



U.S. DEPARTMENT OF TRANSPORTATION

FEDERAL HIGHWAY ADMINISTRATION
REGION FOUR

310 New Bern Avenue, Suite 410
Raleigh, North Carolina 27601
December 21, 1994

In Reply Refer To:

HO-NC

Mr. David Brook
Deputy State Historic Preservation Officer
Department of Cultural Resources
109 East Jones Street
Raleigh, NC 27601

DEC 27 1994
ER95-8088
due 1/18
DKB

Dear Mr. Brook:

Subject: Section 106 Consultation - Historic Architectural Resources Survey Report, Phase II and Addendum I, Improvements to SR 1503 from NC 191 to I-26 and a New Interchange with I-26, Henderson Co., N.C., Federal Aid No. M-7215(1), State Proj. No. 8.2950701, TIP No. U-2425

Enclosed are two copies of the Historic Architectural Resources Survey Report, Phase II and Addendum I on the subject project. The survey report located two properties eligible for the National Register of Historic Places, the Sholtz-Cantrell estate and the Druid Hills Historic District, within the project area of potential effect (APE). In addition, the report determined that the boundary of a third National Register-eligible property, the Hyman Heights neighborhood, is outside the project APE. The Addendum I documents the evaluation of all properties over fifty years of age within the APE that are not eligible for the National Register.

Based upon the survey report and addendum, the Federal Highway Administration (FHWA) has determined that the Sholtz-Cantrell estate and the Druid Hills Historic District are the only two historic properties within the APE that are eligible for the National Register of Historic places. Your concurrence in FHWA's determination is requested. If you have any questions, please contact Mr. Vince Barone of this office at 856-4350 or Ms. Barbara Church, with the North Carolina Department of Transportation at 733-3141.

Sincerely yours,

DEC 28 1994

Noyce Shelton

For Nicholas L. Graf, P.E.
Division Administrator

Enclosure



North Carolina Department of Cultural Resources

James B. Hunt, Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
William S. Price, Jr., Director

January 26, 1995

Nicholas L. Graf
Division Administrator
Federal Highway Administration
Department of Transportation
310 New Bern Avenue
Raleigh, N.C. 27601-1442

Re: Historic Structures Survey Report for
Improvements to SR 1503 from NC 191 to I-26,
Henderson County, U-2425, M-7215(1),
8.2950701, ER 95-8088

Dear Mr. Graf:

Thank you for your letter of December 21, 1994, transmitting the historic structures survey report by Marvin Brown of Greiner, Inc., concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for the National Register of Historic Places under the criterion cited:

Sholtz-Cantrell Estate. Criterion A--The estate is evidence of the tourism and real estate boom which dominated the life and economy of Hendersonville throughout the 1920s. Criterion C--The house is a good, intact example of the Colonial Revival style, and the estate is representative of the summer retreats that were constructed in the area during the early twentieth century.

Druid Hills Historic District. Criterion A--This neighborhood reflects the real estate boom of the 1920s in Hendersonville and the advent of planned suburban development. Criterion C--The neighborhood is among Hendersonville's earliest and most intact twentieth century neighborhoods, with residences representing many of the popular styles during the period. We are unable to concur on boundaries for this district without additional information about the resources that lie within and outside of the boundaries as drawn.

We also believe that portions of the Hyman Heights neighborhood are eligible for the National Register. However, without additional information about the resources that lie within and outside of the boundaries, we are unable to concur that the area of potential effect does not include eligible portions of the neighborhood.



ATTACHMENT

Historic Structures Survey Report
for Improvements to SR 1503 from NC 191 to I-26,
Henderson County,
U-2425, M-7215(1), 8.2950701, ER 95-8088

Specific Comments

Hyman Heights Neighborhood:

There appear to be several errors in the labeling of maps and photos throughout the Hyman Heights section of the report. Please correct these errors and provide additional information about the proposed boundaries. The report states on page V-62 that additional resources might be brought into the district along the edges of the boundaries if a National Register nomination were prepared. For purposes of Section 106, these resources should be included within the district as well.



North Carolina Department of Cultural Resources

James B. Hunt, Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
William S. Price, Jr., Director

April 27, 1995

Nicholas L. Graf
Division Administrator
Federal Highway Administration
Department of Transportation
310 New Bern Avenue
Raleigh, N.C. 27601-1442

Re: Historic Structures Survey Report for
Improvements to SR 1503 from NC 191 to I-26,
Henderson County, U-2425, Federal Aid Project M-
7215(1), State Project 8.2950701, ER 95-8088

Dear Mr. Graf:

Members of our staff recently surveyed the Druid Hills and Hyman Heights Historic Districts to determine whether portions of these neighborhoods, which we have determined are eligible for the National Register of Historic Places, lie within the area of potential effect (APE) for the above project.

We concur that the boundaries proposed for the Druid Hills Historic District in the historic structures survey report by Marvin Brown of Greiner, Inc., are appropriate.

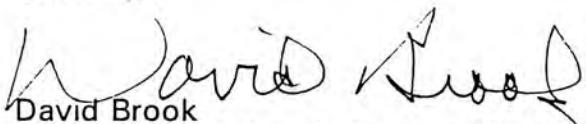
In the Hyman Heights Historic District, which we find eligible for the National Register under Criterion A for community planning and development, and Criterion C for architecture, we believe that the boundary extends into the APE, and should include Crescent Avenue and Ridgecrest Place. This curvilinear street and cul-de-sac, which were in place in the 1920s, are striking components of the district's layout, and contribute to the district's significance for community planning and development. Furthermore, the noncontributing resources on these streets do not detract from the district's cohesiveness. We are enclosing a district map that delineates our proposed boundary within the APE.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106, codified at 36 CFR Part 800.

Nicholas L. Graf
April 27, 1995, Page 2

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763.

Sincerely,



David Brook
Deputy State Historic Preservation Officer

DB:slw

Enclosure

cc: H. F. Vick
B. Church
Marvin Brown, Greiner, Inc.

bc: File
Brown/Bevin
Western office
County
RF

**AN HISTORIC ARCHITECTURAL SURVEY OF
SR 1503 FROM NC 191 TO I-26 AND
A NEW INTERCHANGE WITH I-26
HENDERSON COUNTY, NORTH CAROLINA
FEDERAL PROJECT NO. M-7215(1) AND RS-497(1)
STATE PROJECT NO. 8.2950701
TIP NO. U-2425**

PHASE II

Prepared for:

**THE FEDERAL HIGHWAY ADMINISTRATION
AND
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

Prepared by:

**MARVIN A. BROWN
JAMES R. SNODGRASS**

**GREINER, INC.
4630 PARAGON PARK ROAD
RALEIGH, NORTH CAROLINA 27604-3174
(919) 876-2760**

AUGUST 1994

AN HISTORIC ARCHITECTURAL SURVEY OF
SR 1503 FROM NC 191 TO I-26 AND
A NEW INTERCHANGE WITH I-26
HENDERSON COUNTY, NORTH CAROLINA
FEDERAL PROJECT NO. M-7215(1) AND RS-497(1)
STATE PROJECT NO. 8.2950701
TIP NO. U-2425

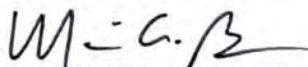
PHASE II

Prepared For:
The Federal Highway Administration
and
The North Carolina Department of Transportation

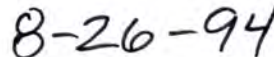
Prepared By:
Marvin A. Brown
James R. Snodgrass
August 1994

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Marvin A. Brown
Principal Investigator



Date

Architectural Resources Section
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is proposing improvements to SR 1503 from NC 191 to I-26, and a new interchange of SR 1503 with I-26, in and near Hendersonville, Henderson County, North Carolina (TIP No. U-2425, State Project No. 8.2950701, Federal Project No. M-7215(1) and RS-497(1)). The project length is approximately 2.1 miles (see Figure I-1 and Figure I-2 below).

The Phase I historic architectural survey of the project was conducted by NCDOT. During its reconnaissance-level survey on June 18, 1993, NCDOT established an Area of Potential Effect (APE) for the project and made preliminary assessments of the eligibility of the APE's resources for listing in the National Register of Historic Places. NCDOT identified three resources within the APE which it believed were potentially eligible for listing in the National Register. These included the Sholtz-Cantrell House or Estate, and the North Main Street or Hyman Heights neighborhood. NCDOT identified an additional potentially Register-eligible resource, the Druid Hills neighborhood, preliminarily believed to be located just north of the APE. NCDOT reported the results of its survey and research in a Phase I Historic Architectural Resources Survey Report on July 13, 1993 (Griffith 1993). Additionally, NCDOT recorded nine resources within the APE that are 50 years old or older, which were not considered potentially eligible for Register listing. These resources are pictured in a separate photographic inventory prepared by NCDOT accompanying this volume.

In consultation with North Carolina's State Historic Preservation Office (SHPO), NCDOT subsequently determined that three resources within or near the APE were potentially eligible for listing in the National Register: the Sholtz-Cantrell House or Estate; the North Main Street or Hyman Heights neighborhood; and the Druid Hills neighborhood. Under the terms of an open-end contract, NCDOT requested Greiner, Inc. to conduct an intensive-level Phase II survey of selected portions of the APE to determine whether these resources were located within the APE and were potentially eligible for listing in the National Register. NCDOT additionally requested that Greiner generally define the National Register boundaries, beyond the APE, of the two potential historic districts. NCDOT further asked Greiner to look at an area beyond the two potential historic districts, particularly along Haywood Road/NC 191 northwest of the APE in the Druid Hills neighborhood, to aid in future project planning in their vicinity.

Greiner conducted the intensive-level Phase II field survey on April 25-27, 1994. During the survey it photographed, recorded, and mapped all resources appearing to be 50 years old or older located within and near the APE in the Druid Hills and Hyman Heights neighborhoods, and established general boundaries of historic districts for these neighborhoods extending beyond the APE. It further photographed, recorded, and mapped the resources within, and established the proposed National Register boundaries of, the Sholtz-Cantrell Estate. During the fieldwork, Greiner surveyed 100 percent of the APE within the areas of the three resources. In addition to the fieldwork, the survey methodology consisted of general and site-specific historical background research into primary and secondary sources. This report records the results of the Phase II field survey and research.

This report recommends that two resources within the APE are potentially eligible for listing in the National Register: the Sholtz-Cantrell Estate and the Druid Hills Historic District. The area of the Hyman Heights neighborhood within the APE is not believed to be eligible for listing in the National Register. A portion of the neighborhood south of the APE may be eligible for Register listing.

The final boundaries of the APE within the Druid Hills and Hyman Heights neighborhoods were determined, in consultation with NCDOT, to include the construction corridor and an area of approximately one-half to one full block to either side of the corridor within the neighborhoods (see Figure I-3 and Figure I-4 below). NCDOT requested that Greiner not intensively survey those parts of the two neighborhoods located farther from the construction corridor. These two densely built-up, residential neighborhoods are separated from each other by a modern commercial strip--the Asheville Highway/US 25--and a steep hill. The final boundaries of the APE within and near the Sholtz-Cantrell Estate were determined to include the construction corridor and an area beyond it taking in much of the eastern portion of the estate and the main house itself (see Figure I-5 below). The overall estate is characterized by pastures and woodland, while the area around the main house is neatly landscaped.

SUMMARY OF RESOURCES EVALUATED WITHIN THE AREA OF POTENTIAL EFFECT

PAGE

RESOURCES LISTED IN, DECLARED ELIGIBLE FOR, OR CONSIDERED POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER

Resources Listed in the National Register or Declared Eligible by a Determination of Eligibility (DOE):

None

Resources on the North Carolina National Register Study List:

None

Resources Considered Potentially Eligible for the National Register:

Sholtz-Cantrell Estate - Southwest of I-26 and Hyder Farm Road/SR 1635 and northwest of Clear Creek Road/SR 1503, Hendersonville vicinity	V-1
Druid Hills Historic District - Between Ashwood Road, Kensington Road, Clairmont Drive, and Norwood Place, Hendersonville	V-13

RESOURCES NOT CONSIDERED POTENTIALLY ELIGIBLE FOR THE NATIONAL REGISTER

Hyman Heights Neighborhood (within the APE) - Northern ends of Ridgecrest Drive, Highland Street, and Hyman Street, Hendersonville	V-48
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I. INTRODUCTION

The North Carolina Department of Transportation (NCDOT) is proposing improvements to SR 1503 from NC 191 to I-26, and a new interchange of SR 1503 with I-26, in and near Hendersonville, Henderson County, North Carolina (TIP No. U-2425, State Project No. 8.2950701, Federal Project No. M-7215(1) and RS-497(1)). The project length is approximately 2.1 miles (Figure I-1).

