



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

June 11, 2018

MEMORANDUM

TO: Mary Pope Furr
Office of Human Environment
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report, Upgrade Existing NC 191 (Brevard Road) from
NC 146 (Long Shoals Road) to North of the Blue Ridge Parkway, U-3403B,
PA 17-09-0012, Buncombe County, ER 18-1113

Thank you for your April 6, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

While not required, the report lacks an important overview of the Westhaven/Avery's Creek area that would help develop a historic context for this area of south-central Buncombe County. Some of this information is contained within the individual property evaluations, but it would be helpful at the beginning of the document. This is particularly necessary given the importance of Brevard Road as an early transportation corridor into Asheville. This transportation context would provide the backdrop for better understanding the assemblage of resources in the immediate vicinity and, particularly, those evaluated in the report. For example, the 1926 subdivision of Westhaven is consistent with the platting of other large swaths of land south of Asheville in the 1920s, including Royal Pines, Rosscraggon, and Rathfarnam. This flurry of subdivision activity suggests a desire by developers to take advantage of Asheville's growing popularity and increased wealth in the years immediately preceding the Great Depression. Like its contemporaries in south Asheville, Westhaven never really took off like the residential developments closer in to downtown Asheville, which explains the still-rural character of the Westhaven area today.

We concur that the Pisgah Forest Pottery (BN0594), listed in the National Register in 2010, remains eligible for the National Register. The most appropriate boundary, as shown on page 39 of the report, follows the parcel lot lines on the eastern and southern edges and the edge-of-pavement on its northern edge along Clayton Road, and western edge along Brevard Road/NC 191.

We concur that the following properties are not eligible for listing for the reasons outlined in the report:

- Morris and Margaret Brooks Store (BN6361)
- Dumas Family House and Grocery Store (BN6360)
- Avery's Creek Christian Church & Cemetery (BN0240)

We do not concur that the Westhaven Gas Station (BN6359) is not eligible for listing in the National Register of Historic Places. The building is substantially larger than the typical gas station built by/for an oil company. The tripartite façade, two distinct storefront entrances, and garage bay suggest that at least two commercial enterprises occupied the building concurrently. The report states on page 73 that the alterations to the building are minimal. While the report contends that the building's role in the "history of gas station development in Buncombe County is not known to be significant," the report lacks a context against which to fully evaluate its significance. Given lack of access to the interior, we hesitate to determine the property as not eligible for listing, particularly under Criterion A.

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.

Received: 05/11/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-1113

April 6, 2018

MEMORANDUM

Due -- 6/5/18

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

H- *elleHers*
6/7/18

FROM: Mary Pope Furr *MPF*
Architectural Historian
NCDOT Environmental Analysis Unit

SUBJECT: Eligibility report for NC 191 in Buncombe County, U-3403B, PA# 17-09-0012

Enclosed please find the eligibility evaluation report for NC 191 in Buncombe County. Feel free to contact me by phone (919-707-6068) or email (mfurr@ncdot.gov) if you have any questions or comments.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
PDEA-HUMAN ENVIRONMENT SECTION
MAIL SERVICE CENTER 1598
RALEIGH NC 27699-1598

Telephone: (919) 707-6000
Fax: (919) 212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALIEGH NC 27610

HISTORIC STRUCTURES SURVEY REPORT

Upgrade Existing N.C. Highway 191 (Brevard Road) from N.C. Highway 146 (Long Shoals Road) to North of the Blue Ridge Parkway, Buncombe County

TIP# U-3403B

WBS# 34936.1.1

PA# 17.09.0012

Prepared for:

Environmental Analysis Unit

North Carolina Department of Transportation

1598 Mail Service Center

Raleigh, North Carolina, 27699

Prepared by:



CALYX Engineers and Consultants

6750 Tryon Road

Cary, North Carolina, 27518

APRIL 2018

HISTORIC STRUCTURES SURVEY REPORT

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Raleigh, North Carolina, 27699

Prepared by:

CALYX Engineers and Consultants
6750 Tryon Road
Cary, North Carolina, 27518

APRIL 2018



Sarah Woodard David, Principal Investigator

April 26, 2018

Date

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

Date

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to upgrade N.C. Highway 191 (Brevard Road) from N.C. Highway 146 (Long Shoals Road) to north of the Blue Ridge Parkway in Buncombe County. The project's Area of Potential Effects (APE), as defined by NCDOT, is a 500-foot-wide corridor illustrated in Figure 2. NCDOT architectural historians reviewed the properties within the APE and determined that five individual properties greater than 50 years of age warranted further evaluation for potential National Register of Historic Places (NRHP) eligibility.

This project is subject to review under Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an APE and conducted a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. The APE contains two known eligible resources: The Bent Creek Campus (BN 898) is listed on the National Register under Criteria A and C and the Blue Ridge Parkway (NC 1) has been determined eligible for the National Register and has a forthcoming application for National Historic Landmark status. Five additional resources within the APE warrant intensive National Register eligibility evaluations and they are the subject of this report. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

Buncombe County was comprehensively surveyed in 1980. The Pisgah Forest Pottery and Avery's Creek Christian Church were surveyed at that time, and the pottery was placed on the North Carolina State Study List in 2010.

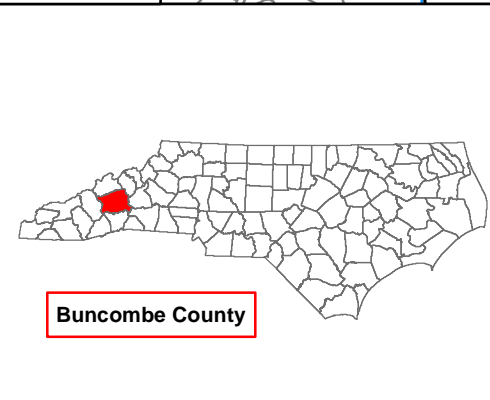
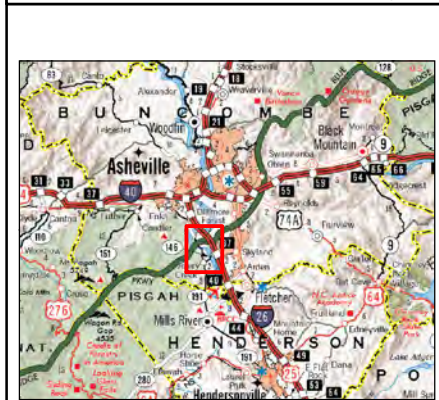
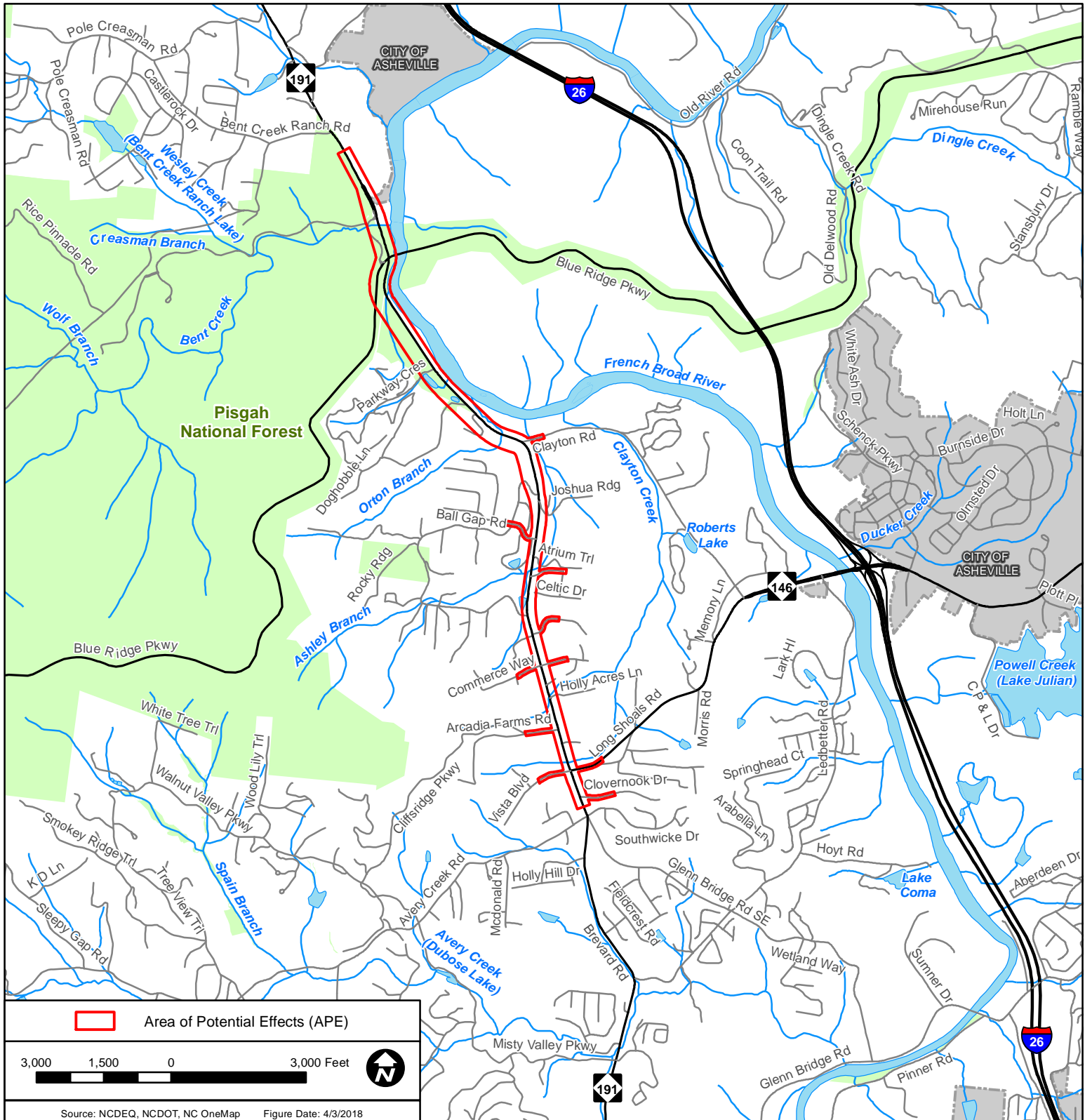
In March 2018, NCDOT requested that CALYX Engineers and Consultants (CALYX) complete research, an intensive-level historic resources field survey, and NRHP evaluations for these five properties.


Based on the field survey, background research, and the evaluations documented in this report, the recommendations for the NRHP are as follows:

Property Name	NCHPO Survey Site Number	Eligibility Determination	Criteria
Pisgah Forest Pottery	BN 594	Eligible	A, B, and C
Morris and Margaret Brooks Store	BN 6361	Not Eligible	
Dumas Family House and Grocery Store	BN 6360	Not Eligible	
Westhaven Gas Station	BN 6359	Not Eligible	
Avery's Creek Christian Church and Cemetery	BN 240	Not Eligible	

