North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

November 16, 2017

MEMORANDUM

To: Mary Pope Furr, Senior Architectural Historian mfurr@ncdot.gov
NCDOT/PDEA/HES

From: Renee Gledhill-Earley
Environmental Review Coordinator

Subject: Historic Structures Survey Report for US 19/23 (Future I-26) from Exit 25 To Exit 13, Asheville, A-0010A, Buncombe County, ER 13-2173

Thank you for your September 20, 2017, memorandum, transmitting the above-referenced report. We have reviewed the report, offer the following comments, and apologize for the delayed response.

We concur that the following properties are eligible or remain eligible for listing in the National Register of Historic Places for the reasons outlined. Unless otherwise noted, we also concur with the proposed boundaries.

- Isaac W. and Rebecca Glaser House (BN6063) – as a contributing element in the Montford Area Historic District Increase (BN2468)
- University of North Carolina at Asheville Campus (BN6066)
  We recommend adjusting the proposed boundary to remove much of the post-1970s development and keeping the boundaries as straightforward as possible.
- J. C. and Emma McPherson House (BN6137)
- Mills Manufacturing Corporation (BN6156)
- Foster's Log Cabin Court (BN1406)
- Mary J. Sevier House (BN6189)
- North Buncombe School (BN6242)

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

- WISE Office (BN6067)
- Woodfin Land Company Houses (BN6114)
- Woodfin Park Houses (BN6129)
- Lyday House (BN6141)
- Commercial Building (BN6159)
- Steve's Place (BN6199)
- Logan and Lillie Mackey House (BN6234)
- George and Inez Ward House (BN6243)
- John Henry Banks House (BN6263)
- Blackstock-McElroy House (BN6268)

We do not concur with the eligibility assessments for the following properties:

- The Pines Cottages (BN6188)
  While we agree that The Pines Cottages are not eligible for listing in the National Register under Criteria B, C, or D, we believe they are eligible under Criterion A for their local significance in the area of entertainment/recreation. That most of the tourist cottages were altered from their original Rustic Revival-style appearance does not necessarily render them ineligible. Like Foster's Log Cabin Court, The Pines was an important resource to travelers in an area with its economy heavily based on tourism. Their alteration through the mid-twentieth century indicates a need to upgrade the cabins to maintain a competitive edge against other lodging, including the then-new strip motels developing in and around the Asheville area, such as the Mountaineer Inn on Tunnel Road and the Miami Motel on U.S. 19/23. While the individual cottages at Foster's Log Cabin Court maintained their Rustic Revival-style appearance, they—and the property, generally—were upgraded in other ways for the same reason. In fact, the proximity of Foster's Log Cabin Court and The Pines provides an excellent juxtaposition of two contemporary resources with similar origins that evolved differently over time to meet the needs of tourists. With the exception of some window replacements, the buildings at The Pines appear to be intact to the historic period.

- Zebulon H. Baird House (BN2089)
  While this property retains some local significance in Weaverville and Buncombe County as a T-Plan house with late Italianate detailing, changes since its listing in 2009 have damaged its integrity of design, materials, and setting and appear to have rendered it no longer eligible for listing. Some of the changes noted by staff on a recent site visit include:
  - Wholesale replacement of exterior siding with an unknown material.
  - Replacement of some second-story windows.
  - Construction of a two-story, shed-roofed addition in the rear corner.
  - Removal of the porch railing.
  - The two rooms (front to back) to the right of the hallway have been reconfigured to house one continuous space with no apparent framing to return the space to its original plan.
  - The fireplace and chimney have been removed, and the ceiling patched with continuous boards where the chimney would have been.
  - A miniature golf course has been constructed immediately adjacent to the house.

- Flat Creek School (BN6267)
  We concur that the school is eligible for listing in the National Register under Criterion A for its local significance to education. However, given late 20th century alterations that included the removal of the original windows from the second story and infill of these large openings with vinyl siding around smaller vinyl replacement sash, we believe the building lacks the integrity to qualify under Criterion C.

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

HISTORIC STRUCTURES SURVEY REPORT

for

US 19-23 (Future I-26) Improvements
from Exit 24 in Asheville to Exit 13
Buncombe County
TIP No. A-0010A
FA# NHF-026-1(87)30
WBS# 32573.1.9

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

Prepared by:
Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804
828-281-3852

August 2017

HISTORIC STRUCTURES SURVEY REPORT

for

US 19-23 (Future I-26) Improvements
from Exit 25 in Asheville to Exit 13
Buncombe County
TIP No. A-0010A
FA# NHF-26-1(87)30
WBS# 32573.1.9

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

Prepared by:
Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804
828-281-3852

August 2017

Clay Griffith, Principal Investigator — Date
Acme Preservation Services, LLC

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

US 19-23 (Future I-26) Improvements from Exit 25 in Asheville to Exit 13, Buncombe County
North Carolina Department of Transportation
TIP No. A-0010A | FA# NHF-26-1(87)30 | WBS No. 32573.1.9

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) plans to improve US 19-23 (Future I-26) from Exit 25 in Asheville to Exit 13 (Stockton Road) near Forks of Ivy in Buncombe County. The project calls for upgrading US 19-23 to interstate standards, including adding lanes, reconfiguring interchanges, and replacing or rehabilitating bridges along the route. The project area, which is approximately twelve miles in length, passes through both urban and rural landscapes. The Area of Potential Effects (APE) for the proposed project is generally delineated as 300 feet from the centerline of the existing highway with additional areas encompassing the interchanges and overpasses within the project area.

In March 2016, Acme Preservation Services, LLC (APS) completed a reconnaissance-level survey of the APE and prepared a historic architectural resources inventory for 227 properties with resources over fifty years of age. NCDOT presented the inventory to representatives of the North Carolina State Historic Preservation Office (HPO) on April 26, 2016, to review the potential eligibility of the inventoried properties. NCDOT and HPO concurred that 207 of the properties did not appear to be potentially eligible for the National Register of Historic Places, but twenty of the properties warranted further investigation (see Appendix A). In July 2016, NCDOT contracted with APS to complete an intensive historic resources evaluation of the twenty properties identified by NCDOT and HPO. Architectural historian Clay Griffith conducted the fieldwork between September 2016 and February 2017, photographing and mapping the properties, and authored the report. Primary source investigation included consultation with property owners and research at the Buncombe County Register of Deeds Office, Pack Memorial Library in Asheville, and D. H. Ramsey Library Special Collections at the University of North Carolina Asheville. The North Carolina State Historic Preservation Office's Buncombe County survey files at the Western Office of Archives and History in Asheville were searched to provide additional architectural context.

After an intensive evaluation following the National Register of Historic Places criteria for eligibility, eight of the twenty properties evaluated were found to be individually eligible for the National Register of Historic Places. The remaining twelve properties were not found to be eligible for the National Register, although the Isaac W. and Rebecca Glaser House (BN 6063) at 72 Hibriten Drive is considered a contributing resource in a potentially eligible boundary increase to the National Register-listed Montford Area Historic District (NR, 1977). The proposed Montford Area Historic District Boundary Increase (BN 2468) was determined eligible in 1999 as part of the I-26 Connector project in Asheville (NCDOT TIP No. I-2513). The Glaser House is located within the Hibriten Drive/Pearson Drive section of the potential boundary increase, which includes a small group of houses situated on the winding Hibriten Drive loop near the north end of Pearson Drive. The resources within the potential boundary increase include Colonial Revival, Tudor Revival, and

Craftsman style dwellings similar to other examples found in the Montford neighborhood, and the older residences are linked by a cluster of post-World War II houses on Pearson Drive between the northern edge of the historic district at Santee Street and the south end of Hibriten Drive. The potential eligibility of the Montford Area Historic District Boundary Increase was confirmed during a subsequent reassessment of National Register-eligible properties located within the APE for the I-26 Connector project.

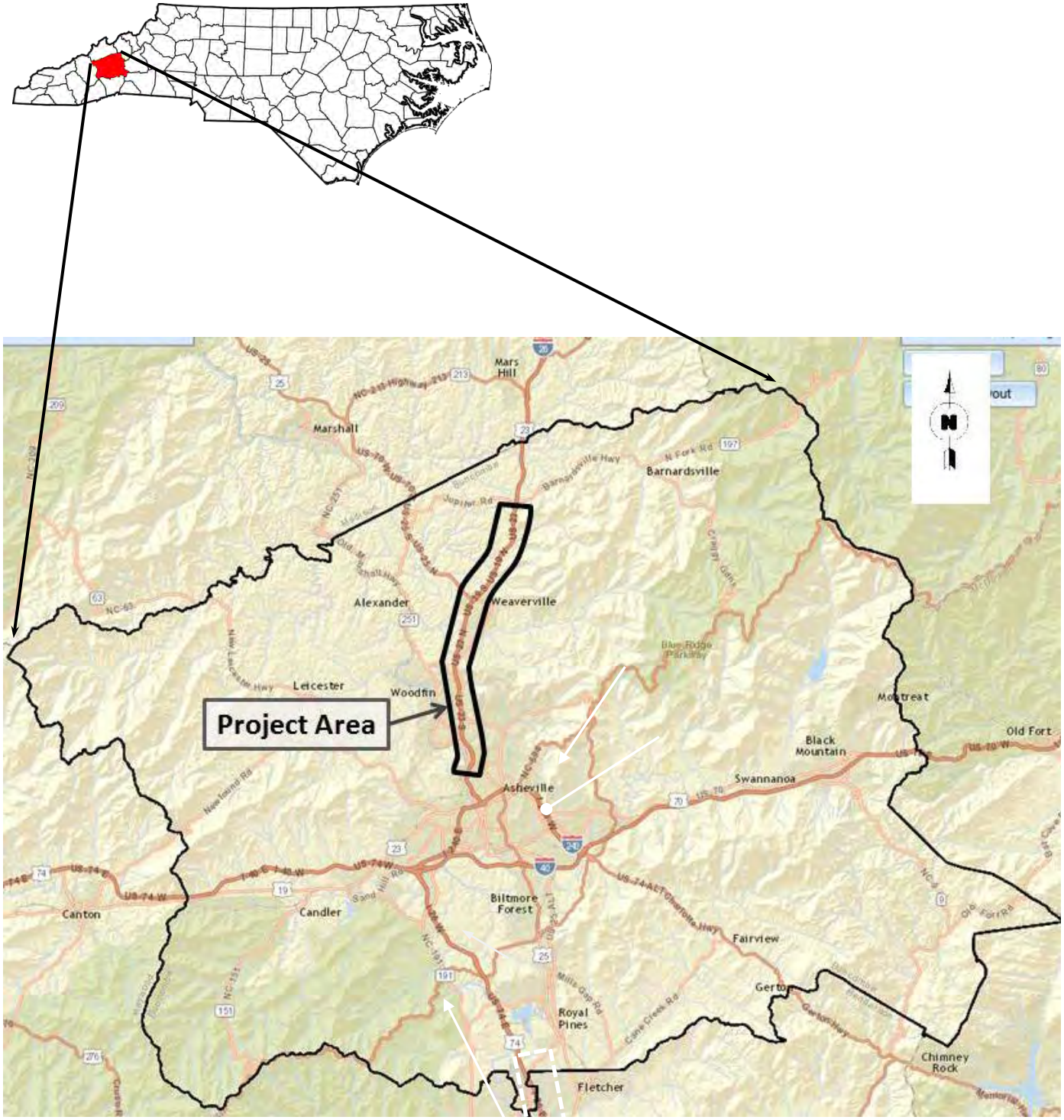
SSN	Property Name	Address	PIN	Eligibility Determination	Criteria
BN6063	Isaac W. and Rebecca Glaser House	72 Hibriten Drive	9639-76-7188-00000	Not eligible[1]	
BN6066	UNC Asheville Campus	1 University Heights	9649-07-2895-00000	Eligible	A, C
BN6067	WISE Office	23 Relic Lane	9639-89-7541-00000	Not eligible	
BN6114	Houses (Woodfin Land Company)	Green Oak Road	Multiple	Not eligible	
BN6129	Houses (Woodfin Park)	Cottage Street, Washington Avenue	Multiple	Not eligible	
BN6137	J. C. and Emma McPherson House	26 McPherson Street	9730-64-4887-00000	Eligible	C
BN6141	Lyday House	63 Washington Avenue	9730-65-0763-00000	Not eligible	
BN6156	Mills Manufacturing Corporation	25 Mills Road	9730-58-7237-00000	Eligible	A, B, C
BN6159	Commercial Building	130 Weaverville Road	9730-69-4052-00000	Not eligible	
BN1406	Foster's Log Cabin Court	330 Weaverville Road	9731-64-1523-00000	Eligible	A, C
BN6188	The Pines Cottages	346 Weaverville Road	9731-64-0824-00000	Not eligible	
BN6189	Mary J. Sevier House	383 Weaverville Road	9731-55-8371-00000	Eligible	C
BN6199	Steve's Place	440 Weaverville Road	9731-57-5248-00000	Not eligible	
BN2089	Zebulon Baird House	446 Weaverville Road	9731-57-5422-00000	Eligible	C
BN6234	Logan and Lillie Mackey House	41 N. Buncombe School Road	9743-33-5799-00000	Not eligible	
BN6242	North Buncombe School	51 N. Buncombe School Road	9743-44-1042-00000	Eligible	A, C
BN6243	George and Inez Ward House	75 Cole Road	9743-35-2359-00000	Not eligible	
BN6263	John H. Banks House	315 Old Mars Hill Hwy	9744-75-6418-00000	Not eligible	
BN6267	Flat Creek School	20 Flat Creek School Road	9744-79-7161-00000	Eligible	A, C
BN6268	Blackstock-McElroy House	66 Boles Cove Road	9744-97-7378-00000	Not eligible	

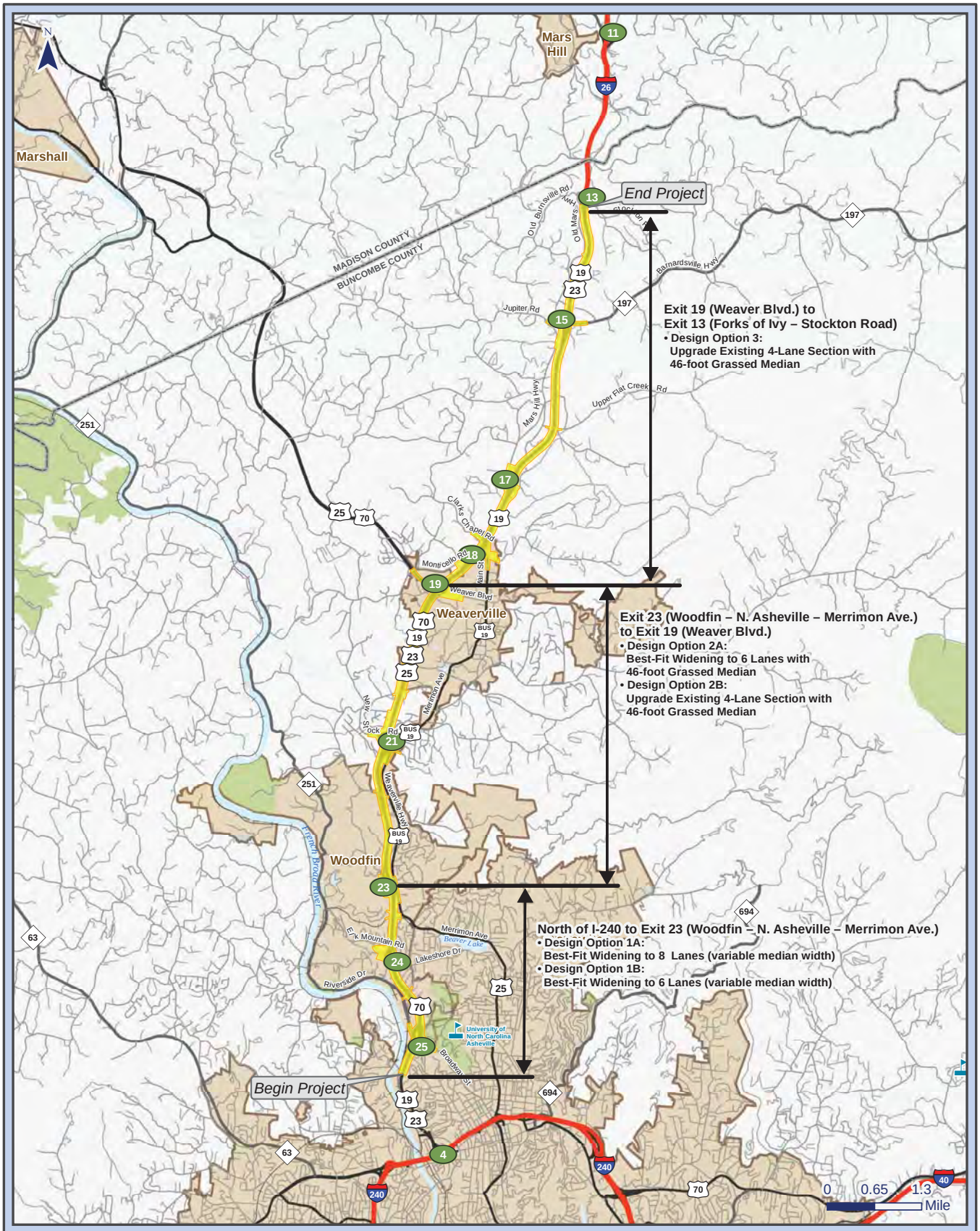
[1] Although the Glaser House is not considered to be individually eligible, the property is a contributing resource in the proposed Montford Area Historic District Boundary Increase (BN 2468), which was determined eligible in 1999.

APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; the HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*; and NCDOT's current *Historic Architecture Group Procedures and Work Products*. This property evaluation meets the guidelines of NCDOT and the National Park Service.

TABLE OF CONTENTS

I. Project Location Maps





A-0010A:
US 19/23 (Future I-26)
Improvements Project

Figure 3

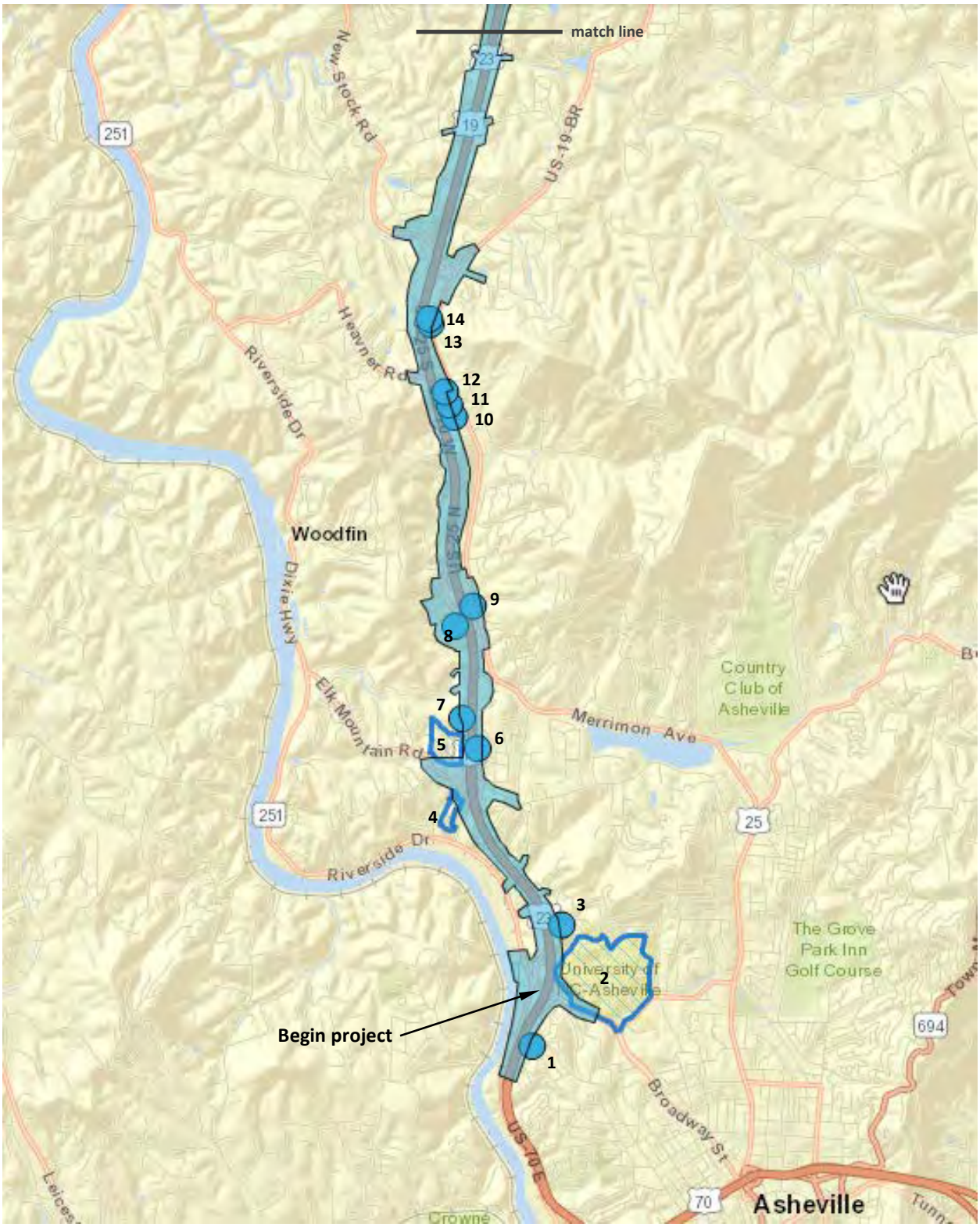
Design Options for Detailed Study
January 2015

Legend

- A-0010A Study Area
- Interstate
- US Highway
- NC Highway
- State Road
- Railroad
- Exit Number
- University
- State Owned Land
- Municipal Boundary
- Water
- County

Not to scale

This map is for reference only.
Sources: Data was received by
NC Department of Transportation,
ESRI, NCFPM, URS Corporation



Area of Potential Effects and Inventory Map, southern section
(*Source*: HPOWeb GIS Mapping)

Area of Potential Effects and Inventory Map, northern section
(*Source*: HPOWeb GIS Mapping)

II. Introduction

NCDOT proposes to improve US 19-23 (Future I-26) from Exit 25 in Asheville to Exit 13 (Stockton Road) near Forks of Ivy in Buncombe County. The project calls for upgrading US 19-23 to interstate standards, including adding lanes, reconfiguring interchanges, and replacing or rehabilitating bridges along the route. The Area of Potential Effects (APE) for the proposed project is generally delineated as 300 feet from the centerline of the existing highway with additional areas encompassing the interchanges and overpasses within the project area.

The project area is located in the north-central portion of Buncombe County, beginning near the northern limits of the city of Asheville, the county seat. Approximately twelve miles in length, the project area encompasses both urban and rural landscapes. In addition to Asheville, existing US 19-23 passes through the incorporated towns of Woodfin and Weaverville. The city limits of Asheville abut the town limits of Woodfin at the beginning of the project, where Riverside Drive intersects Broadway on the west side of the US 19-23 interchange (Exit 25).

The project area is generally characterized as residential in scale with adjacent development typically screened by vegetation. Dense commercial development is primary limited to the US 25-70 (Weaver Boulevard) interchange in Weaverville (Exit 19), with lesser development occurring near the US 25 (Weaverville Road) interchange in Woodfin (Exit 23) and the New Stock Road interchange (Exit 21).

Weaverville Highway, postcard view, ca. 1930s
(North Carolina Collection, AB682, Pack Memorial Library, Asheville, NC)

Project beginning, Exit 25, view to northeast along US 19-23

Elk Mountain Road over US 19-23 (Exit 24), view to west

US 25 (Weaverville Road) interchange, Exit 23, view to west

US 25 (Weaverville Road) interchange, Exit 23, view to southeast

View to north along US 19-23, north of Heavner Road (Old Marshall Highway) overpass

US 19-23 over New Stock Road, Exit 21, view to southeast

Bridge No. 367 on SR 1720 (Aiken Road) over US 19-23, view to east

Bridge Nos. 370 (l) and 373 (r) on US 19-23 over Reems Creek, view to southwest

Bridge No. 382 on US 25-70 (Weaver Boulevard) over US 19-23, Exit 19, view to west

View southwest along US 19-23 from Exit 18, Monticello Road

View north along US 19-23 at NC 197 (Barnardsville Highway) interchange, Exit 15

Project end, Exit 13, view north along US 19-23

III. Methodology

The initial field survey for the proposed improvements to Future I-26 in Buncombe County was conducted in the Fall of 2015 and Spring of 2016, and all properties thought to be over fifty years of age within the APE were photographed and recorded. Preliminary research on the project area was conducted by consulting with the Buncombe County GIS and tax records, Register of Deeds office, D. H. Ramsey Library Special Collections at the University of North Carolina at Asheville, and at Pack Memorial Library. The majority of the project area is not covered by Sanborn maps and Asheville city directories provide only limited coverage of the areas north of the city limits.

During the initial reconnaissance field survey, 227 properties with primary resources over fifty years of age were determined to be located with the APE for the project. The properties were documented and a historic building inventory was submitted to NCDOT in March 2016. The vast majority of recorded properties were unremarkable examples of common commercial and residential building types and frequently displayed additions and material alterations such as synthetic siding and replacement windows that compromised their historic integrity. A few good examples of individual building types were recorded, but were not considered eligible due to the prevalence of the type and/or architectural style.

NCDOT presented the inventory to representatives of the HPO on April 26, 2016, to review the potential eligibility of the inventoried properties. NCDOT and HPO concurred that 207 of the properties did not appear to be potentially eligible for the National Register of Historic Places and did not warrant further investigation. Twenty of the inventoried properties were considered to possess some potential eligibility for the National Register and merited additional research and context development to make a full determination.

The twenty potentially eligible properties are described and evaluated in this report. Supplementary survey work was conducted and photographs were taken beginning in September 2016 and continuing through February 2017. Extensive deed research for each of the properties was conducted at the Buncombe County Register of Deeds Office, and background research was conducted at the North Carolina Collection of Pack Memorial Library and the D. H. Ramsey Library Special Collections. Additional research was conducted through online sources and interviews with property owners. The HPO's Buncombe County survey files at the Wester Office of Archives and History in Asheville were searched to provide additional architectural context.

A review of the HPOWEB GIS Service (http://gis.ncdcr.gov/hpoweb) revealed few recorded properties within and adjacent to the project APE. The previously recorded resources within the APE included two properties listed in the National Register of Historic Places: the Zebulon H. Baird House (BN 2089), listed in in 2009, and Foster's Log Cabin Court (BN 1406), listed in 2017. The Hibriten Drive/Pearson Drive section of an identified Montford Area Historic District Boundary Increase (BN 2468), which was determined to be eligible for the National Register in 1999 as part of another NCDOT project, is partially located within the APE at the southern end of the project area. The potential eligibility of the boundary increase was confirmed in 2015, during a historic architectural resources survey update for the I-26 Connector in Asheville, TIP No. I-2513.

Four properties identified on HPOWEB are located outside, but adjacent to, the APE for the subject project. These properties include the Newbridge Trolley Substation (BN 1414), Doc Keith House (BN 801), Joshua Roberts Log House (BN 635), and Wiley Chambers House (BN 310). The Joshua Roberts Log House, however, was not found during the reconnaissance field survey and believed to have been demolished.

IV. Historical Background and Architectural Context

The geography and natural character of western North Carolina have been central to its settlement and subsequent development by Europeans since the last quarter of the eighteenth century. The region was Cherokee hunting ground before the arrival of the first white settlers. While the physical beauty and bounty of the region ultimately attracted settlers to the region, the geographic features—the mountains, rivers, and myriad coves and hollers—provided natural boundaries and barriers for transportation and settlement. The Cherokee adapted to the rugged country and their well-worn trading paths and hunting routes formed the basis of many later transportation corridors, typically having established the easiest, most direct route between two points along relatively level creeks and river bottomland and across low mountain passes.[2]

Created in 1791, Buncombe County once encompassed the whole western end of North Carolina, with sparse population, rugged terrain, abundant natural resources, and great scenic beauty. The formidable Blue Ridge Mountain range kept Buncombe isolated from the eastern part of the state for many years. European settlement began following the Revolutionary War, when the state opened the territory to early pioneers, who established themselves along the numerous river and creek valleys—Swannanoa, Bee Tree, Hominy, Reems, and Beaverdam—that fed into the French Broad River.[3]

The state legislature charged a commission with fixing the center of the new county and locating a site for the courthouse, jail, and stocks. The commissioners chose a site on a plateau where two Cherokee trading paths intersected and a few settlers had already erected log structures for residences and commerce. The county seat was called Morristown before the name Asheville became official in 1797, when the village was incorporated. The moderate climate and proximity to the French Broad River made the location ideal for settlement.[4]

The construction of the Buncombe Turnpike between Greeneville, Tennessee, and Greenville, South Carolina, in 1827, with most of its seventy-five-mile length located in western North

[2] Douglas Swaim, *Cabins and Castles: The History and Architecture of Buncombe County, North Carolina* (Asheville, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1981), 9-11.

[3] Ibid., 9-13.

[4] North Carolina Writers' Project of the Works Progress Administration, *Asheville: A Guide to the Mountains* (Asheville: University of North Carolina, revised 1941), 31; Bill Sharpe, *A New Geography of North Carolina*, Vol. II (Raleigh, NC: Sharpe Publishing Company, Inc., 1958), 623-624.

Carolina, helped to open the region to a greater influx of people and established trade with outside communities. Improved travel and trade along the turnpike necessitated the creation of large inns or way stations to house travelers, as well as the drovers and their herds of livestock on the way to market. Massive stock drives brought large numbers of as cattle, hogs, and turkeys along the French Broad River to Asheville, Hendersonville, and on south to established markets. As many as 140,000 to 160,000 hogs passed through Asheville in a season. The turnpike not only provided access to larger markets for trade, but also established the area as the southern gateway to the North Carolina mountains. Its creation attracted wealthy planters from the coastal regions of South Carolina and Georgia into the area, where they established a summer colony at Flat Rock in the early nineteenth century.[5]

James M. Alexander, who contracted to build a section of the Buncombe Turnpike, assembled a large farm located along the road and French Broad River north of Asheville. Around 1828, Alexander built a hotel, stables, feed lots, a blacksmith shop, wagon shop, harness shop, store, and tanyard to accommodate drovers and their herds. He established a ferry across the river and later erected a bridge. Alexander's Hotel gained renown for its good food and became a popular stopping place on the Turnpike. The rural community of Alexander developed around the hotel property and farm, but the hotel burned in 1924, leaving a single brick chimney.[6]

Nicholas Woodfin (1810-1876) was an influential lawyer, legislator, and farmer who owned extensive acreage north of Asheville that extended to the French Broad River. Born near Mills River in the southern portion of the county, Woodfin became a prominent attorney at a young age and served as a state senator from 1844 to 1854. He actively supported public education, scientific agriculture, and industrial development. In the mid-nineteenth century he was granted rights to establish a public ferry on the French Broad River near the mouth of Glenn's Creek. In 1860, Woodfin was the largest slaveholder in the county, and his farm included much of the area now covered by the University of North Carolina at Asheville and the town of Woodfin along the river.[7]

Other early settlers in the northern portion of the county included the Weaver, Vance, and Baird families. Col. David Vance Sr. and his wife, Mary Priscilla Brank, settled on Reems Creek in the 1780s. Their grandson, Zebulon Baird Vance, later served as governor during the Civil War and was elected to serve in both the United States House of Representatives and the Senate.[8] Brothers

[5] Swaim, 10-12, 14-17; Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 25-27; Ora Blackmun, *Western North Carolina, Its Mountains and Its People to 1880* (Boone, NC: Appalachian Consortium Press, 1977), 203.

[6] Swaim, 63-64, 122.

[7] Swaim, 37, 74-75.

[8] Tim W. Jackson and Taryn Chase Jackson, *Weaverville*, Images of America Series (Charleston, SC: Arcadia Publishing, 2015), 7-8, Friends of the Weaverville Library, *Weaverville: A History of Our Town* (Weaverville, NC: Friends of the Weaverville Library, 2001), 3-4.

Zebulon and Bedent Baird owned large farms north of Asheville but erected some of the first permanent buildings around the square in Asheville, including the original log courthouse.[9]

John Weaver and his wife, Elizabeth Biffle, crossed over the mountains from Watauga County and settled in the Reems Creek valley in 1787. The Weavers raised eleven children, including their oldest son Jacob, whose descendants settled throughout the region. John and Elizabeth Weaver's youngest son, Montraville Weaver, gave land to create a town and a college. By the early 1870s, local residents referred to the small community of businesses and residences along Main Street as Weaverville, acknowledging the gift of land from Montraville Weaver. The town was officially incorporated in 1875, and Dr. J. A. Reagan was elected the first mayor. Influential in the founding of Weaver College, Reagan was a Methodist minister, physician, and surgeon who was married to Mary Ann Weaver, oldest child of Montraville Weaver.[10]

The Western North Carolina Railroad (WNCRR), after years of construction and corruption, finally crested the Blue Ridge in 1879 with the opening of the Swannanoa Tunnel. The railroad reached Asheville in 1880, and its arrival marked the beginning of an era of prosperity in Asheville and Buncombe County that continued nearly unabated for the next fifty years. A second railroad through Hendersonville connected Asheville with Spartanburg, South Carolina, in 1886, and together with the northern branch of the WNCRR to Tennessee, superceded the Buncombe Turnpike as the principal north-south route through the county. Asheville became a regional hub for the Southern Railway in the late 1890s, with large passenger and freight depots, a roundhouse, and extensive rail yards located in the floodplains where the Swannanoa and French Broad Rivers converge. Completion of the railroad connections proved to be important turning points in the area's development, leading to further growth in tourism and other industries.[11]

Population growth climbed rapidly from 2,690 in 1880 to 10,235 in 1890, and a flood of tourists and health-seekers soon followed. New businesses, hotels and boarding houses, medical facilities, and housing were being built in Asheville, which was being remade into a popular resort area and regional economic center. The growth of Asheville in the late-nineteenth century and increased industrial development provided greater local markets for the rural areas of the county, which remained largely agricultural.[12]

Whereas the need for a large water supply influenced the construction of industry along the French Broad River corridor in Asheville during the late nineteenth century, reliable rail service and available level building sites held more appeal in the early twentieth century and directly influenced the location of manufacturing plants, wholesale concerns, and distribution warehouses near the railroad yards. The industrial section began to stretch north along the river to the

[9] Swaim, 33.

[10] Friends of the Weaverville Library, 39-40; Nell Pickens, *Dry Ridge: Some of Its History, Some of Its People*, 2nd edition (Weaverville, NC: Friends of the Weaverville Library, 1996), 2-3, 11-12.

[11] Larry Pope, ed., *A Pictorial History of Buncombe County* (Asheville, NC: Performance Publications, 1993), 9-12; and Swaim, 38-40.

[12] Swaim, 20-22 and 38-40.

community of Woodfin, which loosely developed on and near the extensive farmland and ferry across the French Broad River that land once belonged to Nicholas Woodfin.[13] Following the death of its namesake, the community of Woodfin existed as a suburb of Asheville closely associated with the industries located on the river and the residential developments that grew up around those industries.

National Casket Company, ca. 1920 (E. M. Ball Photographic Collection (1918-1960), D. H. Ramsey Library Special Collections, University of North Carolina at Asheville 28804)

The New York-based National Casket Company opened its Asheville plant in Woodfin in 1905 to supply lumber for the company's twenty-two factories. The Asheville plant employed 150 people.[14] The American Manufacturing Company erected six buildings along the river in Woodfin in 1911, which were operated by the Carolina Furniture Company as a casket plant. In 1918, the reconditioned facility opened as Carolina Wood Products, which became the largest furniture factory of its kind in western North Carolina by the mid-1920s. The plant employed 400 and used 7,500,000 board feet of lumber annually, most of which was cut in state.[15] The industries spurred the development of residential areas to house workers, and neighborhoods of modest one-story frame dwellings grew up along streets extending away from Riverside Drive, which was the principal thoroughfare along the river. Along with the major industries, a number of other businesses vital to the daily operations of a growing city were established around the turn of the twentieth century including sawmills and lumber yards, coal yards, an ice factory, foundries and machine shops, and a bottling plant. Asheville claimed forty-seven hotels and boarding houses in

[13] The Town of Woodfin was not incorporated until 1971.

[14] J. L. Mashburn, *Asheville & Buncombe County…Once Upon A Time* (Enka, NC: Colonial House Publishers, 2012), 101.

[15] Ibid., 98-99.

1890, with three additional hotels planned at a cost of $1,500,000, and over 400 houses under construction.[16]

Carolina Wood Products Co. (Woodfin), 1929 (North Carolina Collection, F377-N, Pack Memorial Library, Asheville, NC)

With Asheville located at the crossroads of two railroads, it emerged as the population and economic center of the region with a rapidly developing business district.[17] Asheville began electric streetcar service in 1889, the second city in the nation to do so, initially to ameliorate the steep grade between the railroad depot and downtown.[18] Expansion of the streetcar lines led to the growth of residential neighborhoods near downtown and the extension of development on the west side of the French Broad River. The streetcars effectively linked the city and its residential sections with the bustling industrial and commercial district along the river.

[16] Swaim, 38-40 and 64.

[17] Swaim, 80.

[18] David C. Bailey, Joseph M. Canfield and Harold E. Cox, *Trolleys in the Land of the Sky: Street Railways of Asheville, N.C. and Vicinity* (Forty Fort, PA: Harold E. Cox, 2000), 5 and 8-9.

Plans to extend Asheville's street railway system to north, linking the city with Weaverville, began in the 1890s, although no action on the proposal was initiated until the first decade of the 1900s. In 1909, electric trolley service finally reached into the Buncombe County countryside, extending all the way to Weaverville. Beginning at Grace station in Asheville, the line crossed Baird's Flats (present day Beaver Lake) and ran through New Bridge, Pine Burr, and Stoney Knob to its terminus just south of Weaverville's town center. Under the direction of R. S. Howland, the Weaverville line of the Asheville & East Tennessee Railroad (A&ETRR) ran from 1909 to 1922, when a fatal accident near Asheville effectively ended its operation. The Weaverville line followed an easement on private land that roughly paralleled the highway between Asheville and Weaverville, and the electric railway, or trolley, facilitated travel along this corridor and led to commercial development in the area.[19]

As automobile ownership skyrocketed in the first decades of the twentieth century, municipal governments widened streets and improved roads. With the exception of a slowdown in the 1890s and during World War I, building continued throughout the city, which began expanding into the rural areas. Where roads enabled cars to travel, trade and commercial activity grew, creating new corridors of commerce that thrived on traffic. Because each car was a potential customer, business associations in towns across the nation began to form highway associations to improve roads and encourage tourism. An early highway association created the Dixie Highway, which became one of the most important routes in the South.[20] Conceived in 1914 by Indiana businessman and auto dealer Carl G. Fisher, the Dixie Highway consisted of a series of paved highways to promote automobile travel between the Midwest and Florida, where Fisher was actively developing real estate on the Atlantic coast. Consisting of two principal routes totaling more than 4,000 miles, the Dixie Highway extended from Chicago to Miami through Chattanooga, Tennessee, which was selected as the headquarters of the Dixie Highway Association.[21]

While increased automobile ownership and improving road conditions helped to initiate a nationwide shift in travel patterns during the 1920s, dramatic changes in tourism were still at least a decade away. During the period between 1920 and 1930, Asheville's population nearly doubled from 28,000 to more than 50,000, and the number of visitors was estimated at 250,000 annually.[22] Population growth, along with the increasing numbers of visitors drawn to the region's natural attractions, famed hotels, health resorts, and mild summer temperatures, fueled a tremendous burst of real estate speculation in the first decades of the twentieth century. Speculative home building, neighborhood and resort development, and the construction of seasonal houses ran

[19] Bailey, et al, 59-73.

[20] Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Baltimore, MD: The Johns Hopkins University Press, 1985), 10. Liebs notes that the number of registered automobiles increased from 8,000 in 1900 to 8 million by 1920 and that number tripled in the next decade, reaching 24 million by 1930 (p. 17).

[21] Asheville was located on the Carolina Division of the Dixie Highway, one of several additional branches of the two main routes that brought the total length of the highway system to more than 5,700 miles. Martha Carver, "The Dixie Highway and Automobile Tourism in the South," *SCA Journal* (Fall 1998), 22-23.

[22] Swaim, 43.

rampant throughout the city. In 1928, the number of listed real estate agents in Asheville required three full pages of the city directory.[23]

A number of new suburban subdivisions were planned north of Asheville along the A&ETRR's Weaverville line, including Grandview in 1914, Pine Burr Park in 1917, and Lake View Park in 1922. Plans for Lake View Park called for damming Beaver Dam Creek in Baird's Flats and the creation of a lake that would have forced the relocation of the trolley tracks. Claims arising from its fatal wreck, however, sent the A&ETRR into receivership. After the tracks were removed, the North Carolina State Highway Department acquired the trolley right-of-way from property owners along the section between New Bridge and Pine Burr Park, and constructed a new highway (present-day Weaverville Road), which opened in 1926.[24]

Buncombe County's largest industrial plant was established in 1928 when the American Enka Corporation, a Dutch textile subsidiary, began constructing a large rayon plant in the Hominy Creek section west of Asheville. The property included the homestead of Col. William Moore, who had settled in the area in the 1780s. In addition to the sprawling plant, the company erected three clusters of houses for mill workers, middle management, and executives; a Gothic Revival style church; a commercial row; and a recreation area, Enka Lake.[25] The plant, which was one of the largest producers of rayon in the country, opened with approximately 1,700 employees. By mid-century, the plant also produced nylon and employed 3,600 people. The building physically covered more than forty-two acres.[26]

The history of public schools and education in Buncombe County followed patterns typical to many western North Carolina counties. During the nineteenth century, limited educational opportunities reflected the limited population growth and development in the area. The first schools were often subscription schools taught by educated individuals in private homes or small log school houses for short, three or four month terms. Early public schools were established beginning in the 1830s through the State Literary Fund and usually met in basic one- to four-room log or frame schools constructed with donated labor and materials. The public schools were supplemented in the second half of the nineteenth century by church-sponsored mission or field schools, which often added a secondary education curriculum. In Weaverville, where the Methodist Church was influential, a combination Temperance Hall and school was built in 1851, which later burned and was reopened in 1873 as Weaver College. The college continued into the twentieth century when it merged with other Methodist-affiliated colleges in 1934.[27]

In 1879 the North Carolina General Assembly authorized Asheville and Buncombe County to levy a tax to support public education, but it was another eight years before the tax was voted on,

[23] The number of real estate agents listed is approximately 175, and the list of active members of the Asheville Real Estate Board includes 76 individuals and firms. *Miller's Asheville, N.C., City Directory* (1928), 20-21, 871-874.

[24] Bailey, et al, 59-73.

[25] Swaim, 94.

[26] Sharpe, 635.

[27] Pickens, 19-21; Swaim, 95.

approved by a scant two votes. Reverend James Atkins became the first County Superintendent of Public Instruction in 1881, overseeing a system comprised of eighty-eight school districts—seventy-two districts for white students and sixteen districts for African American students. Each district elected three committee members to direct education programs within their district. Like many other mountain counties, the lack of improved roads greatly influenced the development and location of the local Buncombe County school districts. The first substantial school erected by the local board of education opened in 1888 on Orange Street in Asheville and offered courses through ninth grade. In 1891 the General Assembly authorized a bond issue of $25,000 for the construction of four more school buildings.[28]

The influx of new residents in the late nineteenth and early twentieth centuries placed a tremendous strain on the school system. The citizens responded time and time again to the school board's requests for additional funds to build newer and larger education facilities. Minutes of the school board in 1903 record that architect William H. Lord was allowed ten dollars for preparing plans and specifications for six new schools to be built at a cost of $3,500. In March 1904, contracts were let for the construction of schools in the French Broad, Ivy, Sandy Mush, Leicester, Swannanoa, Black Mountain, Fairview, and Limestone districts.[29]

William Henry Lord (1864-1933) came to the Asheville in the 1890s, and emerged as one of the most important architects in the city during the early twentieth century. A native of Syracuse, New York, Lord relocated to Asheville and built a house for his family at 267 Flint Street in the Montford neighborhood (Montford Area Historic District, NR, 1977) that was completed in 1900. He married Helen Anthony and his son, Anthony (1900-1993), also became a prominent regional architect.

Well trained in classical architectural styles, Lord designed residential, commercial, and institutional buildings, in addition to a good number of schools, and his buildings display sound proportions and tasteful ornamentation. Unlike two of his contemporaries, Richard Sharp Smith (1852-1924) and Douglas Ellington (1886-1960), Lord's architectural legacy is characterized by substantial, conservative buildings that formed the solid framework of Asheville's distinctive architectural character. Whereas the prolific Smith contributed stylistically unique buildings heavily influenced by English antecedents and the Arts and Crafts movement, and whereas Ellington's brief period of activity in Asheville was marked by an innovative amalgamation of his training at the Ecole des Beaux-Arts, modern Art Deco stylistic elements, and local context, Lord was a more devout classicist in his designs. His adherence to more traditional architectural styles does not diminish his work in any way, but serves to distinguish Lord's buildings, which helped to define a number of Asheville institutions and businesses.

Among his school projects, Lord designed buildings for the Asheville Normal School and a formidable three-story public school on Biltmore Avenue on the site of the old Newton Academy. The three-story brick Tudor Gothic-style David Millard High School (no longer standing) was located in downtown Asheville. Begun in 1916, the school cost $300,000 to build, but was delayed such that when it opened in September 1919, it was already too small for the student population.

[28] Leonard P. Miller, *Education In Buncombe County, 1793-1965* (Asheville, NC: Leonard P. Miller, 1965), 9-12.

[29] Swaim, 38-42; Miller, 14.