This report presents the results of Phase II of a historic architectural survey of the project area. This second phase of the survey was conducted by Greiner, Inc. for the Federal Highway Administration and the Division of Highways, Planning and Environmental Branch of NCDOT.

The Phase I historic architectural survey of the project was conducted by NCDOT. During its reconnaissance-level survey on June 18, 1993, NCDOT established an Area of Potential Effect (APE) for the project (Figure I-2) and made preliminary assessments of the eligibility of the APE's resources for listing in the National Register of Historic Places. NCDOT reported the results of its survey and research in a Phase I Historic Architectural Resources Survey Report on July 13, 1993 (Griffith 1993). This report recommended that four resources within and near the APE were potentially eligible for Register listing. In consultation with North Carolina's State Historic Preservation Office (SHPO), NCDOT subsequently determined that three resources within or near the APE were potentially eligible for listing in the National Register: the Sholtz-Cantrell House or Estate; the North Main Street or Hyman Heights neighborhood; and the Druid Hills neighborhood. The fourth resource, the Duncan-Terrell House, was recommended by NCDOT and SHPO as not potentially eligible for listing in the Register. The Duncan-Terrell House and eight additional 50-year-old or older resources within the APE which were not considered potentially eligible for Register listing are pictured in a separate photographic inventory prepared by NCDOT accompanying this volume.

Under the terms of an open-end contract, NCDOT requested Greiner to conduct an intensive-level Phase II survey of the APE within the area of the three designated resources--the Sholtz-Cantrell Estate, the Hyman Heights neighborhood, and the Druid Hills neighborhood--to determine whether they were indeed located within the APE and potentially eligible for listing in the National Register. NCDOT additionally requested that Greiner generally define the National Register boundaries, beyond the APE, of the two potential historic districts. NCDOT further asked Greiner to look at an area beyond the two potential historic districts, particularly along Haywood Road/NC 191 northwest of the APE in the Druid Hills neighborhood, to aid in future project planning in their vicinity. NCDOT requested that Greiner not survey or otherwise study any other resources in the APE beyond the area of the three designated resources.

Intensive-level fieldwork for the Phase II survey was conducted by architectural historian Marvin A. Brown of Greiner on April 25-27, 1994. Mr. Brown subsequently prepared this survey report, with the assistance of graphics coordinator James R. Snodgrass and administrative assistant Brenda K. Crumpler.

An architectural survey within the APE associated with the proposed improvements to SR 1503 was necessary for compliance 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;

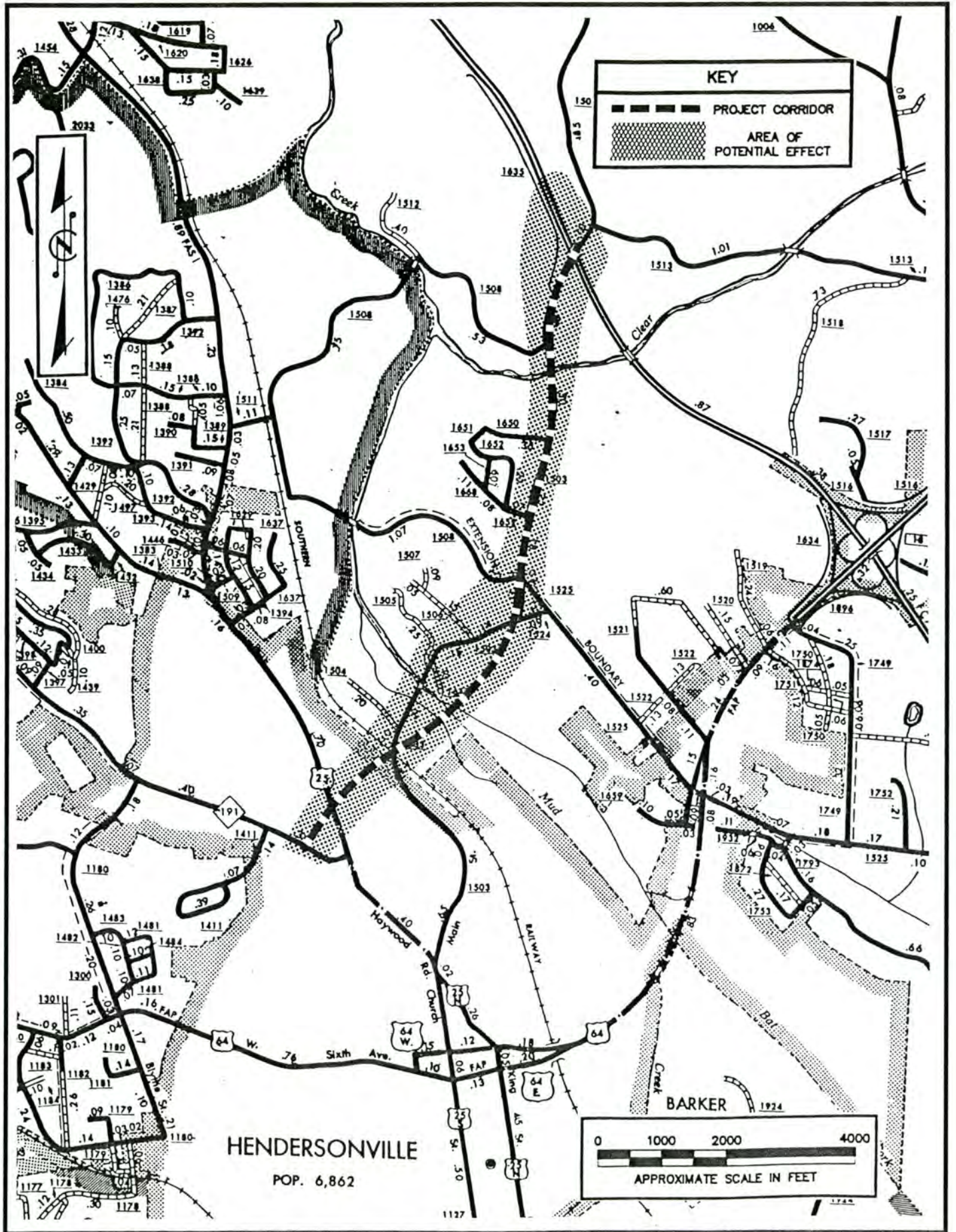


FIGURE I.2 Project Corridor Map and Area of Potential Effect

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); and revised NCDOT guidelines. In order to meet the requirements of these laws and regulations, the work plan for the Phase II survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the three potentially National Register-eligible resources; (2) an intensive-level field survey of those areas of the APE within which the three resources are located, including surveying, describing, evaluating, and proposing specific National Register boundaries within the APE, and general boundaries outside of the APE, for the three resources; (3) specific historical and architectural research on the three resources; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations, and guidelines.

The Area of Potential Effect or APE is the area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist. The APE's distance from the project corridor ranges from approximately 200 to 1,000 feet and encompasses approximately 250 acres of land. The final boundaries of the APE within the Druid Hills and Hyman Heights neighborhoods were determined, in consultation with NCDOT, to include the construction corridor and an area of approximately one-half to one full block to either side of the corridor within the two neighborhoods (Figure I-3 and Figure I-4). NCDOT requested that Greiner not intensively survey those parts of the two neighborhoods located farther from the construction corridor. These two densely built-up, residential neighborhoods are separated from each other by a modern commercial strip--the Asheville Highway/US 25--and a steep hill. The final boundaries of the APE within and near the Sholtz-Cantrell Estate were determined to include the construction corridor and an area beyond it taking in much of the eastern portion of the estate and the main house itself (Figure I-5). The overall estate is characterized by pastures and woodland, while the area around the main house is neatly landscaped.

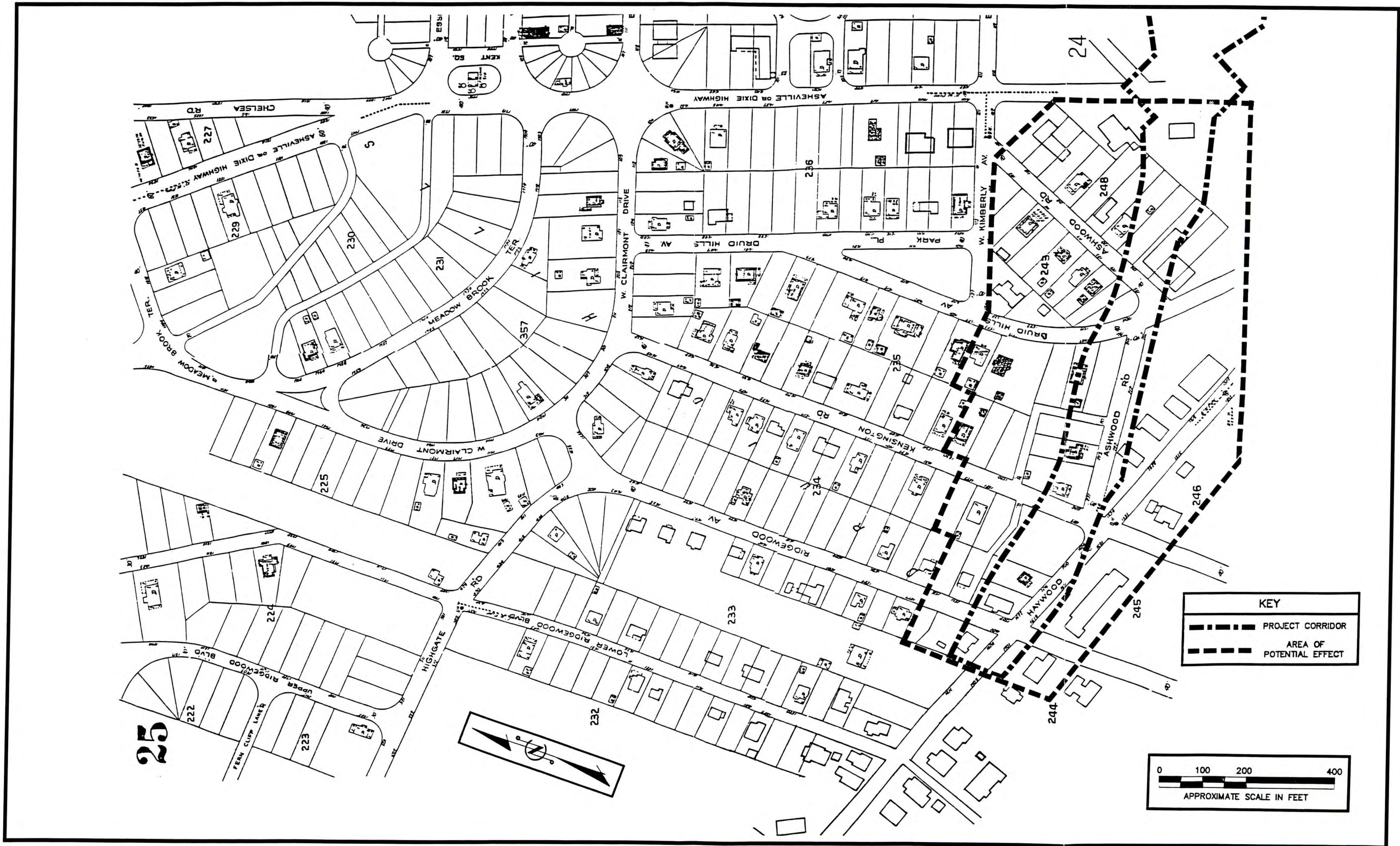


FIGURE I.3 Project Corridor Map and Area of Potential Effect, Druid Hills
 Source: 1926 and Updated 1954 Sanborn Maps