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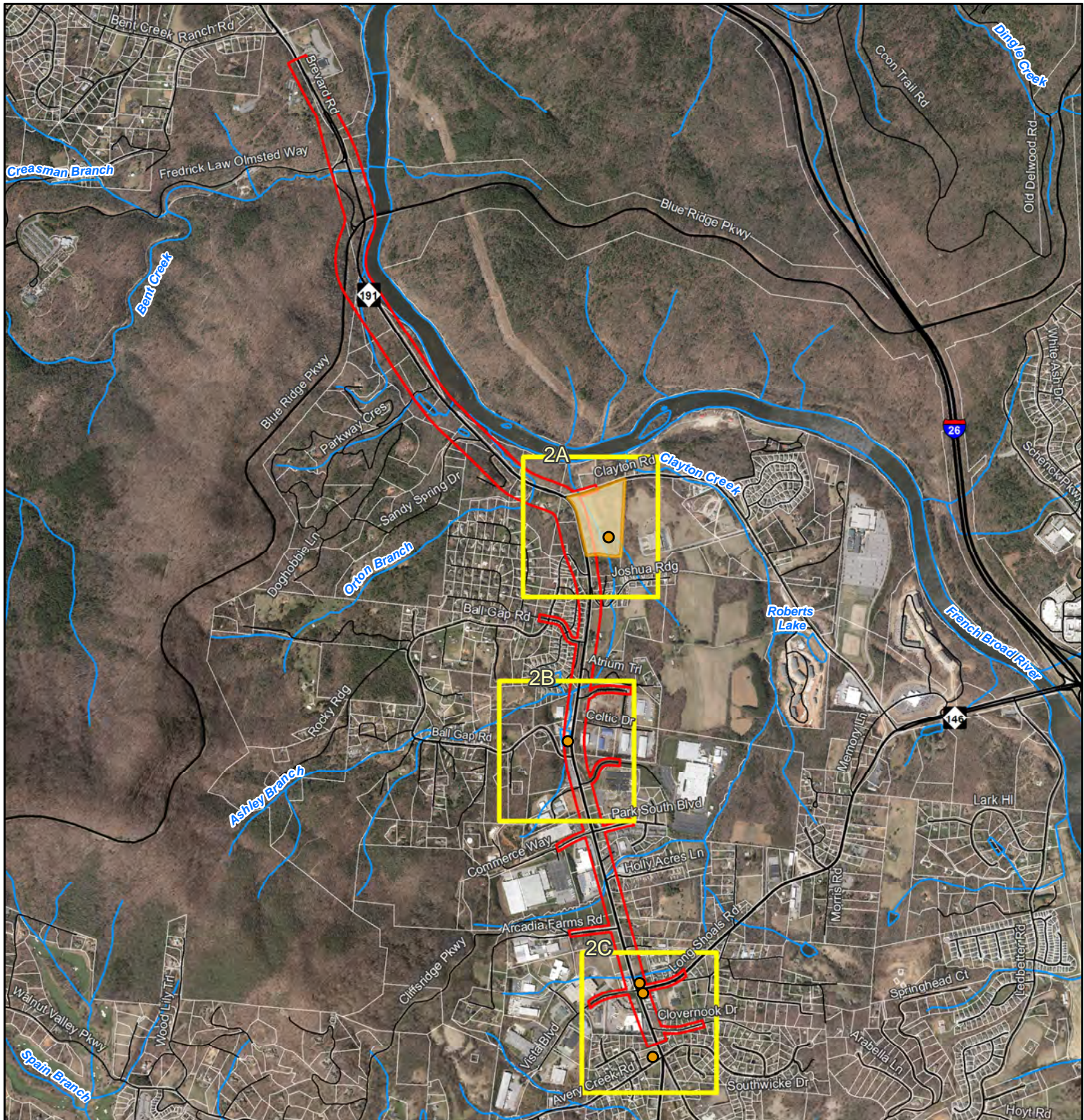
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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROJECT DEVELOPMENT & ENVIRONMENTAL ANALYSIS UNIT

TIP Project U-3403B
Buncombe County
NC 191 (Brevard Road) from NC 146 (Long Shoals Road) to north of the Blue Ridge Parkway.

Figure 1 - Project Vicinity

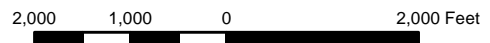


- | | | | |
|---|----------------------|---|---------------|
|  | APE Boundary |  | Property Line |
|  | NR-Eligible Boundary |  | Road |
|  | Survey Site |  | Stream |
|  | Mapbook Grid | | |


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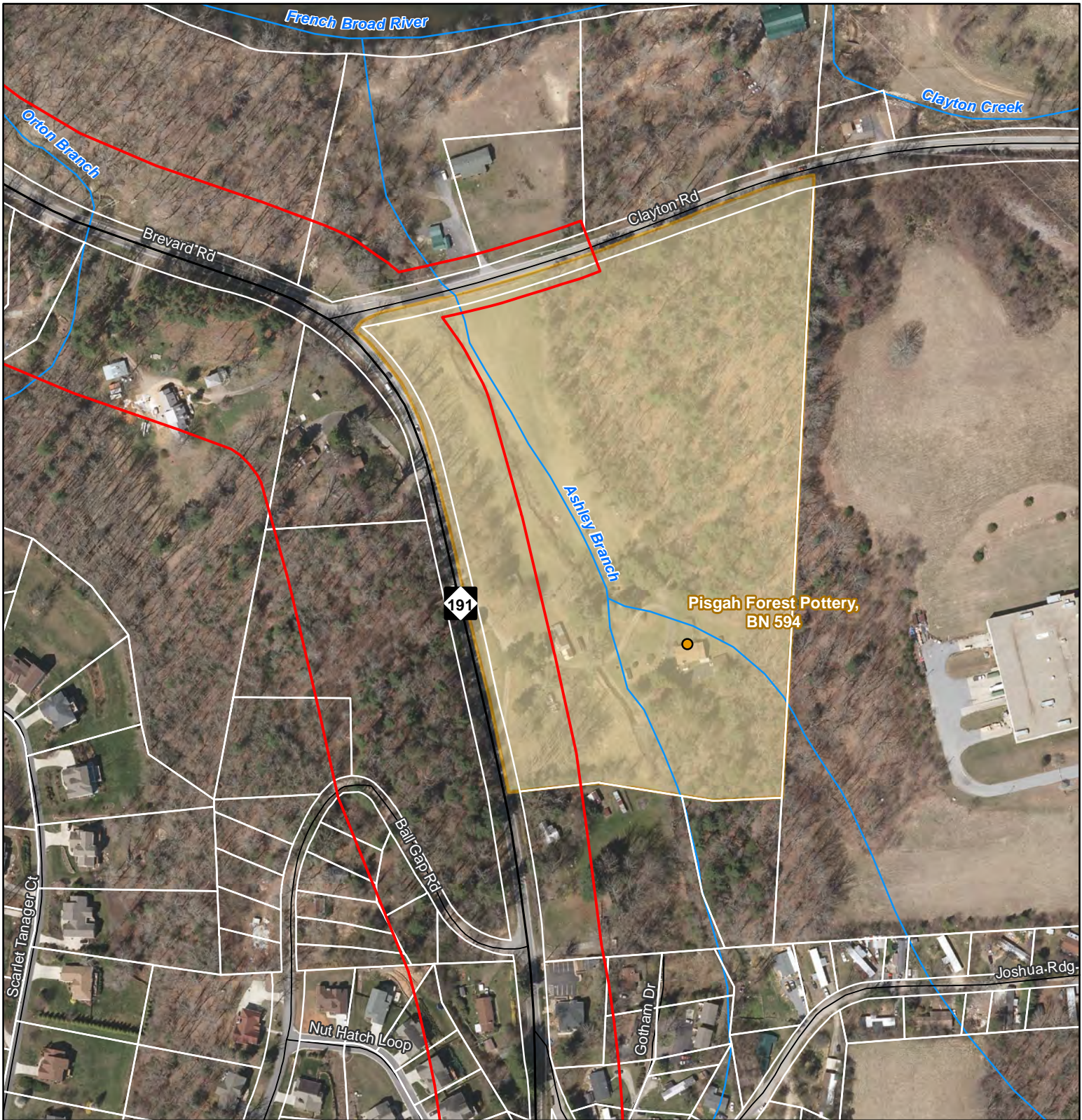
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


Buncombe County
*NC 191 (Brevard Road) from
 NC 146 (Long Shoals Road)
 to north of the Blue Ridge Parkway.*



Source: NCDEQ, NCDOT, NC OneMap
 Figure Date: 4/9/2018

Figure 2 - Area of Potential Effects (APE)



- | | | | |
|---|----------------------|---|---------------|
|  | APE Boundary |  | Property Line |
|  | NR-Eligible Boundary |  | Road |
|  | Survey Site |  | Stream |

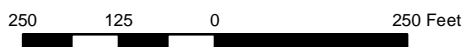


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*NC 191 (Brevard Road) from
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




Source: NCDEQ, NCDOT, NC OneMap
Figure Date: 4/9/2018



Figure 2A - Area of Potential Effects (APE)



- | | | | |
|---|----------------------|---|---------------|
|  | APE Boundary |  | Property Line |
|  | NR-Eligible Boundary |  | Road |
|  | Survey Site |  | Stream |

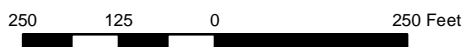


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




Source: NCDEQ, NCDOT, NC OneMap
Figure Date: 4/9/2018



Figure 2B - Area of Potential Effects (APE)



- | | | | |
|---|----------------------|---|---------------|
|  | APE Boundary |  | Property Line |
|  | NR-Eligible Boundary |  | Road |
|  | Survey Site |  | Stream |

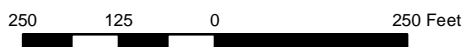


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Buncombe County

NC 191 (Brevard Road) from
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to north of the Blue Ridge Parkway.



Source: NCDEQ, NCDOT, NC OneMap
Figure Date: 4/9/2018



Figure 2C - Area of Potential Effects (APE)

Evaluation: Pisgah Forest Pottery

Resource Name	Pisgah Forest Pottery
HPO Survey Site Number	BN 594
Street Address	1720 Brevard Road
PIN	963541278000000
Construction Dates	Ca. 1923
NRHP Recommendation	Eligible under Criteria A, B, and C



Description

The Pisgah Forest Pottery is a complex of five primary buildings plus associated outbuildings. The complex straddles Ashely Branch on the east side of Brevard Road, to the south of the French Broad River. The pottery buildings are situated on the slope that rises from Ashely Branch to Brevard Road while the house is located on the opposite side of the branch. The topography, creek, and mature trees create a picturesque setting.

Walter B. Stephen constructed the pottery in the early 1920s, and he continued adding buildings to the site throughout the first half of the twentieth century.

The inventory list is roughly arranged from the road moving east and toward the house. The site plan is keyed to the inventory list.

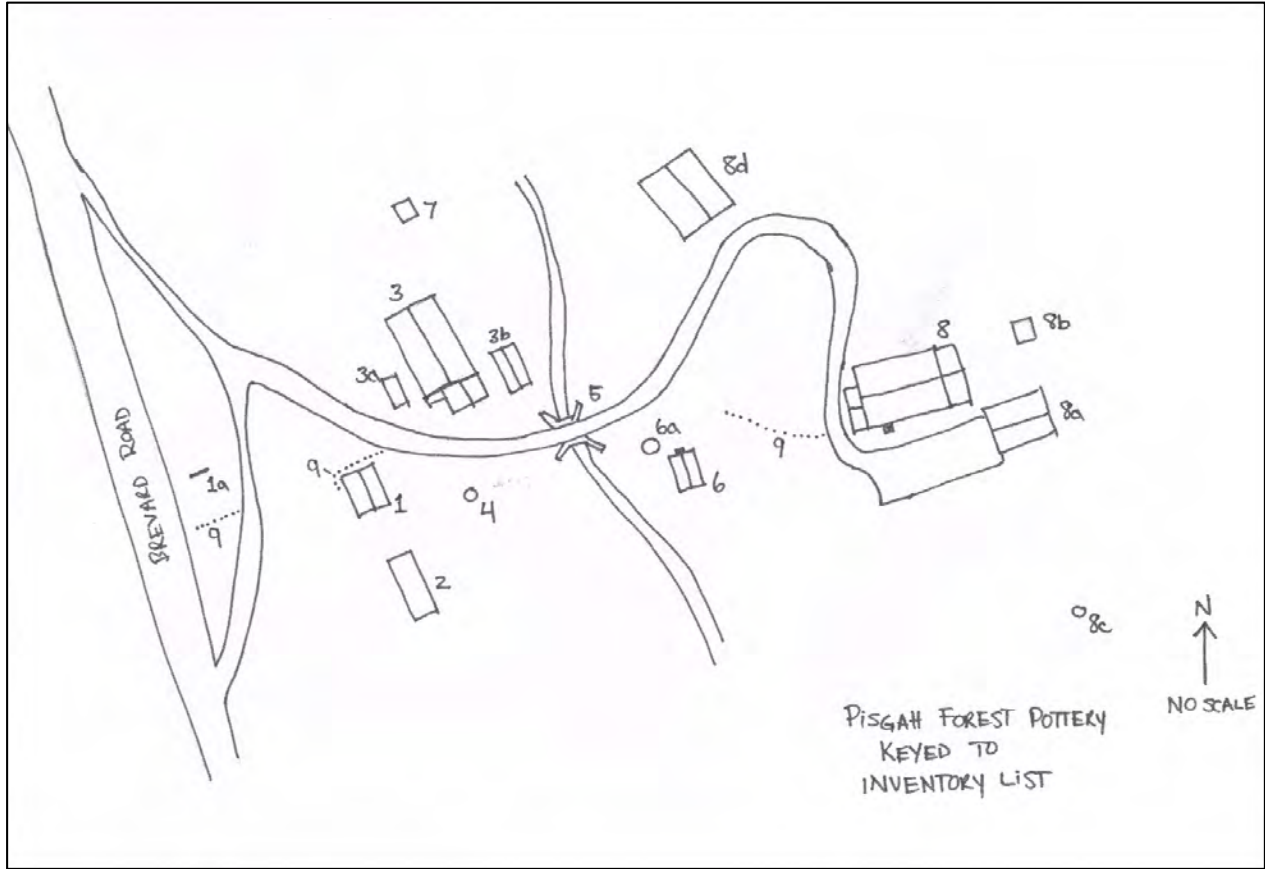


Figure 1: Pisgah Forest Pottery Site Plan

1. Sales Room, ca. 1930

Contributing Building

This is a one-room, one-story side-gable building. The structure is cast concrete with a stone veneer. On the west elevation, a single-leaf door is off-center and features a three-light window above three panels. To the south of the door is a pair of fixed-sash windows, each with four vertical lights. A stone chimney occupies the north gable end. The south gable end and the east elevation both contain pairs of fixed-sash windows that match those on the front. Asphalt shingles cover the roof. Inside, the building is finished with concrete walls and contains shelves and tables used to display the pottery for sale. In an interview, the current owner said this building was built in the mid-1920s, but the North Carolina State Study List Application puts the construction around 1935; thus, a date of circa 1930 is applied here.

