



**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

February 22, 2018

MEMORANDUM

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

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

SUBJECT: Historic Structures Survey Report for R-5748, Upgrade SR 1127 (Kanuga Road),
PA 17-04-0036, Henderson County, ER 18-0167

Thank you for your memorandum of January 16, 2018, transmitting the above-referenced report. We have reviewed the report and concur that the following properties are eligible for listing in the National Register of Historic Places.

- McCall-Mallette-Overton House (HN1980) - under Criterion C for its local architectural significance as an excellent and intact example of a Craftsman-style bungalow. The appropriate boundary is the tax parcel on which the dwelling and associated resources are located.
- Flat Rock Historic District (HN1352), which was listed in the National Register of Historic Places in 1973 and updated in 2015, remains National Register-eligible under Criteria A and C. No changes should be made to the current National Register boundaries.

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

- Anders House (HN1975)
- Hayne Braznell House (HN1976)
- Perry-Harden House (HN1977)
- Laughter House (HN1978)
- Dominic Podesta House (HN1979)

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

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

Received: 01/25/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-0167

January 16, 2018

Due -- 2/15/18

MEMORANDUM

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

H-
To ALM
Due 2/12
ER 18-0167

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: PA No. 17-04-0036, R-5748: Upgrade SR 1127 (Kanuga Road),
Henderson County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project in compliance with the Section 106 review process. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.

Mailing Address:
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RALEIGH NC 27610

Website: www.ncdot.gov

HISTORIC STRUCTURES SURVEY REPORT

**UPGRADE S.R. 1127 (KANUGA ROAD) FROM U.S. 25 BUSINESS (CHURCH STREET) TO S.R.
1123 (LITTLE RIVER ROAD)
HENDERSON COUNTY, NORTH CAROLINA**

**TIP No. R-5748
WBS No. 50203.1.D1
Limited Services Contract No. 7000016411**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Environmental Analysis Unit
Raleigh, North Carolina**

January 5, 2018

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**UPGRADE S.R. 1127 (KANUGA ROAD) FROM U.S. 25 BUSINESS (CHURCH STREET) TO S.R.
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Human Environment Section
Raleigh, North Carolina**

January 5, 2018

MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances P. Alexander

January 5, 2018

Frances P. Alexander, M.A.

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is upgrading S.R. 1127 (Kanuga Road) between U.S. 25 Business (Church Street) and S.R. 1123 (Little River Road) in Henderson County. NCDOT architectural historians conducted a reconnaissance-level review of the area of potential effects (APE) and identified six individual properties and one historic district that required intensive-level investigation to determine National Register eligibility. This report contains the eligibility evaluations for these resources. The project location is depicted in **Figure 1**, and the APE is shown in **Figures 2a-2e**.

This architectural resources investigation consisted of background research into the historical and architectural development of the study area and a field survey of the APE. The principal investigators surveyed the entire APE, defined as the geographic area or areas within which a project may cause changes to the character or use of historic properties, if any such properties exist. The APE for this project extends one hundred (100) feet in each direction from the center line of Kanuga Road. The northern terminus of the project is the intersection of Kanuga Road and U.S. 25 Business (Church Street) in Hendersonville, and the southern terminus is the junction of Kanuga Road and S.R. 1123 (Little River Road) in Flat Rock. The APE corresponds to the study area defined for the project.

In-depth field investigations of the six individual properties and the historic district were undertaken in October and November 2017. The Flat Rock Historic District (HN0002, HN1352) was originally listed in the National Register in 1973, and the nomination was amended in 2015. None of the six individual resources had been surveyed previously. The intensive-level evaluations contained within this report recommend the Flat Rock Historic District and the McCall-Mallete-Overton House (HN1980) for National Register eligibility. The other five properties are not recommended for eligibility (**Table 1**).

Table 1

Property Name	PIN	Survey Site Number	Eligibility Recommendation	Criteria
Anders House	9557956395	HN1975	Not Eligible	N/A
Hayne-Braznell House	9567050448	HN1976	Not Eligible	N/A
Perry-Harden House	9567164078	HN1977	Not Eligible	N/A
Laughter House	9568731748	HN1978	Not Eligible	N/A
Dominic Podesta House	9568639147	HN1979	Not Eligible	N/A
McCall-Mallete-Overton House	9568626945	HN1980	Eligible	C
Flat Rock Historic District	N/A	HN0002, HN1352	Eligible	A, C, and Criteria Consideration A

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I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Upgrade S.R. 1127 (Kanuga Road) from U.S. 52 Business (Church Street) to S.R. 1123 (Little River Road)*. The TIP No. is R-5748, and the WBS No. is 50203.1.D1. As shown in **Figure 1**, the project is located in Henderson County.

The area of potential effects (APE) for this road improvement project extends one hundred (100) feet in each direction from the center line of Kanuga Road. The northern terminus of the project is the intersection of Kanuga Road and U.S. 25 Business (Church Street) in Hendersonville, and the southern terminus is the junction of Kanuga Road and S.R. 1123 (Little River Road) in Flat Rock. The APE corresponds to the study area defined for the project and was drawn to include any area that might be affected by the proposed improvements. The Flat Rock Historic District (HN0002, HN1352) (National Register 1973, Amendment 2015) and six individual resources were the only resource within the APE that warranted intensive-level investigation (**Table 1**). None of the six had been previously surveyed. The individual properties and the historic district are shown on the APE maps (**Figures 2a-2e**).

This investigation was conducted to evaluate the individual resources and the historic district for National Register eligibility. The current evaluation of eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Historic Architecture Group Procedures and Work Products*. The report also complies with the *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* established by the North Carolina Historic Preservation Office (HPO). Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office a reasonable opportunity to comment.

The eligibility evaluation consisted of research into the history and architecture of the study area and a field survey of the properties. For the research phase, the principal investigators examined both primary and secondary sources, including published architectural histories, deeds, National Register nominations, the HPO survey files for Henderson County, census schedules, and interviews with local planning officials. In developing the architectural context for this project, the principal investigators also conducted windshield surveys of the Flat Rock Historic District and the historic districts in Hendersonville to identify properties that are comparable to the resources being evaluated in this report.

Field work took place in October and November 2017. The resources, along with any outbuildings and landscape features on the sites, were examined and documented with photographs to assess the current level of integrity. The current tax parcels for the individual properties are shown on the site plans associated with the evaluations (**Figures 3-8**). The Flat Rock Historic District boundary and the proposed National Register boundary for the McCall-Malette-Overton House are shown in **Figures 9-10**.

Table 1

Property Name	PIN	Survey Site Number	Eligibility Recommendation	Criteria
Anders House	9557956395	HN1975	Not Eligible	N/A
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Dominic Podesta House	9568639147	HN1979	Not Eligible	N/A
McCall-Malette-Overtton House	9568626945	HN1980	Eligible	C
Flat Rock Historic District	N/A	HN0002, HN1352	Eligible	A, C, and Criteria Consideration A

