front chimney was added after 1997 and replaced a porte cochere. Set on a stone foundation, it is of wood-frame construction with wood shingles that replaced pine weatherboard siding. The main-block has a side-gable roof with central cross-gable on the façade, interior brick chimney, and shed dormer across the rear. The central, single-leaf door is set within the wrap-around porch with brick posts on stone piers. The porch has slat balusters on the façade and has been enclosed on the side elevation. The original windows have been replaced with 6/6 double-hung sash windows.

The house was constructed by George L. and Rose Waller of Alabama in 1905 with assistance from her brothers W.A. and Tom Britton. Employed in the lumber business, the Britton brothers reportedly assisted in planning the house, including using chestnut for the timber framing, walnut and chestnut for the interior woodwork, and pine for the original weatherboard siding, which has been removed. The property was sold to W.H. Britton in 1907 and remained in the Britton family for 72 years. In 1932 the porch and porte-cochere were replaced after suffering extensive damage in a storm. The property was purchased in a deteriorated state by Russell and Patsy Hilliard in 1979. For the next four years paint was removed from the siding, both the main roof and the porch roof were rebuilt, and the doors, windows, and trim were refinished. The property was acquired by its current owner William Ogden in 1997 who added the front-gabled addition (Wilkinson and Hestir 1997:24–25).

*NRHP Evaluation:* Due to the front addition, partial porch enclosure, and window replacement, the resource does not retain the integrity of design and materials. However the changes are with the character of the district. As the house is comparable in scale and form, this 1905 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 29. BN 5980: 237 Assembly Drive (Left: Façade and East Elevation; Right: Façade). TRC 2013.

**BN 5981: 233 Assembly Drive**

Known as “Bonnie Brae,” the 1-story, 5-bay dwelling was constructed in 1905 for \$500 (Wilkinson and Hestir 1997: 23). Set on brick piers with a stone veneer infill, it is of wood-frame construction with weatherboard siding. The hipped roof structure has an exposed basement with 3-light casement windows and a separate entrance covered by a shed hoof roof with curved brackets. The central, single-leaf door is set within the half-hipped porch featuring single and paired wood posts on wood-shingled bases. The balustrade features a central, geometric design. The windows on the main level are 2/2 double-hung sash. A ca. 1950 front-gabled ell is attached to the east elevation and features asbestos shingle siding, 1/1 double-hung sash windows, and a garage in the basement level.

The lot was acquired in 1898 by Hattie Rockwell who chose not to build on it and sold it back to John Collins, the founder and promoter of the Mountain Retreat Association. In 1905 the lot was sold to Chester Lord, who already had a house not far above the lot and was known as the “first permanent homemaker.” After investing \$500 to erect the dwelling, he sold the property in 1909 to Reverend William T. Waller, who sold it the same year to Mrs. W.T. Stevenson. Thirty-one years later she sold the property to Mrs. A.M. Aiken (known as “Aunt Mamie.”) In 1951, Verida Zoulean Anderson acquired the property and sold it in 1982 to Dr. Alton Brown (Wilkinson and Hestir 1997:23).

*NRHP Evaluation:* The resource retains all aspects of integrity. As the house is comparable in scale and form, this 1905 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 30. BN 5981: 233 Assembly Drive (Left: Façade and West Elevation; Right: Façade). *TRC 2013.*

**BN 5982: 231 Assembly Drive**

Built by the Cooper family, the 2½-story dwelling was constructed in 1902. It is of wood-frame construction with weatherboard siding. Based on a 1908 photo, the original dwelling had a 2-story wrap-around porch. The basement-level had central double-leaf entry doors and the main floor had an off-center single-leaf door. The porch has been completely enclosed on the basement level and along the façade on the main floor. The front-gable roof has an interior brick chimney and shed dormers that were added sometime after the 1908 photograph. The building has 2/2 and 4/4 double-hung sash windows, as well as modern sash windows on the basement level.