1a. Sign, ca. 1990

Noncontributing Structure

Non-historic metal painted sign on a metal pole structure. Several older signs are in storage on the property, and it is likely that one of these signs previously stood at this high-visibility location for many years.



Figure 2: Pisgah Forest Pottery Sales Room, west elevation



Figure 3: Pisgah Forest Pottery Sales Room, southwest corner



Figure 4: Pisgah Forest Pottery Sales Room, southeast corner



Figure 5: Pisgah Forest Pottery Sign

2. Lone Pine Studio, also known as the Second Pottery or Little Pottery, 1953
Contributing Building

After Walter Stephen turned over the larger-scale production of pottery to his step-grandson, Tom Case, and Grady Ledbetter, he built this smaller pottery for his own use, and he continued to work here until his death in 1961. This building is a utilitarian, concrete block structure with a nearly-flat shed roof

covered in five-V metal roofing. A concrete block chimney occupies the north end and is flanked by small, six-light, fixed-sash windows. The west side does not have windows or doors. The east side contains a single-leaf door and two pairs of fixed-sash, six-light windows with brick sills. A door also occupies the south elevation and opens to a lean-to with wooden posts and a metal roof. This lean-to sheltered a kiln that has been removed. Inside, the one-room building is unfinished with exposed concrete block walls, a dirt floor, and exposed ceiling joists and rafters. A potter's wheel and other equipment remains in situ. Stephen signed his work from this shop with "Lone Pine Studio," but the current owner called it the Second Pottery or the Little Pottery.



Figure 6: Pisgah Forest Pottery Lone Pine Studio, northeast corner



Figure 7: Pisgah Forest Pottery Lone Pine Studio interior



Figure 8: Pisgah Forest Pottery Lone Pine Studio south elevation

3. Pisgah Forest Pottery, ca. 1925

Contributing Building

Walter Stephen built this as his pottery workshop. The building appears to have started as an L-shaped, cast-concrete building with a stone veneer. Along the front, the stone veneer covered the entire wall, but along the sides and rear, the stone stopped at the window sills and above that, narrow, vertical half-

logs that retained their bark, were used to cover the walls. Where these walls were covered by later additions, the bark walls can still be seen. On the north gable end and east elevations, vertical wood siding has replaced or covered the bark siding. Additions stand on the south gable end, where a concrete block room was added around 1949 to house an oil-burning kiln, and in the interior of the L where a brick room was added in 1929 to house a bottle kiln. The pottery originally had two bottle kilns.

The exterior features a mix of modern windows, original fixed-sash, six-light windows, metal casement windows in the concrete block addition, and exposed raftertails. On the east roof slope, a shed dormer houses windows that act as a clerestory inside, providing light to the area used for turning and decorating pieces.

The building is essentially unfinished inside with exposed concrete and concrete block walls, and exposed ceiling joists and rafters. The current owner sold some equipment and donated some to the North Carolina Museum of History, including four wheels and a filter press used to prepare clay, but shelves, sinks, tables, and the two kilns remain.

3a. Clay Storage Building, ca. 1925

Contributing Structure

Open-sided, frame, gable-roof shed where clay was stored and mixed.

3b. Wood Shed, ca. 1925

Contributing Structure

One-story, gable-roof, open-sided wood shed used to shelter the wood used to fire the kiln.



Figure 9: Pisgah Forest Pottery west elevation with clay storage building



Figure 10: Pisgah Forest Pottery, west elevation with clay storage building



Figure 11: Pisgah Forest Pottery, north elevation



Figure 12: Pisgah Forest Pottery, east elevation



Figure 13: Pisgah Forest Pottery, southwest corner



Figure 14: Pisgah Forest Pottery, west elevation of south addition



Figure 15: Pisgah Forest Pottery, clay storage building, south elevation



Figure 16: Pisgah Forest Pottery, wood shed, northwest corner



Figure 17: Pisgah Forest Pottery, wood shed, facing northwest from across Ashely Branch



Figure 18: Pisgah Forest Pottery, interior with bark and stone wall



Figure 19: Pisgah Forest Pottery, interior



Figure 20: Pisgah Forest Pottery, interior



Figure 21: Pisgah Forest Pottery, interior, bottle kiln

4. Well, ca. 1925

Contributing Structure

The above-ground portion of the well is a stone cylinder with a concrete cap. Downhill to the east is an arched, concrete, brick, and stone doorway cut into the hillside. This is the housing for the well's pump.



Figure 22: Pisgah Forest Pottery, well

5. Bridge, ca. 1925

Contributing Structure

This is an arched culvert that carries the driveway across Ashely Branch. It is finished with stone on the north and south faces.



Figure 23: Pisgah Forest Pottery, bridge

6. Library or Grandpa's House, ca. 1930

Contributing Building

As the Stephen family expanded, Walter Stephen decided he wanted a space for himself, and he built this cottage along Ashely Branch. The small brick building is covered with stucco and has a steeply pitched side-gable roof with exposed rafter tails, a shed-dormer with a pair of fixed-sash, four-light windows, and five-V metal roofing. The west elevation features a pair of fixed-sash, four-light windows and a door with a modern window in it above two vertical panels. A narrow chimney flu stands on the south gable end. Another paired fixed-sash window is located on the east elevation. Inside, the cottage is plastered. Like the pottery, the ceiling is not finished so that joists and rafters are exposed and the shed dormer lights the room. The Study List application calls this building the Library, but the current owner consistently called it "Grandpa's House."

6a. Fish Pool, ca. 1930

Contributing Structure

This round, stone-lined pool is situated between Grandpa's House and Ashely Branch.



Figure 24: Pisgah Forest Pottery, Library, southwest corner



Figure 25: Pisgah Forest Pottery, Library, south elevation



Figure 26: Pisgah Forest Pottery, fish pool

7. Privy, ca. 1930

Contributing Building

This is a small, stuccoed building that houses a one-seat toilet, an actual toilet, rather than a bench with a hole in it. The building is not plumbed, and users must bring a bucket of water to fill the tank in order to flush the toilet. The building has a gabled roof and a five-panel door.



Figure 27: Pisgah Forest Pottery, privy

8. House, ca. 1925

Contributing Building

Stephen constructed this house by his own design. It is a cast concrete, stone-veneer, gable-front bungalow with a shallow side gable facing south. The front (west elevation) has a gable-front porch with stone posts and a stone balustrade. The gable ends of the house and the porch are covered in vertical siding that may date to the 1970s. The south elevation is punctuated by the side-facing gable on which a tapered stone chimney is centered and flanked by narrow windows. A pair of windows and a single window are located to the east of this south-facing gable. Along the rear or east elevation, a back porch was enclosed in the 1970s. This enclosure stands on a foundation of stone and concrete block and is clad in vertical siding. On the north elevation, a pair of smaller windows have replaced a pair of longer windows with the open space filled with stone to match the exterior. All windows are modern, vinyl sash replacements.

Inside, most walls have been covered with sheetrock, but one room retains original concrete walls with baseboards molded from concrete. Window and door surrounds are flat, unmolded wood. Original interior doors are five-paneled doors. The front door opens into a living room with a brick mantel that replaced an earlier mantel. The room to the north of the living room is a dining room. Behind the dining room is a narrow breakfast room and a kitchen, and behind the living room, a hallway leads to two

bedrooms, the kitchen, and the enclosed back porch. The bedrooms retain original wood flooring. Modern wood flooring, carpet, and vinyl flooring cover the other floors.

8a. Carport, ca. 1968

Non-contributing Structure

Open-sided, gable-roof pavilion on metal posts.

8b. Corn Crib, ca. 1925

Contributing Structure

One-story, frame corn crib with metal mesh between the framing members.

8c. Well, ca. 1925

Contributing Structure

Stone lined, gravity-fed well located uphill and to the south of the house.

8d. Garage, ca. 1980

Noncontributing Building

One-story, modern, gable-front garage.



Figure 28: Pisgah Forest Pottery, House, northwest corner



Figure 29: Pisgah Forest Pottery, House, south elevation



Figure 30: Pisgah Forest Pottery, House, east elevation



Figure 31: Pisgah Forest Pottery, north elevation



Figure 32: Pisgah Forest Pottery, House, porch detail



Figure 33: Pisgah Forest Pottery, House, interior, concrete wall with baseboard detail



Figure 34: Pisgah Forest Pottery, carport



Figure 35: Pisgah Forest Pottery, corn crib



Figure 36: Pisgah Forest Pottery, gravity-fed well, appears as rock wall near the center at the tree line



Figure 37: Pisgah Forest Pottery, garage

9. Paths and driveways, ca. 1925-1960

Contributing Structures

A variety of stone and concrete walkways and a gravel and dirt driveway link the buildings on the property. These drives and walks provide the family access between buildings and give the public a place to pull off Brevard Road to purchase pottery.



Figure 38: Pisgah Forest Pottery, facing west from the house



Figure 39: Pisgah Forest Pottery, path between sales room and pottery



Figure 40: Pisgah Forest Pottery, steps and path from Brevard Road to sales room



Figure 41: Pisgah Forest Pottery, driveway



Figure 42: Pisgah Forest Pottery, path and rustic stone steps (barely visible between rows of jonquils) from the house to library

History and Architectural Context

Walter B. Stephen was born in Iowa in 1875 to Andrew and Nellie Stephen. Before 1904, the family moved to Tennessee where Walter and his mother opened a pottery shop called Nonconnah, a Native American word for “long stream.” The pair made art pottery decorated with what they called “cameo,” in a method similar to Wedgwood, but developed by Nellie Stephen. After the deaths of both his parents in 1910, Stephen moved to Skyland, North Carolina, seeking a fresh start. Soon after he moved, he married Nancy Lee Case, a widowed mother of three. Why he chose Buncombe County for his new life is unclear, but at the time, as it is today, Asheville was a center for mountain tourism, and Stephen likely expected he could sell his art pottery to visitors. Additionally, the region provided Stephen with access to kaolin, silicate, and feldspar clays.¹

In Skyland, Stephen incorporated Nonconnah Pottery with a couple named Clarence and D.R. Ryland. The pottery was not nearly as successful as his Tennessee venture, and in 1915, the group dissolved their corporation. Stephen sold his shares in the pottery to the Rylands.²



43: Crystalline vase, 1935, photograph by Rodney Leftwich, pisgahforestpottery.com

However, Stephen had purchased a tract of land on the French Broad River in 1913, and after the dissolution of Nonconnah, he set up a kiln and small house on the west side of Brevard Road. As early as 1920, he began firing pieces marked with Pisgah Forest Pottery, and in a few years, he started constructing the buildings that constitute the site today. By 1924, the house, pottery and sales shop were completed. The pottery featured two kilns (one coal-fired, one wood-fired) sheltered in an open pavilion on the pottery’s south end. In 1929, he added the bottle kiln and the brick addition that shelters it.³

Walter Stephen approached his craft as art. At the time, other Buncombe County potters were making utilitarian jugs and crocks used for food storage and butter churns, but Stephen’s mother’s artistry influenced him, and he specialized in vases and decorative pieces. According to writer and potter

¹ U.S. Census Records from 1920, 1930, and 1940, accessed via ancestry.com; Nancy Sweezy, *Raised in Clay: The Southern Pottery Tradition* (Chapel Hill, NC: University of North Carolina Press, 1994), 235; and Rodney Leftwich, telephone interview with the author, March 30, 2018.