Figure 1
Project Location Map

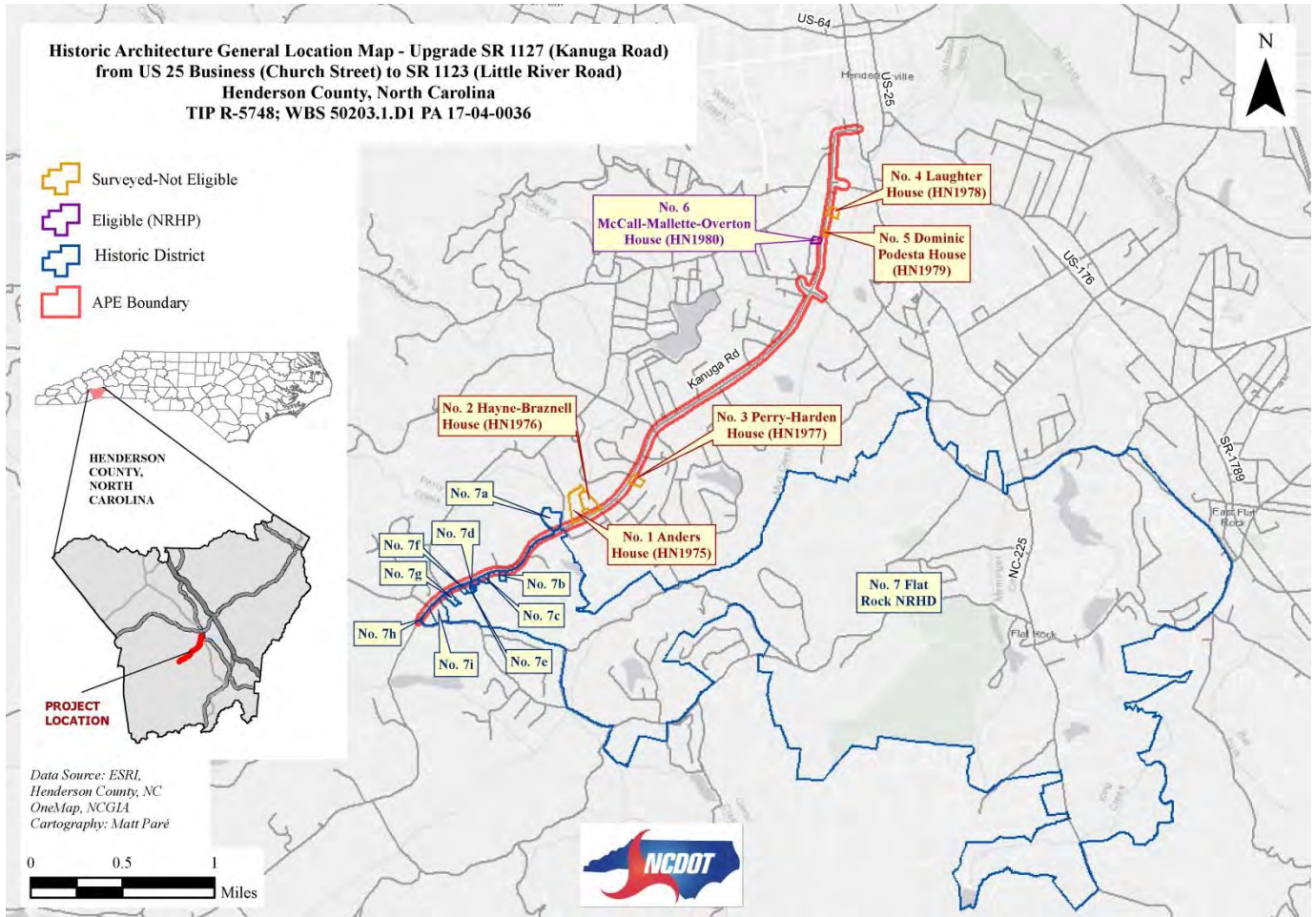


Figure 2a
Area of Potential Effects (APE) Map

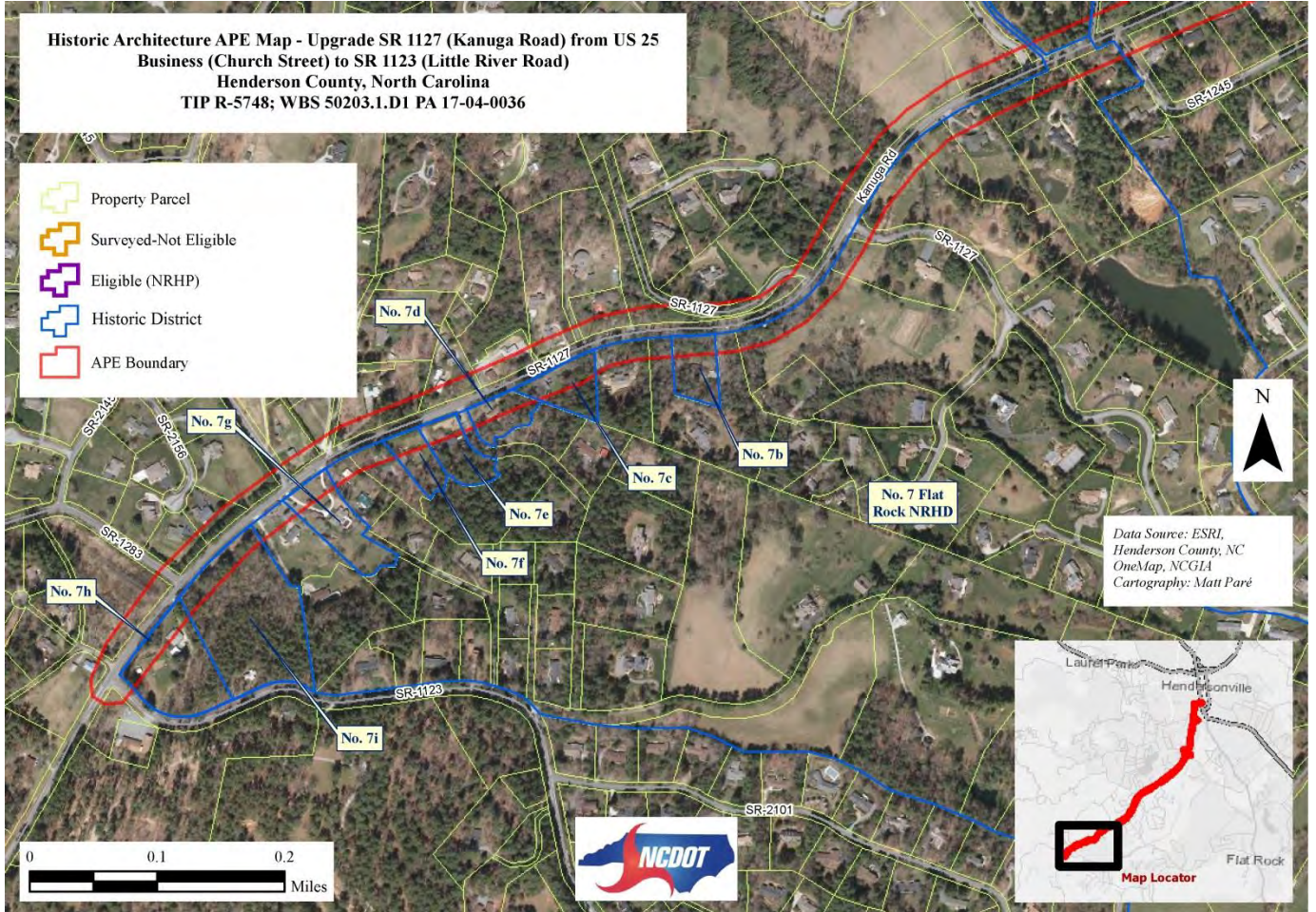


Figure 2b
Area of Potential Effects (APE) Map

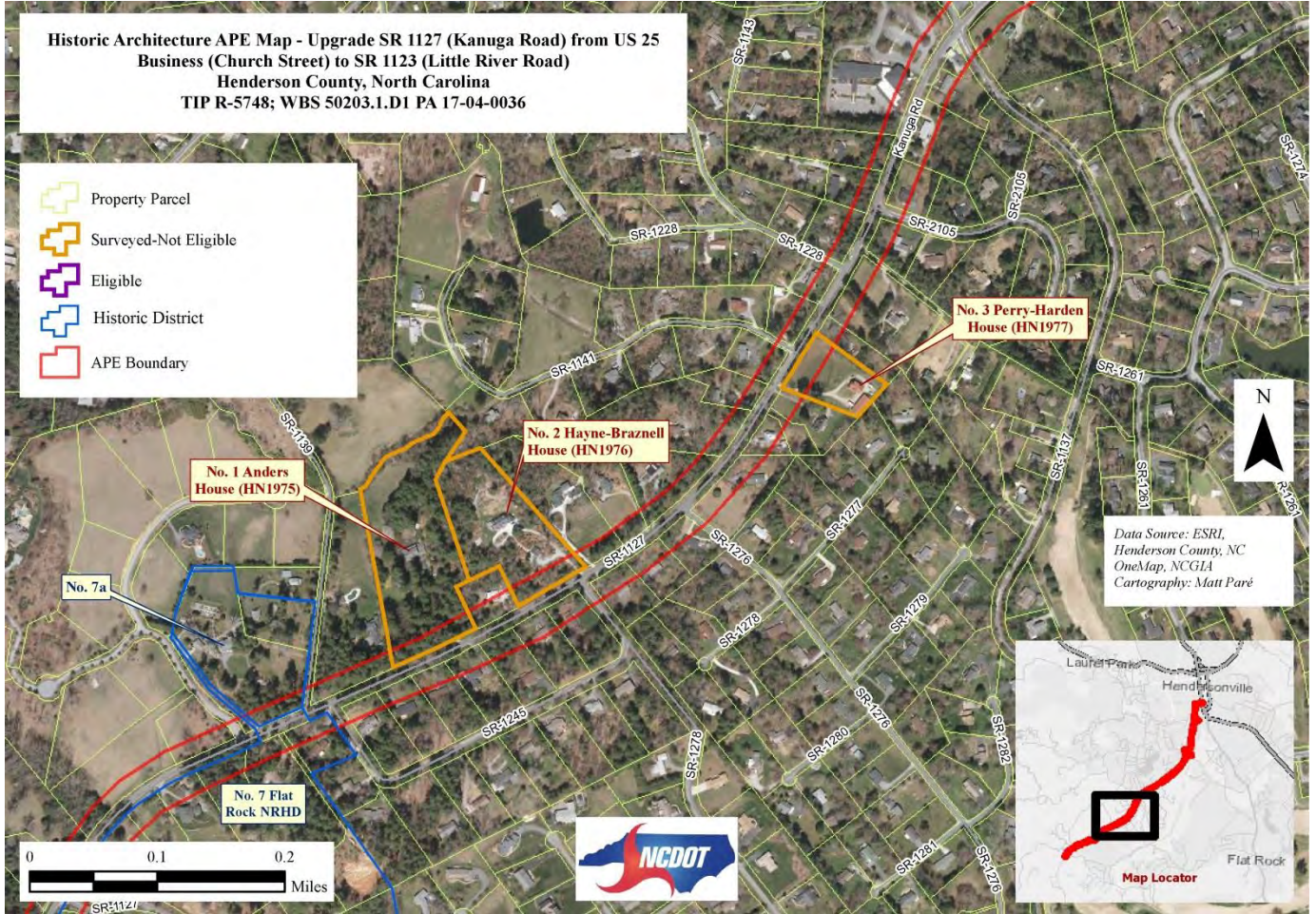


Figure 2c

Area of Potential Effects (APE) Map



Figure 2d
Area of Potential Effects (APE) Map

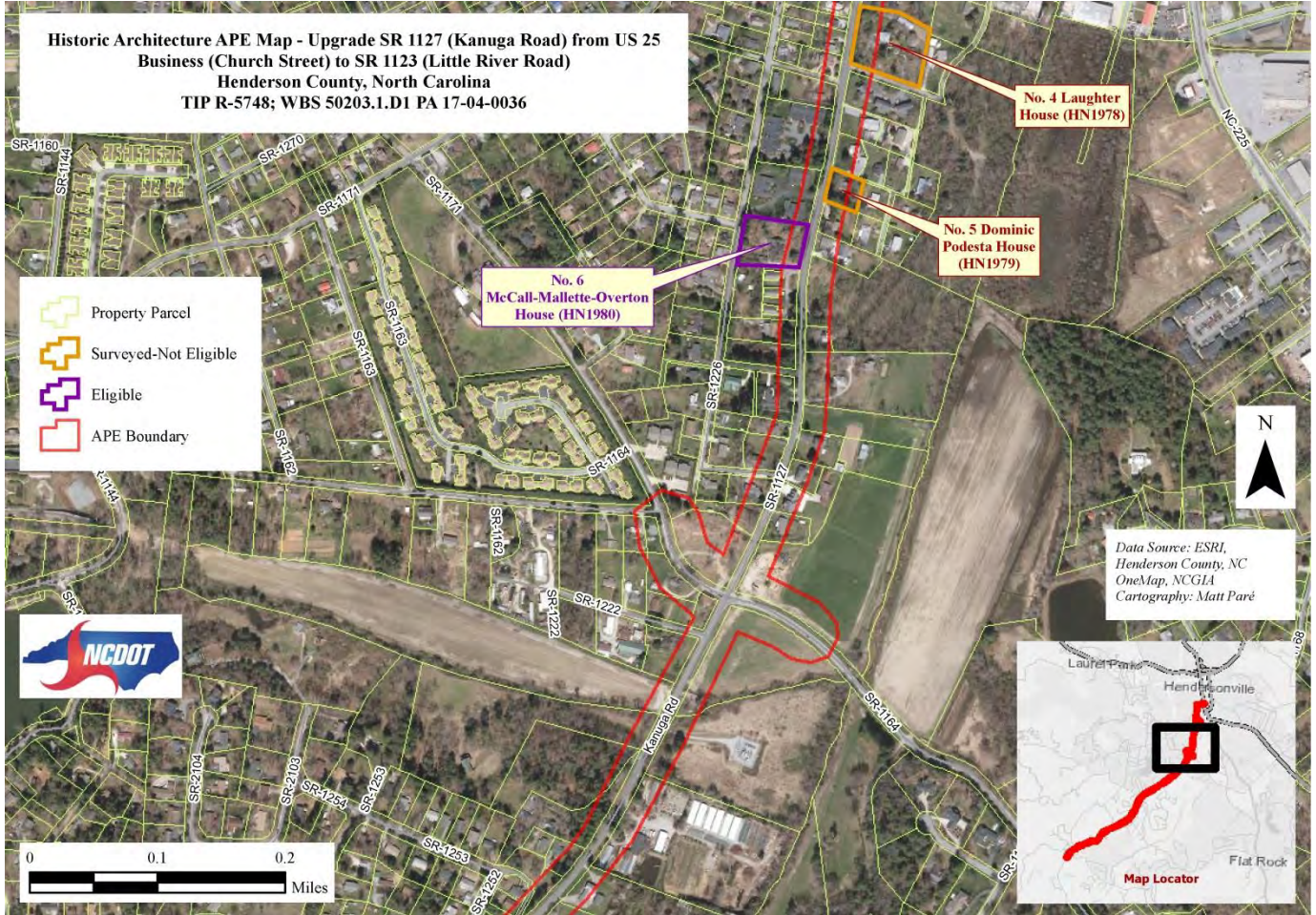
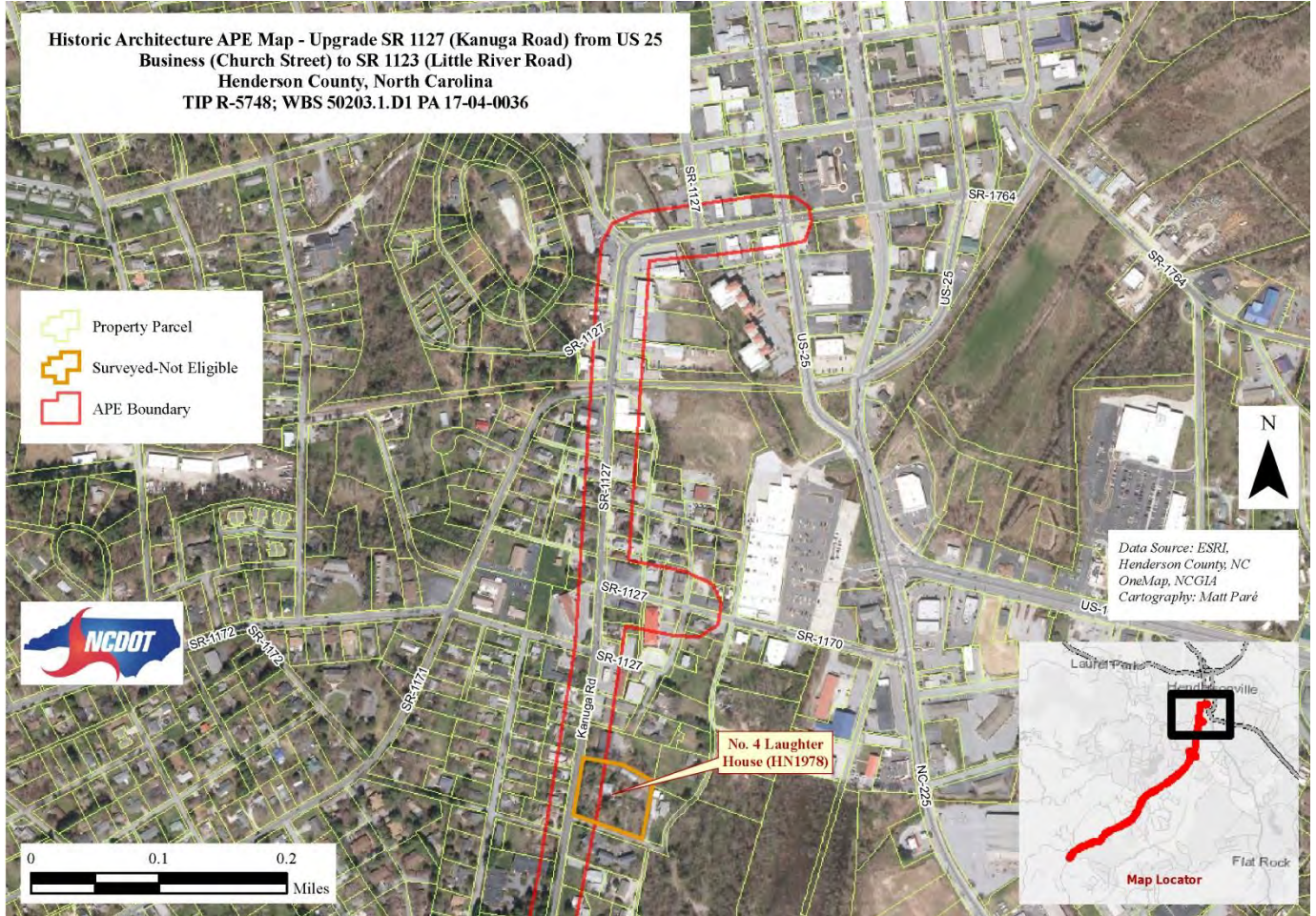


Figure 2e
Area of Potential Effects (APE) Map



II. PROPERTY EVALUATIONS OF ELIGIBILITY

**No. 1 Anders House (HN1975)
(PIN 9557956395)
2605 Kanuga Road
Hendersonville, Henderson County**

Date of Construction: ca. 1930
Eligibility Recommendation: Not Eligible



Figure 3. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 150'

Physical Description

The Anders House occupies a rolling, 6.92-acre parcel on the west side of Kanuga Road between Flat Rock and Hendersonville, the seat of Henderson County. The heavily wooded lot slopes sharply to the north with rock outcroppings, and a long, paved driveway, edged with granite blocks, terminates at a circular driveway in front of the house. Modern granite pillars with flared retaining walls and wrought-iron gates form the modern entrance to the property. From the circle, the driveway skirts the south side of the house and opens onto a rear parking pad. A detached carport and garage are found on the northwest side of the parking pad. Original to the property, the German-sided garage has double-leaf, batten doors and sits directly behind the carport. The modern carport has a gable-front roof and slatted sides. Tax records state that in 2001 a swimming pool and pool house were constructed on the property, but neither was evident from the areas where the principal investigators were permitted access.



Anders House, Overall View, Looking Southwest.



Anders House, Modern Entrance Gates, Looking West From Kanuga Road.



Anders House, Landscaping and Driveway, Looking East Towards Kanuga Road.



Anders House, Modern Carport and Original Garage (in Rear), Looking Northwest.

Built ca. 1930, the one and one-half story, Tudor Revival dwelling has undergone a series of additions and alterations in recent years. Although the house retains its fieldstone façade, irregular massing, and steeply pitched, cross-gable roof, modern additions, particularly to the side and rear elevations, have more than doubled the size of the dwelling. The façade (east elevation) is dominated by a prominent front gable under which are an off-center entrance and groups of diamond-paned, casement windows on both the first and second stories. However, the front door is modern, and the windows are recent replacements. A pointed-arch vent under the gable is original.

To the south is a lower, side-gable wing with an engaged, shed-roofed porch that extends beyond the front elevation and is now enclosed with groups of the same diamond-paned, replacement windows found on the center block. As indicated by a fieldstone chimney at the south gable end, this wing may incorporate an original portion of the house, but heavy remodeling and expansion have now obscured any original construction. The wing extends along the side (south) elevation and wraps around to form a one-story, shed-roofed extension across the entire rear (west) elevation. Resting on concrete-block piers, the extension sits above an open carport or storage area that provides access to garage bays located in the basement of the main house. The northernmost end of the extension contains a screened porch that opens onto a deck. The rear elevation has modern single-light, casement windows. Although now largely obscured by additions, the side (north and south) elevations of the original house are covered in irregularly sawn weatherboards, and this same type of weatherboard was used in the remodeling. A weatherboarded chimney on the north end of the original house is modern.



Anders House, Original Center Block, Façade (East Elevation), Looking West.



Anders House, South Wing, Front (East) and Side (South) Elevations, Looking Northwest.



Anders House, South Wing, Side (South) Elevation, Looking North.



Anders House, South and Rear Additions, Side (South) and Rear (West) Elevations, Looking Northeast.



Anders House, Rear (West) Elevation and Modern Rear Addition, Looking Southeast.