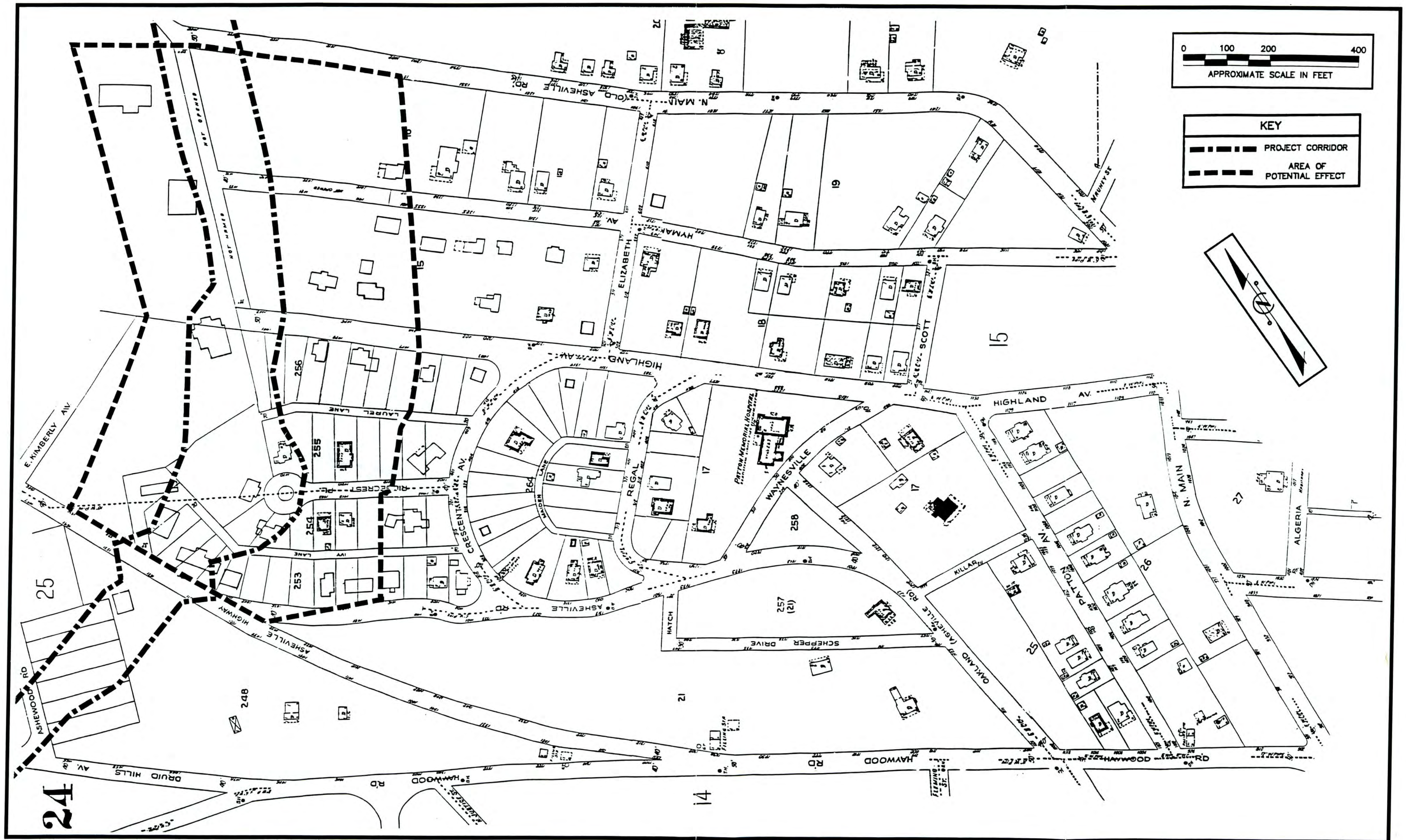


FIGURE I.4 Project Corridor Map and Area of Potential Effect, Hyman Heights
 Source: 1926 and Updated 1954 Sanborn Maps



FIGURE I.5 Project Corridor Map and Area of Potential Effect, Sholtz-Cantrell Estate

II. PHYSICAL ENVIRONMENT

The project's Area of Potential Effect (APE) for the improvements to SR 1503 and a new interchange with I-26 extends south from I-26 at the Sholtz-Cantrell Estate along Clear Creek Road/SR 1503, then southwest along North Main Street/SR 1503 across the tracks of the Southern Railway, then southwest along the upper edge of the Hyman Heights neighborhood and the lower edge of the Druid Hills neighborhood to Haywood Road/NC 191. This report evaluates the National Register eligibility of those portions of the APE which fall within and near the estate and the two neighborhoods.

The Sholtz-Cantrell Estate, at the northern end of the project, encompasses approximately 155 acres located on both sides of SR 1503, I-26, and Hyder Farm Road/SR 1635. Its rolling property includes open fields and woodlands. The approximately 60 acres within its proposed National Register boundaries, located southwest of I-26 and SR 1635 and northwest of SR 1503, include a tree-lined entry drive, the main house, a caretaker's house, two large barns, and 12 other standing resources (Plate II.1 and Plate II.2).

At the southern end of the project area, the proposed improvements to SR 1503 involve constructing a new stretch of the road from its junction with the tracks of the Southern Railway to NC 191. Southwest of the tracks the proposed improvements pass along the edge of a hill that separates the upper section of the residential Hyman Heights neighborhood from the commercial buildings and park below (Plate II.3 and Plate II.4). The section of the Hyman Heights neighborhood in and near the APE consists of streets, lined by post-World War II houses and apartment buildings, which dead end at the hill overlooking US 25 (Plate II.5). A section of the neighborhood which might comprise a National Register-eligible, early twentieth-century, residential historic district is located south of the APE.

Just west of Hyman Heights and US 25, the APE cuts through the bottom of the Druid Hills neighborhood, between US 25 and Druid Hills Drive and along Ashwood Road from Druid Hills Drive to NC 191. The resources within this section of the APE include modern commercial buildings along and near US 25 and NC 191 (Plate II.6), and dwellings along and near Ashwood Road erected primarily in the 1920s (Plate II.7). The southern portion of the recommended National Register-eligible, early twentieth-century, residential Druid Hills historic district is located within the APE.



PLATE II.1
Sholtz-Cantrell Estate
entry drive, facing
north

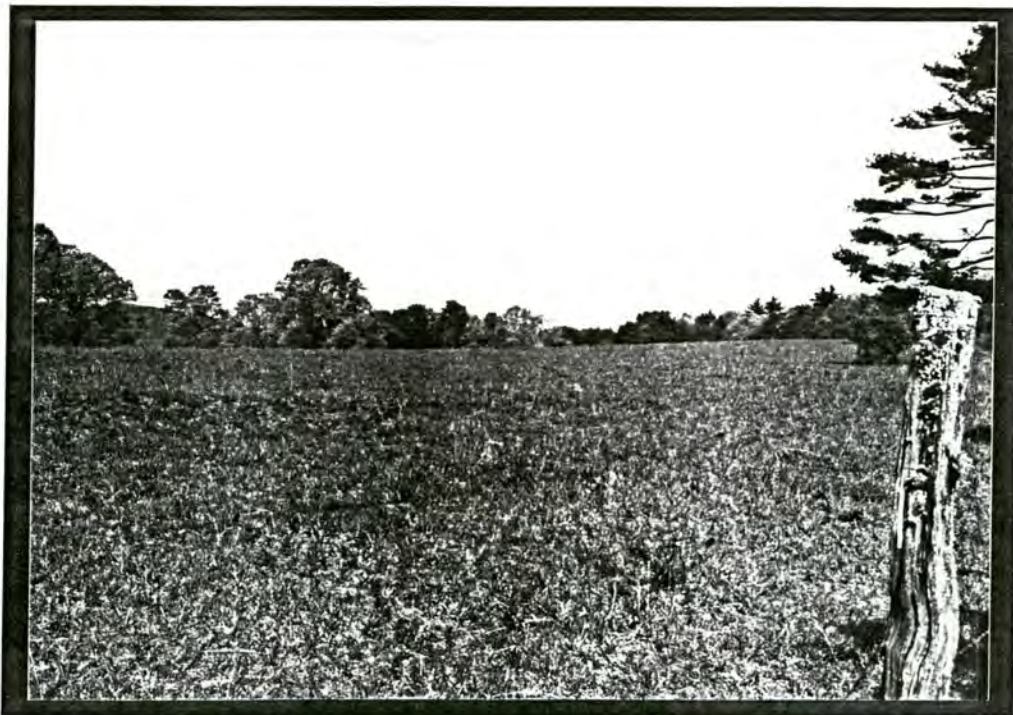


PLATE II.2
Sholtz-Cantrell Estate
pastures from Hyder
Farm Road, facing
west



PLATE II.3
Modern development
and foot of hill at
northwest end of
Hyman Heights
neighborhood within
APE, facing south



PLATE II.4
Modern development
on Asheville
Highway/US 25
between Druid Hills
and Hyman Heights
neighborhoods, facing
north from Kimberly
Avenue



PLATE II.5
Highland Street in
Hyman Heights
neighborhood, facing
northwest towards
base of hill

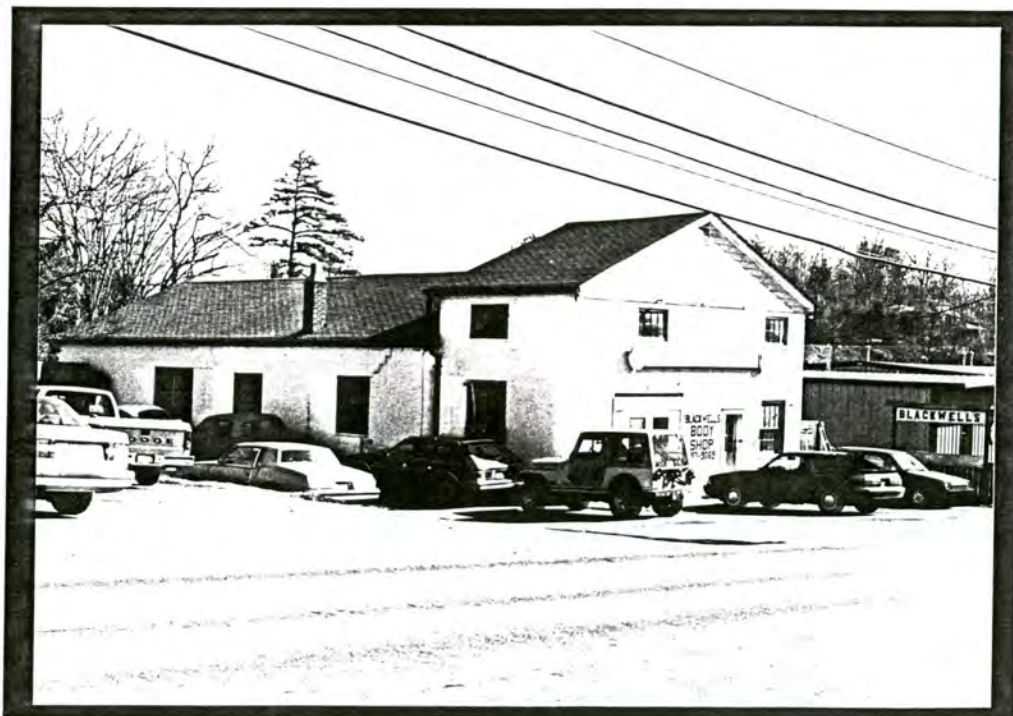


PLATE II.6
Modern development
on Haywood Road/NC
191 in Druid Hills
neighborhood, facing
north from junction of
Kensington Road