² Leftwich interview, and Certificate of Incorporation of Nonconnah Art Pottery Company, Buncombe County Corporation Book 3, page 467, September 2, 1913.

³ Leftwich interview, and S.D. and L.A. Hall to Walter Stephen, Buncombe County Deed Book 185, page 298, May 21, 1913.

Rodney Leftwich, Stephen was the first art potter in North Carolina. Other potters tried their hand at art pottery as more people replaced stoneware crocks and jugs with Mason jars and fewer people churned butter at home, but none in Buncombe County were particularly successful and Stephen was the first potter in the state devoted entirely to decorative pieces.⁴

Stephen's artistry embraced the Arts and Crafts Movement, and he produced elegant vases and bowls. He developed his own crystalline glaze and was the first potter in the South to achieve crystalline glazing. He experimented with a variety of glazes and used Chinese and other Asian techniques in his forms and glazes.⁵

He also used his cameo method to produce pieces that were more vernacular or folk in appearance. His mother developed a Wedgwood-like process of applying layers of porcelain slip to create raised, multicolor scenes and figurines on a solid-color background. Stephen used only white slip to create images on solid backgrounds. This "cameo" work is often dismissed by art potter critics and collectors as too much like folk pottery because the people and scenes are more vernacular. He copied images from comics, created religious scenes, and made a group of pieces depicting Conestoga wagons and other Western scenes, calling the group his "Westward Ho!" series.⁶



44: Creamer, photograph from Asheville Art Museum, <http://www.ashevilleart.org/artists/walterbstephen/>

By 1930, Stephen's household included his wife's son Roy Case, Roy's wife, Katherine, and their children, Rosa and Tom. It was at about this time that Stephen constructed the cottage next to Ashely Creek as a retreat for himself.⁷

Tom Case grew up in the Stephen household, and Walter taught the boy to use the wheel by the time he was fifteen. Stephen continued working with both crystalline and cameo finishes and, according to his step-granddaughter-in-law, experimenting with a wide range of glazes. By World War II, Stephen employed five men and was assisted by Katherine Case and Tom Case.⁸

⁴ Leftwich interview.

⁵ Dorothy Case, interview with the author on March 23, 2018, and Leftwich interview.

⁶Case interview; Sweezy, 235; and Walter B. Stephen Biography on the Asheville Art Museum website, accessed via <http://www.ashevilleart.org/artists/walterbstephen/> in March, 2018.

⁷ U.S. Census Records, 1930 and 1940, and Case interview.

⁸ Sweezy, 235, and Case interview.

The post-war years brought change to the pottery. Walter's wife, Nancy, died in 1948, and in 1949, he retired from professional pottery, turning over production to his step-grandson, Tom Case, and Grady Ledbetter, one of the employees he had hired during the business's pre-war peak. At about this time, Stephen added the oil-fired kiln, and he built the extant concrete block addition to the pottery. He also constructed his own pottery workshop to the south of the sales building so that he could continue to work at his own pace in retirement.⁹

Stephen produced pottery up until his death in 1961, and Grady Ledbetter and Tom Case, with help from Tom's wife, Dorothy, continued operations for many years, hiring Rodney Leftwich after Grady Ledbetter's death. The Cases ran the pottery with Leftwich until Tom's death in 2004. At that time, the buildings were shuttered, and Dorothy Case sold some equipment and donated some equipment and interior fixtures to the North Carolina Museum of History.¹⁰

According to Leftwich, Stephen has been overlooked because he straddled a line, engaging in both art pottery with his elegant and beautiful crystalline work and in folk pottery with his more vernacular cameo work.

Walter Stephen's work in North Carolina commenced during a blossoming nation-wide Arts and Crafts Movement, which had helped spark a period of interest in Appalachian culture and arts, which, in turn, made crafts and indigenous mountain culture the basis for economic and cultural improvement efforts in an impoverished region. Tourism was also increasing as railroads and better roads made the mountains more accessible to the public.

Stephen's specific motives for choosing North Carolina are not known, but he and his mother were participants in the Arts and Crafts Movement, western North Carolina had an abundant supply of a variety of clays, the region was becoming even more of a tourist destination, and the presence of folk schools was entwined with all of those factors.

The Arts and Crafts Movement had its beginnings in Europe and specifically in the British Isles. Artists, architects, designers, and tastemakers sought to shed the fussy, frilly, mass-produced ornamentation of the Victorian era's industrial revolution for art and architecture that reflected nature, craftsmanship, workmanship, and materials. This emphasis on craftsmanship and workmanship influenced every aspect of art and design from jewelry to houses. As a part of the Arts and Crafts Movement, potters across the United States, including a notable number of female potters, began producing decorative bowls and vases with experimental glazes and modern Arts and Crafts, Art Nouveau, and Art Deco designs. The bulk of this work nationwide dates from the 1870s through the 1920s, when Nellie Stephen and Walter Stephen were starting their potteries.

The Arts and Crafts Movement coincided with a steep rise in automobile ownership, and North Carolina's mountains, which had always been a tourist and summer destination for wealthy North and

⁹ Case interview and Leftwich interview.

¹⁰ Case interview and Leftwich interview.

South Carolinians, became increasingly accessible. Asheville was growing rapidly, and as the idea that local crafts could be an economic engine spread, artists and craftspeople began selling their wares.

Simultaneously, and entwined with tourism in the North Carolina mountains, was the development of the region's folk schools. The Appalachian School, an industrial school operated by the Episcopal Church, had begun incorporating crafts into its shop training in the early twentieth century. In 1923, Appalachian School's principal Lucy Morgan founded Penland School of Handicrafts, which focused entirely on arts and crafts and emerged as a renowned school.¹¹ Similarly, Olive Dame Campbell and Marguerite Butler established the John C. Campbell Folk School in 1925 as the outgrowth of Olive and John Campbell's research into Appalachian culture and the Scandinavian tradition of schools that taught indigenous crafts.¹² Arrowmont School of Crafts and Arts in Gatlinburg, Tennessee, is another similar craft school that grew out of a "settlement school," which was a privately funded school established in a poor, rural area where public schools were not available.¹³

In Gatlinburg, Arrowmont opened Arrowcraft, which sold students' products, and in the 1920s, Olive Campbell and others organized the Southern Highland Craft Guild.¹⁴ The Guild sold members' work, but the process of selling one's work remained fairly independent and diffuse. Walter Stephen, for example, was an early member of the Craft Guild, and the Guild sold his pottery, but he always sold his pottery directly from his workshop, with tourists as his target market.¹⁵

Potters have worked across North Carolina since Europeans began populating the state, but three primary regions became particularly well-known for their potteries: the Piedmont (including Chatham County and the Seagrove area of Randolph, Moore, and Montgomery Counties), the Catawba Valley (Catawba, Lincoln, and Union Counties), and Buncombe County.¹⁶ A 1995 archaeological study of Buncombe County's potters recorded over thirty potters active in the county from the mid-1800s through the early 1900s. This same study recorded Pisgah Forest Pottery along with Brown's Pottery (located in Arden) and Evan's Pottery (located in Skyline), as the last three surviving "old" potteries in the county.¹⁷ Since this report was published, Pisgah Forest Pottery has closed, Brown's Pottery's buildings have been altered, and Evan's Pottery no longer exists.

Architecturally, the Pisgah Forest Pottery fits squarely in the tradition of live-work complexes built by potters across North Carolina in the late nineteenth and early twentieth centuries. Most potteries consisted of one or more workshops, one or more kilns situated close to or inside of the workshop, and

¹¹ Penland School of Crafts website, accessed via <http://penland.org/about/history/> in March, 2018.

¹² Michael Southern, "John C. Campbell Folk School Historic District," National Register Nomination, 1982, section 8, pages 1-2.

¹³ Arrowmont School of Arts and Crafts website, accessed via <https://www.arrowmont.org/about/history/> in March 2018.

¹⁴ Southern Highland Craft Guild website, accessed via <https://www.southernhighlandguild.org/about/our-story/> in March, 2018.

¹⁵ Leftwich interview.

¹⁶ William S. Powell, ed., *Encyclopedia of North Carolina* (Chapel Hill: University of North Carolina Press, 2006), 904.

¹⁷ Linda F. Carnes-McNaughton, "The Mountain Potters of Buncombe County, North Carolina: An Archaeological and Historical Study," North Carolina Archaeological Council, Publication No. 26, 1995, 16.

sheds and outbuildings to shelter wood, drying pots, and clay waiting to be used. Some potters, such as Stephen, built a sales shop.

Where Stephen's complex differs, however, is in its sophisticated, intentional appearance. Stephen's stonework and use of a personalized mix of Craftsman and English Cottage references created a complex that was significantly more stylish than other North Carolina complexes, and within Buncombe County, it is the only such complex remaining. The county was once home to many potteries, but today, only Brown's Pottery retains any historic buildings, and that complex has been significantly altered. Further, Brown's Pottery was always intended for larger scale, mass production.

Stephen's use of Craftsman, Rustic Revival, and English Cottage elements reflects the way he interpreted nationally-popular tastes and trends in the mountains where stone construction was popular and builders often highlighted craftsmanship and natural materials. Craftsman, Rustic Revival, and English Cottage houses as well as stonework can be found all across Buncombe County.

At Pisgah Forest Pottery, however, Stephen's building choices were very personal. The buildings are his designs that he and a few hired helpers executed.¹⁸ His step-granddaughter attributed his concrete construction method to his childhood in Iowa and Nebraska where he had experienced tornados and remained frightened of the storm's power. It is also possible, however, that his preference for clay led him to use concrete, a medium not unlike clay, for his buildings.

The house, sales shop, and pottery are built using cast concrete covered with veneer of undressed rock bound to the house with concrete. The appearance is one of complete fantasy: the stone does not pretend to be stacked or load-bearing and is unabashedly a decorative element that reflects both local stone construction and romantic whimsy. Together, the buildings create a working landscape that is also a magical woodland wonderland that emphasizes the era's notion of returning to less mechanized craftsmanship. That such a setting would also attract potential customers must surely have been part of Stephen's design.

Walter Stephen's work is unique within Buncombe County, and he was the first art potter in the state.¹⁹ Pottery generally falls into two categories: folk pottery and art pottery. Art pottery is work intended primarily for decoration and forms include vases, platters, decorative bowls, and architectural tiles. Folk pottery is utilitarian and unadorned. When it is decorated, the designs are generally more vernacular, more "homemade," and less high-style. All potters in North Carolina prior to Walter Stephen's arrival fell into the folk category.²⁰

In the early 1900s, however, the nation became increasingly attracted to local and regional craftsmanship as the Arts and Crafts Movement spread. Some folk potters attempted to add more stylish, more artistic elements to their work, but Stephen was the first potter working in North Carolina

¹⁸ Case interview.

¹⁹ Leftwich interview.

²⁰ Leftwich interview.

whose work was always and only intended to be art pottery. He was also the first potter in the South to achieve crystalline glazing, which creates a smooth, frost-covered or snowflake-covered, glass-like appearance.²¹

Today, the Smithsonian, the North Carolina Museum of Art, and many smaller museums own pieces of Pisgah Forest Pottery work.

Comparable Examples

Brown's Pottery (BN 2136, 2398 Hendersonville Road) still stands in Arden, to the east of Pisgah Forest Pottery. The buildings at Brown's have been modernized, and the site was always a larger scale operation than Stephen's. However, because it is the only other historic pottery in the county with historic buildings, it makes the best and only comparison to Pisgah Forest Pottery. Brown's was Determined Eligible for the National Register in 2018 under Criterion A for its association with the manufacture of pottery in Buncombe County and as the oldest continuously operating business in the town of Arden. Brown's Pottery retains very little architectural integrity, however, because it is still operational and is still operated by the same family of potters, it does retain its historical association with pottery in Buncombe County and commerce in Arden.



