

**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

May 27, 2020

MEMORANDUM

TO: Kate Husband, Architectural Historian klhusband@ncdot.gov
NCDOT/EAU/Historic Architecture Group

FROM: 
Renee Gledhill-Earley
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, U-5783, US 64 Widening west of Hendersonville, Henderson County, ER 15-2795

Thank you for your May 16, 2020, transmittal of the above-referenced report. We have reviewed the report and offer the following comments.

W.J. Davis House (HN1127)

We concur that the W.J. Davis House (HN1127) is eligible for listing in the National Register for its local architectural significance under Criterion C. Rather than following the parcel lines entirely, we recommend that the following modifications be made to the DOE boundary illustrated on page 37 of the report. Because the tax parcel represents the residual land that was previously associated with an 80-acre property, the northern and eastern DOE boundaries should instead follow the edge of pavement along White Pine Drive and Shaws Creek Farm Road, respectively.

Johnson House (HN1986)

We concur that the Johnson House (HN1986) is not National Register-eligible under any criteria, but not for the reasons outlined. The report begins the circa 1947 dwelling's history in the early 1980s and appears to dismiss the history surrounding its mid-twentieth-century construction and context, which includes other stone dwellings from the first half of the twentieth century such as the nearby National Register-listed Arthur W. Moore House (1936) and the Study-Listed Samuel Childs House (1923), both of which are quite close or accessible from U.S. 64/Brevard Road. Another recently National Register-listed comparable property is the Otto King House (1950), to the east of Hendersonville. The architectural description describes the property as a "styled Alphabet Ranch House," which is a subtype defined in *The Ranch House in Georgia: Guidelines for Evaluation*, but not used in North Carolina. The report dismisses eligibility under Criterion B 1980 forward and does nothing to document the property's history from 1947 to 1980. Nevertheless, we believe that alterations post-dating its construction and into the late 1900s mean that the property is unlikely to meet the National Register integrity standards even if it is significant for its association with an important individual from 1947 to 1970. We question the property's description as a ranch house of any type. It appears more consistent with

cottages and other modestly sized stone-veneered (and some load-bearing masonry) houses of the second quarter of the twentieth century, with specific examples listed above.

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 919-814-6579 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

Historic Structures Survey Report Widen US 64 from SR 1180 (Blythe Street) to SR 1173 (White Pine Drive)/SR 1186 (Daniel Drive)

Henderson County, North Carolina

T.I.P. No. U-5783
WBS No. 44354.1.R1
PA No. 16-02-0130



New South Associates, Inc.

Historic Structures Survey Report
Widen US 64 from SR 1180 (Blythe Street) to
SR 1173 (White Pine Drive)/SR 1186 (Daniel Drive)

Henderson County, North Carolina

TIP No. U-5783
WBS No. 44354.1.R1
P.A No. 16-02-0130

Report submitted to:

North Carolina Department of Transportation, Environmental Analysis Unit
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Mary Beth Reed – Principal Investigator

Brittany Hyder – Historian and Author

May 1, 2020 – Final Report
New South Associates Technical Report 3097

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) proposes to widen United States Highway (US) 64 from State Route (SR) 1180 (Blythe Street) in Henderson County to SR 1173 (White Pine Drive)/SR 1186 (Daniel Drive) in Hendersonville, the Henderson County seat (WSB No. 44354.1.R1). This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). A NCDOT architectural historian defined the Area of Potential Effects (APE) as the project site, adjacent parcels, and all properties within the viewshed that may be impacted by the project. The NCDOT subsequently determined that two resources located along the project corridor warranted an intensive National Register eligibility evaluation. These resources are the subject of this report.

On March 9, 2020, the NCDOT contracted with New South Associates, Inc. (New South) to undertake the evaluation of these properties. On March 25, 2020, New South architectural historian, Brittany Hyder, surveyed and documented the NCDOT identified properties for intensive study and a NRHP eligibility evaluation. As a result of this study and additional research, for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, New South recommends that the W.J. Davis House (HN1127) is individually eligible for listing in the NRHP and the Johnson House (HN1986) is not eligible for listing in the NRHP.

Table 1. Surveyed Properties

Survey Site #	Resource Name/Address	NRHP Eligibility Recommendation
HN1127	W.J. Davis House, 1109 White Pine Drive, Hendersonville	Eligible, Criterion C
HN1986	Johnson House, 21 Oak Creek Lane, Hendersonville	Not Eligible

TABLE OF CONTENTS

MANAGEMENT SUMMARY i

1.0 PROJECT DESCRIPTION AND METHODOLOGY1

2.0 PROJECT AREA HISTORIC CONTEXT5

3.0 W.J. DAVIS HOUSE (HN1127)13

4.0 JOHNSON HOUSE (HN1986).....39

REFERENCES CITED.....53

1.0 PROJECT DESCRIPTION AND METHODOLOGY

The NCDOT proposes to widen U.S. Highway 64 (US 64) from SR 1180 (Blythe Street) in Henderson County to SR 1173 (White Pine Drive)/SR 1186 (Daniel Drive) in Hendersonville (WSB No. 44354.1.R1). The project area is partially within the city limits of Hendersonville, the Henderson County seat, and the Town of Laurel Park. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/ NCHPO/FHWA/USFS 2015). A NCDOT architectural historian defined the Area of Potential Effects (APE) as the project site, adjacent parcels, and all properties within the viewshed that may be impacted by the project and conducted a site visit to identify and assess all properties with resources approximately 50 years of age or more within the APE. Subsequently, the NCDOT determined that two properties warranted an intensive National Register eligibility evaluation. They are the subject of this report.

On March 9, 2020, the NCDOT requested that New South Associates, Inc. (New South) survey and evaluate the properties at 1109 White Pine Drive and 21 Oak Creek Lane and prepare a report evaluating their eligibility for listing in the NRHP. One of the properties, the W.J. Davis House (HN1127) at 1109 White Pine Drive, had been previously surveyed by Michael Williams during the 1980 Henderson County Architectural Survey. In April 2020, North Carolina State Historic Preservation Office (HPO) assigned survey site number HN1986 to the Johnson House at 21 Oak Creek Lane (Table 1).

Table 1. Intensively Surveyed Resources

Survey Site #	Resource Name	Address
HN1127	W.J. Davis House	1109 White Pine Drive, Hendersonville
HN1986	Johnson House	21 Oak Creek Lane, Hendersonville

Prior to fieldwork, the statewide architectural survey records of the HPO were reviewed using HPOWEB, their online GIS service, which showed one previously surveyed property in the APE. Historic topographic maps and aerial photographs were viewed at historicaerials.com, nationalmap.gov, the North Carolina Maps collection online at the University of North Carolina, and the U.S. Geological Survey's (USGS) historical topographic map collection. Property information was obtained from the Henderson County Online GIS Mapping System. Deed records were searched through the Henderson County Register of Deeds Remote Site. The genealogy and local history resources in the North Carolina Collection, historic newspapers, census records, and U.S. City Directories were also consulted.

On March 25, 2020, New South architectural historian, Brittany Hyder, surveyed the following resources: the W.J. Davis House at 1109 White Pine Drive (HN1127) and the Johnson House (HN1986) at 21 Oak Creek Lane. The exteriors of the dwellings and outbuildings were documented,

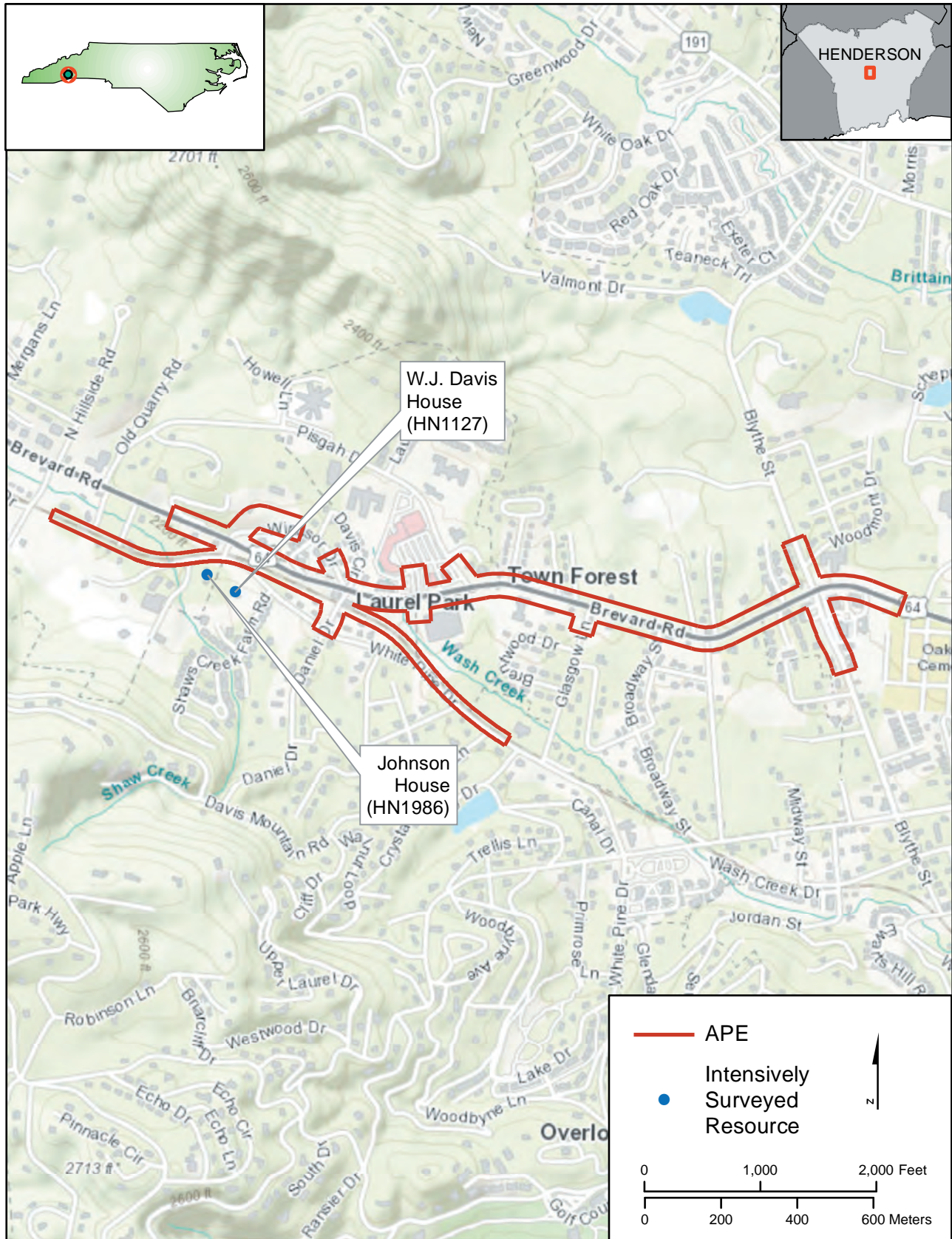
and interior photographs of the W.J. Davis House were obtained from 5Star Real Estate Pros. Multiple attempts to contact the owner of the Johnson House were unsuccessful. As a result, the dwelling's interior was inaccessible. Unless noted, all photographs in this report were taken in March of 2020.