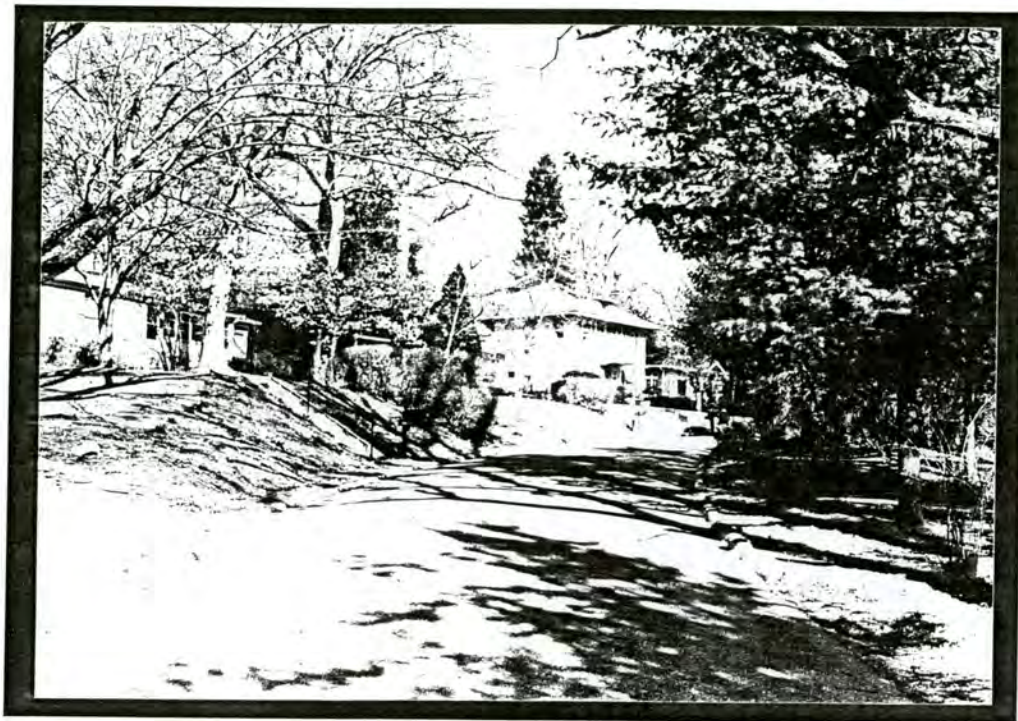


PLATE II.7
Residences on
Druid Hills
Avenue in
Druid Hills
neighborhood,
facing north
from junction
with Ashwood
Road

III. METHODOLOGY

The first phase of this project was conducted by the North Carolina Department of Transportation (NCDOT). During a reconnaissance-level survey on June 18, 1993, NCDOT established an Area of Potential Effect (APE) for the project and made preliminary assessments of the eligibility of the APE's resources for listing in the National Register of Historic Places. NCDOT also searched the files of North Carolina's State Historic Preservation Office (SHPO) in Raleigh and Asheville and did background research in local repositories. It reported the results of its survey and research in a Phase I Historic Architectural Resources Survey Report on July 13, 1993 (Griffith 1993).

In consultation with SHPO, NCDOT subsequently determined that three resources within or near the APE were potentially eligible for listing in the National Register: the Sholtz-Cantrell House or Estate; the North Main Street or Hyman Heights neighborhood; and the Druid Hills neighborhood. Under the terms of an open-end contract, NCDOT requested Greiner, Inc. to conduct an intensive-level Phase II survey of the APE to determine whether these resources were located within the APE and were potentially eligible for listing in the National Register. NCDOT additionally requested that Greiner generally define the National Register boundaries, beyond the APE, of the two potential historic districts. NCDOT further asked Greiner to look at an area beyond the two potential historic districts, particularly along Haywood Road/NC 191 northwest of the APE in the Druid Hills neighborhood, to aid in future project planning in their vicinity.

Greiner's survey methodology for conducting the Phase II survey and completing these tasks consisted of historical background research, an intensive-level field survey of the APE, and site-specific research. The main primary sources of historical information were Sanborn fire insurance maps, plat maps, deeds, newspaper advertisements, census records, and personal interviews. The main secondary sources were histories of Henderson County and of Florida.

The purpose of the research and the field survey was to understand the historical and architectural contexts of the APE and to develop an understanding of early suburban residential development and architecture in and around Hendersonville. Such knowledge was crucial in determining which resources within the APE were potentially eligible for listing in the National Register.

Greiner conducted the intensive-level Phase II field survey on April 25-27, 1994. During the survey it recorded all resources appearing to be 50 years old or older within and near the APE in the Druid Hills and Hyman Heights neighborhoods, and established general boundaries of historic districts for these neighborhoods extending beyond the APE. It further recorded the resources within, and established the proposed National Register boundaries of, the Sholtz-Cantrell Estate. During the fieldwork, Greiner surveyed 100 percent of the APE within the areas of the three resources. In addition to the fieldwork, the survey methodology consisted of general research into the history of Henderson County and Hendersonville, and more specific research into early residential suburban development in the Hendersonville area. This specific research also focused on understanding the particular histories of Druid Hills, Hyman Heights, and the Sholtz-Cantrell Estate.

The final stage of Phase II of this project consisted of reviewing all of the materials gathered during research and fieldwork, making final assessments of the potential National Register-eligibility of the three designated resources on the basis of this information, and summarizing all of this work, along with accompanying maps and photographs, in the present report.

The architectural survey within the APE associated with the proposed improvements to SR 1503 was necessary for compliance 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); and revised NCDOT guidelines.

IV. BACKGROUND INFORMATION AND HISTORIC CONTEXTS

A. Henderson County and Hendersonville, 1838-1919

Henderson County is located at the southeastern edge of the Blue Ridge Mountains, in western North Carolina. A broad valley near the county's center holds the county seat of Hendersonville, farmland, and permanent and seasonal residential development.

Non-Native American settlement of the county began in earnest after the Revolutionary War and subsequent displacement of the area's indigenous population. By 1839 growth was sufficient to merit the county's creation out of Buncombe County (Patton 1947:1-2; Bowers and Fullington 1988:E1-2).

Henderson County's first major period of growth occurred after the completion of the Buncombe Turnpike in 1827, which ran from the South Carolina line, through present Flat Rock and Hendersonville, into Tennessee. Wealthy South Carolinian lowlanders followed the turnpike into the more healthful air of the Blue Ridge, establishing a summer colony in Flat Rock in southern Henderson County (Fain 1980:21; Patton 1947:96; Bowers and Fullington 1988:E2, E8).

In 1841 a vacant 50-acre site was selected along the turnpike for the county seat and Hendersonville was established. Stores, a post office, and a stop for the turnpike's stage line were soon established, but growth was relatively slow. Halted by the Civil War, development of Hendersonville did not pick up again until the 1870s and the promise of a railroad connection (Patton 1947:139-140; Ray 1970:156; Bowers and Fullington 1988:E2-3).

Henderson County's and Hendersonville's first major period of growth was ushered in by the arrival of the Spartanburg and Asheville Railroad, later the Southern Railway, in 1879. It connected Hendersonville with Spartanburg and, upon completion in 1886, with Asheville as well. The railroad provided an outlet for the county's agricultural products, which dominated its economy into the 1910s (Fain 1980:84-85, 92; Bowers and Fullington 1988:E3).

The railroad also spurred the major development of a middle- rather than just upper-class tourist trade in Hendersonville and its environs (Bowers and Fullington 1988:E8). By the mid-1890s Hendersonville was "a noted summer resort" for South Carolinians and other Southerners, who reached the town via the Spartanburg and Asheville line (State Board of Agriculture 1896:351). In the late nineteenth and early twentieth centuries, eight to ten passenger trains a day, many specially chartered, poured tourists into Hendersonville's depot (Bowers and Fullington 1988:E8). The late nineteenth- and early twentieth-century boom in tourism, and the concomitant real estate development boom, occurred not just in Hendersonville and Henderson County, but throughout neighboring mountain counties as well (Bowers and Fullington 1988:E10-12).

B. Residential Suburban Development in Hendersonville and Vicinity, 1920-1945

The history of Henderson County in the 1920s, particularly in and around Hendersonville, was dominated by a boom in real estate speculation and development, a boom which inevitably led to a bust. "The Boom," according to local historian James T. Fain (1980:112), "began on a rising economy and increasing land values in the early 1920s, reached a peak in 1925-1926, and declined, slowly at first, and then with accelerating speed to the end of the decade."

No precise date marks the start of the boom. By 1920 tourism was such a major part of the local economy that a group of businessmen formed the Henoco Club solely to promote the city and county to out-of-state individuals. In early 1921 the club visited Florida to draw visitors to the area. Their efforts helped make the summer of 1921 one of the area's most successful tourist seasons ever (Bowers and Fullington 1988:E9).

Like the actions of South Carolinians a century earlier in establishing Flat Rock, Henderson County's development boom in the 1920s was fueled by non-natives, this time from Florida. As had their low-country predecessors, Floridians came to Henderson and neighboring Blue Ridge counties to escape the summer heat. They also came in hopes of making large sums of money in real estate speculation (Fain 1980:113).

In the early and mid-1920s, numerous subdivisions and planned suburbs, mostly bankrolled by Floridians, were created in Hendersonville and its vicinity. Some failed and others survive to the present. Among the survivors still sometimes known by their original names are Laurel Park Estates, Osceola Lake, Mountain Home, Druid Hills, Brookland, Sylvan, Hyman Heights, and Mount Royal (Fain 1980:115). Most of the subdivisions featured residential lots, often 50-feet wide, provisions for a business section, paved streets and, where close to or in Hendersonville, water and sewer connections (Fain 1980:118).

Hyman Heights and Druid Hills exemplify residential suburban development in Hendersonville and its vicinity during the 1920s. The southern section of the Hyman Heights neighborhood began to develop by about 1913, when the cornerstone of Patton Memorial Hospital on Patton Street was laid (Patton 1947:270-273). Probably platted in the teens, the neighborhood was a fairly straightforward grid development. Its regular 35-foot-wide lots extended between North Main Street and Highland Street, northwest to the edge of the present project's Area of Potential Effect (APE), and along Patton Street and Oakland Avenue as well. Its developers have not been identified, but they may have included local individuals and entities, such as the Patton family and the Hendersonville Real Estate Company, and interests from South Carolina (Patton 1947:270; Henderson County Deeds; Foster n.d.).

Hyman Height's initial development occurred almost exclusively from the late teens through the end of 1926. During this period houses were scattered along the platted lots and, to a more limited extent, on the area to the west beyond the plat maps. Most of the development was concentrated southeast of Elizabeth Street, near the hospital and closer to downtown Hendersonville (Sanborn Map Company 1926).

Druid Hills was a more elaborately conceived, planned, and advertised suburban development. Its numerous plat maps pictured a residential area at its south between the Asheville Highway/US 25 and Haywood Road/NC 191, focused on a small triangular park; a residential section with curved streets and a large fanciful park, perhaps containing small lakes, at the north; and even a business section to the east of the Asheville Highway (Hendersonville Real Estate Co. 1923a and 1923b). As at the best subdivisions and suburbs, it offered not only a residential area, but paved streets, water and sewer connections, and the promised business section (Fain 1980:118).

Druid Hills' early development was limited to the southern residential area. Seventy-nine houses had reportedly been erected there between 1923, when the area was farm and woodland, and June, 1926 (*The Hendersonville News*, June 18, 1926).

Advertisements for Druid Hill's established southern area and new northern section, which opened for sale on July 1, 1926, promoted the suburb's location, climate and, not the least, profitable resale potential. They trumpeted individual lots which had resold in a few years for 150 to 200 percent of their original purchase prices (see for example *The Hendersonville News*, June 4, 6, and 9, 1926). A full-page advertisement in the June 30 edition of *The Hendersonville News* noted that the suburb was only a three-and-a-half-minute drive from Hendersonville's business district. "All cares and worries promptly vanish," it continued, "when once you set foot on the top of this big hill in the cool shade of the pines and look out over this beautiful rolling green country - over range beyond range of soft, misty-blue mountains. It's an inspiring sight!"

Individual homes and estates were also raised independent of planned developments in the area during the period. One of these, the Sholtz-Cantrell Estate, was not surprisingly the retreat of moneyed Floridians. David and Alice M. Sholtz established their estate, which was centered around a Colonial Revival style dwelling, in a rural area east of Hendersonville around 1930. David Sholtz (1891-1953) was a lawyer and businessman who in 1927 served as president of Florida's state Chamber of Commerce, through which he may well have learned of Hendersonville's amenities and real estate opportunities. The estate served solely as a summer home, for Sholtz remained active in Florida business and politics, serving as governor between 1933 and 1937 (Tebeau and Carson 1965:74-76; Tebeau 1971:399-401; Marley 1973:226).

