



**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

September 20, 2019

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, Construct Interchange at I-40 and SR 2500 and Intersection Improvements at NC 9 and SR 2500, I-4409, PA 18-01-0046, Buncombe County, ER 18-4250

Thank you for your letter of August 27, 2019, transmitting the above-referenced report. We have reviewed the submittal and offer the following comments.

We concur that the two properties, listed below, are not eligible for listing in the National Register of Historic Places under any criteria for the reasons stated in the report.

- John Runion House (BN0645)
- Allison House (BN6395)

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](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Received: 08/27/2019  
State Historic Preservation Office



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

August 27, 2019

**ER 18-4250**

Ms. Renee Gledhill-Earley  
North Carolina State Historic Preservation Office  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617

Due -- 9/19/19

Dear Renee:

H- ER Letters  
9/18/19

RE: Interchange Improvements along I-40 at SR 2500 (Blue Ridge Road) and US 70  
and SR 2713 (Old Lake Gap Road), Buncombe County, TIP# I-4409, WBS#  
38714.1.2, PA# 18-01-0046

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached two copies of the Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report concludes that there are no properties within the Area of Potential Effects (APE) that are listed on or eligible for the National Register:

Please review the survey report and provide us with your comments. If you have any questions concerning the accompanying information, please contact Ms. Mary Pope Furr, Historic Architecture Team, (919) 707-6068.

Sincerely,

Mary Pope Furr  
Historic Architecture Team

Attachments

Cc: Mike Clark, NCDOT Division 13

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
ENVIRONMENTAL ANALYSIS UNIT  
1598 MAIL SERVICE CENTER  
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Website: [www.ncdot.gov](http://www.ncdot.gov)

Location:  
1020 BIRCH RIDGE DRIVE  
RALEIGH, NC 27610

**Historic Structures Survey Report  
Interchange Improvements SR  
2500 (Blue Ridge Road) from US 70  
to South of I-40 and South of I-40 to  
SR 2713 (Old Lake Gap Road),  
Buncombe County, North Carolina**

TIP# I-4409  
WBS# 38714.1.2  
PA# 18-01-0046



Prepared for:

North Carolina Department of  
Transportation  
Environmental Analysis Unit  
1598 Mail Service Center  
Raleigh, NC 27699-1598

Prepared by:

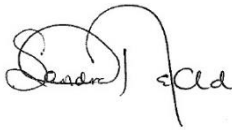
Sandra DeChard  
Senior Architectural Historian

Stantec Consulting Services Inc.  
1011 Boulder Springs Drive, Suite 225  
Richmond, VA 23325  
(804) 267-3474

August 9, 2019

**Historic Structures Survey Report Interchange Improvements SR 2500 (Blue Ridge Road) from US 70 to South of I-40 and South of I-40 to SR 2713 (Old Lake Gap Road), Buncombe County, North Carolina**

This document entitled *Historic Structures Survey Report Interchange Improvements SR 2500 (Blue Ridge Road) from US 70 to South of I-40 and South of I-40 to SR 2713 (Old Lake Gap Road), Buncombe County, North Carolina* was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of North Carolina Department of Transportation (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.



Prepared by \_\_\_\_\_  
(signature)

**Sandra DeChard**



Reviewed by \_\_\_\_\_  
(signature)

**Ellen Brady**



Approved by \_\_\_\_\_  
(signature)

**Steve Smallwood**

Approved by \_\_\_\_\_  
(signature)

**Mary Pope Furr, Supervisor, Historic Architecture Team, NCDOT**

**Historic Structures Survey Report Interchange Improvements SR 2500 (Blue Ridge Road) from US 70 to South of I-40 and South of I-40 to SR 2713 (Old Lake Gap Road), Buncombe County, North Carolina**

## Management Summary

The North Carolina Department of Transportation (NCDOT) is conducting a study for the proposed improvements to the I-40 and SR 2500 (Blue Ridge Road) interchange as well as the intersection of NC 9 and Blue Ridge Road. The proposed project will also entail widening Blue Ridge Road to three lanes from US 70 to just south of I-40. The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT architectural historian defined an Area of Potential Effects (APE) and conducted a site visit and preliminary documentary research to identify and assess all resources approximately 50 years of age or more within the APE. Only two resources warranted an intensive National Register of Historic Places (NRHP) evaluation, and they are the subjects 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. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct National Register eligibility evaluations for the two resources within the APE; the John Runion House (BN0645) and the Allison House (BN6395). The John Runion House had been previously recorded.

The evaluation of each property, at an intensive level, utilized established National Register of Historic Places (NRHP) criteria to determine each resource’s eligibility for listing. The evaluation of each property, at an intensive level, utilized established NRHP criteria to determine each resource’s eligibility for listing. The John Runion House (BN0645) and the Allison House (BN6395), based on the fieldwork and subsequent research and evaluation, are both recommended as not individually eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource Name	HPO Survey #	Location	PIN	Date(s) of Construction	Recommendation
John Runion House	BN0645	564 Blue Ridge Road	0609-71-6848-00000	c. 1830; Remodeled c. 1947 and 1950	Not Eligible
Allison House (now commercial building)	BN6395	869 Blue Ridge Road	0609-63-7027-00000	c. 1929; c. 1985 (Addition)	Not Eligible

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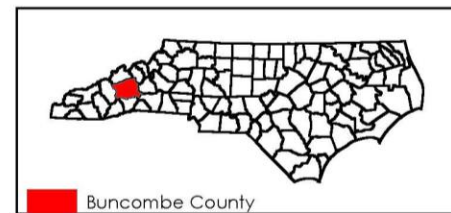
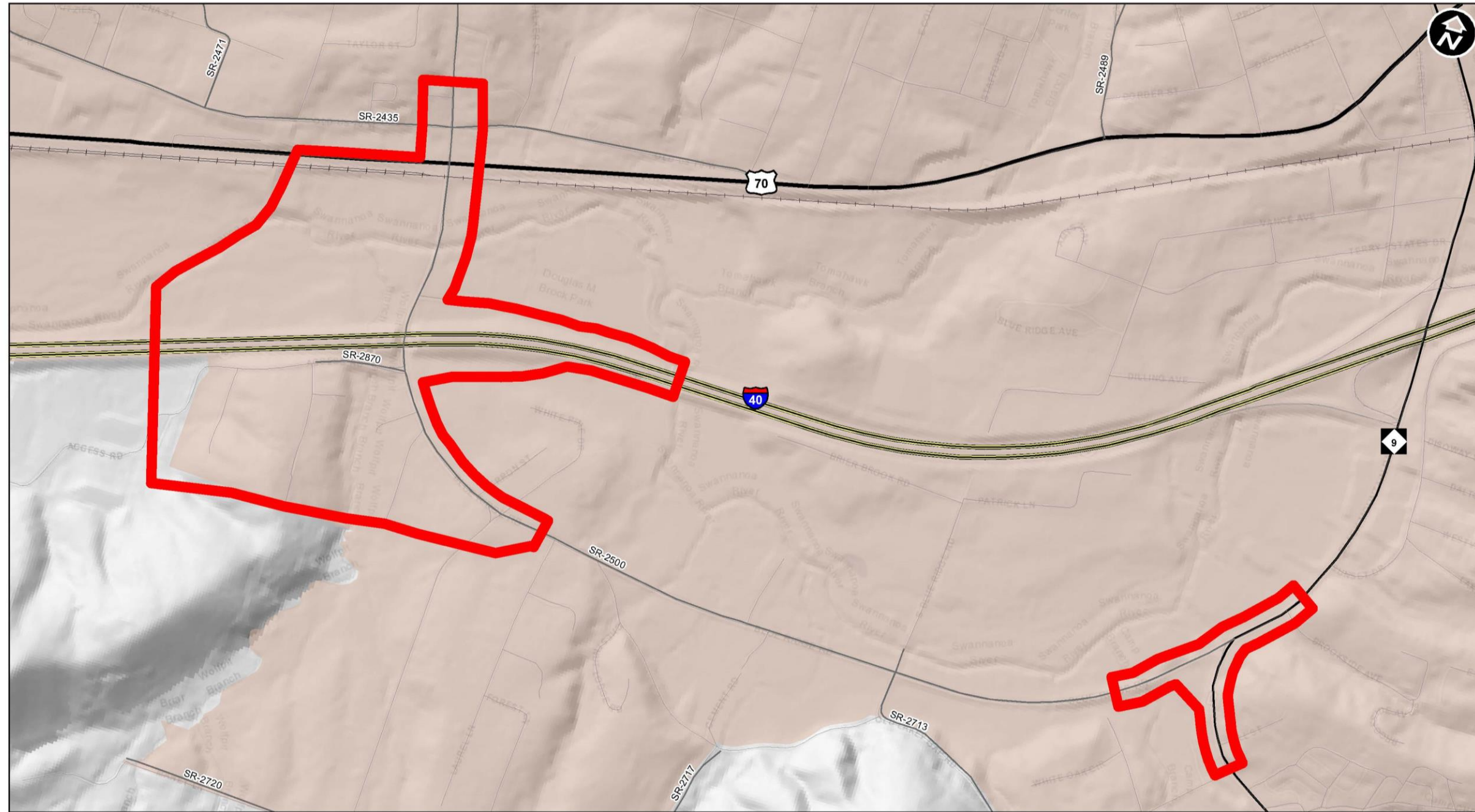
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## 1.0 PROJECT DESCRIPTION AND METHODOLOGY

The North Carolina Department of Transportation (NCDOT) is conducting a study for the proposed improvements to the I-40 and SR 2500 (Blue Ridge Road) interchange as well as the intersection of NC 9 and Blue Ridge Road. The proposed project will also entail widening Blue Ridge Road to three lanes from US 70 to just south of I-40. The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT architectural historian defined an Area of Potential Effects (APE) and conducted a site visit and preliminary documentary research to identify and assess all resources approximately 50 years of age or more within the APE. Only two resources warranted an intensive National Register of Historic Places (NRHP) evaluation, and they are the subjects 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. NCDOT requested Stantec Consulting Services Inc. (Stantec) to conduct National Register eligibility evaluations for the two resources within the APE; the John Runion House (BN0645) and the Allison House (BN6395). The John Runion House had been previously recorded.