The historical development, architecture, and cultural significance of these resources were assessed and evaluated within their respective contexts according to the established NRHP criteria. Comparable resources were identified through the HPOWEB as defined in the original scope of work. The following resources were referenced to develop a local context and identify comparable resources: *A Guide to the Historic Architecture of Western North Carolina* (Bishir et al. 1999), *Images of America: Flat Rock* (Reuther 2004), *North Carolina Architecture* (Bishir 1990), *The Architecture of Henderson County North Carolina* (Williams 1980b), *West Side Historic District National Register of Historic Places Nomination Form* (Bowers and Blosser 2001).

The results of this intensive-level investigation and NRHP evaluation are presented in the following chapters of this technical report. This report complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); NCDOT's current *Historic Architecture Group Procedures and Work Products*; and the North Carolina HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*.

As a result of this study and additional historic research, New South recommends that the W.J. Davis House (HN1127) is individually eligible for listing in the NRHP and the Johnson House (HN1986) is not eligible for listing in the NRHP.

Figure 2.1. Project Location, APE, and Location of Intensively Surveyed Resources



Source: ESRI Resource Data

2.0 PROJECT AREA HISTORIC CONTEXT

Situated near the southeastern edge of the Blue Ridge Mountains in Western North Carolina, present-day Henderson County occupies one of the largest valleys in the region. Prior to European-American settlement, Henderson County was part of Cherokee Indian territory and was relatively shielded from white settlement by a distinct lack of navigable land routes and waterways. Rugged mountains extending along the county's northwest and southeast borders restricted trade routes and discouraged development. Meanwhile, white settlers from the country's mid-Atlantic region traveled south and east to the Piedmont regions of North and South Carolina. Development patterns and the region's population began to shift after the Cherokee signed the 1785 Treaty of Hopewell. In the years following the treaty, the Cherokee population was forced to surrender the easternmost sections of their lands and the northeastern corner of present-day Henderson County was opened to white settlers. Settlers disregarded the agreed upon boundaries and settlement continued west into the arable valleys (Mattson, Alexander and Associates, Inc. 1996).

Present-day Henderson County developed slowly until the completion of the Buncombe Turnpike in 1827. Following the route of present-day U.S. Highway 25, the Buncombe Turnpike connected Greeneville, Tennessee to Greenville, South Carolina and strengthened the region's connectivity with established towns and rail networks in both states. The stretch between Greenville and Asheville was planked in 1851, which allowed for the easy movement of cash crops from Henderson County subsistence farms. Concurrently, the mild climate in the newly accessible southeastern section of the county, attracted wealthy planters from the South Carolina lowcountry who established summer homes in budding communities like Fletcher and Flat Rock (Mattson, Alexander and Associates, Inc. 1996; Reuther 2004).

Henderson County was formally established by the NC General Assembly in 1838 from lands of southern Buncombe County. The county was named for Leonard Henderson, Chief Justice of the Supreme Court of North Carolina (Corbitt 1987:122). Due to its proximity to the Buncombe Turnpike, the General Assembly chose Hendersonville as the county seat in 1840 and the city was platted in 1841. Judge Mitchell King of Charleston, South Carolina donated 50 acres of his land in present-day Hendersonville for "the erection of the County Court House and public buildings (Bishir et al. 1999:310)." Prior to 1879, the county seat was only accessible by stagecoach line. Residents opened boarding houses and hotels for those passing through on the stagecoach line, while the southeastern section of the county continued to flourish as a summer retreat for lowcountry elites who sought relief from the South Carolina lowcountry's humidity and seasonal diseases like malaria and yellow fever (Reuther 2004:7).

Like most of Western North Carolina, Henderson County was internally divided on the topic of secession and the Civil War. Most Henderson County residents had little stake in the economics of slavery, operating small subsistence farms with few or no enslaved people. The state's plantation

elites and middle-class farmers had long battled over representation and financial measures that protected slaveholders' interests. Most of the counties in Western North Carolina voted against secession and Henderson County was one of six of the state's western counties that provided the largest group of volunteers for the Union Army (Honey 1986). Meanwhile, the families of South Carolina secessionists sought refuge at their established summer homes in Henderson County during the war years inspiring the Confederate Army to camp in Flat Rock in 1864 (Mattson, Alexander and Associates, Inc. 1996).

On July 4, 1879 the Asheville & Spartanburg Railroad reached Hendersonville, encouraging development from the south. The line between Hendersonville and Asheville was completed in 1886 connecting the city to wider rail networks that extended from the Atlantic to the Ohio River Valley. The line was operated by Southern Railway as early as 1900 (Figure 2.1). The entry and expansion of the railroads solidified Hendersonville's place as both a tourist center and a hub for the movement of produce and livestock (Figure 2.2). As of 1894, at least 20 million pounds of produce was shipped from Hendersonville and the city began to develop a diversified economy with dairy farms and creameries, orchards, livestock, and brick manufacturing. The counties abundance of hardwoods including oak, hickory, pine, and chestnut supplied budding furniture manufacturers. Between 1879 and 1908, Hendersonville's city limits were extended one mile in each direction, small hubs including Davis Station (near the W.J. Davis House (HN1127)) popped up along the railroad's spur lines (Figure 2.3). City services including water, sewer, electric, and telephone lines were provided and a bank, a private hospital, a public library, and an opera house were constructed (Mattson, Alexander and Associates, Inc. 1996).

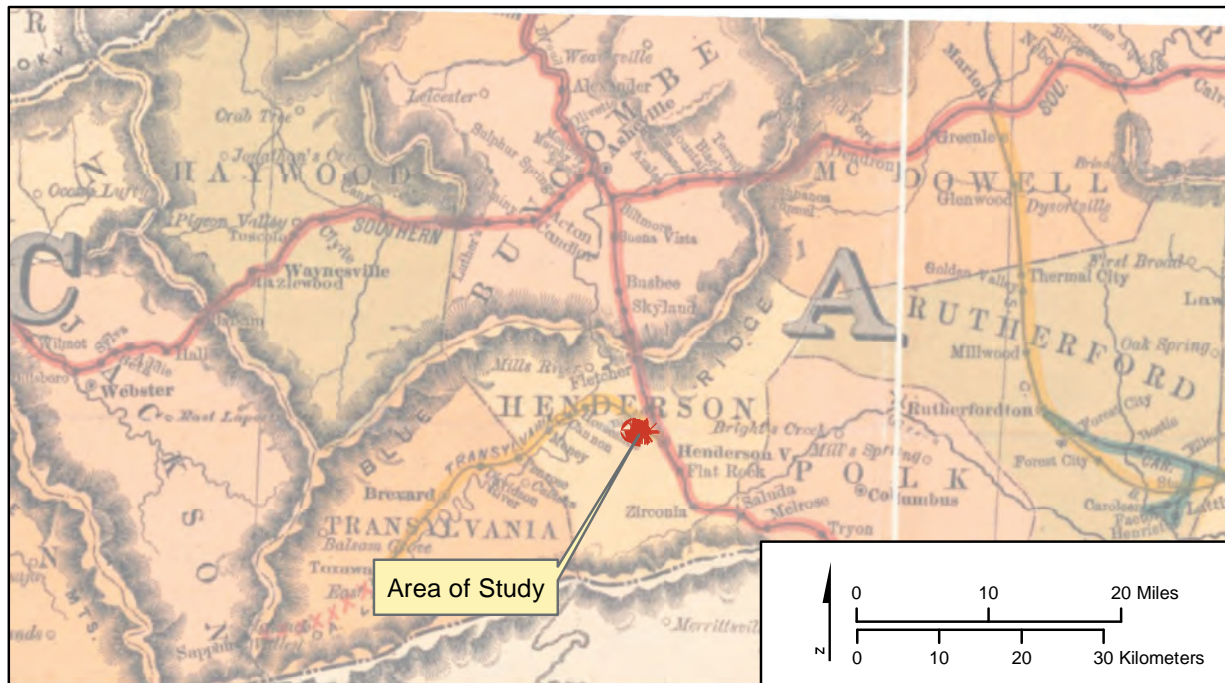


Figure 2.1. NC Railroad Map, 1900 (Southern Railway lines shown in red and miscellaneous roads highlighted in yellow)

Source: Brown 1900



Figure 2.2. Southern Railway Station, Hendersonville

Source: Jody Barber Photographic Collection 1926a

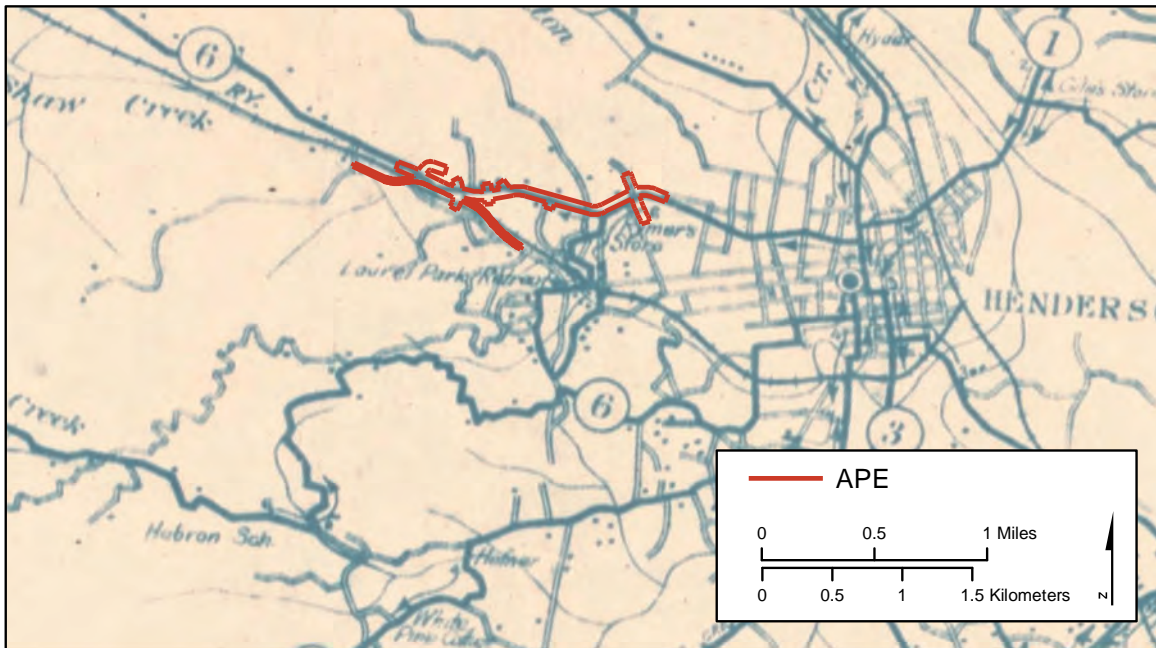


Figure 2.3. Rural Delivery Route Map, 1910-1919

Source: United States Post Office Department 1910

In addition to expanding the county's industries, the railroad aided in the development of nearby resort towns: Flat Rock and Fletcher. By 1900, Hendersonville boasted a year-round population 2,000 residents with 14,000 residents during peak tourist season. Travelers could reach Hendersonville from the South Carolina coast in two days (Mattson, Alexander and Associates, Inc. 1996).