The county Board of Education began a long-range building campaign in the 1910s and 1920s to consolidate the numerous school districts and construct commodious brick buildings on spacious site with ample playgrounds, and Lord designed new consolidated buildings at Emma, Barnardsville, and Flat Creek (see #19), as well as the handsome Classical Revival-style Biltmore High School, erected in 1927. The rapid progress of school consolidation was aided by the introduction of free bus transportation in the mid-1910s.[30]


Barnardsville School, 20 Hillcrest Street (l) and Biltmore High School, 4 Vanderbilt Park Drive (r)

Alonzo C. Reynolds (1870-1953) became superintendent of Buncombe County Schools in 1905, the first of two terms he would serve. At the beginning of the 1905-1906 school year, the county system encompassed 117 districts. As part of his duties, Reynolds visited schools throughout the county three days out of the week and frequently stayed overnight in the homes of influential families. His regular visits and interactions with the public helped Reynolds win favor for longer school terms, higher teacher salaries, and better schools and equipment. With longer school terms and better facilities, he argued, it was easier to attract better trained and qualified teachers. Lengthening of the school term also made it possible to offer more high school courses, which, in turn, helped prepare young men and women for further study at institutions of higher learning.[31]

A. C. Reynolds had a long-standing desire to establish a college in Buncombe County for the further education of local high school students, and during his second term as superintendent of Buncombe County Schools, beginning in 1926, he pursued his vision of a public, tutition-free junior college. A Buncombe County native who attended Weaver College, Reynolds hired Miss Jane Sullivan as supervisor of high school instruction and she developed a well-coordinated program for both comprehensive general education and college preparation. With the full cooperation of the county commissioners, the Buncombe County Junior College opened along with the new Biltmore High School building in September 1927, with the junior college classes generally held in the basement rooms. Reynolds' desire to provide improved secondary and post-secondary education for local high school students was fueled, in part, by a desire to produce more well-trained teachers. Reynolds believed that "much honor is due to a state that values its human resources

[30] Miller, 19-23.

[31] Miller, 15-16.

above its material resources."[32] Funding for the junior college came from Buncombe County and it remained under local funding and administration through the late 1950s—one of only four junior colleges in the state to operate without state support until the 1957 Community College Act offered increased support from the state for community colleges.[33]

The development fervor of Asheville in the 1920s, the peak of the city's boom years, grew out of a vigorous real estate market, growing industrial base, and the continuing strength of tourism. The real estate market in Asheville swelled in the 1920s as the Florida boom was waning and developers and promoters descended upon the growing mountain city. Following this period of tremendous growth and development, Asheville entered the 1930s crippled by bank failures and unyielding municipal debt. The Central Bank and Trust Company and several other local banks closed in November 1930, losing more than $8 million of city, county, and public school funds. The city budget was cut by more than half from $2.6 million to $1.2 million. Cutbacks shrank the fire department by one-fourth; the police force was reduced; and city employees saw their salaries lowered twenty percent. The entire street maintenance crew was dismissed. In the ensuing fallout, eighteen city and bank officials were indicted, including former Mayor Gallatin Roberts, who committed suicide a week later.[34] Building projects, with a lack of capital and tourism dollars, virtually ceased until the latter part of the decade when the effects of the nationwide economic depression began to wane.

The effects of the Great Depression hit hard in western North Carolina, especially for businesses dependent on tourism. The effects were not felt as strongly in industrial areas where manufacturing jobs continued to provide some income to families. Established farm families also carried on with the traditional self-reliance common in the mountain region. Federal work programs established under President Roosevelt's New Deal directly provided many benefits to western North Carolina. The Civilian Conservation Corps (CCC), Works Progress Administration (WPA), and Tennessee Valley Authority (TVA) all contributed to substantial building and improvement projects across the region. The CCC built trails, roads, bridges, and visitor accommodations in the Great Smoky Mountains National Park, which was created by Congress in 1926 and formally dedicated in 1940. Construction of the Blue Ridge Parkway commenced in 1935 and together with the national park helped to lure new waves of tourists and visitors back to the region in the mid-twentieth century. The WPA sponsored the construction of numerous schools and post offices in towns throughout western North Carolina and often employed local builders and masons to erect solid buildings of stone or brick.[35]

As a profession, architects were especially hard hit by the lack of building projects during the Depression. Among Asheville's local designers, Douglas Ellington left to work for the federal

[32] Reynolds quote dictated to his daughter in 1950 and published in Miller, 126.

[33] Asheville-Biltmore College, successor to the Buncombe County Junior College, became the first institution to qualify as a state-supported community college. Miller, 107-111; *Asheville Citizen* (August 27 and 31, 1927).

[34] Federal Writers Project, 58-59; Wayne King, "1930 Bankruptcy In Asheville: Jobs Lost, Suicides," New York Times (October 18, 1975); Nan K. Chase, *Asheville: A History* (Jefferson, NC: McFarland & Company, Inc. 2007), 111-116.

[35] Bishir, 73-76, 85-88.

government on the planned community of Greenbelt, Maryland; Anthony Lord made iron hardware; and William Dodge opened a silver shop.[36] The number of architects listed in city directories had dropped from a peak of eighteen in 1928 to only three in 1935. That number gradually climbed back to an average of around eight from the 1940s through the 1960s.[37]

Tourism eventually returned as a major component of the local economy, but the post-Depression era witnessed a significant change in region's tourist-based economy. The increasing popularity of automobile travel brought about significant changes in accommodations and related businesses across the region. Leisure travelers were no longer characterized as wealthy elites who stayed for a full season at large resort hotels. Visitors were now more likely to travel in their own car, cover greater distances, and make shorter stays.[38]

Asheville's location on the Dixie Highway, following the route of the old Buncombe Turnpike, placed the city on a major north-south corridor as motorists and families were taking to the highway in growing numbers. Tourist courts were typically located along the principal north-south and east-west arteries. To the west of Asheville, the Smoky Park Highway (US 19-23-70) led, as its name suggests, to the Great Smoky Mountains National Park. US 25, which connected Asheville with Weaverville to the north and Hendersonville to the south was the principal north-south artery in the days before the interstate was built. It was also part of the Dixie Highway system.

While it is easy to paint a dark picture of Asheville during the Depression and in the decades immediately following, it creates an unfair impression of the city. Life was indeed difficult for most residents during the Depression, but the simple fact is that the majority of Buncombe County's development for much of the twentieth century after 1930 followed patterns of recovery similar to the rest of the state and country during the same period. Asheville saw a population increase of only 3,000 residents between 1930 and 1950, less than ten percent of the growth in the preceding two decades. The city's increased suburbanization, a post-World War II housing boom, expanded manufacturing facilities, and improved transportation networks were manifestations of broader trends that affected the whole nation. Capitalizing on Asheville's unique assets to attract tourism and industry, however, were major factors in the city's resurrection. [39]

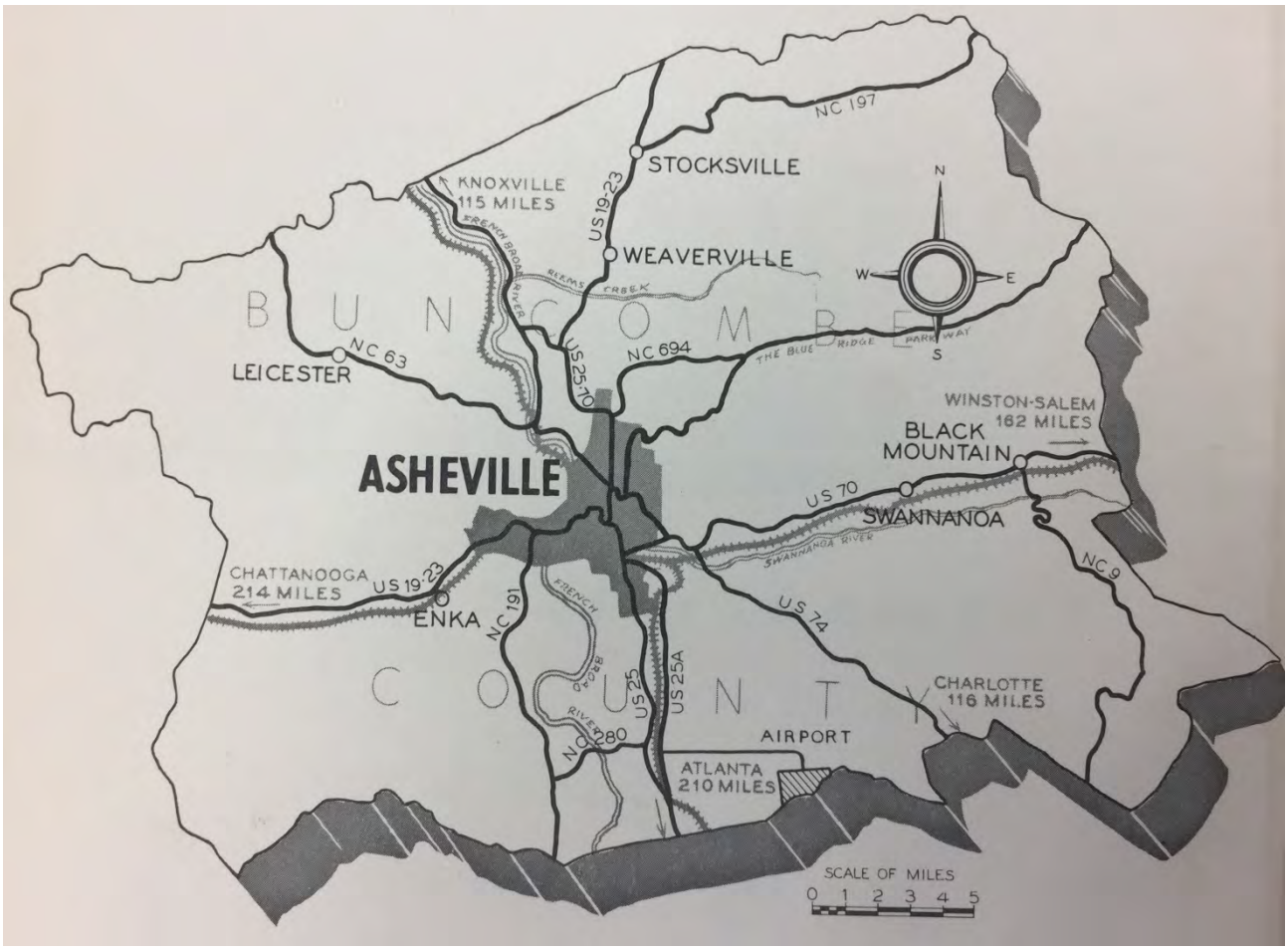
A few of the old guard architects, who stayed in Asheville through the 1930s, found it difficult to compete for defense industry work during World War II due the small size of their offices and the military's need for rapid design and production. Over lunch at the downtown S&W Cafeteria, architects Henry Gaines, William Dodge, Anthony Lord, Erle Stillwell, and Stewart Rogers, along with engineer Charles Waddell, decided to pool their operations in pursuit of defense work. With their combined organization of about forty people, this new firm, called Six Associates for its six

[36] Federal Writers Project; James L. Brandt, "A Half Century of North Carolina Architecture." *North Carolina Architect* (December 1964), 19.

[37] Asheville city directories, 1926-1965.

[38] Richard D. Starnes, *Creating the Land of the Sky: Tourism and Society in Western North Carolina* (Tuscaloosa, AL: University of Alabama Press, 2005), 133-136.

[39] Lou Harshaw, *Asheville: Mountain Majesty* (Fairview, NC: Bright Mountain Books, Inc., 2007), 273-276.



Buncombe County, 1948 (*Facts For Industry*, Asheville, NC: Asheville Industrial Promotional Council, Inc., 1948)

original members, won numerous military contracts for large scale projects across the Southeast. Following the war, the firm successfully continued its collaborative work pursuing new projects for commercial, industrial, medical, and educational facilities. Six Associates was the most prolific and influential local firm in the post-war period. A younger generation of architects and smaller firms orbited around Six Associates including Lindsey Gudger and a trio of graduates of North Carolina State University School of Design: Charles M. Sappenfield, J. Bertram King, and William O. Moore.[40]

Following military service, William Ernest Brackett and his brother, Marion McDowell Brackett, began their architectural practice in Asheville working for Six Associates. William Brackett worked as a draftsman for Anthony Lord, and McDowell Brackett was a draftsman under Henry Gaines. Within a few years the brothers had opened their own firm, Brackett & Brackett Architects.[41]

[40] Henry Gaines, *Kings Maelum* (New York: Vantage Press, 1972), 79-86; Bishir 1999, 264.

[41] Asheville city directories, 1947-48 and 1950.

In the mid-twentieth century the economy of western North Carolina rested on the cornerstones of tourism, industry, and agriculture. Tourism, the region's oldest industry, continued to draw visitors into the region, and changes in labor patterns and increasing leisure time promised to bring more travelers over time. Although accounting for only eight percent of the workforce, agriculture provided important work to local residents, many of whom continued to derive much of their food from small plots. New industry in the region stimulated the most significant expansion of the local economy following World War II, though the increase in population, jobs, and construction wrought permanent changes. Population growth approached twenty percent in the 1950s as new and expanded manufacturing plants added nearly 14,000 jobs. The county's post-war growth initiated new waves of suburban residential construction, new businesses, and a new round of school consolidation and construction to accommodate a rapidly growing student population.[42]

The second half of the 1950s saw the greatest period of industrial growth in the area's history. Seventy-eight new plants were built across the region, and 100 other manufacturing facilities were enlarged. Western North Carolina boasted an incredibly diverse industrial sector, though textiles and wood products remained principal factors. Textile plants produced nearly all kinds of cotton goods, rayon and nylon fiber, blankets, rugs, hosiery, and threads. In 1953, the Hadley Corporation built a sweater factory in Weaverville, the first major industry to locate there. Mills Manufacturing Corporation, makers of parachutes, relocated from New York to Woodfin in 1952 and erected a new plant in 1959. Other diversified industries included electronics, light bulbs and lighting equipment, food processing, and paper products.[43]

Industries like Mills Manufacturing were drawn to Asheville and Buncombe County for a variety of reasons that included transportation networks, available water sources, and a skilled labor force. In addition to the waterways of the French Broad and Swannanoa Rivers, the central location of the county boasted of service from three airlines, four lines of the Southern Railway, and the convergence of five state and five U.S. highways. Workers in the mountain region were characterized as loyal, efficient, hardworking, and easily trained. Established craft traditions of spinning, weaving, and woodworking meant that local workers were accustomed to working with their hands.[44]

Following the area's renaissance in the 1950s, new challenges arose that greatly affected the built environment in the latter twentieth century. Automobile ownership and reliance began to dictate development, and the residential suburbs of Asheville stretched further into the county. Construction of US 19-23 through the northern portion of the county began in the 1960s, and the east-west route of I-40 across the county was not completed until the early 1980s. These major

[42] Sharpe, 633-636; J. Gerald Cowan, "Industry, Tourists and Agriculture Aid WNC Economy," *Asheville Citizen-Times*, January 25, 1959; *Facts For Industry* (Asheville, NC: Asheville Industrial Promotional Council, Inc., 1948), n.p.

[43] "Diversification is Keynote of Industry in WNC," *Asheville Citizen-Times*, January 25, 1959; Friends of the Weaverville Library, 34.

[44] *Facts For Industry*, n.p.

road projects brought about significant changes in land use and development patterns and shifted traffic away from previously well-traveled routes.[45]

"Smoky Mountain Bridge at Westgate, Asheville, North Carolina," postcard, ca. 1960
(North Carolina Collection, AD995, Pack Memorial Library, Asheville, NC)

Local businessman George Coggins conceived the first shopping center in Asheville to be erected on the west side of the French Broad River with multiple stores and plenty of parking. Westgate Regional Shopping Center, designed by Six Associates, opened in 1956 and was accessed a new highway bridge. Westgate's success led to similar commercial development around Asheville and the other municipalities. The Tri-City Plaza on Main Street in Weaverville opened in 1965, with a large grocery store, restaurant, and several smaller businesses and stores.[46]

The construction of Westgate signaled the beginning of downtown flight in the second half of the twentieth century as other shopping centers were built along the main arteries into Asheville—Hendersonville Road, Merrimon Avenue, and Tunnel Road. The commercial exodus from downtown, especially among the big department stores that served to draw large numbers of people downtown for shopping, culminated in 1973 with the opening of Asheville Mall on a sixty-two-acre site on Tunnel Road east of downtown. The commercial abandonment of downtown Asheville in the 1960s and 1970s, along with a number of urban renewal projects, left

[45] Max Hunt, "How Interstate Highways Changed the Face of WNC," *Mountain Xpress*, March 10, 2017.

[46] Chase, 165-170; Friends of the Weaverville Library, 34.

the city center desolate and unintentionally wiped the slate for an impressive rebirth at the end of the twentieth century. As the area has experienced a new era of tourism, industry, and home construction, the lines between Asheville and Buncombe County, between urban and rural, have become increasingly blurred, although the city and county retain their distinct identities.[47]

Architectural Context

The architectural development of Buncombe County largely mirrors building trends and development patterns found in other western North Carolina counties. The earliest settlers built simple log and frame dwellings as they cleared the land and established their homesteads. Log and frame buildings were quickly erected using the abundant timber of the area. Traditional building practices continued into the late nineteenth and early twentieth century, though increasingly few log dwellings survive from the nineteenth century. Many of the authentic nineteenth-century log houses have been disassembled and reconstructed on new locations to ensure their continued use and preservation.

The Spinning Wheel at 1096 Hendersonville Road (NR, 1999) incorporates a nineteenth-century half-dovetailed-notched single-pen log dwelling from northern Buncombe County into a one-story T-shaped commercial building built in 1939, which served as a small weaving shop and sales gallery that grew out of the twentieth-century handicraft revival movement. Similarly, the Hubert Hayes Memorial Cabin at the Botanical Gardens of Asheville on the campus of the University of North Carolina at Asheville was moved from Madison County in 1965 and reassembled as a component of the gardens. Originally built around 1893, placement of the dog trot cabin with square-notched chestnut logs among the native plants of the botanical gardens harkened back to the heritage of local mountain families.

The Western North Carolina Railroad arrived in Asheville in October 1880, opening the area to an influx of wealthy visitors, businessmen, and developers. The new era of prosperity ushered in by the railroad connection was reflected in the built environment. The railroad opened the region to a constant flow of outside influence. The post-railroad era of growth, however, generally benefitted Asheville to a far greater degree than the surrounding rural county. Tourists, new businesses, health seekers, home construction, wealth, and the work of architects were concentrated in Asheville and filtered out into the county slowly and thinly, if at all. While burley and bright leaf tobacco, along with logging, provided some bursts of income and development in the county, the majority of county residents continued traditional patterns of subsistence farming into the twentieth century.[48]

While the majority of farm houses, especially in the further reaches of the county, were typically plain, frame dwellings with little ornamentation, the railroad introduced new styles and trends and improved the availability of building materials and architectural millwork. The Zebulon Baird House (NR, 2009) near Weaverville, built in 1878, is an early example of an embellished

[47] Chase, 165-170.

[48] Swaim, 85.

farmhouse wiith sawn and bracketed porch trim, chamfered posts, cutout bargeboards, and molded window hoods. The Brigman-Chambers House (NR, 2004) in the Reems Creek section is composed of a two-story three-bay frame house built around 1890 attached to a ca. 1840 log dwelling. The frame section is enlivened with a pedimented single-bay second-story porch over a shed-roof porch with chamfered posts, brackets, and sawn balustrades. Beginning in the late nineteenth-century, simple, traditional building forms were increasingly replaced with buildings constructed in popular architectural styles such as the Queen Anne and Colonial Revival.

The construction of George Vanderbilt's Biltmore (NR, 1966) in the 1890s brought a wave of talented individuals and craftsmen to the area, including architects, engineers, decorators, and foresters, many of whom remained in Asheville following its completion. English-born Richard Sharp Smith (1852-1924) served as the supervising architect at Biltmore and following its completion in 1895, he opened an architectural office in Asheville that was responsible for more than 700 commissions throughout the region including numerous residential structures in Asheville neighborhoods such as Montford (NR district, 1977), Chestnut Hill (NR district, 1983), and Grove Park (NR district, 1989).[49]

The influence of Richard Sharp Smith's architecture in Asheville and western North Carolina during the first quarter of the twentieth century cannot be overstated. Drawing on his experience working at Biltmore, Smith's early commissions introduced and popularized a unique and eclectic synthesis of architectural models heavily influenced by English domestic architecture, the Arts and Crafts movement, and the popular Tudor Revival style. [50] The Tudor Revival style—like the Shingle, Colonial Revival, and Craftsman styles—became popular across the country in the early twentieth century and appealed to buyers in Asheville's fast-growing neighborhoods and suburbs.[51] The rustic Grove Park Inn (NR, 1973) likewise sparked an interest in the Arts and Crafts movement. Asheville's other early twentieth-century architects designed proficiently in the popular revival styles, while a select few, including Douglas Ellington, were creating a more distinctive blend of local building traditions and materials with modern stylistic elements. Asheville's boom era resulted in a highly refined architectural character that contrasted markedly with the persistent building patterns and traditions of the rural county.

Around Asheville the popular styles of the time often romanticized concepts of mountain living, drawing inspiration from resort architecture and directly responding to the mountainous landscape of the region. Growing out of the Arts and Crafts movement, which spread from England to the United States in the late nineteenth century, the Craftsman style became one of the most popular architectural styles throughout Asheville and surrounding areas. Gustav Stickley's *The Craftsman* magazine (1901-1916) became the chief disseminator of Arts and Crafts beliefs in the United States, and his company, Craftsman workshops, produced furniture that promoted design

[49] Bishir, 263-264; Sharpe, 628-630. Also see John Hardin Best, Kate Gunn, and Deena Knight, eds., *An Architect and His Times: Richard Sharp Smith, A Retrospective* (Asheville, NC: Historic Resources Commission of Asheville and Buncombe County, 1995), 8-9.

[50] Samuel J. Fisher and Richard Sharp Smith, *My Sketch Book* (Asheville, NC: Samuel J. Fisher, 1901).

[51] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 355-358.

unity of both house and furnishings. Stickley published house designs---complete working drawings and specifications—in *The Craftsman* that could be ordered from the company. Craftsman houses, as they came to be known, represented the Arts and Crafts ideal of vernacular revival, honest expression of structure, responsiveness to site, and the use of local materials for comfortable domestic architecture that provided "the proper atmosphere for the pursuit of the simple life."[52] In residential architecture, the Craftsman style often employed wood or shingle siding (frequently in combination), open eave overhangs with exposed roof rafters, decorative beams or braces in the gable ends, and square or tapered porch posts supported by piers extending above the porch floor to ground level without a break. Doors and windows typically displayed a distinctive glazing pattern with multi-pane areas across the top or multiple lights over a single pane in double-hung sash.[53]

For all its broad appeal and popularity, fully realized examples of Craftsman bungalows outside of Asheville are relatively rare. Many examples are found in the 1920s neighborhoods and suburbs of Asheville including Grove Park (NR district, 1989), Norwood Park (NR district, 2008), and Proximity Park (NR district, 2008). Platted in 1907, Proximity Park contains examples of both larger, more elaborate Craftsman-style houses and modest one-story bungalows, while Norwood Park, which was platted in 1915, features a greater concentration of one-story bungalows due to smaller lot sizes and higher development density. Out in the county the predominant forms of Craftsman houses are the one-story front-gable dwelling with an attached front-gable porch and the one-and-a-half-story side-gable bungalow with an engaged porch and a front dormer. These two types are observed regularly, but their frequency is offset by the prevalence of typical alterations including synthetic siding, replacement porch elements, and replacement doors and windows.

The Spanish Colonial Revival style enjoyed a brief period of national popularity in the 1920s after coming to prominence in the 1910s. Promulgated by nationally renowned architect Bertram Goodhue's combination of Spanish, Moorish, and Italian motifs in buildings he designed for the Panama-California Exposition in San Diego, which ran from 1915 to 1917, the Spanish Colonial style of architecture drew inspiration from California missions and the traditional buildings of the southwest in their use of stucco finishes, round arches, and cloisters. The basic forms incorporated ornamental elements from other Spanish and Mediterranean traditions to create contemporary buildings firmly rooted in the past. Despite vivid associations with southern California and the southwestern states, the Spanish Colonial Revival style gained a measure of popularity on the east coast in the 1920s.[54]

---

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

[53] Ibid., 122-124; Bishir, 59-60, 69-73.

[54] Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: Massachusetts Institute of Technology Press, 1988), 225-228; *The Official Guide Book of the Panama-California Exposition, San Diego, 1915* (digital edition), Panama-California Exposition Digital Archive, accessed May 2, 2017, https://archive.org/details/TheOfficialGuideBookOfThePanama-californiaExpositionSanDiego1915.

Although seemingly ill-suited to the forested regions of the southern Appalachians, a small number of Spanish Colonial Revival style houses were erected in Asheville during the 1920s. The James Madison and Leah Arcouet Chiles House at 21 Chiles Avenue in the Kenilworth neighborhood appears to have been one of the earliest under construction, as well as being one of the largest and most elaborate expressions of the style. Designed by Asheville architect Ronald Greene and constructed between 1922 and 1926, the Chiles House is a sprawling two-story stuccoed villa with a clay tile roof, walled courtyards, and private second-story balconies. A prominent real estate developer, James Madison Chiles rebuilt the Tudor Revival Kenilworth Inn in 1918, promoted the residential neighborhood of Kenilworth, and incorporated the Town of Kenilworth as a suburb of Asheville prior to its annexation in 1929.

In addition to the Chiles House, several other Spanish Colonial Revival style houses were erected in the Kenilworth neighborhood including the two modest residences on Chiles Avenue. Prominent Asheville real estate developer L. B. Jackson built several houses influenced by the Spanish Colonial Revival style along Kimberly Avenue (NR district, 1990) near the Grove Park Inn, including a two-story bungalow for himself at 92 Kimberly Avenue in 1923. One of the few Spanish Colonial Revival style houses in Asheville to rival the Chiles House is the ca. 1925 Campbell House (SL, 1980) for William and Madge Campbell located at 144 Marlborough Road in Lakeview Park. Campbell, who was in business with L. B. Jackson, erected the two-story L-shaped residence with a walled courtyard, corner entrance tower, and an open colonnade. Carved stonework and trim and a clay tile roof and provide contrast to the smooth stucco walls of the exterior. The Campbells lost the house during the Great Depression.

The Rustic Revival style, which also enjoyed a period of popularity in the region during the 1920s and 1930s, fit more comfortably within the mountainous surroundings of the region and was frequently associated with the tourism industry in western North Carolina. The Rustic Revival style in the early twentieth century drew upon traditional building methods and practices in tandem with the use of natural materials found in the area. The extensive forests and numerous creeks and rivers provided an abundance of wood and rock for building materials, which were utilized to complement their surroundings.[55]

The use of the Rustic Revival style was not uncommon for private houses in the region, especially seasonal residences that would allow the owners a sense of escape to the mountains without completely forgoing modern conveniences. The style appeared less frequently on commercial buildings unless the business specifically drew upon mountain culture as part of its function or marketing image—themed motor courts, restaurants, and craft shops being common examples. The Rustic Revival style in North Carolina owes a debt to the natural and rustic type 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 style was manifest in low, horizontal buildings constructed using native stone or rock, massive logs, and heavy timbers. Developed in the early twentieth century and instituted as policy in the 1920s, the National Park Service's rustic architecture was heavily promoted through the Civilian

[55] Bishir, et al, 59-60.

Conservation Corps (CCC) in the 1930s.[56] The CCC, a federal relief program, worked extensively in western North Carolina constructing buildings, shelters, trails, and roads in the Pisgah and Nantahala National Forests and Great Smoky Mountains National Park. The Rustic Revival style, which combined traditional building methods and natural materials with modern functionality, found widespread acceptance in the forested and mountainous region around Asheville and the tourist-driven economies of small towns along the Blue Ridge.

Along with the persistence of log construction, stone was another abundant natural material that was frequently used throughout Buncombe County. Rough stone was utilized through the nineteenth century for foundations and chimneys to provide some semblance of permanence and strength to early construction. In the twentieth century, the use of rock and rough, or dressed, stone contributed to the aesthetic considerations of architectural design. During the 1920s, river rock and quarried stone was employed to define the visual character of several public buildings at Montreat, a Presbyterian church retreat and conference center. The Gatehouse, Assembly Inn, and Anderson Auditorium all exhibit river rock exteriors, with the rock gathered from the bold creeks running through the grounds. In the Dillingham community of northern Buncombe County, settled by members of the Dillingham family in the nineteenth century, rocks taken from the creek valley and cleared farmland appears on a number of bungalows, outbuildings, and retaining walls. The simple form and mass of the Dillingham Presbyterian Church, designed by Anthony Lord in 1934, complements the rough strength of its stone construction.[57]


Dillingham Presbyterian Church, 20 Stoney Fork Road (l) and House and garage, 931 Dillingham Road (r)

One of the most visible innovations in the age of auto-related tourism was the development of the tourist court or motor lodge. While traveling by car, visitors typically favored low-cost lodging and services, including convenient auto-oriented motels and restaurants built along the highways, and tourist courts were typically family-owned accommodations consisting of one-story cottages or multi-unit buildings informally arranged around a public court and parking areas. The buildings were often rendered in a rustic style and exuded a folksy charm. Motels eventually supplanted the

[56] William C. Tweed, Laura E. Soulliere, and Henry G. Law, *Rustic Architecture: 1916-1942* (National Park Service, Western Regional Office, Division of Cultural Resource Management, 1977).

[57] Bishir, 302 and 305-306.

tourist courts as motorists began to prize efficiency and familiarity in their overnight accommodations. The number of tourist courts and motels rose through the mid-twentieth century in direct correlation to a decrease in the number of hotels and boarding houses. Motels were increasingly owned by corporate chains, offering travelers a familiar place to spend the night as they drove through the region.[58]

Preceding the tourist courts were tourist camps, which were simply properties where the owners allowed motorists to camp overnight. They differed little from the kinds of campgrounds one would find in the national forests. During the late 1920s, Zeb and Audrey Foster allowed motorists to camp overnight on their land prior to constructing the first seven of the diminutive Rustic Revival-style guest cabins that evolved into Foster's Log Cabin Court (NR, 2017). Though originally known as "The Pines Camp," William and Ida Pruett, in 1932, erected a small number of one-story pole-log cabins on their property on Weaverville Highway, immediately north of the Fosters. The Pines and Foster's Log Cabin Court were just two of a number of tourist courts that were built on US 25 (Weaverville Highway) north of Asheville to serve the traveling public.[59]

In the mid-1920s local architect Douglas Ellington designed a number of high profile buildings in a uniquely individual style influenced by Art Deco, a mode of decoration and architecture characterized by geometric forms, exotic motifs, and modern materials. Ellington's designs for the First Baptist Church (1925), Asheville City Building (1927), Asheville High School (1929), and the S&W Cafeteria (1929) deftly combined Beaux Arts planning, Art Deco ornament, and local materials in well-organized buildings that were both modern in appearance and deeply rooted in their local context. Although Art Deco enjoyed a brief period of popularity, it gradually transformed into a more streamlined and stylized expression with an emphasis on refined and modern materials.[60]

Following the Great Depression, the lingering representations of Art Deco occurred most frequently in automobile-related or roadside architecture. In particular, service stations often exhibited bold geometric forms, stylized decorative elements, and modern materials. The common "icebox" type of service station of the 1950s was typically a one-story, flat-roof building clad with enameled steel panels, but common variations were finished with smooth stucco. Many stations featured large corner windows, decorative banding, and possibly cantilevered canopies. Examples include two stations at 505 and 1475 Merrimon Avenue, Ledford & Shoemaker Esso Service Station at 76 Biltmore Avenue, and the recently altered O'Kelley's Amoco Service Station at 121 Biltmore Avenue. McGeachy's Filling Station at 405 Haywood Road, built ca. 1936, is a one-story streamlined filling station with a stucco exterior, stylized paneled pilasters, and two service bays

[58] Starnes, 135-136.

[59] Audrey Foster, "A Home Away From Home," manuscript, collection of John Maltry, 4. Audrey Foster kept journals and records of her life and time spent operating the tourist court, which she later compiled into the unpublished manuscript entitled, "A Home Away From Home." For the most part, Mrs. Foster's writing appear to be accurate recollections of her family, business dealings, and events, but the manuscript veers, in places, into seemingly fictionalized accounts of certain scenes or individuals.

[60] Clay Griffith, *Douglas D. Ellington: Art Deco In Asheville, 1925-1931* (MA Thesis, University of Virginia, 1993), 30-42.

adjacent to the tall main block, which is capped by a step-back parapet. While not specifically Art Deco in style, these modern buildings carried forward some aspects of the style into the mid-twentieth century.

McGeachy Filling Station, 405 Haywood Road (l) and Service Station, 1475 Merrimon Avenue (r)

Commercial architecture developed in new ways following the Depression due, in part, to economic considerations, new stylistic influences, and functional changes in retail shopping. Through the 1930s and 1940s, commercial buildings continued the traditions of the Commercial Style with primarily one- and two-story brick structures with some accent material or decorative brickwork to enliven the façade. With the tightened economy and material shortages during World War II, much of the embellishment was either toned down significantly or removed altogether. Even commercial structures influenced by the vibrant Art Deco style took on a more streamlined and stylized appearance. Sears, Roebuck & Co. opened a "mammoth" new, three-story Moderne-style brick store at 40 Coxe Avenue in 1948. The block-long building was simply but stylishly embellished with flat cast-concrete canopies and decorative brick banding.[61]

The industrial district of Asheville initially developed near the railroad, which was situated in the floodplains at the confluence of the Swannanoa and French Broad rivers. Southern Railway established their large passenger and freight depots, a twenty-five car roundhouse, and extensive rail yards near the two rivers, and the area was home to manufacturing plants, mills, warehouses, wholesale dealers, and lumber and coal yards in the late nineteenth century. In the twentieth century industries began to spread out along the rivers and away from the city's industrial district, particularly as improved roads and highways allowed for expanded surface transportation.

Following the Depression industrial and commercial architecture was also increasingly influenced by Modernist design, particularly the International Style and its stripped planar surfaces. Architects in western North Carolina experienced the source directly as leading practitioners Walter Gropius and Marcel Breuer came to the experimental Black Mountain College in the Swannanoa Valley in the late 1930s. Gropius and Breuer produced designs for the college, which were later scrapped in favor of a more economical design by faculty member A. Lawrence

[61] Swaim, 96.

Kocher. Through Black Mountain College, Dr. Sprinza Wiezenblatt engaged Breuer to design an International Style house for her near Beaver Lake in north Asheville; Anthony Lord served as supervising architect. Local examples of modern commercial and industrial architecture, however, generally reduced the tenets of the International Style to its most basic with a lack of ornament, geometric volumes and forms, windows that are continuations of the wall surface (as opposed to a hole in the wall), and cantilevered projections.[62]

Six Associates actively incorporated modern design philosophy into their work throughout the region. Led by architects Anthony Lord and Henry Gaines, the Six Associates firm designed a tremendous number of important projects throughout the region, including major hospitals, manufacturing plants, banks, and housing projects. They designed the Beth Ha-Tephilia Temple in 1948, and a new administration building at the Enka Plant in 1956. The firm created the master plan for the new campus of the Asheville-Biltmore College, present-day University of North Carolina at Asheville, and a number of buildings at Western Carolina University in Cullowhee. Six Associates did extensive work for both the city and county school systems, including the former Charles D. Owen High School (1953-55) in Swannanoa and T. C. Roberson High School (1960-62). The original founders remained active in the firm until the late 1960s, and the firm continued to operate under that name into the 1990s. With their broad body of work, Six Associates' influence continues to be seen and felt throughout Asheville and Buncombe County.[63]

[62] Bishir, et al, 304-305; "Roundtable: Today's Asheville," *North Carolina Architect* (July/August 1978), 34-35; Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 451-454; Whiffen, 241-246.

[63] Six Associates, Inc., *Representative Work: Six Associates, Inc., Architects and Engineers, 1941-1958* (Asheville, NC: Miller Printing Co., 1958), n.p..

V. Property Descriptions and Evaluations

Inventory No. 1

Resource Name	**Isaac W. and Rebecca Glaser House**
HPO Survey Site Number	BN6063
Location	72 Hibriten Drive
PIN	9639-76-7241-00000
Date(s) of Construction	ca. 1928
Eligibility Recommendation	Not eligible (A, B, C, D); contributing resource in potential Montford Area Historic District Boundary Increase (BN2468)

Isaac W. and Rebecca Glaser House, 72 Hibriten Drive, façade, view to northwest

Description

Built around 1928, the Glaser House is a one-and-a-half-story frame dwelling that occupies a two-acre parcel located at the northernmost point of Hibriten Drive, a loop road that twice intersects with Pearson Drive at the north end of the Montford neighborhood. The tree-shaded lot slopes away from the street and down toward the US 19-23 right-of-way. Several large, mature trees are located near the house and driveway at the south end of the property.

Glaser House, oblique front view to north

Glaser House, oblique view to west

The house features a side-gable roof, wood shingle siding, a front gambrel dormer, and an attached hip-roof entrance vestibule. The vestibule displays a central single-leaf entry door flanked by wood-frame casement windows. The entry door is composed of four lights over three panels. The gambrel-roof dormer contains a pair of four-light windows and is flanked by small shed dormers. Other windows include six-over-one and nine-over-one double-hung sash and fixed-sash single-pane windows. The gable ends contain pairs of trapezoidal single-pane windows that appear to be later additions. The house rests on a concrete foundation with exposed floor joists supporting a slight cantilever of the main living floor above the foundation. The concrete foundation appears to have been either rebuilt or substantially repaired at some point, as it appears out of character with the age of the house. An elevated wood deck reached by a wooden ramp is attached to the east side of the house. Poured concrete foundations support the deck and form a carport below. Concrete steps rise along the south side of the carport to the deck above. The interior was not available for inspection.

Historic Background

The Glaser House was built around 1928 for Isaac W. and Rebecca Glaser, who previously lived on Pearson Street. An Austrian Jew who immigrated to the United States in 1882, Isaac Glaser married the Russian-born Rebecca in 1891, and the couple became naturalized citizens in 1892.[64] Isaac Glaser owned and operated a men's clothing store on Patton Avenue downtown between 1904 and 1924, first owning a hat shop and later expanding into clothing and men's furnishings. The Glasers were part of a large community of Jewish merchants and business owners in Asheville during the early twentieth century.[65]

Glaser bought the lot on Hibriten Street from James S. Howell, an attorney, in 1920 (Deed Book 246, page 18). Hibriten Drive is indexed along with other streets in city directories back to the first decade of the twentieth century even though no houses appear to have been built on the street until 1927. The first house on Hibriten Drive was under construction in 1926 and completed in 1927 for Henry and Elizabeth Harris, a purchasing agent for E. W. Grove Investments. According to city directories, the Glaser House was the second house built on Hibriten. It was under construction in 1927 and completed by 1928.[66]

The Glasers had little time to enjoy their new house. In 1929, Isaac Glaser, who had retired from the clothing business in the mid-1920s and begun selling real estate, died shortly after completion of the house. Following his death, his widow defaulted on their loan. Wachovia Bank sold the house to the Metropolitan Life Insurance Company of New York in December 1930 (Deed Book 428, page 75). Mrs. Glaser moved out and the house appears to have been rented and

[64] 1900 and 1920 United States Census Records from Ancestry.com (accessed January 2017). Their names frequently appear under alternate spellings including Glasser, Glasier, and Glazier.

[65] *The Family Store: A History of Jewish Businesses in Downtown Asheville*, *1880-1990*, D. H. Ramsey Library – Web Exhibit, Special Collections, D. H. Ramsey Library, University of North Carolina Asheville (http://toto.lib.unca.edu/web_exhibits/family_store/default_family_store.htm; accessed January 2017).

[66] Asheville City Directories 1900-1929.

Site Plan – Isaac W. and Rebecca Glaser House, 72 Hibriten Drive [PIN 9639-76-7241-00000]
(*Source*: Buncombe County GIS)

occupied only sporadically over the next sixteen years. In April 1946, Walton R. and Dee Smith purchased the property, which they occupied for the next several decades (Deed Book 607, page 538). A trained forester, Smith served as the assistant director of the Southeastern Forest

Experiment Station of the United States Forest Service in Asheville.[67] The Smiths retired to Macon County and sold the house to Edith Hapke in 1980 (Deed Book 1247, page 356).

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Isaac W. and Rebecca Glaser House is **not eligible** for the National Register of Historic Places. The property is a good example of a 1920s Craftsman-influenced dwelling built on the outer areas of the Montford Area Historic District (NR, 1977). The house retains integrity of location, setting, feeling, and association, but its design, materials, and workmanship have been compromised due to alterations to the extent that the property does not appear to be individually eligible for the National Register.

Lying at the northern end of the Montford neighborhood but outside the Montford Area Historic District (NR, 1977), the Isaac W. and Rebecca Glaser House was previously evaluated as a contributing resource in a potential Montford Area Historic District Boundary Expansion (BN2468). The Hibriten Drive/Pearson Drive section of the proposed boundary expansion consists of a small group of houses situated on Pearson Drive and the winding Hibriten Drive loop. The primary resources, which date from the 1910s and 1920s, include good examples of Colonial Revival and Tudor Revival and Craftsman dwellings similar to other houses found throughout the Montford historic district. The older dwellings on Hibriten Drive are linked to the Montford Area Historic District by a cluster of post-World War II residences located on Pearson Drive north of Santee Street. During a 2015 reassessment of the proposed boundary expansion's potential eligibility, the Montford Area Historic District Boundary Expansion was determined to be eligible for the National Register under Criteria A and C, although the boundaries were adjusted to remove concentrations of infill and new construction erected in the past ten years.

"The boundary for the Hibriten Drive/Pearson Drive area is delineated to include the primary concentration of houses dating from the 1910s and 1920s, which are primarily situated on Hibriten Drive. A small number of post-World War II houses on the northeast side of Pearson Drive between the existing district boundary at Santee Street and Hibriten Drive are included to link the proposed expansion area with the existing district. A number of post-World War II houses on the south side of Pearson Drive, which [*Mattson, Alexander & Associates*] recommended as part of the expansion area, are excluded from the present boundary due to additional new construction along Pearson Drive that has diminished the integrity of that section of the expansion area. Additionally, the full 6.8-acre wooded parcel associated with the [*Isaac W. and Rebecca Glaser*] House at 72 Hibriten Drive is included in the proposed boundary. The proposed boundaries for the Hibriten Drive/Pearson Drive area generally reflect those shown on the HPOWEB GIS Service, with the exception of additional acreage associated with and surrounding the [*Isaac W. and Rebecca Glaser*] House and the removal of four parcels of new construction on the northwest side of Pearson Drive" (*Historic Architectural Resources Survey Update Report, I-26 Connector in Asheville, Buncombe County, TIP No. I-2513*, March 2015, p. 66).

[67] In 1995, the Southeastern Forest Experiment Station was renamed the Southern Research Station. It is located at 200 W. T. Weaver Boulevard, approximately one mile east of the Glaser House.

Individually, the Isaac W. and Rebecca Glaser House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The Glaser House is not associated with significant historic events or trends in Asheville. The Glasers were closely associated with city's important Jewish business community, but the property does not represent their involvement in downtown business. Similarly, the development of Hibriten Drive was typical of residential subdivisions throughout Asheville at the time and not associated with significant patterns of community planning and development.

Individually, the Isaac W. and Rebecca Glaser House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. Associated with both the Glaser and Smith families, none of the individuals achieved sufficient importance to be considered eligible under Criterion B.

Individually, the Isaac W. and Rebecca Glaser House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The ca. 1928 Craftsman-influenced frame dwelling is comparable to others in the Montford Area Historic District and features wood shingle siding, a front-gambrel wing, and shed dormers. The windows include wood-frame casements, six-over-one and nine-over-one double-hung sash, single-pane fixed-sash, and replacement single-light windows. The concrete foundation appears to have been rebuilt or substantially remodeled at a later date, and a wood deck attached to the east elevation is supported on concrete foundations that form a carport beneath the deck. Due to its material alterations, the house does not appear to be individually significant under Criterion C for its architecture.

Individually, the Isaac W. and Rebecca Glaser House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built around 1928, the house is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 2

Resource Name	**University of North Carolina at Asheville Campus**
HPO Survey Site Number	BN6066
Location	1 University Heights
PIN	9649-07-2895-00000
Date(s) of Construction	ca. 1960s, 2000s
Eligibility Recommendation	Eligible (A, C) – education, architecture, landscape design

University of North Carolina at Asheville, 1 University Heights, Quad, view to northeast

Description

The campus of the University of North Carolina at Asheville (UNCA) consists of at least three tax parcels encompassing nearly 150 acres, including two parcels intersected by the APE (PINs 9649-07-2895-00000 and 9639-98-0232-00000). The central 86-acre parcel contains the core of the campus, classroom buildings, student union, dormitories, and the University Quadrangle ("the Quad"). The campus plan and earliest buildings were designed by the prominent Asheville architectural firm, Six Associates, Inc., beginning in 1961. The Quad is oriented along a northeast-southwest axis that visually connects the campus with a view to the southwest of Mt. Pisgah in the distance. With the exception of the open, grassy Quad and the smaller Reynolds Green at the rear of Ramsey Library, the buildings of the central campus occupy a wooded site with tree-shaded

walkways that is encircled by a loop road (University Heights). Approximately thirty-one buildings, along with named open spaces including the Quad, Reynolds Green, the Botanical Gardens, Mullen Park, Reed Plaza, Greenwood Fields, and Straus Track and Stadium, compose the campus of the University of North Carolina at Asheville.

Campus Map (map numbers correspond to photos that follow)

The local architectural firm of Six Associates, Inc., began planning for a new campus in 1959, after the board of trustees acquired approximately 140 acres of former farmland just north of Asheville. Organized around a central quadrangle, the original campus buildings were situated on a ridge with a visual axis linking the administration building and library with distant views of Mt. Pisgah. The administration building (present-day Phillips Hall) and the science building (later known as Rhoades Hall)—the first two buildings on campus—opened in 1961. Phillips Hall is a two-story L-shaped Modernist building with a brick veneer exterior, flat roof, cast-concrete accents and colonnade, and aluminum frame windows. An open breezeway and second-story walkway connect the two enclosed portions of the building, with a colonnade and broad, overhanging roof sheltering the east wing. Rhoades Hall, the science building, is a two-story flat-roof brick building with a lower level exposed on the rear (east) elevation. The building was ten bays long with large window groups on both stories and exterior stairwells on the north and south ends. In 1988, Robinson Hall, a three-story brick classroom building, was completed as an annex at the north end of Rhoades Hall (present-day Rhoades-Robinson Hall). The Robinson wing features curved stairwell bays at the either end of the façade, which frame a two-story cast-concrete colonnade of pilasters and posts to emulate the original buildings of campus. Rhoades-Robinson Hall was renovated in 2012 and the south end was remodeled with a glass-enclosed entrance vestibule and colonnade of cast-concrete posts.