Off the north end of the original house is a one-story, side-gable addition that also extends beyond the front (east) elevation. This modern wing has a secondary entrance with a diamond-paned upper light that matches the replacement windows found across the rest of the façade. There is also a front-exterior, fieldstone chimney beside the doorway. Modern French doors from the north wing lead onto the rear deck. Access to the house interior was denied.



Anders House, North Wing Addition, Façade (East Elevation), Looking Northwest.



Anders House, Rear (West) Elevation, Modern Rear Addition, and North Wing Addition, Looking East.

Historical Background

According to the tax records, the house was built in 1931 although construction may have occurred a few years earlier, following the 1925 sale by Frank and Ida Cook, D.W. Patterson, Neil Hamilton, and W.H. Pridemore to Ed Anders, F.C. Justus, and F.E. Armington. The 1925 tract was 11.5 acres, and the number of both buyers and sellers suggests that the property may have always been a vacation home or some other form of rental property. A review of the 1930 federal census indicates that only the buyers (Anders, Justus, and Armington) were local residents, and the sellers do not appear as residents of North Carolina. By the 1920s, western North Carolina was an established summer destination for both the wealthy and the middle-class tourist trade, and locals and out-of-state investors often bought property for use as either summer homes or vacation rentals. The house does not seem to have been inhabited by any of the 1925 buyers, but Ed and Lillie Anders were the longest owners during the historic period. According to the city directories, Ed Anders, a real estate agent, and his wife, Lillie, lived nearby on Osceola Lake between the late 1920s and 1937 when Ed Anders died. In 1941, Lillie Anders, by then a widow, sold the property to K.G. and Ella Justus of Hendersonville. The Justuses immediately sold the property to Chicagoans, H.J. and Perwyn Morland, who sold to Lincoln Martin of Westchester County, New York in 1945. The property continued to change hands during the postwar decades until 1981 when the current owners, John E. and N. Jean Frisoli, acquired the tract (Henderson County Deed Books 149: 48; 236: 78; 255: 274; 287: 205; 588: 171; 603: 341; 616: 31; 1475:128; U.S. Census, Henderson County, Population Schedules 1930 and 1940; Miller Printing Company 1927-1928, 1937-1938).

Architectural Context: Tudor Revival Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

The nearby town of Hendersonville, seat of Henderson County, also grew markedly during the early twentieth century as a regional commercial center and especially as a tourist destination. On January 7, 1909, a writer for the *French Broad Hustler* reported on Hendersonville's prosperity and the many new boarding houses that had sprung up in the bustling mountain town:

The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town,

are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Tudor Revival Style

The Tudor Revival became popular for residential construction in Flat Rock and Hendersonville during the early 1900s, reaching its peak in the 1920s. Architects and builders interpreted medieval English precedents broadly to create a variety of designs--grand as well as modest—that shared such hallmarks of the style as decorative half timbering, steeply-pitched gables, casement windows, masonry walls, and prominent front chimneys. Tudor Revival-inspired features influenced mainstream Colonial Revival and bungalow designs while fully articulated or creative adaptations of the style asserted status and up-to-date taste. In Flat Rock, Tudor Revival stylistic elements first appeared in the work of architect, Richard Sharp Smith, who completed ambitious remodels of two Gothic Revival estates, Beaumont and Teneriffe. Smith redesigned Beaumont (72 Beaumont Drive) around 1915 and employed a blend of classical and Tudor Revival elements. The remodeling of Teneriffe (Little River Road) in 1903 incorporated a pebbledash-stucco façade, half-timbering, and a wraparound porch with deep eaves, exposed rafter tails, and decorative brackets (Griffith 2015: Section 8, pages 409-410; Bishir et al. 1999: 320-321).

After World War I, Tudor Revival houses began to rival Colonial Revival models in Hendersonville's burgeoning upscale neighborhoods. Like the Colonial Revival, well-preserved examples remain in the town's residential historic districts. For example, in Druid Hills, the ca. 1925 G. Florence Boyle House (1723 Meadowbrook Terrace) is a two-story, stuccoed expression of the style with multiple, steeply-pitched gables, one of which is a sweeping front gable containing the arched, batten front door. The house also has original paired and grouped, sash windows set in deep, wood frames. Located just several blocks away, the ca. 1925 Forest V. Hunter House (1615 Druid Hills Avenue) is a two-story, red-brick version with dramatic, flared cross gables and multiple-light casement windows. Sharing the same block with the Hunter House is the expressive, ca. 1925 Horace B. Bryant House (1630 Kensington Road) which epitomizes the Tudor Revival cottage in its stuccoed, one and one-half story form, clipped-gable roof with engaged dormer, corner entry, and grouped casement windows (Bowers 2000: Section 7, pages 6-7, Section 8, pages 7-8; Bowers 2001, *West Side Historic District*: Section 8, page 7; Bowers 2001, *Hyman Heights Historic District*: Section 8, page 8; Argitar 2009: Section 8, pages 19-20).

On the west side of Hendersonville, the ca. 1920 Oral E. Hedge House (519 Ehringhaus Street) is a well-preserved, symmetrical interpretation of the style consisting of a boxy, two-story form with a stuccoed and half-timbered exterior, slightly projecting windows bays on the second story, and multiple-light casement windows. The hip roof, with deep eaves and exposed rafters, and the porch, with its low gable roof and decorative brackets, are Craftsman-inspired elements that give the house an eclectic design. The dwelling may have been designed by Hendersonville architect, Erle Stillwell, and was home to local developer, Oral E. Hedge, who platted a grouping of small residential lots around Ehringhaus Street and Fifth Avenue West in the 1920s. Among these properties was the ca. 1925 Ray R. Arledge House (525 Ehringhaus Street). Built by Hedge as an investment, this one and one-half story, Tudor Revival cottage features such emblems of the style as steeply-pitched gables, stuccoed walls, and both arched and square casement windows. Like the Hedges' own residence next door, this dwelling may have been designed by Stillwell (Bowers 2001: Section 7, page 13, Section 8, page 7).



G. Florence Boyle House (ca. 1925), 1723 Meadowbrook Terrace, Hendersonville, Druid Hills Historic District.



Forest V. Hunter House (ca. 1925), 1615 Druid Hills Avenue (Right) and the Adjacent Colonial Revival Richard Clark House, Hendersonville, Druid Hills Historic District.



Horace B. Bryant House (ca. 1925), 1630 Kensington Road, Hendersonville, Druid Hills Historic District.



Oral E. Hedge House (ca. 1920), 519 Ehringhaus Street Hendersonville, West Side Historic District.



Ray R. Arledge House (ca. 1925), 525 Ehringhaus Street, Hendersonville, West Side Historic District.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Anders House is recommended **not eligible** for National Register eligibility under any criterion because of a loss of integrity.

Integrity

The Anders House does not retain all of the seven aspects of integrity needed for National Register eligibility. The building stands on its original site on the west side of Kanuga Road between Flat Rock and Hendersonville and thus has its integrity of location. However, its feeling, setting, and association have been compromised by alterations to the site that include a modern entrance gateway, a modern driveway, parking pad, and carport as well as recent landscaping. According to the tax records, the site also now includes a pool and modern pool house although the principal investigators were not given access to this area of the property.

The house has also lost much of its integrity of design, materials, and workmanship. The original house was a small, fieldstone, Tudor Revival dwelling of roughly 1,200 square feet, but with multiple additions and alterations, the house has been more than doubled in size. With the changes in size, form, and massing, the new construction on the south, west, and north sides now obscure the side (north and south) and rear (west) elevations of the original house. The house also has modern replacement windows throughout, a modern front door, two modern chimneys, and modern siding.

Criterion A

The Anders House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The Anders House is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The Anders 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 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 (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Anders 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Anders House no longer retains sufficient integrity of design, materials, workmanship, or plan to be eligible under Criterion C. What was originally a small, Tudor Revival house has been enlarged significantly in recent years through a series of additions. The dwelling has also been heavily renovated and now has replacement windows throughout, a modern front door, a modern chimney, and modern siding. As discussed in the architectural context, Hendersonville and Flat Rock both contain numerous examples of well-preserved Tudor Revival dwellings constructed in the early decades of the twentieth century, particularly the 1920s. For example, architect Richard Sharp Smith remodeled the nineteenth-century Flat Rock estates of Beaumont and Teneriffe into fashionable Tudor Revival retreats. At the same time, a range of Tudor Revival residences, displaying hallmarks of the style, appeared in the upscale neighborhoods being built in

Hendersonville after World War I. Many of these dwellings remain principal architectural resources within the town's historic districts.

Criterion D

The Anders 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

**No. 2 Hayne-Braznell House (HN1976)
(PIN 9567050448)
2515 Kanuga Road
Hendersonville, Henderson County**

Date of Construction: ca. 1910
Eligibility Recommendation: Not Eligible



Figure 4. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 200'

Physical Description

Built ca. 1910, the Hayne-Braznell House occupies a 4.64-acre tract on the west side of Kanuga Road between Flat Rock and the county seat of Hendersonville. A stone driveway extends from the road up the hill to the house which occupies a clearing at the top of a ridge line. The drive leads to a large, gravel parking area in front of the house before circling back down the hill pass a frame, gable-roofed garage (1992) which sits midway between the house and Kanuga Road. The property includes areas of woodland as well as an open lawn on the west side of the house. A rock outcropping on the south side of the house contains an outside sitting and barbecue area. A modern, frame playhouse or storage building sits at the edge of a woodland on the north side of the site.



Hayne-Braznell House, Overall View of Façade (East Elevation), Looking West.



Hayne-Braznell House, Stone Entrance Gates, Looking East Towards Kanuga Road.



Hayne-Braznell House, Modern Garage, Looking West Towards House.



Hayne-Braznell House, Play House/Storage Building, Looking Northwest.

This sprawling, frame, Colonial Revival house stands one and one-half stories tall with a side-gable roof punctuated by multiple dormers and gables. The original house of roughly 1,500 square feet has been more than doubled in size with an addition on the north end, enclosed porches on the side (south) and rear (west) elevations, and added dormers on the rear. Two new decks now extend from the side elevations. The house is covered in German siding that appears to be modern, and most of the windows are also recent replacements¹.

The original house has a quarry-faced ashlar foundation and interior chimney as well as a rectangular, side-gable form with slightly projecting front gables in the end bays. Sheltered by a flared canopy with decorative knee brackets, the off-center entrance occupies the bay next to the south gable. The single-leaf door is a modern replacement, but the entrance, with its fluted pilasters, elliptical fanlight, and side lights, is original. The south gable is intact with some of the few remaining windows original to the house. On the ground level, the single, six-over-six sash windows are symmetrically spaced beneath a small, round-arched window under the gable. A similar round-arched window is also found under the north gable. In the center of the house, beside the entrance, are two asymmetrical bays containing modern windows beneath a three-part dormer. The dormer, formed by two front gables connected by a shed roof, has round-arched vents under the gables. The paired, double-hung windows in the dormers are recent installations. The north bay, which contains the kitchen, has been altered with a new, front-facing door and two modern, eight-over-eight sash windows. The kitchen door is sheltered by a new shed-roofed canopy with decorative brackets.

¹ The German siding shows no evidence of having ever been painted which suggests that it may be new.



Hayne-Braznell House, Main House, Façade (East Elevation), Looking West.

The side (north and south) elevations have overhanging gables, and the north elevation retains its original six-over-six sash and round-arched windows on the second floor. However, the elevation is now attached to a large, side-gable wing. This north wing appears to incorporate an earlier, probably detached, secondary dwelling that may have been used as servants' quarters or a guest house. The building has the same quarry-faced ashlar foundation as the house and vestiges of a gable-roofed porch and porch piers on the north gable end. The location of the porch indicates that the entrance faced north away from the east-facing façade of the principal house. Although the wing now abuts the main house, it also seems probable that the smaller building was freestanding. The openings and overhanging gable, which match those on the south elevation, are now cut off by the roof of the north wing, suggesting that the two buildings were not originally connected. The new kitchen door further suggests that the original kitchen entrance may have been on the north elevation, facing the servants' quarters rather than the front. The modern kitchen entrance in the north gable may have been added when the smaller building was linked to the main house which cut off the original exterior door to the kitchen. The secondary house now has a large, cross-gable upper level that extends front (east) to back (west). A single, six-over-six, vinyl-sash window, topped by a round-arched transom, and paired, six-over-six, vinyl-sash windows are found on the east elevation. On the west elevation, there is a small balcony off the upper level, and a deck fills the junction between the two buildings.



Hayne-Braznell House, Main House, Façade (Left) and Servants' Quarters (Right), Looking Northwest.



Hayne-Braznell House, Servants' Quarters, North Elevation and Enclosed Porch, Looking South.



Hayne-Braznell House, Rear (West) and Side (North) Elevations (Right) and Servants' Quarters (Left), Looking East.

Off the side (south) elevation of the main house is a one-story porch that has been enclosed. Above the porch, the second floor has both single and paired, six-over-six sash windows that are original as well as a round-arched vent under the gable and round-arched window openings under the roof slope where they provided light and air to closets.

A modern deck connects the enclosed side porch with a rear porch that has also been enclosed and extends across the rear (west) elevation. The rear porch has modern casement windows and both sided and glass-block skirts. Above the enclosed porch is a three-part dormer that matches the one in front and two flanking, gable-front dormers that were added in recent years. All the windows in the dormers are modern. A shed-roofed bay window has also been added in the northernmost bay beneath the dormer. The principal investigators were not able to examine the interior of the house, but views through windows revealed a beaded-board ceiling in the living room and original two-panel doors.



Hayne-Braznell House, Overall View of Façade (East Elevation) and Side (South) Elevation, Looking North.



Hayne-Braznell House, Side (South) and Rear (West) Elevations, Looking Northeast.



Hayne-Braznell House, Rear (West) Elevation, Looking East.



Hayne-Braznell House, Rear (West) Elevation, Porch and Dormer, Looking East.

Historical Background

The house appears to have been built ca. 1910 probably as a summer house for Charleston, South Carolina, native and New Orleans cotton broker, Frank Brevard Hayne (1858-1935), and his wife, Emily Poitevent (1876-1957). In 1920, the Haynes sold the property to J.I. Westervelt (1862-1939) of Greenville, South Carolina, and in 1937, the property was bought by Ella F. Justus who, three years later, sold to Carl and Louise Braznell of Pennsylvania. Louise Braznell (subsequently Louise Schermerhorn after a second marriage) owned the property until 1981 when she sold to David and Lindsay White. The house has changed hands a number of times since the 1980s and is currently owned by Peter and Carolyn Davis (Henderson County Deed Books 103: 445; 216: 260; 232: 116; 606: 489; 756: 53; U.S. Census, Henderson County, Population Schedules 1930 and 1940 Frank Hayne, J.I. Westervelt, and Carl Braznell, www.findagrave.com).