Increased city services and a diversified market altered the city's residential landscape. In 1903, the city's preexisting gasoline streetcar system was electrified. These improved rail lines opened new areas for residential development by decreasing commute times for downtown employees and making the downtown more accessible to shoppers living outside the city. In 1888, Georgia attorney, A.W. Smith, and Hendersonville local, A.W. Pace, joined forces to buy land southwest of town on Echo Mountain. The men founded a residential development centered around the mountains' natural beauty and recreational opportunities. The first wave of cottages, boarding houses, and casinos popped up near the base of the mountain in the late nineteenth century. In 1905, the team founded the Laurel Park Railroad Company that provided a "dummy line" moving passengers from the city center to the picnic areas, dance pavilions, and lakes in Laurel Park and Echo Mountain. The line operated until 1918 solidifying the area's reputation as a summer resort town (Bishir et al. 1999:314).

At the turn of the century, Laurel Park began attracting out of state investors and in 1924 a group of local developers founded the Henoco Club to promote land speculation. Comprised of developer, A.W. Smith, and hotel owners, Sam Hodges and Jake Wells, the Henoco Club ventured to Florida in 1921 to promote Hendersonville. The group paired with investors from Florida to create Laurel Park Estates, a 10,000-acre residential and recreational community (Mattson, Alexander and Associates, Inc. 1996). The group also worked with Commodore J. Perry Soltz, builder of the Fleetwood Hotel in Florida, to design a 15-story hotel near the popular tourist sites, Jump Off Mountain and Jump-Off Rock in Laurel Park. Henry I. Gaines and Beacham & Legrand of nearby Asheville, North Carolina designed the hotel as a replica of the Fleetwood Hotel, the largest hotel in Florida at the time (Figure 2.4). A fully illuminated paved highway was constructed for the movement of construction materials. Due to financial pressures, construction came to a halt in 1926 and Laurel Park Estates was soon bankrupt. The hotel was demolished in 1936 (Town of Laurel Park 2015; Bishir et al. 1999).

Residential development in Laurel Park and Hendersonville stalled during the Great Depression. An economy reliant on tourism and land investment left Hendersonville in a particularly severe depression. In 1930, three of the city's banks closed and at least four hotels closed and were demolished (Mattson, Alexander and Associates, Inc. 1996). In the 1930s, Federal relief programs including the Civilian Conservation Corps and the Public Works Administration provided employment and executed improvement programs. Employees aided in reforestation efforts in the



Figure 2.4. Fleetwood Hotel

Source: Jody Barber Photographic
Collection 1926b

surrounding forests and constructed new buildings on the campuses of Hendersonville High School and Patton Memorial Hospital. Meanwhile real estate developers were committed to enhancing the town's commercial potential as a resort destination. In 1926, the Donald Ross-designed golf course planned for Laurel Park was abandoned. In response, a group of local leaders founded the Hendersonville Country Club and purchased the land. In order to take advantage of relief funds, leaders transferred the title for the land to the city and ownership shifted back to the club in 1945 (Mattson, Alexander and Associates, Inc. 1996). The golf course is located southeast of Laurel Park and Echo Mountain.

The postwar years ushered in an era of prosperity and residential growth. The rising popularity and accessibility of the automobile altered the residential landscape of the nation. Areas outside of downtown central business districts and beyond the rail lines were newly open for development and exploration. In 1899, the Buncombe County Good Roads Association launched the state's "Good Roads Campaign." Chapters of the National Good Roads Association were active throughout the country and North Carolina residents, particularly those in areas reliant on tourism, were intensely aware of the subpar status of their state roads. The movement focused on the construction of new roads and maintaining existing roads and resulted in the foundation of the North Carolina

Good Roads Association (NCGRA) in Raleigh (Ireland 2006). A major road paving campaign was implemented in Henderson County in 1921 and by 1926 there were over 40 miles of paved streets and sidewalks in Hendersonville alone (Mattson, Alexander and Associates, Inc. 1996).

Residential areas, including Druid Hills, Mountain Home, and Hyman Heights, began to spring up along the city's periphery. An influx of new development inspired municipal improvements such as improvements to the city's school system and the construction of a new hospital facility (Mattson, Alexander and Associates, Inc. 1996).

Additionally, improved road systems encouraged a new wave of tourism. The Great Smoky Mountains National Park (approximately 50 miles northwest of Hendersonville) was dedicated in 1934 and construction of the Blue Ridge Parkway began in 1935 (Starnes 2005:5). Meanwhile, the rising popularity of automobiles changed the face of modern American tourism. In contrast to the summering elites of the late nineteenth century, mid twentieth century visitors to Henderson County traveled by car and sought short-term rentals. Tourist courts and motor lodges opened along Hendersonville's high traffic routes that connected popular tourist destinations such as nearby Pisgah National Forest and Lake Lure. When compared to traditional hotels and resorts, these motor courts were low-cost and everything about their construction accommodated automobiles. Most had linear plans and rooms with exterior access that were oriented toward a parking area and allowed families to pull their care directly in front of their rooms. Others featured rows of multiple units or "cottages" often situated along a circular or cul-de-sac. According to the Hendersonville City Directory, by 1960 tourist motor courts had supplanted tradition hotels and boarding houses. As of 1960, 15 tourist courts operated alongside only nine hotels and three boarding houses (Griffith 2013:12).

Post 1950 Henderson County's economy continued to diversify, again through expanded transportation infrastructure. With funding supplied by the Federal Aid Highway Act of 1956, construction of a new restricted access interstate connecting the South Carolina coast to Asheville, North Carolina, Interstate 26 (I-26), began in 1957. The first segment began in the South Carolina lowcountry but by February 1969, the road extended to the North Carolina border. The first North Carolina segment reached Hendersonville in January 1967 and the entire route to Asheville was completed in 1976 (Interstate-Guide 2019). The construction of I-26 improved Henderson County's connectivity and eased the movement of goods and services. Through the 1970s the county's manufacturing and agricultural sectors expanded. Henderson County became the state's leading producer of apples, producing 65 percent of the state's supply (Fain 1980:357). Hendersonville holds an annual Apple Festival that draws visitors from nearby counties to celebrate the fruit, local crafts, and trades. In addition to apples, Henderson County farms exported "truck crops" including potatoes, cabbages, and peas. As of the late twentieth century, approximately 12,000 acres in Henderson County were earmarked for the production of corn. The dairy industry was the county's

third largest agricultural venture. In addition to traditional agriculture, the county relies on a sizable timber industry. As of 1980, over half of the county was occupied by forests that supplied timber, pulp, and Christmas trees (Fain 1980:358).

Prior to construction of I-26, Henderson County's manufacturing sector launched a recovery period after WWII. Corporations including General Electric, Belding Hemingway, Grey Hosiery Mills, and Cranston Prink Works opened facilities in the county. The county also saw a population increase, in part due to a flood of retirees moving into the county. This influx of residents created a real estate boom and between 1940 and 1960 the population grew by over ten thousand residents (Mdm Historical Consultants, Inc. 2016:8).

Henderson County continues to be a summer resort and boasts more youth summer camps than any county in the state. Beginning in 1910, faculty from prestigious schools and religious institutions founded youth summer camps in Henderson County. Laurel Park Summer School and Camp for Boys, headed by faculty of Charleston's Porter Military Academy, led the trend. Between July 1 and August 26, the camp offered recreational opportunities including hikes and an academic focus to students for an \$80 fee and train fair. Twenty-two additional camps opened their doors in the early twentieth century. Camps were directed by schools, non-profits, Christian denominations and by the early twentieth century, Southern Railway had designated trains for campers coming to the region and present-day specialized flights move campers the region from around the nation (Fain 1980:599).

Today Henderson County encompasses a land area of approximately 375.06 square miles and has a population of 115,708 residents primarily employed by the manufacturing, hospitality, education, and health industries (Henderson County, NC Economic Development 2017). In keeping with national trends, Henderson County's manufacturing industries began to wane in the 1970s and 1980s. Today, Pardee Memorial Hospital along with other health facilities and retail ventures including Ingles Markets Inc., a supermarket chain, and Wal-Mart Associates Inc. are the county's top employers. Companies associated with hospitality and tourism have flourished including Sierra Nevada Brewing Co. which recently opened a brewery and taproom in Mills River, approximately seven miles northwest of Hendersonville. A number of automobile manufacturers including Continental Automotive Systems Inc. and Meritor Inc. continue to operate in the county (Henderson County, NC Economic Development 2017).

The project area is partially located at the northeast corner of Laurel Park. In keeping with its historic roots as Hendersonville's first suburb, Laurel Park is characterized by late twentieth-century residential development. While a few dwellings from the 1920s and 1930s dot the landscape, residential development in this area stalled in the 1930s after Laurel Park Estates filed for bankruptcy in 1926 and construction of the nearby Fleetwood Hotel came to a halt (Bishir et al.

1999:315). The collapse of the tourist market during the Depression caused development to remain stagnant until after WWII. The neighborhood's proximity to the Hendersonville Country Club and reputation as a retreat bolstered residential development after WWII. Housing developments including Wildwood Heights and Laurel Park flourished with single-family dwellings between 1955 and 1980. Dwellings in these neighborhoods are primarily representative of the Linear Ranch form with aspects of Streamline Moderne and International styles. Sited along curvilinear roads characterized by dense foliage, dwellings are often built into hillsides to capitalize on the area's mountain views. The area's proximity to US 64, a primary east-west corridor, has encouraged rapid development in recent years. Between 2004 and 2016, a single-family residential development called Shaw's Creek Farm was constructed to the east of the project area. Despite recent development, the area retains features of its recreational and leisure-oriented beginnings. The Oak Hills Racquet and Health Club (now the Hendersonville Racquet Club), which was constructed between 1986 and 1991, sits west of the project area and features condominiums, a health center, and indoor and outdoor courts (NETR Online 2018).

3.0 W.J. DAVIS HOUSE (HN1127)

Resource Name	W.J. Davis House
HPO Survey Site	HN1127
Location	1109 White Pine Drive
PIN	9558793920
Date(s) of Construction	Circa 1880
Recommendation	Recommended Individually Eligible for the NRHP, Criterion C



Figure 3.1. W.J. Davis House, Façade and Setting, Facing Southwest.

3.1 DESCRIPTION AND SETTING

The W.J. Davis House is situated on a 4.49-acre parcel at 1109 White Pine Drive, approximately 2.3 miles west of the Hendersonville city center (Figure 3.1). The parcel, owned by Robert D. and Ruth C. Self, is rectangular in shape and contains land on the south side of White Pine Drive (Figure 3.2). The property sits just west of the Laurel Park town limits, which are delineated by the parcel’s southern and eastern property lines. To the south and east, the parcel is bounded by single-family residences constructed between 2004 and 2016 in the Shaw’s Creek Farm subdivision. The 1.78-acre parcel containing 1947 Johnson House bounds the parcel to the west and the southwestern corner of the parcel abuts a 5.77-acre parcel containing the buildings and courts associated with the Hendersonville Racquet Club (formerly the Oak Hills Racquet and Health Club) built in 1983. A spur of the Southern Railroad extends east to west, directly north of the property, almost parallel to White Pine Drive.