With the approval of additional funding from the state legislature and local bonds, construction began on the Physical Education Building (present-day Justice Center), Physical Plant (no longer standing), student center (present-day Lipinsky Hall), and D. Hiden Ramsey Library. Lipinsky Hall is a two-story, flat-roof, T-shaped Modernist building with a 630-seat auditorium wing extending to the northwest and forming the stem of the "T". The front block of the building has a full-height colonnade wrapping around the façade and side elevations, as well as a central, recessed entrance with floor-to-ceiling windows and metal-frame glazed entry doors. Although Six Associates served as the architects for the campus, their contract stipulated that partner Anthony Lord would design the library, which stands at the northeast end of the quad. Situated on a slightly elevated site, Ramsey Library is a three-story, flat-roof building accessed by wide, concrete steps from the quad. The smooth concrete exterior of the building is enlivened with thin flanges framing the narrow window bays, which reach the full height of the building. A tall entrance pavilion is supported on cast-concrete posts and shelters the two single-leaf entrance doors, which are set within gridded panels that rise the full height of the façade. The panels are composed with alternating rows of three square lights and four pyramidal metal clavos. The library was enlarged on the north and west sides in 1990, and the Glass House, a greenhouse addition to the west wing of the library, was completed in 2001.

The Quad is primarily framed by the original campus buildings, including Ramsey Library and Phillips, Lipinsky, and Rhoades-Robinson halls. The fifth building erected on the Quad is a two-story brick classroom building constructed in 1990. Similar to the Robinson wing of Rhoades-Robinson Hall, the new building, known as Karpen Hall, features a series of cast-concrete pilasters and posts carrying across the façade to emulate the colonnades of the earlier buildings.

In 1966, a two-story flat-roof classroom building, named for Oliver C. Carmichael, was built at the rear (northeast) of Ramsey Library. The exterior of the building displays slender concrete posts framing bays that contain narrow windows, brick panels, and concrete spandrels with exposed

(#14) Phillips Hall (1961), view to south

(#15) D. H. Ramsey Library (1965, enlarged 1990), façade, view to northeast

(#10) Lipinsky Hall (1964), façade, view to northwest

(#9) Karpen Hall (1990), façade, view to northwest

(#17) Rhoades-Robinson Hall (1961, enlarged 1988, remodeled 2012), oblique view to east

Robinson wing (1988) of Rhoades-Robinson Hall (#17), oblique view to northeast

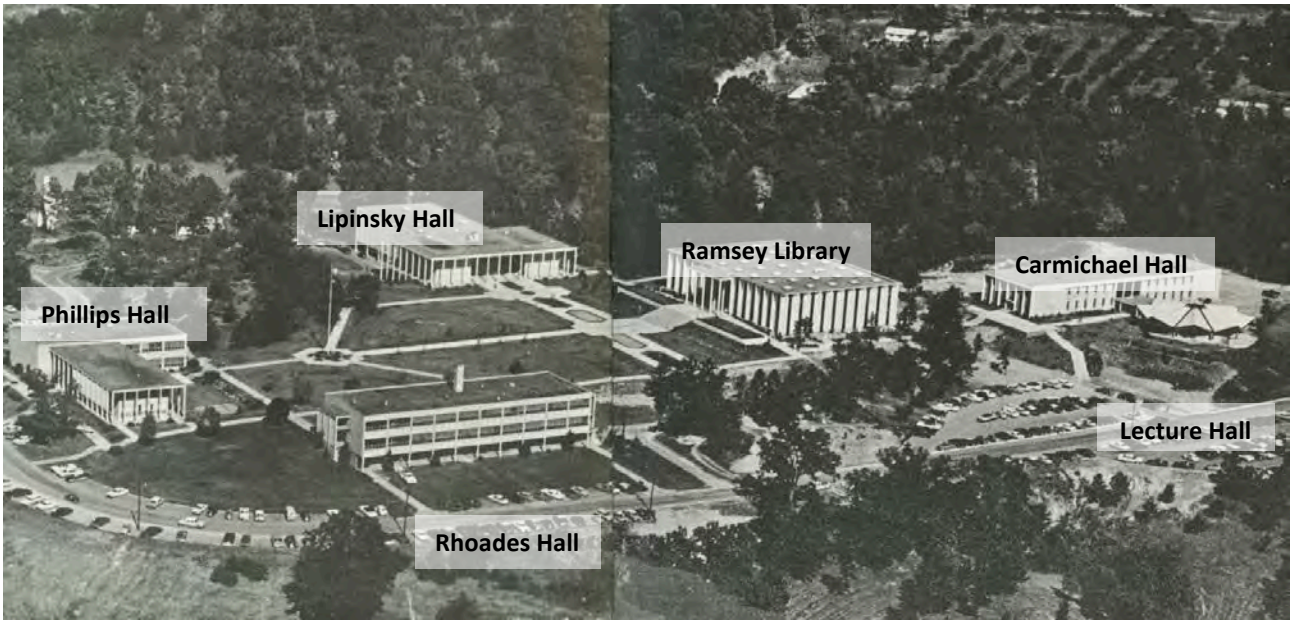
(#8) Justice Center Gymnasium (1963), view to west

(#21) Weizenblatt Hall (1972), façade, view to northwest

(#4) Carmichael Hall (1966), façade, view to southeast

(#7) Humanities Lecture Hall (1966), oblique view to northeast

aggregate. Three-bay entrances are located at the center of the long east and west elevations of the building. Flat concrete canopies shelter the entrance bays. A covered walkway on the east side of building connects to the Humanities Lecture Hall, also completed in 1966. The octagonal building contains a 330-seat auditorium capped by a pleated, metal-clad roof. Narrow, single-light windows are positioned on either side of the concrete posts that form the multiple corners of the brick-veneer walls. The gable ends beneath the roof pleats contain plate-glass windows.



Asheville-Biltmore College Campus, ca. 1967
(UNC Asheville Archives Blog, D. H. Ramsey Library Special Collections and University Archives)

In 1967, the Governors Village dormitories were completed to the southwest of the Quad near the gymnasium. Consisting of eight structures, Governors Village was the first residential hall complex built for the college and, with the exception of the gym and athletic fields, marked the first expansion of the campus outside of the loop road (University Heights) that bounded the campus buildings. The three-story flat-roof brick buildings were designed at a smaller, domestic scale than other campus facilities, and were named for North Carolina governors—Gardner, Hoey, Moore, and Scott—with the exception of Ashe Hall, which was named for Samuel Ashe, namesake of Asheville. Vance Hall, also located in Governors Village, houses the campus police. Three of the original Governors Village dorms were demolished in 2001, to make way for the construction of Governors Hall, a three-story dormitory completed in 2003.

Work began in 1968 to add a swimming pool, exercise room, offices, and other facilities to the gymnasium building, but another round of campus construction did not begin until the 1970s. Three of the four buildings erected during the 1970s were designed by prominent Asheville architect J. Bertram King, who prepared plans for the Social Sciences Building (Zageir Hall), completed in 1975; the Carol Belk Theater, dedicated in 1977; and Owen Hall, which opened in 1979. The Student Health Center, which was named for Asheville physician and philanthropist Dr. Sprinza Weizenblatt, was constructed in 1972. Each of the four buildings is located within the University

Governors Village Dormitories (1967) – (#25) Ashe Hall (l), and (#29) Hoey Hall (r), view to northwest

(#42) Straus Stadium and Track, view to north

(#22) Zageir Hall (1975), façade, view to east

(#1) Carol Belk Theater (1977), façade, view to northeast

Heights loop and set within the tree-shaded campus. The two-story flat-roof Weizenblatt Hall closely emulates the style of the original buildings with a brick veneer exterior, cast-concrete pilasters, and an attached entry pavilion supported on concrete posts. The three buildings designed by Bert King display less rigid forms, brick-veneer exteriors, and varied metal-clad roof forms.

During the 1980s and 1990s the UNCA campus began to expand with the addition of new dormitories, classrooms, and the student union. Highsmith Student Center, named for longtime university president William Highsmith, opened in 1982; it was replaced in 2004 with Highsmith University Union. Robinson Hall was built as an addition to Rhoades Hall in 1988; Ramsey Library was enlarged in 1990; and a new classroom building, named for business and community leaders Morris and Leah Karpen, was completed on the Quad in 1990. Founders Hall, a seven-story dormitory building, opened in 1982. Mills Residence Hall, constructed in 1987, was named in honor of Ernest and Albina Mills. Founders of the Asheville-based Mills Manufacturing Corporation (see Inventory #8), Ernest Mills' family were important university donors. The South Ridge and West Ridge residence halls opened in 1994 and 1998, respectively.

UNCA benefitted in the 2000s from funding provided through the Higher Education Bond approved by North Carolina voters in November 2000. Among the improvements, the university erected the Governors Hall dormitory in 2001-2003, Highsmith University Union in 2004, a new humanities building (Whitesides Hall) in 2006, and a new campus operations center in 2008. In addition to several new satellite facilities located around the main campus, a new science building was constructed in 2009. Located just east of Ramsey Library, the four-story facility was named Zeis Hall in honor of its major donors, Steve and Frosene Zeis. The Wilma M. Sherrill Center and Kimmel Arena were completed in 2011 adjacent to the existing Justice Center Gymnasium and Student Recreation Center. Overlook Hall, the second-largest residence hall on campus, opened in 2012. Many of the new buildings on campus incorporate some elements of green building technology.

While the number of buildings and athletic facilities on campus has increased through the last decades of the twentieth century and the early 2000s, the majority of new buildings are located around the perimeter of campus. The new buildings, including those constructed on or near the Quad, do not significantly detract from the overall feeling of the campus and its 1960s core buildings. With ample green space, the university campus retains much of its original character. Many of the new buildings stand outside the University Heights loop road that encircles the primary classroom buildings and the Botanical Gardens that form the southern portion of the campus.

(#13) Owen Hall (1979), oblique view to northwest

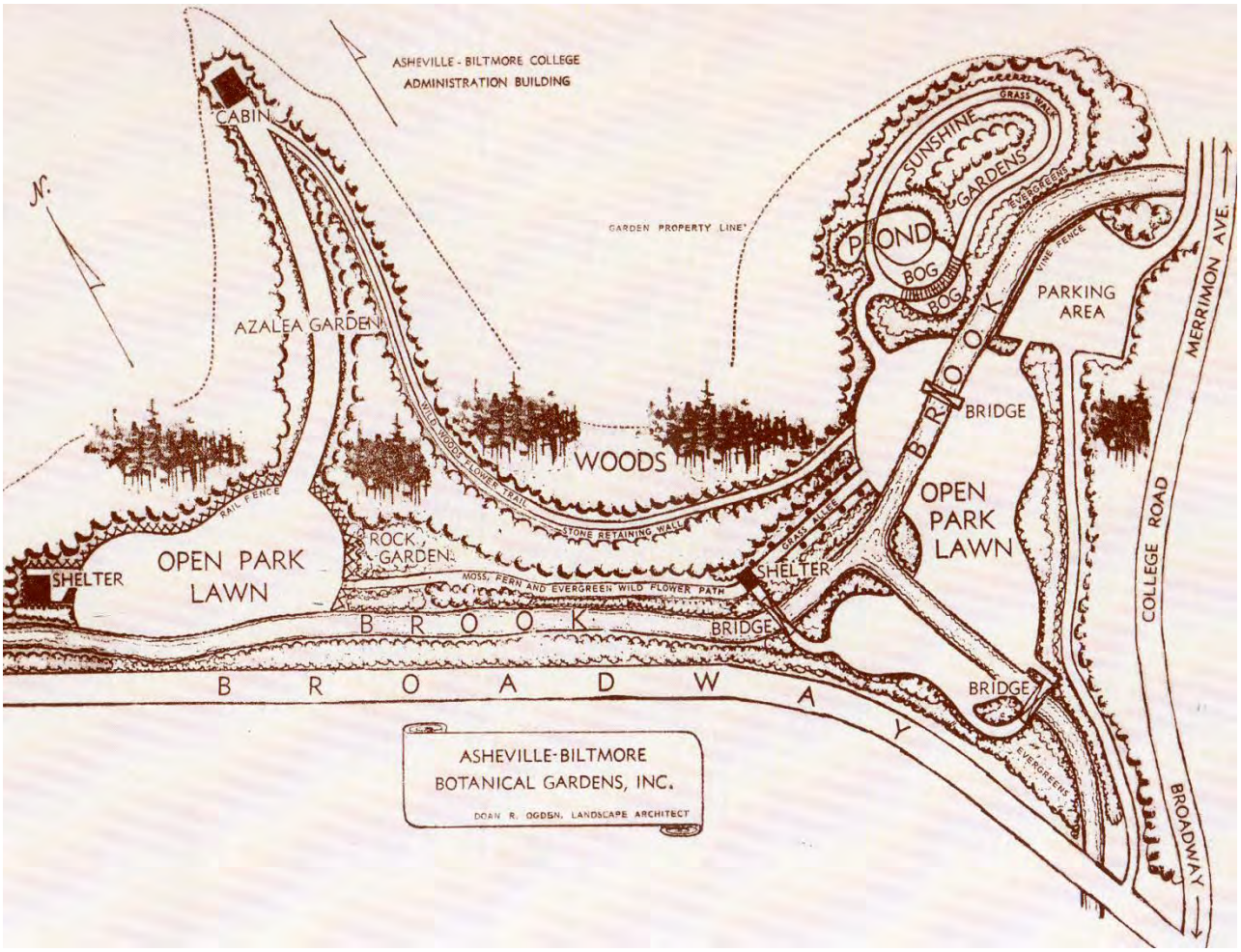
(#6) Highsmith University Union (2004), façade, view to southwest

(#32) Founders Hall (1982), oblique view to northeast

(#30) Mills Residence Hall (1987), façade, view to southwest

The Botanical Gardens at Asheville

Occupying approximately ten acres of the southern part of UNCA's campus, the Botanical Gardens at Asheville began in 1961 with the incorporation of Asheville-Biltmore College Botanical Gardens, Inc., an organization consisting of members from local garden clubs, conservation groups, and the college faculty. The group sought to develop a botanical garden featuring species native to North Carolina, and engaged noted local landscape architect Doan Ogden to prepare plans for the gardens. The college set aside land for the gardens, and clearing of the site and planting began in 1961. Construction progressed in stages over the next decade as funds became available to the volunteer organization.[68]



Original landscape plan, Botanical Gardens at Asheville (Source: *Labor of Love*, 12)

Planting began in the gardens as soon as an area could be cleared. Volunteers traveled around the region gathering specimens to transplant in the gardens. One of the first construction projects,

[68] The Botanical Gardens at Asheville, *Labor of Love…The First 50 Years 1960-2010: A History of the Botanical Gardens at Asheville* (Asheville, NC: The Botanical Gardens at Asheville, 2010), 3-12 (hereinafter cited as *Labor of Love*).

begun in 1962 and completed in 1967, was the creation of the meandering footpath through the property. Crayton Trail, which follows the contours of the property and is frequently bordered by stacked-stone rock walls, was named in honor of Frank Crayton, a self-taught botanist and naturalist, who worked at Biltmore Estate for 35 years before forming his own plant business.[69]

The gardens were designed with the trail linking several outdoor rooms, or open areas, including the Sunshine Garden and Sycamore Meadow. The garden site encompasses the confluence of Glenn and Reed creeks, and three wood bridges were built to allow for foot traffic across the two streams. Green Bridge, funded by Effie Green, was completed in 1965. The Verne Rhoades Memorial Bridge was dedicated in 1971, to honor a charter member of the gardens and former forest supervisor of Pisgah National Forest. Completed in 1973, Demmon Bridge was dedicated to the memory of Doris Demmon, a charter member and ardent supporter of the gardens.[70]

In the northwest section of the gardens, Ogden's plans called for the placement of an authentic log cabin to represent the heritage of Appalachian mountain families. After publicizing their request for a cabin to be moved to the property, Leona Hayes offered a one-story dog trot cabins with two 16-foot square rooms and a ten-foot-wide breezeway. The cabin of square-notched chestnut logs had been constructed around 1893 by William W. Hamlin with the help of his three brothers in Madison County. The disassembled structure was delivered to the site in 1965, and reassembled by the Merchant Construction Company. The rebuilt cabin was dedicated in May 1967, and named in honor of Leona Hayes' late husband, Hubert H. Hayes, a playwright, folklorist, and founder of the Mountain Youth Jamboree.[71]

Just downhill from the Hubert Hayes Memorial Cabin, volunteers erected a stone springhouse. Built into the hillside, the one-room structure features irregularly-coursed stone walls and an overhanging front-gable roof with wood shakes and peeled log rafters and purlins. A single-leaf wood door provides access to the interior, and a single square window is located on the south elevation. Constructed in 1967, Margie's Springhouse, as it is known, was named in honor Margie McCracken, an active volunteer who spent countless hours tending the area around the springhouse, one of the richest spots in the gardens.[72]

The most prominent building in the gardens stands near the parking area along Weaver Boulevard. The Botany Center, completed in 1983, is a one-story side-gable frame building covered with wood shingles and resting on a poured concrete foundation. A solarium was later added on the eastern part of the façade.[73] Several other small, frame, utility buildings are scattered around the perimeter of the gardens.

---

[69] Ibid., 13-14.

[70] Ibid., 15-16.

[71] Ibid., 17; Bob Queen, "Log Cabin Needed by Botanical Gardens," *Asheville Citizen-Times*, November 1, 1964; "Hubert Hayes Cabin Being Reassembled," *Asheville Citizen*, September 3, 1965.

[72] *Labor of Love*, 18.

[73] Ibid., 28-29.

Asheville Botanical Gardens, Glenn Creek and Demmon Bridge, view to west

Asheville Botanical Gardens, Peyton Rock Outcropping, view to west

Asheville Botanical Gardens, Botany Center (1983) (#36), oblique front view to northeast

Asheville Botanical Gardens, Green Bridge over Glenn Creek, view to northwest

Asheville Botanical Gardens, trail, view to southeast

Asheville Botanical Gardens, Reed Creek, view to southeast

Asheville Botanical Gardens, Hubert Hayes Memorial Cabin (ca. 1893; reconstructed 1967), façade, view to north

Asheville Botanical Gardens, Margie's Springhouse (1967), view to northeast

Asheville Botanical Gardens, Sycamore Meadow, view to south

Asheville Botanical Gardens, Crayton Trail, view to south

Historic Background

Educational development, along with student population growth, in Asheville and Buncombe County reflected the explosive growth and development of the city in the early twentieth century. Alonzo C. Reynolds (1870-1953) became superintendent of Buncombe County Schools in 1905, and during his tenure (1905-1912), Reynolds pushed for longer school terms and the establishment of high schools to help prepare young men and women for further study at institutions of higher learning.[74] Reynolds was elected to a second term as superintendent of Buncombe County Schools beginning in 1926, after a period serving as president of a new college in Jackson County—Cullowhee Normal and Industrial School (now Western Carolina University)—as superintendent of Haywood County Schools (1920-1924), and as principal of Woodfin High School.[75]

A. C. Reynolds had a long-standing desire to establish a college in Buncombe County for the further education of local high school students. It is unclear when and where Reynolds, a Buncombe County native, developed his vision of a publicly supported junior college, but the idea supported his goals of improving educational opportunities through better school facilities and better trained teachers. At the beginning of his second term as superintendent of Buncombe County Schools, Reynolds hired Miss Jane Sullivan as supervisor of high school instruction and she developed a well-coordinated program for both comprehensive general education and college preparation. Reynolds' desire to provide improved secondary and post-secondary education for local high school students was fueled, in part, by a desire to produce more well-trained teachers. Reynolds believed that "much honor is due to a state that values its human resources above its material resources."[76]

W. H. Jones, principal of Biltmore High School, shared Reynolds' vision and, with the full cooperation of the county commissioners, the first public, tuition-free junior college—Buncombe County Junior College—opened along with the new Biltmore High School building in September 1927. Sinclair B. Conley was named the first dean of the Buncombe County Junior College, as well as teaching English and history courses. In addition to classes in mathematics, physics, Latin, and French, the curriculum also included classes in astronomy, philosophy, education, public speaking, home economics, and industrial arts. Funding for the junior college came from Buncombe County and it remained under local funding and administration through the late 1950s—one of only four junior colleges in the state to operate without state support until the 1957 Community College Act offered increased support from the state for community colleges.[77]

The economic depression of the 1930s brought considerable changes to the junior college program. In 1928, the city of Asheville formed a similar free public junior college, which merged into the county program in 1930. The combined institutions, renamed Biltmore Junior College,

[74] Miller, 15-16.

[75] Ibid., 25-26.

[76] Reynolds quote dictated to his daughter in 1950 and published in Miller, 126.

[77] Asheville-Biltmore College, successor to the Buncombe County Junior College, became the first institution to qualify as a state-supported community college. Miller, 107-111; *Asheville Citizen* (August 27 and 31, 1927).

held classes at Biltmore High School, before beginning a period of transience through the 1930s and 1940s. A. C. Reynolds stepped down as superintendent of Buncombe County Schools in 1933 to become president of the renamed Asheville-Biltmore College. In 1949, Evelyn Seely, daughter of E. W. Grove and widow of Fred Seely, offered the Seely's home on Sunset Mountain to the college for $125,000, of which Ms. Seely would contribute $50,000.[78]

Over the following decade, the college gradually expanded its programs and upgraded its status to become the first institution designated as a state-supported community college in North Carolina. Enrollment increased and by the late 1950s, the Board of Trustees engaged the local architectural firm of Six Associates, Inc., to begin planning an expansion of the Asheville-Biltmore College campus around Seely's Castle. Trustees John Reynolds, nephew of A. C. Reynolds, and Alfred Miller saw the mountaintop site as potentially limiting to future growth and the pair sought other sites for a new campus. Of the several options they pursued, a large tract of former farmland located between Merrimon Avenue and Broadway offered the most potential. The property, which had been part of Nicholas Woodfin's extensive holdings in the nineteenth century, then belonged to local attorney Landon Roberts and heirs of the Kimberly family. In 1959, after securing a donation of land from Verne Rhoades for the construction of a street (present-day W. T. Weaver Boulevard) to connect Merrimon Avenue and Broadway, the college acquired 160 acres in north Asheville for its permanent campus.[79]

A local bond approved in 1958 for enlargement of the Sunset Mountain campus provided funding for the purchase of the new site, the architect's designs, and construction of the first two buildings. Six Associates scrapped its earlier plans to begin work on designs for the new campus and access roads. A formal groundbreaking ceremony was held on January 16, 1960. Almost immediately, the Board of Trustees determined to launch a second bond referendum in order to finance further growth of the campus. The trustees also sought to transform the two-year community college into a four-year state-supported senior college, a process that came to fruition in 1963.[80]

Concurrent to the completion of the college's administration and first science building, an organization consisting of members from local garden clubs, conservation groups, and the college faculty lobbied the college to set aside land for botanical gardens featuring species native to North Carolina. The gardens would provide a living laboratory for research and study, attractive green space for students and faculty to enjoy, and a civic attraction. Landscape architect Doan Ogden conceived a master plan for the gardens that was designed to be developed over a number of years, relying on donations and volunteer labor. The completed botanical gardens became a valuable asset for the school.[81]

---

[78] Miller, 107-109; William E. Highsmith, *The University of North Carolina at Asheville: The First Sixty Years* (Asheville, NC: The University of North Carolina at Asheville, 1991). 7, 10-16, 29-30.

[79] Miller 109-113; Highsmith, 42-44.

[80] Highsmith, 40-46.

[81] Ibid., 77.

Like all institutions, the college experienced both fertile and fallow periods over its life. In 1969, the North Carolina General Assembly approved a proposal to designate the college as member campus of the University of North Carolina. The fledgling university experienced a number of growing pains as it assumed its new role and student population doubled over the next decade, increasing from 1,000 students in 1970 to over 2,000 by 1979.[82] Since the 1980s, UNCA has continued to grow and expand its facilities. A number of new buildings were funded through the state's Higher Education Bond approved in 2000, and the school has added additional land through purchase and bequest including the Reuter Center on the north side of the campus and several parcels on the south side of Weaver Boulevard.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the University of North Carolina at Asheville Campus, including the Botanical Gardens at Asheville, is **eligible** for the National Register of Historic Places. The campus contains a good collection of Modernist-influenced educational buildings dating from the 1960s located within a wooded setting and organized around a central quadrangle. The school evolved from county's earliest institution for post-secondary education to become a member of the state university system. The campus also contains the Botanical Gardens of Asheville, a ten-acre preserve for southern Appalachian native plants designed by prominent landscape architect Doan Ogden in 1961. The campus and gardens retain integrity of location, setting, design, materials, workmanship, feeling, and association. While the campus has seen the construction of a number of new classroom buildings, dormitories, and athletic facilities, the original core buildings and campus layout remain largely intact with the new buildings generally located around the perimeter of campus.

The University of North Carolina at Asheville Campus is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. UNCA is a significant component of the educational development in Asheville and Buncombe County during the twentieth century, specifically the expansion of opportunities for higher education. Begun in 1927 as the Buncombe County Junior College, the school gradually transformed itself from a two-year liberal arts college program to the current four-year university affiliated with the University of North Carolina system. The program became the primary institution for publicly-funded post-secondary education in Buncombe County. UNCA is eligible under Criterion A for its significant association with the development of higher education in Buncombe County.

The University of North Carolina at Asheville Campus is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must*

[82] Ibid., 105-107, 113-117.

retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group. The university, its campus, and the botanical gardens represent the collaborative work of numerous individuals and are not clearly associated with any one significant individual. As such, UNCA is not eligible under Criterion B.

There exists the possibility that UNCA and Botanical Gardens at Asheville may be eligible under Criterion B as representative of the productive life of landscape architect Doan Ogden. No comprehensive study of Ogden's life and work has been conducted, but a large collection of his drawings and papers (100+ projects) are housed at the Western Region Archives in Asheville. The Botanical Gardens at UNCA are generally recognized among Ogden's largest and best known works and may be an appropriate property to associate with his productive life under Criterion B. His home and personal gardens in Kenilworth also survive, along with the Daniel Boone Native Gardens in Boone and the Oconaluftee Indian Village Botanical Gardens in Cherokee. Ogden is a locally significant individual in field of landscape architect, but it is not known at this time if the Botanical Gardens at UNCA best represent his productive life and work.

The University of North Carolina at Asheville Campus is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The UNCA Campus contains two distinct components possessing high artistic and design values. Planned and designed by the prominent local architectural firm of Six Associates, Inc., the university campus contains a good collection of Modernist educational buildings organized around a central quadrangle. The primary buildings, typically constructed of brick and concrete, feature stylized colonnades, strong symmetry and geometric massing, and patterned wall surfaces. Beyond the core buildings located around the Quad, later classroom buildings, dormitories, and athletic facilities are set within the wooded campus and linked by tree-lined paths and a central loop road (University Heights).

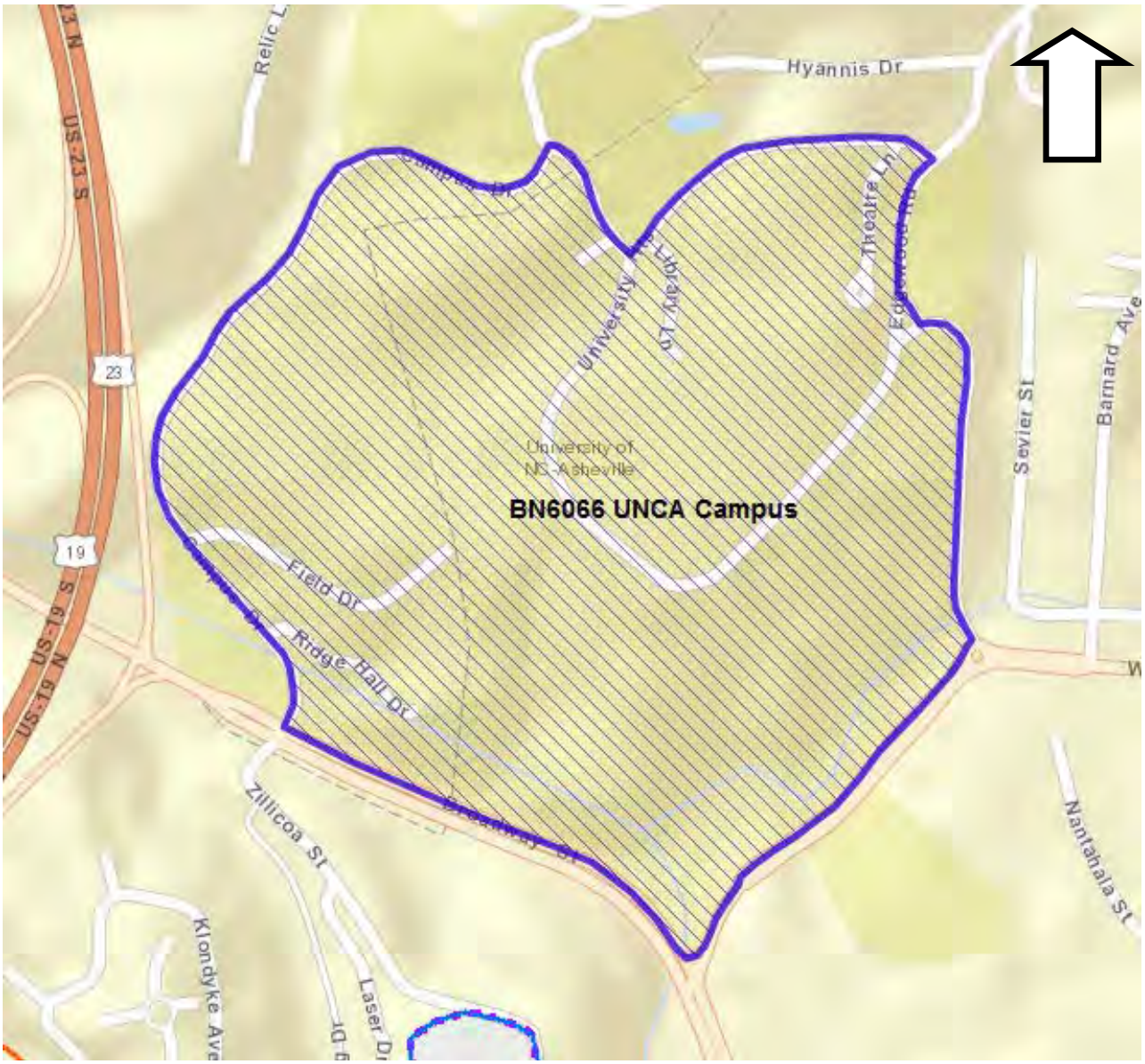
In addition to the university buildings, the campus contains an intact ten-acre landscape design for the Botanical Gardens at Asheville. Prominent local landscape architect Doan Ogden conceived plans for the botanical gardens in 1961 to complement the university buildings and provide a setting to protect, cultivate, and study native plant species of the southern Appalachians. Ogden's design minimally altered the natural features of the site and called for a meandering footpath throughout site to link various open spaces, features, and attractions within the garden. His plan, which was implemented over a number years, remains substantially intact, and the Botanical Gardens at Asheville survives as one of his best known works. The UNCA Campus and Botanical Gardens appear to be eligible under Criterion C in the areas of architecture and landscape design.

The University of North Carolina at Asheville Campus is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Construction of the university campus and botanical gardens began in 1961, and it is unlikely that the site could contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records. Remnants of minor earthworks associated with the Battle of Asheville, fought on April 6, 1865, are located within the Botanical Gardens of Asheville. While these features are unlikely to contribute any significant information about Civil War-era earthworks, further investigation outside the scope of this project would be needed to determine their potential eligibility under Criterion D.

Boundary Description and Justification

The proposed boundary of the University of North Carolina at Asheville Campus encompasses all or part of three primary tax parcels covering approximately 138 acres [PINs 9649-07-2895-00000, 9639-98-0232-00000, and 9639-99-7385-00000]. The boundary generally follows the existing streets surrounding the campus including Broadway, W. T. Weaver Boulevard, Edgewood Road, University Heights, and Campus Drive. The boundary follows the existing right-of-way along Broadway and W. T. Weaver Boulevard, but extends to the center line of Edgewood Road, University Heights, and Campus Drive. Several other small parcels along Campus Drive are also included within the boundary. All of the land within the proposed boundary is owned by the University of North Carolina Asheville Foundation and the State of North Carolina.

The proposed boundary includes the central portion of the university campus, athletic fields, and the Botanical Gardens at Asheville, which contain all of the historically significant buildings and landscape features. Following the existing street patterns around campus provides the clearest demarcation of the historically significant campus from surrounding development. A number of new or rehabilitated university buildings are located within the proposed boundary but do not substantially diminish the overall historic integrity of the campus. Additional modern buildings, maintenance facilities, and parking lots associated with the university are located outside the boundary.



Boundary Map – University of North Carolina at Asheville Campus, 1 University Heights
(*Source*: HPOWeb GIS Service)

Inventory No. 3

Resource Name	**WISE Office**
HPO Survey Site Number	BN6067
Location	27 Relic Lane
PIN	9639-89-7541-00000
Date(s) of Construction	ca. 1963, ca. 1972
Eligibility Recommendation	Not eligible (A, B, C, D)

WISE Office, 27 Relic Lane, façade, view to west

Description

The one-story side-gable brick building was erected around 1972 as the home of WISE radio. It appears that the three radio towers, however, were erected on the west side of the 7.5-acre site around 1963. The unadorned, and now vacant, building consists of two blocks with a slight variation in the roof lines between the two building sections. The window openings have been boarded over. A single-leaf glazed entry door and single sidelight at the south end of the façade have also been boarded over. The rear elevation features a wide, recessed, blind bay; a recessed entrance bay with a replacement metal door; and a single-leaf entrance filled with concrete block. The eaves and soffits are clad with vinyl siding.

WISE Office, façade, view to west

WISE Office, oblique rear view to southeast

WISE Office, rear elevation, view to northwest

WISE Towers No. 2 (foreground) and No. 3, view to south

The radio station is approached from Lookout Road along a narrow, tree-lined drive (present-day Relic Lane), and a paved parking area lies in front of the building. An open, grassy field behind the building contains the station's three transmission towers, which are loosely arranged in a line from north to south. Each of the slender, metal towers is secured with guy wires, and the area around the base is enclosed with wood fencing. A small, frame equipment shed stands within each of the fenced enclosures. The structures are covered with plywood sheathing, capped by a metal shed roof, and entered through a single-leaf solid wood door.

Site plan – WISE Office, 27 Relic Lane [PIN 9639-89-7541-00000]
(*Source*: Buncombe County GIS)

Historic Background

The Asheville Chamber of Commerce established the first radio broadcast station WWNC ("Wonderful Western North Carolina") in February 1927. The station broadcast from the Flatiron Building in downtown Asheville, with its towers located on the roof of the eight-story edifice. After

a few months of operation, the station was acquired by the Citizen Broadcasting Company and associated with the *Asheville Citizen-Times* newspaper.[83]

Station WISE, the city's second station, began broadcasting in October 1939. Harold H. Thoms, publisher of the *Asheville Daily News*, established the station on the first floor of the Langren Hotel on College Street. Thoms gradually expanded the station, moving its offices to Haywood Street and then South Lexington Avenue, as well as increasing its power and changing its broadcast frequency.[84] In addition to newspapers and radio, Thoms eventually formed the Wise Broadcasting Company, and his enterprises included forming a local television station, WLOS-TV, and bringing the first cable television system to Asheville. A generous philanthropist, Thoms contributed to numerous local charities and transformed the Asheville Orthopedic Hospital into the prominent Thoms Rehabilitation Hospital.[85]

Although the station's offices were located in downtown Asheville, its towers were relocated to a site northwest of town around 1962 or 1963. The approximately 7.5-acre site appears to have been leased from the estate of O. D. Revell, a local builder and developer who owned a large tract of land on Lookout Mountain.[86] In 1970, Basic Media Ltd. was incorporated and purchased the station. Charles H. Reynolds, who had been station manager for the previous five years, was one of the new owners, along with Eric Jorgensen. The station moved its offices from South Lexington Avenue to the new building around 1972, according to city directories. Station WISE continued to operate from this location through the early 2000s, when it was acquired by Saga Communications and relocated to Patton Avenue (Deed Book 3894, page 127).

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the WISE Office, including its three radio towers, is **not eligible** for the National Register of Historic Places. The property is an unremarkable example of a one-story brick office building that is less than fifty years of age. The property retains integrity of location, setting, feeling, and association, but its integrity of design, materials, and workmanship have been diminished due to material changes.

The WISE Office is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be*

[83] North Carolina Writers' Project of the Works Progress Administration, *Asheville: A Guide to the Mountains* (Asheville, NC: University of North Carolina, 1941),87-88.

[84] Ibid.; "Station WISE," *Asheville Times* (October 21, 1939); *Asheville Citizen* (July 19, 1951); Asheville city directories, 1939-1972.

[85] "About the Estate," The Thoms Estate, accessed January 2017, http://www.thomsestate.com/about/the-estate.

[86] Buncombe County Register of Deeds Plat Book 28, page 94 (1956) and Plat Book 38, page 27 (1969).

associated with the events. Finally, a property's specific association must be important as well. Radio station WISE has been a steady presence on Asheville's airwaves following its first broadcast in 1939. For much of its early history, the station broadcast from offices located in downtown Asheville, including its original location in the Langren Hotel (no longer standing). The radio station moved from downtown around 1972, when a new building was completed adjacent to its tower site on the western slopes of Lookout Mountain. The station broadcast from this location from the 1970s until the early 2000s, when the station was consolidated and its offices moved to a new location.

The WISE Office is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. A number of individuals and broadcasting companies have owned WISE since its creation, but the building is not closely associated with any individual, or the productive life of any individual, who is considered significant under Criterion B.

The WISE Office is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The building is an unremarkable example of a utilitarian brick office building that is less than fifty years of age. The three radio transmission towers, which date to the early 1960s, are standard examples of their type. The office building and towers are not eligible under Criterion C for their design.

The WISE Office is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The three towers associated with the radio station date to the early 1960s, but the office building was constructed around 1972. As such, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

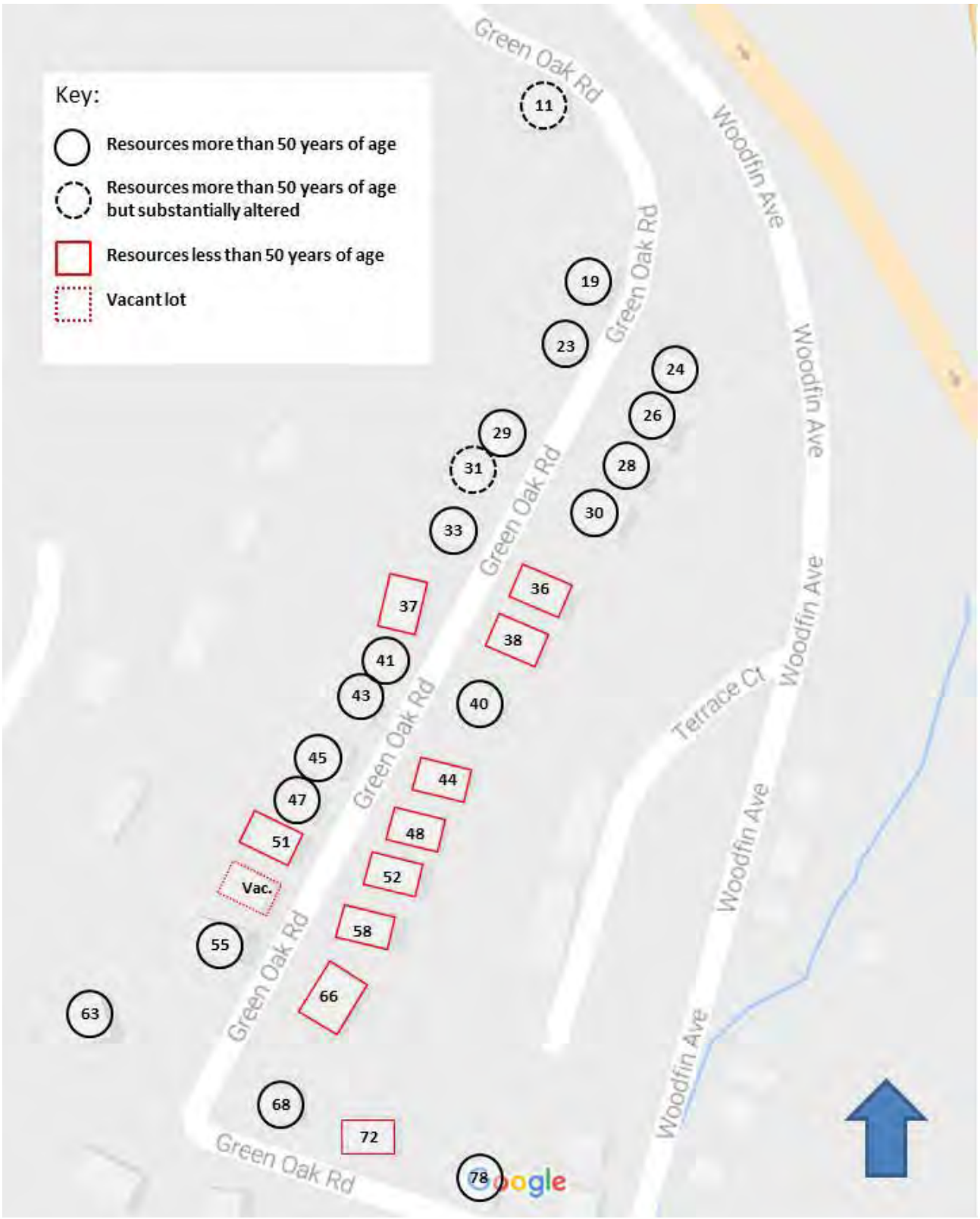
Inventory No. 4

Resource Name	**Houses (Woodfin Land Company)**
HPO Survey Site Number	BN6114
Location	Green Oak Road
PIN	multiple
Date(s) of Construction	ca. 1920s
Eligibility Recommendation	Not eligible (A, B, C, D)

Houses, Green Oak Road, east side, view to southeast

Description

The small collection of bungalows on Green Oak Road was begun around 1923 on land subdivided by the Woodfin Land Company. The houses are generally characterized as one-story front-gable Craftsman bungalows of frame construction. Several houses display ashlar-face concrete block foundations, and a few retain original German siding. Many of the houses exhibit synthetic siding, replacement windows, and other material alterations. Of the thirty parcels identified on Green Oak Road, nineteen contain houses more than fifty years of age and one lot is vacant. Among the resources over fifty years of age, twelve were built before 1940, and the remaining seven were erected in the 1940s and 1950s. Of the ten resources less than fifty years of age, seven houses have been built since 2005.



Site Plan – Houses (Woodfin Land Company), Green Oak Road

Two typical examples of the early bungalows built in the subdivision are located at 23 and 29 Green Park Road. Built around 1929, the house at **23 Green Park Road** is a one-story front-gable bungalow resting on a foundation of ashlar-face concrete block. Covered with vinyl siding, the house displays a brick façade chimney, gabled side bays, wood shingles in the gable ends, and four-over-one double-hung sash windows. An engaged corner porch is supported by a tapered wood post and has arched spandrels. The house at **29 Green Park Road**, which was erected around the same time, exhibits a similar one-story front-gable form and rests on an ashlar-face concrete block foundation. It has stuccoed interior chimneys, a replacement single-leaf entrance door, and four-over-one double-hung wood sash windows. The engaged full-width porch is supported by tapered wood posts on brick piers.


Houses, 23 Green Oak Road (l) and 29 Green Park Road (r)

The house at **24 Green Park Road** presents itself as an altered example of the front-gable, engaged-porch bungalow with asbestos shingle siding, replacement one-over-one windows, and replacement porch posts and foundation. Similarly, **19 Green Park Road** has been altered with a stuccoed foundation, vinyl siding, and replacement six-over-six windows. A small front-gable block has been attached as a side wing.

The most common bungalow form in the neighborhood is the one-story front-gable frame dwelling with an attached front-gable porch, though many have been altered to some degree. Built around 1928, the house at **30 Green Oak Road** rests on a brick foundation and is clad with aluminum siding. The porch is supported by tapered wood posts on brick piers. It has replacement

Houses, 30 Green Oak Road (l) and 41-45 Green Park Road (r), view to northwest

six-over-one windows and a detached frame garage that was built around 1945. At **26 Green Park Road**, the ca. 1927 house is covered with asbestos shingle siding, but displays exposed rafter tails, original wood porch posts, and four-over-one double-hung sash windows. At **45 Green Park Road**, the frame bungalow retains its German siding, but has replacement one-over-one windows and a replacement single-leaf entry door.

The house at **33 Green Park Road**, built around 1927, is one of the most intact Craftsman houses in the neighborhood. Resting on a foundation of ashlar-face concrete block, the one-story front-gable dwelling has an attached side-gable porch that is enclosed at the north end. The porch is carried by paired wood posts. The house has German siding, exposed rafter tails, and four-over-one double-hung wood sash windows. At the south end of the street, the house at **55 Green Park Road**, which was built around 1924, is a one-and-a-half-story Craftsman dwelling with German siding, exposed rafter tails, and a clipped front-gable roof. The engaged full-width porch is supported by brick corner posts and by tapered wood posts on brick piers at the center. The house has an exterior brick chimney and replacement windows.


Houses, 33 Green Oak Road (l) and 55 Green Park Road (r)

The integrity of the small neighborhood is compromised in part by the material changes to individual residences and to a greater extent by the number of resources constructed after 2000. The new additions are concentrated on the east side of the street with two houses at **36 and 38 Green Park Road** erected in 2010 and a row of four houses, **44-58 Green Park Road**, built in 2005 and 2006. Constructed in 2007 on the west side of the street, the house at **37 Green Park Road** serves to disrupt the visual continuity of front-gable bungalows on that side and highlights the patchwork of later infill.

At the far south end of the street, which was extended in the 1940s, are two mobile homes dating from the 1990s and two individual residences worth noting. Built around 1946, the house at **68 Green Park Road** is a small, one-story front-gable structure built with ashlar-face concrete block. It has replacement one-over-one windows, an attached front-gable porch supported on thin metal posts, and a shed-roof addition on the east elevation. The one-story side-gable house at **78 Green Park Road** was built with a exterior veneer of local stone. The house features a front-gable end bay, exterior stone chimney, façade picture window, replacement one-over-one sash, and a shed-roof porch.