In March 2019, Sandra DeChard, Senior Architectural Historian, surveyed the two resources at an intensive level. The documentation of the resources included a visual inspection as well as exterior photographs of the primary and any secondary resources located on the property. Access to the interior of the John Runion House was not obtained, therefore, the resource descriptions and evaluations are based on exterior features only, although photographs from its current real estate listing were used to evaluate several rooms of the interior. Access to the interior of the Allison House was obtained. During the survey, original architectural features as well as alterations to the resources were noted. A sketch map was also drawn depicting the resources located on the property and the relationship of the buildings to any prominent landscape features and roadways. In the case of the Allison House, floor plan drawings were prepared as well.

The results of the National Register eligibility evaluation, based on the fieldwork and subsequent historical research, and architectural and cultural context, are presented in the following report. The eligibility evaluation of the resources was based on established NRHP criteria. The report complies with requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, Archaeological and Historic Preservation Act of 1974, Executive Order 11593, relevant sections of 36CFR60 and 36CFR800, NCDOT's *Historic Architecture Group Procedures and Work Products* (2015), the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*, National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (USDI 2002), and North Carolina Historic Preservation Office's (HPO) *Report Standards for Historic Structure Survey Reports/Determination of Eligibility/Section 106/110 Compliance Reports in North Carolina*.



- Legend**
- █ Project Study Area
  - Railroad
  - Black Mountain Municipal Boundary
  - Interstate
  - US Route
  - NC Route
  - Secondary Routes
  - Local

**Project Vicinity Map**  
**I-4409 - Figure 1.**  
 Proposed Interchange at I-40 and SR 2500 (Blue Ridge Rd.),  
 Widening of Blue Ridge Rd.,  
 & Roundabout at Blue Ridge Rd. and NC 9

0      600      1,200      1,800      2,400  
 Feet

Figure 1. Project Location Map.



## 2.0 HISTORICAL BACKGROUND

During the late nineteenth century, Buncombe County, with the exception of Asheville, remained rural and agrarian. Although Buncombe County was mainly agrarian, small industry such as mills and blacksmiths provided the local community with flour, corn meal, lumber, and forged items associated with agricultural and carpentry needs. However, the towns of Swannanoa and Black Mountain grew during the late nineteenth- and first half of the twentieth century as a result of the increased tourism to the mountains by rail, which came to the area in 1879, and then automobile. Numerous boarding houses and inns were constructed for visitors, some of whom relocated to the area permanently (Blueridge National Heritage Area 2018). Additionally, in the 1920s, with the influx of people into the Swannanoa area, E. W. Grove began development of Grovemont, the area's earliest planned neighborhood. Lake Eden was also planned by Grove as a recreational area for the new community. The country club designed for Lake Eden center, however, was never constructed (Swannanoa Valley Museum & History Center 2019).

Despite the growth of Swannanoa and Black Mountain, the area of Buncombe County between the two towns remained rural into the 1940s. The limited growth in the vicinity of the project area was centered along (Old) Route 70 as well as Cragmont and North Blue Ridge roads. Other areas of residential development were located off these main roads, as well as Blue Ridge Road south of Route 70, and were accessed by dirt roads (Figures 2 and 3). However, the Southern Railroad, which runs parallel to the rebuilt Route 70 and bisects the northern end of the Blue Ridge Road section of the project area, bypassed the immediate vicinity, and continued onto the depot in the town of Black Mountain (Robinson et.al. 2002).

Several institutions were located near the project area and included the Mountain Orphanage, State Hospital, State Test Farm, and Black Mountain School, and reflect the growth around Grovestone and the area between Grovestone and Black Mountain during the early twentieth century. These institutions took advantage of clean air and outdoor recreation for children and convalescents. The Mountain Orphanage was established in 1904 by Reverend R. P. Smith in Haywood County before relocating to Hendersonville in 1910 and then Black Mountain in 1923. The original orphanage housed six children; however, by 1910 the orphanage housed 40 children and had outgrown its space. By 1917, 75 orphans were in the organization's care and once again relocation became necessary. The 135-acres of land on which the current orphanage sits was purchased in 1923, and construction of a large brick, two-story building had begun to accommodate the expansion of the facility and the increased numbers of orphans in its care. The complex is still extant, although expanded, and is now known as the Black Mountain Home for Children, Youth, and Families (Black Mountain Home 2018).

The State Hospital, located to the east of the Mountain Orphanage, opened in 1937 and functioned as one of the areas tuberculosis hospitals. The area surrounding Asheville was noted for its clean air and scenic vistas, factors thought to be beneficial to the patients. Additionally, tuberculosis hospitals, due to the ease in which the disease was spread, often chose rural areas away from the main population centers for building sites. The first patients were transferred from Sanatorium, North Carolina, to provide space for new patients in the Eastern North Carolina hospital. The new hospital had a capacity for 165 patients, and

when it opened, plans were already in the works for expansion including constructing a building to house the hospital's nurses (Thomas 1937).

Related to the area's agricultural tradition, North Carolina constructed a State Test Farm in the last years of the 1930s. The test farm was integral in improvements to crop yields and was responsible for testing strains of wheat, corn, and grasses, among other crops, as well as livestock. The complex was demolished in 1942 in order to construct Moore General Hospital. The hospital, constructed in only four months, provided care to World War II (WWII) army soldiers. After the war, the hospital was utilized for tuberculosis patients, the second complex to serve that function in the vicinity of the project area. The site of the general hospital now functions as the Swannanoa Correctional Center for Woman. To the northwest of the hospital, now correctional center, the land was utilized for holding German prisoners of war during WWII, now the site of the Swannanoa 4-H Club (Cobb 2019; Swannanoa Valley Museum & History Center 2019).

The Black Mountain College, located on the site of Lake Eden to the northwest of the project area, was proposed and the design commission by Walter Gropius and Marcel Breuer in 1939. The land had already been partially developed by E. W. Grove during the 1920s and several of the buildings were utilized for the school. However, the project was put on hold due to the war and the limited availability of construction materials. Further complications occurred with fundraising resulting in the scaling down of the original plans. In 1940, the American architect A. Lawrence Kocher, and proponent of modern architecture, was commissioned to design a building that could be constructed by the school's students and staff (Black Mountain College Project 2019; Swannanoa Valley Museum & History Center 2019).

In addition to the construction of health and educational institutions, the area in the vicinity of the current project experienced what would be more extensive development beginning in the 1940s. In 1945, the developer, E. Mitchell Seabrook purchased the 35-acre property of the John Runion House (see below) and subdivided it into 19 residential lots. Seabrook, who owned and sold over 100 properties in Buncombe County during the first half of the twentieth century (Buncombe County Registry of Deeds), was just one developer to take advantage of the influx of people to the region and reflects the trend of speculative development which took place as a result.

By the 1970s, areas near the project area along US Route 70 were being heavily developed (Figure 4). Commercial development was focused along Route 70 while larger areas of residential development were expanding to the west of Lake Tomahawk along E. College and Goldmont streets as well as Hiwassee and S. Occoneechee avenues, as examples. Interstate 40 had also been constructed, which provided a faster transportation route to for residents and tourists. Today, the area still attracts tourists to its mountains and scenic places in Buncombe County and the area also supports smaller commercial businesses along US Route 70 as well as larger commercial businesses such as Ingles Markets, Inc., the area's largest employer (Swannanoa Valley Museum & History Center 2019).