Figure 45: Brown's Pottery

²¹ Leftwich interview.



Figure 46: Brown's Pottery

National Register Evaluation

Integrity

The Pisgah Forest Pottery retains integrity of location, setting, workmanship, design, materials, association, and feeling as a pottery complex with five primary buildings and associated outbuildings and landscapes. The windows in the house have been replaced as have two windows in the original pottery, and most of the potting equipment has been removed. However, these changes to the site's architectural and historic integrity are minimal in the context of the overall site, which retains remarkable integrity. Collectively, the buildings retain their original or historic-period designs, a high-level of material integrity, and easily convey the complex's prior and historic use as a pottery.

Criteria Evaluations

The Pisgah Forest Pottery is eligible for the National Register of Historic Places under Criterion A for its association with tourism and the local crafts movement in Buncombe County. The site was specifically designed to attract tourists, which is a well-established theme in Buncombe County's history. Stephen's commitment to producing art pottery and his work as the state's first dedicated art potter is associated with the Arts and Crafts Movement and specifically associated with the local interest in highlighting Appalachian crafting that sprang from the nationwide Arts and Crafts Movement.

The Pisgah Forest Pottery is eligible for the National Register of Historic Places under Criterion B for its association with Walter B. Stephen. Stephen was significant, if often overlooked, for his contributions to the advancement of art pottery in North Carolina. He was the state's first such potter, an early member of the Southern Highland Craft Guild, and was the first potter in the South to use crystalline glazes,

which were a signature look of Arts and Crafts pottery. Stephen's birthplace, if still standing, would be in Iowa. The pottery he and his mother ran in Tennessee and the pottery he started in Skyland are both believed to be destroyed. However, even if other associated buildings remain, this was his personally-designed home and workplace from the early 1920s until his death in 1961, and it is where he produced his most important and most influential work.

The Pisgah Forest Pottery is eligible for the National Register of Historic Places under Criterion C. The loss of the historic windows on the house is significant, but it does not detract from the complex's overall architectural integrity. The complex is an excellent and intact example of a live-work pottery, typical of potteries across North Carolina, but this complex also reflects the potter's personal preferences in its method of construction and in its design. The overall design, which includes elements of Craftsman, Rustic Revival, and English Cottage styles, produces a romantic, woodland setting to attract customers and further the romantic emphasis on craftsmanship upon which the Arts and Crafts Movement was based.

The Pisgah Forest Pottery is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Boundary Description and Justification

The Pisgah Forest Pottery boundary follows the parcel lot line of the associated piece of land (Buncombe County PIN 963541278000000) except along its northern and western edges where it follows the edge-of-pavement along Brevard Road (N.C. Highway 191) and Clayton Road (S.R. 3501); see Figure 48. This encompasses all the buildings and landscape features associated with the pottery, as well as the land purchased by Walter Stephen in 1913. It excludes the land on the west side of Brevard Road. Stephen had an earlier kiln on that side of the road, but evidence of that structure or any other structures is no longer extant.



Figure 47: Pisgah Forest Pottery Proposed National Register Boundary

Evaluation: Morris and Margaret Brooks Store

Resource Name	Morris and Margaret Brooks Store
HPO Survey Site Number	BN 6361
Street Address	1799 Brevard Road
PIN	963438748400000
Construction Dates	Ca. 1946
NRHP Recommendation	Not Eligible



Description

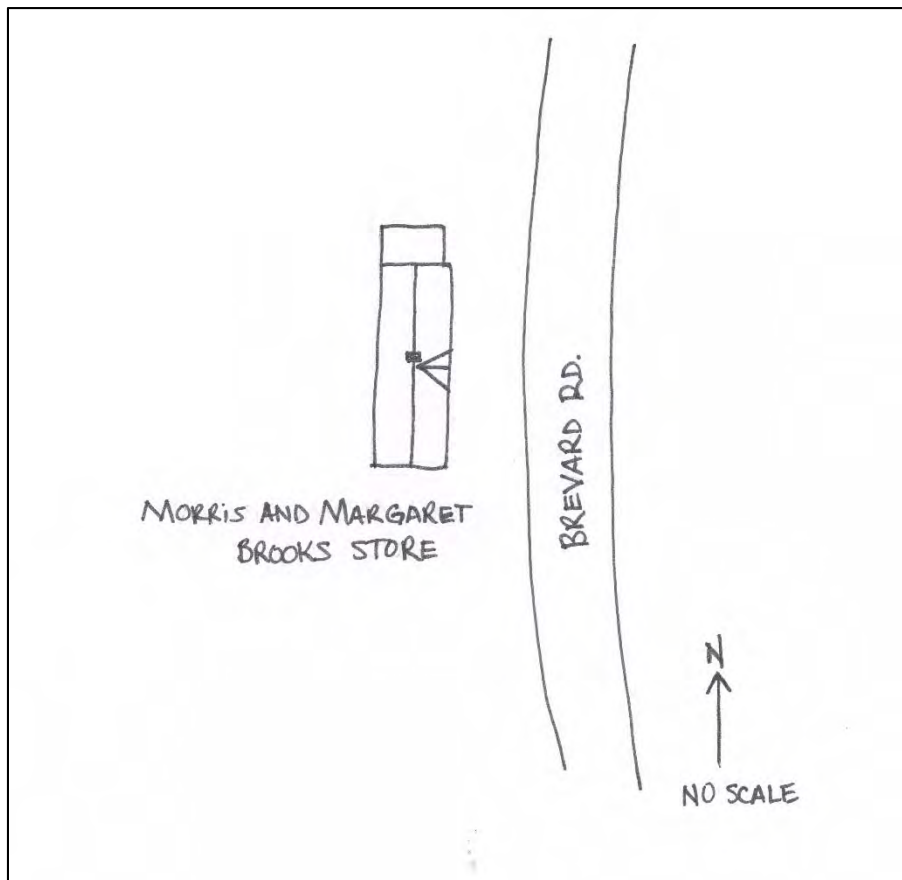


Figure 48: Brooks Store Site Plan

The Morris and Margaret Brooks Store is a two-story structure that appears to have been constructed in phases. The north end of the first floor is a one-story, stone, roadside commercial building that may have been a gas station. The southern two-thirds of the first floor is concrete block and may have housed two garage bay openings before they were enclosed with concrete block and plywood. A frame second story clad in weatherboards extends for the length of the masonry base. The side-gable roof features a small gabled peak centered on the front roof slope, while a brick chimney rises from near the center of the building. A concrete block, one-story, shed-roof addition is located on the north gable end.

Windows throughout the building are boarded up with the exception of three windows on the upper level of the front elevation. These three windows feature six-over-six sash. First floor windows on the front are large openings, and were likely sheet glass storefront windows. In the north shed addition, windows are metal casements.

In front of the building and to the north, the ground is compacted gravel. To the south, scrubby grasses and weeds cover the ground and extend down a slope that drops to a creek behind the building. Behind the building, between the building and the creek, the slope is over grown with weeds and dense vegetation. To the west and north are modern, metal industrial buildings.



Figure 49: Brooks Store, east elevation



Figure 50: Brooks Store, east elevation



Figure 51: Brooks Store, north elevation



Figure 52: Brooks Store, northwest corner



Figure 53: Brooks Store, south elevation

History and Architectural Context

In 1827, the Buncombe Turnpike opened. The road connected Greenville, Tennessee and Greenville, South Carolina, and taverns, hotels, and stores, travel-related workshops like blacksmiths, wagon makers, and harness shops, and local small industries like mills and tan yards quickly opened.²² Since those first roadside businesses, Buncombe County's architecture has included buildings to serve the traveler.

As car ownership expanded in the early and mid-twentieth century, the roadside businesses became car-oriented. Instead of taverns and hotels, motels offered parking directly in front of one's room, and gas stations replaced blacksmith shops and harness suppliers. Gas stations ranged from stylish outfits, designed as regionally-responsive Craftsman stone buildings or as modern, sleek Moderne, Art Deco, or Mid-Century Modern outlets.

The Brooks Store may have started as a stone building but was expanded over time. Upstairs was probably used as an operator's living quarters, which is frequently seen in Buncombe County. The building is vernacular in design with the lower level reflecting the building's utilitarian functions and the upper level being completely divorced from the lower level as a clearly residential piece of construction and reflecting the area's use of traditional, side-gable I-houses.

Frank and Martha Jenkins married around 1870 and for his entire life, Frank was recorded in the census in the Avery's Creek area working as a farmer. In 1902 and 1904, the couple purchased three tracts of land ranging in size from five acres to twenty acres. It is unclear on which tract of land this building stands, but in 1934, Frank and Martha sold this piece of land to Morris and Margaret Brooks.²³ The Brookses owned it for ten years, during which time Morris was recorded in the census working as painter at a rayon mill in 1940.²⁴ It is likely that the Brookses built the first section of the building even though tax records suggest 1946 as the construction date, which falls after the Brooks' ownership. It is likely that date reflects the later alterations to the building.

I.A. and Ida Jackson owned the building from 1944 until 1953, in which year it changed hands twice.²⁵ Geza and Margaret Benedek owned the property from late 1953 until 1959.²⁶ Geza appears to have immigrated to the United States from Hungary and operated a grocery in Asheville in the early 1950s.²⁷

²² Douglas Swaim, ed., Talmage Powell, and John Ager, *Cabins and Castles: The History and Architecture of Buncombe County, North Carolina* (Raleigh, NC: North Carolina Department of Cultural Resources, 1981), 63, and F.A. Sondley, *A History of Buncombe County, North Carolina* (1930; reprint, Spartanburg, SC: The Reprint Company, 1977), 619

²³ F. E. Jenkins to Morris and Margaret Brooks, Buncombe County Deed Book 462, page 174, March 17, 1934.

²⁴ U.S. Census records, accessed via ancestry.com.

²⁵ Morris and Margaret Brooks to I.A. and Ida Jackson, Buncombe County Deed Book 562, page 353, September 9, 1944; I.A. and Ida Jackson to E.D. Perkins, Buncombe County Deed Book 727, page 669, January 15, 1953; and E.D. Perkins to Geza and Mary Benedek, Buncombe County Deed Book 736, page 392, September 8, 1953.

²⁶ Geza and Mary Benedek to J.J. and Mary McAbee, Buncombe County Deed Book 820, page 519, October 13, 1959.

²⁷ U.S. Census Records, accessed via ancestry.com, and Asheville City Directories, accessed via ancestry.com.

J. J. and Mary McAbee owned the property during the 1960s, selling it to Charles and Penelope Blount in 1970.²⁸ The Blount family sold the property to John Lovelace and Claude Phillips in 1979. Since then, the property changed hands between Lovelace and Phillips several times, until 1994 when Claude and Elaine Phillips took ownership of the entire property.²⁹

Claude Phillips died in 2014. A phone number for him and Elaine Phillips had been disconnected and phone calls to two surviving children have not been returned as of April 2018.³⁰

Comparable Examples

Because this building has been altered over time and its use is uncertain, the investigator searched southern and western Buncombe County for two-story, roadside commercial buildings, specifically those with different exterior materials on each floor. The store at 1149 Old Leicester Highway is a good comparison with a central roof gable, a stone first floor that incorporates millstones in the wall, and a brick second floor. The building retains what appear to be original six-over-six sash windows and original doors. The example at 872 N.C. Highway 251 features a porte cochere, enclosed garage bays, and an upper level a polygonal bay and a porch with Doric columns.

For a two-story, roadside store or gas station with an upper-level residential component to be eligible for the National Register, it must retain a very high degree of architectural integrity because the building form is very utilitarian in nature and is common on the landscape. Changes to such utilitarian buildings significantly diminish their integrity when their architectural and stylistic expression is limited. An example of this type that is particularly old, early or significant for its association with another important aspect of history or with an important person could be considered eligible even if it had been altered architecturally.

The investigator photographed what appeared to be the best examples of the building type in southern and western Buncombe County, but did not see any examples that appeared to retain enough architectural integrity to meet the National Register threshold for significance. The store at 1149 Old Leicester Highway displays attention to Rustic Revival and the local application of stone, and the store at 872 N.C. Highway 251 references both Colonial Revival and Craftsman elements, but both examples have undergone significant changes.