Houses, 36-38 Green Oak Road (l), view to southeast, and 37 Green Park Road (r)


Houses, 68 Green Oak Road (l) and 78 Green Park Road (r)

Historic Background

Incorporated in 1919, the Woodfin Land Company purchased a sizable tract of land extending north from Riverside Drive in the Woodfin community from Oscar and Martha Mauldin of Greenville, South Carolina (Deed Book 234, page 198). With the purchase, the company platted lots on all of the land between Elkwood Avenue on the east and Vine Street on the west. J. H Brown, R. D. Buckner, W. E. Shuford, and J. G. Young were the original shareholders of the Woodfin Land Company, with Brown serving as president and general manager.[87]

In 1923, three tracts of the Woodfin Land Company's property covering approximately thirteen acres was subdivided into lots, which were located on both sides of Ridge Street (Plat Book 5, page 23). As shown on the plat, Ridge Street, or present-day Green Oak Road, was intended to be a loop street twice intersecting with Grove Street to the west. Ridge Street extended along a ridge located between Woodfin Avenue to the east and Grove Street to the west. The earliest houses on Ridge Street were located near the north end of the street and gradually extended to the south. The south end of Ridge Street was later connected to Woodfin Avenue in the 1940s.

[87] Buncombe Country Register of Deeds Plat Book 1, pages 9-12, and Certificate of Incorporation C0005/78.

The Woodfin Land Company's lots sold well during the first half of the 1920s. Prior to the gradual slowing that began in the second half of the decade, the Woodfin Land Company dissolved itself in 1925, and all of the unsold property was acquired by its officers: J H. Brown, W. E. Shuford, and J. G. Young.[88] The heavily altered house at the north end of the street (11 Green Oak Road) appears to have been the first to be erected in the neighborhood. Hans and Hattie Hanson bought three lots on Ridge Street in June 1923 (Deed Book 274, page 99). Hanson worked as a foreman at the Carolina Wood Products plant along the river. Another twelve or so houses followed in the late 1920s and early 1930s, and a few others were added in the 1940s and 1950s. The section of the neighborhood along Grove Street to the west does not appear to have developed beyond one or two scattered residences.

Houses, Green Oak Road – *Weaverville, NC* USGS topographic quadrangle map (1936)

[88] Buncombe Country Register of Deeds Book 303, page 575, and Certificate of Dissolution C0007/377.

The small neighborhood appears to have remained relatively stable during the 1940s and post-war period. The street name was changed from Ridge to Carter in the late 1940s, but around 1952 it was changed again to Green Oak Road. The construction of highway US 19-23 does not appear to have had much effect on the neighborhood, despite removing a significant section of the adjacent Woodfin Avenue. The most significant changes to the neighborhood have come in the past ten to fifteen years with the construction of seven new infill houses.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Houses on Green Oak Road, which was developed by the Woodfin Land Company, is **not eligible** for the National Register of Historic Places. The small collection of bungalows is a fairly typical example of residential development around Asheville in the 1920s. The small neighborhood retains its general integrity of location, setting, feeling, and association. The overall integrity of design, materials, and workmanship has been compromised by material changes to individual residences, alterations to the original plat and street patterns, and later infill construction.

The Houses on Green Oak Road are **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The neighborhood is not associated with significant events or historic trends in Asheville during the twentieth century. The Woodfin Land Company's development of Green Oak Road was typical of residential subdivisions throughout Asheville at the time and not associated with significant patterns of community planning and development.

The Houses on Green Oak Road are **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The neighborhood is not associated with the lives of any individuals who achieved the level of significance required to be listed in the National Register under Criterion B.

The Houses on Green Oak Road are **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and*

distinguishable entity whose components lack individual distinction. The collection of houses on Green Oak Road consists of a small group of one-story frame bungalows dating from the 1920s. The majority of houses are typical examples of common bungalow and Craftsman-influenced types that were popular throughout the city and surrounding region. Few individual resources on Green Oak Road retain a high degree of integrity, and the neighborhood as a whole has diminished integrity due to significant later alterations and infill construction.

The Green Oak Road area is typical of residential subdivisions and modest neighborhoods that developed during Asheville's real estate boom of the 1920s. While much of West Asheville developed in the early twentieth century as a suburb of Asheville, several areas north of the city were built as middle and working class neighborhoods of one- and two-story Craftsman and Colonial Revival-style houses, including other lands platted by the Woodfin Land Company and now bisected by US 19-23. Montford Hills and Norwood Park (NR district, 2008) were solidly middle class enclaves adjacent to older, well-established residential sections such as Montford and Grove Park. Other early twentieth century areas like Doubleday's Addition (present-day Five Points), Jackson Park, and Annandale appear to have been dense neighborhoods of modest dwellings. There are other residential sections of Asheville and Woodfin that retain a greater density of development from the early twentieth century, a stronger visual character, and a higher degree of architectural integrity. As such, the houses on Green Oak Road are not eligible for the National Register under Criterion C.

The Houses on Green Oak Road are **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The small residential subdivision platted in the 1920s is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

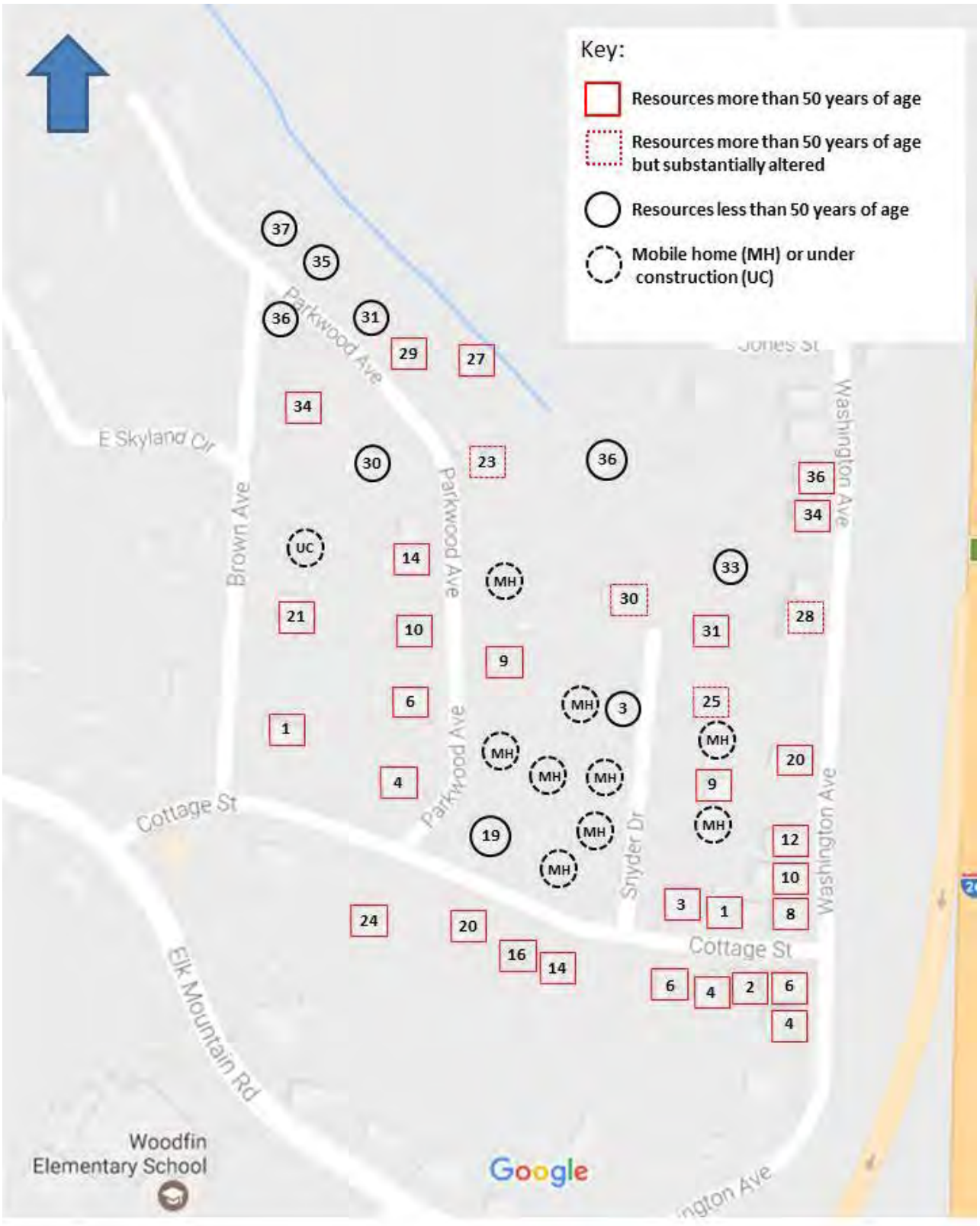
Inventory No. 5

Resource Name	**Houses (Woodfin Park)**
HPO Survey Site Number	BN6129
Location	Brown Avenue, Cottage Street, Parkwood Avenue, Snyder Drive, and Washington Avenue
PIN	multiple
Date(s) of Construction	ca. 1920s
Eligibility Recommendation	Not Eligible (A, B, C, D)

Woodfin Park Houses, 1-3 Cottage Street, view to northeast

Description

Woodfin Park consists of a small collection of bungalows begun around 1925 on land subdivided by J. H. Brown and Charles I. Carter. The houses are generally characterized as one-story front-gable Craftsman bungalows of frame construction. Several houses display ashlar-face concrete block foundations, and a few retain original German siding. Many of the houses exhibit synthetic siding, replacement windows, and other material alterations. Of the fifty-eight parcels identified in Woodfin Park, thirty-three contain houses more than fifty years of age. Among the resources over fifty years of age, twenty-four were built before 1940, and the remaining seven



Site Plan – Houses (Woodfin Park)
(All marked structures are located within the original Woodfin Park plats)

were built between 1948 and 1965. Nineteen resources in the neighborhood are less than fifty years of age. Of these, nine are mobile homes and one is under construction. Four houses have been built since 2001.

Two typical examples of the early bungalows built in the subdivision are located at 1 Brown Avenue and 14 Parkwood Avenue. Built around 1924, the house at **14 Parkwood Avenue** is a one-story side-gable frame dwelling that has been substantially altered with synthetic siding, replacement doors and windows, and replacement porch elements. Resting on a brick foundation, the house displays aluminum siding, vinyl siding in the soffits and eaves, a façade picture window, and an engaged full-width porch carried on thin metal posts. A randomly-coursed stone retaining wall and entrance steps are located along the edge of the property adjoining the street. The house at **1 Brown Avenue**, which was erected around 1928, is a substantial one-story side-gable brick bungalow with a broad, attached, front-gable porch. The porch is supported by short, battered wood posts atop brick piers and has a replacement metal railing. The porch shelters a replacement single-leaf entry door flanked by multi-light sidelights. The house has an exterior brick chimney, small gabled dormer, soldier-course brick lintels and rowlock-course sills, replacement six-over-one windows, and an attached wood deck at the rear. Vinyl siding covers the porch gable, dormer, eaves, and soffits.


Houses, 1 Brown Avenue (l) and 14 Parkwood Avenue (r)

The most common bungalow form in the neighborhood is the one-story front-gable frame dwelling with an engaged or attached front-gable porch, though most have been altered to some degree with replacement materials. Built around 1929, the house at **4 Washington Avenue** is a fairly typical example with an engaged porch. Resting on a brick foundation and clad with vinyl siding, the house has replacement doors, replacement one-over-one windows, and an attached shed-roof side porch, which was a later addition. The full-width front porch is supported by brick posts with brick piers marking the center bay. The solid porch rail is clad with asbestos shingles. At **2 Cottage Street**, the ca. 1929 house is covered with aluminum siding and capped by a metal-clad roof. Resting on a brick foundation, the house displays wood porch posts with a replacement wood railing and original four-over-one double-hung wood sash windows.


Houses, 4 Washington Avenue (l) and 2 Cottage Street (r), view to northwest

The house at **20 Cottage Street**, built around 1928, is fairly typical of the attached front-porch form, although it has been substantially altered with vinyl siding and replacement one-over-one windows. It exhibits a stuccoed foundation, replacement entry door, and an interior brick chimney. The partial-width porch is carried on square wood posts with a replacement metal railing. Occupying an elevated lot, a river rock retaining wall borders the front of the property and the edge of the driveway to the east of the house. The stairs accessing the porch are constructed of river rock with thin concrete treads. The house at **20 Washington Avenue**, which was built around 1929, is a one-story Craftsman dwelling resting on a brick basement exposed at the rear. Clad with vinyl siding, the house has exterior brick chimneys, replacement one-over-one windows, replacement entry door, and an attached front-gable porch. The porch is supported by tapered wood posts on brick piers at the corners with two low brick piers marking the center bay.


Houses, 20 Cottage Street (l) and 20 Washington Avenue (r)

Among the more distinctive houses in the neighborhood, the ca. 1931 house at **12 Washington Avenue** is a substantial one-and-a-half-story side-gable frame bungalow set behind mature hemlock trees at the front of the property. Resting on a brick foundation, the house features two exterior brick chimneys, although the north chimney has been taken down to the roof line. A large front-gable dormer is positioned at the center of the roof and a hip-roof porch cochere extends to the north of the house. The house is covered with aluminum siding and has exposed rafter tails, replacement six-over-one windows, and a detached front-gable garage of concrete block with a wood shingle gable end. The engaged full-width porch has been enclosed with board-and-batten

siding and a brick apron. The house at **34 Washington Avenue**, which was built around 1929, is a one-and-a-half-story frame dwelling with a tall, clipped, front-gable roof. The house has aluminum and vinyl siding, replacement one-over-one windows, and a small shed-roof addition on the north elevation. Two brick flues rise against the side elevations, but the one on the south side is wrapped in vinyl siding. An attached one-story shed-roof porch is carried on square wood posts and has a clipped front-gable entrance bay at its south end. A detached one-bay frame garage with a metal-clad front-gable roof was erected around 1940. The garage opening has been covered with plywood sheathing.


Houses, 12 Washington Avenue (l) and 34 Washington Avenue (r)

The integrity of the small neighborhood is compromised in part by the material changes to individual residences and to an equal extent by the number of mobile homes and resources constructed after 2000. The mobile homes are largely clustered between Parkwood Avenue and Snyder Drive, near the center of the neighborhood. The new additions are concentrated on Snyder Drive and at the north end of Parkwood Avenue. A new two-story dwelling is under construction at **23 Brown Avenue**. The infill dwellings and extensive physical and material alterations serve to disrupt the visual character of the neighborhood's older homes.


Houses, 20 Snyder Drive (l) and 10 Washington Avenue (r)

The house at **20 Snyder Drive** fairly represents the character-altering changes that have occurred to many houses in the neighborhood. Built around 1929 as a front-gable bungalow, the original portion of the house sits on a ashlar-face concrete block foundation with a full-width

engaged porch supported on square wood posts. It has since been altered with a large side-gable wing on the south elevation, vinyl siding, a replacement entry door, and replacement six-over-six windows. A metal-roof carport stands north of the house. The one-story front-gable house at **10 Washington Avenue** has been covered with asbestos shingle siding. A portion of the attached front-gable porch with brick corner posts has been enclosed and features a projecitng polygonal bay window. A shed-roof carport has been attached on the north elevation and connects to the open end of the porch.

Houses, Woodfin Park – *Weaverville, NC* USGS topographic quadrangle map (1936)

Historic Background

J. Henry Brown and Charles I. Carter purchased three tracts of land on the northeast side of Burnsville Hill near the Woodfin schools in 1925. Known as "the Tilson property," the land had been acquired by J. C. Tilson right after the turn of the twentieth century. The land adjoined

property owned by John Wyatt, J. A. Farmer, and J. C. and Emma McPherson (see #6), among others. Brown and Carter bought the land for $25,000.[89]

Brown and Carter appear to have approached the Woodfin Park venture more informally than Brown's other development in the area with the Woodfin Land Company (see #4), which was incorporated in 1919. Brown and Carter hired J. J. Regan to survey and subdivide the Tilson property in September 1925. The resulting 288 lots were depicted on two plats for Woodfin Park, identified as Sections 1 and 2. North Woodfin Avenue formed the eastern boundary and Brown Avenue, adjoining other land owned by J. H. Brown, formed the western boundary. Adams Street (present-day Cottage Street) carried across the southern portion of the subdivision. Three additional streets extended to the north: Washington Avenue, Jackson Avenue (present-day Snyder Drive), and Lincoln Avenue (present-day Parkwood Avenue). The property of Ambrose and Minnie Snyder stood at the north end of Jackson Avenue.[90]

Surveyor J. J. Regan purchased the first three lots in Woodfin Park, acquiring lots 55, 56 and 57 in Section 1 on September 28, 1925 (Deed Book 318, page 36). Regan's deed stipulated that any buildings erected must cost at least $2,000. Brown and Carter's deed to Mary Revis, a widow, for eight lots on Jackson Avenue stipulated that any buildings erected must cost at least $1,500 (Deed Book 318, page 338). Nat and Elizabeth Brown acquired five lots on the corner of Brown Avenue and Adams Street, and their deed required that any buildings erected must cost at least $3,000 (Deed Book 325, page481).

From deed and tax records, it appears that sales were strong through the mid-1920s and a good number of houses were erected by 1929, prior to the Depression. The small neighborhood appears to have remained relatively stable during the 1930 and 1940s and into the post-war period. A modest number of new houses began to be constructed throughout the neighborhood following World War II, but highway construction greatly impacted the east side of the original subdivision. Many of the first lots sold in Woodfin Park were situated along N. Woodfin Avenue and on the east side of Washington Avenue, densely established areas that were lost to the construction of US 19-23 in the 1960s. The highway required re-routing the south end of Washington Avenue below Cottage Street to a new intersection with Elk Mountain Road. Additional changes have come in recent years with the construction of four new infill houses and a fifth currently under construction.[91]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Houses in Woodfin Park are **not eligible** for the National Register of Historic Places. The small collection of bungalows is a fairly typical example of residential development around Asheville in the 1920s. The neighborhood retains its general integrity of location, setting,

[89] Buncombe County Register of Deeds Book 315, page 177.

[90] Buncombe Country Register of Deeds Plat Book 10, pages 8-9; Asheville City Directory, 1925.

[91] Buncombe Country Register of Deeds.

feeling, and association. The overall integrity of design, materials, and workmanship has been compromised by material changes to individual residences, alterations to the original plat and street patterns, and later infill construction.

The Houses in Woodfin Park are **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The neighborhood is not associated with significant events or historic trends in Asheville during the twentieth century. The development of Woodfin Park was typical of residential subdivisions throughout Asheville at the time and not associated with significant patterns of community planning and development.

The Houses in Woodfin Park are **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The neighborhood is not associated with the lives of any individuals who achieved the level of significance required to be listed in the National Register under Criterion B.

The Houses in Woodfin Park are **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The collection of houses in Woodfin Park primarily consists of a small group of one-story frame bungalows dating from the 1920s. The majority of houses are typical examples of common bungalow and Craftsman-influenced types that were popular throughout the city and surrounding region. Few individual resources retain a high degree of integrity, and the neighborhood as a whole has diminished integrity due to significant later alterations and infill construction.

The Woodfin Park area is typical of residential subdivisions and modest neighborhoods that developed during Asheville's real estate boom of the 1920s. While much of West Asheville developed in the early twentieth century as a suburb of Asheville, several areas north of the city were built as middle and working class neighborhoods of one- and two-story Craftsman and Colonial Revival-style houses, including other lands platted by the Woodfin Land Company and now bisected by US 19-23. Montford Hills and Norwood Park (NR district, 2008) were solidly middle class enclaves adjacent to older, well-established residential sections such as Montford and Grove Park. Other early twentieth century areas like Doubleday's Addition (present-day Five

Points), Jackson Park, and Annandale appear to have been dense neighborhoods of modest dwellings. There are other residential sections of Asheville and Woodfin that retain a greater density of development from the early twentieth century, a stronger visual character, and a higher degree of architectural integrity. As such, the houses in Woodfin Park are not eligible for the National Register under Criterion C.

The Houses in Woodfin Park are **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The small residential subdivision platted in the 1920s is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 6

Resource Name	**J. C. and Emma McPherson House**
HPO Survey Site Number	BN6137
Location	26 McPherson Street
PIN	9730-64-4887-00000
Date(s) of Construction	ca. 1902, ca. 2010
Eligibility Recommendation	Eligible (C) – architecture

J. C. and Emma McPherson House, 26 McPherson Street, oblique front view to northwest

Description

Situated on an approximately one-acre lot at the north end of McPherson Street, the two-story hip-roof frame house was built as the home of James C. and Emma McPherson in the early twentieth century. Resting on a stone foundation, the house is covered with weatherboards and features stuccoed interior chimneys, shed dormers, and one-over-one double-hung wood sash windows with molded hoods. The dormers are clad with wood shingles. The principal road through the area passed to the east of the house at the time it was constructed, so the east elevation is the primary façade, which is arranged with three bays on the first story and two bays on the second. An attached hip-roof porch carried on slender Tuscan columns extends the full width of the façade and wraps around onto the south elevation. The wood porch floor is supported on brick piers and

accessed by wood steps. The single-leaf entrance located at the south end of the façade contains a wood door composed of a large single light over a single panel.

Although the interior was not available for inspection, a few areas of the house were visible through the entrance door and the property owner provided several interior photographs and a verbal description. A corner stair is located on the south wall of the front room and exhibits a stout, chamfered newel post with bulls-eye moldings and a pyramidal finial. The wood balustrade displays simple turned balusters. The fireplace, which is positioned beneath the upper run of stairs, has a painted brick surround with a corbelled mantel. Unpainted window and door surrounds, baseboard moldings, and original wood floors were also visible. The living and dining rooms on the north side of the foyer are connected by openings with original pocket doors. Both rooms contain elaborate wood mantelpieces with classical pilasters carrying the mantel and over-mantel shelves with molded cornices. In the living room the over-mantel consists of a raised wood panel, and the dining room contains a mirror. Built-in shelves and glass-fronted cabinets are positioned beside the fireplace in both the living and dining rooms, and the dining room displays beaded-board wainscoting. Four additional fireplaces are located in the second-story bedrooms, but they are more simply detailed. The attic has been finished to contain three bedrooms.

A two-story ell projects to the rear and may have been converted to the front elevation when Woodfin Avenue was constructed on the west side of the house.[92] The narrow, two-bay elevation has one-over-one windows and a single-leaf entry door at the north end of the elevation. The door is composed of five raised panels. An attached one-story hip-roof porch extends the full width of the west elevation and wraps around the north side of the wing. The porch, which was rebuilt around 2010, has a concrete block pier foundation, square wood posts, and a modern wood balustrade with square balusters. Wide wood steps access the porch.

The house sits near the center of the residual one-acre site, which is cleared around the house. An unpaved loop driveway enters the property from the south, at the end of McPherson Street. A prefabricated metal shed erected ca. 2007 serves as a carport on the southern edge of the property. The west side of the property is covered with dense vegetation to screen it from the adjoining right-of-way and access ramp for US 19-23. Modern development borders the property on the north and east sides.

[92] Woodfin Avenue was originally known as Newbridge Street (see Buncombe County Plat Book 3, page 14).

McPherson House, facade, view to west

McPherson House, oblique view to southwest

McPherson House, south elevation, view to north

McPherson House, rear elevation, view to east

Entrance foyer (photograph courtesy of the owner)

Living room (photograph courtesy of the owner)

Living room, view into foyer (photograph courtesy of the owner)

Dining room (photograph courtesy of the owner)

Historic Background

The house appears to have been built between 1900 and 1902 for James C. and Emma McPherson of Asheville. A newspaper article from September 5, 1900, describes a number of improvements happening in the Burnsville Hill neighborhood, including a new road and "a 13-room $5000 residence" for J. C. McPherson.[93] The McPhersons moved to Asheville in the late 1880s, relocating from Massachusetts. According to city directories and census records they lived close to downtown until the turn of the twentieth century. Beginning with the 1902-03 city directory, their residence is given as being in the county.[94]

James C. McPherson (1858-1933) was born in New Brunswick, Canada, and immigrated to the United States around 1870, settling in the northeast region of the country. He married Emma Trafford (1851-1949) of Altoona, Pennsylvania, around the time the couple came to Asheville. Their son, James D. McPherson, was born in 1891. Trained as a plumber, McPherson gained recognition for the installation of sanitary indoor plumbing, a relatively new amenity in home construction. In Asheville, he partnered with Thomas G. Clark to form McPherson & Clark, the company that supervised installation of plumbing at Biltmore House.[95]

McPherson's plumbing business evolved over the next few decades to include a wide range of building systems and contracting work. The McPherson and Clark partnership dissolved in 1899, when Thomas Clark sold his interest in the business to J. Walker Moore.[96] Reorganized as McPherson and Moore, the firm advertised their services as plumbers, steam and gas fitters, and metal workers, but only remained active until 1905, when McPherson began working as an independent building contractor according to city directories. His son, James D. McPherson, joined him in business by the 1920s. The McPhersons worked as contractors, buildings, plumbers, tinners, and sheet metal fabricators.[97]

James and Emma McPherson resided in the house with their son, James D., and his wife Ann. The property included a pond to the east (site of present-day apartment buildings) where children used to play. A large barn and smaller pond stood to the north on property currently owned by the Jehovah's Witnesses. The small pond supplied water to the house and the old cistern remains in the attic.[98] At the time of the 1930 census, the McPhersons' house was valued at $13,000, nearly three times more than any other house in the Woodfin community.[99]

An active Mason, McPherson served as general contractor for the Scottish Rite and Masonic Temple in downtown Asheville. A documentary photo of the laying of the cornerstone for

[93] "Burnsville Hill Get A New Road," *Asheville Citizen*, September 5, 1900.

[94] Buncombe County Register of Deeds Office; 1900 United States Census; Asheville City Directory, 1902-03.

[95] *Asheville Citizen*, September 29, 1912; 1880 United States Census.

[96] *Asheville Daily Gazette*, November 28, 1899.

[97] Asheville city directories, 1915-1925.

[98] Amy Riffe, personal communication, March 23, 2017.

[99] 1930 United States Census.

Asheville's Masonic Temple in 1913, shows J. C. McPherson present for the ceremonies.[100] The elegant building was designed by fellow Mason and prominent Asheville architect Richard Sharp Smith. McPherson worked with Smith on a number of projects beginning with Biltmore and including the offices of Dr. Chase P. Ambler in 1911 and the Langren Hotel in 1912. In 1911, McPherson helped organize the Builder's Exchange of Asheville and served as its first president.[101] He served as host of the second annual convention of the Master Plumber's Association of North Carolina held in Asheville.[102] McPherson won the contract to install plumbing and heating systems at the Grove Park Inn, completed in 1913.[103]

J. C. McPherson died in September 1933 at his home, where the funeral was also held. Ownership of the house immediately following his death is unclear, but it appears that the property containing the house was sold to M. L. and Rachel Price in 1939 (Deed Book 512, page 196). The Prices' two daughters, Deva and Lavada, sold the property to Charles W. and Eva W. Munday in 1947 (Deed Book 652, page 298). The Mundays divorced in 1970, but Eva Munday, a longtime United States Forest Service employee at the Southern Research Station near UNCA, resided in the house until 1984, when she sold it to Ronald and Sharon Firmin (Deed Book 1374, page 425). Firmin, a real estate developer and a Jehovah's Witness, gave land on the north side of the house to the North Asheville Congregation of Jehovah's Witnesses and built the apartment complex to the east of the house.[104]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the J. C. and Emma McPherson House is **eligible** for the National Register of Historic Places. The property is a good example of a transitional Queen Anne and Colonial Revival-style dwelling from the early twentieth century. The property retains integrity of location, design, material, workmanship, feeling, and association. The setting of the house has been compromised with modern development on the north, east, and west sides, including the construction of the US 19-23 in the 1960s that removed Woodfin Avenue. Alterations to the rear porch of the house are compatible with the architectural character of the dwelling and do not significantly detract from its integrity.

[100] Vertical files, North Carolina Collection, Pack Memorial Library, Asheville, NC.

[101] *Asheville Citizen*, November 18, 1911.

[102] *Wilmington Morning Star*, April 19, 1912.

[103] *Asheville Gazette News*, December 21, 1912.

[104] Riffe.

Site Plan – J. C. and Emma McPherson House, 26 McPherson Street [PIN 9730-64-4887-00000]
(*Source*: Buncombe County GIS)

The J. C. and Emma McPherson House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The McPherson House is not associated with any significant events or historic trend to be eligible under Criterion A.

The J. C. and Emma McPherson House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The early twentieth century house is associated with J. C. and Emma McPherson, who came to Asheville from the northeast United States in the 1880s and established a prominent plumbing and contracting business in the area. McPherson's company supervised the plumbing work at Biltmore House in the 1890s. The McPhersons resided here until the mid-1930s, when the house was sold following the death of J. C. McPherson. The house was later owned and occupied by Charles and Eva Munday from 1947 to 1984. These individuals do not rise to the level of significance required for listing in the National Register under Criterion B.

The J. C. and Emma McPherson House is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The McPherson House is a good example of a commodious two-story frame house built in an Asheville suburb at the beginning of the twentieth century. The house reflects the transitional period between popular Queen Anne and Colonial Revival styles, as the ornate detailing of nineteenth-century dwellings was supplanted by simpler, more restrained embellishment and finishes. While transitional Queen Anne-Colonial Revival style residences from the turn of the twentieth century typically married the irregular forms and massing of the Queen Anne with the classically influenced finishes of the Colonial Revival, the exterior of the McPherson House is characteristically subdued with simple massing, weatherboard siding, and a tall hip roof. The wraparound porch is carried on Tuscan columns and the window openings are topped by molded hoods. The interior, however, displays well-crafted details and quality materials. A corner stair with chamfered newel post, bulls-eye moldings, and a pyramidal finial fills the entrance hall, along with brick fireplace surround and corbelled mantel. The main downstairs rooms feature paneled pocket doors, elaborate wood mantelpieces, built-in shelves and glass-fronted cabinets, unpainted window and door surrounds, baseboard moldings, and original wood floors. The dining room contains beaded board

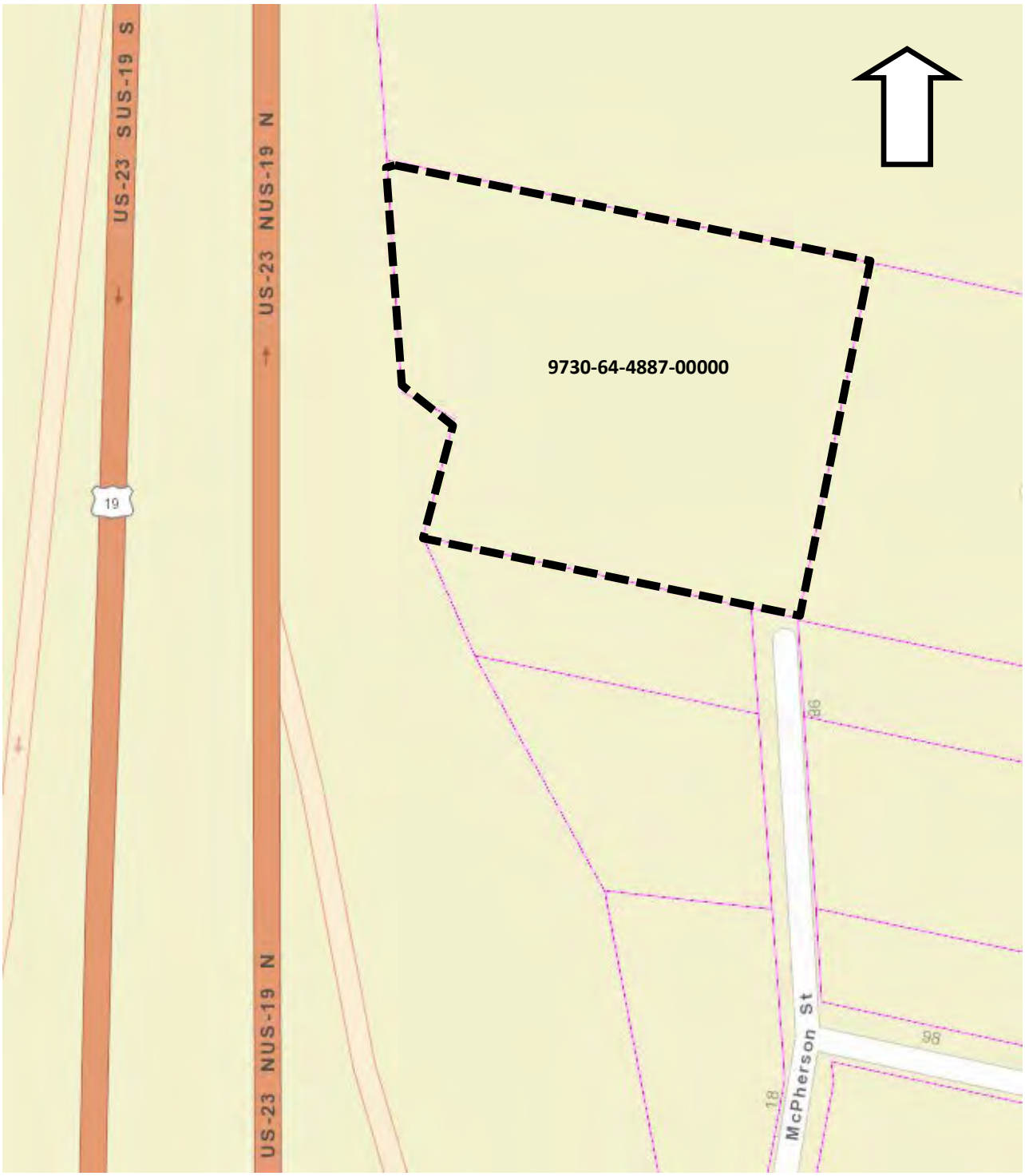
wainscoting. In his role as a contractor, McPherson's home showcased his abilities as a builder of high quality structures.

Numerous examples of Queen Anne and Colonial Revival-style frame houses dating from around the turn of the twentieth century remain standing in Asheville, but many of these dwellings are located in close proximity to downtown or neighborhoods that surround the city, such as Montford, Chestnut Hill, Proximity Park, and Biltmore Avenue. The Whiteford G. Smith House at 263 Haywood Street (NR, 2005) is a richly ornamented Queen Anne house bordering the interstate on the edge of downtown. Richmond Hill (NR, 1977), the imposing ca. 1890 Queen Anne home of congressman Richmond Pearson, occupied a prominent hilltop site on the west side of the French Broad River until 2009, when the house burned. The ca. 1892 William Worley House at 1 Worley Place in West Asheville was determined eligible for the National Register in 1999. The Queen Anne-style Worley House is a two-story frame dwelling with a multi-gable roof, projecting wings, layered exterior materials, and applied ornament in the gable ends. The ca. 1905 Minnie Alexander Cottage (NR, 1989) at 218 Patton Avenue is located near downtown, but has been isolated by surrounding commercial development. The two-story hip-roof dwelling bears some similarity to the form and massing of the McPherson House, but the cottage, which was designed by Richard Sharp Smith, is finished with pebbledash stucco on the exterior. The McPherson House, which retains a high degree of integrity, is eligible for the National Register under Criterion C as a notable example of a substantial turn-of-the-century frame dwelling located outside of Asheville and representing the early Colonial Revival style.

The J. C. and Emma McPherson House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built around 1902, the two-story frame house is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of the J. C. and Emma McPherson House follows the legal property line encompassing the full extent of the 0.96-acre property surrounding the house and carport (PIN 9730-64-4887-00000). The proposed boundary includes the residual property historically associated with the McPherson House and associated structures. The boundary adjoins the existing right-of-way for US 19-23.



Boundary Map – J. C. and Emma McPherson House [PIN 9730-64-4887-00000]
(*Source*: HPOWeb GIS Mapping)

Inventory No. 7

Resource Name	**Lyday House**
HPO Survey Site Number	BN6141
Location	63 Washington Avenue
PIN	9730-65-0763-00000
Date(s) of Construction	ca. 1928
Eligibility Recommendation	Not eligible (A, B, C, D)

Lyday House, 63 Washington Avenue, façade, view to southeast

Description

The one-story Lyday House is an interesting Spanish Colonial Revival-style dwelling with a decorative parapet roof, stucco exterior, exterior brick chimney, and an attached flat-roof porch. The undulating parapet with corner crenellations appears to be composed of two corbelled brick courses that are stuccoed. The sturdy, square porch posts were originally brick and have been covered with stucco. The porch shelters a single-leaf entry flanked by sidelights with attenuated center lights. The glazed door contains nine lights with a large central light. Windows throughout the house are typically four-over-one double-hung wood sash with the exception of a pair at the south end of the façade that are replacements. They are set within flat board frames with wood sills. The majority of replacement windows are located on the side and rear elevations.

Lyday House, oblique view to northeast

Lyday House, porch, view to east

Lyday House, south elevation, view to north

Lyday House, rear elevation, view to west

Lyday House, master bedroom wing

Lyday House, living room

Lyday House, living room fireplace

Shed, view to southwes

Resting on a brick foundation, the house extends to the rear with a setback on the south elevation where a small patio provides access to a secondary side entrance. The single-leaf glazed-and-paneled entry door opens onto an uncovered concrete slab, which is bordered by a metal railing. An attached aluminum canopy shelters the entry door. A one-story shed-roof wing was added to the north elevation

Though popular nationally in the early twentieth century, the Spanish Revival style appears only occasionally in the Asheville region with several well-documented examples appearing the city. These examples include the James Madison and Leah Arcouet Chiles House, built 1922-1925; the ca. 1923 L. B. Jackson House on Kimberly Avenue; the ca. 1925 Campbell House in Lakeview Park; and the National Register-listed Ottari Sanitarium, built in 1912 and enlarged and remodeled in 1923 with a slight Spanish Colonial flair.

Historic Background

The early history of the Lyday House is unclear, clouded by numerous property transactions typical of Asheville and its surroundings in the 1920s. According to tax records, the house occupies lots 1, 2 and 3, as well as parts of 5, 6, 7 and 8, in the Broadmoor subdivision, which was platted in March 1926 (Plat Book 10, page 103). The subdivision contained twenty-nine lots on land belonging to Carrie Carr Mitchell (1859-1938). A native of Warrenton, North Carolina, Carrie Mitchell married and divorced Donald Mitchell of Oxford, North Carolina, and relocated to Asheville around 1889. She operated a boarding house at the northwest corner of Church Street and Aston Place in Asheville for more than thirty years.[105]

Lots 1, 2 and 3 of Mitchell's Broadmoor subdivision were sold in the summer of 1926. The house appears to occupy the original Lot No. 3, which was sold to J. H. Lathrop on August 24, 1926 (Deed Book 359, page 507). A cabinetmaker at Carolina Wood Products, Lathrop and his wife sold the lot to Preston Wood in January 1927 (Deed Book 369, page 581). The remaining lots, including 5, 6, 7 and 8, were mostly sold to Samuel M. White in 1935. White, owner of Woodfin Realty Company, sold the property, in its current configuration, to William E. and Flo Lyday on October 24, 1935 (Deed Book 479, page 110).[106]

Located in the unincorporated community of Woodfin, Washington Avenue is only sporadically covered in city directories prior to 1950. Twelve families were noted as residents of Washington Avenue in the 1925 city directory, but no street numbers were given. In the 1928 city directory, Washington Avenue is indexed but no listings are cited. The street is not listed through the 1930s and 1940s. Beginning in 1950, Mrs. Flo H. Lyday is noted as the owner of 63 Washington Avenue before Paul and Sue Lyday became the regular occupants in 1955.[107]

[105] Buncombe County Register of Deeds Office; Mitchell death certificate; *Asheville Citizen*, May 31, 1959..

[106] Buncombe County Register of Deeds Office; Asheville city directories, 1926-1935.

[107] Asheville city directories, 1925-1960.

Site Plan – Lyday House, 63 Washington Avenue [PIN 9730-65-0763-00000]
(*Source*: Buncombe County GIS)

William E. and Flo Lyday, owners of the property in 1935, separated in 1942 and divorced in 1949. They transferred the property to their two children—Paul Edward Lyday and Mary Jean Blackburn—in 1951 (Deed Book 702, page 539). In 1953, Mary Jean Blackburn deed her one-half interest in the property to her brother and his wife, Sue Sinclair Lyday (Deed Book 731, page 177). Paul Lyday (1911-1973) began his career as a teacher before becoming a food and health inspector. He ultimately became the director of the county health department. Sue Lyday taught at Candler School west of the city. The couple eventually separated and Paul Lyday deeded the house to his ex-wife in November 1961 (Deed Book 854, page 183). Sue Lyday continued to reside in the house until 1984, when it was sold to Jerome and Virginia Ramsey (Deed Book 1350, page 675).[108]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Lyday House is **not eligible** for the National Register of Historic Places. The

[108] Asheville city directories, 1940-1985.

property is a nice example of a modest Spanish Colonial Revival style house erected in the 1920s in the community of Woodfin. The property generally retains integrity of location, setting, design, material, workmanship, feeling, and association. The house has undergone some alteration with the addition of a side wing and some replacement windows. The setting and feeling of the Lyday House have been compromised by the clearing of trees on the site, the opening of the county's school bus maintenance lot north of the property in 1960, and the construction of US 19-23.

The Lyday House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The growth of Washington Avenue and platting of Carrie Mitchell's small Broadmoor subdivision was typical of residential development throughout Asheville and its adjacent suburbs at the time and not associated with significant patterns of community development.

The Lyday House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. Associated with both Carrie Mitchell and the Lyday family, none of the individuals achieved sufficient importance to be considered eligible under Criterion B.

The Lyday House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The stuccoed one-story Lyday House presents a modest expression of the Spanish Colonial Revival style, which enjoyed a brief period of popularity in Asheville and its suburbs during the 1920s and early 1930s. Located in the working-class community of Woodfin, northwest of Asheville, the style of the house is notable among the more common examples of Colonial Revival, Craftsman, and traditional forms. In the Asheville suburb of Kenilworth, south of Asheville, developer James M. Chiles erected a fanciful two-story Spanish Colonial villa between 1922 and 1925 for his personal residence. He built two other smaller one- and two-story houses in the style adjacent to his home on Chiles Avenue. Three other houses on Sheridan Road in Kenilworth display elements of the Spanish Colonial style including stucco exteriors, flat or tile roofs, arched verandas, and walled courtyards. The ca. 1923 L. B. Jackson House on Kimberly Avenue combines elements of Spanish Colonial and Craftsman architecture for a low one-story stuccoed dwelling with a heavy porch attached to the façade. The ca. 1925 Campbell House in Lakeview Park is a two-story stuccoed villa set within a wall courtyard.

While the Lyday House is unusual within its immediate context, it is a fairly unremarkable example of the Spanish Colonial Revival style within Asheville's residential architecture of the 1920s and 1930s. As such, the property does not appear to possess sufficient architectural significance to be eligible under Criterion C.

The Lyday House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built the late 1920s, the house is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 8

Resource Name	**Mills Manufacturing Corporation**
HPO Survey Site Number	BN6156
Location	25 Mills Road
PIN	9730-58-7237-00000
Date(s) of Construction	1959, ca. 1966, ca. 1970, ca. 1981
Eligibility Recommendation	Eligible (A, B, C) – industry, Ernest A. Mills, architecture

Mills Manufacturing Corporation, 25 Mills Road, oblique front view to northwest

Description

The Mills Manufacturing Corporation property lies on the west side of US 19-23, and the residual sixteen-acre tract contains three manufacturing buildings including two metal-clad structures dating from the late 1960s. The property is accessed from Mills Place, a short road that connects with the US 19-23 exit ramp. The entrance road originally connected to Weaverville Road and passed on the north side of the plant's main building. At present, the site consists of the three buildings, paved parking areas, and wooded surroundings.

Built in 1959, the principal building is a one-story flat-roof brick veneer building that contains offices, a manufacturing floor, and distribution. The offices occupy a flat-roof wing on the south elevation that has a lower roof line that the main section. The façade is enlivened with a recessed entrance bay, horizontal window bands, cast-concrete sills, and sans serif lettering. The group of sixteen windows on the east side of the entrance serve the front offices and are composed of a louvered lower sash, fixed center light, and a narrow, opaque transom. An employee break room is located at the west end of the office wing, with an attached metal shed roof supported on wood posts and a concrete patio outside the break room. The office wing was extended to the east in the late 1960s or 1970s and is similarly finished as original section.

Mills Manufacturing, office wing, oblique view to northeast

Mills Manufacturing, break room and patio, oblique view to northeast

Mills Manufacturing, west elevation, oblique view to southeast

Mills Manufacturing, oblique view to southeast

The manufacturing section of the main building rests on a concrete slab foundation and is capped with a flat roof. A narrow band of two-light windows on a cast-concrete sill nearly encircles the building below the roof line and gives the appearance the roof hovers above the building. Approximately every fourth window is operable and hinged at the top. A series of square openings on the west elevation contain the original ventilation fans, which are now boarded over. A second set of fans on the east elevation were removed around 1981, when the exterior wall was removed and a shed-roof, brick-veneer addition was constructed on the east side of the building. A loading platform at the northwest corner of the building is sheltered by an attached metal-roof canopy supported on metal pipe columns. The two loading bays are accessed through wood paneled overhead doors.

The interior of the building is plainly finished with exposed concrete block walls and concrete floors. The office wing has dropped acoustical tile ceilings. The main manufacturing floor is an open space with steel posts supporting the exposed steel trusses that carry the roof.

Promotional booklet – Mills Manufacturing Corporation (*Ernest A. Mills Family Collection*, Special Collections, D. H. Ramsey Library, University of North Carolina Asheville)

Mills Manufacturing, 1981 addition, view to north

Mills Manufacturing, loading bays, oblique view to northeast

Mills Manufacturing, Plant No. 3 (1966), oblique front view to northeast

The second building erected on the site was constructed to the south of the original plant around 1966. Now known as Plant No. 3, the building sits at a lower elevation, and a paved driveway to the west of the building curves down to the lower elevation and a parking lot located in front of the facility. The building is a long, one-story metal-clad structure with a central loading platform and two metal overhead doors. The windows are typically one-over-one replacement sash. A small office area at the east end of the building features a brick-veneer wall, a horizontal window band below the roof line, a single-leaf glazed entry door, and an attached metal entry canopy.

Mills Manufacturing, Plant No. 2 (ca. 1970), façade, view to west

Plant No. 2 was the third building constructed on the site. Built around 1970, the one-story metal-clad building is capped with a gable roof and has a shed-roof loading bay attached on the north elevation. The southern portion of the façade has office space defined by a brick-veneer wall, horizontal window bands, and a glazed single-leaf entry door. An attached flat-roof canopy extends the full-width of the facade.