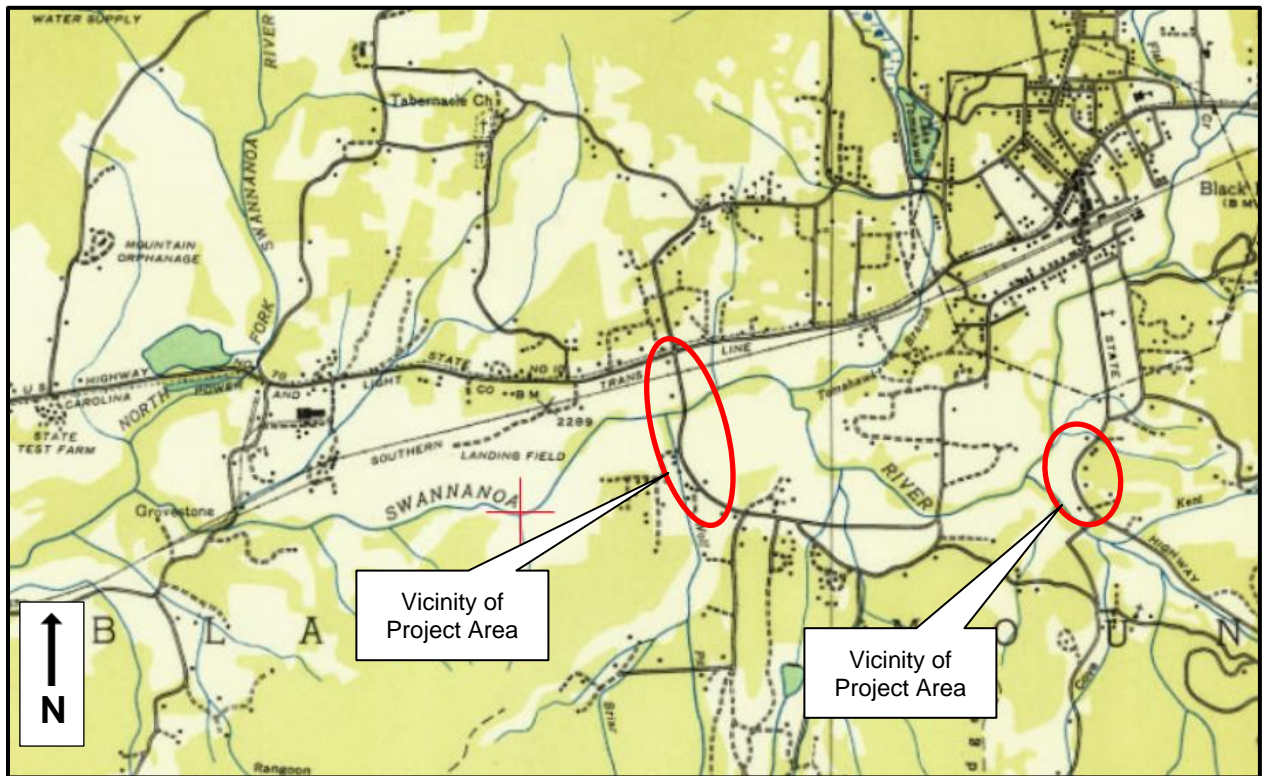


Figure 2. Detail of *Black Mountain, NC* 1:24000 Scale USGS Topographic Quadrangle (1935).  
<http://historicalmaps.arcgis.com/usgs/>

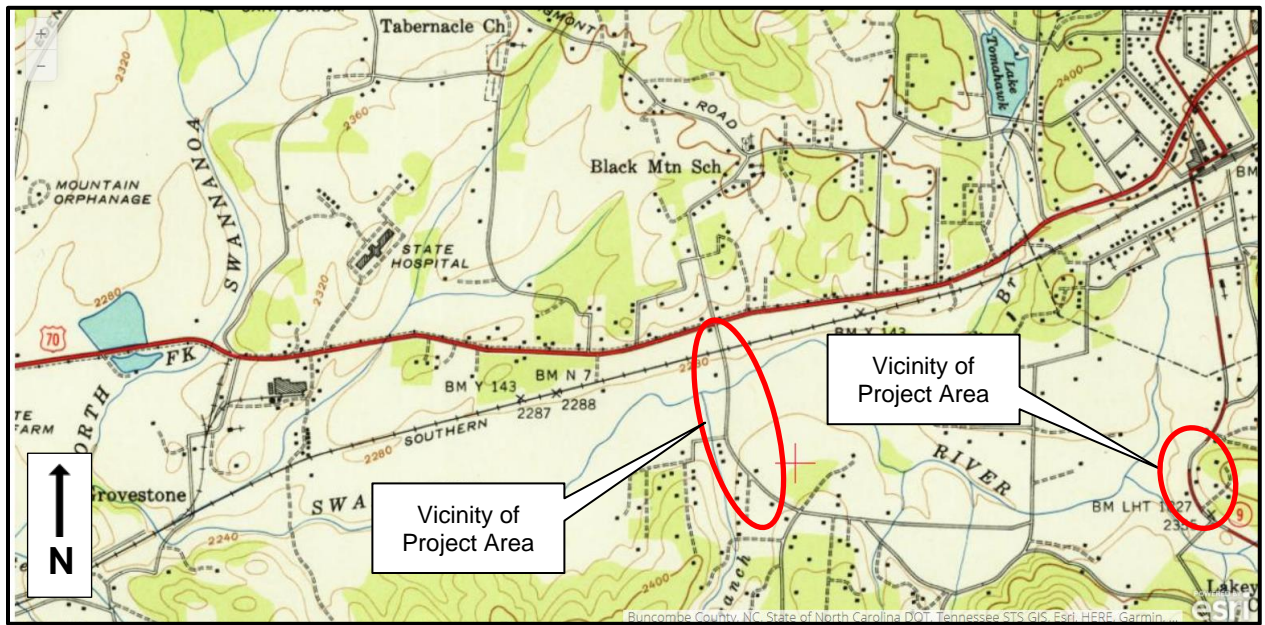


Figure 3. Detail of *Black Mountain, NC* 1:24000 Scale USGS Topographic Quadrangle (1943).  
<http://historicalmaps.arcgis.com/usgs/>

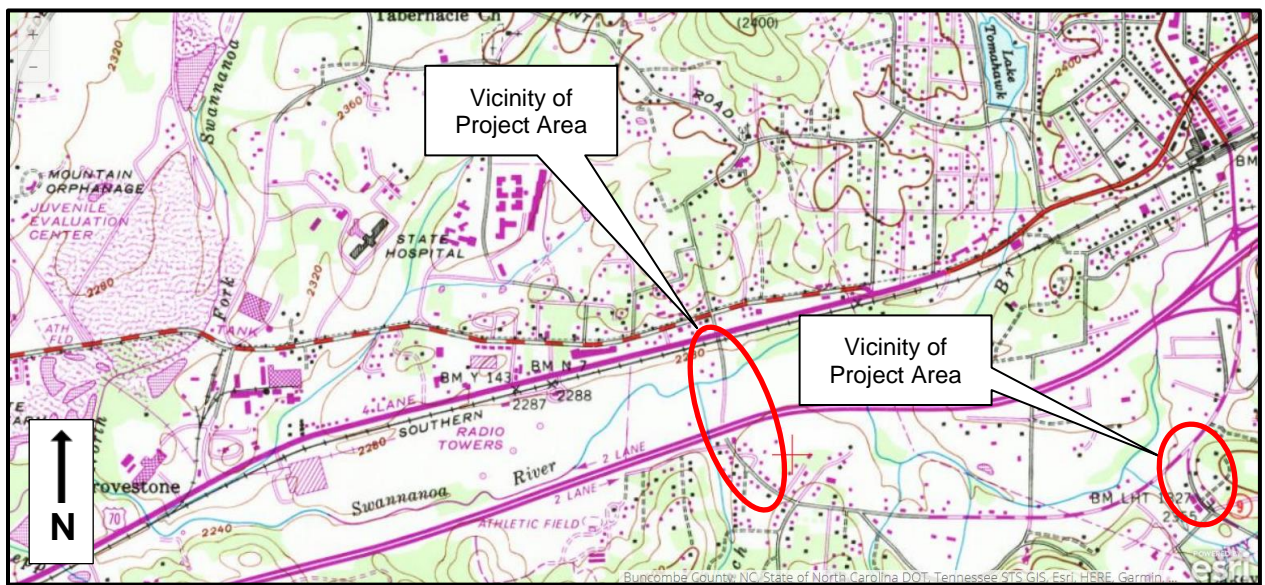



Figure 4. Detail of *Black Mountain, NC* 1:24000 Scale USGS Topographic Quadrangle (1978).  
<http://historicalmaps.arcgis.com/usgs/>

### 3.0 NATIONAL REGISTER EVALUATIONS

#### John Runion House (BN0645)

Resource Name	John Runion House	
HPO Survey Site #	BN0645	
Location	564 Blue Ridge Road	
PIN	0609-71-6848-00000	
Date(s) of Construction	c. 1830; Remodeled c. 1947 and 1950	
Recommendation	Not Eligible	

#### DESCRIPTION

##### Setting

The house is oriented perpendicular to Blue Ridge Road and sits back from the street on a relatively level lot. Surrounding the dwelling is a yard, which is partially enclosed by a post-and-wire fence. Several large trees and shrubs dot the landscape. Providing access to the dwelling as well as the outbuildings is a gravel driveway, which is shared with the house behind. The driveway transitions to asphalt upon turning to the southeast and circles around the house to provide an additional entrance/exit to Blue Ridge Road. The property is surrounded by mainly mid- to late twentieth century residential areas (Figures 5-7).