Because so many examples of this building type are altered, it is likely that extensive historical documentation will be needed to identify eligible examples that are significant as the earliest examples of the type.

²⁸ J.J. and Mary McAbee to Charles and Penelope Blount, Buncombe County Deed Book 1031, page 83, December 31, 1970.

²⁹ Charles and Penelope Blount to C.C. Blount Associates, Buncombe County Deed Book 1074, page 617, December 1, 1971; C.C. Blount Associates to John Lovelace and Claude Philips, Buncombe County Deed Book 1233, page 183, December 6, 1979; and Charles and Helen Campbell to Claude and Elaine Phillips, Buncombe County Deed Book 1823, page 79, October 31, 1994.

³⁰ Claude Phillips obituary, Asheville Citizen-Times, December 10, 2014.



Figure 54: Store at 1149 Old Leicester Highway



Figure 55: Store at 1149 Old Leicester Highway



Figure 56: Store at 872 N.C. Highway 251



Figure 57: Store at 1350 New Leicester Highway



Figure 58: 3393 New Leicester Highway

National Register Evaluation

Integrity

The Morris and Margaret Brooks Store retains integrity of location. Its integrity of setting has been negatively affected by the construction of light industrial buildings to the north and west. Neglect and deterioration have had a negative impact on the roadside commercial building's integrity of feeling; however, because it still stands so close to the road, it retains integrity of association as its prior commercial roadside use is still evident. Due to its evolution, the building does not retain integrity of design or workmanship as a small gas station or other roadside commercial building. Its alterations, however, appear to be older than fifty years of age and those retain integrity of workmanship as concrete block and frame construction. The building has lost material integrity on the ground floor with the enclosure of window and/or garage bay openings. Windows on the upper floor as well as the upper floor's siding retain material integrity where visible.

Criteria Evaluations

The Morris and Margaret Brooks Store is not eligible for the National Register of Historic Places under Criterion A for an association with an event or broad pattern of history. It is probably a former gas station with a residential space upstairs, but other examples of such buildings that retain greater architectural integrity were seen in Buncombe County. The building does not retain the architectural integrity to communicate the site's association with roadside commerce. No gas pumps remain and

what are likely garage bays have been enclosed. No historic signage remains. The building at 1149 Old Leicester Highway is a better and more intact example of this type of building and its use.

The Morris and Margaret Brooks Store is not eligible for the National Register of Historic Places under Criterion B. None of the Brooks family members nor later owners of property are known to have been significant historically.

The Morris and Margaret Brooks Store is not eligible for the National Register of Historic Places under Criterion C. The building's various alterations, although some appear to be greater than fifty years of age, as well as its current state of neglect, have obscured its original appearance to the point it is not a good example of a two-story, live-work commercial building nor of a gas station or garage. The building at 1149 Old Leicester Highway is a better architectural example of this building type.

The Morris and Margaret Brooks Store is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Evaluation: Dumas Family House and Grocery Store

Resource Name	Dumas Family House and Grocery Store
HPO Survey Site Number	BN 6360
Street Address	1898 Brevard Road
PIN	963444984800000
Construction Dates	Ca. 1932
NRHP Recommendation	Not Eligible



Description

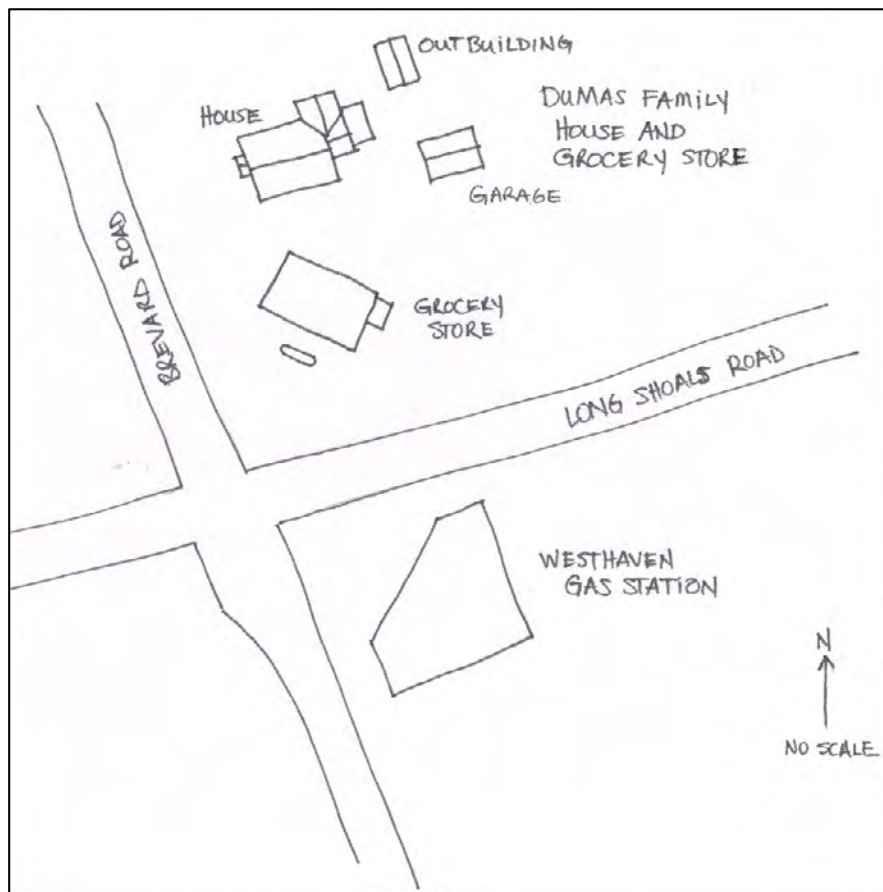


Figure 59: Dumas Family House and Grocery Store Site Plan

The Dumas Family House and Grocery Store is composed of a commercial building and an adjacent house with non-historic accessory buildings.

The store is a one-story, brick building with parapet walls that are stepped on the front and side elevations. The façade features a garage bay toward the north end and a second garage bay at the opposite end. This second garage bay has been enclosed with vertical siding and a modern pedestrian door. A window near the center of the façade has been filled with plate glass. One ghost mark, also near the façade's center indicates that a window or door has been enclosed.

The north elevation has three symmetrical widow openings that are currently covered with plywood. A sign board is attached to the wall above the windows. On the south elevation, a brick flu projects from the parapet. The fenestration has been altered, but now includes a plate glass window. Adjacent to this window, a shed roof addition with a parapet wall projects forward. This addition includes small rectangular windows on its south and east elevations, and a door with three vertical glazed panels above three horizontal solid panels.

On the east or rear elevation, the grade drops so that the building's foundation is exposed. The rear elevation features a chimney flu and two boarded-up windows.

The interior has been completely remodeled and covered with sheet rock. No original interior features remain.

A concrete island for gas pumps and a Colonial Revival light post that probably dates from the 1970s or 1980s is situated in front of the building.



Figure 60: Dumas Family House and Grocery Store, store southeast corner



Figure 61: Dumas Family House and Grocery Store, store east elevation



Figure 62: Dumas Family House and Grocery Store, store southeast corner



Figure 63: Dumas Family House and Grocery Store, store east elevation



Figure 64: Dumas Family House and Grocery Store, store north elevation

The Dumas House stands immediately north of the store. The house is a one-story, gable-front, brick bungalow. The west front elevation is slightly asymmetrical with an off-center door located between flanking windows. Shutters with crescent moon cut-outs highlight each window. A gabled stoop with exposed raftertails and square posts shelters the single-leaf front door. The door is a six-panel, modern

replacement door. The front gable end is clad in asbestos siding and a lattice attic vent. The asbestos siding is likely original.

The south elevation retains original fenestration, but the windows are modern replacements.

A frame, gabled wing or early addition is attached to the east or rear elevation. A shed-roof addition is attached to this ell. The ell and shed addition are covered in asbestos siding.

A straight chimney flanked by windows and a side-gable, frame wing covered with asbestos siding punctuate the north elevation. A tripartite picture window occupies the side-facing gable wing.

All windows and exterior doors are modern replacements.

The investigator did not gain access to the interior of the house.

Directly behind the house is a gable-front garage with board-and-batten siding that appears to date from the 1980s. Also behind the house is a modern metal garage building.



Figure 65: Dumas Family House and Grocery Store, house west elevation



Figure 66: Dumas Family House and Grocery Store, house west elevation



Figure 67: Dumas Family House and Grocery Store, house north elevation



Figure 68: Dumas Family House and Grocery Store, house north elevation detail



Figure 69: Dumas Family House and Grocery Store, house north elevation detail



Figure 70: Dumas Family House and Grocery Store, house south elevation



Figure 71: Dumas Family House and Grocery Store, outbuilding

History and Architectural Context

In 1926, Avery's Creek Realty Company subdivided the lands of M.J. West, creating Westhaven on the east side of Brevard Road at its intersection with Long Shoals Road. The initial plat shows two commercial buildings, one on the northeast corner and one on the southeast corner of that intersection. The northern building is labeled as a garage, but its orientation is different from the present building and is outlined with a dashed line. A Dumas descendent reported that there was not a building here before her family purchased the lots, so the building on the plat was likely a representation of where such a building might go.

Millard Dumas, Sr., Millard, Jr., and Oleta Dumas bought the lots on which this store and house stand in 1939. A current neighbor of the complex stated that the Dumas family built the house and store at the same time in "the late 1930s," which comports with the documentation and with the construction and style of the buildings. A daughter of Millard, Jr., and Oleta Dumas reported that her parents, her grandfather, and her uncle built the house and store in 1932, but the purchase date is in 1939. While the Dumas family collectively owned and operated the store, it was Millard, Jr. and Oleta, along with their children, who lived in the house.³¹

In the 1950s, advertisements for Dumas Grocery in Avery's Creek ran in the Asheville Citizen-Times, and an obituary for Lois Dumas notes that she and her husband, Eugene Dumas, ran Dumas Grocery in Avery's Creek. Eventually, Millard, Jr., and Oleta bought out the other Dumas family members and became the sole owners of the complex.³²

During the 1970s, the building was known as Steele's Grocery Store, and in the early 1980s, the current owner, Daniel Boone, started Boone's Store here. He eventually moved Boone's to a new facility across the road, and today, Adam Boone operates a car dealership from the property. The Dumas family sold the property to the Boones in 1998.³³

The Dumas complex stands at the main intersection of the Westhaven subdivision, platted just as Asheville's early twentieth century development and booming economy reached their peak and began a downward plunge.³⁴ Westhaven was never fully built-out. It has very few houses from the 1920s, and most of few houses built in the development appear to date from the mid-twentieth-century. This store and house reflect that, having been built not at the subdivision's opening, but in the late 1930s just as the national economy was recovering from the Depression but before the onset of World War II and its associated materials-rationing.

³¹ Adam Boone, interview with the author, March 23, 2018, and Anita Cole, telephone interview with the author, April 10, 2018.

³² Boone and Cole interviews.

³³ Boone and Cole interviews.

³⁴ Swaim, 44.

Comparable Examples

House and store complexes can be found across Buncombe County, and most appear to date from the 1920s or 1930s. The stone house and stone gas station at the intersection of Old Leicester Highway and Erwin Hills Road is a particularly rich and intact example with the enclosure of the gas station's porte cochere being mostly transparent and likely easily reversible.

For a relatively common and utilitarian building type to be eligible for National Register listing, it must retain architectural integrity because even small changes significantly diminish the architectural integrity of buildings that were relatively plain to begin with.



Figure 72: House and Garage at Newfound Road and N.C. Highway 63



Figure 73: House and Garage at Newfound Road and N.C. Highway 63

The house and gas station at the intersection of Old Leicester Highway and Ervin Hills Road is likely eligible for the National Register. Among the house-and-store complexes seen in southern and western Buncombe County, this site was particularly intact and features a sophisticated use of Craftsman and Rustic Revival elements commonly found in the county's historic building stock. The porte cochere of the gas station has been enclosed, but the original stone piers could be seen inside the enclosure. The enclosure, including the platform floor, appears to be reversible. The house retains original windows and what appears to be an original front door.