Architectural Context: Colonial Revival Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

The nearby town of Hendersonville, seat of Henderson County, also grew markedly during the early twentieth century as a regional commercial center and especially as a tourist destination. On January 7, 1909, a writer for the *French Broad Hustler* reported on Hendersonville's prosperity and the many new boarding houses that had sprung up in the bustling mountain town:

The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town, are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While

much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Colonial Revival Style

As Flat Rock and Hendersonville grew during the early twentieth century, local building patterns followed mainstream architectural trends. Both seasonal and permanent residents favored houses inspired by the fashionable national styles promoted in widely circulating architectural publications. By the turn of the twentieth century, the popularity of picturesque, Queen Anne designs began giving way to a revival of historical styles. In Flat Rock and Hendersonville, as throughout the country, architects and contractors offered clients a wide range of historical models, freely interpreting the popular designs of earlier eras. The favorite choice was the Colonial Revival. Its comfortable patriotic associations and familiar classical themes appealed to home buyers who opted for a variety of cubic, gabled, and gambrel-roofed forms, embellished with such hallmarks of the style as central porticos and classical treatments around windows, doorways, and cornices. By World War I, more historically correct, red-brick or frame models gained popularity nationwide and remained a favorite house design into the mid-twentieth century.

Located within the APE in the Flat Rock Historic District, the ca. 1917 Pinebrook residence at 2701 Kanuga Road is a noteworthy example of the freely-adapted Colonial Revival style of the early twentieth century. The two-story, stone and frame house mixes Colonial Revival and Neoclassical traits, presenting a six-bay façade with a full-height, columned portico, a cross-gable roof, a large bay window, and an entry framed with sidelights. The Flat Rock Historic District holds a number of other substantially intact examples that illustrate variations on the Colonial Revival theme. Built ca. 1913, the stone-veneered, Farm Manager's House (10 Kalimar Heights) associated with Mountain Lodge and the weatherboarded Grimball House (285 Rhett Drive), built in 1918, both showcase Dutch Colonial Revival versions of the style in their distinctive gambrel roofs with prominent dormers. Located near the center of the Flat Rock community, the 1934 Little Hill estate is a wood-

shingled, two-story Colonial Revival summer house that features a decorative front gable and asymmetrical massing. Also sited within the Flat Rock Historic District is Bonnie Brae, the 1938-1939 estate built for Charles and Mary Cecil of Charleston. The main residence of Bonnie Brae is a more academic Colonial Revival design consisting of a two-story, gable-front main block flanked by one-story side-gable wings. The pedimented front gable and cornice are adorned with modillion blocks, and the main entrance is framed with fluted pilasters supporting a broken ogee pediment. Cut-granite gate posts mark the entrance to the long, winding drive that leads through the property to the house. In 1939, William P. "Wick" Andrews and his wife, Alice Lowndes, commissioned a rambling, one and one-half-story, brick and weatherboarded, Colonial Revival house at the southeast corner of Greenville Highway and Lowndes Lane. Known as "Looking South" for its orientation, the house displays both gable-wall and shed dormers, lateral wings, and a classically-inspired entrance surround. The house has been enlarged with a screened porch wing and a wood deck. Finally, the 1938 Beckon Ridge property, (2372 Little River Road) is a one and one-half story, frame house with gable and shed dormers, a neatly symmetrical, three-bay façade, and polygonal bay windows flanking the central entrance. The house was reportedly designed by Asheville architect, Henry Gaines (Griffith 2015: Section 8, pages 410-411).



Pinebrook (ca, 1917), 2701 Kanuga Road, Flat Rock Historic District.

In Hendersonville, versions of the Colonial Revival style arose on the west side of town and in the fashionable subdivisions that emerged in the 1920s. They remain well represented in the town's National Register residential historic districts, specifically West Side (HN0250) (National Register 2001), Druid Hills (HN0060) (National Register 2000), Hyman Heights (HN0061) (National Register 2001), and Cold Spring Park (HN0494) (National Register 2007). Among the prominent examples of the Colonial Revival is the 1902 Roberts House (908 Fifth Avenue West). The two-story, frame residence features a cubic form capped by a hip roof, a dormer with diamond-pane

casement windows, and a broad, wraparound porch with classical columns and a pedimented entrance bay. The residence commands an elevated corner lot with a granite retaining wall. Sited just one block away, the ca. 1910 Sylvester Maxwell House (1003 Fifth Avenue West) exemplifies the Dutch Colonial variation on the Colonial Revival with a cross-gambrel roof, heavily molded cornice returns, and a wraparound porch supported by paneled box piers. Like numerous houses in Hendersonville's upscale neighborhoods, the tree-shaded lot has original granite steps and retaining wall. On the south side of Hendersonville (1210 Greenville Highway), the ca. 1911, two-story Mary Mills Coxe House (National Register 1994) has a distinctive pebbledash exterior finish, a feature made popular by renowned regional architect, Richard Sharp Smith, whose practice extended throughout western North Carolina. During the 1920s, Hendersonville architect, Erle Stillwell, designed impressive, two-story, brick models on the west side of town, including the ca. 1939 John W. Small House (501 Justice Street) and the ca. 1925 James Grey, Jr. House (919 Fourth Avenue West). Stillman's houses were more academic versions of the Colonial Revival with strictly symmetrical, red-brick façades, side-gable roofs punctuated by dormers, and centrally placed, classical entrances (Opperman 1994; Bowers 2000: Section 8, pages 7-8; Bowers 2001, *Druid Hills Historic District*: Section 8, page 7; Bowers 2001, *Hyman Heights Historic District*: Section 8: page 8; Argintar 2009: Section 8, pages 19-20).



Roberts House (ca. 1902), 908 Fifth Avenue West, Hendersonville, West Side Historic District.



Sylvester Maxwell House (ca. 1910), 1003 Fifth Avenue West, Hendersonville, West Side Historic District.



Mary Mills Coxe House (ca. 1911) (1210 Greenville Highway), Hendersonville.



Dr. Robert Sample House (1926), 1125 Highland Avenue, Hendersonville, Hyman Heights Historic District.

In Hyman Heights, (1125 Highland Avenue), the 1926 Dr. Robert Sample House is another well-preserved, academic interpretation of the Colonial Revival. The two-story, painted-brick dwelling has a side-gable roof with cornice returns, a balanced, five-bay façade, and a formal center portico supported by slender, paired columns. An elliptical fanlight and sidelights frame the entrance. A variety of two-story Colonial Revival houses and smaller cottages appeared in Hyman Heights and the other post-World War I subdivisions. A noteworthy assortment showing the adaptability of the style appeared in the 1600 block of Druid Hills Avenue. The largest of this collection is the ca. 1925 Richard Clark House (1619 Druid Hills Avenue), a two-story, frame dwelling with a cubic form capped by a low hip roof, German siding, and paired, eight-over-one sash windows. The center portico has a pediment and classical columns. The deep eaves with exposed rafters are a Craftsman-style variation. The 1925 Claude M. Ogle House (1641 Druid Hills Avenue) neatly illustrates a one-story version of the Colonial Revival style, displaying a red-brick veneer, symmetrical façade with a center portico, and a clipped-gable roof. Through the 1920s, members of Hendersonville's growing middle class often opted for one-story and one and one-half story Colonial Revival dwellings. Built ca. 1920, the substantially intact, frame Hans Weberson House (1126 Fourth Avenue West) features a clipped-gable roof and a stylish, gabled entry porch with paired classical columns and an arched entranceway. Sidelights frame the center door.



Richard Clark House (ca. 1925), 1619 Druid Hills Avenue, Hendersonville, Druid Hills Historic District.



Hans Weberson House (ca. 1920), 1126 Fourth Avenue West, Hendersonville, West Side Historic District.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Hayne-Braznell House is recommended **not eligible** for National Register eligibility under any criteria because of a loss of integrity.

Integrity

The Hayne-Braznell House does not retain all of the seven aspects of integrity needed for National Register eligibility. The house occupies its original site on the west side of Kanuga Road between Flat Rock and Hendersonville and thus has its integrity of location. The house, which sits on a ridge top with both wooded areas and mountains views to the west across an open lawn, also retains much of its integrity of setting, feeling, and association. The modern play house and garage are not intrusive elements. However, the house has lost much of its integrity of design, materials, and workmanship. Having been more than doubled in size with additions and porch enclosures, the house has lost its original size, massing, and form. Furthermore, the doors are new, the German siding appears to be modern cladding, and most of the windows are recent replacements. Of particular note is the heavily remodeled north wing which was originally a small house that probably served as servants' quarters or a guest house. The servants' quarters appears to have been a freestanding building at the time of its construction that faced north and was entered by way of a gable-front porch. The building now abuts the main house which necessitated changes to the north elevation of the main house. The smaller house has been completely reworked with a large, upper-level addition, an infilled porch, new siding, and replacement windows.

Criterion A

The Hayne-Braznell House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The property is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

Hayne-Braznell House he 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 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 (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Hayne-Braznell 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Hayne-Braznell House no longer retains sufficient integrity of design, materials, methods of construction, or plan to be eligible under Criterion C. The original house has been remodeled and more than doubled in size with additions and porch enclosures. Specifically, the doors are modern, the German siding appears to be a later installation, and the windows are primarily recent replacements. Furthermore, what was probably a small, detached dwelling used as servants' quarters or a guest house has been heavily modified so that the relationship between the two buildings is now largely obscured. As discussed in the architectural context, Hendersonville and Flat Rock each contain numerous, better preserved Colonial Revival dwellings constructed in the early decades of the twentieth century. One example is the imposing Pinebrook (ca. 1917) which stands within the APE along Kanuga Road within the Flat Rock Historic District. The house is discussed in the evaluation for the historic district.

Criterion D

The Hayne-Braznell 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

**No. 3 Perry-Harden House (HN1977)
(PIN 9567164078)
2408 Kanuga Road
Hendersonville, Henderson County**

Date of Construction: ca. 1910
Eligibility Recommendation: Not Eligible



Figure 5. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 150"

Physical Description

The ca. 1910 Perry-Harden House occupies an approximately two-acre parcel on the east side of Kanuga Road between Flat Rock and Hendersonville, the county seat. The house is sited at the top of a slope with a grassy lawn separating the house from Kanuga Road. Fieldstone gate posts frame the driveway to the property. Most of the landscaping has been removed from the front and back yards although the north and east sides of the property are bordered by woodland. A gravel driveway leads to the house and to the large equipment storage building that was erected behind the house in 2007. The concrete-block garage has three loading bays on the west elevation, facing the house, and an inset carport occupies the north end of the building.



Perry-Harden House, Overall View of House and Setting, Looking Northeast From Kanuga Road. Modern Equipment Storage Building in Background.



Perry-Harden House, Setting, Looking West From House Towards Kanuga Road.



Perry-Harden House, Modern Equipment Storage Building, Looking East.

The one and one-half story, frame bungalow has been completely remodeled in recent years with modern Craftsman-style features and materials although some original elements remain. The house retains its steeply-pitched, cross-gable roof with exposed rafters, wraparound porch, and fieldstone first story. A battered, fieldstone chimney is also intact. However, there have been several additions to the upper half story, including a hip-roofed, partially inset porch above the entrance, a shed-roofed extension on the side (south) elevation, and a shed-roofed dormer on the side (north) elevation. The upper half story is covered in modern synthetic shingles. The wraparound porch has also been altered with a new concrete deck, new box piers, and a balustrade with square balusters. The doors and three-over-one sash windows are all modern. There is a gable-front, two-bay porch off the rear (east) elevation that extends into an open deck. The basement under the rear porch has concrete-block and stone retaining walls as well as several modern pedestrian and garage doors.



Perry-Harden House, Façade (West Elevation) and Side (South) Elevation, Looking Northeast.



Perry-Harden House, Façade (West Elevation), Looking East. Modern Garage in Background.



Perry-Harden House, Side (South) Elevation, Looking North.



Perry-Harden House, Side (North) Elevation, Looking South.



Perry-Harden House, Rear (East) Elevation, Looking West.



Perry-Harden House, Side (North) Elevation, Looking Southwest.



Perry-Harden House, Detail of Added Upper-Story Porch.



Perry-Harden House, Detail of Modern Shingles, South Elevation.

The interior was inaccessible, but views from the front and rear porches show a variety of original and modern features. In the living room, the fieldstone fireplace is intact with its stone-slab mantel. The wood floors and baseboards and a wood-paneled half wall with classical columns that separates the living room from the dining room all appear original. However, the picture molding and door surrounds have been removed and the doorways widened. The light fixture in the dining room is modern, and the kitchen, now open to the dining room, has modern, Craftsman-style counters and cabinetry.



Perry-Harden House, Interior, Living and Dining Rooms, Looking Towards Rear.



Perry-Harden House, Interior, Remodeled Kitchen, Looking Towards Front.

Historical Background

This house may have been built ca. 1910 or earlier by John and Eliza Mitchell Perry. John Perry, a native of England, was listed in the 1920 census as a self-employed gardener. Following the death of her husband, Eliza Perry sold the roughly two-acre property in 1922 to George and Oneal Harden, who may have remodeled an earlier house with Craftsman-style bungalow elements of style. Little is known about the Hardens, who may have used the house as a summer residence or an investment property, but they owned the house until 1946. That year, William M. Crye purchased the tract, but Crye quickly sold the house to Harry and Marian Brown in 1947, and by 1949, John and Anna Murphy had acquired the property. The Murphys lived here until 1969, and the house has changed hands several times since then. The house has been completely remodeled in recent years, possibly when the large garage was built in 2007 (Henderson County Deed Books 118: 151; 269: 235; 273: 215; 288: 342; 469: 13; 515: 339; 992: 428; Daniel Heyman Interview 2017; U.S. Census, Henderson County, Population Schedules 1920-1940; John and Eliza Perry, www.findagrave.com).

Architectural Context: Craftsman-Style Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

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The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town, are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Craftsman Style

During the 1910s and 1920s, the appeal of the revival styles was matched by designs derived from modern trends in domestic planning and a renewed interest in building craftsmanship. Inspired initially by the English Arts and Crafts movement, the Craftsman style encouraged the use of rustic, natural materials and open interior plans. In Henderson County and nationwide, the most popular expression of this movement was the Craftsman bungalow. Featured in a flood of pattern books and architectural magazines, the bungalow was promoted as efficient, informal, and visually striking. Countless variations appeared, but the principal elements of the style included low-slung forms that blended into the surrounding landscape, wide porches with heavy piers, overhanging eaves with exposed rafters, and an abundance of windows. The fuller expressions of the Craftsman bungalow style featured rustic materials, such as cobblestones or rough-dressed granite for porches, chimneys, and foundations, and dark-stained wood shingles for sidings.