Historic Background

Mills Manufacturing Corporation is a family-owned textile manufacturer that specializes in producing parachutes for the United States military. Founded by Ernest A. Mills in 1935 in New York City, the company relocated to Asheville in 1952. The company began manufacturing women's underwear, but switched to military production to help with the war effort during World War II. Ernest Mills and his brother, Lawrence (Larry), moved operations to North Carolina to take advantage of the skilled workforce, affordable real estate, and nearby material suppliers. The Millses visited both Asheville and Durham in August to look at potential sites, and the owners were swayed by Asheville's milder climate.[109]

Mills Manufacturing began its operations in Asheville in a rented space along the French Broad River in the Woodfin community. In April 1959, Ernest and Lawrence Mills purchased two tracts from James G. and Dorothy Stikeleather on the west side of the Asheville-Weaverville Highway (present-day Weaverville Road), where they erected a new, one-story, 66,000-square-foot production plant and offices (Deed Book 812, pages 21 and 48). Approximately 60,000 square feet was devoted to the bright, open manufacturing floor, while the remaining 6,000 square feet was devoted for offices and an employee cafeteria.[110] It is not known who designed the building, which displays elements of Modernist design in its geometric simplicity, horizontal window groupings, and flat roofs.

When the plant opened, it employed approximately 200 people to manufacture parachutes in a range of sizes from twenty-inch flare parachutes to cargo chutes up to 100 feet in diameter. The eastern end of the building contained the cutting department and was equipped with tables up to 130 feet long for cutting cloth. Other areas of the production floor were devoted to sewing assemblies and cord cutting. Nearly half of the employees inspected the work at various stages, including two resident inspectors from the Air Force. The Mills brothers had begun their military work in the late 1930s producing powder bags before moving to sleeping bags, mosquito netting, head nets, and ultimately parachutes.[111]

Business continued to expand through the 1960s and early 1970s. Mills Manufacturing evolved into one of the largest parachute manufacturers in North America, as both a prime and sub-contractor for the United States military. By 1970, the Woodfin plant employed nearly 450 people. The second building, constructed in 1966, added 40,000 square feet, and the third building, under construction in 1970, added another 30,000 square feet. Each of the buildings were designed for optimum flexibility and contained modern equipment.[112]

The Mills Manufacturing facility reflected the changing nature of industrial production in the region following World War II. Manufacturing plants became less dependent on water power, natural daylight and ventilation, and local raw materials. Improved transportation networks,

[109] John H. Oswald, personal communication, February 2, 2017; and

[110] Jay Hensley, "When Customers Drop, Business Booms for Mills Corp.," *Asheville Times*, June 13, 1960.

[111] Ibid.; "Mills Manufacturing One of World's Top Parachute Makers," *Asheville Citizen*, January 25, 1970.

[112] *Asheville Citizen*, January 25, 1970.

including highways like US 19-23, allowed for easier distribution of materials and finished products. Plants were not as likely to be located in river bottoms where water and level building sites were plentiful. The Mills plant, like others, utilized modern technology to optimize space and function.

In addition to his corporate leadership, Ernest A. Mills (1908-1989), who was married to Albina Mills (1914-1994), maintained an active civic and philanthropic presence in Asheville. Taking a keen interest in the University of North Carolina at Asheville (see #2), the Mills family established scholarship funds, supported the theater, and endowed the Mills Professorship Fund in Humanities. Mills Residence Hall, completed in 1989, was named in honor of the couple. Ernest Mills served on UNCA's Board of Directors, was a member of the UNCA Foundation from 1964 to 1985, and received the first Chancellor's Medallion for service to the university. Mills also served on the Board of Directors for First Union Bank, St. Joseph's Hospital, and Asheville-Buncombe Technical College, where he remained a member for twenty-one years. Albina Mills' interest in drama influenced the family's support of the Asheville Community Theater, Theater UNCA, and the university's Tanglewood Children's Theater. The success of Mills Manufacturing permitted Ernest Mills to invest generously in the local community and support the arts and education for its residents.[113]

Ernest Mills served as president and Lawrence Mills was vice-president of the company into the 1980s. Mills and his wife, Albina, raised a daughter Pamela, who followed in her parents' footsteps. Ownership passed to Pamela Mills Turner and her husband, Jim, in the 1980s. The company is currently run by the Turners' son-in-law John H. Oswald.

[113] "Retired Industrialist Mills Remembered for His Generosity," *Asheville Citizen*, March 7, 1989; "UNCA Benefactor Albina Mills Dies," *Asheville Citizen-Times*, July 20, 1994.

Site Plan – Mills Manufacturing Corporation, 25 Mills Place [PIN 9730-58-7237-00000]
(*Source*: Buncombe County GIS)

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Mills Manufacturing Corporation is **eligible** for the National Register of Historic Places. The property is a good example of a post-war manufacturing facility near Asheville, an expression of Modernist design principles, and associated with the productive life of Ernest A. Mills, an individual significant in the development of Asheville from the 1960s to 1980s. The property retains integrity of location, setting, design, material, workmanship, feeling, and association. Additions to, and maintenance of, the main building have had minimal impact on the overall physical integrity of the facility.

The Mills Manufacturing Corporation is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. Mills Manufacturing relocated to the Asheville area from New York in 1952 to avail itself of the skilled workforce and affordable real estate. When operations began in rented space in Woodfin, the company employed approximately 100 people, but that number had double by 1959. Mills Manufacturing specialized in the production of parachutes, which led to success in its particular field. Mills Manufacturing was one of a number of companies to invest in new manufacturing facilities in the region, which experienced its greatest period of growth in the 1950s. These new industries favored utilitarian and flexible manufacturing space not bound by the need for water power or natural light and ventilation. Mills Manufacturing continues to fabricate parachutes for the United States military.

The Mills Manufacturing Corporation is **eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The Mills Manufacturing Corporation is directly associated with the family of Ernest Mills and his brother, Lawrence, who relocated their textile manufacturing business to Asheville from New York in the 1950s. In addition to his active role in the family-owned company, Ernest Mills was deeply involved with the local Jewish community, Congregation Beth Ha-Tephilia, local theater, and the University of North Carolina at Asheville (see #2). A dedicated supporter of both the city and the university, UNCA awarded Mills with the first Chancellor's Medallion in 1985. Ernest Mills' involvement and philanthropy throughout Asheville was a result of the success of Mills Manufacturing Corporation following its move to the region in 1952. The manufacturing company represents the fullest achievement of Mills' productive life and provided the means to champion numerous other causes throughout the city. Mills Manufacturing is eligible under Criterion B for its association with the productive life of Ernest Mills.

The Mills Manufacturing Corporation is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Mills Manufacturing consists of three buildings erected between 1959 and 1970, and the main building is a one-story brick-veneered edifice with a flat roof, horizontal window bands, and an attached office wing. While providing natural light and ventilation, the band of windows located beneath the roof line gives the impression that roof floats above the building and is a feature seen in other Modernist-influence structures around Asheville, including banks, schools, industrial and commercial buildings. The Mills Manufacturing facility retains a high degree of integrity and displays physical attributes of the technological advancements that became common on manufacturing plants after World War II.

The Mills Manufacturing Corporation is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Begun in the late 1950s in Asheville, the Mills Manufacturing plant is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of the Mills Manufacturing Corporation follows the legal property line encompassing the full extent of the 16.9-acre property (PIN 9730-58-7237-00000), which adjoins the existing right-of-way for US 19-23. The proposed boundary includes the residual property historically associated with the three buildings that compose the Mills Manufacturing Corporation's offices and production facility in Woodfin.

Boundary Map – Mills Manufacturing Corporation, 25 Mills Place [PIN 9730-58-7237-00000]
(*Source*: HPOWeb GIS Mapping Service)

Inventory No. 9

Resource Name	**Commercial Building**
HPO Survey Site Number	BN6159
Location	130 Weaverville Road
PIN	9730-69-4052-00000
Date(s) of Construction	ca. 1947
Eligibility Recommendation	Not eligible (A, B, C, D)

Commercial Building, 130 Weaverville Road, oblique view to southwest

Description

The two-story commercial building is a well-maintained masonry structure with stone veneer, a flat façade parapet, cast-concrete lintels and sills, and six-over-six double-hung wood-sash windows. An attached shed-roof porch carried on metal pipe columns extends the full width of the façade. Concrete steps at the north end provide access to the raised concrete slab floor. The porch shelters central double-leaf entry doors topped by a transom. The main entrance is flanked by large single-pane display windows surmounted by single-light transoms. A secondary single-leaf entry door at the north end of the façade opens into the stairs to the second story. Two pairs of windows are positioned on the second story of the façade.

Commercial Building, façade, view to west

Commercial Building, oblique rear view to southeast

The building, which is constructed on a square floor plan, rests on a basement foundation. The lower level is exposed along the sides and at the rear of the building due to a gradual slope of the lot. At the rear, a wide garage bay in the basement is entered through a triple-leaf ledged-and-braced wooden door that is surmounted by a cast-concrete lintel. A separate single-leaf basement entrance contains a five-panel wood door. The full interior was not accessible but the small lobby on the first story displays wood-paneled walls, linoleum floors, and an acoustical tile ceiling.

Historic Background

The property appears to have been built by Durward B. and Ebba Barrett in the late 1940s. The Barretts acquired three lots from members of the Cody family in 1945 and 1946. They purchased the 0.2-acre lot containing the commercial building from V. H. and Mattie Cody in November 1945 (Deed Book 604, page 651). They purchased two other lots from Troy and Erma Haynie on August 2, 1946 (Deed Book 617, page 394). The Barretts erected a house and garage on the adjacent lots to the north [PINs 9730-69-4039-00000 and 9730-69-4116-00000].

It is unclear exactly when the commercial building was erected and what was its original function. Durwood B. Barrett (1898-1973) was born near Mars Hill in Madison County. He married Bessie Briggs in 1917 and continued to reside in Madison County, where he farmed and worked as a salesman.[114] At some point after 1930, Durwood Barrett married Ebba Lee Galloway (1904-1986). The Barretts purchased the property on Weaverville Road in the mid-1940s, where they erected their home, garage, and business. Prior to 1960, city directories for Asheville did not cover the area past Newbridge in their street indexes. Beginning with the 1961 Asheville city directory, the Barretts resided at 130-134 Weaverville Road, where they owned and operated Barrett's Weave Shop. D. B. Barrett Is given as the owner, or manager, while Ebba Barrett is listed as a machine operator. An advertisement for Barrett's Weave Shop describes the business as manufacturers and wholesalers of handmade nylon ladies' handbags.[115]

The Barrett's house, located to the north at 134 Weaverville Road, has been converted to a one-story commercial building with vinyl siding and an enclosed, attached shed-roof porch. Built around 1947, the building has a flat façade parapet with a terra cotta tile coping and an attached shed-roof addition at the rear. The enclosed porch obscures the original façade of the house, which appears to contain multi-light casement windows. The building rests on a concrete block foundation with a single garage bay located in the basement. A one-story two-bay garage with a front-gable roof, stuccoed walls, asbestos shingles in the gable ends, exposed rafter tails, and paneled wood garage doors is located between the commercial building and former residence.

The Barretts sold their three buildings to Willard and Opal Garland, the current owners, in 1972 (Deed Book 1097, page 674). The Garlands owned and operated the Stone House Clothing Store, as well as Garland's Greenhouse. The Garlands also acquired the open, grassy lot (PIN 9730-69-4962-00000) to the south of the commercial building from May Morris in 1971 (Deed Book 1055, page 195). The two-story stone building is currently leased for a veterinarian's office.

[114] 1920 and 1930 United States Census.

[115] Asheville city directories, 1935-1965.

Site Plan – Commercial Building, 130 Weaverville Road [PIN 9730-69-4052-00000]
(*Source*: Buncombe County GIS)

Durwood B. and Ebba Barrett House, 134 Weaverville Road, façade, view to west

Garage, 132 Weaverville Road, view to west

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Commercial Building at 130 Weaverville Road is **not eligible** for the National Register of Historic Places. The property is a good example of a two-story commercial building rendered with a stone-veneer exterior. The utilitarian building exhibits a common form and mass with finishes typical of its time. The property generally retains integrity of location, setting, design, material, workmanship, feeling, and association. It integrity of setting, design, and materials has diminished over the years with the construction of US 19-23 and exit ramps near the property and interior alterations to the building as it has changed owners and functions.

The Commercial Building at 130 Weaverville Road is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. Built for a small production facility and commercial space, the building at 130 Weaverville Road represents a fairly typical commercial enterprise found throughout the county in the mid-twentieth century. The business is not associated with any significant historic events or trends to be eligible for the National Register under Criterion A.

The Commercial Building at 130 Weaverville Road is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The property is historically associated with Durwood and Ebba Barrett. Although the Barretts successfully operated their business from the building for many years, the couple did not achieve the level of significance required to be eligible for the National Register under Criterion B.

The Commercial Building at 130 Weaverville Road is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The commercial building is a good example of a popular building type prevalent through the early and mid-twentieth century. The vast majority of the commercial buildings are documented in National Register historic districts throughout the county including business districts in Black Mountain, West Asheville, and downtown Asheville and in the industrial district near the French Broad River. The few individually listed buildings include the 1927 Bledsoe Building (NR, 2003) at 771-783 Haywood Road in West Asheville. Built by developer James T. Bledsoe, the two-story brick

commercial building is a massive structure with a tripartite façade, decorative brick pilasters and corbelling, raised parapets, and intact storefronts. The ca. 1916 Broadway Market Building (NR, 2005) was a two-story mixed-use building constructed of panel-face concrete block. Now demolished, the building was eligible for its embodiment of a distinctive building type and construction material.

The building at 130 Weaverville Road is notable as a two-story stand-alone structure with a stone-veneer exterior, but the form and materials are not uncommon for the period and in the area. A similar commercial building, dating from around 1930, stands at 1349 Charlotte Hwy in Fairview. The structure has a three-bay façade, stepped side parapets, and large storefront windows flanking a recessed central entrance. The building at 130 Weaverville Road appears to lack any special architectural significance to be considered eligible under Criterion C.

The Commercial Building at 130 Weaverville Road is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built in the 1940s, the building is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 10

Resource Name	**Foster's Log Cabin Court**
HPO Survey Site Number	BN1406
Location	330-332 Weaverville Road
PIN	9731-64-1523-00000
Date(s) of Construction	ca. 1930s, ca. 1950, ca. 1987, 2016
Eligibility Recommendation	National Register listed, 2017; eligible (A, C) – entertainment/recreation, architecture

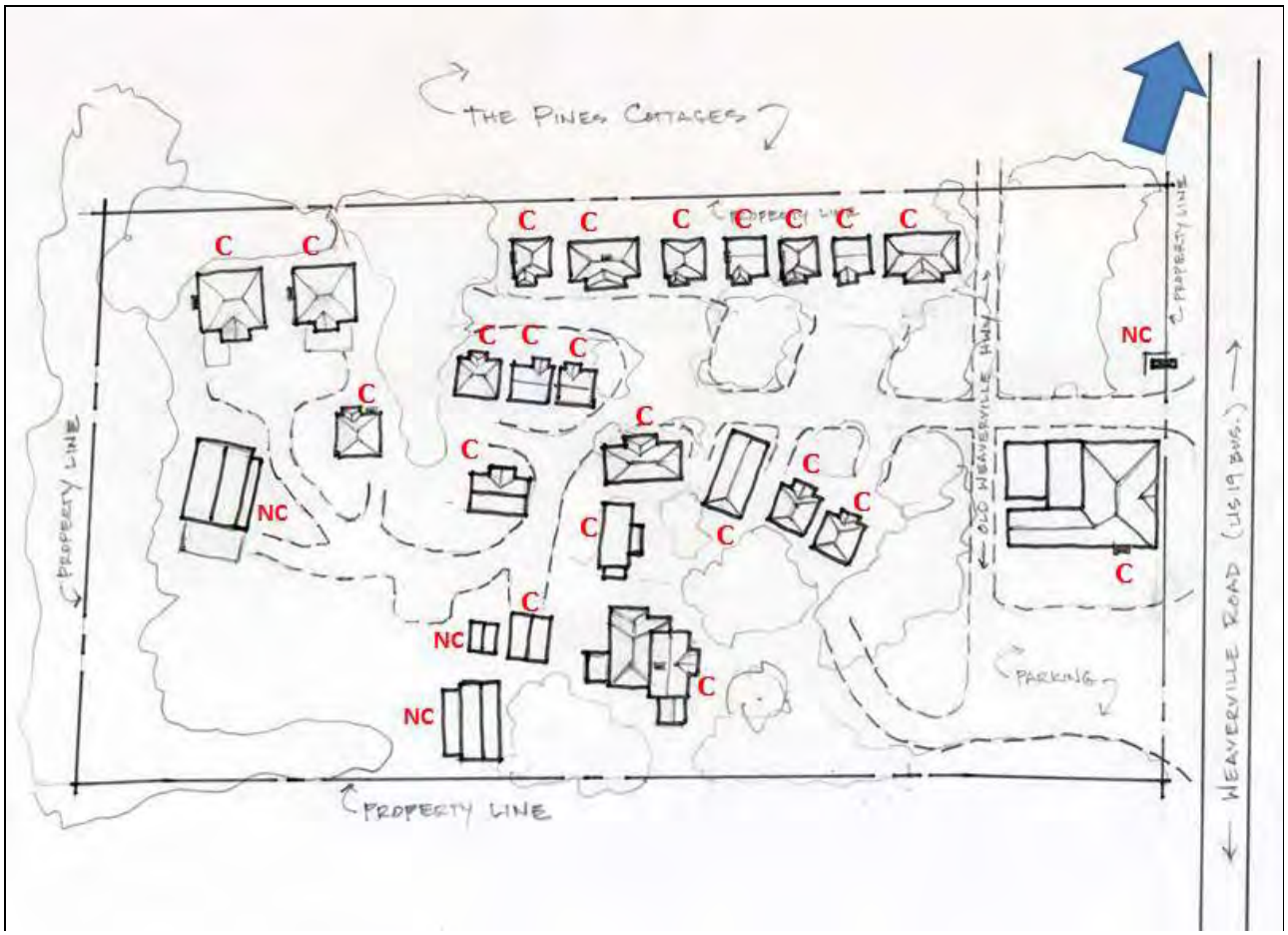
Foster's Log Cabin Court, 330-332 Weaverville Road, north cabin row, view to northwest

Description

Foster's Log Cabin Court is a collection of tourism-related resources located in Woodfin, approximately five miles north of Asheville, on the old Weaverville Highway (present-day Weaverville Road; US 19 Business).[116] Begun around 1931, the court features an intact collection of one-story Rustic Revival-style saddle-notched log cabins, a dining lodge, and associated structures that was one of the earliest tourist courts located around Asheville. Zeb and Audrey Foster built and operated the court, which was located on their property in the Pine Burr Park subdivision. The thirteen one-room and five two-room cabins are loosely arranged in two lines that extend westward from Weaverville Road and lie beneath a thick canopy of pine trees. The

[116] The inventory, historical background, and significance are adapted from Clay Griffith, "Foster's Log Cabin Court," National Register of Historic Places Nomination Form, dated December 2016 and listed in the National Register on May 1, 2017.

dining lodge, built in 1937, sits close to Weaverville Road, on the east side of a remaining section of the old Dixie Highway that passes through the property.



Site Plan – Foster's Log Cabin Court, 330-332 Weaverville Road [PIN 9731-64-1523-00000]

Situated among tall pine trees at the end of a short asphalt and gravel lane, the court consists of log cabins and related buildings dating from ca. 1917 to 2016, with the majority of the cabins constructed in the early 1930s. In addition to the small, one-story, pole-log cabins and dining lodge, the Rustic Revival style of Foster's Log Cabin Court manifests itself in the informal arrangement of individual cabins scattered among the tall pine trees, creating a private, wooded setting. The arrangement accommodates the motor tourist, allowing each driver to park conveniently in front of their cabin. The earliest cabins are distributed in a linear pattern on relatively flat land in the eastern portion of the property near the Weaverville Highway. The first set of cabins were built along the northern edge of the property facing south. The second set of cabins built a year later formed a line that generally faced north toward the original group. Later cabins are informally arranged on the hillside that slopes up toward the west side of the property.

Cabins, view to northwest

Cabin row, view to northeast

Travelers Rest Cabin, ca. 1931, façade, view to north

Hillbilly Cabin, ca. 1932, view to northwest

Office, ca. 1932, oblique front view to southeast

Hermitage, ca. 1935, façade, view to south

Thunder Road, ca. 1938, oblique front view to northwest

Mountain Dew, ca. 1931, interior view to east

An unpaved gravel drive winds through the court, following the distribution of cabins and providing vehicle access to each cabin throughout the property. The entrance portion of the driveway, extending between Weaverville Road and the court's office, is paved with asphalt.

In addition to the seventeen guest cabins and office cabin, the **dining lodge** (1937), located at 332 Weaverville Road, is a one-story Rustic Revival-style commercial building constructed of saddle-notched logs with concrete chinking. Capped by an asphalt-shingle roof, the building rests on a stone foundation and features exterior and interior stone chimneys, exposed rafter tails, decorative scalloped fascia boards, and one-over-one and two-over-two horizontal-light double-hung windows. The main block of the lodge has been enlarged to the rear at least three times with a one-story gable-roof ell, a shed-roof frame addition, and a shed-roof concrete block addition.

A tall wood **sign** was erected in the 1970s on the opposite side of the driveway north of the dining lodge. The sign consist of two, large plywood arrows attached on either side of two log posts. A decorative, L-shaped wall constructed of irregularly-coursed stone wraps around the north and west side of the sign.

A one-story Craftsman-influenced frame house on the southern portion of the property sits back from Weaverville Road and is accessed through the gravel parking lot on the south side of the dining lodge. The ca. 1917 **Zeb and Audrey Foster House** rests on a stone foundation and is covered with weatherboards. It features a side-gable roof, exposed rafter tails, and six-over-six double-hung wood-sash windows. An attached front-gable entry porch is supported by tapered wood posts with a stone foundation and stone cheek walls flanking the wood steps. Enlarged in the mid-twentieth century, the house served as the Foster's residence and tourist court office until the 1970s.

Other structures on the property include the ca. 1935 **laundry** building with board-and-batten siding, ca. 1950 frame **garage**, ca. 1950 altered frame **shed**, and a **new laundry** building erected in 2016. Around 1935, the Foster's built a public bath house for the court, but soon thereafter converted it to a guest cabin—Hermitage—because it was difficult to maintain. Small bathrooms were added to the individual cabins around 1940. **Black Bear Lodge**, built ca. 1987 on the western edge of the property, is a one-and-a-half-story contemporary log building with a side-gable roof, rear shed dormer, tall concrete block foundation, and an engaged full-width porch that extends to form a deck on the south elevation.

Dining Lodge, 332 Weaverville Road, 1937, view to southwest

Zeb and Audrey Foster House, ca. 1917, façade, view to west

Laundry, ca. 1935, oblique front view to southeast

Black Bear Lodge, ca. 1987, façade, view to west

Historic Background

Zebulon H. and Audrey Foster, both Buncombe County natives, purchased two lots in Pine Burr Park in 1920. Zebulon Foster (1881-1941) worked in the cleaning business in Asheville when he met Audrey Smith (1894-1978), a nurse at St. Joseph's Hospital and Roye Cottage Sanitarium. The couple married in 1916, and their daughter, Edyth, was born in 1917. Residing in the Montford neighborhood at the time, the couple bought the property approximately five miles north of Asheville because of their desire to return to a more rural setting. With their three-year-old daughter, the couple moved into the house, planted a large garden, and kept a single dairy cow, Daisy.[117] The Fosters were drawn to the property, which contained "a little five room house," for its thick grove of pine trees, open grassy areas for a garden and small pasture, and its view of the surrounding mountains: Baird to the east and Goldview Knob to the west.[118]

The Fosters' Pine Burr Park lots bordered the old highway alignment and the couple added the intermediate area between the old roadbed and the new highway in 1932.[119] The heavily traveled highway provided a steady stream of potential guests, who originally had few other options for overnight accommodations on this section of road. At some point in the late 1920s, a passing traveler asked to stop for the night and camp under the pines. The visitor's compliments about the beauty and comfort of the site planted the idea with the Fosters that the property could become "a regular stopping off place for travelers." The Fosters allowed visitors to camp on the property for the first few years and many pitched their tents on the bed of pine needles that covered the ground.[120]

Around 1931, the Fosters hired Bill Parker of Reems Creek to build the first set of seven cottages with little porches. Arranged in a line, the one-room cabins were constructed of pine logs. The cabins contained two beds, a table and chairs, and a small coal-fired laundry stove. The cabins did not have bathrooms, but two outhouses—one for men and one for women—were located on the property. Despite the relatively primitive accommodations, the cabins attracted many guests in their first season. The cabins rented for $1.00 per night or $5.00 per week.[121]

After the success of the first season, the Fosters erected six more one-room cabins that formed a second line. Around 1932, Zeb Foster sold his cleaning business in Asheville to assist with managing the tourist court, which they called Foster's Log Cabin Court. During the mid-1930s, the Fosters added a few more cabins, including several larger units, a laundry, a public bath house to

[117] Audrey Foster, "A Home Away From Home," manuscript, collection of John Maltry, 3-4 and 31-33. Audrey Foster kept journals and records of her life and time spent operating the tourist court, which she later compiled into the unpublished manuscript entitled, "A Home Away From Home." For the most part, Mrs. Foster's writing appear to be accurate recollections of her family, business dealings, and events, but the manuscript veers, in places, into seemingly fictionalized accounts of certain scenes or individuals.

[118] Ibid., 3-4.

[119] Buncombe County Register of Deeds Book 437, page 186.

[120] Foster, 3-4.

[121] Ibid., 4-6.

replace the outhouses, and the dining lodge, which was completed in 1937. Foster's Log Cabin Court consisted of seventeen cabins by the mid-1930s and at its peak, in 1941, included twenty-one cabins. Some of the larger pines on the property were cut to get lumber for the later cabins, but the Fosters were careful to keep enough trees to maintain the court's rustic atmosphere. The Fosters' residence served as the office during their ownership, and around 1940, small bathroom additions were made to each of the cabins.[122]

The dining lodge at Foster's Log Cabin Court was completed and ready to open on June 1, 1937. Audrey Foster recalled that the court "lost a good number of guests" due to the lack of a restaurant, which led to the decision to provide a convenient place for their guests to eat. Mrs. Foster operated the dining lodge the first season, but soon hired a cook, three waiters (including her daughter, Edyth), and a dishwasher to assist her. In addition to the dining room, the building originally housed a small office and a shop for local pottery, novelties, and souvenirs.[123]

Following Zeb Foster's death in 1941, Audrey Foster continued to operate the tourist court with the assistance of her sister, Lelia, also a trained nurse. The war brought additional challenges with gas and food rationing, and the restaurant closed for a period while the kitchen manager fulfilled his military service.[124] Beginning in August 1957, Foster's Log Cabin Court became a prominent location in the filming of the movie *Thunder Road*, starring Robert Mitchum. A number of interior scenes were shot in the cabin previously known as "Top-o-the-Hill" and now called "Thunder Road." The production crew brought equipment trucks, trailers, buses, and an electric generator to the court, and a nighttime patrol was required for security. The cast and crew ate catered meals under the pines, and curious onlookers stopped by in drove to catch a glimpse of the film's stars.[125] Audrey Foster finally sold Foster's Log Cabin Court in 1970 and retired from the business. Subsequent owners have continued to operate court as a guest accommodation, and in 1986 the name was changed to Log Cabin Motor Court by owners Robert Claas and Jim Childress. The current owners, John and Maria Maltry, acquired the business from the Claas and Childress families in 2002 (Deed Book 2775, page 55) and continue to operate the Log Cabin Motor Court through a property management company.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Foster's Log Cabin Court is **eligible** for the National Register of Historic Places. The property is an intact Rustic Revival-style tourist court associated with automobile tourism in Asheville and western North Carolina during the twentieth century. The property retains integrity of location, setting, design, materials, workmanship, feeling, and association. Maintenance of, and alterations to, the principal log building has had minimal impact on the overall physical integrity of

[122] Ibid., 5-6, 8, 31, 41 and 54.

[123] Foster, unpublished journals, collection of John Maltry.

[124] Foster, 63-64.

[125] Ibid., 56-60.

the court. The few new buildings and structures are generally in keeping with rustic character of the property and do not significantly diminish its integrity

Foster's Log Cabin Court is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. Located on the well-traveled Weaverville Highway (present-day Weaverville Road), which was part of a national tourist highway extending from Michigan to Florida, Zeb and Audrey Foster allowed travelers to camp overnight on land adjacent to their home prior to building the first set of seven cabins in 1931. Although the Great Depression caused a decline in recreational travel nationwide, the cabins and dining lodge were constructed, expanded, and improved upon during the 1930s, and the court operated under the Foster's management almost forty years. By the 1940s, the region saw a resurgence of tourism and motorists due, in part, to the creation of the Great Smoky Mountains National Park in 1934, and the growing acclaim of the Blue Ridge Parkway, begun in 1935, as a scenic route of great beauty. Foster's Log Cabin Court is significant under Criterion A for its close association with local automobile tourism in the twentieth century.

Foster's Log Cabin Court is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. Zeb and Audrey Foster operated their tourist camp in the late 1920s and built to first cabins for a tourist court in 1931. Although Zeb Foster died in 1940, Audrey Foster continued to manage the court until 1970, when she sold the property. The Fosters successfully owned and operated the tourist court for many years but did not achieve the level of significance required to be eligible for the National Register under Criterion B.

Foster's Log Cabin Court is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The intact Foster's Log Cabin Court consists of a small collection of Rustic Revival-style buildings characterized by pole-log construction. Zeb and Audrey Foster hired Bill Parker of Reems Creek to build the first set of cabins in 1931, and a second group of cabins in 1932. The rustic log construction has appealed to the romantic nature of passing motorists since the court's inception, offering tourists a welcome opportunity to experience the pioneer heritage of the region. As one of the area's earliest and best-preserved tourist courts, the buildings of Foster's Log Cabin Court remain scattered among tall pine trees, and the wooded setting compliments the rustic architecture of the tourist court. As

such, Foster's Log Cabin Court is eligible for the National Register under Criterion C for its architecture.

Foster's Log Cabin Court is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Foster's Log Cabin Court is closely related to the surrounding environment, and archaeological remains, such as trash deposits, wells, and structural remains that may be present, might provide information concerning the growth of the tourism industry, social standing and mobility, as well as structural details and landscape use. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development of the property.

Boundary Description and Justification

The boundary of Foster's Log Cabin Court includes the full extent of its current tax parcel at 330 Weaverville Road [PIN 9731-64-1523-00000]. The boundary encompasses the all of the resources affiliated with the tourist court and located on the residual three-acre tract from the Foster's original two lots in Pine Burr Park. The boundary adjoins the existing right-of-way of both Weaverville Road and US 19-23.


Foster's Log Cabin Court
Woodfin, Buncombe County, North Carolina
Boundary Map
Scale: 1" = 100' (approx.)
Switch Basemap/Imagery
Map Layers
Print Map Layout
1523
6529
4678
6703
4860
3931
3399
2377
7420
2276
1244
0350
US-19-BR
US-23 SUS-19 S
PIN 9731-64-1523-00000
(Base map: Buncombe County GIS)
National Register Boundary

Inventory No. 11

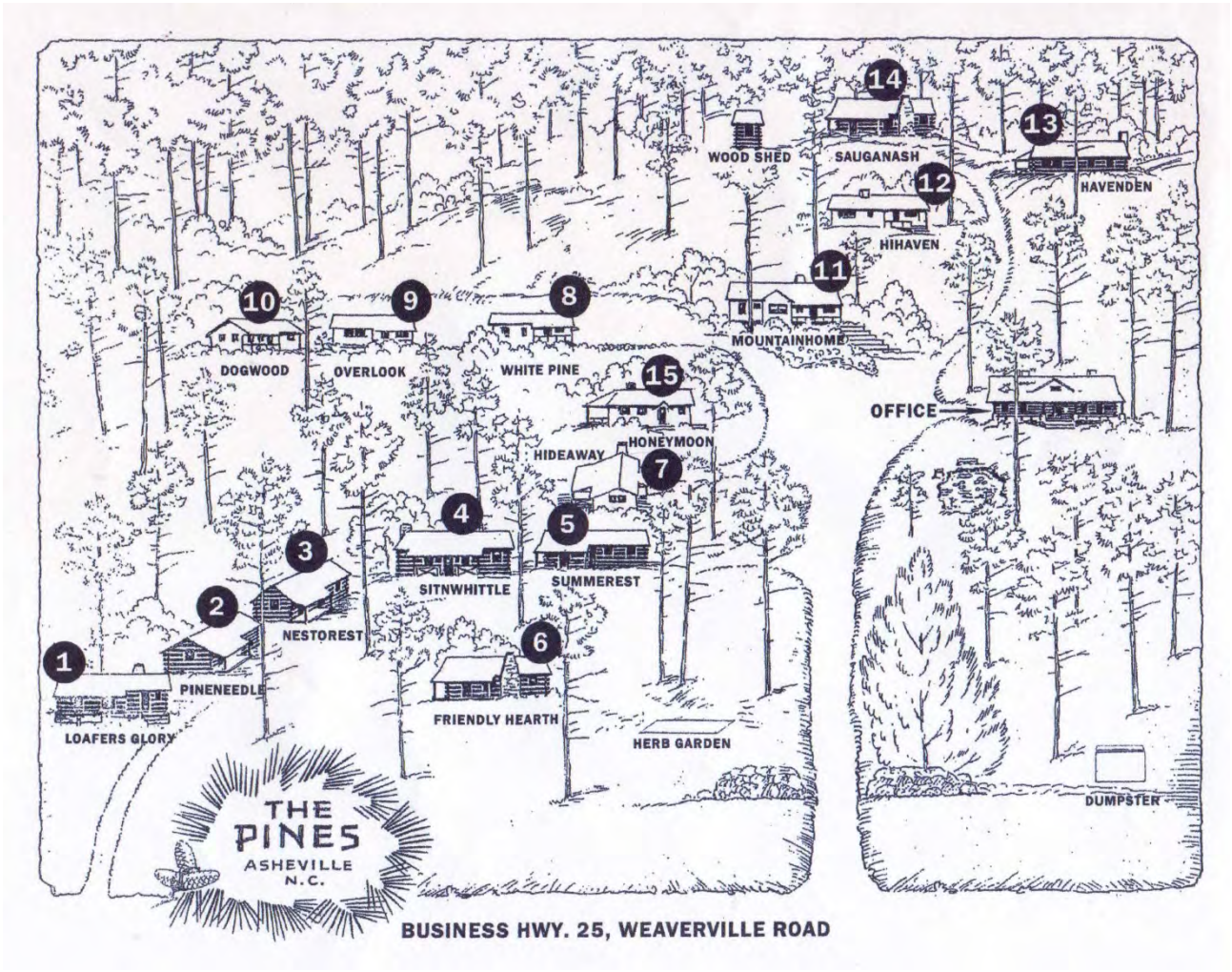
Resource Name	**The Pines Cottages**
HPO Survey Site Number	BN6188
Location	346 Weaverville Road
PIN	9731-64-0824-00000
Date(s) of Construction	ca. 1930s, 1950s, ca. 2005
Eligibility Recommendation	Not eligible (A, B, C, D)

The Pines Cottages, view to northwest

Description

Not unlike its neighbor, Foster's Log Cabin Court (see #10), The Pines Cottages opened around 1930 as a tourist camp for passing motorists on the old Weaverville Highway. The property consists of fifteen guest cabins, as well as an office and residence for the owner, set within a wooded 4.3-acre tract shaded by tall pine trees. Paved driveways winding through the property are frequently lined with stone retaining walls, and a remnant of the old Weaverville Highway roadbed—before it was shifted to its current alignment in the late 1920s—crosses the eastern section of the property.

The individual guest cottages are typically one-story frame structures with side-gable roofs, German siding or board-and-batten, and six-over-six double-hung sash or six-light casement windows. Only three of the cottages remain as pole-log structures. Each of the primary resources is described below and identified by its cabin name and number on the accompanying site map.



Site Map – The Pines Cottages

Office (The Homestead), ca. 1930, ca. 1950, ca. 1960

Built as the owner's residence, the building is a one-story side-gable dwelling constructed of saddle-notched logs. Resting on a stone foundation, the residence features two interior brick chimneys, a decorative front gable, exposed rafter tails, and an attached full-width porch, which is carried on peeled-log posts. The porch railing consists of a square-cut handrail, log balusters, and a peeled-log bottom rail. The gable ends are covered with wood shingles and contain six-light wood sash windows. The remaining windows throughout the residence are typically replacement six-over-six double-hung sash.

A one-story gable-roof ell at the rear of the building appears to have been added in the late 1940s or early 1950s. Containing the motor court's office, the ell is clad with board-and-batten

siding and displays vertical wood sheathing in the gable end, exposed rafter tails, and six-over-six double-hung sash windows. The single-leaf wood entry door is composed of six lights over three horizontal panels. A small shed-roof addition with board-and-batten siding and a separate entrance is attached to the rear of the house to the south of the office ell. A wide, brick chimney stack rises against the rear (north) elevation of the ell.

The office ell enters the rear of residence and includes a secondary entrance that connects to a large one-story wing to the north that was likely built around 1960. The wing, which is capped by a broad gable roof, is constructed of concrete block and has vertical wood sheathing in the gable ends, exposed rafter tails, and six-light wood sash windows. A small shed-roof addition on the north elevation is covered with board-and-batten siding.

Loafers Glory (#1)

Resting on an uncoursed stone foundation, Loafers Glory is a one-story L-shaped cabin constructed of saddle-notched logs. The one-bedroom cabin features an exterior stone chimney, exposed rafter tails, four-light wood sash windows, and two single-leaf wood entry doors. The façade window is composed of a central fixed pane flanked by single-light wood casements. The two-light rear window is a later replacement.

Pineneedle (#2)

Resting on a stone foundation, Pineneedle is a one-story side-gable frame cottage with an attached front-gable porch. Originally built as a log structure, the cottage has been substantially remodeled, or rebuilt, with German siding, exposed rafter tails, and replacement windows. The porch exhibits vertical wood sheathing with a sawtooth fascia and square wood posts supported on solid stone railings. The porch shelters a single-leaf wood entry door composed of three vertical lights over three horizontal panels. A small set back gable-roof wing extends from the northwest elevation of the one-bedroom cottage.

Nestorest (#3)

Resting on a stone foundation, Nestorest is a one-story side-gable frame cottage with an attached shed-roof porch. Originally built as a log structure, the cottage has been substantially remodeled, or rebuilt, with German siding, exposed rafter tails, and a replacement single-leaf entry doors. The porch has a concrete slab floor and square wood posts with square wood railings. The windows have been removed, and the building is currently used for storage.

Sitnwhittle (#4)

Resting on a stone foundation, Sitnwhittle is a one-story side-gable frame cottage with an attached shed-roof porch. Originally built as a log structure, the cottage has been substantially remodeled, or rebuilt, with German siding, exposed rafter tails, replacement windows, and a small gable-roof ell. A picture window is located on the south side elevation. The porch shelters two single-leaf entry doors and has a concrete slab floor and square wood posts with square wood railings.

Office (The Homestead), façade, view to northwest

Office, oblique rear view to northeast

Office, rear wing, view to east

Loafer's Glory, façade, view to west

Pineneedle, oblique front view to west

Nestorest, façade, view to southwest

Sitnwhittle, façade, view to southwest

Summerest, façade, view to west

Friendly Hearth, façade, view to west

Hideaway, façade, view to south

White Pine, oblique view to south

Overlook, oblique view to south

Summerest (#5)

Summerest is a one-story side-gable frame cottage with partial-height stone-veneer walls and an attached shed-roof porch. Originally built as a log structure, the cottage has been substantially remodeled, or rebuilt, with German siding, exposed rafter tails, and metal-frame casement windows. The porch, which shelters a single-leaf glazed-and-paneled entry door, has a concrete slab floor and peeled log posts on a solid stone railing.

Friendly Hearth (#6)

Friendly Hearth is a one-story side-gable frame cottage with partial-height stone-veneer walls and an attached shed-roof porch. Originally built as a log structure resting on a stone foundation, the cottage has been substantially remodeled, or rebuilt, but the original log structure is visible on the south elevation. The building displays vertical wood sheathing, exposed rafter tails, façade picture window, replacement windows, and a small gable-roof rear ell. The porch, which shelters a single-leaf glazed-and-paneled entry door, is carried on peeled log posts with log railings.

Hideaway (#7)

Resting on a stone foundation, Hideaway is a one-story side-gable frame cottage with a front gable wing and attached front-gable porch. The building is clad with German siding, but has a stone veneer façade beneath the attached porch roof, which is carried by peeled log posts on a low stone railing. The porch shelters a single-leaf entry door composed of three vertical lights over three panels and a façade picture window. The cottage also displays an exterior brick chimney, exposed rafter tails, and metal-frame casement windows.

White Pine (#8)

Resting on a stone foundation, the remodeled one-story side-gable frame cottage has asbestos shingle siding and an attached full-width shed-roof porch. The building displays exposed rafter tails, some original eight-light wood casement windows, and a single-leaf side door sheltered by an attached front-gable canopy supported on triangular brackets. The porch is carried on square wood posts and shelters a central single-leaf entry door. The majority of windows are replacement sash.

Overlook (#9)

Resting on a stone foundation, the remodeled one-story side-gable frame cottage has asbestos shingle siding and an attached full-width shed-roof porch. The building displays exposed rafter tails, some original eight-light wood casement windows, and a single-leaf side door sheltered by an attached front-gable canopy supported on triangular brackets. The porch is carried on square wood posts and shelters a central single-leaf entry door. The majority of windows are replacement sash.

Dogwood (#10)

Located at the end of a gravel drive, Dogwood is a one-story side-gable frame cottage with an attached shed-roof porch. Resting on a stone foundation, the remodeled cottage has asbestos shingle siding, and exposed rafter tails, replacement windows. The partial-width porch shelters a single-leaf entry door composed of three vertical lights over panels.

Mountain Home (#11)

The largest of the Pines Cottages, Mountain Home rests on a stone foundation and is covered with asbestos shingle siding. The dwelling has a side-gable roof, exposed rafter tails, gable-roof rear ell, and a brick end chimney flanked by vertical panels of brick veneer on the north elevation. An attached full-width porch is carried on peeled log posts with a simple wood rail, and the south end bay is enclosed. The porch shelters a single-leaf entry door and façade picture window. Windows throughout the cottage are replacements.

Hihaven (#12)

Located on the hill above Mountain Home, Hihaven has a similar form as Mountain Home but is smaller in size. Resting on a stone foundation, the cottage is clad with German siding and has exposed rafter tails, an engaged porch on square wood posts, and a single-leaf entry door. The south end bay of the porch is enclosed and the windows throughout are replacements.

Havenden (#13)

Resting on a stone foundation, Havenden is one-story front-gable cottage constructed of saddle-notched logs with concrete chinking. A shallow shed-roof porch with a wood floor is attached to the façade and shelters a single-leaf entry door. It is carried on square wood posts with wood rails. The small dwelling has been enlarged with a side-gable frame wing extending to the west.

Sauganash (#14)

Located on the western edge of the property, the one-story side-gable cottage is constructed of saddle-notched logs with concrete chinking. Resting on a stone foundation, the dwelling exhibits board-and-batten siding in the gable ends, exposed rafter tails, and replacement windows throughout. An attached shed-roof porch with a wood floor is supported by square wood posts with a simple wood railing. The cottage was enlarged with a side-gable wing extending to the south of the original log structure. The wing has a stone foundation, German siding, and a façade picture window.

Dogwood, façade, view to south

Mountain Home, oblique view to west

Hihaven, façade, view to west

Havenden, façade, view to north

Sauganash, oblique view to southwest

Honeymoon, oblique view to southwest

Storage building, view to southeast

The Pines Cottages, entrance, view to west

Honeymoon (#15)

Located near the center of the court, Honeymoon is a one-story Craftsman-influenced frame dwelling with a front-gable roof, German siding, and an attached front-gable porch. Resting on stone foundation with a partial-height stone-veneer on the façade, the house exhibits an interior stone chimney, exposed rafter tails, and large metal- and wood-frame casement windows. The porch is carried on peeled log posts atop a solid stone wall. A rear ell opens onto a stone terrace located behind the house, which is bordered by a low stone wall and features a built-in stone grill. This appears to be the last guest cottage that was built on the property.

Storage building

Located north of the office's rear wing, the storage building is a one-story frame building clad with plywood sheathing. The building has an asphalt-shingle shed roof, exposed rafters, and six-light fixed-sash and modern one-over-one windows.

Wood shed

Located on the western edge of the property just south of Sauganash cottage, the single-pen frame shed is used for storing firewood. The structure has an asphalt-shingle shed roof, vertical wood siding that is spaced for ventilation, and a single-leaf opening on the north elevation.