Figure 74: House and Gas Station at Old Leicester Highway and Ervin Hills Road



Figure 75: House and Gas Station at Old Leicester Highway and Erwin Hills Road

National Register Evaluation

Integrity

The Dumas Family House and Grocery Store retains integrity of location, setting, and feeling because it has not been moved and it is situated at a crossroads. It also retains its association with rural commerce as a crossroads grocery store. Various exterior design and material changes have obscured the buildings' original appearance and diminished their integrity of design, materials, and workmanship.

Criteria Evaluations

The Dumas Family House and Grocery Store is not eligible for the National Register of Historic Places under Criterion A for association with an event or broad pattern of history. Though the building retains its association with rural commerce, and integrity of location, setting, and feeling, changes to the buildings' designs and materials have obscured the buildings' associations. The loss of historic windows and doors, and in the store the loss of historic fenestration, have altered the buildings and diminished their integrity of design and materials. Collectively, they are no longer a good or intact example of a house-store complex. Other more intact complexes can be found in Buncombe County, including the house and store at Old Leicester Highway and Erwin Hills Road, which better communicates its historic association with the county's rural commercial enterprises.

The Dumas Family House and Grocery Store is not eligible for the National Register of Historic Places under Criterion B. None of the Dumas family members nor later owners of the house and store are known to have been significant historically.

The Dumas Family House and Grocery Store is not eligible for the National Register of Historic Places under Criterion C. Because both buildings were always plain with minimal stylistic expression or ornamentation, the loss of historic windows and doors represents substantial alterations and has eliminated significant architectural references for both buildings. Furthermore, the house and store at Old Leicester Highway and Erwin Hills Road retains greater architectural integrity and is a significantly richer example of this resource type. The porte cochere has been enclosed but stone piers can be seen behind the glass enclosure.

The Dumas Family House and Grocery Store is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Evaluation: Westhaven Gas Station

Resource Name	Westhaven Gas Station
HPO Survey Site Number	BN 6359
Street Address	1900 Brevard Road
PIN	963454071400000
Construction Dates	Ca. 1925
NRHP Recommendation	Not Eligible



Description

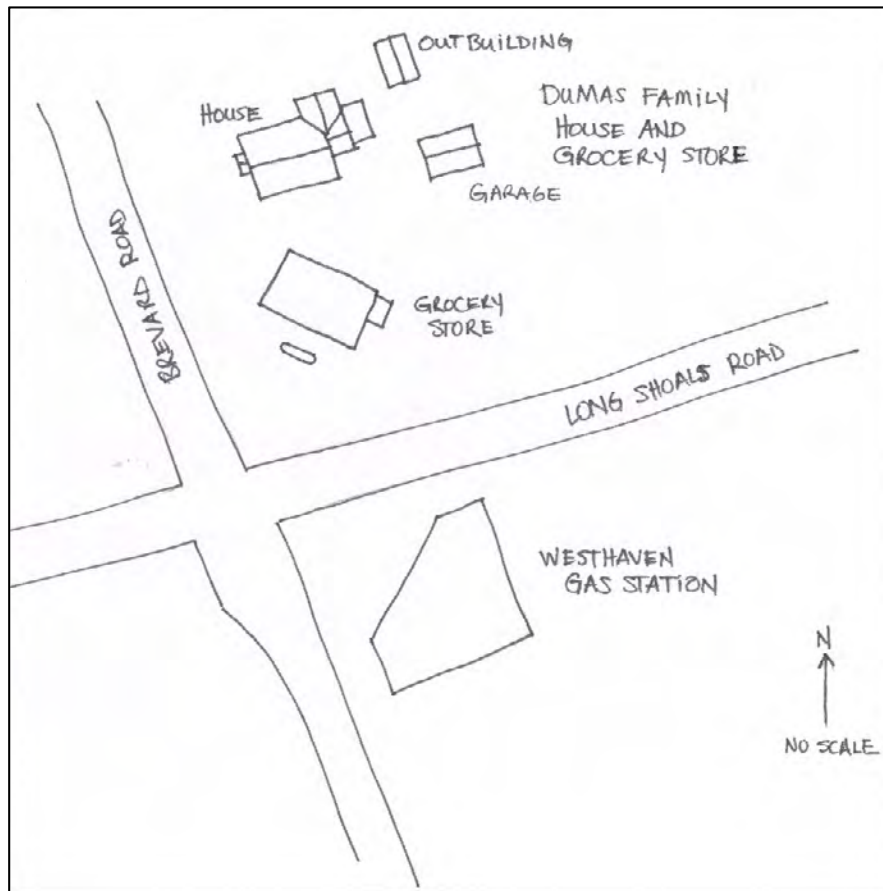


Figure 76: Westhaven Gas Station Site Plan

The Westhaven Gas Station has five sides with three of the five facing the intersection and constituting the façade. The façade's center section faces northwest to the intersection and contains a centered, single-leaf front door with a transom. Large storefront windows with transoms flank this door. In the outer bays of the façade's center section are large window openings. The north window opening is filled with metal casement windows. The south window opening is filled with store front windows and an added door with a transom topping the composition. A narrow sign panel is slightly recessed in the wall, centered on the façade. Above the sign panel, the wall extends up to a stepped parapet.

The façade's short, north elevation faces Long Shoals Road and contains a garage bay opening with a modern garage door. The façade's short, west elevation faces Brevard Road and contains a group of three windows with multi-light transoms. A section of infill brick suggests that a second window also occupied this elevation.

The east elevation features three large metal casement windows. The south elevation also contains metal casement windows with three extant windows and two bricked-in window openings. The south elevation also includes regularly spaced buttresses.

The building's roof could not be seen because of a parapet wall but is assumed to be flat or slightly sloped.

The space in front of the building is paved from the building to the edge of the road. Behind the building, weeds and grasses cover the ground. A small concrete parking pad is located along the east elevation, off Long Shoals Road.

The investigator was not able to gain interior access.



Figure 77: Westhaven Gas Station, north elevation



Figure 78: Westhaven Gas Station, facade showing north, northwest, and west elevations



Figure 79: Westhaven Gas Station, northeast corner



Figure 80: Westhaven Gas Station, east elevation



Figure 81: Westhaven Gas Station, south elevation



Figure 82: Westhaven Gas Station, west elevation

History and Architectural Context

The name of this building, Westhaven Gas Station, is derived from its use as a gas station and its appearance on a plat map of the Westhaven subdivision.

In 1926, Avery's Creek Realty Company subdivided the lands of M.J. West, creating the Westhaven neighborhood on the east side of Brevard Road at its intersection with Long Shoals Road. The initial plat shows two commercial buildings, one on the northeast corner and one on the southeast corner of that intersection. Both buildings are outlined in dashed lines, and the northern building is in a different location than the extant building at that corner. On the southern corner, the outlined building is in the location of this extant building, but its footprint is slightly different: the illustrated building is square but oriented on a diagonal whereas the existing building is a square with its northwest corner truncated to create a diagonal façade and a five-sided building. Tax records suggest this building dates from 1925. Despite the differences in the illustrated and current buildings, it is likely that this gas station dates to the mid-1920s.

The West family, who had previously owned the land on which the Westhaven subdivision was platted, owned the lots on which this building stands until the 1930s when the Wests defaulted on a loan and this gas station was sold at auction in 1938. Ethan S. and Irene Koon were the highest bidders. Ethan Koon was the secretary and vice president of the Asheville Oil Company, which he founded in 1922. In 1951, the Asheville Oil Company sold the property to Sea-Nic, a real estate company also owned by the Koon family.³⁵

Oral tradition records that the Corn family had operated a hardware store here, but that operation closed more than twenty-five years ago. The Corn family did not own the building, and no references to the Corn store was found in newspapers or business directories; however, their association with the building was repeated by three separate individuals. Also, according to neighbors, Cecil Gordon and Dave Marcis, NASCAR drivers who raced in the 1960s through the 1990s, used this as a shop at some point. This association could not be firmly documented.³⁶

The building is still used as a workshop and remains in the ownership of the Koon family's real estate company.

³⁵ J.P. Kitchin, trustee, to E.S. and Irene Koon, Buncombe County Deed Book 509, page 253, August 25, 1938; Asheville Oil Company to Sea-Nic Enterprises, Inc., Buncombe County Deed Book 713, page 681, December 15, 1951; and Carolyn Humphries, "Kimberly Amendment to the Grove Park Historic District National Register Nomination," 1990, section 7, page 27.

³⁶ Boone and Cole interviews, and a conversation with an unidentified neighbor of the property.

Comparable Examples

Masonry roadside garages, workshops, small industrial buildings, and gas stations from the 1920s through the remainder of the twentieth century are fairly common in Buncombe County. Jerry's Garage, a stone example in Leicester, is particularly intact and architecturally interesting. Jerry's Garage is a contributing resource in the Leicester Historic District, which was determined eligible for the National Register of Historic Places in 2000. While that report does not evaluate this resource individually, it is likely that is eligible as an intact example of an automobile garage. It retains original windows and rock veneer. The garage doors have been replaced with modern doors, but other features remain. Additionally, its stone exterior combined with a rounded corner on the building's southwestern corner reflects an unusual combination of Moderne styling common to mid-century gas stations and garages and the locally popular Rustic Revival.



Figure 83: Newfound Grocery at 581 Newfound Road



Figure 84: Garage at the corner of New Leicester Highway and Alexander Road



Figure 85: Garage at the corner of New Leicester Highway and Alexander Road



Figure 86: Garage at N. Beverdam Road and Enka Lake Road



Figure 87: 1264 New Leicester Highway



Figure 88: Garage at 880 N.C. Highway 251



Figure 89: 51 Old Candler Town Road

National Register Evaluation

Integrity

The Westhaven Gas Station retains integrity of location, setting, feeling, and association as a corner gas station and store. It has been altered over time with the replacement of the front door and changes to the windows and window openings, which diminished its integrity of design, materials, and workmanship.

Criteria Evaluations

The Westhaven Gas Station is not eligible for the National Register of Historic Places under Criterion A for association with an event or broad pattern of history. The station's alterations are minimal, but it is one of many similar gas stations and garages found across Buncombe County. This gas station's role in rural commerce and the history of gas station development in Buncombe County is not known to be significant. To be eligible for the National Register for its association with the history of gas stations and garages in Buncombe County, Westhaven Gas Station would need to be an older example of its type or be associated with some distinctive component of the history of the county's gas stations. For example, if this had been the Koon family's or Asheville Oil Company's first gas station, the building would likely be eligible, even if architecturally altered.

The Westhaven Gas Station is not eligible for the National Register of Historic Places under Criterion B. None of the West family members are known to have been significant historically. While the Koon family was notable in the local oil industry and has owned the building for many years, Ethan and Irene Koon's house still stands in Grove Park and is a contributing structure to the Grove Park National Register Historic District. Furthermore, the Koon family and Asheville Oil Company owned numerous gas stations across Asheville and Buncombe County.

The Westhaven Gas Station is not eligible for the National Register of Historic Places under Criterion C. It is not a significant or distinctive example of its type (gas station), period of construction (1920s), or method of construction. Furthermore, it is not the work of a master nor does it possess high artistic values. Because the building was always utilitarian and very simply finished, unlike Jerry's Garage in Leicester, the Westhaven Gas Station would need to retain more architectural integrity to be eligible for the National Register. The building has lost some original fenestration and the original front door, which diminishes its integrity of design and materials.