1925 was the high point of the "Hendersonville division of the Florida land boom," as individuals who had already hit the jackpot in Florida flocked to the mountains, filling boarding houses and hotels and buying and selling buildings or, more often, empty lots (Toms 1963:2; Fain 1980:114). In July, 1925, a lot at Seventh Avenue and Main Street in Hendersonville sold for \$1,000 a foot front; three years earlier it had sold for \$173 a foot. Twenty new subdivisions opened during the last 20 days of the month alone. In that year there were 403 licensed real estate salesman in the town; by contrast, 40 years later there were less than 100 (Toms 1963:3).

Representative of the height of the boom and the depth of the coming bust was the ill-starred Fleetwood Hotel. In September, 1925, Commodore J. Perry Stoltz began construction of a \$2,000,000 replica of his Miami Beach Fleetwood Hotel, near Jump-Off Rock in the heart of Laurel Park Estates west of Hendersonville. He was attracted to Hendersonville, he announced, by a letter from the Chamber of Commerce and by the claims of friends that the town was a coming Miami. By June, 1926, the steel superstructure of the hotel was completed and 13 of its 15 stories had been clad in brick. Construction stopped that summer, however, never to commence again. The rusting structure loomed over the town and surrounding countryside until 1937, when it was dismantled for scrap (Toms 1963:2-6; *The Hendersonville News*, June 3, 1926; Fain 1980:112, 119-126).

"The very evident failure of the Fleetwood venture," local historian James H. Toms (1963:5) noted, "began to show in the life of the community of Hendersonville. Many individuals had lost all of their savings through investments in highly overpriced property, and the area as a whole suffered from the tragedy of having its collective dream of a fabulous future for Hendersonville completely shattered. The mountain area's financial condition in 1927 was a forecast of the financial problems that were to plague the nation in just two years."

The slow down in the real estate market evidenced by the ill fortunes of the Fleetwood was also apparent in suburban developments throughout the Hendersonville area. Stalled development in Hyman Heights and Druid Hills is indicative of the shakiness of the market. According to the 1937

updates of the 1926 Sanborn maps, construction virtually ceased in the two neighborhoods after the hotel's failure. The collapse of Henderson's three banks in November, 1930, emphatically terminated the great boom. Following the failures, the area had to await the end of World War II for renewed tourism and growth (Fain 1980:133).

C. Residential Suburban Architecture in Hendersonville and Vicinity, 1920-1945

The boom in Hendersonville and its vicinity in the early and mid-1920s is reflected at the houses of the many neighborhoods and suburbs developed there during this period and at individual dwellings scattered throughout the area. The styles and forms of the residences were not particular to Hendersonville or Henderson County, but were nationally popular. They include the bungalow and foursquare forms, and the Craftsman, Colonial Revival, Tudor Revival, and Spanish Colonial Revival styles. The latter style, more common in the Hendersonville area than in North Carolina's piedmont and coastal counties to the east, perhaps suggests the influence of Florida. The Tudor Revival and other medieval English-influenced styles, also popular in the Hendersonville area, likely had a more local source, Biltmore Village less than 20 miles to the north in Asheville (Swaim 1981:83).

A number of neighborhoods largely dating from the 1920s survive in Hendersonville, particularly to the north and west of downtown. They include Druid Hills and Hyman Heights to the north; the Highland Street area south of Hyman Heights; the area west of Church Street out towards Pardee Memorial Hospital, around 7th and 8th Avenues; and a large area west of downtown, extending from around Buncombe Street out past Oak Street along 3rd, 4th, and 5th Avenues.

These neighborhoods are fairly substantial for a town of Hendersonville's size and retain a high degree of integrity. All possess numerous little-altered examples of the above-mentioned styles and forms, mostly dating from the 1920s with a smaller number from the teens and the thirties. Few non-contributing resources from later periods intrude into these neighborhoods. Their houses are generally frame, though some are brick-veneered or stuccoed. The residences are generally modest, rather than grand, and one or two stories tall. Lots tend to be small. The streets are tree-lined and mostly laid in grids. The curve of Crescent Avenue and angled streets of Hyman Heights may be as much a result of its hilly terrain as any attempt to create a bucolic suburb. The curving streets of the upper section of Druid Hills, however, were carefully planned for their picturesque effect, for in spite of its advertising claims, the neighborhood occupies fairly level terrain.

Because of the number of neighborhoods from the 1920s, the large number of intact resources and small percentage of altered or later non-contributing buildings, the requirements for a neighborhood in or near Hendersonville to be eligible for listing in the National Register should be stringent. The neighborhood should possess intact examples of period architecture with few non-contributing intrusions. The peripheries of a neighborhood possessing these attributes are unlikely to be included within a historic district submission, because the cores of the town's neighborhoods are so vibrant and intact. Marginal neighborhoods are also unlikely to be eligible. In Druid Hills and Hyman Heights, for example, the cores of the neighborhoods are predominantly intact and appear to be eligible for Register listing. The streets beyond the cores, however, which are a mix of houses erected prior to 1930 and after World War II, are unlikely to contribute to the integrity of these districts and therefore will probably not be part of any National Register historic district submission.

V. PROPERTY INVENTORY AND EVALUATIONS

A. Properties Considered Potentially Eligible For the National Register

SHOLTZ-CANTRELL ESTATE

(Southwest of I-26 and Hyder Farm Road/SR 1635 and northwest of Clear Creek Road/SR 1503, Hendersonville vicinity)

History

David and Alice M. Sholtz established the Sholtz-Cantrell Estate around 1930 as a summer retreat from the heat of Florida. In the ensuing ten years, they expanded the estate to more than 200 acres located on both sides of Clear Creek Road and Clear Creek (Henderson County Deed Book 193/Page 239 (1930), Book 195/Page 578 (1931), Book 203/Page 18 (1932), Book 209/Page 319 (1935), Page 229/Book 114 (1940).

David Sholtz (1891-1953) was born in Brooklyn, New York, and received an undergraduate degree from Yale University. In 1915, after graduating from the Stetson University law school in Deland, Florida, he opened a law practice in Daytona Beach. He was elected to the lower house of the state legislature in 1916, but left the body to serve in the Navy during World War I. Following the war he resumed his political and civic interests. In 1927 he was chosen president of the Florida Chamber of Commerce. In 1933, running as a New Deal democrat, he was elected to a four-year term as governor of Florida. His victory was decisive in both the democratic primary, which he won by the largest margin ever, and in the general election, where he outpolled his republican opponent almost two to one (Tebeau and Carson 1965:74-76; Tebeau 1971:399-401; Marley 1973:226).

With significant federal financial support, Sholtz's administration assisted in pulling Florida out of the depths of the Depression. Historian Charlton W. Tebeau (1971:407) summarized Sholtz's tenure as governor as follows:

The most significant legacy of the Sholtz administration was increased concern with welfare problems, reflected chiefly in cooperation with the national government. It also meant a long stride toward big government at the state as well as at the national level. No governor since Sholtz has been so "New Dealish," . . . In addition to the Welfare Board and its several functions there were a workmen's compensation act and an industrial commission to administer it, a mechanic's lien law, a state employment service, a planning board, a tuberculosis board, and pensions for the aged and the blind.

Sholtz's administration further set up a state park service, conservation commission, and alcohol control department. With matching federal dollars, it left a lasting physical mark by constructing institutional buildings throughout the state (Tebeau 1971:407).

The Sholtz's used the estate as a retreat rather than as a commercial farm. They, or at least their employees, did engage in some limited agricultural activity on the property, however. A few mules

and milk cows were kept there and some hens were raised. A small apple orchard also stood to the front and rear of the main house (Cantrell 1994).

In 1945 Bert M. and Nelle B. Cantrell purchased the estate from the Sholtzes. Mr. Cantrell was the owner of the Cantrell Produce Company, a wholesale fruit and produce business in Hendersonville. He also owned several farms in the area, upon which sharecroppers raised mixed crops and dairy cattle. The Cantrells did not utilize the estate as a commercial farm, although Mrs. Cantrell sold eggs and Mr. Cantrell occasionally kept calves on the property before sending them off to his dairy farms. Because of the time and equipment required to cultivate apples, they razed the orchard soon after purchasing the property. Mrs. Cantrell still owns and occupies the estate (Cantrell 1994).

Architectural History

The Sholtz-Cantrell Estate includes 11 contributing standing resources, 5 non-contributing standing resources, and one contributing site, the estate grounds and their landscaping (Figure V-1). The estate is entered from the northwest side of Clear Creek Road through a winding tree-lined entry drive. The drive terminates in a teardrop-shaped loop tightly framed by tall screens of cypresses (Plate V.1). The main house stands within the loop of the drive, and early decorative plantings, including lilacs and rhododendron, adorn the lawn within and around it. A long row of boxwoods stretches to the south of the loop. A pasture slopes down past the boxwoods towards the property's southern boundary, beyond which rises a modern housing development and, in the distance, the Blue Ridge (Plate V.2). A pasture also lies to the north of the loop. Woods cut through the center of the property. Beyond them, to the north and west, is more open pastureland.

The Colonial Revival style main house [A] sits on a rise in the property, facing south towards the mountains (Plate V.3). Long and asymmetrical, it drops from a two-story height at the east to one story at the west. Weathered slate tiles cover its varied roofs, which are bracketed at the east by a broad brick chimney and near the end of the west gable by an interior brick stack. A screened porch and shed dormer project from the front of the house's two-story east block. The principal entrance is set in a gable-front pavilion projecting from the east end of this section. Topped by a curving broken pediment, it is one of the few decorative features applied to the house's otherwise simply finished exterior. Three gabled dormers project from the front of the central one-and-a-half-story section of the house. A cross-gabled roof tops the one-story section at the dwelling's west end. The house's eastern rear elevation is irregularly marked by sweeping roofs and asymmetrically placed windows (Plate V.4). Modern aluminum siding, punctuated at the primarily six-over-six sash windows by black louvered shutters, sheathes the building's frame. The artificial siding is the only notable alteration to the otherwise intact exterior. As noted in the Phase I Survey Report, the asymmetrical dwelling appears to have been built in an additive fashion, rather than at one time, capturing what architects of the 1920s and 1930s believed was a defining characteristic of Colonial architecture (Griffith 1993).

An understated Colonial Revival style finish informs the interior as well as the exterior of the main house. It is floored with wide pine boards and marked by plain baseboards and surrounds and flat-panelled doors. A post and lintel mantel with fluted pilasters adorns one wall of the dining room at the east end of the dwelling. The family room at the west end, the most elaborately finished, features a matching unpainted mantel and a fully panelled ceiling and walls (Plate V.5). The only notable alteration to the interior is the modernized kitchen.