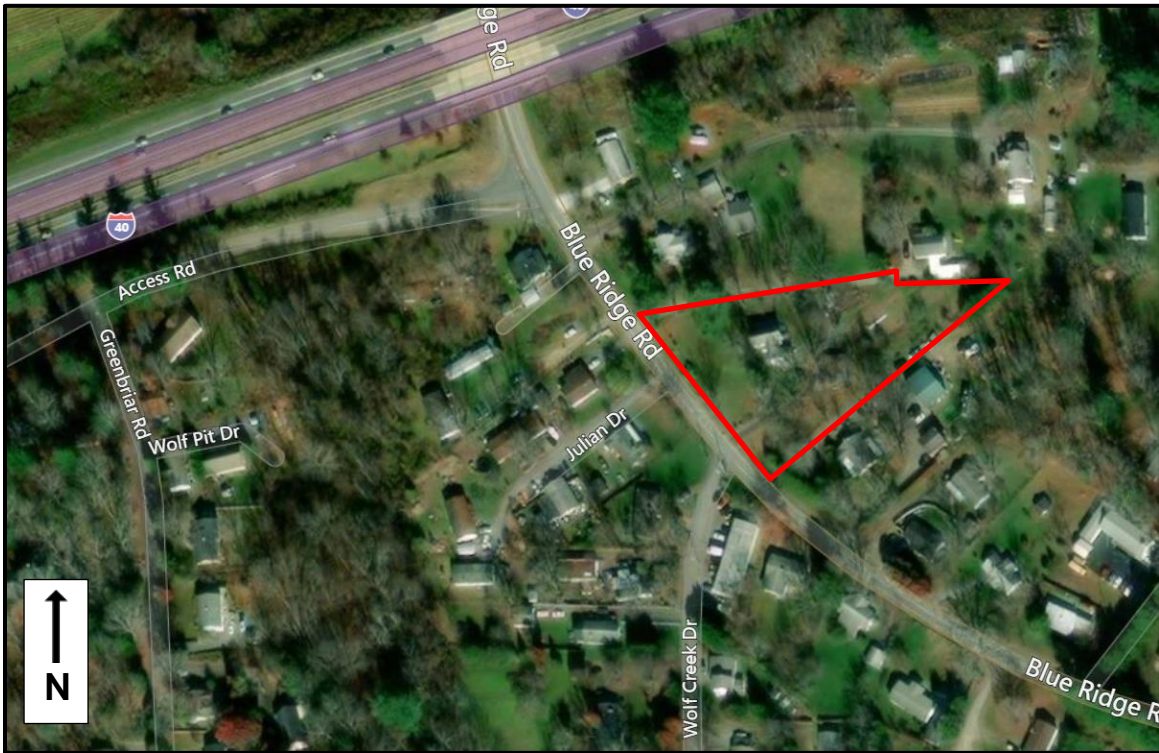


Figure 5. Aerial Depicting Landscape Surrounding Resource BN0645 (Bing Maps 2019).



Figure 6. View from the John Runion House, Looking Northwest.



**Figure 7. View from John Runion House, Looking Southeast.**

## **Structures**

*House (c. 1830; Remodeled c. 1947 and 1950)*

The house is a two-story, three-bay frame dwelling supported by a stone foundation. The exterior walls are clad in asbestos siding and the side gable roof in asphalt shingles. Extending across the façade is a one-story, three-bay, hip-roofed porch supported by square wood posts. A large, parged exterior chimney is located on the northeast gable end; the stone chimney on the southwest gable end was removed during the mid-twentieth century renovations to the house. The dwelling also features a two-story gable-roofed ell with exterior end chimney, also parged. A one-story gable-roofed greenhouse wing was constructed onto the ell's northeastern elevation and a one-story shed-roofed concrete block ell added to the wing in 1950. The one-story, shed-roofed three-season porch off the southwestern elevation of the ell is modern and features floor to ceiling single-light windows. The original porch was removed during the mid-twentieth century renovation (HPO Site Files). Fenestration includes six-over-six wood double-hung sash windows and one-over-one replacement sashes on the first floor of the northeastern gable end of the main block as well as a modern entry door with wood storm door. The rear ell features two-over-two double-hung wood sashes with one-over-one vinyl replacement sashes on the first floor of the northeastern elevation. Fenestration of the one-story wing includes six-light wood framed windows and a wood and glass panel entry door. The attached wing also features a wood and glass panel entry door; however, the door is early twentieth century in date, as well as six-light wood framed windows, a larger fixed six-light wood window on the rear elevation of the one-story ell, with two-light wood casement windows flanking the entry door (Figures 8-17).



**Figure 8. John Runion House, Looking South.**



**Figure 9. John Runion House, Looking East.**





**Figure 10. John Runion House, Looking West.**



**Figure 11. John Runion House, View Looking North.**



**Figure 12. Southwest Gable End of Main Block, Looking Northeast.**



**Figure 13. Northeast Gable End of Main Block, Looking Southwest.**



**Figure 14. Detail of One-Story Greenhouse with Shed-Roofed EII, Looking Southwest.**



**Figure 15. Detail of Foundation, Looking Northeast.**



**Figure 16. Detail of Front Porch, Looking East.**



**Figure 17. Detail of Window on Facade, Looking Southeast.**

Although the interior of the house was not able to be surveyed during the fieldwork, the house is currently for sale. Representative interior photographs from the on-line listing are exhibited below ([https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#)). The interior reflects the late 1940s as well as some late twentieth century renovations, although one room, which appears to be on the second floor, contains some evidence of the earlier architectural features including a horizontal board wall underneath the current wallpaper. A drop ceiling has been added to the room. The pictures also indicate that the fireplace surround has been removed, the firebox enclosed, and a modern stove added to the eastern first floor room (Figures 18-22).



**Figure 18. Kitchen in Ell (Source: [https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#photo6](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#photo6)).**



Figure 19. Dining Room in Ell (Source: [https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#photo8](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#photo8)).



Figure 20. Northeast First Floor Room (Source: [https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#photo10](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#photo10)).



Figure 21. Bedroom (Source: [https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#photo16](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#photo16)).



Figure 22. Interior of Greenhouse Wing (Source: [https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd\\_Black-Mountain\\_NC\\_28711\\_M57813-31146#photo3](https://www.realtor.com/realestateandhomes-detail/564-Blue-Ridge-Rd_Black-Mountain_NC_28711_M57813-31146#photo3)).

*Garage (c. 1950)*

The garage is a one-story, single-bay, frame building supported by a concrete slab. The exterior is sheathed in plywood with the shallow-pitched gable roof covered in v-crimp metal. The plywood on the rear elevation is battened. Fenestration for the garage includes a wood and glass panel retractable garage bay door and a sliding vinyl window (Figure 23).



**Figure 23. Garage, Looking Northeast.**



*Vehicle Shed (c. 1980)*

The vehicle shed is a one-story structure built in three sections. The center section is frame with plywood exterior, a shed roof sheathed in v-crimp metal, and a plywood door. Both the eastern and western sections feature a large open bay. The eastern bay is constructed with a flat roof while the western bay features a shed roof (Figure 24).



**Figure 24. Vehicle Shed, Looking South.**

### *Shed (c. 1950)*

The building, located behind the garage, is a small one-story structure constructed of concrete block with asbestos panels on the exterior and a shallow poured concrete roof. A single entry is present although it appears the door is missing (Figure 25).