The Westhaven Gas Station is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Evaluation: Avery's Creek Christian Church

Resource Name	Avery's Creek Christian Church
HPO Survey Site Number	BN 240
Street Address	1927 Brevard Road
PIN	963453077500000
Construction Dates	1891
NRHP Recommendation	Not Eligible



Description

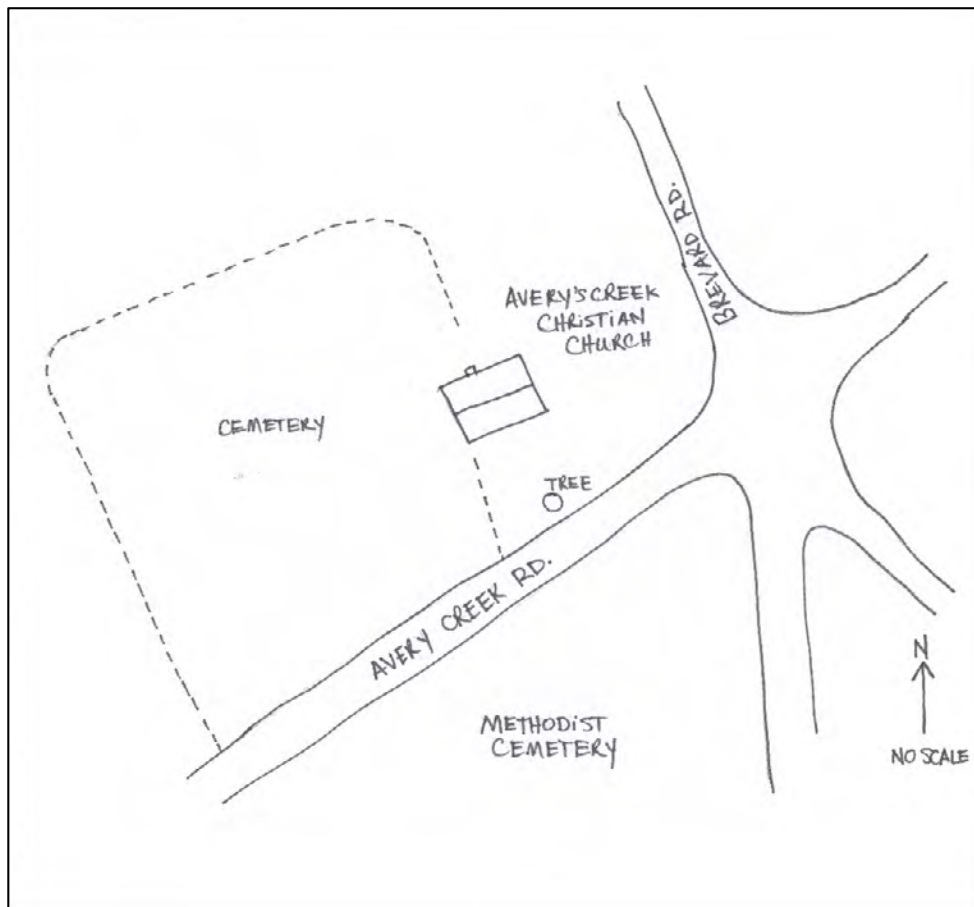


Figure 90: Avery's Creek Christian Church Site Plan

Avery's Creek Christian Church is a gable-front, traditional church building. A modern, double-leaf door with a modern transom is centered on the front elevation. Cementitious, modern scalloped-edge shingles cover the gable end, and a modern, vinyl, octagonal attic vent is centered in the gable, but at a higher position than the original attic vent. These shingles and the existing vinyl siding were added to the building around 2010. Based on the SHPO survey file for the building, the original siding was plain weatherboards with wooden, scalloped-edge shingles and an octagonal attic vent in the gable end. Half-round stairs lead up to the front door.

The south elevation is symmetrical with three windows. The windows are all modern, vinyl replacements.

The west elevation features a modern door. It is not known if this door opening was added or if the existing door replaced an earlier door. The west elevation's gable end repeats the front with cementitious, scalloped shingles and a vinyl attic vent.

The north elevation houses two windows with a door instead of a window in the rear bay. Between the door and one of the windows is a chimney flu that has been covered in vinyl siding. Prior survey photographs from 1981 show this as a concrete block flu.

Asphalt shingles cover the roof and the building stands on a continuous fieldstone foundation.

The investigator did not gain access to the interior, but by looking through a window, the investigator could see original pews. The flooring may also be original, but the walls are finished with sheetrock and the ceiling is covered with modern acoustic tile. A current member confirmed that these pews are original and that the walls and ceiling materials are modern.³⁷

The front church yard is open lawn. A very large, mature tree stands on the south edge of the property, along the Avery's Creek Road.

The church's cemetery spreads out behind the building. The website, findagrave.com, records 292 burials in the cemetery. A notable number of graves are marked only with standing, uncarved fieldstones. Carved markers range from late-nineteenth and early-twentieth-century markers including small obelisks and standing tablets decorated with willows, upward pointing hands, and draped fabric to standard, mid- and late-twentieth century, granite tablets. The earliest grave the investigator saw memorialized John Lance, who died in 1891. One notable grave was not legible, but was a concrete, upright marker with small, round river rocks set into the concrete and a recess covered with Plexiglas to house an artificial flower arrangement.

The cemetery across the road to the south is associated with the Avery's Creek Methodist Church, which stood with the cemetery until the congregation built a new sanctuary in the 1950s on the east side of Brevard Road, southeast of Avery's Creek Christian Church.

³⁷ Beatrice Bailey, telephone interview with the author, March 30, 2018.



Figure 91: Avery's Creek Christian Church, northeast corner



92: Avery's Creek Christian Church, northeast corner, SHPO survey photograph



Figure 93: Avery's Creek Christian Church, east elevation



Figure 94: Avery's Creek Christian Church, southeast corner



Figure 95: Avery's Creek Christian Church, south elevation



Figure 96: Avery's Creek Christian Church, southwest corner



Figure 97: Avery's Creek Christian Church, northwest corner



Figure 98: Avery's Creek Christian Church, north elevation



Figure 99: Avery's Creek Christian Church, cemetery



Figure 100: Avery's Creek Christian Church, cemetery



Figure 101: Avery's Creek Christian Church, cemetery, obelisk



Figure 102: Avery's Creek Christian Church, cemetery, concrete and stone marker



Figure 103: Avery's Creek Christian Church, cemetery, concrete and stone marker



Figure 104: Avery's Creek Christian Church, cemetery

History and Architectural Context

Conflicting reports put the Avery's Creek Christian Church construction date at 1870, 1885, or 1891. This may be the result of confusion between congregational changes and physical church construction. Architectural historian Douglas Swaim dates the building to 1891, which is more in keeping with its

appearance when compared with other church buildings in the county that have more certain construction dates.

Around 1870, Methodists built a new log building that became a union church, hosting Baptists, Methodists, and Christians. In the mid-1880s, the union church experienced some congregational changes and, around 1890, the congregations split to form separate congregations. The Methodists and Christians both hired Merit Graham and Moses Cochrane to build new sanctuaries at this intersection: the Methodists built on the south side of Avery's Creek Road and the Christians constructed this edifice on the north side of Avery's Creek Road.³⁸

The Avery's Creek Christian Church was completed around 1891. The Methodists' building was torn down in the 1950s when they built their current sanctuary on the east side of Brevard Road.

In 2010, the congregation renovated Avery's Creek Christian Church by covering it with synthetic materials and replacing all windows, doors, and a transom.³⁹

The church dates from a period of prosperity for Asheville specifically and to a lesser extent, the county. In 1880, the first train arrived in Asheville after many years of construction that included seven tunnels between Old Fort and Asheville. The railroad brought commerce, tourists, and wealth to Asheville, and although rural residents generally continued with subsistence farming and the construction of log houses and I-houses, the rural population was growing, beginning to prosper, and becoming more fashion-conscious as carpenters began adding Queen Anne and Gothic flourishes to their repertoires.⁴⁰

Such carpenters, including Will Waldrop who worked in the Sandy Mush area near Leicester, and Merit Graham and Moses Cochrane, whose work is seen here, added fanciful sawnwork, spindlework, brackets, and shingles to houses and churches. Waldrop's work at Payne's Chapel features a sawnwork brace across the gable peak, an open belfry, and an elaborately carved, triangular attic vent. This church was built about 1889. Architectural historian Douglas Swaim notes that most rural churches from the late-nineteenth and early-twentieth centuries were "small, gable-roof structures on rectangular plans, entered on a gable end so that even the simplest suggest a traditional temple form."⁴¹ Avery's Creek Christian Church is one such example.

Comparable Examples

Many churches in Buncombe County are brick and appear to date from the 1950s when general post-war economic prosperity allowed many churches to replace older sanctuaries, but some intact, frame, late-nineteenth and early-twentieth-century churches remain.

³⁸ Doris Cline, ed. *The Heritage of Old Buncombe County, North Carolina, Volume II* (Winston-Salem, NC: Hunter Publishing Company, 1987), 27; Bailey interview; and Avery's Creek Christian Church survey file, BN 240, North Carolina State Historic Preservation Office, Western Office.

³⁹ Bailey interview.

⁴⁰ Swaim, 77, 85.

⁴¹ Swaim, 87.

Gudger Chapel (BN 409) features a vernacular bell tower, but it has been covered in vinyl siding and has a significant addition to the side elevation. Sandy Mush Methodist Church is another good example of a frame church, but it, too, has been covered with aluminum siding.

Payne's Chapel (BN 583) in Sandy Mush is an intact example of a gable-front church set in what has been described as one of the county's most intact historic cultural landscapes.⁴² While the area retains its integrity as a potential rural historic district (the Sandy Mush Historic District was added to the State Study List in 1979), the Chapel has been covered with vinyl siding, received replacement windows, lost notable window surrounds, had its open belfry replaced with a much plainer steeple, and been expanded with an addition on the side elevation. The building does retain an elaborate triangular attic vent and spindlework brace across the gable end, but its overall gable-front form has been compromised with the addition and subtle but noticeable molding has been removed or covered.

Roberson Chapel (BN 628), also in the Sandy Mush area, is a much plainer gable-front church,. Roberson Chapel appears to remain unaltered from its turn-of-the-twentieth-century construction, and is likely eligible for the National Register as an example of a simple, rural church.

Because churches must derive their significance from their architecture or history, and because none of these churches are known to have particular historic significance, their eligibility relies on their architectural significance and integrity. For rural examples such as Roberson Chapel, where simplicity of design was key, the absence of any alterations is particularly important. At Gudger Chapel, Payne's Chapel and Avery's Creek Christian Church, retention of the original fabric, including embellishments such as spindlework, attic vents, and decorative shingles, as well as more subtle elements such as watertables, drip caps above the windows, and original windows must be present to meet Criterion C and Criteria Consideration A.

⁴² Swaim, 100.



Figure 105: Grudger Chapel, BN 409, Grudger Chapel Road



Figure 106: Payne's Chapel, BN 583, at Sandy Mush Creek Road and Big Sandy Mush Road



Figure 107: Sandy Mush Methodist Church, 393 Sandy Mush Road (Google Street View image used due to a funeral in progress when the investigator made the site visit)



108: Roberson Chapel, 1052 South Turkey Creek Road

National Register Evaluation

Integrity

The Avery's Creek Christian Church retains integrity of location, setting, feeling, and association as a crossroads church with an associated cemetery. It retains its mass and scale and fenestration, but the application of vinyl siding and cementitious gable shingles, the replacement of all doors and windows, and the installation of new wall and ceiling materials on the interior has detracted significantly from its integrity of design, materials, and workmanship.

Criteria Evaluations

The Avery's Creek Christian Church is not eligible for the National Register of Historic Places under Criterion A and Criteria Consideration A for an association with an event or broad pattern of history. Neither the building nor the cemetery are associated with any historic event or pattern of secular history, nor is it known to have particular historic significance within the history of the Church of Christ in Buncombe County.

The Avery's Creek Christian Church is not eligible for the National Register of Historic Places under Criterion B. No one associated with the church or its construction is known to have been significant historically.

The Avery's Creek Christian Church is not eligible for the National Register of Historic Places under Criterion C and Criteria Considerations A and D. The church building has been significantly altered with modern materials. All exterior materials have been covered or replaced within the last ten years. Similarly, the walls and ceiling inside have been covered or replaced with sheet rock and acoustic tiles. Only the floor and pews remain. The cemetery contains a significant number of burials marked with a typical assortment of markers dating from the late-nineteenth through the present day, but it is not artistically significant.

The Avery's Creek Christian Church is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

The Avery's Creek Christian Church does not meet Criterion Consideration A regarding religious properties, which states that a religious property must derive its primary significance from architectural or historical distinction or historical importance. Because Avery's Creek Christian Church is not associated with any important or distinctive historical event or pattern of events and because it does not retain architectural integrity, it does not meet Consideration A.

The Avery's Creek Christian Church Cemetery does not meet Criterion Consideration D regarding cemeteries, which states that a cemetery is eligible if it derives its primary significance from graves of

persons of transcendent importance, from age, from distinctive design features, or from association with historic events. The cemetery is very typical of its region. Its markers are neither particularly old nor artistically distinctive. The layout of the cemetery is not distinctive, and the cemetery is not associated with historic events. Furthermore, the graves are not of persons of transcendent importance. Therefore, the site does not meet Criterion Consideration D.

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