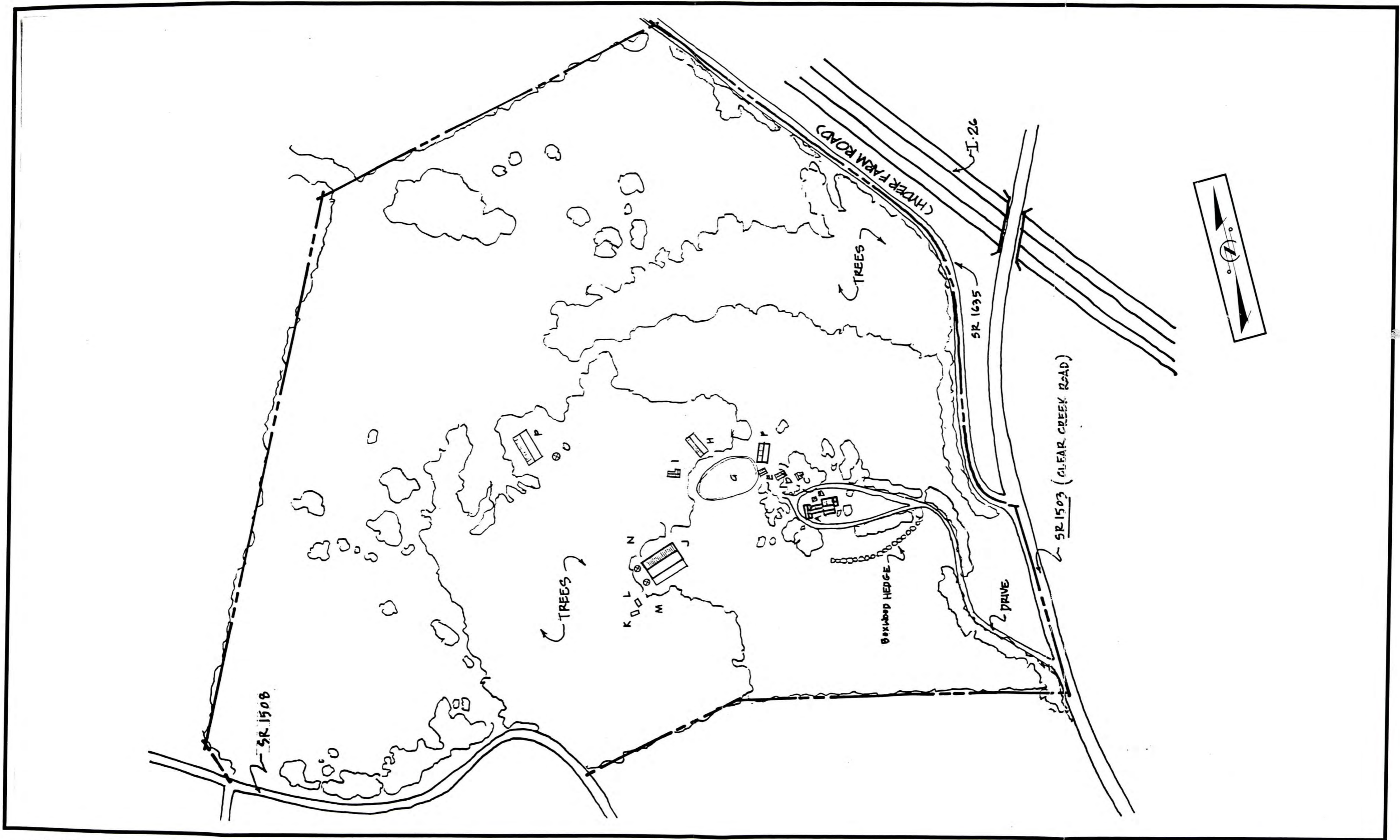


FIGURE V.1 Sketch Map of Sholtz-Cantrell Estate

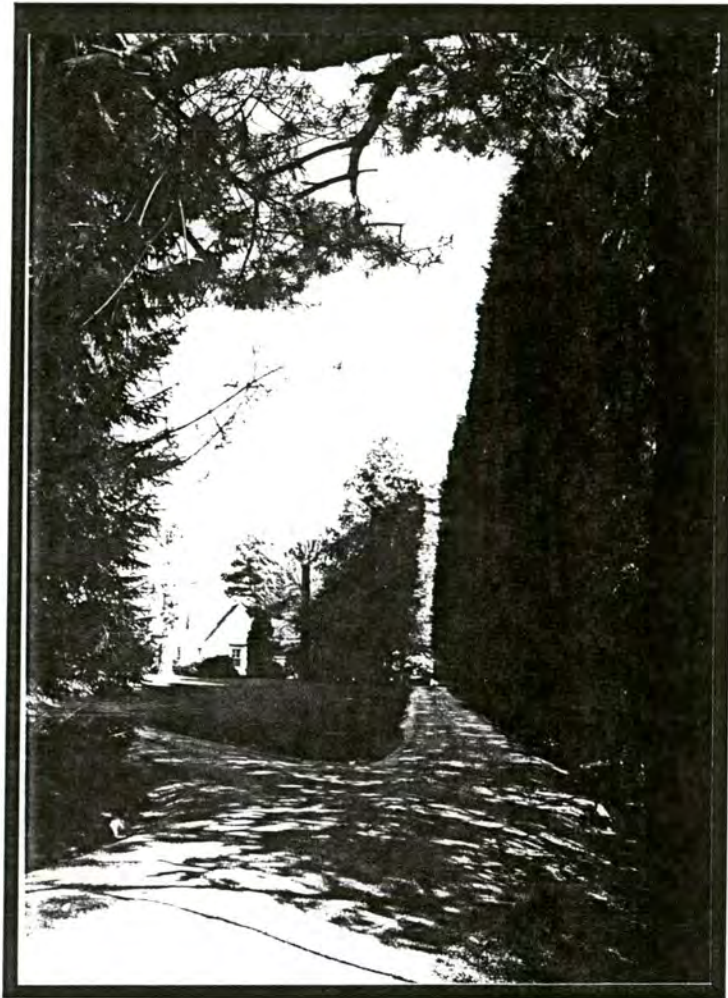


PLATE V.1
Sholtz-Cantrell Estate entry drive
and main house, facing west

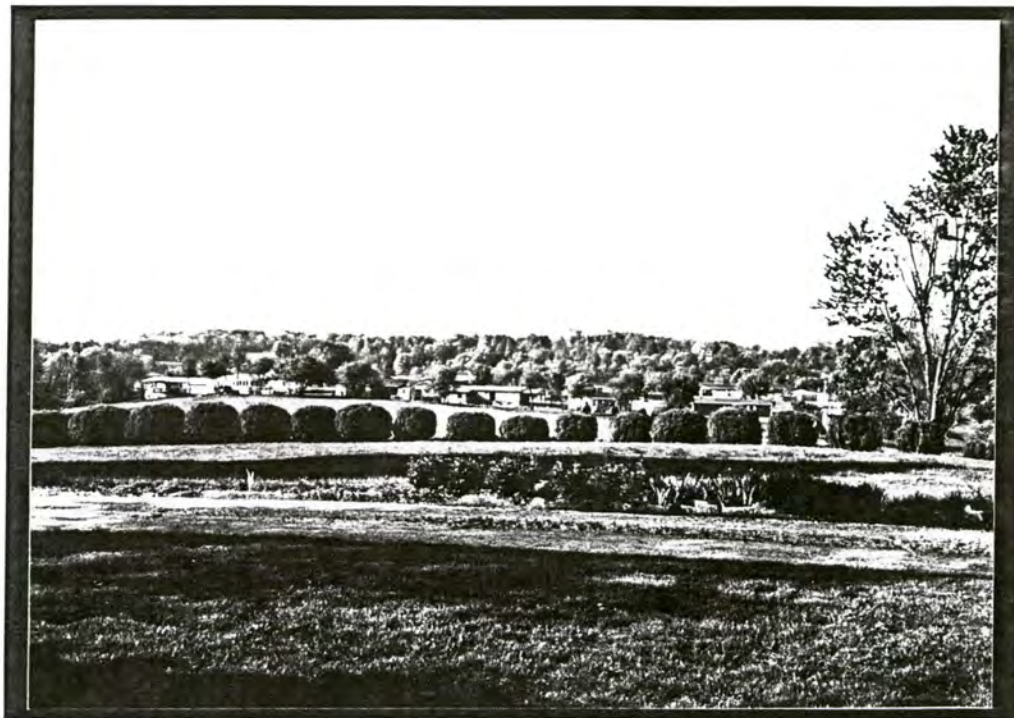


PLATE V.2
Sholtz-Cantrell Estate,
boxwoods, pastures,
modern development,
and Blue Ridge, facing
southwest from main
house



PLATE V.3
Sholtz-Cantrell Estate
main house, south
front elevation

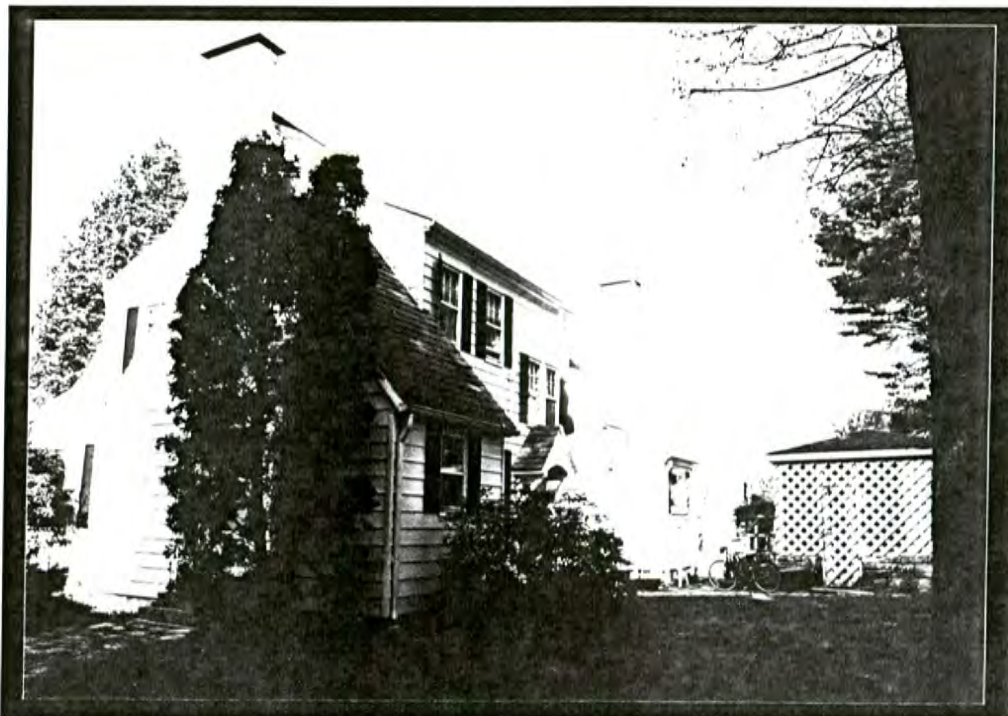


PLATE V.4
Sholtz-Cantrell Estate
main house, east side
and north rear
elevations; wellhouse
at right

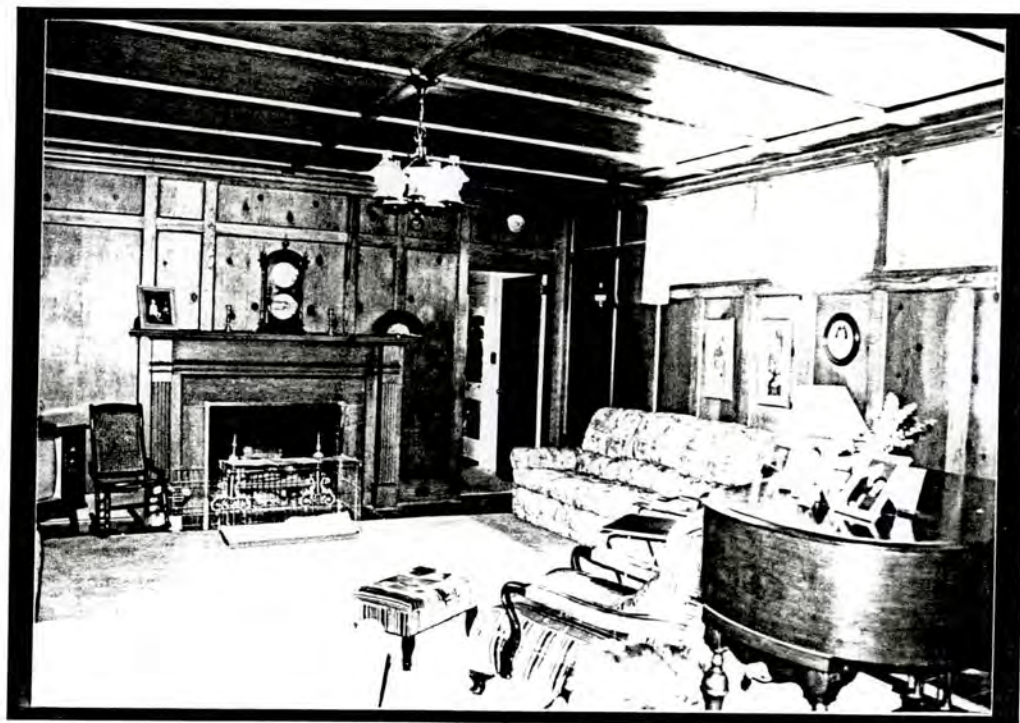


PLATE V.5
S h o l t z -
C a n t r e l l
E s t a t e m a i n
h o u s e , f a m i l y
r o o m a t w e s t
e n d

A contributing, contemporary, latticed wellhouse [B] is set to the rear of the dwelling (Plate V.4 above). To its north, beyond the drive, are four contributing outbuildings also probably erected around the same time as the main house: a tiny house of round logs believed to have been used by Mrs. Sholtz's mother [C] (Plate V.6); a frame, gable-end, two-car garage with an apartment above [D]; a small, gable-end, frame brooder house [E]; and a long, saltbox-roofed, frame egghouse that held laying hens [F]. A non-contributing riding ring [G], added by the Cantrells after they purchased the property, loops to the north of these building (Plate V.7). A long, metal-sided, non-contributing equipment shed [H], erected by the Cantrells in the late 1940s or early 1950s, stands to the north of the riding ring. The one-story, gable-end, frame dwelling to its west [I] was raised by the Sholtzes in the 1930s as a caretaker's house, a function it still serves (Plate V.8).