**Figure 25. Shed, Looking West.**

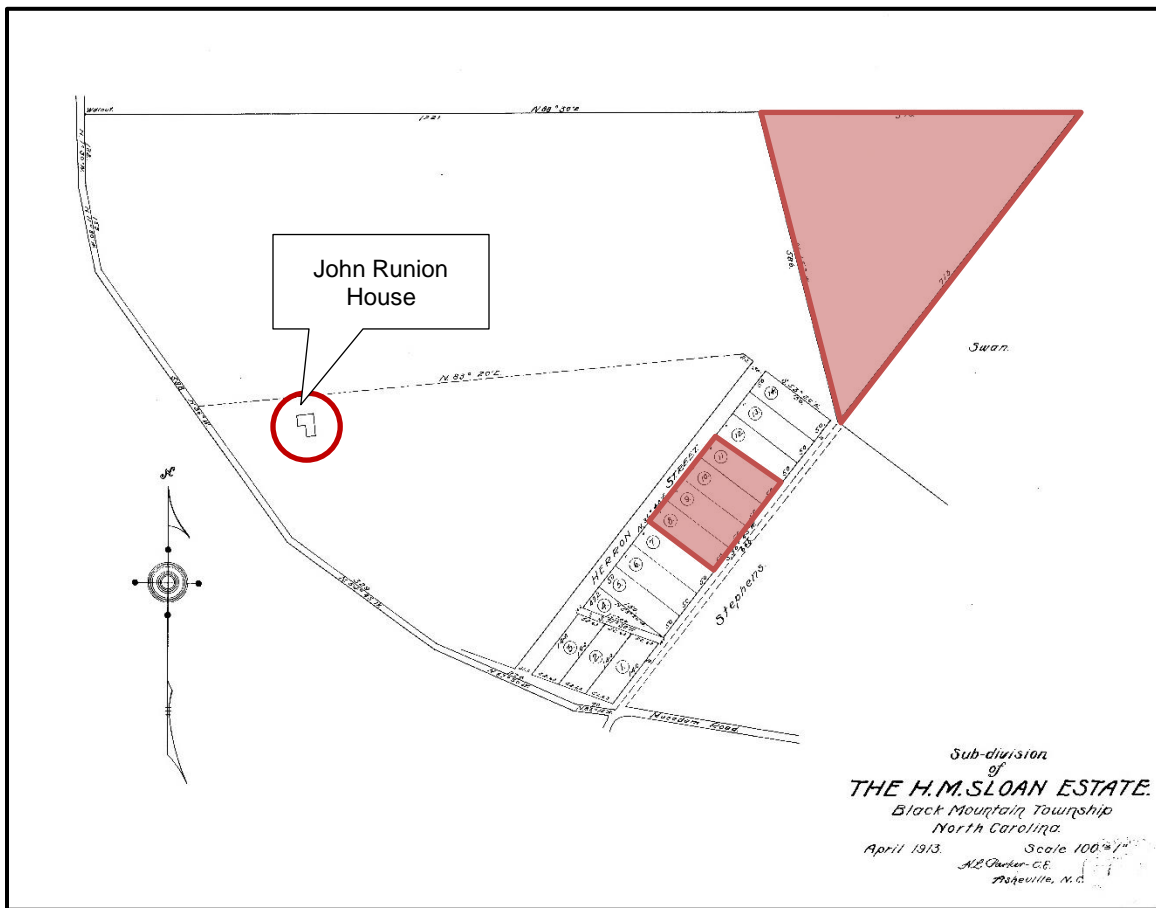
## **HISTORY**

The parcel on which the John Runion House is sited was part of a larger 35-acre agricultural lot, which was owned by John Stepp in the late nineteenth century. Stepp also owned a mill along the Swannanoa River northwest of the John Runion property on what is now 869 Blue Ridge Road (see BN6395). The nineteenth century history of the Runion House property, along with the mill property, under the ownership of John Stepp, reflects the rural agrarian nature of the Black Mountain area as well as early industrial efforts, which supported the local community.

In 1890, Stepp sold the property to Lewis L. Dougherty (Buncombe County Registry of Deeds 68:634). Lewis Dougherty's mother, Evelyn was a Stepp; however, a connection, if any, was not found between John and Evelyn. In contrast to the agrarian and milling pursuits of much of the population, Dougherty was a carpenter and building contractor (United States Federal Census 1930; Ancestry.com).

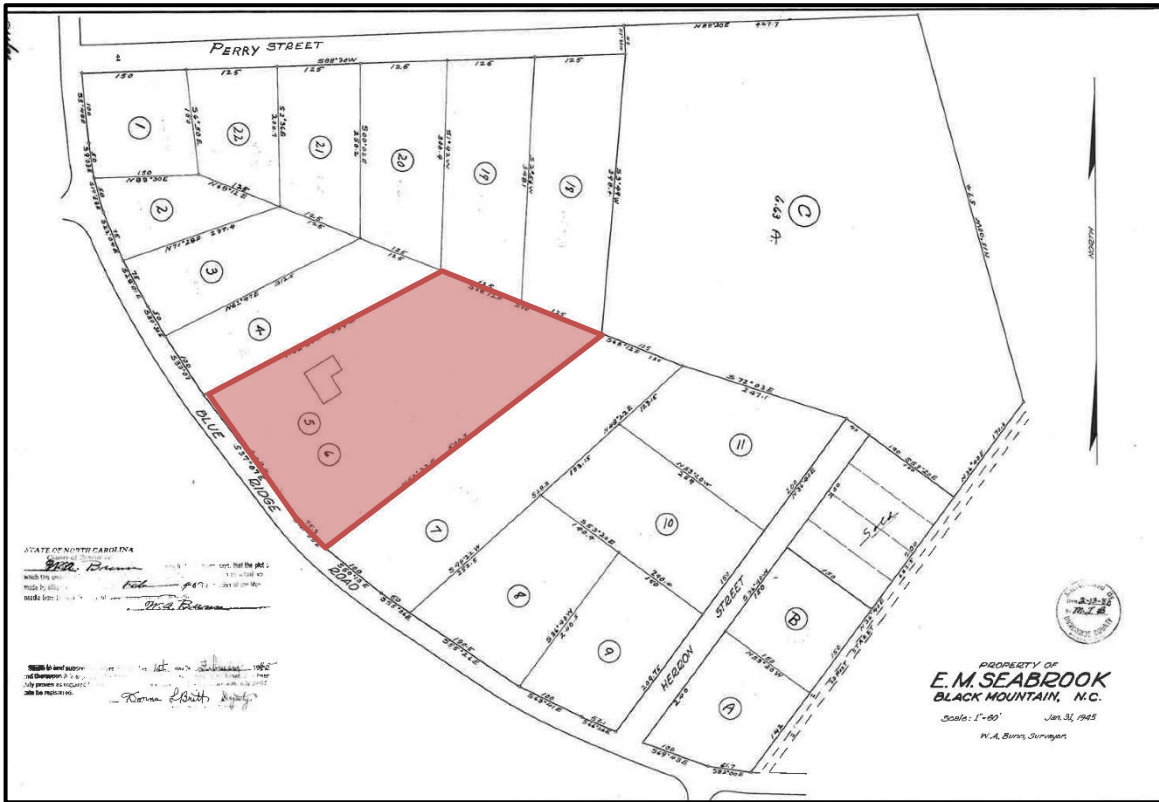
During the early decades of the twentieth century, the property changed ownership numerous times. Owners included John and Lucy Bell in 1907, F. C. and Mary Watkins in 1909, and H. M. Sloan in 1912

(Buncombe County Registry of Deeds 151:153, 168:33, and 175:322; Figure 26). During much of the early twentieth century, up until the sale of the parcel to E. Mitchell Seabrook (see below), the property functioned as a farm. Although not owners of the land, the E. A. and E. J. Perry brothers grew fruits and vegetables for retail sale, including apples, reflecting the continued agricultural economy of the Black Mountain area (HPO Site Files).



**Figure 26. Plat Map of the H. M. Sloan Estate (1913) (<http://registerofdeeds.buncombecounty.org>). (Highlighted areas are parcels which were previously sold but described in the deed).**

In 1945, shortly after the purchase of the property, Seabrook subdivided the parcel into 19 lots, with the John Runion House located on Lots 5 & 6. The lot, after the subdivision, was purchased by W. H. and Lena Creasman in August of that year (Figure 27). Seabrook appears to have been a real estate developer living in Florida. During the mid-twentieth century, Seabrook, who typically bought tracts of 40 to 60 acres to subdivide, purchased or sold over 100 properties in Buncombe County, many in Black Mountain Township, between 1924 and 1955 (HPO Site Files; Buncombe County Registry of Deeds).



**Figure 27. Plat Map for the E. M. Seabrook Property Subdivision (1945)**  
 (<http://registerofdeeds.buncombecounty.org>).

It appears with the focus of the subdivision and building houses of the adjacent lots, the Runion House was left to deteriorate. According to Landon Runion, the house was in disrepair when his parents, John and Cary Runion, purchased the property in January 1947. Renovations began shortly after the sale. John Runion was a carpenter and built several of the neighboring houses of the subdivision and likely did most of the renovations to the Runion House himself. During the c. 1947 renovations, Runion added the asbestos siding, removed the stone chimney on the west gable end and, according to local history, used the stones as underpinning for the house. He also removed a dilapidated porch off the ell's southwestern elevation. The greenhouse off the northeastern elevation was added in the 1950s (HPO Site Files). After his parent's death, Landon occupied the house until 2016 (Buncombe County Registry of Deeds 602:413 and 16E:1304; Buncombe County Tax Assessment Records). Currently the house is vacant and for sale.

### ARCHITECTURAL CONTEXT

Two-story, frame dwellings constructed during the early to mid-nineteenth century reflects, in part, the transition from log construction, often the first house on the property, to more substantial frame farmhouses, some reflecting the basic log house in configuration. Early farmers of the area often chose

sites in fertile valleys, typically along water courses, and rolling hillsides and established farms. Crops typically included corn, apples, peaches, and a variety of vegetables. Livestock was also raised, mainly pigs, sheep, and cattle (Bishir et. al. 1999:2, 20-21, 24-25, and 299; Ager 1981:12; Swaim 1981:50, 54, 65-66). The John Runion House, formerly part of a large agricultural parcel, reflects the early frame building traditions of the area's early to mid-nineteenth century farmhouses; however, conforms to a purpose-built center-hall, single-pile plan rather than an extension of the traditional single-pen log dwelling into a saddlebag or dogtrot configuration (Bishir 1999:23; Swaim 1981:58 and 66).

Comparative examples of dwellings similar to the John Runion House (BN0645) include the Millard Jones House (BN0487) and the John N. Wells House (BN0749). Additional comparative examples attempted to be located in the field subsequent to the HPO file search included the c. 1877 James H. Davidson House (BN0350), the mid-nineteenth century Davidson-Jordon House (BN0353), and the mid-nineteenth century Old Patton Homestead (BN2434); however, the three resources have been demolished.

The Millard Jones House, which, as previously surveyed, was dated to the later nineteenth century, has been remodeled since its initial documentation. Photographs of the house in the HPO site files depict the house with a shed-roofed front porch and two-over-two wood sash windows. Since the survey, the porch has been remodeled and now features a hip-roof and six-over-six replacement sashes (Figure 28). The house does retain its stone exterior chimney and although not parged, is similar to the John Runion House. The resource maintains its integrity of setting and location; however, the integrity of materials, workmanship, and design has been compromised by the alterations to the building.