Figure 3.2. W.J. Davis House Parcel Boundary Map



Source: 2019 Google Aerial

The approximately 5,600 square-foot W.J. Davis House sits almost centrally on the parcel atop a high bluff overlooking a grassy lawn and White Pine Drive. The dwelling is accessed by an asphalt surface driveway that travels south from White Pine Drive, paralleling the parcel's eastern boundary before turning west fronting the dwelling and terminating in a paved roundabout that encircles a mature tree. A secondary, unpaved gravel driveway extends from the southeast corner of the asphalt-surface driveway and lends access to a gravel parking area behind the dwelling. The asphalt surface driveway is surrounded by landscaped garden beds containing daffodils, manicured shrubs, and circa 2005 lampposts. The dwelling's one-story, wrap around porch is surrounded by large landscaped beds edged with brick and landscape timbers that contain daffodils and short, manicured shrubs. The approach to the dwelling is flanked by mature trees and the rear yard contains minimal formal landscaping. The southeastern quadrant of the parcel contains circular landscaped beds with mature trees and low shrubs that are edged with rough-cut stone. The remaining section of the rear yard is dotted with mid-sized cherry trees. Dense groves of mature cedar, pine, and oak trees are situated at the northwest and southeast corners of the parcel. An organized row of red cedar trees follows the eastern and southern parcel lines, shielding the dwelling from the surrounding non-historic residential development.

The dwelling's viewshed is characterized by tall, rolling hills dotted with non-historic one-story dwellings. The parcel contains a circa 1900 rectangular plan loft barn with an open shed-roof run at the southeast corner of the lot and an open-frame, gable-roof equipment shed and stone icehouse near the southwest corner of the dwelling (Figure 3.3).

The W.J. Davis House was previously surveyed by Michael Williams during the comprehensive county-wide survey in 1980. The property was re-photographed in May 2000 by Richard Parsons when the dwelling and surrounding 22 acres were for sale (Williams 1980a).

3.2 INVENTORY LIST

The following inventory includes descriptions of the four buildings located on the parcel, beginning with the primary dwelling.

3.2.1. W.J. DAVIS HOUSE

Exterior

According to comprehensive countywide historic architectural survey conducted in 1980, the W.J. Davis House was constructed circa 1880. This two and one-half story frame dwelling features elements of the Picturesque Movement. Stylistically, the dwelling is a restrained expression of the Stick Style with variegated siding and a projecting central tower on the north façade. The main block of the dwelling is rectangular plan with two interior brick chimneys with corbeled

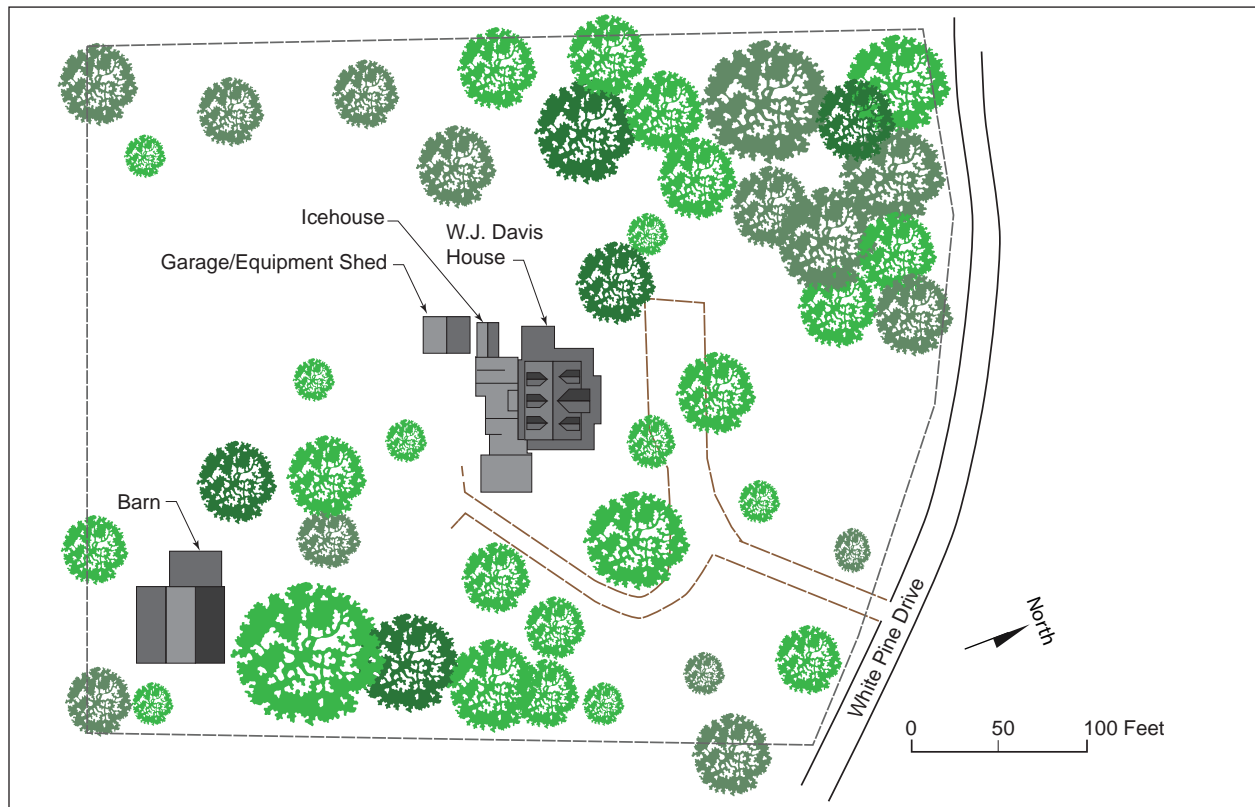


Figure 3.3. Sketch Site Plan of W.J. Davis House

caps and tie rods with a wreath motif. Three iterations of one-story additions extend from the rear (south) elevation. The dwelling is clad in weatherboard siding and rests on a continuous irregular fieldstone foundation. The side gable-roof extends east-west and is clad in asphalt shingles and has block modillions beneath the overhanging eaves. Two gable-roof dormers are situated below the roofline on the north façade, flanking a three-story central tower that occupies and projects from the façade's centermost bay. Each dormer is clad in staggered wood shakes and features curved gable ornament below the soffit. Each dormer contains an original two-over-two, double-hung wood sash window with original molded wood surrounds. A one-story, hipped roof porch extends across the dwelling's north, three-bay façade and wraps partially around the east and west elevations with an original tongue and groove porch floor and beadboard ceiling. Featuring a projecting central bay, this one-story porch is supported by square wood posts with flared trefoil-end brackets. A low, flat-sawn balustrade extends between each post. The main entrance is located centrally on the north façade and is recessed within an arched entrance bay at the first floor of the projecting, three-story tower. This entrance has an original four-panel wood door, the upper panels have semicircular tops. Flanked by single-panel, single-pane sidelights, the main entrance is centered beneath a rectangular single-pane transom and retains an original molded surround (Figure 3.4). The entrance and one-story porch are accessed by a set of six cut-stone steps on the main façade flanked by a flat-sawn balustrade. The second story of the central tower is clad in weatherboard siding and houses a pair of two-over-two, double-hung wood sash windows with original wood

surrounds. The second story tower is accentuated with corner boards and is delineated from the third story by a horizontal trim board. The third floor of the central tower contains a pair of two-over-two, double-hung wood sash windows and is clad in staggered wood shakes. A simple wood frieze is capped by knee-brace brackets at each end and the ends of the fascia board are cut in a decorative jigsaw pattern. The tower's gable roof has exposed rafter ends with the same jigsaw detailing.



Figure 3.4. W.J. Davis House, Main Entrance

At the first floor, the tower is flanked by four sets of double-glazed doors with panels that are shielded by circa 2000 glass and metal storm doors. Each doorway is topped with an original double-light transom. At the second story, the tower is flanked by two, two-over-two, double-hung wood sash windows with original wood surrounds (Figure 3.5).

The one-story porch extends partially around the west elevation, terminating at a weatherboard clad wall. A one-story wing with a canted bay window projects from the southwest corner of the dwelling. Each bay contains an original two-over-two, double-hung wood sash window with original sills and wood surrounds. This projecting bay features molded gable-end returns and vertical board siding populates the gable field. An elongated quatrefoil applique is located centrally within the gable field. Bands of scalloped bargeboard and round gable drops are situated below the fascia boards above the canted windows. A secondary entrance with a single, square pane is located on the north side of this projecting wing. Two, two-over-two, double-hung wood sash windows are situated at the second level of the west elevation. The west elevation's gable field is clad in staggered wood shakes and has a pair of full-height, two-over-two, double-hung



Figure 3.5. W.J. Davis House, North Façade

wood sash windows topped by a paired, circle-top attic vent. This set of windows appears to be used as a means of egress as they are accessed by a wood platform and exterior staircase that lends access to a platform above the one-story southwest wing, which projects from the dwelling's rear (south) elevation to the ground level. A wood accessibility ramp with a flat-sawn balustrade wraps around the southwest corner of the building (Figures 3.6 and Figure 3.7).

The east elevation is similar in composition to the west elevation. Three original two-over-two, double-hung wood sash windows, one single and two paired, are located on the first level of the east elevation beneath the one-story wraparound porch. Two original two-over-two, double-hung



Figure 3.6. W.J. Davis House, West Elevation



Figure 3.7. W.J. Davis House, West Elevation and Egress at Southwest Corner

wood sash windows are located at the second level and a pair of original two-over-two, double-hung wood sash windows are located in the gable field. The gabled field is clad in staggered wood shakes and the eaves are accented by a jigsaw motif (Figure 3.8).

The rear (south) elevation is the most modified portion of the dwelling. A row of three gable-roof dormers are situated below the roofline and are clad in staggered wood shakes. A one-story addition with varying rooflines extends from the dwelling's south elevation, a review of photographs from



Figure 3.8. W.J. Davis House, East Elevation

county-wide survey reveals that the dwelling has reflected this configuration since at least 1980 with minor alterations. Two, one-story gable roof wings project from the dwelling's rear elevation creating a U-shaped plan. Resting on continuous and stone pier foundations, these frame wings are clad in weatherboard siding (Figure 3.9). The easternmost wing has paired four-over-one wood sash windows and the westernmost wing has paired two-over-two wood sash windows, similar to those found in the main block of the dwelling. The westernmost wing likely predates the eastern wing as it rests on a continuous brick foundation and reflects the fenestration patterns of the main dwelling. The eastern wing was likely construction shortly after. Prior to 1980 the wings were joined by a central flat roof section with a door and bank of windows along the south side. Since 1980, these windows have been enclosed with weatherboard siding and a multi-light synthetic replacement door has been added. The doorway is accessed by stacked stone stairs and stacked stone foundation with a wrought iron railing (Figure 3.10).

Circa 1980, one-story shed roof wing was added to the west side of the westernmost wing. The roof of this wing is clad in standing seam metal. This wing was altered circa 2005 when the exterior stair on the west elevation was added. At this time, the wing was extended west to abut the main dwelling and a multi-light synthetic door was added on the west side of the addition.