A large, contributing, gambrel-roofed horse barn [J] clad in board and batten siding, built in the 1930s by the Sholtzes, is located at the edge of the woods to the west. Two contributing frame hog pens [K and L] and a contributing metal silo [M], erected around the same time, stand to the barn's rear (Plate V.9). A non-contributing concrete silo [N] was added off the rear of the barn in the late 1940s or early 1950s. Two final non-contributing outbuildings stand to the northwest of the horse barn, a concrete silo [O] and a gable-roofed, frame cattle barn [P]. Both of these were added by the Cantrells in the late 1940s or early 1950s (Plate V.10). Pastureland at the upper part of the property extends beyond the barn's rear (Plate V.11).

Evaluation

The Sholtz-Cantrell Estate is believed to be eligible for listing in the National Register under Criteria C because: (1) its main house is a good, intact, local representative of the Colonial Revival style in the 1920s and 1930s; (2) the dwelling's additive appearance reflects the conceptions of Colonial architecture held by many architects during the period; and (3) its house, outbuildings, and grounds are typical of many summer retreats erected in the Hendersonville area, and in the surrounding mountainous region in general, during the early twentieth century. The estate's outbuildings, historic grounds, and views of the Blue Ridge are intact, and it possesses the integrity of location, design, setting, materials, workmanship, feeling, and association necessary for Register listing.

The estate is further believed to be eligible for listing under Criteria A for its association with the tourism and real estate boom which dominated the life and economy of Hendersonville and its vicinity throughout the 1920s. Tellingly, it was fashioned by a Floridian, David Sholtz, reflecting the tremendous influence that state's citizens wielded in the area throughout the decade. Even though it was created for a future governor of Florida and occupied by him during and after his tenure in office, the estate is not believed to be eligible for listing in the National Register under Criteria B. It was occupied by Sholtz seasonally and is not known to have played any role in his political or civic career, which is solely associated with Florida.

Boundaries

The entire property owned by Nelle B. Cantrell and associated with the Sholtz-Cantrell house encompasses approximately 155 acres located on both sides of Clear Creek Road/SR 1503 and Hyder Farm Road/SR 1635 and, to a limited extent, on the east side of I-26 as well (Henderson County Tax Map 9660.04, Lot 91, Parcel 2124, and Lot 81, Parcel 0640). The proposed National Register

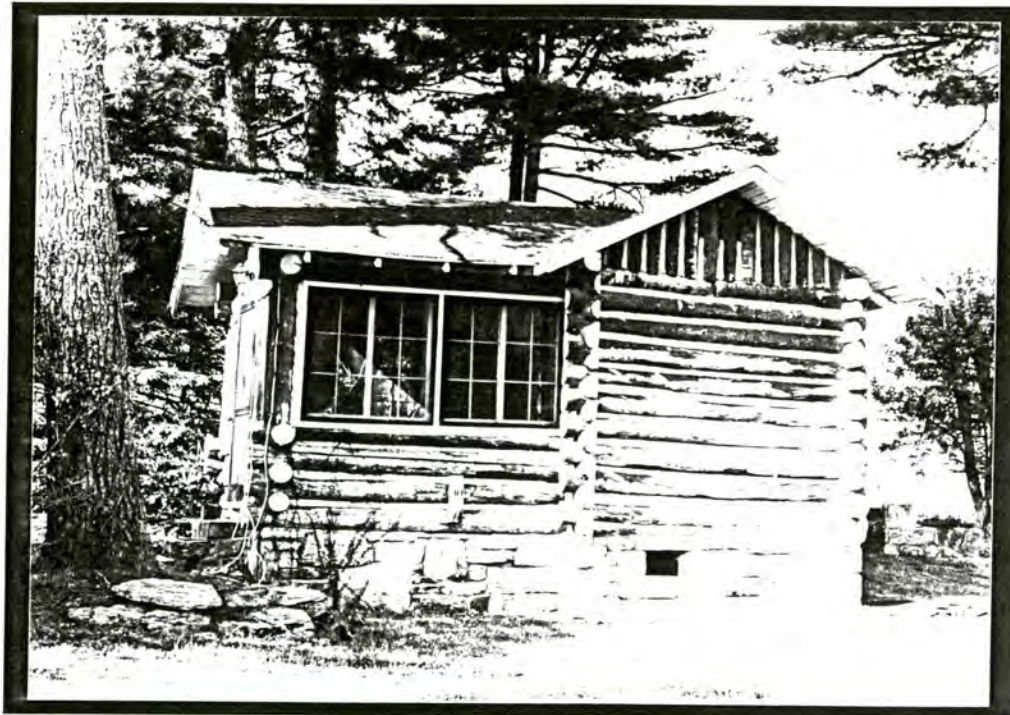


PLATE V.6
Sholtz-Cantrell Estate
log house

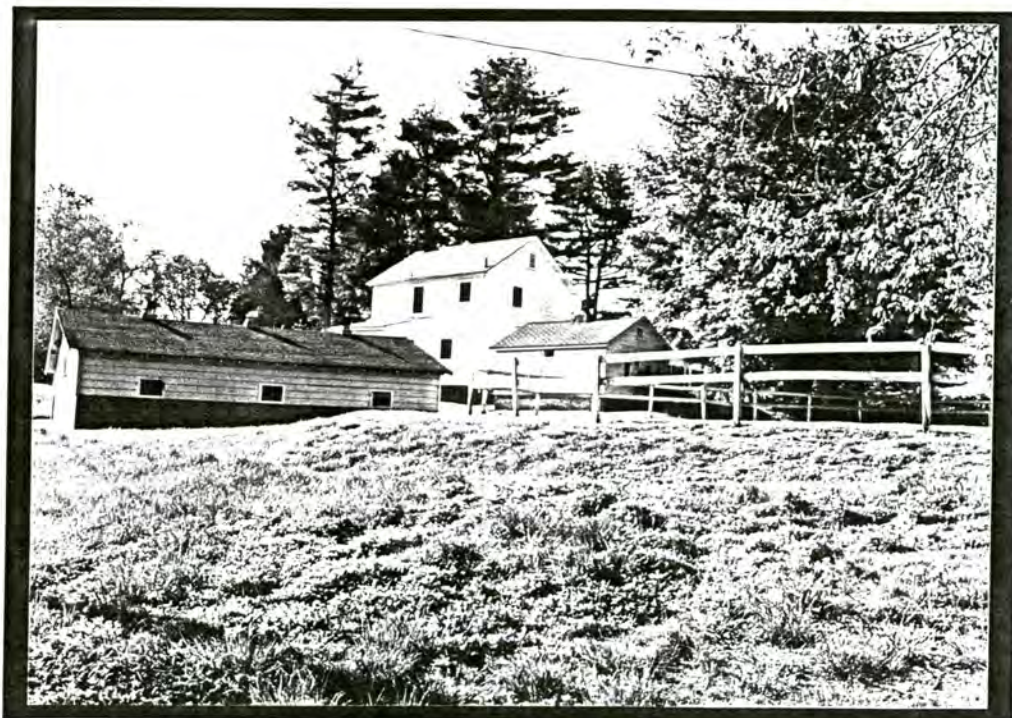


PLATE V.7
Sholtz-Cantrell Estate
egg house at left,
garage at left center,
brooder house at right
center, riding ring at
right



PLATE V.8
Sholtz-Cantrell Estate
caretaker's house at
left, equipment shed at
right

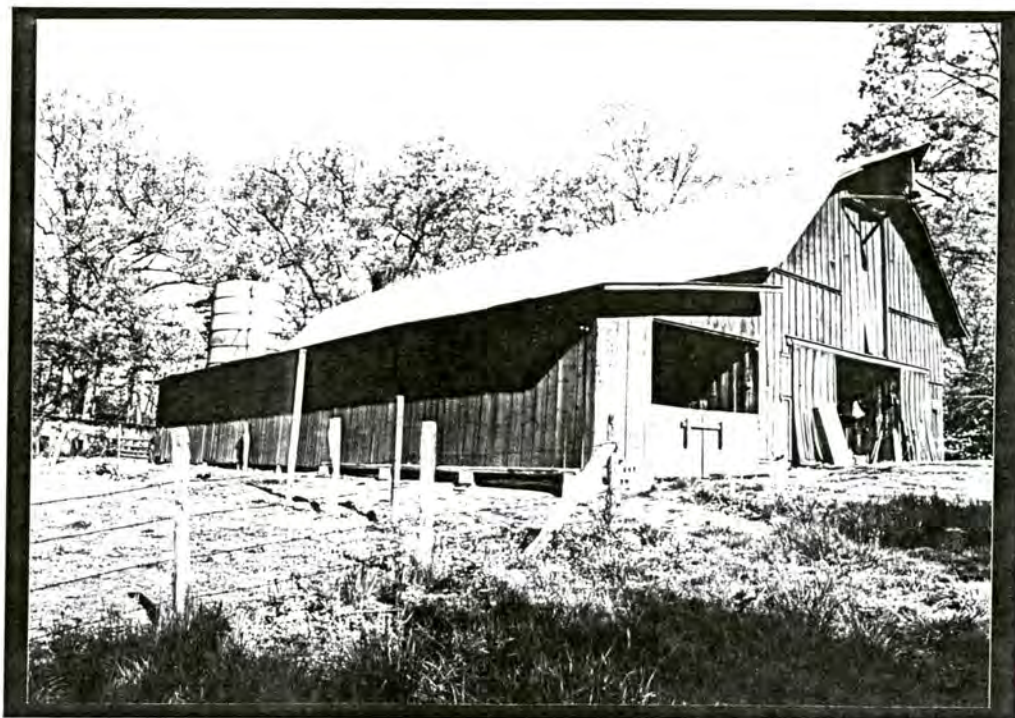


PLATE V.9
Sholtz-Cantrell Estate
horse barn at right,
metal silo at left
center, hog pen at far
left