In Flat Rock, the bungalow's informality and flowing layouts were particularly well suited for summer houses, and a number of versions were constructed through the first decades of the twentieth century. An early example is the ca. 1910 Harriett Rhett Maybank House (1050 North Highland Lake Road), a sizeable, weatherboarded, dwelling resting on a rock foundation and capped by a hip roof with shed dormers, deep eaves, and exposed rafters. Similar in scale and materials is the 1910s, side-gable, Lowndes-Wood-Maloney House, (1151 W. Blue Ridge Road). This low-slung dwelling features a shed-roofed porch and a deep, engaged porch that shelters a five-bay façade (Griffith 2015: Section 7, pages 35, 151; Section 8, pages 412-413).



Lowndes-Wood-Maloney House (1910s), 1151 West Blue Ridge Road, Flat Rock Historic District.

In Hendersonville, Craftsman-style bungalows appeared in the 1910s and 1920s throughout the west side of town and the newly platted neighborhoods of Druid Hills, Hyman Heights, and Cold Spring Park. As with the Colonial Revival and Tudor Revival styles, substantially intact examples displaying a rich array of Craftsman-style features survive in the city's historic districts. The 1922 Oates House (1106 Fifth Avenue West) is an imposing, one-story, gable-front bungalow with knee braces under deep eaves and an engaged porch supported by heavy, battered piers of ashlar granite. The porch also has a granite apron, and the front gable is stuccoed. The one-story, 1917 Abram Kantrowitz House (913 Fourth Avenue West) is a brick-veneered, gable-front bungalow that was designed by Erle Stillwell. A large, granite retaining wall borders the front of the property. Also designed by Stillwell, the 1913, Dr. J. L. Egerton House (807 Fourth Avenue West) has a cross-gable roof, wood-shingle siding, and heavy, granite porch piers and cheek walls. The ca. 1920, red-brick Mary A. Brown House (320 Fourth Avenue West) features decorative half-timbering in the front gables. Heavy, brick piers support the bracketed front porch and porte cochere. Located on the north side of the commercial core, between the West Side and Hyman Heights historic districts is the 1907 Konsler House, an early example of a Craftsman-style bungalow in Hendersonville. Sited on an elevated lot with granite slabs for steps, this hip-roofed, wood-shingled cottage has a prominent, hip-roofed dormer and an engaged porch with an ashlar granite apron (Bowers 2001, *West Side Historic District: Section 8, page 7*).



Oates House (1922), 1106 Fifth Avenue West, Hendersonville, West Side Historic District.



Dr. J. L. Egerton House (1913), 807 Fourth Avenue West, Hendersonville, West Side Historic District.



Mary A. Brown House (ca. 1920), 320 Fourth Avenue West, Hendersonville, West Side Historic District.



Konsler House (1907), 805 Oakland Street, Hendersonville.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Perry-Harden House is recommended **not eligible** for National Register eligibility under any criterion because of a loss of integrity.

Integrity

The Perry-Harden House no longer retains the seven aspects of integrity needed for National Register eligibility. The building stands on its original site on the east side of Kanuga Road between Flat Rock and Hendersonville and thus has its integrity of location. However, its feeling, setting, and association have been compromised by alterations to the site that include the removal of all landscaping and the construction of a large equipment storage building behind the house.

The house has lost its integrity of design, materials, and workmanship. The house has been heavily remodeled with new windows, synthetic shingle siding, modern doors, and a new porch deck and porch piers. Furthermore, there are upper-story additions that obscure the original form of the house. Limited views of the interior show an intact fieldstone fireplace and some original woodwork. However, the kitchen has been remodeled completely, and door surrounds have been removed and openings widened.

Criterion A

The Perry-Harden House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The Perry-Harden House is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The Perry-Harden 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 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 (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Perry-Harden 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The house no longer retains sufficient integrity of design, materials, workmanship, or plan to be eligible under Criterion C. Some original bungalow features, such as overhanging eaves, exposed rafters, and fieldstone walls and chimney, remain evident, but the house has been extensively remodeled with new windows, synthetic shingle siding, modern doors, a new porch deck, and new porch piers. Furthermore, the upper-story additions obscure the original form of the house, and the interior has been heavily modified.

As addressed in the architectural context, Hendersonville and Flat Rock each have extensive collections of Craftsman-style bungalows erected during the early twentieth century. Many survive largely intact within historic districts and feature such hallmarks of the style as low-slung roofs with deep eaves and exposed rafters, commodious porches with heavy piers and pedestals, and rustic exteriors of fieldstone or rough-cut stone, stained shingles, and weatherboarding. Within the APE, the McCall-Malette-Overton House epitomizes the Craftsman-style bungalow. Thought to be designed by noted Hendersonville architect. Erle Stillwell, this remarkably well-preserved house is evaluated individually in this report.

Criterion D

The Perry-Harden 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

No. 4 Laughter House (HN1978)
(PIN 9568731748)
842 Kanuga Road (311 Huff Street)
Hendersonville, Henderson County

Date of Construction: ca. 1910
Eligibility Recommendation: Not Eligible



Figure 6. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 125'

Physical Description

The ca. 1910 Laughter House occupies a 1.75-acre parcel on the east side of Kanuga Road (originally Crab Creek Road) in Hendersonville. A paved, semi-circular driveway leads from Huff Street to the house and the modern carport. Now heavily altered, the original two-story, pyramidal-roofed, frame house had Colonial Revival and Queen Anne design elements that included a cubic form, bay windows on both the first and second stories, weatherboard siding, and a one-story, wraparound porch. The dwelling underwent a major remodeling in the mid-1960s when the extant, full-height portico and front balcony were constructed and a partial brick veneer installed. The upper story of the façade was covered in vertical board siding, which also covered part of the bay window, and a modern sliding-glass door was added to the balcony. The one-over-one sash windows are modern replacements, and the center entrance was also replaced with the extant double-leaf, glass doors. One section of the original wraparound porch was enclosed and now has a brick exterior, and the porch piers were replaced with paneled box piers matching those found on the 1960s portico. The granite porch pedestals are original. Original weatherboarding remains on the upper story of the side (south) elevation above the enclosed porch. However, vinyl siding now covers the weatherboards surrounding the first-floor bay window and along the rear of the south elevation. A metal, flat-roofed carport was erected on the south side of the house, and in recent decades, the house has been expanded to the rear with a two-story, shed-roofed, brick and vinyl-sided addition. The principal investigators did not gain access to the interior which, according to the owner, has also been remodeled (Linda Laughter Interview 2017).



Laughter House, Façade (West Elevation) and Side (South) Elevation, Looking East.



Laughter House, Façade (West Elevation), Looking East.



Laughter House, Side (South) Elevation, Looking North.



Laughter House, Side (North) Elevation, Looking Southeast.



Laughter House, Rear (East) Elevation, Looking West.

A two-story, frame building (311 Huff Street) that was probably constructed in the 1950s as a workshop also stands on the property behind the carport. Resting on a concrete slab, the workshop has vinyl siding, replacement windows and doors, and modern additions. The building in recent decades has served as supplemental living space for the Laughter family. Behind the workshop, across a secondary driveway, is an open pole shed that is being use as a carport. The shed also appears to have been built in recent decades. North of the house is workshop/garage building that was erected ca. 1975. The long, rectangular building has vertical-board siding, a section of brick apron, modern windows, and a replacement door in the west elevation. The workshop occupies the west end of the building, and the rear (east) end contains garage bays (Linda Laughter Interview 2017).



Laughter House, Workshop, South Elevation, and Carport (Left), Looking North.



Laughter House, Workshop and Open Shed, Looking North.



Laughter House, Workshop/Garage, Looking Northeast.

Historical Background

The house appears to have been built ca. 1910 by William H. Poole, a farmer, who sold the property in 1925 to W.C. and Lucy Kyle of Fort Lauderdale, Florida. Listed in the 1920 census as a bank accountant, Kyle sold the property in 1929 to the Atlanta Trust Company which held it as rental property from 1929 to 1944. Real estate agent, P.F. Patton, acquired the tract in 1944 but quickly sold to John H. Laughter and his wife, and the house remains in the Laughter family (Henderson County Deed Books 133: 127; 190: 204; 252: 53; 292: 159; 1064: 434; U.S. Census, Henderson County, Population Schedules 1920-1940; Linda Laughter Interview 2017).

Architectural Context: Colonial Revival Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

The nearby town of Hendersonville, seat of Henderson County, also grew markedly during the early twentieth century as a regional commercial center and especially as a tourist destination. On January 7, 1909, a writer for the *French Broad Hustler* reported on Hendersonville's prosperity and the many new boarding houses that had sprung up in the bustling mountain town:

The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town, are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-

market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Colonial Revival Style

As Flat Rock and Hendersonville grew during the early twentieth century, local building patterns followed mainstream architectural trends. Both seasonal and permanent residents favored houses inspired by the fashionable national styles promoted in widely circulating architectural publications. By the turn of the twentieth century, the popularity of picturesque, Queen Anne designs began giving way to a revival of historical styles. In Flat Rock and Hendersonville, as throughout the country, architects and contractors offered clients a wide range of historical models, freely interpreting the popular designs of earlier eras. The favorite choice was the Colonial Revival. Its comfortable patriotic associations and familiar classical themes appealed to home buyers who opted for a variety of cubic, gabled, and gambrel-roofed forms, embellished with such hallmarks of the style as central porticos and classical treatments around windows, doorways, and cornices. By World War I, more historically correct, red-brick or frame models gained popularity nationwide and remained a favorite house design into the mid-twentieth century.

Located within the APE in the Flat Rock Historic District, the ca. 1917 Pinebrook residence at 2701 Kanuga Road is a noteworthy example of the freely-adapted Colonial Revival style of the early twentieth century. The two-story, stone and frame house mixes Colonial Revival and Neoclassical traits, presenting a six-bay façade with a full-height, columned portico, a cross-gable roof, a large bay window, and an entry framed with sidelights. The Flat Rock Historic District holds a number of other substantially intact examples that illustrate variations on the Colonial Revival theme. Built ca. 1913, the stone-veneered, Farm Manager's House (10 Kalimar Heights) associated with Mountain Lodge and the weatherboarded Grimball House (285 Rhet Drive), built in 1918, both showcase Dutch Colonial Revival versions of the style in their distinctive gambrel roofs with prominent dormers. Located near the center of the Flat Rock community, the 1934 Little Hill estate is a wood-shingled, two-story Colonial Revival summer house that features a decorative front gable and asymmetrical massing. Also sited within the Flat Rock Historic District is Bonnie Brae, the 1938-1939 estate built for Charles and Mary Cecil of Charleston. The main residence of Bonnie Brae is a

more academic Colonial Revival design consisting of a two-story, gable-front main block flanked by one-story side-gable wings. The pedimented front gable and cornice are adorned with modillion blocks, and the main entrance is framed with fluted pilasters supporting a broken ogee pediment. Cut-granite gate posts mark the entrance to the long, winding drive that leads through the property to the house. In 1939, William P. "Wick" Andrews and his wife, Alice Lowndes, commissioned a rambling, one and one-half-story, brick and weatherboarded, Colonial Revival house at the southeast corner of Greenville Highway and Lowndes Lane. Known as "Looking South" for its orientation, the house displays both gable-wall and shed dormers, lateral wings, and a classically-inspired entrance surround. The house has been enlarged with a screened porch wing and a wood deck. Finally, the 1938 Beckon Ridge property, (2372 Little River Road) is a one and one-half story, frame house with gable and shed dormers, a neatly symmetrical, three-bay façade, and polygonal bay windows flanking the central entrance. The house was reportedly designed by Asheville architect, Henry Gaines (Griffith 2015: Section 8, pages 410-411).



Pinebrook (ca, 1917), 2701 Kanuga Road, Flat Rock Historic District.

In Hendersonville, versions of the Colonial Revival style arose on the west side of town and in the fashionable subdivisions that emerged in the 1920s. They remain well represented in the town's National Register residential historic districts, specifically West Side (HN0250) (National Register 2001), Druid Hills (HN0060) (National Register 2000), Hyman Heights (HN0061) (National Register 2001), and Cold Spring Park (HN0494) (National Register 2007). Among the prominent examples of the Colonial Revival is the 1902 Roberts House (908 Fifth Avenue West). The two-story, frame residence features a cubic form capped by a hip roof, a dormer with diamond-pane casement windows, and a broad, wraparound porch with classical columns and a pedimented entrance bay. The residence commands an elevated corner lot with a granite retaining wall.

Sited just one block away, the ca. 1910 Sylvester Maxwell House (1003 Fifth Avenue West) exemplifies the Dutch Colonial variation on the Colonial Revival with a cross-gambrel roof, heavily molded cornice returns, and a wraparound porch supported by paneled box piers. Like numerous houses in Hendersonville's upscale neighborhoods, the tree-shaded lot has original granite steps and retaining wall. On the south side of Hendersonville (1210 Greenville Highway), the ca. 1911, two-story Mary Mills Coxe House (National Register 1994) has a distinctive pebbledash exterior finish, a feature made popular by renowned regional architect, Richard Sharp Smith, whose practice extended throughout western North Carolina. During the 1920s, Hendersonville architect, Erle Stillwell, designed impressive, two-story, brick models on the west side of town, including the ca. 1939 John W. Small House (501 Justice Street) and the ca. 1925 James Grey, Jr. House (919 Fourth Avenue West). Stillman's houses were more academic versions of the Colonial Revival with strictly symmetrical, red-brick façades, side-gable roofs punctuated by dormers, and centrally placed, classical entrances (Opperman 1994; Bowers 2000: Section 8, pages 7-8; Bowers 2001, *Druid Hills Historic District*: Section 8, page 7; Bowers 2001, *Hyman Heights Historic District*: Section 8: page 8; Argintar 2009: Section 8, pages 19-20).



Roberts House (ca. 1902), 908 Fifth Avenue West, Hendersonville, West Side Historic District.



Sylvester Maxwell House (ca. 1910), 1003 Fifth Avenue West, Hendersonville, West Side Historic District.



Mary Mills Coxe House (ca. 1911) (1210 Greenville Highway), Hendersonville.



Dr. Robert Sample House (1926), 1125 Highland Avenue, Hendersonville, Hyman Heights Historic District.