A gable-roof outbuilding likely used as servants' quarters or a kitchen house is situated directly south and east of the main mass of the dwelling. Resting on a foundation of stone piers (the space between each pier has been enclosed with stacked stones and mortar), this frame outbuilding is clad in weatherboard siding and has an interior end brick chimney with a corbeled cap at the east end. The side-gable roof is clad with asphalt shingles and the gable fields are populated by staggered wood shakes with elongated quatrefoil appliques. Prior to 1980, a gable roof hyphen was added to the outbuilding's west elevation connecting it to the dwelling's rear additions. Two, two-over-two, double-hung wood sash windows are located on the outbuilding's north façade and a single two-over-two, double-hung wood sash window and six-pane glass and wood door are located on the rear elevation. A shed roof porch supported by square wood posts extends across the south elevation. This porch was screened in 1980. A gable-roof hyphen was constructed prior to 1980 to connect the outbuilding to the easternmost one-story addition. Resting on a stone pier foundation, what appears to have been a shed roof porch extending from this hyphen has been enclosed and now features a tripartite window with a central multi-light sash flanked by four-over-four, double-hung wood sash windows (Figure 3.11).



*Figure 3.9. W.J. Davis House,
South Elevation, Facing
Northwest*



*Figure 3.10. W.J. Davis House,
South Elevation, West End*



*Figure 3.11. W.J. Davis House,
Attached Kitchen or Servants'
Quarters*

Interior

Multiple attempts to reach the property owners by phone and mail were unsuccessful, therefore the dwelling's interior was not accessible at the time of survey. The dwelling was listed for sale in 2019 and interior photographs are available on 5starrealestatepros.com.

Though altered circa 2000 to accommodate a bed and breakfast, the dwelling retains a significant amount of the original interior finishes and features including the original wood floors, cased openings, picture rails, and door surrounds. The dwelling has a center hall plan with a central foyer and stair hall, the first rooms accessed upon entering the main entrance on the north façade. The foyer and stair hall retain many original features including an arched cased opening with a wood keystone and clad with thin, vertical oak boards. The arch is supported by pilasters with prominent capitals. An original dog-legged staircase is located at the end of the hall near the south wall. The stairway retains an original turned newel post and simple turned balusters with a volute railing and a half-cylinder crook at the landing. The balusters rest on stringers and a stringboard extends along the wall (Gottfried and Jennings 2009). The stair treads and risers retain their original wood finishes. An original four-panel, circle-top interior door is located at the south end of the hallway and is flanked by original single-pane, single-panel sidelights (Figures 3.12 and Figure 3.13).



Figure 3.12. W.J. Davis House, Foyer and Stair hall, Facing South, 2019



Figure 3.13. W.J. Davis House, Foyer and Stair hall, Facing North, 2019

The supporting rooms, including parlors and dining areas, flank the center hall on the first level. While some alterations have occurred since the building's renovation including the addition of drywall, most entrances retain their original oak surrounds and single-light transoms. A dining room and kitchen are located in the southwest corner of the house in the one-story, gable-roof wing and flat roof addition. This area has been modified to accommodate a modern kitchen and laundry area but retains sections of the original beadboard wall finish and cased openings with corner blocks and double-bead pilaster casings (Figures 3.14 and Figure 3.15).

Circa 2000, the upper floors were modified to house individual guest rooms. The finishes in the upper floors are less elaborate when compared to those in the public spaces on the first floor (Figure 3.16). On the second and third floors the cased openings are simplified, and the staircase stringers have no detail. To accommodate guests, bedroom layouts have been modified to include en suite bathrooms and non-historic wall finishes. Despite these alterations, most rooms retain their original mantels with square or arched openings and shallow shelves. Some rooms retain the original dropped, picture rails (Figures 3.17 and Figure 3.18).



Figure 3.14. W.J. Davis House, Dining Room, Facing West, 2019



Figure 3.15. W.J. Davis House, Non-historic Kitchen, Facing West, 2019



Figure 3.16. W.J. Davis House, Upper Floors, Stair hall, 2019



Figure 3.17. W.J. Davis House, Representative Guest Room, 2019



Figure 3.18. W.J. Davis House, Representative Bathroom, 2019

Source: 5Star Real Estate Pros 2019

3.2.2 ICEHOUSE

Measuring approximately 17 feet by 13 feet, this stone icehouse or dairy was likely constructed circa 1880 at the same time as the dwelling. This gable-roof outbuilding is of fieldstone construction with variegated mortar. Since 2000, the building has been altered with the addition of a circa 2010 standing seam metal roof with wood fascia boards. An original window opening on the west elevation has been enclosed with a single one-over-one aluminum sash window and wrought iron security grate. Though inaccessible at the time of survey, photographs from the 2000 survey update indicate that the building was recently used for storage, the interior was washed with a plaster finish, and at one time had a partial wood floor. As of 2000, the building had an original diagonal board wood door on the east façade with an iron strap hinge.

Although the buildings exact use is unknown, its placement on the lot and construction indicate that it was likely used as cool storage. The stone exterior and lined interior would have provided an insulated environment for the storage of milk, butter, and other goods. Additionally, the building is situated near the house for easy access indicating that it likely housed goods or water used on a daily basis (Figures 3.19 and 3.20).



Figure 3.19. Icehouse, Facing East

Figure 3.20. Icehouse, Facing Northwest



3.2.3 GARAGE/EQUIPMENT SHED

Remnants of a circa 1950 altered barn are situated directly south of the icehouse, southwest of the main dwelling. Since 2000, this gable-roof frame barn has been repurposed to house a garage. Square wood posts resting on a circa 2005 concrete block foundation support the modified, gable roof section. The original cladding has been replaced with circa 2005 weatherboard in the gable ends, and the first floor is partially open to the elements. A shed roof run extends from the north side and is supported by square wood posts (Figures 3.21 and 3.22).



*Figure 3.21. Garage,
Facing West*



*Figure 3.22. Garage,
Facing Southeast*

3.2.4 BARN

This modified, multi-story barn is situated at the southeast corner of the lot. Likely constructed around 1900, this barn has been extensively altered since the 2000 photography update. Clad in circa 2005 weatherboard siding, this rectangular plan barn has a wagon entrance on the north façade. Around 2005, the original entrance was replaced with a pair of vertical board doors and the side gable roof was clad in standing seam metal. The main entrance is flanked by two, small original windows enclosed with vertical boards. The shed roof run on the west elevation has been reconstructed since 2000 and the original cupola has been removed (Figure 3.23).

Private property signs discouraged access to the barn's interior but a review of interior photographs from the 2000 survey update reveal that the barn included divided livestock laws and a hay loft.



Figure 3.23. Barn, Facing Southeast

3.3 HISTORY

Archival research and Henderson County deed records reveal that this 4.49-acre property is a portion of an 80-acre property owned by banker, William J. Davis beginning in 1889 (French Broad Hustler 1908b). According to notes from the 1980 county-wide survey, Davis purchased the parcel at 1109 White Pine Drive from G.W. Johnson in 1889 for a sum of \$600. Johnson purchased the parcel from Alfred Fuller for a sum of \$262 (Williams 1980a). The increase in price from \$262 to \$600 indicates that the dwelling was likely constructed by Johnson or for Davis circa 1880.



Figure 3.24. W.J. Davis House, Viewshed, Facing South

William J. Davis (1848 to 1928) was born in nearby Rutherford County, North Carolina (approximately 40 miles east of Hendersonville). Son of John Davis (1810-1881) and Rachel D. Jolly Davis (1818-1859), William had six siblings, many of whom settled in Western North Carolina counties including Polk County, Cleveland County, and Gaston County (FindAGrave.com 2012). During the 1900 U.S. Census, William J. Davis reported that he lived in the Hendersonville Township and owned his home with a mortgage. At the time, Davis worked as a farmer and lived with his wife, Mollie Carson Davis (1856 – 1930) and six children: Ulysses, Rosie, Della, Lillie, Franklin, and Carrie, most of whom attended school. The census identifies Davis’ farm as number 55 on the agricultural schedule, however, the 1890 Henderson County agricultural schedule was destroyed by fire (U.S. Census Bureau 1900). Contemporary newspaper listings indicate that the Davis family operated a boarding house at present-day 1109 White Pine Drive as early as July 1907. The July 11, 1907 edition of *The French Broad Hustler* includes an advertisement for “Broad Oaks,” a boarding house operated by Mrs. W.J. Davis, located approximately two miles west of Hendersonville on Shaw’s Creek Road (French Broad Hustler 1907a).

In June 1908, the Davis family listed the property at present-day 1109 White Pine Drive for sale in the *French Broad Hustler*. The advertisement indicates that William J. Davis and other members of the Davis family planned to “move in town” in response to declining health conditions. Davis listed his property near Laurel Park for “a bargain.” At the time, the property consisted of 80 acres of land, approximately 40 of which were considered arable. The advertisement lists a host of dependencies and supporting infrastructure including a spring situated approximately 200 hundred feet from the dwelling, two servant houses, a carriage house, a poultry house, a wood house, a dairy, and a corn crib. The dwelling is described as two-and-one-half stories, well-built, and “in good repair” with 16 rooms (Figure 3.25) (French Broad Hustler 1908b).



Figure 3.25. W.J. Davis House, Advertisement, 1908 Source: French Broad Hustler 1908b

By 1909, William J. Davis was an officer of the First National Bank & Trust of Hendersonville. Previously known as the Commercial Bank, First National Bank opened in June 1905 and consolidated with J.P. Rickman's, Bank of Hendersonville in 1908. The merger secured a national bank charter and in 1908 the bank moved into a building at the corner of Main and Academy streets. William J. Davis took the role of president upon the bank's opening (French Broad Hustler 1909).

The 1910 U.S. Census confirms that Davis had not sold the property at present-day 1109 White Pine Drive and continued to live in the dwelling. At the time, the dwelling's address was listed on Shaw's Creek Road. Davis continued his role as President of the First National Bank of Hendersonville and was active in Hendersonville politics (U.S. Census Bureau 1910). Prior to 1907, Davis served as chairman of the city's board of commissioners and as early as 1908, served as the deputy register of deeds (French Broad Hustler 1907b, 1908a).

William J. Davis resigned from his position at the First National Bank & Trust in December 1915 due to declining health. The French Broad Hustler reported that Davis was "regarded as a substantial bank fixture" and following his resignation, was elected chairman of the board of directors and continued to receive his full salary (French Broad Hustler 1915b). A few years prior in 1911, Davis sold his home and property at present-day 1109 White Pine Drive to George W. Corriher (Williams 1980a). By 1915, W.J. Davis and his wife moved to a dwelling on Washington Street in downtown Hendersonville where they operated a boarding house and at times, hosted health consults offering a range of treatments including "scalp work" and "electrical body massage work for various nervous troubles (French Broad Hustler 1915a)." William J. Davis, his wife Mollie, and daughter fell ill with influenza in 1919. Like many, the couple sought refuge and healing at the Broad Oak Sanatorium in nearby Morganton (French Broad Hustler 1919).