**Figure 28. Millard Jones House (BN0487), Cragmont Road, Black Mountain, NC, View Looking Northwest.**

The John N. Wells House (BN0749), constructed c. 1845, is a two-story, frame dwelling with weatherboard siding and a side gable roof sheathed in pressed metal shingles. A two-story, shed-roofed porch extends across the façade and features an enclosed bay on both floors which has separate entrances to accommodate travelers. The porch also features square wood posts and on the second floor, a wood railing. An exterior end brick chimney is located on the southwest and northeast gable ends. The gables also feature end returns. Entry into the dwelling is through single-leaf, wood paneled doors (Figure 29). According to the family history, the northern room, a bedroom, was accessed through the second (north) door on the façade. A small one-story ell is also present (Griffith 2014:9; HPO Site Files; Bishir et. al. 1999:299; Swaim 1981:74). Although the dwelling is currently vacant, the resource retains much of its original features as well as its integrity of materials, design, workmanship, association, feeling, location, and setting. The resource has been determined eligible for listing on the NRHP by the HPO under Criterion C for its architectural merit (Bartos 2014).

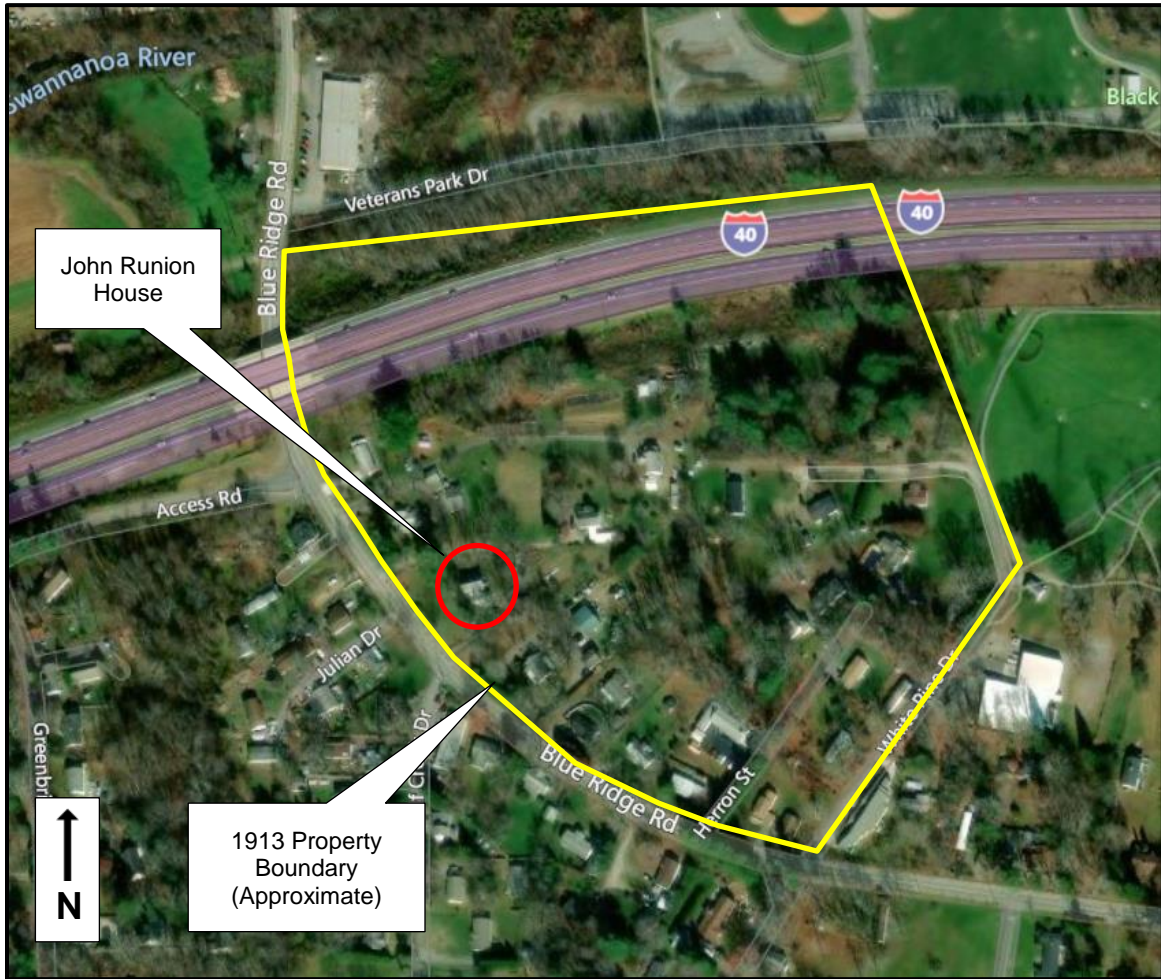


**Figure 29. John N. Wells House (BN0749), 235 Willow Creek Road, Leicester, NC, View Looking Southwest.**

## **INTEGRITY**

The John Runion House (BN0645) possesses integrity of setting, feeling, and location. The building sits on its original location and retains, for the most part, its spatial relationship to the road and wooded areas and maintains its original set-back. However, the resource's integrity of association, has been compromised. The 35-acre property was subdivided in 1945 and mid-twentieth century residences constructed between 1946 and 1962 now surround the dwelling (Buncombe County Online Tax Assessment Records 2019). The original exterior sheathing has been covered by asbestos siding and the chimney on the west gable end and the porch on the west elevation of the ell were removed in the 1940s

compromising the resources integrity of design, materials, and workmanship. In 2005, due to the loss of integrity, the HPO denied the resource's inclusion on the agency's Study List (Crow 2005; McDonald 2019).



**Figure 30. Aerial Depicting 1913 Sloan Estate Boundary in Relation to the Mid-to Late Twentieth Century Development Surrounding the John Runion House (Bing Maps 2019).**

## EVALUATION

**Criterion A:** Under Criterion A, a property can be eligible for listing on the NRHP if there is an association with a significant event or broad pattern in history at a local, state, or national level. The John Runion House, under NRHP Criterion A, reflects the general development of Buncombe County during the early to mid-nineteenth century and is not associated with any event or pattern of history that would meet the

level of significance required for meeting Criterion A. Therefore, it is recommended that the John Runion House is not eligible for listing on the NRHP under Criterion A.

**Criterion B:** Under Criterion B, the John Runion House can be considered eligible if it is associated with a person or persons of significance within the context of the community, state, or nation. The known persons associated with the house do not appear to have been of transcendent importance within historic contexts on a local, state or national level. Therefore, it is recommended that the resource does not meet the criteria necessary for listing on the NRHP under Criterion B.

**Criterion C:** The John Runion House, to be eligible under Criterion C, must “embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value” (NRHP 1997:2 and 17). The house has been altered by the addition of asbestos siding, the removal of the west gable end chimney and the porch, the latter replaced by a modern three-season porch, and the removal of interior fireplace surrounds and enclosure of the fireboxes. Additionally, modern materials have been added to the first-floor front rooms. The house also does not embody distinctive characteristics of style and utilizes typical construction methods from the time period. It is therefore recommended that the property does not meet the criteria necessary for listing on the NRHP under Criterion C.

**Criterion D:** Criterion D, according to NRHP Bulletin 15 addresses those properties that can only answer questions important to “human history that can only be answered by the physical material of cultural resources.” Resources considered for evaluation under Criterion D are typically “properties that have the potential to answer, in whole or in part, those types of research questions” (NRHP 1997:2 and 21). The Runion House is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D.

The John Runion House, as a resource, is a common architectural style, does not embody distinctive characteristics of type nor is it a work of a master or possess high artistic value. The house has been significantly altered and several character defining features removed. It is therefore recommended, based on the current survey, that the resource is not eligible for listing on the NRHP under Criteria A, B, C, and D.



## Allison House (BN6395)

Resource Name	Allison House	
HPO Survey Site #	BN6395	
Location	869 Blue Ridge Road	
PIN	0609-63-7027-00000	
Date(s) of Construction	c. 1929; c. 1985 (Addition)	
Recommendation	Not Eligible	

## DESCRIPTION

### Setting

The house sits on a level lot and faces Blue Ridge Road. An area of lawn is located in front of the house with a tree line to the south. To the north is a paved parking area. The area behind the house is enclosed by a chain link and post-and-wire fence. To the north/northwest of the property is the Norfolk Southern rail line with modern commercial development on the north side of US Route 70, which parallels the railroad tracks. To the east, across Blue Ridge Road is a trail with wooded areas, which appears to be part of the Veteran's Park. Agricultural fields and sparse residential development are present between the property and I-40 (Figures 31-33).



Figure 31. Aerial Depicting Landscape Surrounding Resource BN6395 (Bing Maps 2019).



Figure 32. View from the Allison House, Looking Southeast.



Figure 33. View from the Allison House, Looking Northwest.