In Hyman Heights, (1125 Highland Avenue), the 1926 Dr. Robert Sample House is another well-preserved, academic interpretation of the Colonial Revival. The two-story, painted-brick dwelling has a side-gable roof with cornice returns, a balanced, five-bay façade, and a formal center portico supported by slender, paired columns. An elliptical fanlight and sidelights frame the entrance. A variety of two-story Colonial Revival houses and smaller cottages appeared in Hyman Heights and the other post-World War I subdivisions. A noteworthy assortment showing the adaptability of the style appeared in the 1600 block of Druid Hills Avenue. The largest of this collection is the ca. 1925 Richard Clark House (1619 Druid Hills Avenue), a two-story, frame dwelling with a cubic form capped by a low hip roof, German siding, and paired, eight-over-one sash windows. The center portico has a pediment and classical columns. The deep eaves with exposed rafters are a Craftsman-style variation. The 1925 Claude M. Ogle House (1641 Druid Hills Avenue) neatly illustrates a one-story version of the Colonial Revival style, displaying a red-brick veneer, symmetrical façade with a center portico, and a clipped-gable roof. Through the 1920s, members of Hendersonville's growing middle class often opted for one-story and one and one-half story Colonial Revival dwellings. Built ca. 1920, the substantially intact, frame Hans Weberson House (1126 Fourth Avenue West) features a clipped-gable roof and a stylish, gabled entry porch with paired classical columns and an arched entranceway. Sidelights frame the center door.



Richard Clark House (ca. 1925), 1619 Druid Hills Avenue, Hendersonville, Druid Hills Historic District.



Hans Weberson House (ca. 1920), 1126 Fourth Avenue West, Hendersonville, West Side Historic District.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Laughter House is recommended **not eligible** for National Register eligibility under any criterion because of a loss of integrity.

Integrity

The Laughter House does not retain the seven aspects of integrity needed for National Register eligibility. Although the house stands on its original site facing Kanuga Road, and thus has integrity of location, the house no longer retains much integrity of setting, feeling, and association. The setting now includes a modern carport, a paved, semi-circular driveway, and a large, two-story workshop that was built in the 1950s but remodeled in recent years. Most notably, the house has lost its integrity of design, materials, and workmanship. The original house combined Queen Anne and Colonial Revival architectural elements, many of which were lost to both 1960s and modern alterations. The house now has a full-height portico, an added balcony under the portico, and replacement windows and doors. The wraparound porch also has replacement piers and has a partial brick enclosure. Finally, little of the weatherboard siding remains intact with areas of brick veneer, vertical-board siding, and vinyl siding covering both the original house and the numerous rear additions. The postwar workshop has also been altered with vinyl siding, new windows, and additions.

Criterion A

The Laughter House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

The Laughter House is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The Laughter 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 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 (National Park Service, *National Register Bulletin 15*: 14).

The property is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Laughter 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The Laughter House no longer retains sufficient integrity of design, materials, methods of construction, or plan to be eligible under Criterion C. The dwelling has been extensively remodeled with a 1960s, full-height portico and balcony, a wraparound porch that has been partially enclosed, replacement windows and doors, modern brick veneer, a two-story rear addition, and an added carport. The two-story workshop has also been heavily altered, and the other two outbuildings are modern.

As addressed in the architectural context, Hendersonville and Flat Rock have extensive collections of Colonial Revival houses erected during the early twentieth century. Many survive largely intact within historic districts or are individually listed in the National Register. These dwellings feature such hallmarks of the style as boxy, masonry or weatherboarded forms, symmetrical facades, hipped or side-gable roofs with box eaves, and porches supported by classical columns or box piers. One well-preserved example is the ca. 1911, two-story Mary Mills Coxe House (National Register 1994), located on the south side of Hendersonville. The dwelling has a dormer centered over the entrance, a full-width porch supported by classical column, and a pebbledash-stucco exterior. Another prominent example of the Colonial Revival is the 1902 Roberts House, a contributing resource within the West Side Historic District (National Register 2001). The two-story, frame residence features a cubic form capped by a hip roof, a dormer with diamond-pane casement windows, and a broad, wraparound porch with classical columns and a pedimented entrance bay. The residence also commands an elevated corner lot defined by a granite retaining wall.

Criterion D

The Laughter 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

**No. 5 Dominic Podesta House (HN1979)
(PIN 9568639147)
929 Kanuga Road
Hendersonville, Henderson County**



Date of Construction: ca. 1930
Eligibility Recommendation: Not Eligible



Figure 7. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 100'

Physical Description

The one-story, frame, Colonial Revival dwelling occupies an approximately half-acre tax parcel on the east side of Kanuga Road in Hendersonville. Covered in weatherboard siding, the house has a side-gable roof with molded eaves and gable returns. A low-pitched, gable-front dormer is centered above the entrance. The entrance porch has a pedimented, gable-front roof and Tuscan columns that now have new bases. The porch deck and stairs are modern stone replacements, and the porch railing is also a recent addition. The new six-panel front door is framed by the original multiple-light transom and sidelights. The symmetrical façade has both single and paired, six-over-six sash windows that are original to the house. The paired windows in the dormer and under the gables are modern. A recessed sunroom wing, with groups of original six-over-six sash windows, extends from the side (south) elevation. Off the side (north) elevation is an open porch that is supported by pairs and groups of Tuscan columns. Original French doors open onto the porch, and a lattice railing has been added to the porch. Off the rear (east) elevation is a shed-roofed, screened porch with a modern railing and staircase. The house interior was not accessible.



Dominic Podesta House, Façade (West Elevation) and Side (South) Elevation, Looking Northeast.



Dominic Podesta House, Façade (West Elevation), Main Entrance, Looking East.



Dominic Podesta House, Side (South) Elevation, Sunroom Wing, Looking North.



Dominic Podesta House, Façade and Side (North) Elevation, Side Porch, Looking Southeast.



Dominic Podesta House, Side (North) Elevation, Looking South.



Dominic Podesta House, Rear (West) and Side (North) Elevations, Screened Porch, Looking Southeast.

Historical Background

The house was built ca. 1930 by Dominic Podesta who lived here until his death in 1946. His wife, Sophie Badaracco, died in 1930 in Hendersonville, and he seems to have built this house shortly after her death. Born in Liguria, Italy in 1853, Podesta immigrated to the U.S. in 1870. He and his wife, also an Italian immigrant, lived in Cincinnati, Ohio, before moving to Hendersonville in the late 1920s. The 1930 census shows the Podestas owning a candy store in Hendersonville and living in the 1000 block of Kanuga Road. Since Podesta's death, the house has changed hands a number of times, and the current owners purchased the property in 2017 (Henderson County Deed Books 192: 244; 430: 407; 499: 80; 657: 589; 946: 19; U.S. Census, Henderson County, Population Schedules 1920-1940; Dominic Podesta, www.findagrave.com; Miller Printing Company 1926-1927, 1937-1938, 1943-1944, 1945-1946, 1950-1951; Sanborn Map Company 1949).

Architectural Context: Colonial Revival Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to

Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

The nearby town of Hendersonville, seat of Henderson County, also grew markedly during the early twentieth century as a regional commercial center and especially as a tourist destination. On January 7, 1909, a writer for the *French Broad Hustler* reported on Hendersonville's prosperity and the many new boarding houses that had sprung up in the bustling mountain town:

The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town, are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Colonial Revival Style

As Flat Rock and Hendersonville grew during the early twentieth century, local building patterns followed mainstream architectural trends. Both seasonal and permanent residents favored houses inspired by the fashionable national styles promoted in widely circulating architectural publications. By the turn of the twentieth century, the popularity of picturesque, Queen Anne designs began giving way to a revival of historical styles. In Flat Rock and Hendersonville, as throughout the country, architects and contractors offered clients a wide range of historical models, freely interpreting the popular designs of earlier eras. The favorite choice was the Colonial Revival. Its comfortable patriotic associations and familiar classical themes appealed to home buyers who opted for a variety of cubic, gabled, and gambrel-roofed forms, embellished with such hallmarks of the style as central porticos and classical treatments around windows, doorways, and cornices. By World War I, more historically correct, red-brick or frame models gained popularity nationwide and remained a favorite house design into the mid-twentieth century.

Located within the APE in the Flat Rock Historic District, the ca. 1917 Pinebrook residence at 2701 Kanuga Road is a noteworthy example of the freely-adapted Colonial Revival style of the early twentieth century. The two-story, stone and frame house mixes Colonial Revival and Neoclassical traits, presenting a six-bay façade with a full-height, columned portico, a cross-gable roof, a large bay window, and an entry framed with sidelights. The Flat Rock Historic District holds a number of other substantially intact examples that illustrate variations on the Colonial Revival theme. Built ca. 1913, the stone-veneered, Farm Manager's House (10 Kalimar Heights) associated with Mountain Lodge and the weatherboarded Grimball House (285 Rhett Drive), built in 1918, both showcase Dutch Colonial Revival versions of the style in their distinctive gambrel roofs with prominent dormers. Located near the center of the Flat Rock community, the 1934 Little Hill estate is a wood-shingled, two-story Colonial Revival summer house that features a decorative front gable and asymmetrical massing. Also sited within the Flat Rock Historic District is Bonnie Brae, the 1938-1939 estate built for Charles and Mary Cecil of Charleston. The main residence of Bonnie Brae is a more academic Colonial Revival design consisting of a two-story, gable-front main block flanked by one-story side-gable wings. The pedimented front gable and cornice are adorned with modillion blocks, and the main entrance is framed with fluted pilasters supporting a broken ogee pediment. Cut-granite gate posts mark the entrance to the long, winding drive that leads through the property to the house. In 1939, William P. "Wick" Andrews and his wife, Alice Lowndes, commissioned a rambling, one and one-half-story, brick and weatherboarded, Colonial Revival house at the southeast corner of Greenville Highway and Lowndes Lane. Known as "Looking South" for its orientation, the house displays both gable-wall and shed dormers, lateral wings, and a classically-inspired entrance surround. The house has been enlarged with a screened porch wing and a wood deck. Finally, the 1938 Beckon Ridge property, (2372 Little River Road) is a one and one-half story, frame house with gable and shed dormers, a neatly symmetrical, three-bay façade, and polygonal bay windows flanking the central entrance. The house was reportedly designed by Asheville architect, Henry Gaines (Griffith 2015: Section 8, pages 410-411).



Pinebrook (ca, 1917), 2701 Kanuga Road, Flat Rock Historic District.

In Hendersonville, versions of the Colonial Revival style arose on the west side of town and in the fashionable subdivisions that emerged in the 1920s. They remain well represented in the town's National Register residential historic districts, specifically West Side (HN0250) (National Register 2001), Druid Hills (HN0060) (National Register 2000), Hyman Heights (HN0061) (National Register 2001), and Cold Spring Park (HN0494) (National Register 2007). Among the prominent examples of the Colonial Revival is the 1902 Roberts House (908 Fifth Avenue West). The two-story, frame residence features a cubic form capped by a hip roof, a dormer with diamond-pane casement windows, and a broad, wraparound porch with classical columns and a pedimented entrance bay. The residence commands an elevated corner lot with a granite retaining wall. Sited just one block away, the ca. 1910 Sylvester Maxwell House (1003 Fifth Avenue West) exemplifies the Dutch Colonial variation on the Colonial Revival with a cross-gambrel roof, heavily molded cornice returns, and a wraparound porch supported by paneled box piers. Like numerous houses in Hendersonville's upscale neighborhoods, the tree-shaded lot has original granite steps and retaining wall. On the south side of Hendersonville (1210 Greenville Highway), the ca. 1911, two-story Mary Mills Coxe House (National Register 1994) has a distinctive pebbledash exterior finish, a feature made popular by renowned regional architect, Richard Sharp Smith, whose practice extended throughout western North Carolina. During the 1920s, Hendersonville architect, Erle Stillwell, designed impressive, two-story, brick models on the west side of town, including the ca. 1939 John W. Small House (501 Justice Street) and the ca. 1925 James Grey, Jr. House (919 Fourth Avenue West). Stillman's houses were more academic versions of the Colonial Revival with strictly symmetrical, red-brick façades, side-gable roofs punctuated by dormers, and centrally placed, classical entrances (Opperman 1994; Bowers 2000: Section 8, pages 7-8; Bowers 2001, *Druid Hills Historic District*: Section 8, page 7; Bowers 2001, *Hyman Heights Historic District*: Section 8: page 8; Argintar 2009: Section 8, pages 19-20).



Roberts House (ca. 1902), 908 Fifth Avenue West, Hendersonville, West Side Historic District.



Sylvester Maxwell House (ca. 1910), 1003 Fifth Avenue West, Hendersonville, West Side Historic District.



Mary Mills Coxe House (ca. 1911) (1210 Greenville Highway), Hendersonville.



Dr. Robert Sample House (1926), 1125 Highland Avenue, Hendersonville, Hyman Heights Historic District.

In Hyman Heights, (1125 Highland Avenue), the 1926 Dr. Robert Sample House is another well-preserved, academic interpretation of the Colonial Revival. The two-story, painted-brick dwelling has a side-gable roof with cornice returns, a balanced, five-bay façade, and a formal center portico supported by slender, paired columns. An elliptical fanlight and sidelights frame the entrance. A variety of two-story Colonial Revival houses and smaller cottages appeared in Hyman Heights and the other post-World War I subdivisions. A noteworthy assortment showing the adaptability of the style appeared in the 1600 block of Druid Hills Avenue. The largest of this collection is the ca. 1925 Richard Clark House (1619 Druid Hills Avenue), a two-story, frame dwelling with a cubic form capped by a low hip roof, German siding, and paired, eight-over-one sash windows. The center portico has a pediment and classical columns. The deep eaves with exposed rafters are a Craftsman-style variation. The 1925 Claude M. Ogle House (1641 Druid Hills Avenue) neatly illustrates a one-story version of the Colonial Revival style, displaying a red-brick veneer, symmetrical façade with a center portico, and a clipped-gable roof. Through the 1920s, members of Hendersonville's growing middle class often opted for one-story and one and one-half story Colonial Revival dwellings. Built ca. 1920, the substantially intact, frame Hans Weberson House (1126 Fourth Avenue West) features a clipped-gable roof and a stylish, gabled entry porch with paired classical columns and an arched entranceway. Sidelights frame the center door.



Richard Clark House (ca. 1925), 1619 Druid Hills Avenue, Hendersonville, Druid Hills Historic District.



Hans Weberson House (ca. 1920), 1126 Fourth Avenue West, Hendersonville, West Side Historic District.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Dominic Podesta House is recommended **not eligible** for National Register eligibility under any criterion because of a loss of integrity and a lack of architectural or historical significance.

Integrity

The Dominic Podesta House no longer retains all of the seven aspects of integrity needed for National Register eligibility. The property retains its integrity of location, setting, feeling, and association. The house stands on its original tree-shaded city lot on the east side of Kanuga Road in Hendersonville, and its informal landscaping is typical of that found in residential neighborhoods of the period. The house also retains its Colonial Revival design. However, the house now has replacement windows in the dormer and under the gables, the front porch has a new stone deck and stairs, and the porch columns have modern bases. Furthermore, the front door has been replaced in recent years. Finally, a modern screened porch extends the full width of the rear elevation.