George W. Corriher (1845-1926) moved to Henderson County from Rowan County in 1911 (Ancestry.com 2007). Corriher worked as a farmer and lived at the dwelling at present-day 1109 White Pine Drive with his wife, Catherine, and six children. Deed records indicate that he passed the 80-acre property containing the W.J. Davis House to his oldest son, Henry Archibald Corriher. According to the 1940 U.S. Census, Henry Archibald Corriher and his family lived in the Hendersonville Township where he operated an orchard (U.S. Census Bureau 1940). Henry Archibald Corriher likely passed the dwelling to his son Cotesworth "Eugene" Corriher who by

1952, was employed by State College in Raleigh but listed his place of residence as Hendersonville (Hill Directory Company 1952). Corriher appears to have traveled throughout the southeast and served in the Navy in the mid-1960s with the rank of Lieutenant Commander (Ancestry.com 2015). By 1980, Eugene Corriher resided in Texas and the W.J. Davis House was under the stewardship of caretaker, Frasher Mintz. Between the mid-1960s and 1980, the 80-acre property associated with the W.J. Davis House was reduced to approximately 22 acres through a series of land sales (Williams 1980a). In December 1996, Cotesworth Eugene Corriher and his wife, Veronica Zimmer Corriher, conveyed a 28.26-acre section of the property containing the dwelling, then commonly known as G.W. Corriher Estate Home, to Henry Archibald Corriher, Jr. (Henderson County 1996). Interviews with community members indicate that during this period the residence was used as a boarding school for “wayward girls” and was altered to accommodate a bed and breakfast prior to being listed on the market in 2000 (Bull 2020).

The property remained in the Corriher family until September 2000 when Henry Archibald Corriher Jr. and his wife, Shirley O. Corriher, conveyed a 4.60-acre section of the property containing the W.J. Davis House to Robert D. Self and Ruth C. Self, the current owners (Henderson County 2000a). Prior to the sale, the property contained 22 acres, which was gradually sold for the construction of the adjacent Shaw’s Creek subdivision and the Oak Hills Racquet and Health Club between the late 1970s and early 2000s. After attempting to operate a bed and breakfast called the Angelique Inn, the Selfs placed the property on the market in 2017 (5Star Real Estate Pros 2019).

3.4 ARCHITECTURAL CONTEXT

The W.J. Davis House is a highly restrained expression of the Stick Style and the Picturesque Movement in late nineteenth-century Henderson County. A departure from the asymmetrical facades and irregular plans typical of the Queen Anne style, the W.J. Davis House features an almost symmetrical plan that flanks a central gable-roof tower that projects from the façade. Though restrained, the dwelling features decorative millwork including horizontal trim boards, staggered wood shakes, jig sawn rafter ends, flared trefoil brackets, and an intricate flat sawn balustrade. The dwelling’s two central chimneys with tall, corbeled caps emphasize its symmetrical plan and the repeated, steeply pitched gable roof dormers accentuate the dwelling’s verticality. The Asheville & Spartanburg Railroad entered Hendersonville in 1879 and would have significantly affected the city’s building stock (Fain 1980). Rail lines supported the easy movement of building materials and machinery which allowed sawmills and timber operations to establish local hubs in town’s that formerly had little access to new and mass-produced building materials. Beginning around 1880, locals would have been able to produce decorative stickwork and millwork indicative of a range of Picturesque styles. In the late nineteenth century, dwellings featuring elements of the Queen Anne, Italianate, and Second Empire styles were constructed in industrial and railroad hubs throughout the southeast (Gottfried and Jennings 2009).

The 1980 county-wide survey states that extravagant expressions of the Picturesque and Victorian movement are rare in Henderson County and many were demolished or moved during the city's mid twentieth-century expansion. The county-wide survey compares the W.J. Davis House to the W.F. Edwards House on South Washington Street in downtown Hendersonville which has since been demolished or moved (Williams 1980b). A search of HPOWEB reveals that about 20 properties featuring elements of the Queen Anne and "Victorian" styles have been previously surveyed in Henderson County; of these, four have been individually listed in the NRHP and most are located within the Hendersonville city center. A number of dwellings representative of the Picturesque Movement are located in the West Side Historic District, about two miles west of the project area in downtown Hendersonville (NRHP listed in 2001). A preliminary review of extant buildings reveals that features of the Picturesque Movement were commonly adopted for large boarding houses near the city's railroad hub. Though altered, the King-Waldrop House (HN0049/Maple Grove) at 103 South Washington Street, is contemporary to the W.J. Davis House and is similar in massing and form. Listed in the NRHP in 1989, this dwelling was constructed circa 1881 with features of the Queen Anne and Italianate styles. A hipped roof cupola is centered at the roofline of the façade and the dwelling retains its original two-over-two wood sash windows, identical to those seen at the W.J. Davis House (Bowers et al. 1989). Sections of the dwelling's full-height porch have been enclosed (Figure 3.26).



Figure 3.26. King-Waldrop House (HN049), 103 South Washington Street, Facing Northwest

Just south of King-Waldrop House sits the Reese House (HN055) at 202 South Washington Street. Listed in the NRHP in 1995, this two-story Queen Anne dwelling was constructed in 1885 with a T-Shaped plan and intricate millwork typical of the movement (Bowers and Stevens 1995). The one-story, hipped roof porch is supported by chamfered posts with a vasiform balustrade, saw-tooth brackets and stretch-work (Figure 3.27).



Figure 3.27. Reese House (HN055), 202 South Washington Street, Facing Southwest

The Waverly (HN0053) at 783 North Main Street in Hendersonville also exhibits elements of the Queen Anne style. Formerly the Anderson Boarding House and constructed in 1898, this three-story hotel was listed in the NRHP in 1988. The hotel's third story was added in 1910 following a fire that damaged the roof (Bowers et al. 1988). A two-story, hipped-roof porch extends partially across the façade and wraps the north and south elevations. Supported by turned wood columns with lace-work brackets, the porch features a gable-front projecting entry bay similar to the one seen at the W.J. Davis House. The dwelling has been significantly altered with the addition of one- and two-story wings that extend from the west and south elevations (Figure 3.28).



Figure 3.28. The Waverly (HN0053), 783 North Main Street, Facing Northwest

3.4.1 INTEGRITY

Properties may be eligible for listing in the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The W.J. Davis House remains on a 4.49-acre portion of its original 80-acre farmstead. The property line is edged with mature cedar trees and groves of pines and oaks that shield the property from the surrounding non-historic residential development and preserve the property's historic bucolic feel. Though unoccupied, the dwelling was most recently adapted to house a bed and breakfast. While a diversion from its historic residential use, archival research reveals that the dwelling was operated as a boarding house as early as 1907. Additionally, archival research indicates that the acreage formerly surrounding the W.J. Davis House was cultivated off and on between 1900 and 1980. While many of the supporting outbuildings have been moved or demolished, the property retains remnants of two historic barns, a dairy or icehouse, and the original kitchen or servants' quarters (now attached to the main dwelling). These factors strengthen the dwelling's integrity of location, setting, feeling, and association. The W.J. Davis House retains its historic rectangular plan and a great deal of the historic materials and decorative features that define its significance as a restrained example of the Stick Style and Picturesque Movement in Henderson County. Exterior elements including the flat-sawn balustrade, staggered wood shakes, original two-over-two wood windows, two-pane transoms, and circle-top paneled doors define the dwelling's style. On the interior, the dwelling retains a number of significant character-defining elements including the original wood floors, oak-cased openings, and the original dog-legged staircase with a turned newel post and balusters on the main level. Most modern replacements and alterations have occurred on the rear or supporting elevations. These factors strengthen the dwelling's integrity of design, materials, and workmanship.

3.4.2 EVALUATION

Properties can be eligible for listing in the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The W.J. Davis House is representative of Hendersonville's late nineteenth-century community planning and development patterns as an example of the substantive residential architecture constructed after the extension of the railroad between 1879 and 1910; one of Henderson County's most significant periods of growth. Despite being representative of this trend, its construction does not justify its eligibility under Criterion A. Therefore, the W.J. Davis House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can also be eligible for listing in the NRHP if they are associated with person or persons that have made significant contributions to our past at the local, state, or national level under Criterion B. The W.J. Davis House is associated with both the Davis and Corriher families of Western North Carolina. While working as president of Hendersonville's First National Bank & Trust, W.J. Davis and his wife, farmed the parcel at present-day 1109 White Pine Drive and

operated a boarding house out of the two and one-half story dwelling. While prominent citizens, archival research yielded little documentation demonstrating the Davis' significant contributions to the broad patterns of history. George W. Corriher purchased the dwelling in 1911 and operated a small farm and orchard until the mid-twentieth century. The dwelling remained in the Corriher family until 2000. During this time, the parcel drastically reduced in size from approximately 80 to 22 acres and many of the arable acres were sold for development. Archival research did not reveal a member of the Corriher family to be historically significant within local, state, or national historic contexts. Therefore, the W.J. Davis House is recommended not eligible for listing in the NRHP under Criterion B.

Properties that embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value can be eligible for listing in the NRHP under Criterion C. The W.J. Davis House is an intact local example of a late nineteenth-century dwelling that exhibits elements of the Stick Style and the Picturesque Movement. Despite interior modifications on the upper floors, the dwelling retains a significant amount of character-defining exterior and interior elements including the original two-over-two wood windows, circle-top paneled doors, weatherboard and staggered wood shake cladding, flat-sawn balustrade, and horizontal trim boards. When evaluated alongside contemporary properties in Hendersonville, the W.J. Davis House stands out as an intact example of the movement. Listed properties including the King-Waldrop House (HN0049) and the Reese House (HN055) on South Washington Street are altered with non-historic materials and additions and are stylistically representative of the Queen Anne mode. The W.J. Davis House is a unique, restrained example of early iterations of the Picturesque Movement. The W.J. Davis House possesses the significant individual architectural distinction in type, period, or method of construction necessary to be recommended eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any un-retrieved data not discoverable through informant interviews and documentary sources. Therefore, the W.J. Davis House is recommended not eligible for listing in the NRHP under Criterion D.

The W.J. Davis is recommended individually eligible for listing in the NRHP under Criterion C. The recommended period of significance is circa 1880 to 1970, which spans from the date of the earliest extant building to the end of the 50-year eligibility period. Of the five buildings on the property, only the dwelling and icehouse are recommended as contributing. The altered barn and garage/equipment shed are recommended non-contributing due to considerable alterations.

The recommended NRHP boundaries for the W.J. Davis House as an individual resource encompass the entire 4.49-acre parcel on the south side of White Pine Drive. The suggested boundaries follow the existing right-of-way (Figure 3.29).

Figure 3.29. Recommended National Register District Boundaries for the W.J. Davis House.