Lula W. Cooper purchased the property in 1901 and built the house the following year. Cooper Spring flows through the basement of the house. A reservoir, walled with rock, was created for refrigerating perishables as well as providing the household water. It was accessed by wooden stair under a trap door in the floor of the dining room. The spring was also piped out to the front yard to a small pool in a gazebo. The Cooper family created miniature water-power driven objects and put on annual water shows in the 1920s and 1930s. The gazebo is no longer extant, but a stone-lined sunken area remains in the front yard with a small PVC pipe and trickling spring of water. There are four stone pillars at the front of the house. These were reportedly built in 1911 by someone who also worked on the Biltmore estate. They marked the “buggy road” around to the back of the house that served as the informal family entrance, as there is a direct entrance to the main floor instead of ascending the stairs to the porch (Wilkinson and Hestir 1997:21–22).

*NRHP Evaluation:* Due to the enclosure of the basement-level porch, the resource does not retain the integrity of design. All other alterations took place between 1902 and 1920. As the house is comparable in scale and form, this 1902 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 31. BN 5982: 231 Assembly Drive (Left: Façade and West Elevation; Right: Façade). TRC 2013.

**BN 5983: 218 Tennessee Road**

Named “Hawkhaven,” the 2-story, gabled-ell dwelling was constructed in 1903. Set on a stone foundation, it is of wood-frame construction with weatherboard siding. The cross-gable roof has an interior brick chimney, exposed rafter tails, and 2-light windows in the gable end. The windows are original 2/2 double-hung sash. Originally canted at both corners, the wall of the southwest corner retains its original angle. A single-leaf door is set within this cant and is under the wrap-around porch supported by wood posts. The original railing was a simple cross and is now slat balusters. The southeast corner of the porch was enclosed sometime after 1997.

Acquiring the property in 1901, Walter Holcombe built this house by 1903 when the property tax reflects the presence of a house. Comparing the dwelling to a picture taken in 1908, it is relatively unchanged. A sitting room and porch have been added to the rear elevation; the porch was expanded to wrap the east elevation and subsequently enclosed (Wilkinson and Hestir 1997:122–123).

*NRHP Evaluation:* Due to the enlargement and subsequent enclosure of the south end of the porch, the resource does not retain the integrity of design. As the house is comparable in scale and form, this 1935 house is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 32. BN 5983: 218 Tennessee Road (Left: Façade and West Elevation; Right: Rear Elevation). TRC 2013.

**BN 5984: Welch Park**

Welch Park is located south of Assembly Drive at Texas Street. It is comprised of a modern baseball field, a path that surrounds the field, and a concrete-block building that houses one of the town's wells. It is not known when the park was established, but the current location of a baseball field also appears as a baseball field in a 1908 photograph (Standaert and Standaert 2009:119).

*NRHP Evaluation:* Due to the modern baseball field, the resource does not retain the integrity of materials. As the land was historically set aside for recreational use including a baseball field, the park is a contributing resource in the NRHP-eligible Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 33. BN 5984: Welch Park (Left: Baseball Field and Path; Right: Well Building). TRC 2013.

**BN 5985: Robert Lake Park**

Robert Lake Park is located north of Texas Road and south of Flat Creek. The area of the park within the APE includes the Patricia Cornwell Tennis Center, the Bill Wilde Youth Center, a concrete block utility building, a grassy field, and trails leading to Assembly Drive and the Texas Street Bridge. It is not known when the park was established, but tennis courts are located in the vicinity on a 1941 map of Camp Montreat for Girls (Standaert and Standaert 2009:113). In 2005, extensive repairs occurred at the park due to flood damage. The Bill Wilde Youth Center was established in 1980 in the remodeled Montreat garage and maintenance shop. Originally serving as the community garage, homeowners would store their cars on blocks to keep the tires from becoming deformed by the continued pressure from the weight of the older cars. The original garage was destroyed by a flood in 1916 (Standaert and Standaert 2009:121; Wilkinson and Hestir 1997:129).

*NRHP Evaluation:* Due to the conversion from maintenance shed to a community center, the resource does not retain the integrity of association. As modern tennis courts and playgrounds have been added, the resource does not retain the integrity of setting. Due to the modern intrusions, this property does not contribute to the Montreat Historic District. It is not NRHP eligible as an individual resource.



Figure 34. BN 5985: Robert Lake Park (Left: View of Utility Building, Field, and Tennis Courts; Right: Bill Wilde Youth Center). *TRC 2013.*

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