Criterion A

The Dominic Podesta House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation.

Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The house is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The Dominic Podesta 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 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 (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Dominic Podesta 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Now compromised by modern alterations, the Dominic Podesta House does not possess the level of architectural significance needed for eligibility under Criterion C. Both Hendersonville and Flat Rock contain numerous, well-preserved Colonial Revival dwellings that express the full range of the style from large, two-story residences to simpler, one-story or one and one-half story versions for the middle class. The architectural context notes that the Colonial Revival style was a popular selection in these two Henderson County communities through the early twentieth century. Similar to the Podesta house is the one-story, frame Hans Weberson House (ca. 1920) at 1126 Fourth Avenue West in the West Side Historic District. Better preserved than the Podesta house, the Weberson dwelling also has a side-gable form with a symmetrical, three-bay façade but features a clipped-gable roof and a gabled entry porch with paired, classical columns and an arched entranceway. The W.V. Reid House at 414 Crescent Avenue in the Hyman Heights Historic District is an especially stylish, one-story version of the Colonial Revival style. Occupying a prominent site, the brick-veneered house has a projecting center bay that has an arched entranceway, triple columns, and an elliptical fanlight over the door. Elliptical fanlights also cap the triple windows that flank the entrance.

Criterion D

The Dominic Podesta 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

**No. 6 McCall-Malette-Overton House
(HN 1980) (PIN 9568626945)**
941 Kanuga Road
Hendersonville, Henderson County

Date of Construction: ca. 1922
Eligibility Recommendation: Eligible-Criterion C



Figure 8. Site Plan

Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 125'

Physical Description

This remarkably well-preserved, brick-veneered bungalow was built ca. 1922 on the west side of Kanuga Road in Hendersonville. The house occupies a tree-shaded, 1.14-acre site with a driveway leading to a hip-roofed, two-car garage that dates with the house. The garage is sheathed in vertical tongue-and-groove siding. Next to the garage is a children's playhouse that also appears to date with the house. The playhouse has a side-gable roof, engaged porch, weatherboard siding, and original one-over-one sash windows. The rock-faced granite foundation of the playhouse matches that of the house. In the northwest corner of the lot is a large, board-and-batten garden shed with six-over-six sash windows that may date to the 1920s.



McCall-Malette-Overton House, Façade (East Elevation), Looking West.



McCall-Malette-Overton House, Garage and Playhouse, Looking West.



McCall-Malette-Overton House, Playhouse, Looking West.



McCall-Malette-Overton House, Garden Shed, Looking North.

The substantial bungalow has a clipped side-gable roof punctuated by a single, shed-roofed dormer in the center. The dormer has weatherboard siding and a group of six-over-one sash windows. The quarry-faced ashlar foundation has raised mortar joints, and the foundation is capped by a projecting water table. A molded cornice separates the brick walls from the stucco and half-timbered gables. On the side (north) elevation is a bay window. The engaged, wraparound porch is supported by battered, granite piers that match the foundation stonework. The porch also has a solid, granite apron, and both the piers and the apron are capped by stone slabs. A center staircase, with granite wing walls, leads to the porch. The five-bay façade has an off-center entrance with a multiple-light transom, and all the windows are six-over-one sash. The rear (west) elevation has a shed-roofed dormer with paired windows and a projecting, hip-roofed utility room with German siding and eight-over-one sash windows. A modern deck now extends from the utility room. A half-raised greenhouse/cold frame fills the junction of the house and utility room. A French door leads to the greenhouse, and the awning windows appear original. The interior of the house was inaccessible, but views from the porch reveal a brick mantel in the living room, pine floors, and both French doors and two-panel doors, all of which appear to be original.



McCall-Malette-Overton House, Side (South) Elevation, Looking North.



McCall-Malette-Overton House, Side (South) Elevation, Looking North.



McCall-Malette-Overton House, Side (South) and Rear (West) Elevations, Looking Northeast.



McCall-Malette-Overton House, Front Porch, Looking South.



McCall-Malette-Overton House, Front Porch, Looking North.



McCall-Malette-Overton House, Rear (West) Elevation, Looking East.



McCall-Malette-Overton House, Rear (West) Elevation, Looking Northeast.



McCall-Malette-Overton House, Interior, Living Room Mantel.

Historical Background

Tax records state that this bungalow was built in 1924 although Alfred McCall, manager of the Hendersonville Plumbing Company, and his wife, Beatrice, appear at this address in the 1922 city directory. In 1925, the McCalls sold or surrendered the house to the Union Trust Company of Maryland, and in 1932, the bank sold the house to Lewis Barber of New York who may have been acting for the National Bondholders Corporation of New York. Three years later, in 1935, National Bondholders sold the house to Renee Mallette who resided here until the end of World War II. In 1945, A.J. Overton, owner of a wholesale company, purchased the property, and the Overtons lived here until 1995. The current owners bought the house in 2016 (Henderson County Deed Books 69: 114; 201: 10; 209: 495; 259: 86; 882: 294; 1649: 99; U.S. Census, Henderson County, Population Schedules 1920-1940; I.E. Maxwell 1915; Miller Printing Company 1922, 1926-1927, 1937-1938, 1943-1944, 1945-1946, 1950-1951; Sanborn Map Company 1949)

A plaque by the front door indicates that the house is a Hendersonville local landmark. However, Daniel Heyman, a planner with the Hendersonville Development Assistance Department, stated that the commission has no record of landmark designation. However, a staff memorandum attributes the design of the house to noted Hendersonville architect, Erle Stillwell (Daniel Heyman Interview 2017).

Architectural Context: Craftsman-Style Architecture in Flat Rock and Hendersonville During the Early Twentieth Century

Historical Summary

In the early decades of the twentieth century, Flat Rock and Hendersonville, like much of western North Carolina, expanded with the rise of the automobile and the booming tourist trade. Flat Rock had been established before the Civil War as an exclusive summer colony for the families of Low Country planters, but by the early twentieth century, the area began to attract more permanent residents as well as a more geographically diverse summer population. By the 1920s, the rapid growth in car ownership and newly paved mountain roadways broaden the appeal of Flat Rock to Floridians and others from across the Southeast, drawing members of the middle class as well as elites. The subdivision of larger antebellum estate properties, which had begun after the Civil War, continued apace. New dwellings on smaller lots, remodeled pre-Civil War houses, as well as an assortment of new summer lodges, conference centers, stores, and civic buildings, characterized the development of Flat Rock into the mid-twentieth century (Griffith 2015: Section 8, pages 378, 398-400; Bishir et al. 1999: 316-317).

The nearby town of Hendersonville, seat of Henderson County, also grew markedly during the early twentieth century as a regional commercial center and especially as a tourist destination. On January 7, 1909, a writer for the *French Broad Hustler* reported on Hendersonville's prosperity and the many new boarding houses that had sprung up in the bustling mountain town:

The writer claims that the number of such houses doubled in the previous six years. Moderate rates, freedom from contagious diseases, good service, pure and abundant water, beautiful scenic surrounds, ease of accessibility, and the spirit of the town, are a few of the many reasons for Hendersonville's undoubted and undenied position as THE resort of the mountains.

Concurrently, blocks of noteworthy single-family residences for the local middle and upper classes as well as summer visitors appeared west of Main Street along Fourth and Fifth Avenues and the intersecting streets (Mattson, Alexander and Associates 1996: 5-6; Bowers and Fullington 1988: Section E, page 9).

The tremendous growth of motor car travel after World War I fueled land speculation around Flat Rock and Hendersonville and influenced patterns of both residential and resort construction. While much of this construction during the earlier railroad era had been concentrated near the railroad station in the center of Hendersonville, the flexibility of automotive transportation allowed development to extend beyond town. New dwellings filled subdivided lots along area farm-to-market roads and connecting streets. Haywood Road (leading northwest from Hendersonville towards Waynesville), Sixth Avenue (or the Brevard Road), Fifth Avenue (connecting the town center with the Laurel Park subdivision), and Fourth Avenue all saw rapid development. Within the APE, Kanuga Road between Hendersonville and Flat Rock to the south attracted a number of new houses for summer visitors and permanent residents alike (Fain 1980: 130-131; Mattson, Alexander and Associates 1996: 6-7).

The 1920s also witnessed the emergence of planned, automobile-oriented suburbs in the area. On the northern periphery of Hendersonville, for example, Druid Hills and Hyman Heights arose after World War I as fashionable neighborhoods for the families of local professionals and successful businessmen. Reflecting national trends in suburban design, the plats of these neighborhoods featured curvilinear streets that followed the contours of the rolling terrain (Mattson, Alexander and Associates 1996: 8).

The Great Depression of the 1930s was particularly severe in Hendersonville. Tourism slowed dramatically, grand hotels as well as modest boardinghouses were closed, and the supporting businesses suffered. Federal relief programs financed civic improvements that included public parks and educational and medical facilities, but residential construction, which had boomed in the previous decade, ground to a halt. New construction projects would not regain momentum until the gradual recovery of the tourist trade and the attraction of year-round residents—especially retirees—after World War II (Mattson, Alexander and Associates 1996: 9-11).

Craftsman Style

During the 1910s and 1920s, the appeal of the revival styles was matched by designs derived from modern trends in domestic planning and a renewed interest in building craftsmanship. Inspired initially by the English Arts and Crafts movement, the Craftsman style encouraged the use of rustic, natural materials and open interior plans. In Henderson County and nationwide, the most popular expression of this movement was the Craftsman bungalow. Featured in a flood of pattern books and architectural magazines, the bungalow was promoted as efficient, informal, and visually striking. Countless variations appeared, but the principal elements of the style included low-slung forms that blended into the surrounding landscape, wide porches with heavy piers, overhanging eaves with exposed rafters, and an abundance of windows. The fuller expressions of the Craftsman bungalow style featured rustic materials, such as cobblestones or rough-dressed granite for porches, chimneys, and foundations, and dark-stained wood shingles for sidings.

In Flat Rock, the bungalow's informality and flowing layouts were particularly well suited for summer houses, and a number of versions were constructed through the first decades of the twentieth century. An early example is the ca. 1910 Harriett Rhett Maybank House (1050 North Highland Lake Road), a sizeable, weatherboarded, dwelling resting on a rock foundation and

capped by a hip roof with shed dormers, deep eaves, and exposed rafters. Similar in scale and materials is the 1910s, side-gable, Lowndes-Wood-Maloney House, (1151 W. Blue Ridge Road). This low-slung dwelling features a shed-roofed porch and a deep, engaged porch that shelters a five-bay façade (Griffith 2015: Section 7, pages 35, 151; Section 8, pages 412-413).



Lowndes-Wood-Maloney House (1910s), 1151 West Blue Ridge Road, Flat Rock Historic District.

In Hendersonville, Craftsman-style bungalows appeared in the 1910s and 1920s throughout the west side of town and the newly platted neighborhoods of Druid Hills, Hyman Heights, and Cold Spring Park. As with the Colonial Revival and Tudor Revival styles, substantially intact examples displaying a rich array of Craftsman-style features survive in the city's historic districts. The 1922 Oates House (1106 Fifth Avenue West) is an imposing, one-story, gable-front bungalow with knee braces under deep eaves and an engaged porch supported by heavy, battered piers of ashlar granite. The porch also has a granite apron, and the front gable is stuccoed. The one-story, 1917 Abram Kantrowitz House (913 Fourth Avenue West) is a brick-veneered, gable-front bungalow that was designed by Erle Stillwell. A large, granite retaining wall borders the front of the property. Also designed by Stillwell, the 1913, Dr. J. L. Egerton House (807 Fourth Avenue West) has a cross-gable roof, wood-shingle siding, and heavy, granite porch piers and cheek walls. The ca. 1920, red-brick Mary A. Brown House (320 Fourth Avenue West) features decorative half-timbering in the front gables. Heavy, brick piers support the bracketed front porch and porte cochere. Located on the north side of the commercial core, between the West Side and Hyman Heights historic districts is the 1907 Konsler House, an early example of a Craftsman-style bungalow in Hendersonville. Sited on an elevated lot with granite slabs for steps, this hip-roofed, wood-shingled cottage has a prominent, hip-roofed dormer and an engaged porch with an ashlar granite apron (Bowers 2001, *West Side Historic District: Section 8, page 7*).



Oates House (1922), 1106 Fifth Avenue West, Hendersonville, West Side Historic District.



Dr. J. L. Egerton House (1913), 807 Fourth Avenue West, Hendersonville, West Side Historic District.



Mary A. Brown House (ca. 1920), 320 Fourth Avenue West, Hendersonville, West Side Historic District.



Konsler House (1907), 805 Oakland Street, Hendersonville.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the McCall-Malette-Overton House is recommended **eligible** for National Register eligibility under Criterion C for architecture.

Integrity

The McCall-Malette-Overton House retains all of the seven aspects of integrity needed for National Register eligibility. The property retains its integrity of location, setting, feeling, and association. The house stands on its original tree-shaded city lot on the west side of Kanuga Road in Hendersonville, and its informal landscaping is typical of that found in residential neighborhoods of the period. The garage, playhouse, and garden shed all appear to date with the house and contribute to the setting, feeling, and association of the property. The well-preserved house also retains its integrity of design, materials, and workmanship. The clipped side-gable form, the engaged porch supported by heavy, stone piers, the shed-roofed dormers, and the mix of materials are all characteristic bungalow features, and all remain intact. Furthermore, all the windows are original.

Notably, the house has had no additions and retains its original form and massing, including a rear utility room and greenhouse. (The modern deck off the rear utility room is a minor intrusion that does not obscure the original form and design of the house.) The interior also appears to be intact as well with its original floor plan, fireplace mantel, floors, surrounds, and doors. The well-preserved outbuildings also retain their integrity of design, materials, and workmanship.

Criterion A

The McCall-Malette-Overton House is recommended **not eligible** under Criterion A. To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The house is not recommended for eligibility under Criterion A because the property is not associated with either a specific event or a pattern of events that was important within a local, state, or national context.

Criterion B

The McCall-Malette-Overton 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 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 (National Park Service, *National Register Bulletin 15: 14*).

The property is not eligible under Criterion B because the house is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The McCall-Malette-Overton 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The house stands apart as an exceptionally well-preserved example of the Craftsman-style bungalows built in Hendersonville during the early twentieth century. Attributed to local architect, Erle Stillwell, the dwelling exemplifies the Craftsman style in its form, materials, and other architectural elements. The house has a clipped side-gable form, deep eaves, a broad porch with heavy, stone supports, and a mix of brick, stone, and wood materials. Of particular note, the house has had no additions aside from a rear deck and retains its original rear utility room and greenhouse, functional areas that have often been lost with modern additions. The pristine, tree-shaded domestic setting includes an original garage, playhouse, and garden shed. The architectural context discusses the popularity of Craftsman-style bungalows around Hendersonville and Flat Rock during the early twentieth century. In its massing, materials, motifs, and setting, the McCall-Malette-Overton House ranks among the more intact and fullest expressions of this popular style in Henderson County.