Historic Background

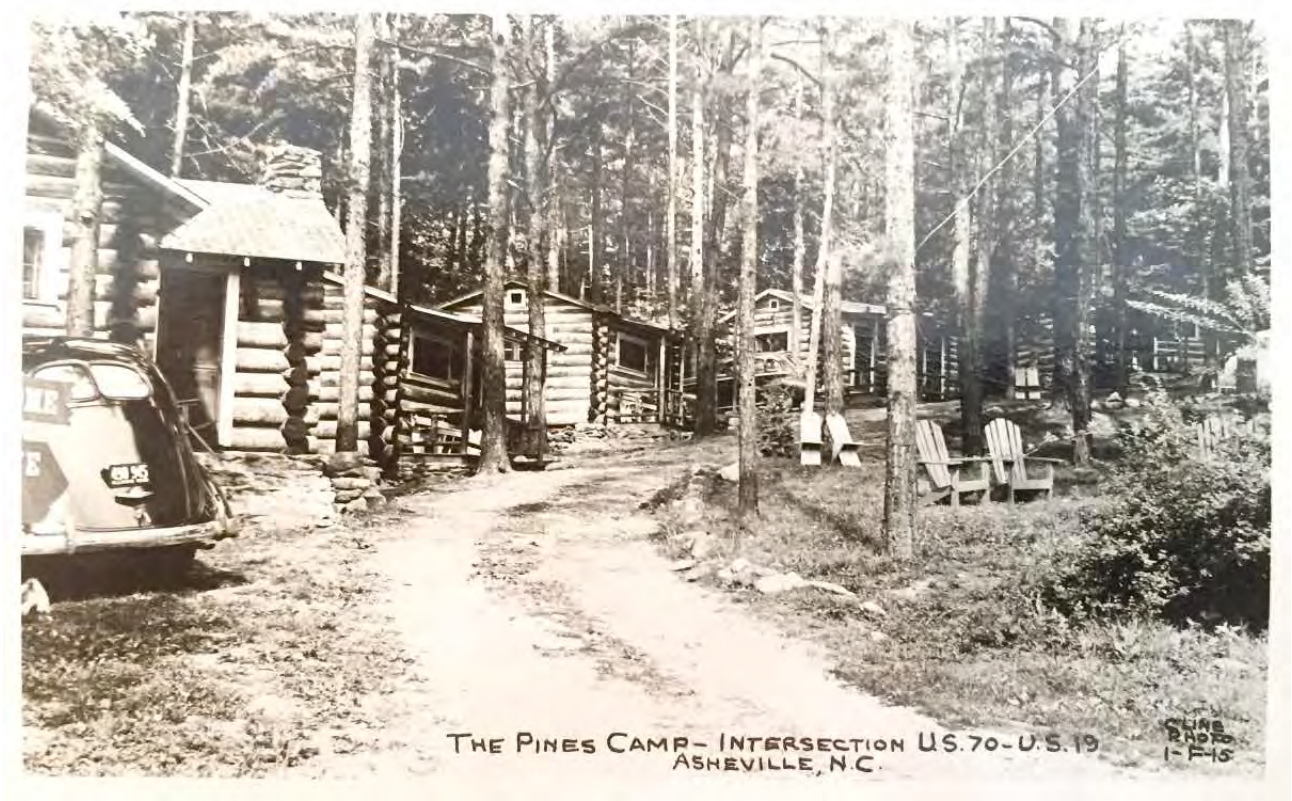
William W. and Ida Pruett began acquiring property in the Pine Burr Park subdivision along Weaverville Highway in 1922, purchasing lot 29½ from Marian Putnam, a widow, in March (Deed Book 256, page 95). A former forest superintendent, William Pruett (1871-1945) worked in the lumber industry in West Virginia before relocating to western North Carolina, where he was employed as a lumber mill supervisor and lumber inspector. According to census records, the Pruetts resided in Swain County in 1920. In 1930, Pruett supervised the operation of a lumber mill in Brevard for the Carr Lumber Company.[126]

William Pruett married Ida Belle Slemp (1890-1973) of Tennessee around 1909. It was the second marriage for Pruett, who had four daughters from his previous marriage. Ida Pruett bore two sons, William S. (1920-1985) and George (b. 1914), but it appears that George may have died before his sixteenth birthday. It is unclear at this time how the Pruetts divided their time between Brevard and Asheville in the late 1920s, but by the early 1930s, the family appears to have been living at this site on the old Weaverville Highway.[127]

[126] Buncombe County Register of Deeds Office; 1900, 1920 and 1930 Unite States Census.

[127] Ibid.

The origins of The Pines remain unknown at this time, but the Pruetts began constructing one-story pole-log cabins in the early 1930s. Initially known as "The Pines Camp," it is unclear if the Pruetts allowed camping on their property during the lean years of the Depression. Promotional material dating from 1941 describes The Pines as comprising "sixteen modern log cabins and cottages delightfully located amid six acres of pine woodland."[128] The Pruetts advertised their rates as $1.00 to $1.50 per person per day and noted that some cabins were equipped with kitchenettes.



The Pines Camp, postcard, ca. 1930s (Collection of The Pines Cottages)

In addition to operating the tourist court, the Pruetts purchased several lots on the east side of Weaverville Highway in the Laurel Terrace subdivision (Plat Book 7, pages 78-79). These lots were sold or leased, including four lots to Lawrence Landon, who agreed to a ten-year lease for the operation of "a trailer park" (Deed Book 811, page 654). William W. Pruett died in 1945 and left his "home place, known as 'The Pines'" to his wife, Ida Belle Pruett, and his 174-acre farm on Lambs Creek in Transylvania County to his son, William S. Pruett.[129]

Ida Pruett continued to own and operate The Pines, although she was joined by her son, William, following his Army service in World War II. A graduate of Weaver College, Pruett married

[128] Asheville Chamber of Commerce, *Asheville and Western North Carolina: Accommodations in the Land of the Sky* (Asheville, NC: Asheville Chamber of Commerce, 1941), 13.

[129] Buncombe County Record of Wills Book E, page 410.

Blanche Penland following the war and resided at the motor court, which he managed. He became active in a number of civic organizations and served as chairman of the Chamber of Commerce's Tour and Promotion Committee. He helped organize the Asheville Tourist Association and served as president of the organization.[130]

While it appears that all of the cabins and cottages had been erected on the property by 1940, the earliest log cabins appear to have been substantially altered or completely rebuilt during the late 1950s. With the exception of Loafer's Glory (#1), the next four cabins were originally built with exposed logs but are now finished with German siding. Friendly Hearth (#6) displays original exposed logs on its south elevation, but the cottage has been remodeled with the removal of a stone façade chimney, vertical board siding, and a picture window. The Pines advertised sixteen cabins for rent, and the sixteenth cabin, Poplar Lodge, located at the west end of the road overlooking the property, was claimed by the construction of US 19-23 in the early 1960s.

Ida and William Pruett ran the motor court into the 1970s, and following his mother's death in 1973, William S. Pruett operated the court a few more years until his retirement. William and Blanche Pruett sold the motor court and additional parcels to Daniel Krissik and William A. Geller in 1979 (Deed Book 1212, page 315). The following year Krissik and Geller sold the property to Gayland and Consuelo Bird, who ran the motor court for the next twenty-one years (Deed Book 1261, page 804). After reaching retirement age themselves, the Birds sold the court to Allen Shumaker, the current owner, in 2001 (Deed Book 2674, page 595). Shumaker began updating a number of the cottages and furnishings, including new plumbing. New siding was installed on approximately five cottages and nearly half received replacement windows.[131]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Pines Cottages is **not eligible** for the National Register of Historic Places. The property is a good example of a rustic tourist court associated with automobile tourism in Asheville and western North Carolina during the twentieth century. The property retains integrity of location, setting, feeling, and association. The integrity of design, workmanship, and materials has been significantly compromised with the remodeling of the original 1930s pole-log cabins into German-sided frame structures in the 1950s. Substantial alterations to the individual cabins have diminished the overall physical integrity of the property, which lacks the cohesive visual and architectural character of other similar properties such as the neighboring Foster's Log Cabin Court (see #10).

The Pines Cottages is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or*

[130] William S. Pruett obituary, *Asheville Citizen-Times*, July 31, 1985.

[131] Dale Neal, "Motor Courts Offer Historic Stay for Travelers," *Asheville Citizen-Times*, March 13, 2005.

historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well. Located on the well-traveled Weaverville Highway (present-day Weaverville Road), which was part of a national tourist highway extending from Michigan to Florida, William and Ida Pruett built a small group of pole-log cabins for guests in the early 1930s. The Great Depression caused a decline in recreational travel nationwide, but the Pruetts constructed new cabins through the 1930s, as the region saw a resurgence of tourism and motorists due, in part, to the creation of the Great Smoky Mountains National Park in 1934, and the growing acclaim of the Blue Ridge Parkway, begun in 1935. By 1940, the Pruetts' motor court offered sixteen cabins and cottages with parking in front of each unit. The Pines operated like numerous other motor courts in the area, including the neighboring Foster's Log Cabin Court to the south and Sanders Court across Weaverville Highway. Other courts were located in Weaverville and along Merrimon Avenue on the north side of Asheville. In the 1950s William S. Pruett began remodeling and modernizing most of the original log cabins into German-sided frame dwellings with wood-paneled interiors. While The Pines is closely associated with the rise of automobile tourism in the twentieth century, the property is typical of numerous other motor courts that were built at mid-century. As such, it does not appear to possess sufficient historic significance to be eligible under Criterion A.

The Pines Cottages is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The Pines Cottages are associated with the Pruett family, who opened the original tourist court in the 1930s and operated it into the 1970s. Although Ida Pruett and her son, William S. Pruett, successfully operated the court for many years, they did not achieve the significance required for the property to be eligible under Criterion B.

The Pines Cottages is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Pines Cottages consists of fifteen guest cabins, a pole-log office and residence, and associated support buildings on approximately five acres of wooded property. The diminutive guest cabins and cottages loosely arranged among the property's tall pine trees is a common layout for tourist courts, and each individual cabin had parking directly in front. In the 1950s, William S. Pruett, who managed the court with his mother after the death of his father, remodeled several of the original pole-log cabins as German-sided frame cottages. The remodeling was likely an attempt to update the log structures and offer modern accommodations to travelers. Additional material alterations have been made to approximately one-third of the cottages since 2001, including new siding and

replacement windows. The recent renovations, along with the enlargement and remodeling of the office and owner's residence, have diminished the overall integrity of the property's architectural character. As a result, The Pines Cottages do not appear to possess sufficient significance and historic integrity to be eligible for the National Register under Criterion C.

The Pines Cottages is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Begun in the 1930s, the Pines Cottages may contain archaeological remains, such as trash deposits, wells, and structural remains that might provide information concerning the growth of the tourism industry, social standing and mobility, as well as structural details and landscape use. At this time no investigation has been done to discover these remains. It is unlikely, however, that any potential remains would contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 12

Resource Name	**Mary J. Sevier House**
HPO Survey Site Number	BN6189
Location	383 Weaverville Road
PIN	9731-55-8371-00000
Date(s) of Construction	ca. 1920
Eligibility Recommendation	Eligible (C) – architecture

Mary J. Sevier House, 383 Weaverville Road, façade, view to west

Description

A stone walkway lined with small boxwoods runs straight up the hillside to the front of the Mary J. Sevier House, which occupies an elevated site bounded by Weaverville Road to the east, US 19-23 to the west, and the Old Marshall Highway (SR 1839) to the north. A small gravel parking area is located at the east end of the 1.65-acre property adjacent to Weaverville Road. An unpaved driveway enters from Old Marshall Highway in the northwest section of the property and curves around to the rear of the house. Much of the property is open grass lawn with wooded areas located around the perimeter of the lot.

Sevier House, oblique view to northwest

Sevier House, north side elevation, view to southwest

Resting on a stone foundation, the Mary J. Sevier House is a one-story side-gable frame Craftsman bungalow that displays front and rear shed dormers, interior and exterior stone chimneys, exposed rafter tails, and triangular eave brackets. Resting on a coursed stone foundation, the house is capped by a metal roof and covered with German siding. Wood shingles clad the gable ends and dormers. An engaged full-width porch is carried by square stone posts with cast-concrete capitals and a replacement wood balustrade. Wide concrete steps flanked by stone cheek walls access the porch from the front, while a wooden, handicap-accessible ramp approaches from the north side of the porch. The porch shelters a central single-leaf Craftsman-style entry door, which is composed of twelve square lights over four vertical lights. Groups of three five-over-one double-hung wood sash windows with vertical lights in the upper sash flank the central entrance. The remaining windows throughout the house and in the dormers are predominantly four-over-one double-hung wood sash. A shallow, gable-roof bay projects on the north elevation.

On the interior, the house is entered through a large living room with a narrow hallway running straight through to the rear. A stone fireplace dominates the north end of the living room, rising to the ceiling and featuring irregularly-coursed stone work with an articulated jack arch framing the firebox and a cast-concrete mantel shelf. A second fireplace in the bedroom to the south of the living room exhibits ashlar stone construction similar to that found on the foundation, porch, and chimneys. The interior is plainly finished with wood floors, plaster walls, picture moldings, and tall baseboards. The unpainted window and door surrounds have thin back bands. The interior typically contains five-panel single-leaf wood doors.

Several associated outbuildings are located to the rear of the house and to the north along the curving driveway. Situated at the end of the driveway directly behind the house, the **garage** (ca. 1940) is a one-story shed-roof structure that is open on its north end. The structure is constructed of frame and clad with corrugated metal sheathing and a metal roof. A peeled log pole forms the lintel that spans the garage opening. The floor is a poured concrete slab.

A one-story single-pen frame **shed** (ca. 1940s) is located south of the garage near the southern boundary of the property. The deteriorated structure is partially covered with metal roof sheathing. An open, shed-roof extension to the west is supported on peeled log posts.

The most prominent **outbuilding** (ca. 1920) sits on the west side of the driveway to the northwest of the house. The one-story gable-roof frame building is set into the slope of the site and contains a single garage bay in the lower level. The foundation is ashlar stone similar to that found on the main house. The garage opening on the east elevation has been covered with wood sheathing. A single-leaf entry door to the upper story is located on the west elevation. The building has been covered with vinyl siding. The windows are three- and four-light fixed-sash with vertical lights.

A small shed or **animal pen** (ca. 1940s), now overgrown, stands in the far northwestern portion of the property. The single-pen structure is covered with horizontal wood plank siding and has a metal-clad shed roof. It is entered through a solid wooden door on the front (south) elevation that slides along a metal track.

Sevier House, rear elevation, view to east

Sevier House, living room, view to north

Garage, view to southeast

Shed, view to southeast

Outbuilding, oblique view to southwest

Animal pen, oblique view to northwest

Site Plan – Mary J. Sevier House, 383 Weaverville Road [PIN 9731-55-8371-00000]
(*Source*: Buncombe County GIS)

Historic Background

Mary Jane Sevier (1875-1950), a Buncombe County native, was one of seven children born to James V. and Mary Reynolds Sevier. Miss Sevier never married and lived with her parents on the family's 270-acre farm in Alexander, an unincorporated community along the French Broad River. The farm, known as Montrealla, had been owned by the Alexander, Sondley, and Nichols families throughout the nineteenth century. Her father, James Valentine Sevier, was a descendant of John Sevier, the first governor of Tennessee, while her mother Mary Sophronia Reynolds was the daughter of Daniel and Susan Baird Reynolds, who built an imposing two-story brick house around 1855 near Newbridge.[132]

Around 1920, Mary J. Sevier purchased two lots in Pine Burr Park, a large, platted development located on the Asheville-Weaverville Highway. She paid $600 for Lot No. 27½ in 1919 (Deed Book 237, page 53) and $700 for Lot No. 28 in 1920 (Deed Book 242, page 556). She appears to have built the house soon thereafter and resided here for the next thirty years. For many years she shared the property with Samuel M. Moody, a handyman, who helped with the maintenance of the house and outbuildings.

No occupation is given for Mary Sevier in the 1930 Census, but she appears to have been earning money from several real estate holdings. Along with several of her siblings, she owned a forty-acre tract that was leased to the Atlas Powder Company in 1929 (Deed Book 414, page 83). The company leased the property to construct and maintain explosives magazines. Miss Sevier also inherited the family farm, with her siblings relinquishing their rights to the place in 1933 (Deed Book 760, page 301). Her older brother, James V. Sevier Jr. (1872-1968), may have been leasing a portion of the land from her to operate his Montrealla Stock Farm.

In the 1940 Census, Mary J. Sevier is listed as the manager of a tourist home. She is recorded in sequence with Ida and William Pruett, the mother and son owners of The Pines Cottages (see #11), and Zeb and Audrey Foster, owners of Foster's Log Cabin Court (see #10).[133] It is unclear whether she opened her own home to guests or possibly built additional guest cottages that have since been demolished.

Mary J. Sevier was diagnosed with abdominal cancer in 1949, and underwent surgery to remove the malignancy. In September 1949, she wrote out her will in a letter to her younger brother, Charles C. Sevier, with whom she was close. She wrote of her desire for him to receive her house and personal belongings following her death, in addition to naming him administrator of her estate. She requested that Samuel Moody be given "the cottage and garage apartment" to rent, or do with as he wished. Miss Sevier also left instructions for her burial alongside her parents and an older brother in Riverside Cemetery in Asheville. Mary Jane Sevier died on September 26, 1950.[134]

Following her death, a portion of Mary J. Sevier's property—Lot No. 28—was sold in mid-1950s to R. M. and Bertha McGee (Deed Book 771, page 49). In 1959, Reuben and Roberta Reemes

[132] Buncombe County Register of Deeds Office; 1910 and 1920 United States Census; Swaim, 68, 161.

[133] 1940 United States Census.

[134] Buncombe County Register of Deeds Will Book CC, page 430; Sevier death certificate.

acquired the lot from the McGees (Deed Book 810, page 44) before adding the other half of the property in 1964 (Deed Book 902, page 331). The Reemes resided here for approximately forty years before retiring to Candler in the western part of the county in the early 2000s. The current owners purchased the property in 2003 (Deed Book 3458, page 123), and operate an academic tutoring business from the former residence.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Mary J. Sevier House is **eligible** for the National Register of Historic Places. The house is a good, intact example of a Craftsman bungalow built around 1920 in a platted residential neighborhood in Buncombe County. The property retains integrity of location, setting, design, materials, workmanship, feeling, and association. The setting has been compromised to a limited degree with the modern commercial development to the south and the construction of US 19-23 to the west of the house, but the site provides an appropriate setting for the house.

The Mary J. Sevier House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The Sevier House is not associated with any significant events or historic trends to be eligible under Criterion A.

The Mary J. Sevier House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The property is closely associated with Mary Jane Sevier, member of a prominent local family, but she did not attain the level of significance required for National Register listing under Criterion B.

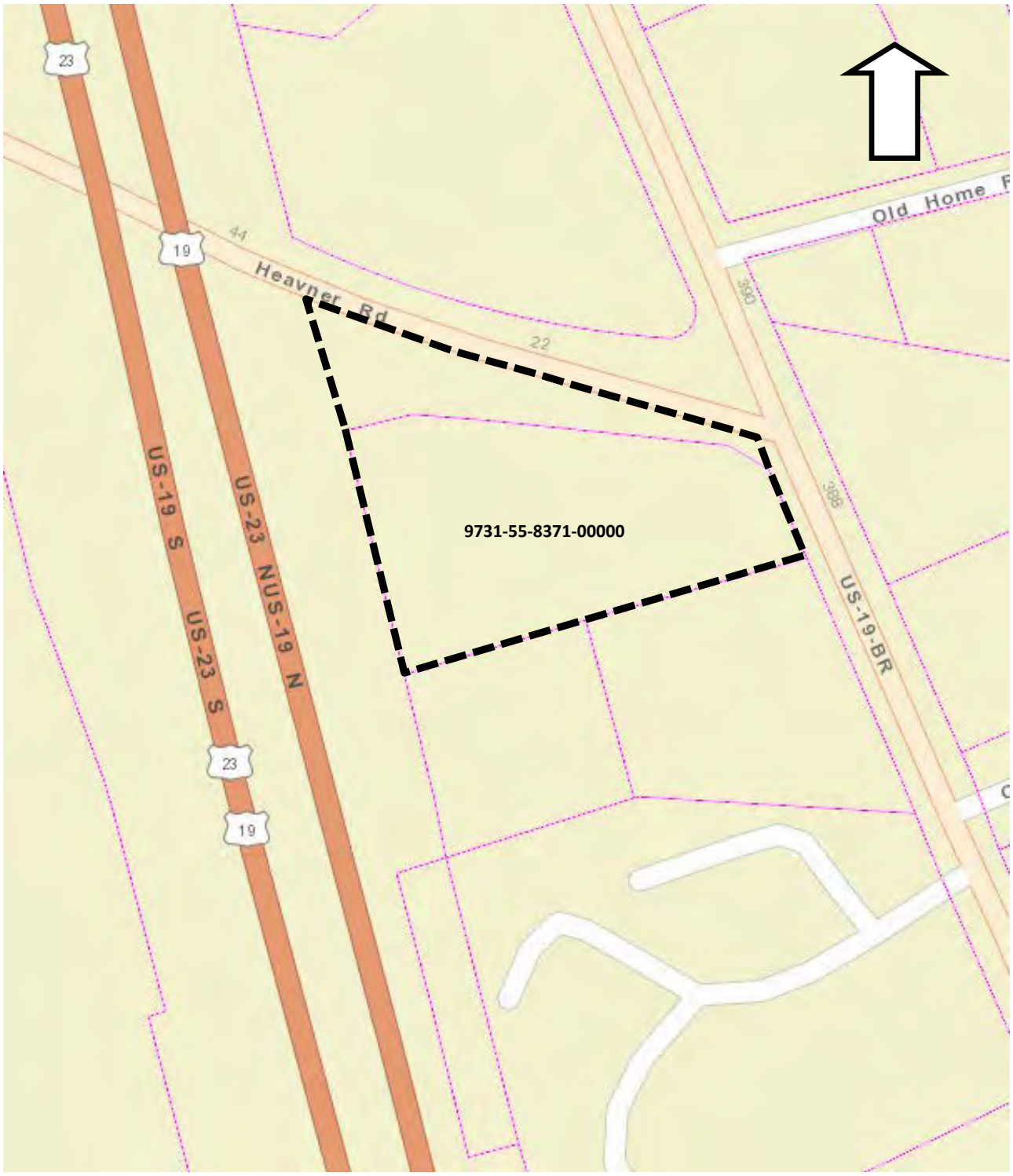
The Mary J. Sevier House is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Sevier House is an excellent example of a Craftsman bungalow with a high degree of integrity built outside the city limits of Asheville in the early twentieth century. While Craftsman bungalows were immensely popular throughout the county in the 1920s, many of the best, most fully realized examples of the

style were erected in the numerous residential subdivisions that were developed in Asheville during the real estate boom of the 1920s. Within the city, the design of Craftsman houses was heavily influenced by the work of prominent local architects and builders in addition to the popular forms and elements promoted through individuals like Gustav Stickley and *The Craftsman* magazine. Craftsman bungalows built outside the city and around the county were typically common types utilizing affordable materials and minimal elaboration. The one-story Sevier House exhibits a common side-gable form with front and rear dormers, a projecting side bay, and an engaged full-width porch. The frame dwelling has German siding, wood shingles in the gable ends, exposed rafter tails, triangular eave brackets, and Craftsman-style windows. Varying types of stonework are displayed on the foundation, porch posts, fireplaces, and chimneys. Much like the exterior of the house, the interior retains a high degree of integrity with wood floors, plaster walls, and unpainted doors and moldings. The level of detail in its construction and the high degree of integrity make the Sevier House remarkable among the rural examples of Craftsman bungalows in Buncombe County. Approximately fifty-two of the 227 properties originally surveyed for this project were altered front- and side-gable bungalows or Craftsman-influenced dwellings. The Sevier House appears to be eligible for the National Register under Criterion C as a remarkably intact example of a Craftsman bungalow built outside Asheville in the 1920s.

The Mary J. Sevier House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The ca. 1920 Sevier House is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of the Mary J. Sevier House includes the full extent of its current tax parcel at 383 Weaverville Road [PIN 9731-55-8371-00000] and extends to the edge of pavement along SR 1839 (Old Marshall Hwy). The present 1.65-acre tract is the residual parcel containing Pine Burr Park lots 27½ and 28 and associated with the Sevier House. The boundary adjoins the existing right-of-way of both Weaverville Road and US 19-23, but extends to the edge of pavement along SR 1839 to encompass the curving entrance driveway and existing landscaping that screens the northern portion of the property.



Boundary Map – Mary J. Sevier House, 383 Weaverville Road [PIN 9731-55-8371-00000]
(*Source*: HPOWeb GIS Service)

Inventory No. 13

Resource Name	**Steve's Place**
HPO Survey Site Number	BN6199
Location	440 Weaverville Road
PIN	9731-57-5248-00000
Date(s) of Construction	1947
Eligibility Recommendation	Not eligible (A, B, C, D)

Steve's Place, 440 Weaverville Road, oblique front view to southwest

Description

The property contains two roadside commercial buildings with a narrow strip of parking between the front of the buildings and the edge of the road. The principal building was built in 1947 by Steve Deaver as a small store and service station, which was known as Steve's Place into the 1970s. The building is a two-story Art Deco-influenced masonry building that features a stucco exterior, flat façade parapet, and decorative low-relief pilasters with peaked caps that extend above the storefronts. The façade is organized with three second-story window pairs located above the central entrance bay and two wide storefront windows. A secondary entrance to the second story is located at the north end of the façade. Both entrances are recessed between pilasters and contain single-leaf wood doors surmounted by transoms. The doors are composed with a single light above a single panel. The storefront windows each contain four large lights with

wood mullions. A molded wood sill and horizontally-banded lintel carry across the façade linking the storefronts. The upper façade is plainly finished with stucco and has three pairs of replacement one-over-one windows set within wood frames and two, small, louvered vents in the parapet.

The sides and rear elevations of the building are plainly finished with stucco walls, stepped side parapets, and replacement one-over-one windows. The north elevation contains a single-leaf replacement door on the first story near the rear of the building. The storefront wraps around one bay on the south elevation, which also contains a second-story entrance door at the rear. The entry is sheltered by an attached shed-roof porch and reached by an attached wood stair.

The interior of the building is plainly finished with a concrete floor and exposed masonry walls on the first story. A small amount of new partial-height partitions and sheetrock walls have been added to create display areas and surfaces. At the north end of the first-story space, a doorway opens into the wide stair that rises to a second-story landing, where a single-leaf door accesses a former apartment. The door is composed of four vertical lights over three horizontal panels. The upstairs level features wood floors, plaster walls, picture rails and tall baseboard moldings, and flat wood and door surrounds. Entered from the landing, the large main room extends the full depth of the building, while a short hallway reaches to the south and provides access to the former bedrooms and other residential spaces, which have been converted for use as additional retail space and a small office.

The smaller building to the south appears to have been built as a service garage and lacks the decorative embellishments of the larger building. The one-story concrete block building exhibits a raised shed roof with a tall front parapet clad with plywood sheathing. The façade is covered with stucco but the side and rear elevations are painted concrete block. The two garage bays have been infilled with double-leaf glazed entry doors topped by transoms. The entrance to the enclosed office or storeroom at the south end of the building has been infilled with frame paneling and a single-leaf metal door. Original metal-sash windows remain in place on the north and rear (west) elevations of the building.

Historic Background

Steve Deaver (1888-1949) built the commercial building on the Weaverville Highway in 1947 as a general store. In addition to selling groceries, including a meat and produce market, Steve's Place sold feed, fertilizers, farm supplies, boat motors, and major appliances. It also operated as a service station with gas, oil, and automobile accessories. Esta Deaver (1889-1988) purchased lots 21 and 21½ in the Pine Burr Park development in 1946, where she built a house at 438 Weaverville Road (Deed Book 627, page 403). Steve and Esta Deaver previously lived in Madison County, where they farmed, operated a grist mill, and raised four children.[135]

[135] Asheville city directories, 1945-1955; 1930 and 1940 United States Census. Steve Deaver, who died in 1949, does not appear on the deed for the house at 438 Weaverville Road.

Steve's Place, façade, view to northwest

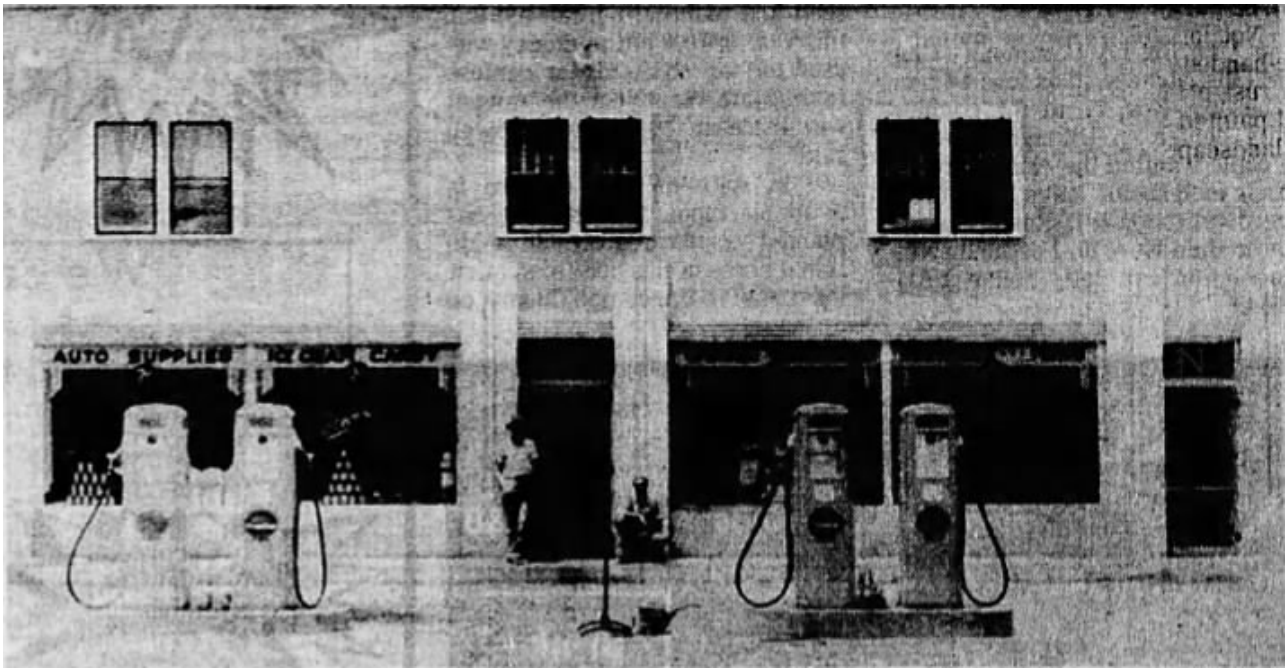
Steve's Place, façade, entry detail

Steve's Place, interior, second-story apartment

Service garage, façade, view to west

Site Plan – Steve's Place, 440 Weaverville Road [PIN 9731-57-5248-00000]
(*Source*: Buncombe County GIS)

Although Steve Deaver died in 1949, his wife, son Bergen, and son-in-law Ralph Young continued to run the store. With the variety of merchandise available and an accessible location between Asheville and Weaverville, Steve's Place became a popular spot for both passing motorists and locals alike. People enjoyed looking at the latest appliances or having an ice cream cone while waiting for their cars to be serviced. The store saw a spike in visitors during 1966, when it received the first color television set in the area. Local families were invited to the store to watch *Bonanza*, the first television series filmed and broadcast in color.[136]



Steve's Place, 440 Weaverville Road – documentary photograph
(Published in *Asheville Citizen-Times*, November 14, 1989)

The store and adjacent service garage were erected on lots 20 and 20½ of Pine Burr Park. While Ralph Young is listed in city directories during the 1950s and the 1960s as the owner of Steve's Place, it appears that Esta Deaver and her daughter, Geneva (1915-1988), helped to run the store and that the Young's lived in the upstairs apartment. Beginning around 1960, Ralph Young also became involved with two new businesses, Young's Motor Sales and Young & Edge Insurance Agency, which were both located in West Asheville.

The roadside commercial business continued to operate as Steve's Place into the 1970s, eventually yielding to the multi-lane highways and modern shopping centers that bypassed the small family-run business. Esta Deaver died in 1988, and her obituary noted that she was the operator of the Coast In Service Station. Ownership of the property subsequently passed from Ralph and Geneva Young to their daughter, Carolyn Ann Young Chance, and a granddaughter, Chelsea Starr Chance, the current owner. After the death of Geneva Young, Kevin McMillan and Lori Gaffney opened McMillan's Florist in the building. McMillian's wife, Connie, was the Young's

[136] Susan Gambrell, "'Steve's Place' Was Business Landmark, Now Houses Florist Shop," *Asheville Citizen-Times*, November 14, 1989.

niece, and Gaffney and her husband, Steve, lived in the apartment above the store. Following the florist shop, the building was occupied by a pottery studio and shop in the late 1990s and early 2000s. In recent years it has been home to an eclectic shop representing the work of local artists and vendors.[137]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the commercial building at 440 Weaverville Road known as Steve's Place is **not eligible** for the National Register of Historic Places. The property is a nice example of a multifunctional commercial building built in 1947 to house a general store and service station. The building, which is lightly embellished with Art Deco detailing, generally retains integrity of location, setting, design, materials, workmanship, feeling and association. Its overall integrity of materials, however, has been compromised by replacement windows, alterations to the service garage, and removal of the gas pumps.

Steve's Place is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The building is one of numerous commercial structures and service stations built in the mid-twentieth century to serve an increasing demand for automobile-oriented businesses and services across the county. Located on the principal highway between Asheville and Weaverville, the commercial building served the needs of passing motorists, as well as the surrounding community. A number of other similar examples remain in place along the former route of the Dixie Highway through Buncombe County, including sections of Weaverville Road, Merrimon Avenue, and Biltmore Avenue. Steve's Place does not possess any special significance in the development of automobile-related commerce to be considered eligible for the National Register under Criterion A.

Steve's Place is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The commercial building is closely associated with the Deaver and Young families, who have owned the property for four generations, but they did not attain the level of prominence and significance required for National Register listing under Criterion B.

[137] Ibid.; Buncombe County Register of Deeds Office.

Steve's Place is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Art Deco-influenced exterior of Steve's Place is notable but not remarkable among commercial buildings and service stations of the time. The Art Deco influence is generally limited to the smooth stucco exterior and stylized pilasters with vertical ribbing and peaked tops. Art Deco and later Art Moderne styles enjoyed popularity in and around Asheville during the first half of the twentieth century, and the use of similar embellishment was often associated with auto-oriented businesses in the mid-twentieth century. The stone and concrete Owl Drive-In in neighboring Haywood County is a particularly remarkable example of an Art Deco-influenced auto-oriented building, but a number of other modest examples of mid-century gas stations are found along Weaverville Road. Two filling stations at 505 and 1475 Merrimon Avenue display stuccoed exteriors with decorative banding and articulated service bays; the building at 1475 Merrimon Avenue features low-relief pilasters similar to those on Steve's Place. McGeachy's Filling Station at 405 Haywood Road, built ca. 1936, is a contributing resource in the West Asheville-Aycock School Historic District (NR, 2006). The one-story streamlined Art Deco filling station has a stucco exterior, stylized paneled pilasters, and two service bays adjacent to the tall main block, which is capped by a step-back parapet. Due to its material changes, including replacement windows, alterations to the service garage, and removal of the gas pumps, Steve's Place does not appear to possess sufficient significance and integrity to be eligible under Criterion C for architecture.

Steve's Place is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built the mid-1940s, the masonry commercial building is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 14

Resource Name	**Zebulon H. Baird House**
HPO Survey Site Number	BN2089
Location	446 Weaverville Road
PIN	9731-57-5422-00000
Date(s) of Construction	ca. 1878, 2005, 2016
Eligibility Recommendation	National Register listed, 2009; eligible C – architecture

Zebulon H. Baird House, 446 Weaverville Road, façade, view to west

Description

The Zebulon H. Baird House is a two-story multi-gabled T-plan frame house that is embellished with elaborate detailing in its scrollwork, bargeboards, and window moldings. Threatened with demolition in 2005, the house was moved 100 yards to the south from its original location and erected on a new foundation. The new site is located in the southernmost portion of a large parcel of land that was historically associated with the Baird family. Baird's grandfather and great uncle, Beaden and Zebulon Baird, respectively, were early settlers in Buncombe County and merchants in Asheville. The two brothers amassed more than 2,800 acres before the Civil War. Zebulon H. Baird (1855-1937) built his house around 1878 on land he inherited his father, William R. Baird.[138]

[138] The Baird House description, historical background, and evaluation of significance are adapted from Sybil Argintar, "Zebulon H. Baird House," National Register of Historic Places Nomination Form, 2008.

Baird House, oblique front view to west

Baird House, oblique rear view to northeast

Built before the railroad linked Asheville to the wider region, the ca. 1878 Zebulon Baird House is a stylish two-story frame dwelling that exhibits mass-produced decorative materials that became more common in the 1880s with the arrival of the railroad in the area and the rise of the popular Queen Anne style. Originally resting a stone pier foundation, the T-plan dwelling has a side-gable roof with a decorative front gable and a projecting front-gable wing on the façade. A one-story rear ell extends from a gable-roof wing at the rear of the house, which is undergoing rehabilitation including the addition of an attached porch on the rear ell and a two-story shed-roof bay on the rear elevation. Originally covered with weatherboards, the siding is being replaced with Hardiplank siding.

While the form and massing of the house are fairly common for their period, the dwelling is notable for its applied ornamentation. Sawn bargeboards located at the gable peaks and ends display circular cutouts with star, flower, and sunburst patterns. The attic vents in the gable ends feature scrollwork rosettes set within a square frame. The attached one-story hip-roof porch on the façade is carried on chamfered posts with scrollwork brackets. The single-leaf entry door, topped by a transom, is composed of a large single light over a raised panel. The windows are typically two-over-two double-hung wood sash, but a few of the windows have been replaced with similar two-over-two sash. Projecting window bays on the façade wing and south elevation consist of three windows framed by molded muntins and a cornice. Paired, sawn brackets resting on the window cornice support the eaves of the bay's hip roof. Single windows on the second story of the façade wing and south elevation have heavily molded, peaked hoods surmounted by a tall finial. The remaining windows have molded hoods.

The one-story ell at the rear, which appears to have been added shortly after the house was built, features an attached hip-roof porch carried on chamfered posts. The porch shelters two single-leaf replacement entry doors. A single-leaf door on the rear elevation of the house opening onto the rear porch is a replacement, but the molding appears to be original. The two-story shed-roof tower added at the rear of the house contains bathrooms on both stories.

The interior was not available for inspection, but it was viewed to a limited extent through the front door and windows. As described in the National Register nomination, the interior of the house is relatively plain with a center hall floor plan and flush, horizontal board walls. Located on the south side of the hall, the stair features a balustrade of reeded balusters and a carved newel posts with chamfered corners, bulls-eye details, and a beveled cap. The mantels are currently removed while the brick chimneys have been repaired followed damage caused by the move. While the house is being rehabilitated, some of the interior horizontal sheathing has been removed to allow for installation of new mechanical systems, but the wood floors and moldings appear to remain largely intact.

A prefabricated frame storage building was erected on the site in 2016. Located on the south side of the driveway, the building has a side-gambrel roof, plywood siding, and double-leaf wood doors. It sits on a temporary concrete block foundation.

Baird House, rear ell, view to north

Storage building, ca. 2016, view to east

Site Plan – Zebulon Baird House, 446 Weaverville Road [PIN 9731-57-5422-00000]
(*Source*: Buncombe County GIS)

Historic Background

Zebulon H. Baird (1855-1937), a merchant and farmer, reportedly built the house around 1878 on land he inherited from his parents, William R. and Christina Weaver Baird. Zebulon H. Baird's grandfather, Beaden Baird, and his great-uncle, Zebulon Baird, were early settlers in Buncombe County, who owned a store near Pack Square in Asheville and, by the Civil War, had amassed more than 2,800 acres of farm land in the northern portion of the county. The tract where Zebulon H. Baird erected his house was part of the larger Baird family holdings.

Zebulon H. Baird married Margaret (Maggie) Henderson (1872-1955) in 1902, when he was forty-seven and she was thirty. According to census records, Baird lived with his two sisters before his marriage and worked for a time as a merchant. In the twentieth century, he gave his primary occupation as farming. The couple had two children, Henry and Elizabeth, and prior to the death of Zebulon Baird, the house was deeded to Henry B. Baird (1902-2000). Maggie Baird and her son Henry continued to reside in the house through the 1940s. In addition to farming, Henry Baird worked as a radio repairman.

Henry Baird lived in the house until his death in 2000, when the house and property were sold for commercial development. Located in the southeast quadrant of the New Stock Road exit on US 19-23, the initial planned development stalled. The Preservation Society of Asheville and Buncombe County acquired the property in 2005 with the stipulation that the dwelling be moved to prevent its demolition. The house was moved approximately 100 yards south of its original location and approximately thirty feet closer to Weaverville Road. Its original orientation was maintained when it was placed on a new foundation of concrete block. Following its move the house was sold and rehabilitated in 2006 and listed in the National Register in 2009. It is currently being renovated for commercial rental use.

Aerial map shown former and current locations of Zebulon Baird House
(*Source*: HPOWeb GIS Service)

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Zebulon Baird House (BN 2089), is **eligible** for the National Register of Historic Places. The property was listed in the National Register of Historic Places in 2009. The property retains integrity of design, materials, workmanship, feeling, and association. Prior to listing in the National Register, the Baird House was moved a short distance south of its original site to make way for new commercial development. Though the house was moved, it retained all of its significant and character-defining architectural features and was placed a new foundation with the same orientation to nearby Weaverville Road.

The Zebulon Baird House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. Built as a rural farm dwelling in the late nineteenth century, the house is not eligible under Criterion A. Development of the associated surrounding land in the 2000s has removed any traces of its original agricultural uses.

The Zebulon Baird House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The family of Zebulon and Maggie Baird, along with their son Henry B. Baird, did not achieve the level of significance require for eligibility under Criterion B.

The Zebulon Baird House is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The two-story T-plan Zebulon H. Baird House presents a fairly common mid to late-nineteenth century house type in Buncombe County, but the dwelling also exhibits fashionable ornamentation that predates the widespread use of mass-produced sawnwork and moldings in the late nineteenth century. Due to its rural location, the Baird House displayed an unusual level of sophistication and decoration for its period of significance. Many of the comparable frame houses of the period have more restrained exterior expressions and plainer finishes. Following the railroad connection to Asheville in 1880, the area saw an influx of more stylish architectural ornamentation exemplified by the popular Queen Anne style, which became prominent in the 1880s. The bold, gabled window hoods, scrollwork brackets,

sawn bargeboards and attic vents, projecting window bays, and interior woodwork allude to an eclectic range of sources and distinguish the Baird House as one of the county's most stylish rural dwellings of the 1870s. As such, the house was listed in the National Register in 2009 under Criterion C for its architecture.

The Zebulon Baird House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The nineteenth-century frame house was moved to this parcel and rehabilitated in 2006. It is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The boundary of the Zebulon H. Baird House includes the full extent of its current tax parcel at 446 Weaverville Road [PIN 9731-57-5422-00000]. The house was moved to this location due to plans for future development of its original site. The present tract is a residual 0.75-acre parcel associated with Baird family's nineteenth-century land holdings. The boundary adjoins the existing right-of-way of both Weaverville Road and US 19-23.

Boundary Map – Zebulon Baird House [PIN 9731-57-5422-00000]
(*Source*: HPOWeb GIS Service)

Inventory No. 15

Resource Name	**Logan and Lillie Mackey House**
HPO Survey Site Number	BN6234
Location	41 N. Buncombe School Road
PIN	9743-33-5799-00000
Date(s) of Construction	ca. 1900, ca. 1930, ca. 1957
Eligibility Recommendation	Not eligible (A, B, C, D)

Logan and Lillie Mackey House, 41 N. Buncombe School Road, oblique front view to southeast

Description

Reportedly dating to the mid-nineteenth century, it appears more likely that the one-story side-gable frame dwelling was erected around the turn of the twentieth century. Resting on a stone foundation, the original block of the house is three bays wide and covered with weatherboards. It has a metal-clad roof, rebuilt exterior concrete block chimney, two-over-two double-hung wood-sash windows, and an attached shed-roof porch carried on square wood posts. The enclosed north end bay of the porch appears to be a later addition, along with the Craftsman-type single-leaf entry door and four-over-one double-hung façade window. A gable-roof rear ell has been extended with later additions.

Mackey House, façade, view to southeast

Mackey House, south elevation, view to north

Mackey House, south elevation of rear ell, view to north

Mackey House, rear elevation, view to west

Mackey House, north elevation of rear ell, view to south

Mackey House, oblique rear view to southwest

Wates Cole, who purchased the house in 1927, may have made some initial alterations to the house including the Craftsman-style single-leaf entry door and four-over-one double-hung sash window under the porch. Cole sold the house to his son, Raymond, in 1957, and Raymond Cole and his wife, Isabel, made the majority of changes and additions to the residence. The Coles added a kitchen, bathroom, and side porch onto the rear ell. Resting on a concrete block foundation, the rear addition has weatherboard siding, metal roofing, an interior brick chimney, and two-over-two double-hung windows with horizontal muntins. The engaged side porch on the north side of the rear ell has been enclosed with large translucent panels and an aluminum-frame screen door. The Coles attached an L-shaped shed-roof porch on the south side of the ell, which has a concrete slab floor and square wood posts.

Portions of the interior were inspected but not photographed, and additional information was provided by the owner. The interior is plainly finished with wood and linoleum floors, sheetrock walls, and an acoustical tile ceiling. The ceiling is approximately eight feet high, but was originally ten feet. Raymond Cole lowered the ceilings and installed the acoustical tile.

A small cluster of associated outbuildings are located to the south and east of the house. Based on their exterior materials, the buildings likely date to the first years of Wates Cole's ownership, which began in 1927. The farm's main barn stood on the eastern side of the property, but the dilapidated structure was demolished and portions of the rear property were regraded in 2010. A **mobile home** (not photographed) appears to have been placed on the property in the 1980s.

A one-story frame **cabin** stands directly south of the main house on the south side of an unpaved gravel driveway. Resting on a stone pier foundation, the two-room dwelling was enlarged with two additional rooms on the rear. The building is clad with board-and-batten siding and displays a metal-clad side-gable roof, exposed rafter tails, six-over-six double-hung wood sash windows, and an attached shed-roof porch. The porch is carried on square wood posts with a simple wood balustrade and shelters a single-leaf entry door composed of four lights over two vertical panels. A shed-roof addition extends across the rear elevation of the dwelling.

A group of outbuildings stand at the end of the driveway southeast of the main house. A small **corn crib** rests on heavy timber sills and features a metal-clad shed roof, vented and screened horizontal wood siding, and single-leaf solid wood door. The unused structure is listing heavily to the side and is in danger of falling. A one-story front-gable **spring house** is located immediately adjacent to the crib and sits on a poured concrete foundation, which is accessible at the rear through a single-leaf door. A six-over-six double-hung window flanks the rear entrance. The frame upper-level of the building has a metal-clad roof, exposed rafter tails, and a solid-wood entry door. It is clad with weatherboards on three sides, while the rear elevation is sheathed with vertical wood siding. The building is partially overgrown with ivy. Mrs. Cole recalled that the spring was once one of the boldest in the area, and during dry spells members of the community would draw water from the spring. In recent years it has become less reliable.[139]

A one-story front-gable frame **tractor shed** is located in front of the spring house. Resting on a stone foundation, the building is covered with board-and-batten siding and has a metal-clad roof, exposed rafter tails, an open vehicle bay, and a single-leaf solid wood door on the enclosed side of

[139] Isabel Cole, personal communication, May 18, 2017.