## **Structures**

*House (c. 1929; Addition c. 1985)*

The house, now commercial offices, is a two-story, three-bay dwelling. The exterior walls are brick with the hip-roof sheathed in asphalt shingles. A hipped-roof porch is located off the north and south elevations. The porches each feature large brick support posts and a secondary entrance. A single-bay entry porch with pedimented gable roof and square wood posts is centered on the façade and shelters the main entry. The rails and floor of the porch are modern. The dwelling also features a large brick chimney projecting through the north roof slope. A small one-story ell with hip roof is visible off the northern half of the rear elevation. Fenestration includes single, paired, and triple four-over-one wood double-hung sash windows with stone sills and French-style entry doors. The main entry is flanked by ten-light sidelights. A large two-story ell with brick exterior walls was constructed after 1985. A portion of the rear ell appears to have been demolished to accommodate the addition. Fenestration of the ell includes one-over-one vinyl sashes with brick sills and modern metal entry doors (Figures 34-40).



**Figure 34. Allison House, Looking West.**



**Figure 35. Allison House, Looking South.**



**Figure 36. Allison House, Looking Northwest.**



Figure 37. Detail of Post 1985 Two-Story Ell, Looking South.



Figure 38. Detail of Window on Facade, Looking West.



**Figure 39. Detail of Triple Window on Facade, Looking West.**



**Figure 40. Detail of Front Entry Door, Looking West.**

The interior of the house comprises four rooms on the first floor with center hallway and five rooms on the second, including a small bathroom. The house also features a partial basement. The floor of the basement is currently poured concrete. The chimney base and the foundation are brick laid in a six-course American bond pattern. The walls of the basement stair are plaster; however, the stairs appear to have been redone, date unknown (Figures 41 and 42).

The first floor comprises two front rooms, each accessed through double French doors, a kitchen, and a smaller rear room. The northeast and northwest room contain shallow fireplaces with brick surrounds and a simple wood mantel. The stovepipe hole for the northwest room has been covered by a plate; however, is visible behind the painting above the mantel. The northeast room currently functions as a conference room. An exterior door also provides access to both rooms. The southeast room is also accessed by an exterior door from the former porte-cochère. The southwest room on the first-floor functions as the kitchen. Similar to the northwest room, the covered stovepipe hole is visible on the rear wall. A five cross-panel door is also located on the rear wall but is no longer operational. The first floor also features modern carpet throughout. A majority of the walls and some of the ceilings appear to be plaster; however, with the conversion to offices, it appears some wall and a majority of the ceiling areas have been replaced with drywall. The first floor, with the exception of three doors, retains its original five cross-panel entry doors and baseboards. The door and window surrounds also appear to be original to the dwelling as well (Figures 43-48).

The second floor has five rooms, three of which functioned as bedrooms (northeast, southeast, and southwest rooms). Each of the bedrooms contains small, narrow closets. The northwest room is a u-shape to accommodate the toilet in the adjacent bathroom. A small closet is extant in the room and an additional toilet and sink have been added to the room's northeast corner. The only heated room appears to be the southwest bedroom which contained a stove – the covered stovepipe hole is visible. Similar to the first floor, the second floor retains its original five cross-panel doors and most of its baseboard molding. Electric baseboard heat has been added to all of the rooms. Currently the three former bedrooms are used as office space with the northwest room currently used for storage (Figures 49-52).

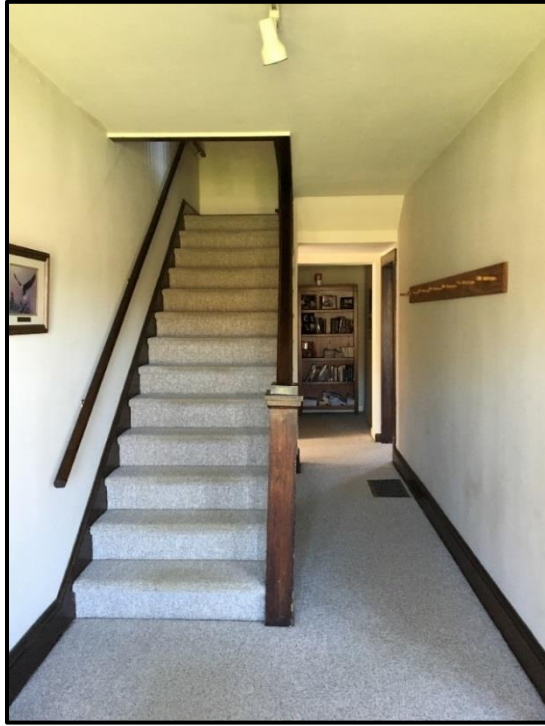




Figure 41. Overview of Basement, Looking Northwest.



Figure 42. Basement Stairs, Looking West.



**Figure 43. First Floor Hallway, Looking West.**



**Figure 44. Detail of Fireplace Wall in Northeast First Floor Room, Looking Northwest.**



**Figure 45. Detail of Fireplace Wall in Northwest First Floor Room, Looking Northeast.**



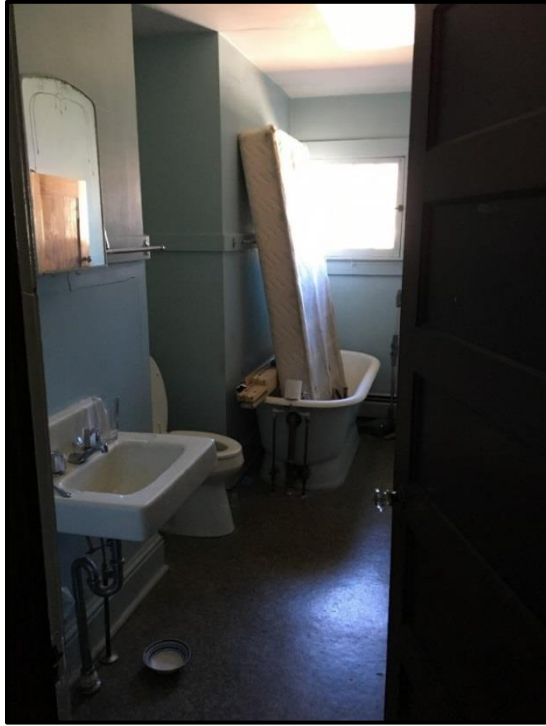
**Figure 46. Door Detail, Looking East from Northwest Room.**



**Figure 47. Kitchen Rear Wall (Southwest Room), Looking West.**



**Figure 48. Kitchen Baseboard Molding Detail, Looking Northwest.**



**Figure 49. Second Floor Bathroom, Looking Northwest.**



**Figure 50. Second Floor Southeast Room from Hallway, Looking Southeast.**



**Figure 51. Southwest Second Floor Room, Looking West.**



**Figure 52. Closet Example (Southwest Second Floor Room), Looking Southeast.**

*Commercial Storage Building (c. 1985)*

The commercial building is a large one-story, metal-clad structure with side gable roof, also clad in metal. The façade features four large vehicle bays with metal retractable garage bay doors as well as two metal, single-leaf pedestrian entry doors (Figure 53). The building is used for rental space for building contractors.



**Figure 53. Commercial Storage Building, Looking Southwest.**

### *Commercial Storage Building (c. 1985)*

The smaller commercial storage building, located to the south of the former dwelling, is also one-story. The exterior walls are concrete block with seamed metal in the upper third portion of the walls. The gable roof is clad in metal. The building features a central modern retractable garage bay door on the west and east elevation (Figure 54).



**Figure 54. Commercial Storage Building, Looking Southwest.**

## **HISTORY**

The property was owned by the Fleet C. and Mary Watkins in the early twentieth century. The deed from Fleet Watkins to Mary Watkins dated February 1909 as well as the subsequent deeds transferring the property to Charles and Mary Allen in 1917 and from the Allens to W. G. Allison and his wife, Maggie, describe the 12-acre parcel as the Stepp Mill Tract, also known as the Deyton Heirs Tract. John Stepp, the late nineteenth century owner of the property, bequeathed the property to his daughter Addie, wife of Luther P. Deyton (Slusser 2019). Deyton was listed in the 1900 census as a farmer and it is likely that, although it does not appear that he lived on the property, the parcel, or at least a portion, was under cultivation. The mill may have been also still been in operation. The adjacent parcel contained the mill race (Buncombe County Registry of Deeds 163:363, 212:565, 216:435, and 260:445; United States Federal Census 1900). Research conducted by Dale Slusser suggests the mill race was located just south of the Allison House and ran in an east-west direction connecting to Flat Creek approximately 340 feet east of the façade, running under the current road, and approximately 585 feet from the rear of the



ell. It is suspected the mill was located to the west/southwest of the current dwelling along the mill race (Slusser 2019). No additional information about Stepp's Mill is currently known and it is likely remnants of the mill and the portion of the mill race located on the property have been destroyed due to subsequent construction activities.

Fleet Watkins, Charles Allen, and W. G. Allison were all general farmers according to census records. During the early twentieth century it is likely that at least a portion of the property continued to be under cultivation. By 1910; however, Fleet Watkins was listed a general store merchant and prior to being employed as a farmer, W. G. Allison was a teamster (United States Federal Census 1900, 1910, 1920, and 1930). The house appears to have been constructed during the time the Allison's owned the property. In 1949, Allison was hit by a car and killed leaving Maggie a widow. The property, however, remained in the Allison family until 1985 when it was purchased by Dan Reese (also known as George D. Reese). The plat map drawn at the time of the purchase depicts the house located on the property. The house, as drawn, does not include the ell, which was constructed between 1985 and 1994 according to aerial photography. Dan and his wife, Yvonne, retained ownership of the property until 2006 when it was sold to the current owner, the Black Mountain Center for Research & Technology (Buncombe County Registry of Deeds 1384:158, 4195:1292; Plat Book 49:21; Google Maps 1994; Figure 53).