Criterion D

The McCall-Malette-Overton 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 prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

National Register Boundary Description and Justification

The proposed National Register boundary for the McCall-Malette-Overton House has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

Shown on **Figure 9**, the proposed boundary conforms to the current 1.14-acre tax parcel that encompasses the house, garage, playhouse, garden shed, and tree-shaded setting. The proposed boundary follows the existing right-of-way along Kanuga Road.

Figure 9

**McCall-Mallete-Overton House
Proposed National Register Boundary**



Source: North Carolina Historic Preservation Office, GIS Service

Scale: 1" = 125'

No. 7 Flat Rock National Register Historic District (HN0002) (National Register Nomination 1973); (HN1352) (Amendment 2015)

Roughly bounded by Rutledge Drive, Dunroy Drive, Mud Creek, Kanuga Road, Little River Road, West Blue Street Ridge Road, North Highland Lake Drive, and Norfolk-Southern Railroad Tracks Flat Rock, Henderson County



Period of Significance: ca. 1827-1964
Eligibility Recommendation: Eligible

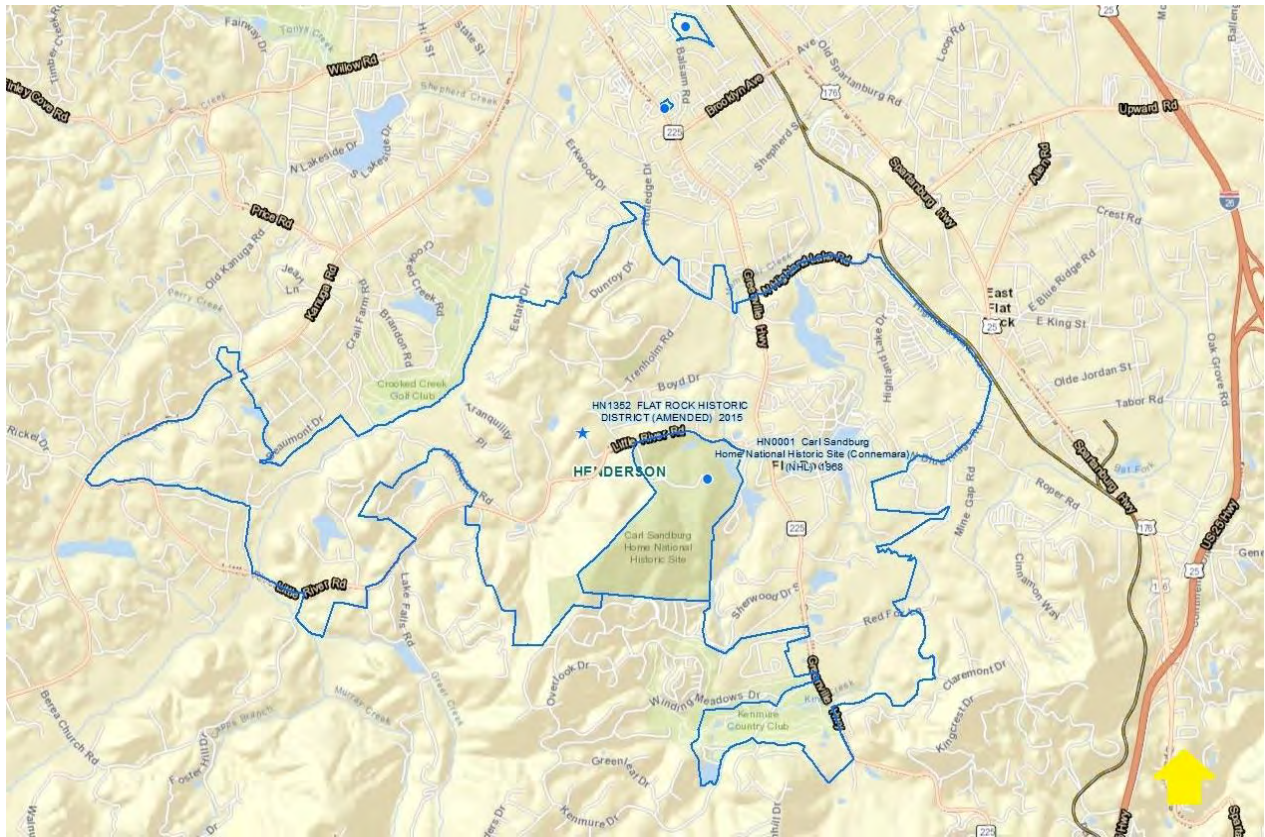


Figure 10. Flat Rock Historic District, National Register Boundary Map

Source: North Carolina Historic Preservation Office (HPO), GIS Service

Scale: 1" = 3,600'

Summary Statement of Significance (edited from *Flat Rock Historic District*, National Register Nomination, Boundary Increase, Boundary Decrease, 2015)

The Flat Rock Historic District meets National Register Criterion A in the category of Entertainment/Recreation. Flat Rock was an exclusive antebellum summer colony founded by wealthy rice planter families from the Low Country of South Carolina and Georgia. These prominent families regularly decamped to their Flat Rock estates during the summer season to escape the heat and pestilential diseases of coastal plantations. Beginning in the late nineteenth century, as improved transportation routes made Flat Rock less isolated, a broader range of seasonal residents and tourists came to stay at area inns or motels, to participate in a religious conference or retreat at Bonclarken, or to send their children to summer camp. While Flat Rock now has more permanent residents, the roots of the original summer resort remain in place, and the community continues to be a popular destination for tourists and other visitors.

The Flat Rock Historic District meets National Register Criterion C in the area of Architecture. The community not only retains its core collection of historic nineteenth-century estates but also encompasses the range of building types and architectural styles that document Flat Rock's evolution through the late nineteenth and twentieth centuries. The finely crafted examples of nineteenth-century architecture erected by the Charleston families reflected the popular tastes and trends of their time and are excellent examples of the Greek Revival, Gothic Revival, Italianate, and Queen Anne styles. Many of these estates are documented in the original historic district nomination. Surrounding these high-style properties are less formal summer houses and year-round dwellings that serve as good examples of Italianate, Queen Anne, Colonial Revival, Rustic Revival, Minimal Traditional, and ranch-style houses as well as Craftsman bungalows. Beyond the larger estates, later patterns of development are clearly reflected in smaller lot sizes, residential subdivisions, and additional commercial and civic buildings that included churches, schools, lodges, and various businesses.

The district also fulfills Criteria Consideration A for Religious Properties. A number of buildings associated with Bonclarken, the conference center for the Associate Reformed Presbyterian Church, possess architectural significance and contribute to the recreational significance of Flat Rock as a resort destination in the twentieth century. Bonclarken Chapel, Draffin Hall, Memorial Hall, as well as the Minister's Apartment and Missionary Cottage, are good examples of buildings constructed for religious purposes that contribute to the architectural significance of the district.

The period of significance begins ca. 1827 with the construction of Mountain Lodge by Charles and Susan Baring, the first summer house erected in Flat Rock by wealthy rice planters from Charleston. The period of significance ends in 1964 in recognition of Flat Rock's continued popularity as a summer destination and residential community. Although development in Flat Rock has been ongoing since 1964, these newer properties do not have the exceptional significance needed for eligibility under Criteria Consideration G.

Physical Description

The APE contains nine resources located within the Flat Rock Historic District that are at least fifty years of age. Each was described and evaluated in the inventory list for the 2015 National Register nomination. They are described and evaluated briefly in the following entries.

7a. Pinebrook (HN0702) and Caretaker's House (HN0719)
2701-2703 Kanuga Road

Sited on the west side of Kanuga Road, within the 2015 Boundary Increase for the Flat Rock Historic District, ca. 1919 Pinebrook is a two-story, stone and frame house that combines Colonial Revival and Tudor Revival architectural elements. The house was constructed of irregularly-coursed granite on the first story and decorative half-timbering and stucco on the second story. The six-bay façade features a full-height portico supported by columns, a gable-front end bay, a polygonal bay window, and a single-leaf entry flanked by sidelights. Pinebrook occupies a 4.5-acre parcel that features a wooded area between the house and Kanuga Road, a stone wall bordering the road, a tree-lined entrance drive, and well-maintained planting beds and open grass lawns. An attached flat-roofed sunroom was added at the northwest corner of the house in the 1940s. Built on top of an existing stone terrace, the sunroom is enclosed with a low stone wall and glazed areas composed of large plate-glass windows and metal-frame casements.

Stone gate posts with raised mortar joints stand at the entrance along Kanuga Road and mark the beginning of the drive to the house. The posts are flanked by curving stone walls with smaller posts located at the edge of the roadway.

The property was originally part of the Beaumont estate (72 Beaumont Drive), located a short distance to the south, and, according to the current owners, approximately thirty acres were given to a daughter in the late nineteenth century. The house, however, is believed to have been built around 1919 by W. A. and Blanche Reynolds of Charlotte who purchased the property from the Chenoweth family of Pennsylvania

The property includes a 1958 Caretaker's House/Guest House located west of the main dwelling. The one-story, side-gable, frame dwelling has weatherboard siding, a brick, interior chimney, exposed rafter tails, and replacement one-over-one sash windows.

Pinebrook and the Caretaker's House have not changed significantly since the 2015 nomination and remain contributing resources in the Flat Rock Historic District. The stone gateposts with curving stone walls at the Kanuga Road entrance are also listed in the nomination as contributing resources.



Pinebrook, 2701-03 Kanuga Road, Flat Rock Historic District, Looking West.



Caretaker's House, Pinebrook, Flat Rock Historic District, Looking North.

7b. Guest House (HN0858)
2706 Kanuga Road

Built in 1953, this one and one-half story, board-and-batten guest house shares the lot with a rambling, wood-shingled residence built in 1995 at 2708 Kanuga Road. The frame guest house has not changed significantly since the 2015 nomination and is listed as a contributing resource in the Flat Rock Historic District.



Guest House, 2706 Kanuga Road, Flat Rock Historic District, Looking East.

7c. House (HN0848)
2900 Kanuga Road

This brick-veneered ranch house was built in 1966 and has replacement plate-glass windows and two garage bays in the exposed, raised basement. The house is listed as a non-contributing resource in the Flat Rock Historic District.



House, 2900 Kanuga Road, Flat Rock Historic District, Looking East.

7d. House (HN0849)
2922 Kanuga Road

Built in 1961, this one-story, hip-roofed, brick-veneered ranch house has a raised basement, interior chimney, and two-over-two sash windows with horizontal muntins. The dwelling has not changed significantly since the 2015 nomination and is listed as a contributing resource in the Flat Rock Historic District.



House, 2922 Kanuga Road, Flat Rock Historic District, Looking East.

7e. House (HN0850)
3002 Kanuga Road

Covered in both brick and stone veneers, this 1955, one-story, side-gable ranch house has a gable-front porch supported by metal posts. Replacement casement windows are found on the façade, and eight-over-eight sash windows are located in the side wing. The dwelling has not changed significantly since the 2015 nomination and is listed as a contributing resource in the Flat Rock Historic District.



House, 3002 Kanuga Road, Flat Rock Historic District, Looking South.

7f. House (HN0851)
3004 Kanuga Road

Erected in 1952, this brick-veneered and German-sided ranch house has a broad, gable-front wing that contains a large picture window overlooking the front yard. The house features a stone, interior chimney, plywood sheathing in the gable ends, and two-over-two sash windows with horizontal muntins. The dwelling has not changed significantly since the 2015 nomination and is listed as a contributing resource in the Flat Rock Historic District.



House, 3004 Kanuga Road, Flat Rock Historic District, Looking East.

7g. House (HN0854)
3018 Kanuga Road

Heavily altered, this one-story, frame dwelling (1920) is now covered in vinyl siding and capped by a new metal roof. The property also includes a ca. 2000 garage. The dwelling and garage are listed as non-contributing resources in the Flat Rock Historic District.



House, 3018 Kanuga Road, Flat Rock Historic District, Looking East.

7h. House (HN0857)
4010 Kanuga Road

Extensively altered, this hip-roofed ranch house (1954) is covered in plain stucco and has a brick, interior chimney. The windows are one-over-one replacements. A projecting, hip-roofed front wing features an inset porch supported by a metal corner post. Vinyl siding has been added to the northeast elevation and the soffits. In 2000, a garage, storage building, and car shed were added to the property. The house and outbuildings are all listed as non-contributing resources in the Flat Rock Historic District.



House, 4010 Kanuga Road, Flat Rock Historic District, Looking East.

7i. House (HN0913)
4089 Little River Road

Although this Minimal Traditional house (1946) faces Little River Road outside the APE, the rear of the lot extends northward into the APE along Kanuga Road. The one-story, three-bay, frame house has asbestos shingle siding and recessed, side-gable wings on both sides. A gable-front entry canopy is supported by wood brackets and shelters a single-leaf entrance. The six-over-six sash windows are covered with metal security grilles. The lot includes a ca. 1946 shed. The dwelling and shed have not changed significantly since the 2015 nomination and are listed as contributing resources in the Flat Rock Historic District.



House, 4089 Little River Road, Flat Rock Historic District, Looking East.

National Register Criteria Evaluation

The Flat Rock Historic District was originally listed in the National Register in 1973, but the nomination was amended in 2015 with both boundary increases and decreases. For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the historic district remains **eligible** for the National Register under Criterion A for Entertainment/Recreation, Criterion C for Architecture, and Criteria Consideration A for Religious Properties. The period of significance begins ca. 1827 with the construction of the first summer house by wealthy rice planters from Charleston. The period of significance ends in 1964, reflecting Flat Rock's continued popularity as a summer destination and residential community into the postwar era. Although development in Flat Rock has occurred since 1964, the newer properties do not have the exceptional significance required under Criteria Consideration G to extend the period of significance past 1964. As a result of the current investigation, the principal investigators do not

recommend any changes to the eligibility status, areas of significance, boundary, or period of significance of the historic district.

Integrity

The Flat Rock Historic District has not changed significantly since the 2015 amended National Register nomination, and the historic district retains the seven aspects of integrity needed for National Register eligibility.

National Register Boundary Description and Justification

The National Register boundary for the Flat Rock Historic District was drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The principal investigators do not recommend any changes to the boundary of the Flat Rock Historic District as amended in 2015. The historic district boundary is shown in **Figure 10**. **Figures 2a-2b** show in detail the area of the historic district that lies within the APE for this project.

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