Cabin, oblique front view to southwest

Outbuildings, view to southeast

Corn crib, oblique view to east; spring house in background

Tractor shed, façade, view to southeast; mobile home visible in background

Spring house, view to east

Chicken coop, view to northeast

the structure. An open shed with a metal roof and square wood posts is attached to the rear.

A one-story frame **chicken coop** stands to the northeast of the other outbuildings and sits alongside the branch that emanates from the spring. The gable-roof building has a metal-clad roof, weatherboard siding, and a screened bay on the east end. The coop is largely overgrown with ivy.

Historic Background

The origin of the house remains uncertain at this time with some evidence suggesting that it was constructed in the mid-nineteenth century. According to tax records the house was built around 1830, and the current owner, Isabel Cole (b. 1926), recounts that her father, Austin Mackey (1887-1949), was born in the house.[140] Ms. Cole believes the house was likely built by the Eller family, who owned a large farm in the area. Her grandfather, Logan B. Mackey (1857-1925), married Lillie Jean Eller (1861-1960) in 1879. Lillie Eller was the daughter of Adam F. and Sabra Eller, who sold a forty-acre tract of land located on the east side of the Burnsville Road to the young couple in 1896 (Deed Book 110, page 118). Based on the size and form of the original section of the house, it seems likely that the house may have been built around this time for Logan and Lillie Mackey. The Mackeys farmed their land and raised a large family.[141]

Following the death of Logan Mackey in 1925, the property was subdivided into lots for the Horney Brothers Land Company of Asheville in 1927 (Plat Book 14, page 6). The plat depicts the Mackey homeplace as the large lot (No. 163) at the north end of the subdivision. Lillie Mackey sold the house and residual tract to Wates Avery Cole (1879-1959) on July 9, 1927 (Deed Book 379, page 89). Wates Cole and his wife, Tobitha Bowen (1878-1949), farmed and raised a large family, with many of their children building houses in the immediate area. In 1957, Wates Cole sold the six-acre tract containing the house to Raymond R. Cole (1915-1994), the fourth of six children born to Wates and Tobitha Cole (Deed Book 784, page 151).[142]

Raymond Cole, a veteran of World War II, married Isabel Mackey, the daughter of Austin and Eugenia Mackey and granddaughter of Logan and Lillie Mackey. Cole worked for the North Carolina Department of Transportation, the Farmers' Federation, and Merchant Construction Company. After retiring he built and operated the Golden Q, a billard parlor at 45 N. Buncombe School Road, just north of their house.[143] Although it appears that Wates Cole may have made some changes to the house, Raymond and Isabel Cole, who raised three children, undertook the majority of alterations during their ownership. Isabel Cole continues to own and reside in the house.

[140] Cole.

[141] Ibid.; Buncombe County Register of Deeds Office.

[142] Ibid.

[143] "Raymond R. Cole," *Asheville Citizen-Times*, February 23, 1994.

Site Plan – Logan and Lillie Mackey House, 41 N. Buncombe School Road [PIN 9743-33-5799-00000]
(*Source*: Buncombe County GIS)

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Logan and Lillie Mackey House is **not eligible** for the National Register of Historic Places. The property is an altered example of a modest late-nineteenth or turn of the twentieth century frame farm house. Although its setting has been constantly encroached upon over the course of the twentieth century, the Mackey House retains integrity of location, setting, feeling, and association. Its integrity of design, materials, and workmanship has been compromised by substantial additions to the house and material changes.

The Logan and Lillie Mackey House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. As a modest frame farm house dating from around 1900, the Mackey House is associated with the agrarian history of the area and retains a few of its agricultural outbuildings. The agricultural fields and main barn, demolished in 2010, are no longer present. As such, the Mackey House does not possess sufficient significance or integrity to be eligible for the National Regsiter under Criterion A.

The Logan and Lillie Mackey House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The Mackey House is closely associated with both the Mackey and Cole families, well-established farming families common in the area. Though locally successful, none of the individuals associated with the property achieved the level of significance required to be eligible for the National Register under Criterion B.

The Logan and Lillie Mackey House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Mackey House, which is believed to date from around 1900, is a typical unadorned one-story side-gable frame dwelling. Later owners enclosed a portion of the front porch and extended the rear ell to include an enclosed side porch and an attached shed-roof porch. Other changes include replacement of the chimney with a concrete block chimney and lowering the interior ceilings with a new acoustical tile ceiling. The Mackey House does not possess sufficient significance or integrity to be eligible for the National Register under Criterion C.

The Logan and Lillie Mackey House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built the around the turn of the twentieth century, the house and surviving outbuildings are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records. The remaining undeveloped land at the rear of the property was substantially regraded in 2010.

Inventory No. 16

Resource Name	**North Buncombe School**
HPO Survey Site Number	BN6242
Location	51 N. Buncombe School Road
PIN	9743-44-1042-00000
Date(s) of Construction	1954, ca. 1960, 1980s, ca. 2000
Eligibility Recommendation	Eligible (A, C) – education, architecture

North Buncombe School, 51 N. Buncombe School Road, oblique front view to north

Description

Completed in 1954 and dedicated in 1956, the North Buncombe School (present North Buncombe Middle School) was built on a thirty-one-acre site north of Weaverville during the second major era of consolidation for Buncombe County schools. The rambling one-story brick building was designed by William Ernest Brackett Jr. of the Asheville architectural firm Brackett & Brackett. Rendered in the Modernist style with flat roofs and large metal-fame windows, the original school consisted of two large classroom wings including an L-shaped wing at the north and a second wing to the south. The auditorium and cafeteria wings project to the east (rear) from the south classroom wing.

The building is constructed with concrete block interior walls and a brick veneer exterior. The long elevations of the classroom wings have large window bays defined by brick pilasters and

continuous concrete headers and sills. The replacement windows are metal-frame eight-light units with a four-part opaque spandrel. Other windows are typically two- and three-light horizontal bands with concrete sills. The original entrance, now located inside the entrance lobby, was located at the intersection of the two classroom wings. A one-story administration block was added on the south side of the L-shaped northern wing in the 1980s and created a recessed entrance bay that is sheltered by a cantilevered, metal-clad canopy and contains double-leaf glazed entry doors. The administration block displays paired one-over-one windows and rowlock-course brick lintels, belt course, and cornice. A recessed entrance bay on the west elevation of the north classroom wing is accessed by concrete steps and entered through double-leaf doors that are flanked by large window bays and surmounted by a blind transom.

A two-story auditorium block is located at the north end of the south classroom wing and east of the north wing. Projecting to the east, the auditorium is a large, unadorned brick box with double-leaf metal doors on the exterior. In 1989, the school was expanded with a classroom and cafeteria located to the north of the auditorium. These one-story additions are out of view from most vantage points around campus and are rendered with similar materials as the original building. Around 2000, a long wing of portable classroom trailers was installed to the northeast of the 1989 classroom additions.

The original cafeteria wing projects to the east from the south end of the south classroom wing. The dining area is lit by large window openings containing the same replacement sash as the classrooms. The kitchen area displays smaller window openings and single-leaf metal entrance doors.

The **gymnasium** is a tall, two-story brick building standing to the south of the main building, which is connected by a covered walkway that wraps around the south and west elevations of the gym. The two-story volume original housed a standard-size basketball court, two smaller courts, and bleacher seating for 1,200 people. The exterior has brick pilasters dividing the side elevations into six bays with large sixteen-light metal-frame windows. A low one-story block on the façade contains the entrance vestibule and restrooms. It is entered through two sets of three single-leaf metal doors. A low-pitched metal-clad front-gable roof caps the front block. At the rear, a one-story locker room wing has been enlarged with additions to the north and south sides, as well as a low-pitched metal-clad gable roof. The wing has recessed entrance bays on the north and south elevations and two- and three-light horizontal window bands with concrete sills.

A line of **portable classrooms** begins to the east of the auditorium and extends to the north. First added in the 1980s and then extended around 2000, there appear to be three or four individual units that are linked by an attached metal canopy and wooden walkway on the west elevations. A prefabricated **storage trailer** stands to the southeast of the auditorium at the rear of the building. The structure has a double-leaf entry door on the narrow south elevation, which is sheltered by a project canopy and accessed by a wooden ramp. A low, one-story prefabricated metal **storage building** was erected in 2009 in a grassy area to the rear (east) of the gymnasium. The structure has a metal overhead door positioned on its long west elevation.

Administration wing (l) and main entrance, oblique view to north

Entrance lobby, view to north

South classroom wing, view to southeast

North classroom wing, entrance, view to east

North classroom wing, north elevation, view to southeast

North classroom wing, interior corridor, view to north

Auditorium (background) and classroom additions (1980s), view to south

Auditorium, oblique rear view to northwest

Cafeteria wing, oblique view to west

Gymnasium, facade, view to east

Gymnasium, oblique rear view to northwest

Classroom additions (1980s) and portable classrooms, view to north

Storage trailer, view to north

Storage building, facade, view to east

The majority of athletic facilities at North Buncombe School are located to the south of the gymnasium and on the south side of the entrance road that passes through the property. Three asphalt tennis courts are located in front of the school on the north side of the entrance road as it ascends from N. Buncombe School Road. The athletic fields were not part of the original school construction, but were added a few years later. Adjacent football and baseball fields comprise the athletic fields at the south end of the property. A small **stadium** is built into the hillside on the east side of the football field. Metal bleachers rise with the slope of the ground and are accessed by a metal ramp and walkway that carries across the front of the stands at the base of the bleachers. A two-story shed-roof press box is located at the top of the bleachers. The shed-roof building with an attached pent roof is concrete block on the first story and vinyl-clad frame construction on the second story. Three concession windows are located on the first story overlooking the field and three viewing windows are located on the upper level. Two additional openings on the second story appear to have been enclosed with vinyl infill panels.

A one-story **ticket booth** is located at the fenced entrance to the athletic fields. It is partially built into the sloping ground to the east. The small building is constructed of concrete block and capped by a metal-clad shed roof with exposed rafters. Two ticketing windows are positioned on the west elevation along with a single-leaf metal entry door. A second, single-leaf metal door is located on the north side elevation, providing access from outside the fence.

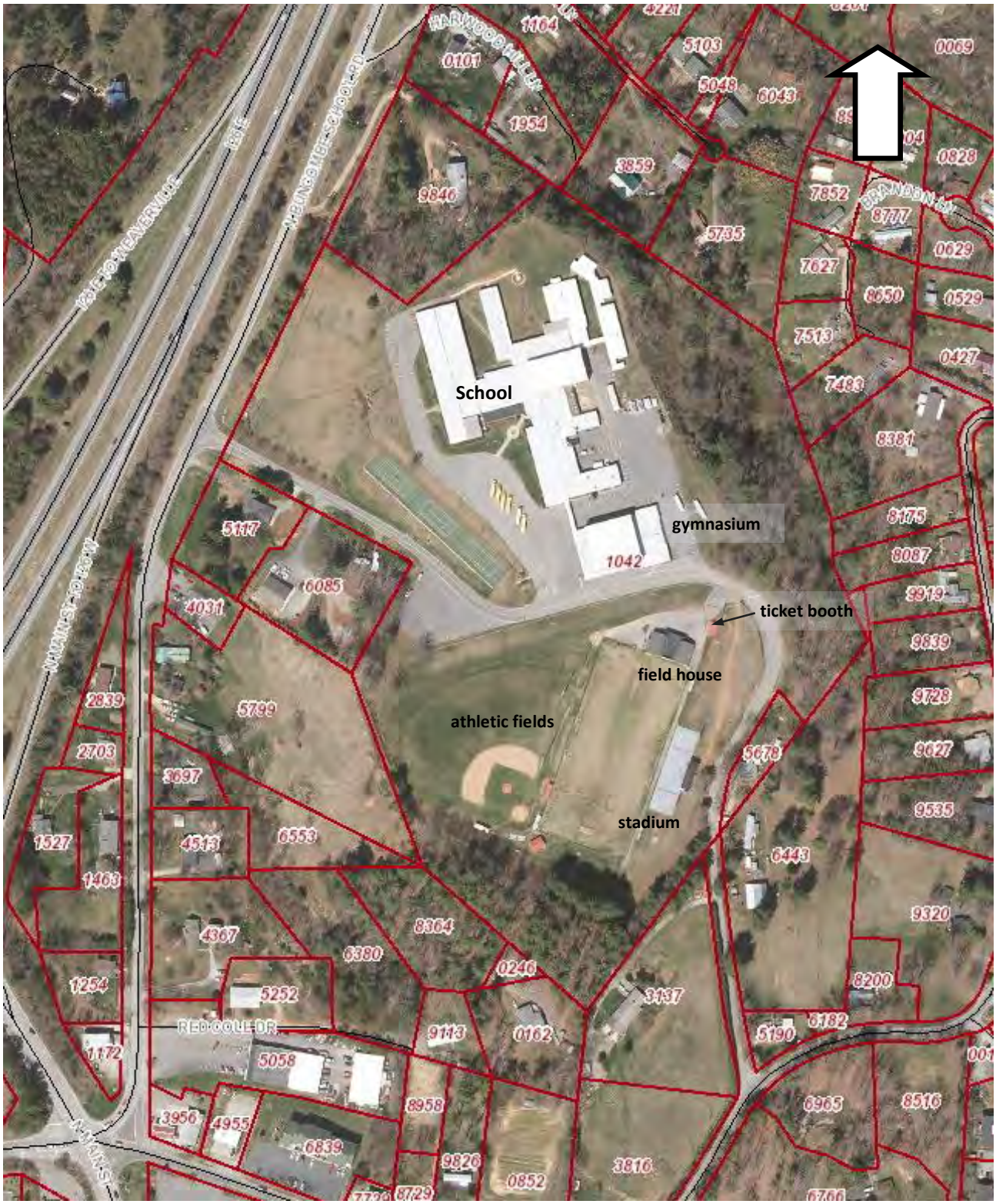
A one-story **field house** stands at the north end of the football field behind the end zone. Built in the 1980s or early 1990s, the building is of contemporary design with an exterior of stucco, stone, and vinyl siding. The flat-roof center section displays stone-veneer walls screening recessed entrances and topped by vinyl-clad parapets. A scoreboard is mounted to the south elevation of the building. Side wings to the east and west contain locker rooms and feature steeply pitched shed roofs that form clerestories above the central section of the building. Finished with stucco, the side wings have recessed entrance bays. Two concrete block dugouts and a scorer's box (not photographed) are located on the baseball field at the south end of the football field.

Stadium, view to south

Ticket booth, oblique front view to south

Field house, façade, view to south

North Buncombe School, entrance road, view to northwest



Site Plan – North Buncombe School, 51 N. Buncombe School Road [PIN 9743-44-1042-00000]
(*Source*: Buncombe County GIS)

North Buncombe School, October 1, 1956 – Bingham aerial photograph, Pack D587-4
(*Source*: North Carolina Collection, Pack Memorial Library, Asheville, NC)

Historic Background

At the beginning of the 1950s, Buncombe County entered its second era of school consolidation. Like other regions of the state, the county sought to reorganize the school districts, consolidate debt, and address another increase in population and development following World War II. A three-phase construction program was approved for the upcoming decade anticipating more than $5,600,000 in new construction and renovation projects. The first two phases largely addressed elementary school needs and emergency repairs and additions. The third phase, however, represented an ambitious restructuring of the school system and the creation of six new high schools to serve all of the county's secondary students.[144]

[144] Zera Hall Roberson, *Public School Education in Buncombe County, 1935-1969* (Candler, NC: Mrs. T. C. Roberson, 1969), 25-27. Local education historian Leonard Miller described the construction program as consisting of four phases. The fourth, and final, phase began around 1956 and addressed overcrowding issues arising from increased enrollment throughout the county, Miller, 43-44.

Construction of the North Buncombe School began in 1953, the first of the new high schools to be built, and was completed in 1954. Just over $650,000 was budgeted for the North Buncombe School.[145] The Board of Education acquired approximately thirty acres of land north of Weaverville, formerly farm land belonging to the Revis, Eller, and Ward families. Richard and Phyllis Revis sold a little over eleven acres to the county in February 1952 (Deed Book 717, page 622), while Reynolds and Marguerite Revis sold 7.6 acres that same month (Deed Book 717, page 617). Hillard and Edith Revis sold two tracts totaling almost ten acres (Deed Book 717, pages 623 and 648). J.H. and Ruby Ward sold a two-and-a-half-acre tract (Deed Book 717, page 642), while several Eller descendants sold a portion of the A. F. Eller lands (Deed Book 717, pages 603 and 625).

William E. Brackett Jr. of the Asheville firm of Brackett & Brackett designed the sprawling one-story building. A Hendersonville native, Brackett served in the Army during World War II before opening an architectural office in Asheville with his brother, M. McDowell Brackett. The partnership apparently did not last long as William Brackett returned to his family home in Hendersonville while maintaining an office in Asheville. McDowell Brackett set up his own firm in Charlotte. William Brackett later joined fellow Hendersonville architect William Henry O'Cain to form O'Cain and Brackett Associates, which designed a number of schools and additions throughout Henderson, Polk, and Rutherford counties.[146]

The school opened to students on Thursday, August 26, 1954, with twenty-two classrooms, a gymnasium, cafeteria, and auditorium. The building was notable for its colorful interior decoration to soften the concrete block walls. The gymnasium held one standard and two smaller basketball courts and seating for 1,200 spectators. The auditorium housed a full stage with seating for 700. The only complaint about the school concerned the gymnasium floor, which had buckled. The general contractor, Fowler-Jones Company of Winston-Salem, assured the school officials that the surface would settle once the air handling equipment was turned on and the excess moisture removed.[147]

North Buncombe School served 381 students in grades ten, eleven, and twelve during its first year. The students previously attended Red Oak, French Broad, Flat Creek (see #19), Weaverville, and Barnardsville schools. The architect had designed the school to accommodate 600 pupils, and during its second year of operation, the 1955-56 school year, the student population climbed to 597. The number of students reached 730 for the 1960-61 school year.[148] These increases in student population necessitated the expenditure of $100,000 for additional classrooms, two

[145] Miller, 43-45.

[146] Heather Fearnbach, "Historic Architectural Resources Survey Report: Cleveland, Henderson, Polk, and Rutherford County Schools, Mitigation for the Construction of the Rutherfordton Bypass (US 221) in Rutherford County, TIP No. R-2233B" (North Carolina Department of Transportation, Raleigh, NC, January 2015), 24-27, 81, 101-102.

[147] "New County Schools Will Open Tomorrow," *Asheville Citizen*, August 25, 1954.

[148] Ibid.; Miller, 46-47.

science rooms, a music room, and improvements to the grounds, including the stadium and athletic fields.[149]

The second era of consolidation, begun in 1950, reached its conclusion in the fall of 1962, when T. C. Roberson High School opened and the high school students at Leicester transferred to Clyde A. Erwin High School. The culmination of the building program meant that the school system could focus its attention on strengthening and broadening the education programs for its students.[150] Increasing student populations in the late-twentieth century led to yet another round school construction in the 1980s and early 1990s, when five new high school buildings were constructed and their 1950s counterparts were reorganized for middle grades. The present North Buncombe High School opened a few miles north in 1987, and the 1954 building became North Buncombe Middle School.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the North Buncombe School is **eligible** for the National Register of Historic Places. The property is a good example of a one-story modern school complex designed by local architect William E. Brackett Jr. and built in 1954 during the second consolidation era. The property generally retains integrity of location, setting, design, materials, workmanship, feeling, and association. The design and material integrity have been diminished to a limited degree with replacement windows and later additions, but these changes do not substantially detract from the overall character of the school building.

The North Buncombe School is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The North Buncombe School was the first of six new high schools built during the county's second era of consolidation between 1950 and 1962. The Board of Education reduced the number of high schools and associated districts from eighteen to six and erected larger, modern facilities to accommodate the secondary grades. The new school consolidated high school students from five schools in the northern portion of the county. As such the school is significant under Criterion A for its association with Buncombe County's ambitious public school improvement program of the 1950s.

The North Buncombe School is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are*

[149] Miller, 60; Roberson, 39.

[150] Miller, 62-63.

demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group. As a public school building erected during a period of consolidation, the North Buncombe School is not closely associated with any specific individual to be eligible for the National Register.

The North Buncombe School is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Designed by William E. Brackett Jr. of the local architectural firm Brackett & Brackett, the North Buncombe School is a sprawling one-story modern brick educational building. The low, linear blocks have flat roofs, horizontal window bands, and double-loaded classroom corridors. The school was equipped with twenty-two classrooms, an auditorium, cafeteria, and gymnasium. Designed for 600 students, the building was over capacity within three years due to area population growth and additional classrooms and facilities were constructed around 1960. Improvements in the 1980s added classroom wings at the rear of the building, replaced original windows, and erected several support structures on the campus. Despite the additions and alterations, the school retains a high degree of integrity amongst its contemporaries, including the former A. C. Reynolds High School and former Enka High School, which have new substantial new wings and entrance blocks that obscure the original building facades. The Charles B. Aycock School, which contributes to the West Asheville-Aycock School Historic District (NR, 2006), is the only National Register-listed mid-twentieth century school building in the county. Built in 1953, the one-story brick and concrete modernistic building was designed by Six Associates, Inc. The North Buncombe School remains a largely intact example of the modern high school buildings erected in the county during the 1950s and as such is eligible for the National Register under Criterion C for its architecture.

The North Buncombe School is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built 1953-1954, the school building and grounds are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of the North Buncombe School follows the legal property line encompassing the full extent of the 28.9-acre property owned by the Buncombe County Board of Education (PIN 9743-44-1042-00000). The boundary includes the school, permanent and temporary support buildings, and athletic fields. The proposed boundary, which adjoins the

existing right-of-way on N. Buncombe School Road, includes the property historically associated with the school campus.

Boundary Map – North Buncombe School, 51 N. Buncombe School Road
(*Source*: HPOWeb GIS Service)

Inventory No. 17

Resource Name	**George and Inez Ward House**
HPO Survey Site Number	BN6243
Location	75 Cole Road
PIN	9743-35-2359-00000
Date(s) of Construction	ca. 1925, ca. 1970s
Eligibility Recommendation	Not eligible (A, B, C, D)

George and Inez Ward House, 75 Cole Road, oblique front view to west from US 19-23

Description

The George and Inez Ward House occupies a twenty-two-acre wooded parcel adjacent to US 19-23 near Exit 18 (Weaverville). Approached along a curving gravel drive, the house stands near the wooded south end of the parcel, which includes a large open meadow at its center. The house is visible in passing on US 19-23. Construction of the highway took the original entrance drive to the property from N. Buncombe School Road. In addition to the house, a concrete block garage was erected in the 1970s, and a prefabricated gambrel-roof frame shed stands in the woods to the south of the house. A ca. 1925 detached garage that stood to the north of the house has been demolished in recent years.

Ward House, façade, view to southwest

Ward House, oblique front view to north

Ward House, south elevation, view to north

Ward House, rear elevation, view to east

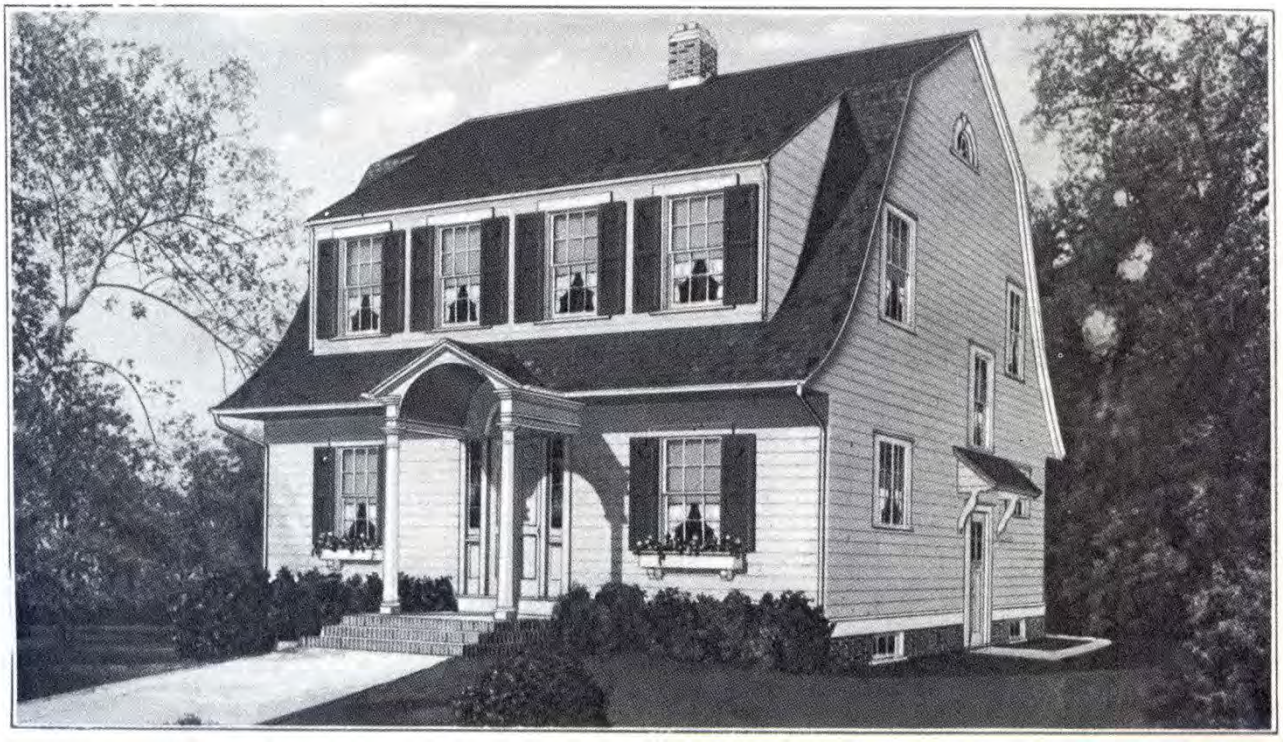
Occupying an elevated site, the Ward House is a two-story Dutch Colonial Revival-style frame dwelling with a metal-clad gambrel roof, front and rear shed dormers, German siding, and a brick foundation. According to local tradition, the house is a Sears Roebuck kit house.[151] Accordingly, the basic form, style, and features closely resemble the Priscilla model, which was available for short period in the mid-to-late 1920s. The original house, however, has been enlarged with a tall one-story gambrel-roof side wing to the north and a two-story shed-roof addition on the rear. Similar to the Priscilla model, the Ward House exhibits four six-over-one double-hung windows in the front shed dormer, an interior brick chimney with a corbelled cap, a one-story flat-roof sunroom on the south elevation, and an attached entry porch with a vaulted pediment carried on classical columns. The Priscilla was advertised with a fanlight above the single-leaf entry door and sidelights, but the Ward House features a flat transom that is surmounted by a semi-circular wood panel. The Ward House also features an exterior brick chimney on the south elevation, which has been taken down and capped at the eave line. The interior was not available for inspection.[152]

The Ward House has been altered with the addition of the large north wing, which displays one-over-one double-hung windows and sliding-glass doors that open onto a wood deck at the rear. Other material alterations include the metal roofing and vinyl siding in the soffits and eaves. A second-story single-leaf door on the south elevation opens onto the roof above the attached sunroom. On the rear elevation, a second-story addition projects over a flat-roof enclosed porch, which was added as an entry vestibule. Due to construction of the US 19-23 in the 1960s and reorientation of the entrance drive from Cole Road, the rear of the house appears to serve as the primary entrance.

A two-story three-bay **garage** is located on the south side of the gravel drive that approaches the rear of the house. Erected around 1970, the garage is constructed with concrete block on the first story, while the frame second story is covered with German siding. A metal-clad gambrel roof caps the building. Metal overhead doors access the three garage bays on the north elevation of the building. Exterior wood stairs and decks provide access to the second-story apartment through single-leaf entry doors on both the east and west elevations.

[151] Long-time local resident Isabel Cole, who remembers the Wards living here, recalled that the house was a Sears kit home.

[152] The present ownership status of the property is unclear. According to tax records, the legal owner is Rose C. Spittle, who died in 2011. The property is likely maintained by Spittle descendants.



The Priscilla, No. P3229, *Honor Bilt Modern Homes* (Sears, Roebuck and Co., 1926)

Historic Background

The origins of the house at 75 Cole Road remain unclear, but it is believed that George and Inez Ward erected the two-story Dutch Colonial-style dwelling around 1925 on a rural site north of Weaverville. M. F. and Elizabeth Whitt sold the original twenty-three acre tract to Jason F. and Kittie Cunningham in 1917 (Deed Book 216, page 1). After a brief period, the Cunninghams sold the house to George and Inez Ward on September 8, 1924 (Deed Book 290, page 453), and the Wards likely erected the house soon thereafter. Little background is known at this time of George and Inez Ward, who appear to have married around 1915 and raised two children, Ruth and George Jr. According to census records, George Bronson Ward (1881-1965) was employed in the shipping industry as an inspector and naval architect, while Inez Ward (1893-1988) worked as a public school teacher. Their daughter Ruth was born in the Panama Canal Zone, but the family resided in Cleveland, Ohio, at the time of the 1920 Census. They appear to have been permanent residents of Washington, D.C., suggesting that the Weaverville house was intended to be second home. Inez Ward, nee Weaver, was a Buncombe County native and descendant of early settler Jacob Weaver.[153]

[153] Buncombe County Register of Deeds Office; 1920, 1930 and 1940 United States Census.

Ward House, north wing, rear elevation, view to northeast

Garage/apartment, oblique front view to west

Garage/apartment, oblique front view to southeast

Storage building, view to southwest


George & Inez Ward House, 75 Cole Road (l) and Jack & Nelle Weaver House, 36 Westover Drive (r)

Around the time that the Wards were building their Weaverville house, George Ward purchased two lots in the Montford Hills neighborhood of Asheville. He bought Lot No. 9 of Block D in Montford Hills Section 2 on March 15, 1926 (Deed Book 326, page 576). The deed stipulated that no residence should be erected costing less than $4,500. The house Ward built on the lot at 36 Westover Drive (BN 5641) is nearly identical to the Ward House in Weaverville. The house is a two-story Dutch Colonial Revival-style frame dwelling with a gambrel roof, shed dormers, German siding, single-leaf entry with sidelights and a flat transom, and an attached entry porch with a vaulted pediment. Instead of a sunroom on the side elevation, the house has an open, flat-roof porch carried on Tuscan columns. Ward sold the house to Jack and Nelle Weaver in 1929 (Deed Book 403, page 564). The Weavers owned and operated Pig 'n Whistle, a barbecue restaurant and service station in downtown Asheville.[154]

The Wards retained the property until 1970, when Inez Ward, then a widow, sold the property to Roger Y. and Rose Spittle (Deed Book 1026, page 465). Roger Young Spittle (1935-2005), a native of Gaston County, worked for more than thirty years as a pharmacist in Weaverville. He married Rose Candler (1935-2011) in 1957, after serving in the Army during the Korean War.[155] Legal ownership of the house remains in Rose Spittle's name, although she died in 2011. It appears that the property is maintained the Spittles' children or other family members.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the George and Inez Ward House is **not eligible** for the National Register of Historic Places. The property is a nice but altered example of Dutch Colonial Revival-style house from the mid-1920s. The property retains good integrity of location, feeling, and association, but its integrity of setting, design, materials, and workmanship have been compromised by subsequent additions to the house, material changes, and removal of the original entrance road due to the construction of US 19-23 in the 1960s. The house was reportedly built from a Sears Roebuck kit,

[154] Asheville city directories, 1926-1930.

[155] *Asheville Citizen-Times*, December 27, 2005.

and while it does closely resemble the Priscilla model offered by Sears in the mid-1920s, the origin of the house has not been confirmed.

The George and Inez Ward House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The construction of the George and Inez Ward House in the mid-1920s in the Flat Creek community near Weaverville is not associated with any significant events or historic trends to be eligible for the National Register under Criterion A.

The George and Inez Ward House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. Little background information is known of George and Inez Ward, who owned the property from the mid-1920s until 1970, suggesting that they did not achieve the level of significance required to be eligible under Criterion B.

The George and Inez Ward House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Ward House is a typical example of a two-story Dutch Colonial Revival-style frame house built throughout the region in the early twentieth century. Reportedly built from a Sears Roebuck kit, the house closely resembles the Priscilla model offered by Sears, but the original design has been enlarged with the addition of a substantial one-story side wing and two-story shed-roof addition at the rear. George Ward erected a nearly identical house in 1926 at 36 Westover Drive in the Montford Hills neighborhood of Asheville. While the Sears kit origin of the house has not been confirmed, the Ward House suffers from a loss of integrity due to the additions and some material changes and lacks sufficient significance to be eligible for the National Register under Criterion C.

The George and Inez Ward House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built the mid-1920s, the house is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Site plan – George and Inez Ward House, 75 Cole Road [PIN 9743-35-2359-00000]
(*Source*: Buncombe County GIS)

Inventory No. 18

Resource Name	**John Henry Banks House**
HPO Survey Site Number	BN6263
Location	315 Old Mars Hill Hwy
PIN	9744-75-6418-00000
Date(s) of Construction	1944, ca. 2010
Eligibility Recommendation	Not eligible (A, B, C, D)

John Henry Banks House, 315 Old Mars Hill Highway, façade, view to east

Description

The one-and-a-half-story stone house has a side-gable roof with a central, projecting front-gable wing containing a replacement bay window. An attached shed-roof porch to the south of the front wing is supported by square wood posts. A small, shed-roof entrance bay is located on the north side of the front wing. Both entrances are accessed by concrete steps with stone cheek walls and cast-concrete copings. The house exhibits a metal-clad roof, vinyl siding in the soffits and eaves, a central interior chimney, and replacement six-over-six windows. The window openings have cast-concrete lintels and sills. Around 2010, a shed-roof sunroom was added to the house's north side. The basement is entered through a single-leaf door on the south elevation. At the rear

Banks House, oblique view to southeast

Banks House, south side elevation, view to north

Banks House, rear elevation, view to northwest

Banks House, sunroom, view to west

Banks House, living room fireplace

Storage buildings

of the house, a projecting gable-roof bay is flanked by an attached shed-roof porch supported on square wood posts.

On the interior the house is organized around the central living room, which is entered from the vestibule on the north and from the porch on the south side of the façade wing. A natural gas fireplace insert with a faux-stone surround occupies the east end of the room. Rooms are finished with sheetrock walls, carpeted floors, and unpainted, flat board window and door surrounds.

Two prefabricated storage buildings were erected on the property around 2008. A one-story front-gable shed is located at the end of the driveway. It has plywood sheathing, a metal-clad roof,

and a single-leaf access door. A one-story front-gambrel-roof shed stands in the rear yard a short distance from the house. It is covered with plywood sheathing and rests on a concrete block foundation with an attached wood deck on the front. A frame barn once stood at the rear of the property, but it was demolished due to deterioration.

Historic Background

In 1944, John Henry Banks (1886-1982), a farmer who owned 500 acres at the head of Upper Flat Creek, hired a Mr. Penland to build a new house for his family near the highway. Banks and his wife, Josephine, purchased a 17.6-acre tract from W. L. and Lucille Lankford in October 1944 (Deed 566, page 582). The stone and lumber for the house came from the family farm, and Banks took his timber to a nearby sawmill to be cut into lumber. The family moved into their new house in January 1945. A daughter, Carolyn Banks Benison, believes that the house was built according to plans that her father bought from a known source, like Sears Roebuck, but is unsure which source.[156]

Site Plan – John Henry Banks House, 315 Old Mars Hill Hwy [PIN 9744-75-6418-00000]
(*Source*: Buncombe County GIS)

[156] Carolyn Banks Benison, personal communication, March 23, 2017.

Banks married Josephine Carver (1985-1991) in 1915, and together the couple raised nine children, seven girls and two boys. A tenth child, their first born, died when she was only eighteen months old. In addition to farming, Banks owned a grocery store. One daughter, Bertie L. Banks, served as postmaster of Stocksville, a crossroads community near the Banks House, in 1957 and 1958. The post office, which was located in the family's store, was discontinued in 1958.[157] The house remains in family ownership and is occupied by three of the Bankses' daughters: Carolyn, Doris, and Bonnie.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the John Henry Banks House is **not eligible** for the National Register of Historic Places. The modest house is a good example of a mid-twentieth-century frame and stone veneer rural dwelling in the northern part of the county. The property generally retains integrity of location, setting, design, materials, workmanship, feeling, and association. Material alterations, including vinyl siding in the soffits and eaves and replacement windows and doors, have diminished the overall integrity of the dwelling.

The John Henry Banks House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The Banks House is not associated with any specific historic events or trends that are potentially eligible for the National Register. The Bankses farmed a 500-acre tract separate from the home tract, where they kept a large garden and a few cows.

The John Henry Banks House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The house was built for, and associated with, the family of John Henry Banks, a local farmer and grocery store owner. Although successful in their agricultural pursuits, the Bankses did not attain the level of significance to be eligible for the National Register.

[157] Benison; William S. Powell and Michael Hill, *The North Carolina Gazetteer*, *Second Edition*, (Chapel Hill, NC: University of North Carolina Press, 2010), 506.

The John Henry Banks House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The John Henry Banks House is a good example of a one-and-a-half-story stone-veneer dwelling in rural Buncombe County. With stone construction common throughout the county, few examples of stone-faced buildings have been determined to be individually eligible for the National Register. In addition to concentrations of stone construction in Montreat and the Dillingham community of northern Buncombe County, the few National Register-listed stone dwellings reflect the level of distinction required for individually eligible buildings. Seely's Caste (NR, 1980), built 1916-1924, is the two-story mountaintop mansion of prominent local businessman Fred Seely. Constructed of hollow tile and faced with native stone, the rambling English Gothic dwelling has an asymmetrical plan, crenellated parapets, and a three-sided tower. During the mid-twentieth century, stone veneer was frequently used in combination with wood siding on Modernist-influenced residences such as the Governor's Western Residence at 45 Patton Mountain Road, built in 1939, and the Sprinza Weizenblatt House at 46 Marlborough Road, designed in around 1940 by renowned Modernist architect Marcel Breuer and local supervising architect Anthony Lord.

Built using local materials, the Banks House displays few architectural embellishments and has been altered with replacement windows and doors, vinyl siding in the soffits and eaves, and the addition of a sunroom. The house may have been constructed according to a purchased plan set, although that has not been confirmed. While the house is a nice example of its period, it lacks any special architectural distinction or significance to be eligible for the National Register.

The John Henry Banks House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built in 1944, the Banks House is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 19

Resource Name	**Flat Creek School**
HPO Survey Site Number	BN6267
Location	20 Flat Creek School Road
PIN	9744-79-7161-00000
Date(s) of Construction	1926, 1948
Eligibility Recommendation	Eligible (A, C) – education, architecture

Flat Creek School, 20 Flat Creek School Road, view to west from US 19-23

Description

Built in 1926 and designed by noted Asheville architect William H. Lord, the Flat Creek School is an imposing two-story brick school building situated on a prominent hilltop site. Laid in American bond, the E-shaped school building presents a seven-bay façade with set back side wings at either end that extend to the rear. Entrances are located in the side wings on either side of the central block. An auditorium wing at the rear of the building projects between to the side wings. A square brick chimney for the building's heating system rises against the rear elevation.

The central three-bay section of the façade has round-arched windows on the second story, a peaked parapet, and a cast-concrete date block. The window bays are framed by pilasters of stretcher brick and the arches are defined by three courses of header brick. A corbelled soldier and

Façade, view to northwest

North wing, oblique view to west

North elevation, view to southwest

Auditorium wing, north side elevation, view to south

Auditorium, view to stage

Classroom, blackboard

Cafeteria, oblique view to southwest

Pump house, view to south

rowlock course band carries across the full width of the façade below the parapet. The central façade pavilion is flanked by two-bay sections with flat parapets. The majority of window openings are formed with soldier-course lintels and rowlock-course sills. The first story retains its original six-over-six double-hung wood sash windows, but the second-story windows have been removed and replaced with infill panels of vinyl siding and new, eight-over-eight windows. Other brickwork includes a beltcourse of soldier course brick and a coping of two rowlock courses.

The wings, on either side of central block, contain entrance bays and large blind panels framed by soldier- and stretcher-course brick. The shallow one-story entrance bays are entered through round arch openings and accessed by concrete steps with a brick cheek wall and cast-concrete coping. The entrance bays shelter double-leaf wooden doors, which are composed with three lights surmounting a large single, central light and two lower panels. Each bay is topped by a decorative metal railing with ball finials and panels containing diamonds circumscribed within circles. The single window opening above each entrance bay has been altered with a small one-over-one window set within an infill panel of vinyl siding.

On the sides and rear of the building, including the auditorium wing, the majority of windows have been replaced with smaller modern windows set within vinyl infill panels. The north elevation, however, retains its original six-over-six double-hung wood sash windows arranged in groups of three on the first story and visible basement elevation. Corrugated metal-roof canopies supported on pipe columns have been attached to the rear entrances. Two auditorium entrances located on either side of the rear wing consist of replacement double-leaf metal doors topped by six-light wood-frame transoms.

The building retains a good degree of integrity on the interior despite a lack of maintenance and deteriorating conditions. The tall central corridors have concrete floors, plaster walls, wood baseboard and narrow crown moldings, and simple wood door surrounds. The interior doors are typically composed with six lights over four horizontal panels. The classrooms feature wood floors, built-in wood closets and shelves, as well as wood-framed blackboards. A molded wooden frame surrounds the central chalkboard, cork end panels, and a cork header strip. The auditorium stage is framed by an elliptical-arch proscenium and has a wood floor and beaded-board apron. Two short hallways with sloped floors are entered through segmental-arch openings that flank the stage and connect to the main hallway at the front of the building.

In 1948, a new **cafeteria** was erected to the south of the school. The one-story brick building has a full basement exposed at the rear and a low-pitched gable roof behind flat parapets with terra cotta tile copings. The façade has two entrances, each flanked on either side by single window openings. The double-leaf doors are topped by multi-light transoms, and the primary entrance to the west is sheltered by an attached gable canopy supported on triangular brackets. Throughout the building the original windows have been removed and the openings filled with smaller modern windows and panels of vinyl siding. On the side elevations, the window openings are framed with cast-concrete lintels and rowlock-course brick sills. On the west elevation, a concrete block bay with a metal-frame casement window projects and frames an attached shed-roof porch with a concrete slab floor. From the porch, replacement double-leaf doors enter the cafeteria and a single-leaf glazed-and-paneled door enters the concrete block wing.

A loop driveway enters the school property from Flat Creek School Road to the northeast and encircles the old school building. Paved parking areas lie close to both the school and cafeteria building. A concrete **pump house** stands downslope from the school on a grassy hillside to the north. The single-room structure is constructed of poured concrete with a concrete-slab shed roof and a single-leaf five-panel wooden door on the west elevation. An athletic field to the west of the buildings occupies approximately half of the fourteen-acre site. Concrete block restroom and concessions buildings, along with a wood-frame metal-roof pavilion, are located adjacent to the field.

Site Plan – Flat Creek School, 20 Flat Creek School Road [PIN 9744-79-7161-00000]
(*Source*: Buncombe County GIS)

Flat Creek High School, ca. 1938 (Mashburn, *Asheville & Buncombe County…Once Upon A Time* (2012))

Historic Background

The Flat Creek School was one of a number of brick school buildings erected in the 1920s as the Board of Education south to consolidate Buncombe County's numerous small school districts into larger, more modern facilities. A subscription school had operated in the Flat Creek community since the mid-nineteenth century, when a young Zebulon Vance, future governor of North Carolina, came to live with the Blackstock family and attend the school run by Matthew Woodson. In 1916, however, the county school superintendent reported that 103 rural school houses served nearly 10,000 students. Fifty-seven of the schools were one-teacher facilities and thirty-four were two-teacher buildings. Only six school buildings were constructed of brick. Around this time, the Board of Education began planning new and larger buildings on spacious sites to serve the consolidation program.[158]

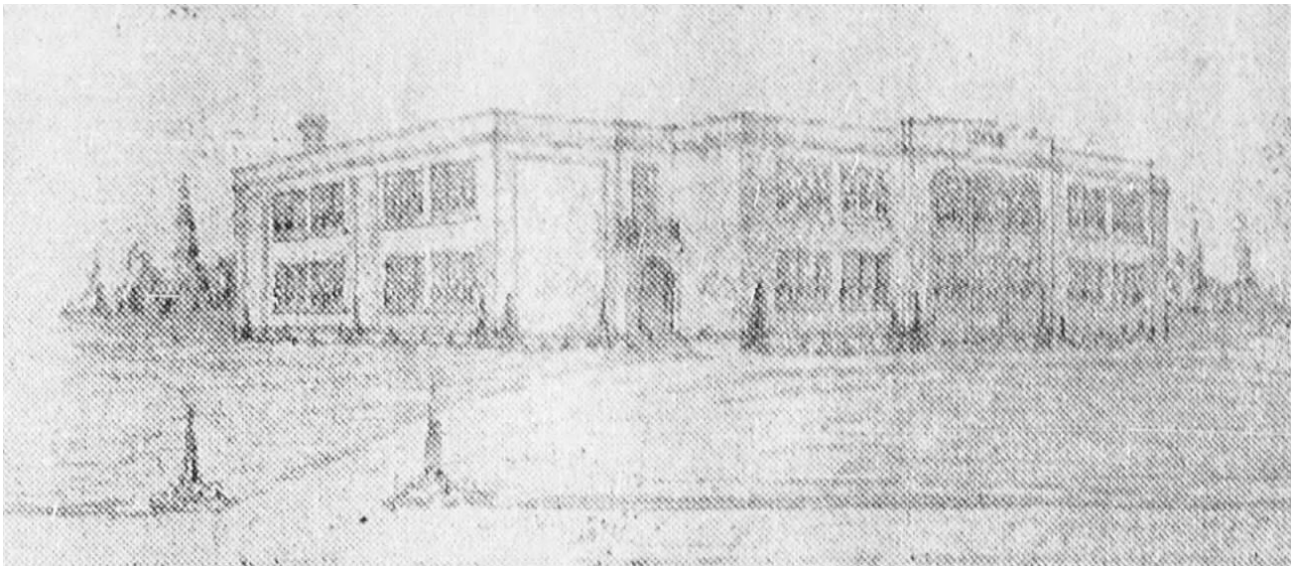
Between 1916 and 1930, the Buncombe County Board of Education oversaw the construction of thirty-two new school buildings at a cost of more than $2,300,000 financed through district bond issues. The county approved a $55,000 bond for the new Flat Creek School, and Asheville architect William H. Lord (1866-1933) prepared plans for the fourteen-room building. Although conceived with the most modern design and construction, many of the new buildings did not consider future needs and potential expansion such that they often became quickly

[158] Miller, 20-21.

overcrowded.[159] In Asheville, Lord's Tudor Gothic-style David Millard High School, begun in 1916, was already too small for the student population when it opened in September 1919.[160]

William H. Lord, who came to Asheville in the late 1890s, designed numerous school buildings in addition to residential, commercial, and institutional buildings during his thirty-three-year career in Asheville. Unlike two of his contemporaries, Richard Sharp Smith (1852-1924) and Douglas Ellington (1886-1960), whose work was highly individualistic, Lord's architectural legacy is characterized by substantial, conservative buildings that formed the solid framework of the area's architectural character. Lord's adherence to more traditional architectural styles help to define a number of local institutions and businesses. While many of his school designs no longer stand, the imposing Classical Revival-style Biltmore School, which was built in 1927, has been adapatively reused in recent years for offices. The 1927 Barnardsville Elementary School designed by Lord remains in use as a school in the nearby community of Barnardsville, but has been altered with a two-story wing on the south elevation and replacement windows throughout.