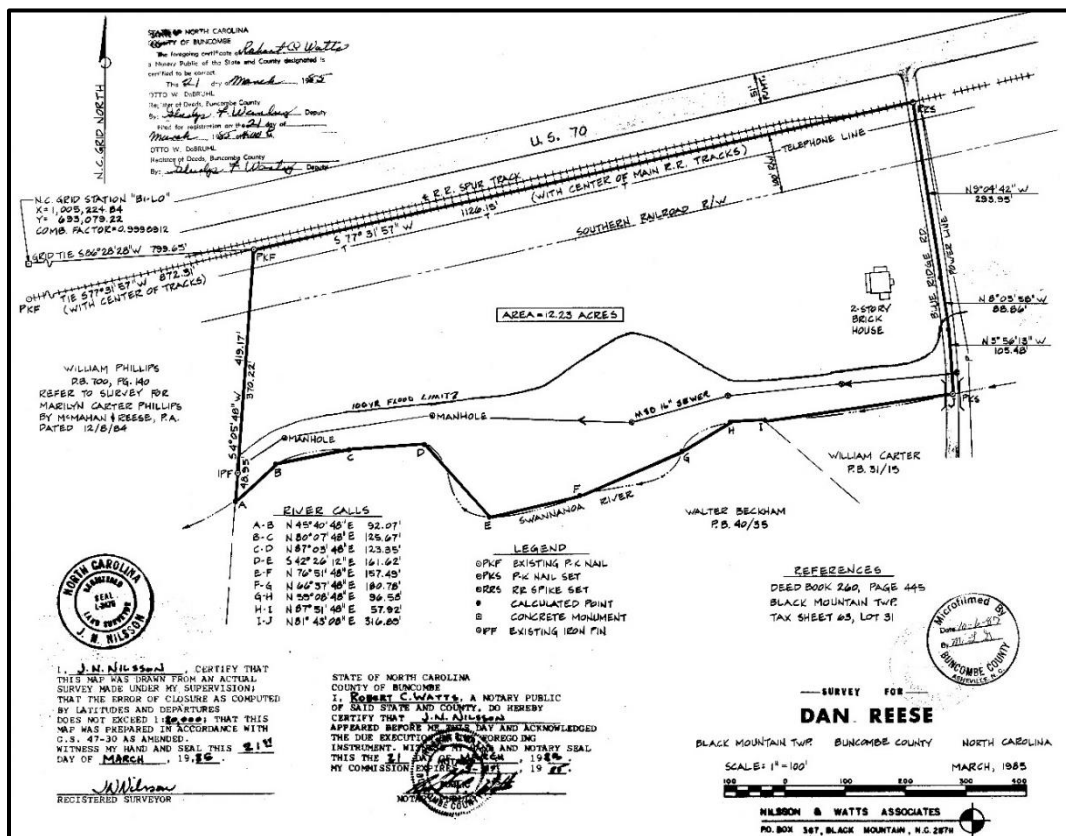


Figure 55. Plat Map of Dan Reese Property (1985) (<http://registerofdeeds.buncombecounty.org>).

## ARCHITECTURAL CONTEXT

Stemming from the designs of Frank Lloyd Wright, the Prairie style is one of the few truly American architectural styles. The most popular variation of this style is the two-and-a-half-story American Foursquare, which is characterized by a square side hall plan, hipped roof with hipped-roof dormer(s), wide overhangs, and full-width front porches with tapered square wood columns on brick piers. The emphasis is on broad and robust lines. Elements from other styles are sometimes incorporated into the style include tiled roofs, influenced by the Spanish Revival style, and a bracketed cornice stemming from the Italianate style (Pennsylvania Historical and Museum Commission 2015).

Comparative examples to the Allison House (BN6395) include the Dr. Martin Luther Stevens House (BN0062) located at 155 Montford Avenue, Asheville; a House (BN4308) located at 63 Madison Avenue, Asheville; and the J. T. Bledsoe House (BN2391) located at 44 Sunset Parkway, Asheville. The circa 1929 Dr. Martin Luther Stevens House is a two-story dwelling with brick veneer exterior and a hip-roof (Figure 56). The wide overhang of the roof is reminiscent of the Prairie Style. Colonial Revival elements to the dwelling include quoins and Doric columns flanking the front entrance. The dwelling also features interior brick chimneys, a modillioned cornice, a hip-roofed porch, four-light transom over the front entry, and six-over-one wood sash windows with poured concrete lintels and brick lintels. The house retains its architectural features as well as its integrity of setting, location, feeling, association, workmanship, materials, and design. The dwelling is also a contributing resource to the NRHP-listed Montford Area Historic District (BN0022; HPO Site Files).



**Figure 56. Dr. Martin Luther Stevens House (BN0062), 155 Montford Avenue, Asheville, NC, Looking Northeast.**

The House (BN4308) located at 63 Madison Avenue is an example of an early twentieth century brick dwelling with Craftsman-style influences as well as a wide overhanging eave influenced by the Prairie style (Figure 57). The exterior walls are brick veneer. The house also features a hip-roof, and a full-width, one-story front porch with gable roof and brick corner supports. Similar to the Allison House, but enclosed, the house also features a hip-roof wing. The windows of the dwelling appear to be three-over-one wood sashes with vinyl sashes in the wing. The dwelling retains its integrity of setting, feeling, association, location, materials, and workmanship. The resource's design has been slightly compromised by the addition of the vinyl sashes on the wing.



**Figure 57. House (BN4308), 63 Madison Avenue, Asheville, NC, Looking West.**

The J. T. Bledsoe House, constructed in 1916, is a two-story, three-bay Colonial Revival dwelling with brick exterior walls and a hip-roof with wide eaves (Figure 58). The house also features a modillioned cornice, interior end brick chimneys, and a central, single-bay entry porch with a round pediment and Tuscan-style wood columns. Fenestration includes twelve-over-one wood sashes with concrete sills and a single-leaf wood panel entry door flanked by sidelights. The dwelling retains its original architectural features and its integrity of setting, feeling, association, materials, workmanship, design, and location. The house is also a contributing resource to the NRHP-listed Grove Park Historic District (BN0194; HPO Site Files).



**Figure 58. J. T. Bledsoe House (BN2391), 44 Sunset Parkway, Asheville, NC, Looking North.**

## **INTEGRITY**

The Allison House (BN6395) possesses integrity of location, materials, and workmanship. The building sits on its original location and retains, for the most part, its spatial relationship to the road. The house appears to retain, on the exterior, its original materials; however, the large brick-clad ell with vinyl windows diminishes the resource's integrity of design as well as its massing. On the interior, much of the architectural features have been retained; however, some sections of the walls and ceilings appear to have been replaced with drywall. Additionally, the rear wall of the dwelling has been altered with the addition of the ell. The resource's setting, association, and feeling have been compromised by the addition of the modern buildings on the property as well as the large parking lot in front and to the west of the dwelling.

## **EVALUATION**

**Criterion A:** Under Criterion A, a property can be eligible for listing on the NRHP if there is an association with a significant event or broad pattern in history at a local, state, or national level. The Allison House, under NRHP Criterion A, reflects the general development of Buncombe County during the early twentieth century and is not associated with any event or pattern of history that would meet the level of significance required for meeting Criterion A. Therefore, it is recommended that the Allison House is not eligible for listing on the NRHP under Criterion A.

**Criterion B:** Under Criterion B, the Allison House can be considered eligible if it is associated with a person or persons of significance within the context of the community, state, or nation. The known

persons associated with the house do not appear to have been of transcendent importance within historic contexts on a local, state or national level. Therefore, it is recommended that the resource does not meet the criteria necessary for listing on the NRHP under Criterion B.

**Criterion C:** The Allison House, to be eligible under Criterion C, must “embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value” (NRHP 1997:2 and 17). Although the house retains its original windows and porch columns, the house has been altered with the addition of the two-story ell, which has removed historic fabric from that section of the house. Additionally, the house does not embody distinctive characteristics of style and utilizes typical construction methods from the time period. It is therefore recommended that the property does not meet the criteria necessary for listing on the NRHP under Criterion C.

**Criterion D:** Criterion D, according to NRHP Bulletin 15 addresses those properties that can only answer questions important to “human history that can only be answered by the physical material of cultural resources.” Resources considered for evaluation under Criterion D are typically “properties that have the potential to answer, in whole or in part, those types of research questions” (NRHP 1997:2 and 21). The Allison House is unlikely to yield information not available from primary sources and therefore is not recommended as eligible for listing under Criterion D. Additionally, any remnants of the mill race and the mill are likely destroyed due to subsequent construction activities.

The Allison House, as a resource, is not associated with a significant event or broad pattern in history at a local, state, or national level, is not associated with a person or persons of significance within the context of the community, state, or nation, and does not embody distinctive characteristics of type nor is it a work of a master or possess high artistic value. It is therefore recommended as not eligible for listing on the NRHP under Criteria A, B, C, and D.

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