Source: 2019 Google Aerial

4.0 JOHNSON HOUSE (HN1986)

Resource Name	Johnson House
HPO Survey Site	HN1986
Location	21 Oak Creek Lane
PIN	9559700055
Date(s) of Construction	1947
Recommendation	Recommended Not Eligible for the NRHP

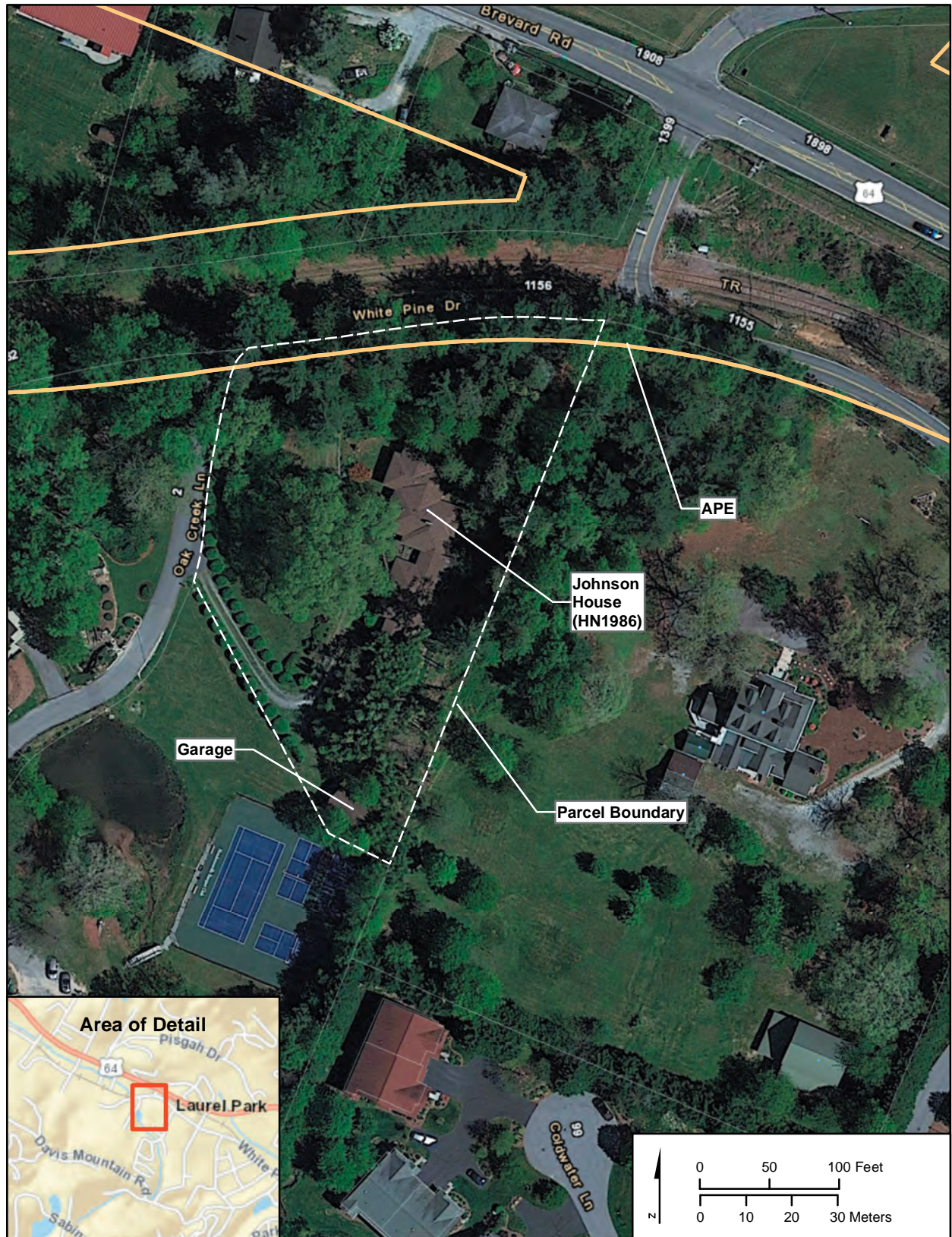


Figure 4.1. Johnson House, Façade and Setting, Facing Northeast

4.1 DESCRIPTION AND SETTING

The Johnson House is situated on a triangular, 1.78-acre parcel at the southeast corner of Oak Creek Lane and White Pine Drive (Figure 4.1). Currently owned by Rafael A. Miranda and Russell K. Chan, the dwelling is sits approximately 2.3 miles west of the Hendersonville city center and just north and west of the Laurel Park town limits. The dwelling fronts Oak Creek Lane and is accessed by a circular gravel driveway that travels southeast from Oak Creek Lane, fronting the dwelling. The northern section of the driveway is partially overgrown due to lack of use. The parcel abuts the 4.49-acre parcel containing the circa 1880 W.J. Davis House to the east and the 5.77-acre parcel containing the buildings and courts associated with the circa 1980 Oak Hills Racquet and Health Club (now the Hendersonville Racquet Club) to the south (Figure 4.2). A spur of the Southern Railroad extends east to west, directly north of the property, running almost parallel with White Pine Drive.

Figure 4.2. Johnson House Parcel Boundary Map



Source: 2019 Google Aerial

Situated on a high bluff overlooking the pond and tennis courts of the Hendersonville Racquet Club, the 1947 Johnson House is surrounded by a dense grove of mature trees on the north, east, and south sides. The front lawn dramatically slopes westward towards Oak Creek Lane and is divided from the driveway and a small front yard by a random-course stone retaining wall. The sloping lawn contains mature shrubs and landscaped beds. A row of low shrubs extends along the dwelling's west façade. The dwelling's main entrance is marked by a three-part, Oriental post-and-beam entry gate positioned diagonally and featuring low-pitched gable roofs with cedar shakes and faux-bamboo screens. A post-and-beam bell stand is situated to the south of the gate which is flanked by cast concrete statuary, potted plants, and a circa 2000 wood fence. The gate shelters a courtyard lined with smooth granite pavers.

The primary (south end) of the gravel driveway runs parallel to the southern property line and is bounded on each side by rows of manicured boxwoods. A circa 1990 two-car garage is situated at the southeast corner of the parcel. A dense bamboo grove is situated between the house and the garage.

4.2 INVENTORY LIST

The following inventory includes descriptions of the two buildings located on the parcel, beginning with the primary dwelling.

4.2.1 JOHNSON HOUSE

According to the Henderson County tax record, the core of this one-story styled, Alphabet Ranch House was constructed in 1947. A variation of the Alphabet Ranch form, this dwelling is comprised of two rambling sections that extend northwest and southwest from a central, U-shaped courtyard (Sullivan et al. 2010). Two, one-story wings were added to the dwelling's north and south ends circa 1960 and circa 1980. Resting on a continuous random-course, stone foundation, this sprawling frame dwelling is clad in mixed materials sheltered beneath a low-pitched hipped roof with multiple peaks, wide eaves, and asphalt shingles (Figure 4.3). The central core of the dwelling is comprised of two rectangular-plan wings that surround a central courtyard. Both of these wings are clad in a random-course stone veneer. These hipped roof sections are connected by a recessed gable-roof breezeway featuring a pair of wood-frame, single-pane sliding doors flanked by sidelights of stacked structural glass blocks (Figure 4.4). A central chimney clad in random-course stone veneer is located in the north wing (directly north of the U-shaped courtyard) that features banks of original six-over-six and eight-over-eight, double-hung wood sash windows with stone sills. The dwelling's main entrance is located at the southwest corner of this section. The entrance retains an original vertical board door that is sheltered beneath a low-pitched hipped roof entry porch supported by square wood posts resting on closed, random-course stone railings. The door is accessed by a set of stone steps and is partially obscured by a circa 2000, metal-frame storm door (Figure 4.5).



Figure 4.3. Johnson House, Façade and South Elevation, Facing Northeast



Figure 4.4. Johnson House, Courtyard, Facing Northeast



Figure 4.5. Johnson House, Main Entrance, Facing North

An original, one-story wing clad in board and batten siding is situated directly north west of the central core. Resting on a continuous random-course stone foundation, this wing features original eight-over-eight, double-hung wood sash windows with applied synthetic surrounds. A second one-story, gable-roof wings extends from the northwest corner of this wing. Constructed around 1960, this gable-roof wing is clad in a similar board and batten siding and rests on a continuous foundation of rusticated concrete. Variations in the exterior materials and foundation vents indicate that this wing is an early addition or an enclosed porch. A review of aerial imagery suggests that this wing was constructed prior to 1969 (Figure 4.6).

A circa 1980 one-story addition, that served as the Johnson’s “bunk house” (explored in the following section), extends from the dwelling’s south elevation. Clad in vertical board siding, this one-story wing has one-over-one wood windows and two sets of circa 2000 vinyl-frame, sliding glass doors on the south side. A one-story frame, platform deck extends from this south wing and features a gable-roof, wood-frame pergola. The foundation of the deck and one-story addition is shielded by bamboo screens (Figures 4.7 and 4.8).

Multiple attempts to contact the property owner including letters and phone calls were unsuccessful. As a result, the dwelling’s rear elevation and interior were inaccessible.



Figure 4.6. Johnson House, Northwest Wing, Facing Northeast



Figure 4.7. Johnson House, Bunk House Wing, South Elevation, Facing Northeast



Figure 4.8. Johnson House, Bunk House Wing, Facing Southeast

4.2.2 GARAGE

A one-story frame garage is situated at the southeast corner of the triangular parcel. Constructed circa 1990, this gable-roof garage rests on a concrete block foundation and is clad in vinyl siding. Two, circa 2000 metal overhead-track garage doors are located on the northwest elevation (Figure 4.9). Two, two-pane vinyl-frame sliding windows are located on the building's south elevation (Figure 4.10). A review of aerial imagery indicates that a driveway or path to this location has been present since the mid-1960s, indicating that an older ancillary building was likely extant at this location or this garage contains elements of an older building.

4.3 HISTORY



Figure 4.9. Garage, Facing Southeast



Figure 4.10. Garage, Facing Northeast

Henderson County deed records for the property containing the Johnson House can be traced to 1980. A review of deed records and community interviews reveal that this 1.79-acre parcel was previously associated with the Gary Johnson Tennis Academy and Oak Hills Racquet and Health Club. The property was developed by a group of investors including Gary E. and Corinne B. Johnson in the early 1980s. Active from around 1983 to the late 1990s, the Oak Hills Racquet and Health Club included a complex of condominiums, fitness areas, a small pond, and an international tennis academy with nine outdoor courts (Quirk 1986). The central core of the one-story dwelling at present-day 21 Oak Creek Lane pre-dates the health club and academy. Johnson and his wife, Corinne, who served as the academy's nutritionist, moved into the dwelling as early as 1980 after purchasing the then 11-acre parcel from W. Palmer and Betty Van Arsdale (Henderson County 1980). While it is unclear whether or not the Van Arsdales constructed the dwelling at 21 Oak Creek Lane, the Hendersonville City Directory indicates that they lived near Jump Off Mountain in Laurel Park as early as 1960 and went on to split time between North Carolina and Florida (Miller 1960).

Gary Johnson, former All-American and NCAA Singles Champion, and his family lived at the residence from 1980 until the early 1990s. An interview with the current owner of the Hendersonville Racquet Club revealed that Johnson not only used the property as his main residence, but oversaw construction of the dwelling's south wing in the early 1980s to provide a "bunk house" for students traveling to Hendersonville to attend the academy (Bull, personal communication, 2020).