In April 1926, the Buncombe County Board of Education purchased ten acres from Frank and Basca Blackstock for the construction of the new Flat Creek School. The land, which as located near the intersection of Jupiter Road and State Highway 29, cost $3,000 (Deed Book 342, page 9). Frank Blackstock (1880-1948) descended from pioneer settler Nehemiah Blackstock and was the grandson of Robert Vance Blackstock (1824-1906), whose property lay to the east of the school site (see #20). Lord's plans for the new school appeared in the newspaper in January 1926, and an announcement for construction bids was published in March.[161]



"Sketch of new Flat Creek School" (*Asheville Citizen*, January 21, 1926)

[159] Ibid., 23-25.

[160] *Asheville Citizen*, September 25, 1919.

[161] *Asheville Citizen*, January 21, 1926, and March 2, 1926.

Plans for the new school called for fourteen classrooms, a principal's office, teacher's restrooms, library, music room, and a clinic to be included in the building, whose cost was estimated at $100,000. A portion of the ten-acre site was designated for athletic activities. It was expected that the Flat Creek School, which received students from the Morgan Hill, Murphy Hill, and Shanghai schools, would serve approximately 360 students in its first year and could eventually serve 400 students. The school was described as possessing "an appreciation of symmetry and beauty, since it is reasonable to expect that a community's school building would reflect the tastes and higher appreciation of its people."[162]

The Flat Creek School opened for the 1927-28 school year with D. E. Aaron serving as principal and mathematics teacher for the upper grades. Twelve teachers served grades one through seven, as well as upper-level classes in math, history, science, and English and French. The curriculum continued to expand over the following decades with the addition of classes in home economics, civics, Latin, and agriculture.[163] After 1954, high school students were consolidated into the North Buncombe School (see #16) but Flat Creek School continued to serve elementary grades into the late twentieth century. The Board of Education disposed of the surplus property in 1991, selling the buildings and fourteen acres to Robert and Kathleen Cheezem of Orlando, Florida (Deed Book 1657, page 226). After five years, the Cheezems sold the property to Mount Sheba Baptist Church of Weaverville (Deed Book 1910, page 660). The church organized a small private school that utilizes the cafeteria, while the main building contains a thrift store that supports the school and several small business tenants.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Flat Creek School is **eligible** for the National Register of Historic Places. The school building is a good example of a two-story brick school designed by Asheville architect William H. Lord and erected during the 1920s school consolidation era. The property generally retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building suffers from a lack of maintenance and its integrity has been compromised to some degree by the alteration of the second-story windows with replacement sash and vinyl infill panels.

The Flat Creek School is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well*. The Flat Creek School is one of a number of substantial consolidated schools built throughout Buncombe County as the Board of Education sought to reduce the high number of small school

[162] "Flat Creek School to Cost $100,000," *Asheville Citizen*, March 2, 1926.

[163] *Directory of the Public Schools of Buncombe County, N.C.*, 1927-28, 1928-29, 1938-39, 1948-49, and 1959-1960 (North Carolina Collection, Pack Memorial Library, Asheville, NC).

districts and address the rapidly growing population of Asheville and Buncombe County. The building was one of several schools designed by Asheville architect William Lord during the 1920s consolidation era, and Flat Creek School is one of the few surviving 1920s buildings with a good degree of integrity. As such the school is significant under Criterion A for its association with the expanding public school program during the 1920s in Buncombe County.

The Flat Creek School is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. As a public school building erected during a period of consolidation, the Flat Creek School is not closely associated with any specific individual to be eligible for the National Register.

The Flat Creek School is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Designed by prolific Asheville architect William Lord, the Flat Creek School is a good, surviving example of a 1920s brick school building. Lord designed a number of schools in Asheville and Buncombe County including the Tudor Revival-style David Millard High School in Asheville (no longer standing) and the imposing Classical Revival-style Biltmore School (BN 1461). Determined eligible for the National Register, Biltmore School retains a good degree of exterior integrity, but has been rehabilitated for offices and substantially remodeled on the interior. For the county, Lord designed several two-story brick buildings in a similar restrained manner including Flat Creek, Barnardsville, and Emma (no longer standing). The French Broad Consolidated School at 475 Fletcher Martin Road in Alexander is one of the few other surviving county schools from the 1920s. Designed by Thomas E. Davis and completed in 1924, the two-story brick school building retains much of its original form and materials, including a 300-seat auditorium and one-over-one double-hung windows.

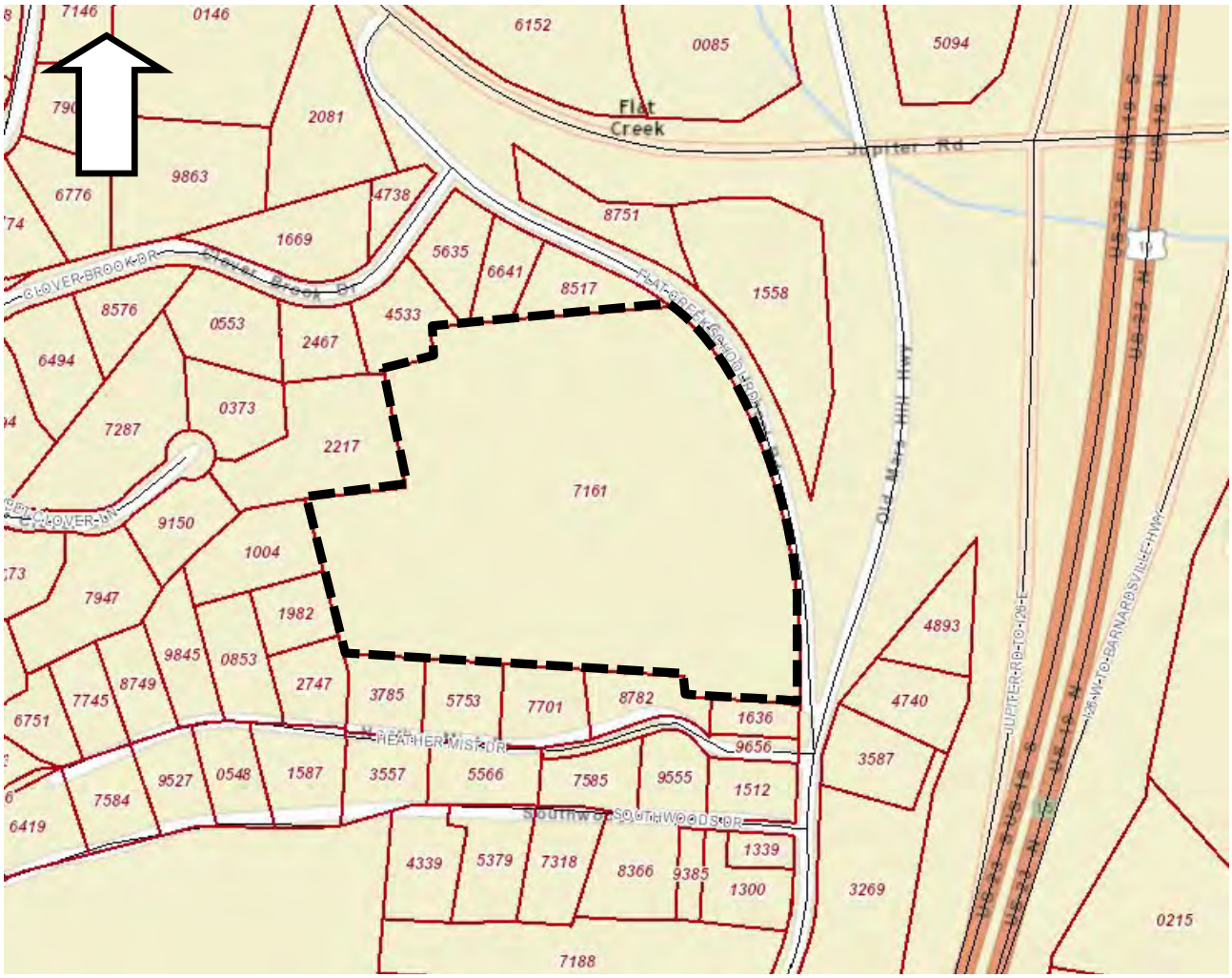
The Flat Creek School exhibits characteristics common to many schools of the 1920s, such as double-loaded classroom corridors, an E-shaped plan, and a central auditorium wing at the rear. Although no longer in service as a public school, the Flat Creek School retains a good degree of integrity with original brickwork, six-over-six double-hung wood-sash windows on the first story, interior plaster walls and baseboard moldings, and built-in blackboards, closets, and shelves in the classrooms. As a relatively intact example of a 1920s school building designed by William Lord, the Flat Creek School is eligible under Criterion C for its architecture.

The Flat Creek School is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human*

history or pre-history, and 2) the information must be considered important. Built in 1926, the school building is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The boundary of the Flat Creek School includes the full extent of its current fourteen-acre tax parcel at 20 Flat Creek School Road [PIN 9744-79-7161-00000]. The boundary includes the elevated site of the 1926 school building, 1948 cafeteria, and athletic fields to the north. The boundary follows the existing right-of-way along Flat Creek School Road.



Boundary Map – Flat Creek School [PIN 9744-79-7161-00000]
(*Source*: Buncombe County GIS)

Inventory No. 20

Resource Name	**Blackstock-McElroy House**
HPO Survey Site Number	BN6268
Location	66 Boles Cove Road
PIN	9744-97-7378-00000
Date(s) of Construction	ca. 1867, ca. 1967
Eligibility Recommendation	Not eligible (A, B, C, D)

Blackstock-McElroy House, 66 Boles Cove Road, view to southeast

Description

Located on a 95-acre tract, the two-story side-gable Blackstock-McElroy House is, at present, the seat of an extensive residential and commercial property. The house is a two-story single-pile frame residence with a metal-clad side-gable roof, gable-roofed rear ell, and an interior brick chimney. An attached one-story hip-roof porch extends the full width of the façade with a large, second-story hip-roof bay projecting over the central bay. The porch is carried on square wood posts with a wood railing and square balusters, but the ceiling has been clad with vinyl siding. The windows, which were likely added in the 1920s or 1930s, are typically four-over-one double-hung wood sash. Some windows on the rear and side elevations have been replaced with one-over-one sash.

Blackstock-McElroy House, oblique view to northwest

Blackstock-McElroy House, north side elevation, view to southwest

Blackstock-McElroy House, oblique view to northwest

Blackstock-McElroy House, north side elevation, view to southwest

The current owners added brick veneer to the first story after they purchased the house in 1967. The frame second story of the house is clad with vinyl siding. They added a second story to the rear ell, as well as a brick patio, rear French doors, and sliding doors on the ell. An attached shed-roof porch on the east side of the ell has been screened and sits on a stuccoed foundation. The interior of the house was not inspected.

A two-story **garage/apartment**, added in the 1970s, is built into the hillside behind the house. A two-car garage is located on the stuccoed lower level and accessed through a metal overhead door. Vinyl siding covers the frame upper story, which exhibits a front-gable metal-clad roof, one-over-one windows, and an attached wood deck.


Garage/apartment (l) and Service Garage (r)


Garage and workshop (l) and Blackstock Cemetery (r)

The property contains a number of other associated buildings and structures. A one-story masonry and frame **service garage** stands to the southwest of the house. Built around 1988, the concrete block building has plywood sheathing in the gable ends, a metal-clad front-gable roof, and a shed-roof extension on the west elevation. A one-story front-gable frame **barn** that appears to date from the 1940s is located east of the service garage. A larger frame **barn** has collapsed. A new four-bay **garage and workshop** is located in the extensive gravel lot to the north of the house. Nearing completion, the building is a metal-frame structure covered with metal siding and accessed through tall overhead doors. Additionally, four other residences belonging to the current

Blackstock Cemetery, view to southeast

Blackstock Cemetery, headstone of Clarissa Blackstock Israel (1820-1853)

owners' children and granddaughter are located within the family's land holdings. The other houses were built in 1990, 1995, 2003, and 2010.

The **Blackstock Cemetery** occupies a small, sloping parcel, less than an acre in size, in the northern portion of the property. The burying ground was begun in the nineteenth century by Nehemiah Blackstock (1794-1880) in the yard of the family's home, which stood until the early 1960s when it was taken for construction of US 19-23. Nehemiah Blackstock and his wife, Hammoleketh Ball (1794-1894) raised five children, four girls and one boy. Family members recount that the two oldest daughters, Priscilla and Clarissa, frequently played near a cedar tree when they were children and that after Priscilla died in 1846, at age 27, Nehemiah Blackstock insisted that she be buried where she had so often played as a child.[164] Nehemiah and Hammoleketh Blackstock, four of their five children and their spouses, and numerous grandchildren are buried in the family cemetery, which was formally established in 1927 (Deed Book 389, page 306). The cemetery contains approximately fifty interments and many are marked with simple, inscribed marble headstones loosely arranged in four rows that extend up the grassy hillside site.

Historic Background

Born in Spartanburg County, South Carolina, Nehemiah Blackstock came to Buncombe County in 1814, working as a surveyor. He settled in the northern part of the county and over the course of his life bought and sold thousands of acres of land, predominantly in the Flat Creek and Big Ivy sections. He married Hammoleketh Ball of Iredell County and together the couple raised five children. Blackstock was a devout Presbyterian and a strict disciplinarian. The Blackstock home, a log structure, stood until the 1960s when the land was taken for the construction of US 19-23. The house was located approximately where the highway crosses NC 197 (Barnardsville Highway).[165]

In addition to surveying, Nehemiah Blackstock was thrice appointed postmaster of Stocksville and served as a justice of the peace. Reportedly he once presided over a murder trial in the front yard of his house. The Blackstocks enjoyed a close relationship with Zebulon Vance, governor of North Carolina during the Civil War. Nehemiah Blackstock and Vance's grandfather worked together as surveyors, which may have been the initial connection between the two families. When Zebulon Vance was old enough to attend school, he was sent to live with Blackstocks because the Vance family home was located twelve miles from the school at Flat Creek conducted by Matthew Woodson.[166]

Robert Vance Blackstock (1824-1906), the only son of Nehemiah and Hemmoleketh Blackstock, appears to have received much of his father's property. In 1851, Robert Blackstock married Mary Caroline Weaver (1832-1911), the granddaughter of pioneering settler John Weaver, and together

[164] Doris Cline Ward, ed., *The Heritage of Old Buncombe County*, *North Carolina*, *Volume I* (Asheville, NC: The Old Buncombe County Genealogical Society, 1981), 153.

[165] Ibid.; Allen Boles, personal communication, March 23, 2017.

[166] Ward, 153; Glenn Tucker, *Zeb Vance: Champion of Personal Freedom* (Indianapolis, IN: The Bobbs-Merrill Company, Inc., 1965), 30-31.

they raised seven children. It is unclear if the surviving house was built by Robert Blackstock or one of his children, many of whom built houses and established farms in the area. Blackstock's youngest child, Julia H. McElroy (1869-1927), purchased the eighty acres encompassing the current house from her father for $1,100 in 1889 (Deed Book 118, page 129). Julia Blackstock had married James O. McElroy (1866-1932), with whom she had three children: Cecil, Mary, and Kittie Sue.[167]

Following the death of their father, the McElroy children struggled against the dire economic conditions of the Depression to keep the house. Cecil McElroy, who was married with three children, farmed an adjacent tract while his sisters, Mary and Sue, resided in their parents' house. Mary taught at Flat Creek School (see #19) and Sue worked in the lunchroom. The siblings had to take several loans through the Emergency Farm Mortgage Act of 1933 to maintain the property.[168] In 1959, they received $7,400 in compensation from the State Highway Commission for right-of-way acquired for the construction of US 19-23 (Deed Book 813, page 635). Mary and Sue McElroy continued to live in the house until 1967, when they moved to Weaverville.[169]

Hugh and Doris Boles purchased eighty-five acres from Mary and Sue McElroy and their brother's children in 1968 (Deed Book 993, page 39). The two tracts included the original eighty-acre tract from Robert Blackstock to Julia McElroy and an additional five acres near the road. The Boles remodeled the house with the addition of brick veneer on the first story, the addition of a second story on the rear ell, and a screened porch on the east side of the ell. The Boleses own a small trucking company, repair business, and racing team. In addition, each of their three children and a granddaughter have erected houses on the property.[170]

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Blackstock-McElroy House is **not eligible** for the National Register of Historic Places. The property is a heavily altered example of a late-nineteenth-century frame farmhouse in northern Buncombe County. The property retains integrity of location, feeling, and association, but changes to the main house and surrounding landscape have compromised its integrity of setting, design, materials, and workmanship.

The Blackstock-McElroy House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented*

[167] Three of Nehemiah Blackstock's daughters died before 1860. The fourth, Harriett, married Rev. J. D. Baldwin of the Holston Conference. She is the only child of the family not buried in the Blackstock Cemetery.

[168] Buncombe County Register of Deeds Office, Deed of Trust 374/190 (1940), 374/195 (1940), 435/236 (1947) and 501/342 (1952).

.

[169] Boles.

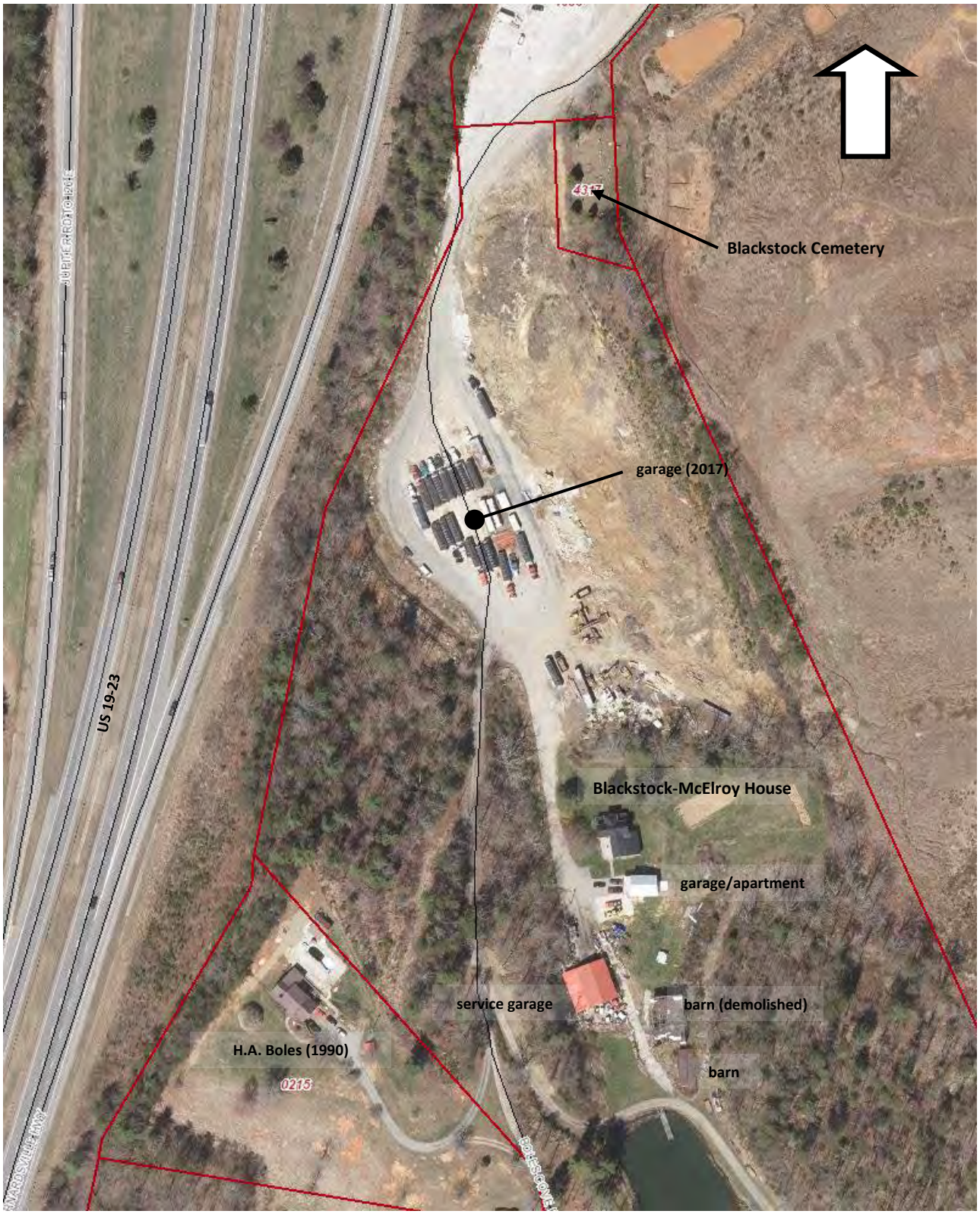
[170] Ibid.; Hugh Boles, personal communication, March 23, 2017.

to be associated with the events. Finally, a property's specific association must be important as well. Reportedly built in the late nineteenth century by members of the extended Blackstock family, the Blackstock-McElroy House was the center of an approximately eighty-acre family farm typical of rural Buncombe County. It does not appear that the property has been extensively farmed since the Depression, when it was occupied by sisters Mary and Sue McElroy, who worked at the nearby Flat Creek School. Since the property was sold out of the family in 1968, the current owners have remodeled the house and added additional family residences and commercial buildings. The agricultural character of the property has been lost with the use of the property for a family-owned trucking company and repair shop. As such, the property is not significant under Criterion A in the area of agriculture.

The Blackstock-McElroy House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group*. The property is associated with members of the extended Blackstock and McElroy families, which were prominent in the area dating from the first half of the nineteenth century. It is unclear which member of the Blackstock family built the house, but it was acquired by Julia H. McElroy, youngest child of Robert and Mary Blackstock, from her father in 1889, and occupied by Julia and James McElroy and their children until 1967. While the family was well established and widely recognized in the area, no individual attained the level of significance required for the property to be eligible under Criterion B. The house is not directly associated with former Governor Zebulon B. Vance, who resided with Nehemiah Blackstock in the house previously taken for the construction of US 19-23.

The Blackstock-McElroy House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Reportedly built in the late nineteenth century, the two-story single-pile frame house has been altered with the addition of brick veneer on the first story, a second-story addition to the rear ell, and an attached side porch. Due to the alterations, the house lacks sufficient integrity to be eligible for the National Register under Criterion C.

The Blackstock-McElroy House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The altered Blackstock-McElroy House, associated buildings, and Blackstock Cemetery are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.



Site Plan – Blackstock-McElroy House, 66 Boles Cove Road [PIN 9744-97-7378-00000]
(*Source*: Buncombe County GIS)

VII. Conclusions

During the initial reconnaissance field survey of the Area of Potential Effects (APE) for the proposed project in 2015-2016, 227 properties over fifty years of age were determined to be located within the APE and were photographed and recorded. The vast majority of recorded properties were unremarkable examples of common commercial and residential building types and frequently displayed additions and material alterations such as synthetic siding and replacement windows that compromised their historic integrity. From the documented resources twenty of inventoried properties were considered to possess some potential eligibility for the National Register and merited additional research and context development to make a full determination.

The twenty properties, which were intensively surveyed in 2016-2017, are described and evaluated in this report. Extensive deed research for each of the properties was conducted at the Buncombe County Register of Deeds Office, and background research was conducted at the North Carolina Collection of Pack Memorial Library and the D. H. Ramsey Library Special Collections. Additional research was conducted through online sources and interviews with property owners.

Eight of the intensively surveyed properties are considered to be individually eligible for the National Register, including two properties that are listed in the National Register of Historic Places. One additional property—the Isaac W. and Rebecca Glaser House—was not determined to be individually eligible for the National Register but contributes to a potentially eligible historic district. The Glaser House was previously evaluated as a contributing resource in a potential Montford Area Historic District Boundary Expansion (BN2468), which was determined eligible for the National Register in 1999 and confirmed in 2015.

VII. Bibliography

"About the Estate." The Thoms Estate website. http://www.thomsestate.com/about/the-estate; accessed January 2017.

Argintar, Sybil H. "Zebulon H. Baird House." National Register of Historic Places Nomination Form. Southeastern Preservation Services, Asheville, NC. October 21, 2008.

Asheville Chamber of Commerce. *Asheville and Western North Carolina: Accommodations in the Land of the Sky*. Asheville, NC: Asheville Chamber of Commerce, 1941.

-----. *Accommodations in Asheville and Western North Carolina: The "Land of the Sky*." Asheville, NC: Asheville Chamber of Commerce, 1947.

Bailey, David C., Joseph M. Canfield, and Harold E. Cox. *Trolleys in the Land of the Sky: Street Railways of Asheville, N.C. and Vicinity*. Forty Fort, PA: Harold E. Cox, 2000.

Benison, Carolyn Banks. Personal communication with author. March 23, 2017.

Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 1990.

Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. *A Guide to the Historic Architecture of Western North Carolina*. Chapel Hill, NC: University of North Carolina Press, 1998.

Boles, Allen. Personal communication. March 23, 2017.

Boles, Hugh. Personal communication. March 23, 2017.

The Botanical Gardens at Asheville. *Labor of Love…The First 50 Years 1960-2010: A History of the Botanical Gardens at Asheville*. Asheville, NC: The Botanical Gardens at Asheville, 2010.

Brandt, James L. "A Half Century of North Carolina Architecture." *North Carolina Architect* Vol. 11, no. 12 (December 1964).

Bryan, John M. *Biltmore Estate*. New York: Rizzoli, 1994.

Buncombe County Register of Deeds Office. Asheville, NC.

Chase, Nan K. *Asheville: A History*. Jefferson, NC: McFarland & Company, Inc., 2007.

Cole, Isabel Mackey. Personal communication. May 18, 2017.

Corbitt, David Leroy. *The Formation of North Carolina Counties, 1663-1943*. Raleigh, NC: State Department of Archives and History, 1950. (2nd printing, 1968)

DeBruhl, Harold. *My Beloved Woodfin*. Alexander, NC: Land of the Sky Books, 2002.

Ernest A. Mills Family Collection. D. H. Ramsey Library Special Collections. University of North Carolina Asheville.

Federal Writers' Project. *North Carolina: A Guide to the Old North State*. American Guide Series. Chapel Hill, NC: The University of North Carolina Press, 1939.

Facts for Industry. Asheville, NC: Asheville Industrial Promotion Council, Inc , 1948.

Fearnbach, Heather. "Historic Architectural Resources Survey Report: Cleveland, Henderson, Polk, and Rutherford County Schools, Mitigation for the Construction of the Rutherfordton Bypass (US 221) in Rutherford County, TIP No. R-2233B." North Carolina Department of Transportation, Raleigh, NC. January 2015.

Foster, Audrey. "A Home Away From Home." Manuscript, n.d. Collection of John Maltry.

Friends of the Weaverville Library. *Weaverville: A History of Our Town*. Weaverville, NC: Friends of the Weaverville Library, 2001.

Gaines, Henry Irven. *Kings Maelum*. New York: Vantage Press, 1972.

The Greater Asheville Story. Lake Worth, FL: Richard J. Armitage Co., 1974.

Griffith, Clay. "West Asheville-Aycock School Historic District." National Register of Historic Places Form. Edwards-Pitman Environmental, Inc., Asheville, NC, April 24, 2006.

Griffith, Clay, and Wendy Wichman. "Foster's Log Cabin Court." National Register of Historic Places Form. Acme Preservation Services, Asheville, NC, December 30, 2016.

Harshaw, Lou. *Asheville: Mountain Majesty*. Fairview, NC: Bright Mountain Books, Inc., 2007.

Highsmith, William E. *The University of North Carolina at Asheville: The First Sixty Years*. Asheville, NC: The University of North Carolina at Asheville, 1991.

Jackson, Tim W., and Taryn Chase Jackson. *Weaverville*. Images of America Series. Charleston, SC: Arcadia Publishing, 2015.

King, Wayne. "1930 Bankruptcy In Asheville: Jobs Lost, Suicides." *New York Times* (October 18, 1975).

"Living In Asheville and the State of North Carolina." [S.l.: s.n], 1960. North Carolina Collection, Pack Memorial Library, Asheville, NC.

Mashburn, J. L. *Asheville & Buncombe County…Once Upon A Time*. Enka, NC: Colonial House Publishers, 2012.

Meacham, Jody. "$56 Million Debt Is Officially Paid." *Asheville Citizen* (July 2, 1976).

Miller, Leonard P. *Education in Buncombe County, 1793-1965*. Asheville, NC: Leonard P. Miller, 1965.

Moore, William O. "Resort Asheville." *North Carolina Architect*. Vol. 25, Issue 4 (July/August 1978).

Newspapers
Asheville Citizen-Times
Asheville Daily Gazette
Asheville Gazette News
Wilmington Morning Star

North Carolina Writers' Project of the Works Progress Administration. *Asheville: A Guide to the Mountains.* Asheville: University of North Carolina, revised 1941.

Oswald, John H. Personal communication. February 2, 2017.

Pickens, Nell. *Dry Ridge: Some of its History, Some of its People*. 2nd Edition. Weaverville, NC: Friends of the Weaverville Library, 1996.

Pope, Larry, ed. *A Pictorial History of Buncombe County*. Asheville, NC: Performance Publications, 1993.

Powell, William S., and Michael Hill. *The North Carolina Gazetteer, Second Edition*. Chapel Hill, NC: University of North Carolina Press, 2010.

Rasmussen, Steve. "The Boss: How An Autocratic City Manager Ran Asheville." *Mountain Xpress* Vol. 11, no. 46 (June 22, 2005).

Riffe, Amy. Personal communication. March 23, 2017.

"Roundtable: Today's Asheville." *North Carolina Architect* (July/August 1978).

Roberson, Zera Hall. *Public School Education in Buncombe County, 1935-1969*. Cander, NC: Mrs. T. C. Roberson, 1969.

Sharpe, Bill. *A New Geography of North Carolina, Vol.* II. Raleigh, NC: Sharpe Publishing Company, Inc., 1958.

Six Associates, Inc. *Representative Work: Six Associates Inc., Architects and Engineers, 1941-1958*. Asheville, NC: Miller Printing Co., 1958.

Small Houses of the Twenties: The Sears, Roebuck 1926 House Catalog. Reprint. New York: The Athenaeum of Philadelphia and Dover Publications, 1991.

Starnes, Richard D. *Creating the Land of the Sky: Tourism and Society in Western North Carolina*. Tuscaloosa, AL: University of Alabama Press, 2005.

Swaim, Douglas. *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina*. Asheville, NC: City of Asheville, County of Buncombe, and Division of Archives and History, North Carolina Department of Cultural Resources, 1981.

The Family Store: A History of Jewish Businesses in Downtown Asheville, 1880-1990. Web exhibit. Special Collections, D. H. Ramsey Library, University of North Carolina Asheville. (http://toto.lib.unca.edu/web_exhibits/family_store/default_family_store.htm; accessed January 2017)

Tucker, Glenn. *Zeb Vance: Champion of Personal Freedom*. Indianapolis, IN: The Bobbs-Merrill Company, Inc., 1965.

University Archives. D. H. Ramsey Library Special Collections. University of North Carolina at Asheville. (http://toto.lib.unca.edu/collections/uarchives.html).

US Topo and Historical Topographic Map Collection (http://geonames.usgs.gov/pls/topomaps).

Ward, Doris Cline, ed. *The Heritage of Old Buncombe County, North Carolina, Volume I*. Asheville, NC: The Old Buncombe County Genealogical Society, 1981.

Western North Carolina: "A State Within A State." Asheville, NC: Asheville Citizen-Times Newspaper, 1933. Digital edition. D. H. Ramsey Library, Special Collections, University of North Carolina at Asheville 28804 (http://toto.lib.unca.edu/booklets/wncstate/default_wncstate.htm).

Whiffen, Marcus. *American Architecture Since 1870: A Guide To The Styles*. Cambridge, MA: MIT Press, 1988.

Appendix A

Concurrence Form for Properties Not Eligible for the National Register of Historic Places

Federal Aid # NHF-026-1(87)30 *TIP* # A-0010A *County*:Buncombe

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

Project Description: **US 19-23 (Future I-26) Improvements from Exit 25 in Asheville to Exit 13 (WBS# 32573.1.9)**

On 4/26/2016, representatives of the

☒ North Carolina Department of Transportation (NCDOT)
☒ North Carolina State Historic Preservation Office (NC-HPO)
☐ Federal Agency
☐ Other

Reviewed the subject project at historic architectural resources photograph review session/consultation and

All parties present agreed

☐ There are no properties over fifty years old within the project's Area of Potential Effects (APE).

☒ There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's APE.

☒ There are properties over fifty years old within the project's APE, but based on the historical information available and the photographs of each property, the properties identified as **1-3,5,6,9-54,56-72,74-80,82-84,86-99,101,102,104-131,135-143,146-179,181-187,190-208,210-212,215-227** are considered not eligible for the National Register and no further evaluation of them is necessary. Photographs of these properties are attached.

☐ There are no National Register-listed or Study Listed properties within the project's APE.

☐ All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.

☒ More information is requested on properties **4,7,8,55,73,81,85,100,103,132,133,134,144,145,180,188,189,209,213,214**

Signed:

Mary Pope Furr — 4/26/2016

Representative, NCDOT — Date

Renee Gledhill-Earley — 4.26.16

Representative, NC-HPO — Date

Representative, Federal Agency — Date

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

Appendix B

Professional Qualifications

CLAY GRIFFITH
President/Architectural Historian

ACME PRESERVATION SERVICES, LLC
825C Merrimon Ave, #345
Asheville, NC 28804
Tel 828 281 3852
cgriffith.acme@gmail.com

EDUCATION

- Master of Architectural History (1993)
  University of Virginia

- Bachelor of Science, Architecture (1990)
  Georgia Institute of Technology

- Introduction to Federal Projects and Historic Preservation Law (1994)

EXPERIENCE

- **Acme Preservation Services, LLC, Asheville, NC**
  November 2007 – present

  Formed independent firm to provide historic preservation consulting services. Services provided include preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **Edwards-Pitman Environmental, Inc., Asheville, NC**
  January 2002 – October 2007

  Served as Senior Architectural Historian in Asheville office of private consulting firm. Responsibilities included preparing National Register of Historic Places nominations, local landmark designation reports, rehabilitation tax credit applications, municipal historic architectural resources surveys, Section 106 compliance reports, and historical research.

- **North Carolina Division of Archives and History, Western Office, Asheville, NC**
  July 1998 – January 2002

  Preservation Specialist serving the 25-county western region of North Carolina. Administered State Historic Preservation Office programs including statewide inventory of historic properties, survey and planning grant supervision, National Register of Historic Places nominations, environmental review, technical assistance, and public education.

- **North Carolina Department of Transportation, Raleigh, NC**
  June 1993 – June 1998

  Preservation Specialist with Historic Architectural Resources Section. Responsible for conducting and preparing documentation in accordance with Section 106 of the National Historic Preservation Act, as amended, and other state and federal environmental laws and regulations. Duties included conducting field work, identifying and documenting historic resources, evaluating National Register eligibility, and assessing effects to minimize impacts of NCDOT undertakings.

COMPLETED PROJECTS

- *James Madison and Leah Arcouet Chiles House National Register Nomination*, Asheville, Buncombe County, North Carolina

- *Windover National Register Nomination*, Waynesville, Haywood County, North Carolina

- *Historic Structures Survey Report for Replace Bridge No. 63 on SR 1543 over Skyuka Creek, WBS# 17BP.14.R.180 (for NC Department of Transportation)*, Polk County, North Carolina

- *Foster's Log Cabin Court National Register Nomination*, Woodfin, Buncombe County, North Carolina

- *Historic Structures Survey Report for Replace Bridge No. 628 on SR 1306 over Lake Lure Dam and Broad River, TIP No. B-5871 (for NC Department of Transportation)*, Lake Lure, Rutherford County, North Carolina

- *Burton Street Neighborhood Intensive Evaluation Historic Architectural Resources Survey Report, I-26 Connector in Asheville, TIP No. I-2513 (for NC Department of Transportation)*, Asheville, Buncombe County, North Carolina

- *McKinney Mill Intensive Evaluation Report, Replace Bridge No. 88 on SR 1793 over West Fork Sandy Run Creek, TIP No. B-5415 (for NC Department of Transportation)*, Rutherford County, North Carolina

- *Historic Architectural Resources Building Inventory, US 19-23 (Future I-26) Improvements from Exit 25 to Exit 13, TIP No. A-0010A (for NC Department of Transportation)*, Buncombe County, North Carolina

- *Hickory Survey Update (for City of Hickory)*, Hickory, Catawba County, North Carolina

- *Downtown Tryon Historic District National Register* Nomination, Tryon, Polk County, North Carolina

- *Historic Architectural Resources Survey Report for Replace Bridge No. 436 on SR 1943 (Brewer Mill Road) over East Prong Roaring River, TIP No. B-5525 (for NC Department of Transportation)*, Traphill vic., Wilkes County, North Carolina

- *Historic Architectural Reconnaissance Survey for Widen and Pave SR 1750 (Luker Branch Road) (for NC Department of Transportation)*, Jackson County, North Carolina

- *Historic Architectural Resources Survey Report for Replace Bridge Nos. 155 and 158 on US 23-74 over Richland Creek, TIP No. B-3186 (for NC Department of Transportation)*, Lake Junaluska, Haywood County, North Carolina

- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 159 on SR 1326 (Joe Brown Highway) over Hanging Dog Creek, TIP No. B-4069 (for NC Department of Transportation)*, Cherokee County, North Carolina

- *Seven Oaks National Register Nomination*, Asheville, Buncombe County, North Carolina

- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 291 on SR 1348 (Old NC 90) over Middle Little River, TIP No. B-4980 (for NC Department of Transportation)*, Taylorsville vic., Alexander County, North Carolina

- *Historic Architectural Resources Survey Update Report, I-26 Connector in Asheville, TIP No. I-2513 (for NC Department of Transportation)*, Asheville, Buncombe County, North Carolina

- *Stone Hedge National Register Nomination*, Tryon vic., Polk County, North Carolina

- *Dillard B. and Georgia Sewell House National Register Nomination*, Penrose vic., Henderson County, North Carolina

- *Giles W. Pearson Sr. House Intensive Evaluation Report, Replace Bridge No. 4 on SR 1102 over Fork Creek, TIP No. B-4792 (for NC Department of Transportation)*, Saluda vic., Polk County, North Carolina

- *Historic Architectural Resources Survey for Screven County Industrial Park GRAD Certification (for Parker Engineering)*, Sylvania, Screven County, Georgia

- *Historic Architectural Resources Survey Report, Intensive Evaluation, Widen and Pave SR 1601 (Payne Road) (for NC Department of Transportation)*, Forsyth County, North Carolina

- *Historic Architectural Resources Survey Report, Intensive Evaluation, Improve NC 175 from the Georgia State Line to south of SR 1155, TIP No. W-5119 (for NC Department of Transportation)*, Clay County, North Carolina

- *Flat Rock Historic District Boundary Increase, Boundary Decrease and Additional Documentation National Register Nomination*, Flat Rock, Henderson County, North Carolina

- *Bruce Bristol House Intensive Evaluation Report, Spot Safety Improvement Project, SR 1388 (Bristol Avenue), TIP No. W-5124O (for NCDOT)*, Andrews, Cherokee County, North Carolina

- *Enterprise Building National Register Nomination*, High Point, Guilford County, North Carolina

- *Rhoney-Sain House Intensive Evaluation Report, Replace Bridge No. 34 on SR 1907 over Rock Creek (for NCDOT)*, Burke County, North Carolina

- *Mt. Helen Estates Intensive Evaluation Report, Replace Bridge No. 184 on SR 1102 over Winter Star Branch (for NCDOT)*, Yancey County, North Carolina

- *Riley Wall House Intensive Evaluation Report, Replace Bridge No. 261 on SR 1597 over Hickory Creek (for NCDOT)*, Henderson County, North Carolina

- *West House Intensive Evaluation Report, Replace Bridge No. 87 on SR 1140 over Hyatt Mill Creek (for NCDOT)*, Clay County, North Carolina

- *Phillips & Son Texaco Station Intensive Evaluation Report, Replace Bridge No. 293 on SR 1411 over Bald Mountain Creek (for NCDOT)*, Yancey County, North Carolina

- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 11 on NC 143B over Long Creek (for NCDOT)*, Graham County, North Carolina

- *Boxed House Intensive Evaluation Report, Replace Bridge No. 121 on SR 1103 over Silvermine Creek, (for NCDOT)*, Swain County, North Carolina

- *Murrell House Intensive Evaluation Report, Replace Bridge No. 23 on SR 1152 over Burlingame Creek, (for NCDOT)*, Transylvania County, North Carolina

- Historic Architectural Resources Inventory Presentation and *Historic Architectural Resources Survey Report, Intensive Evaluation, for Widening NC 294 from SR 1130 to SR 1312-A, TIP No. R-3622B (for NCDOT)*, Cherokee County, North Carolina

- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 112 on SR 1124 over Indian Creek (for NCDOT)*, Yancey County, North Carolina

- *Historic Architectural Resources Survey Report , Intensive Evaluation, for Replace Bridge No. 217 on SR 1358 over Guilders Creek (for NCDOT)*, Yancey County, North Carolina

- *Francis Grist Mill National Register Nomination* (co-author), Waymesville vic., Haywood County, North Carolina

- Historic Architectural Resources Inventory Presentation and *Historic Architectural Resources Survey Report, Intensive Evaluation, for Improve Intersection NC 225/SR 1164/SR 1779, TIP No. U-5105 (for NCDOT)*, Henderson County, North Carolina

- *Historic Architectural Reconnaissance Survey for Replace Bridge No. 244 on SR 1137 over Clarks Creek (for NCDOT)*, Watauga County, North Carolina

- Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT), Cherokee, Clay, Haywood, Henderson, Jackson, Macon, and Polk Counties, North Carolina

- Historic Architectural Reconnaissance Surveys for Division 13 Bridge Replacement Projects (for NCDOT), McDowell, Mitchell, and Yancey Counties, North Carolina
- *Tryon Country Club National Register Nomination*, Tryon, Polk County, North Carolina

- *Dr. Samuel Stringfield House and Dr. Thomas Stringfield House Local Landmark Designation Reports*, Waynesville, Haywood County, North Carolina

- Historic Architectural Resources Inventory Presentation for SR 1419 (Old Fanning Bridge Road) Improvements and new access road, TIP No. 5524 (for NCDOT), Buncombe and Henderson Counties, North Carolina

- Historic Architectural Resources Inventory Presentation and *Chapman House Intensive Evaluation Report, US 64 Improvements, TIP No. R-2409D (for NCDOT)*, Transylvania County, North Carolina

- *Historic Architectural Resources Survey Report, Intensive Evaluation, for Replace Bridge No. 115 on SR 1908 over Dan River (for NCDOT)*, Stokes County, North Carolina

- *Downtown Newton Historic District National Register Nomination*, Newton, Catawba County, North Carolina

- *Historic Architectural Reconnaissance Surveys for Division 11 Bridge Replacement Projects (for NCDOT)*, Alleghany, Ashe, Avery, Watauga and Wilkes Counties, North Carolina

- *Historic Architectural Reconnaissance Surveys for Division 14 Bridge Replacement Projects (for NCDOT)*, Graham, Henderson, Swain and Transylvania Counties, North Carolina

- *Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation*, Asheville, Buncombe County, North Carolina

- *Sunnydale National Register Nomination and Tax Credit Application* Tryon, Polk County, North Carolina
- *Asheville Supply & Foundry Company Part 1 Tax Credit Application*, Asheville, Buncombe County, North Carolina
- *Asheville Survey Update*, Asheville, Buncombe County, North Carolina
- *Spread Out Historic District National Register Nomination*, Waynesville, Haywood County, North Carolina
- *Dougherty Heights Historic District National Register Nomination*, Black Mountain, Buncombe County, North Carolina
- *Wayah Bald Lookout Tower Documentation (for USDA Forest Service)*, Nantahala National Forest, Macon County, North Carolina
- *Lynncote National Register Nomination*, Tryon, Polk County, North Carolina
- *Pink Beds Picnic Shelters and Wayah Bald Lookout Tower Documentation and National Register of Historic Places Evaluation (for USDA Forest Service)*, Pisgah National Forest, North Carolina
- *Claremont High School Historic District Boundary Increase and Additional Documentation National Register Nomination*, Hickory, Catawba County, North Carolina
- *East Main Street Historic District National Register Nomination*, Brevard, Transylvania County, North Carolina
- *Mill Farm Inn National Register Nomination*, Tryon, Polk County, North Carolina
- *Richard Sharp Smith House Local Designation Report and National Register Nomination*, Asheville, Buncombe County, North Carolina
- *Tryon Downtown Survey and Trade Street Commercial Historic District Study List Application*, Tryon, Polk County, North Carolina
- *Monte Vista Hotel National Register Nomination and Local Landmark Designation Report*, Black Mountain, Buncombe County, North Carolina
- *Bank of Tryon National Register Nomination*, Tryon, Polk County, North Carolina

PUBLICATIONS

- Contributing author, "North Carolina Architects & Builders: A Biographical Dictionary" (Website: http://ncarchitects.lib.ncsu.edu)
- "Henry Bacon," "Douglas Ellington" and "Grove Arcade" in *The Encyclopedia of Appalachia*. University of Tennessee Press, 2006.
- "An Inventory of Douglas Ellington's Architectural Work in Western North Carolina," in *May We All Remember Well, Vol. 2*. Robert S. Brunk Auction Services, Inc., 2001