Johnson earned All-American status at Cal State-Los Angeles during the 1964-1965 season. A

former teammate of Billie Jean King, Johnson moved to Hendersonville in the early 1980s to assist in the foundation of the Oak Hills Racquet and Health Club (Quirk 1986). Johnson operated a tennis academy at the club, working with students such as Hendersonville local, Kim Kessarlis who earned a spot on the girls' junior national team. Seven of Johnson's students won national titles in the 1980s and early 1990s and three students: Mary Carlisle White, Kim Kessarlis, and J.J. Jackson were selected for the junior national team. J.J. Jackson played on the winning doubles team in the Boys Juniors division during the 1992 U.S. Open (Levine 1987).

As early as 1986, young tennis hopefuls began arriving in Hendersonville to spend one to two-year stints at the Gary Johnson Tennis Academy. As of 1985, eight girls completed the school year and attended class at the nearby Heritage Hall School. Students traveled from around the globe including Norway and Uruguay to spend a year in Hendersonville before continuing on to larger development camps. For a cost of \$1,200 per month, students attended class in the morning and spent approximately four to five hours a day in tennis clinics. As of 1986, the academy planned to limit attendance to 12. The academy was in part inspired by Kim Kessarlis, the daughter of a local dentist who was ranked number one in the nation in 1985 in "girls 12s" after winning the U.S. Nationals. Later that year she earned Tennis Magazine's title of junior girl player of the year and went on to train at Nick Bollettieri's Tennis Academy in Florida before leaving professional tennis in 1990 at age 16 (Quirk 1986).

Many students lived in the club's condominiums, but some resided in Johnson's "bunk house" addition at present-day 21 Oak Creek Lane. As early as 1986, J.J. Jackson, a 12-year old tennis hopeful from Chapel Hill, North Carolina, lived with the Johnson family. Jackson was heralded as one of the academy's most promising students. A nationally ranked player, Jackson earned junior national titles through the late 1980s and early 1990s and, at one time, was the number one ranked player in under 18 and top 10 singles (Landes 1992). In 1989, J.J. Jackson was one of two African American players to hold the number one spot in the national boys and girls "14 and under" rankings, marking the first time two African American tennis players held the top spot in junior rankings in the same year (New York Times 1991).

The Gary Johnson Tennis Academy produced competitors in the United States Amateur men's and women's indoor championship in 1987 including Stacy Martin of Largo who attended Hendersonville High School to attend the Gary Johnson Tennis Academy (Levine 1987). In January 1985, Johnson incorporated a non-profit called the Blue Ridge Tennis Patrons Association, Inc. at the registered address, 1125 White Pine Drive (former address of 21 Oak Creek Lane), the non-profit was dissolved in March 1999 (OpenCorporates.com 2020).

In 1992, the "nationally-renowned" academy moved from Hendersonville to Davidson, North Carolina when Johnson took a position as River Run Golf & Country Club's tennis, swim, and fitness director (Charlotte Observer 1992). By 1993, Gary Johnson moved his tennis academy to the Westside Club in Spartanburg, South Carolina approximately miles 48 southeast of Hendersonville.

While in Spartanburg, Johnson sent his ninth student to the All England Club in Wimbledon when Mary Carlisle White competed in the Girls Juniors in 1996 (Levine 1987).

In the late 1990s, the Johnsons relocated to Woodstock, Georgia and opened another iteration of the Gary Johnson Tennis Academy. In 1999, Gary E. and Corinne B. Johnson conveyed an approximately 1.79-acre section of the Oak Hills Racquet and Health Club property (including the bunk house) to Rafael A. Miranda and Russell K. Chan. The Johnsons reserved a 50-foot section of right-of-way along the south driveway for ingress and egress necessary for maintaining the tennis facilities on the adjacent property, now the Hendersonville Racquet Club owned by the Bull family since 2015 (Henderson County 2000b; Bull, personal communication, 2020). In 2000, the Johnsons, Miranda, and Chan adjusted the deed and revised the parcel boundary to include the garage at the southeast corner of the lot which was intended for inclusion in the previous sale (Henderson County 2000b). Miranda and Chan continue to own the house and split time between North Carolina and Florida.

4.4 ARCHITECTURAL CONTEXT

As explored in the Project Area Historic Context (Section 2.0 of this report) this section of Hendersonville was significantly shaped by the leisure and recreational opportunities of nearby Laurel Park. This trend continued through the 1970s and 1980s with the development and success of the Oak Hills Racquet Club and later, the Hendersonville Racquet Club. The dwelling at 21 Oak Creek Lane is a modest example of the retreats and secondary homes constructed in the hills surrounding the Hendersonville city center. Constructed in waves beginning in the late 1920s, many dwellings in this area were constructed for part-time residents and retirees splitting time between North Carolina and warmer climates. Homes were often mid-sized and suited for a retired couple.

Dwellings in the outlying areas of Hendersonville are reflective of popular midcentury styles. Development of major roads including US 25 in 1926 and I-26 in the 1960s opened formerly inaccessible areas for development. The 1980 county-wide survey identifies the Ranch style as the “dominant design” adopted for post-WWII residential construction (Williams 1980b). In contrast to early twentieth-century dwellings constructed in the Hendersonville city center, these linear, rambling houses were designed with the automobile in mind, set back from the street with incorporated carports or detached garages. Ranch dwellings are characterized by rectangular plans, low-pitched roofs, grouped windows, and recessed entries. As seen at the Johnson House, Ranch houses often consisted of two spatial areas connected by a narrow entry hall or breezeway, this physical distinction facilitated the separation of social and private nodes (Gottfried and Jennings 2009). While Ranch houses throughout Hendersonville incorporate elements of other styles including Colonial Revival and Streamline Moderne, Ranch houses in and around Laurel Park

often reflected elements of the natural environment. In keeping with the design aesthetic “Organic Architecture,” coined by Frank Lloyd Wright, some Ranch dwellings in and around Laurel Park borrow features from their surroundings. Low-pitched roofs allow the dwellings to blend in to sloping or mountainside lots and many feature natural veneers of wood siding or random-course stone as seen at the Johnson House. The one-story Half Courtyard Ranch House at nearby 2409 Morningside Drive also reflects these organic elements in its veneer of horizontal wood siding and random course field stones. Like the Johnson House, this dwelling is setback on a hillside and blends into the surrounding foliage (Figure 4.11).



Figure 4.11. 2409 Morningside Drive, Facing Northwest

According to HPOWEB, 38 Ranch houses have been identified in previous Henderson County surveys. None of these have been individually listed in the NRHP or added to the NC Study List. In 2016, the George D. and Eunice B. Cureton House (HN1912) at 48 Cureton Place was determined eligible for listing in the NRHP under Criterion C for architecture. Constructed in 1949, the George D. and Eunice B. Cureton House is similar to the Johnson House in style, massing, and form. Situated on a rise in the Hill View Subdivision in northwest Henderson County, this one-story Ranch House reflects elements of the Streamline Moderne style and is clad in a red brick and random-course stone veneer. The dwelling features a low-pitched hipped roof, interior slab chimney, and grouped windows with varying fenestration patterns including a picture window with flanking multi-light metal casements and a corner window of structural glass block (Figure 4.12). Though similar in size and exterior materials, the George D. and Eunice B. Cureton House is rare example of the Streamline Modern movement in Henderson County. Unlike the Johnson House, the Cureton House retains its original form in addition to the original windows and exterior materials.



Figure 4.12. George D. and Eunice B. Cureton House (HN1912), Facing Southeast

Another variation of the style is found approximately one mile north west of the Johnson House in the Carolina Homes subdivision. Constructed in 1948, the one-story Bungalow Ranch at 2400 East Morningside Drive is clad in a similar random-course stone veneer and is situated beneath a low-pitched hipped roof clad in circa 2000 standing seam metal. This dwelling is constructed into a hillside and has circa 2000 one-over-one vinyl sash replacement windows and a circa 2000 wooden accessibility ramp on the north façade (Figure 4.13).



Figure 4.13. 2400 East Morningside Drive, Facing Southwest

4.4.1 INTEGRITY

Properties may be eligible for listing in the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association. The Johnson House remains on its original site on a hillside bounded by the condominiums, tennis courts, and facilities of the Hendersonville Racquet Club, but several factors have compromised its integrity. While the dwelling is still used as a second home by the Mirandas and Chans, strengthening its integrity of association, its historic form was significantly altered under the ownership of Gary and Corinne Johnson in the mid-1980s. The Johnsons constructed a one-story wing on the south end of the dwelling to house a “bunk house” for students of the Gary Johnson Tennis Academy. Though the wing reflects elements of the building’s historic core, the wing is clad in vertical board siding and has one-over-one wood windows, and vinyl sliding doors. These alterations have detracted from the dwelling’s integrity of design, materials, feeling, and workmanship.

4.4.2 EVALUATION

Properties can be eligible for listing in the NRHP under Criterion A if they are associated with events or patterns of events that have made a significant contribution to the broad patterns of our history at the local, state, or national level. The Johnson House is loosely associated with the leisure and recreational history of nearby Laurel Park, specifically the Gary Johnson Tennis Academy, active from around 1980 to 1992. The Johnson House is one of many second homes constructed in this section of Henderson County during one of the county’s most significant periods of growth. Despite being a representative of this trend, its construction does not justify its eligibility under Criterion A. Therefore, the Johnson House is recommended not eligible for listing in the NRHP under Criterion A.

Properties can also be eligible for listing in the NRHP if they are associated with a person or persons that have made significant contributions to our past under Criterion B. This dwelling housed the family and students of Gary Johnson during his operation of the Gary Johnson Tennis Academy at the Oaks Hills Racquet and Health Club from 1980 to around 1992. A nationally ranked tennis player, Johnson earned All-American status at Cal State-Los Angeles during the 1964-1965 season. While a significant figure, the dwelling at 21 Oak Creek Lane does not best represent Johnson’s career success. Johnson gained success in California and held similar tennis development centers in Davidson, North Carolina, Spartanburg, South Carolina, and Woodstock, Georgia in the 1990s. While the academy supported a number of nationally ranked young tennis players including, Kim Kessarlis and J.J. Jackson, both players continued on to additional development camps or retired from the sport at a young age. Therefore, the Johnson House is recommended not eligible for listing in the NRHP under Criterion B.

Additionally, the property's association with Johnson, Kessariss, and Jackson began in the mid-1980s, within the past 50 years. This recent association does not rise to the level of "exceptional importance" that would qualify the property for listing in the NRHP under Criteria Consideration G (Joeckel 2001).

Properties that embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value can be eligible for listing in the NRHP under Criterion C. The Johnson House is an example of a styled, Alphabet Ranch House that features elements of organic architecture. A preliminary review of contemporary Ranch Houses in Henderson County reveals that these stylistic elements including placement on the lot, random-course stone veneers, and low-pitched hipped roofs were particularly popular in mid twentieth century Ranch Houses constructed in the outlying areas of Henderson County. Furthermore, this dwelling was altered through a series of additions between 1960 and 1980, most prominently, the one-story, frame bunk house added to the dwelling's south side in the mid-1980s. Though an example of a popular style, it appears that similar examples that retain architectural integrity, including the George D. and Eunice B. Cureton House (HN1912) (determined eligible for listing in the NRHP in 2016), are extant in Henderson County. Therefore, the Johnson House is recommended not eligible for listing in the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Johnson House is recommended not eligible for listing in the NRHP under Criterion D.

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