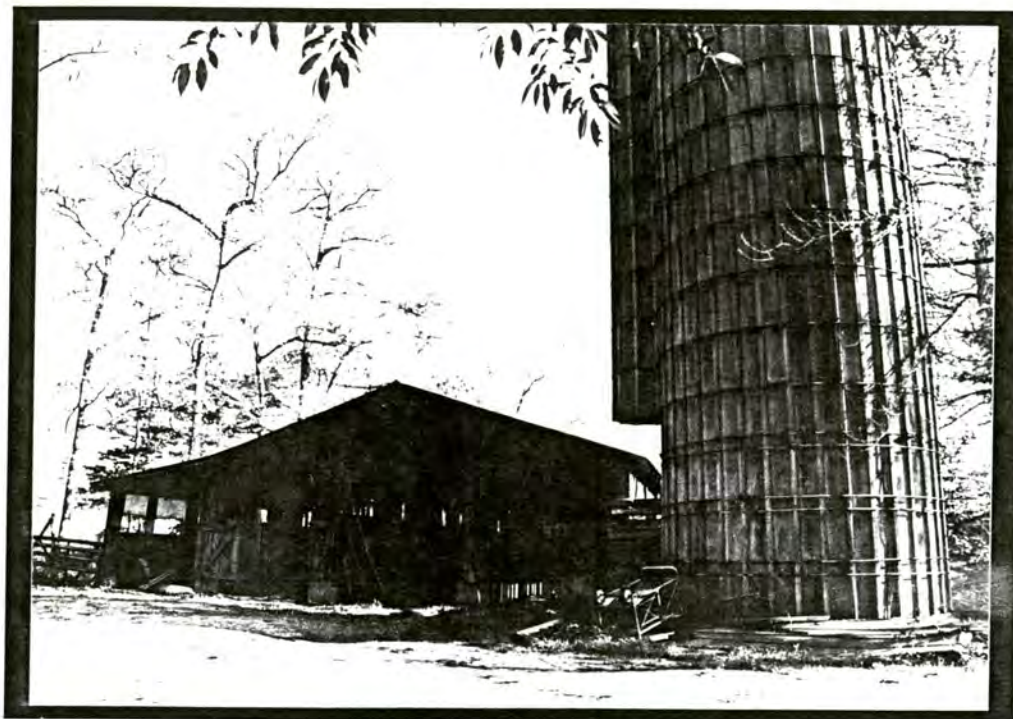


PLATE V.10
Sholtz-Cantrell Estate
cattle barn at left,
concrete silo at right

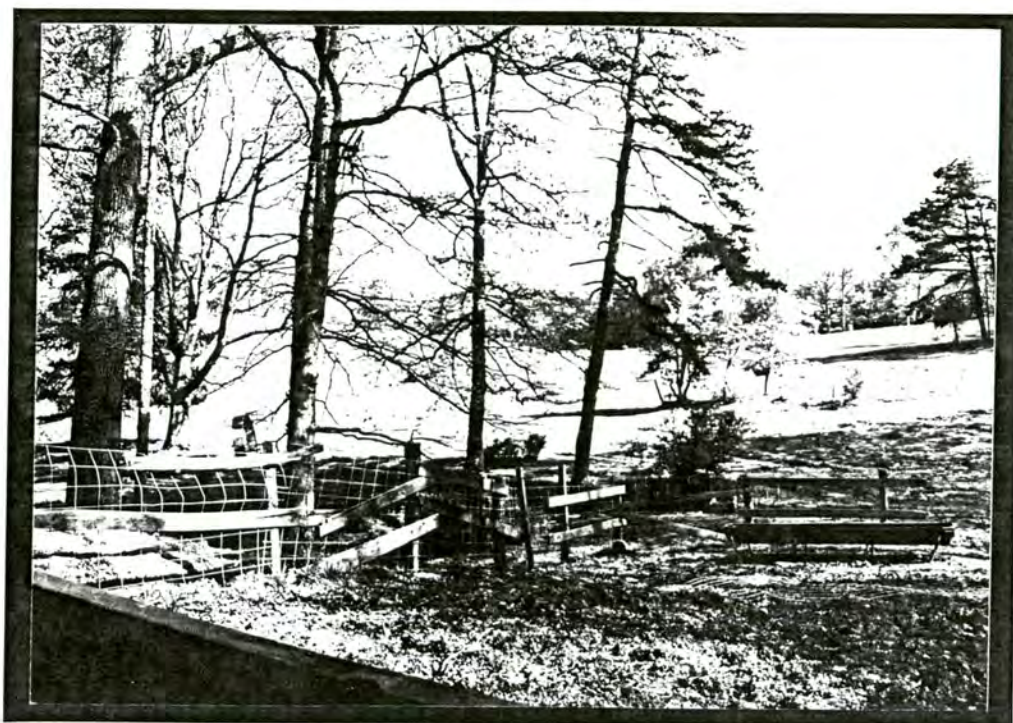


PLATE V.11
Sholtz-Cantrell Estate
pasture, facing north
from cattle barn

boundaries for the Sholtz-Cantrell Estate do not include the entire property, but rather approximately 60 acres located southwest of Hyder Farm Road and northwest of Clear Creek Road (Figure V-2). This property includes the entry drive, landscaped grounds, woods and pastures, and all of the estate's standing resources. It allows the estate to retain its rural ambience and maintain its integrity of setting, feeling, and association. The grounds largely insulate the estate from modern intrusions, most notably I-26, which can be heard but not seen from most of the property, and the Cumberland Village housing development to the southwest, which is visible from the main house in the foreground of its view of the Blue Ridge.

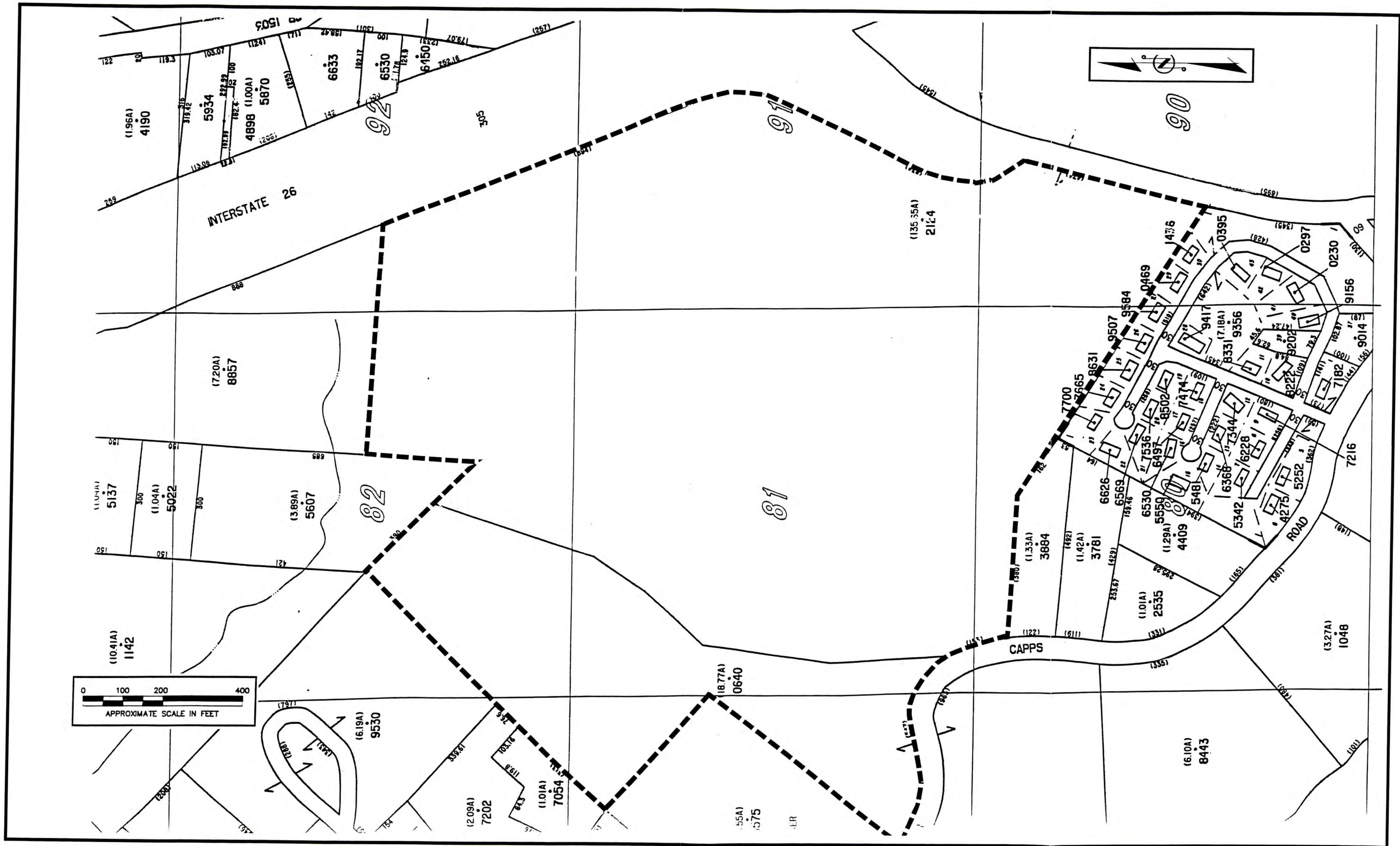


FIGURE V.2 Proposed Sholtz-Cantrell Estate National Register Boundaries

DRUID HILLS HISTORIC DISTRICT

(Between Ashwood Road, Kensington Road, Clairmont Drive, and Norwood Place, Hendersonville)

History

The Druid Hills neighborhood is located within the V formed by the intersection of the Asheville Highway/US 25 and Haywood Road/NC 191. A 1907 map of the county pictures those two major thoroughfares with no roads between at the site of the present neighborhood (North Carolina Department of Agriculture 1907). In 1923, just prior to its creation, the neighborhood still consisted of farms and woodlands (*The Hendersonville News*, July 2, 1926).

The Hendersonville Development Company and P.L. Wright, the developers of Druid Hills, carefully planned their new suburb. Plat maps drawn in July, 1923, broke the development into more than 240 residential lots--mostly about 50 feet by 150 feet--and at least three sections (Figure V-3 and Figure V-4). To the west of the Asheville Highway they laid out the proposed residential areas. The residential section south of Clairmont Drive was largely platted in a grid, with a small triangular park near its center and Ashwood Road running at an angle. The project's APE crosses the southern edge of this part of the suburb. The residential section to the north included curvilinear streets and a large landscaped park which may have been intended to be punctuated with lakes or a golf course (Fain 1980:127). A business section, including a few circular streets, was platted on the east side of the Asheville Highway.

A.R. Hanson (1926:10), a "Carolina-Florida developer," described the early development of the suburb in a special Progress and Prosperity booster edition of *The Hendersonville News* in 1926:

The creation of Druid Hills only three years ago marked the first suburban addition of consequence to Hendersonville. Only three years ago--yet it was most decidedly a pioneer movement. Skeptics predicted the utter impossibility of selling lots "in the country" for home sites at anything like the prices necessary to pay for the improvements. For the first 12 months Druid Hills was on the market the owners refuted the contention, as \$60,000 worth of property was sold in that time. Yet even the faith of its developers in its ultimate future--did not picture its present day broad expanse--stretching from the city limits to Stoney Mountain and covered with scores of homes--"in the country," no longer.

Druid Hills was not Hendersonville's first notable suburban development--that honor probably belonged to Laurel Hills to the west of town--but it was one of the area's earlier and more successful real estate endeavors (Fain 1980:113-115). Between 1923 and 1926, with numerous other developments in and around the town, it budded, blossomed, and saw its bloom begin to fade.

Advertisements in the summer of 1926, the high point of Hendersonville's real estate boom, suggest Druid Hills' success during its first three years and the type of community the developers hoped to create. The ads called the development "A Suburban Village" and promoted both its nearness to town and its rural ambiance (*The Hendersonville News*, June 4, 1926). In a full page ad, the developers claimed that the subdivision coupled the advantages of "a certain amount of rural life" with those of a suburb. Its mountain views were unusual, they continued, yet it was within easy access of excellent shopping and business centers (*The Hendersonville News*, June 18, 1926).

State of North Carolina
Henderson County.

The execution of the attached map was duly proven before me this day by the oath and examination of Geo. Kershaw as follows: - Geo. Kershaw being duly sworn says that the attached map was made by him on the 10th day July 1923 from an actual survey thereof and the variation of the magnetic needle stood at 6° 30' west of true meridian. Therefore let the foregoing map and this certificate be registered This June 17, 1924

Geo. Kershaw

State of North Carolina Henderson County.

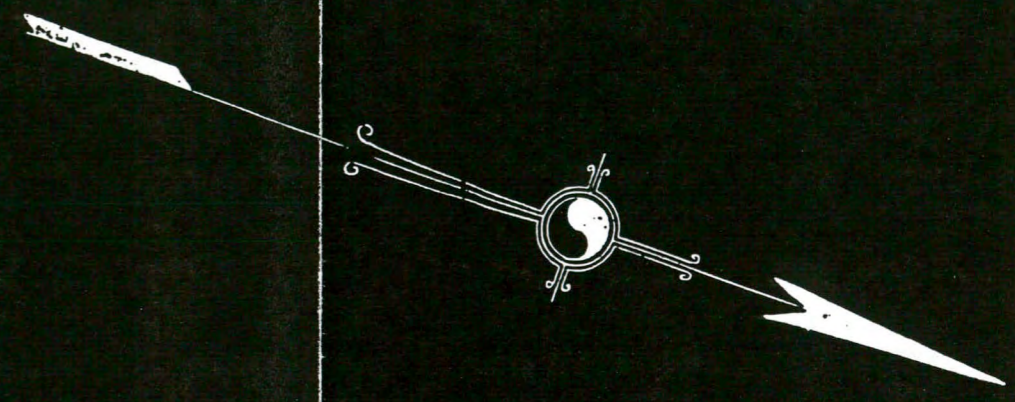
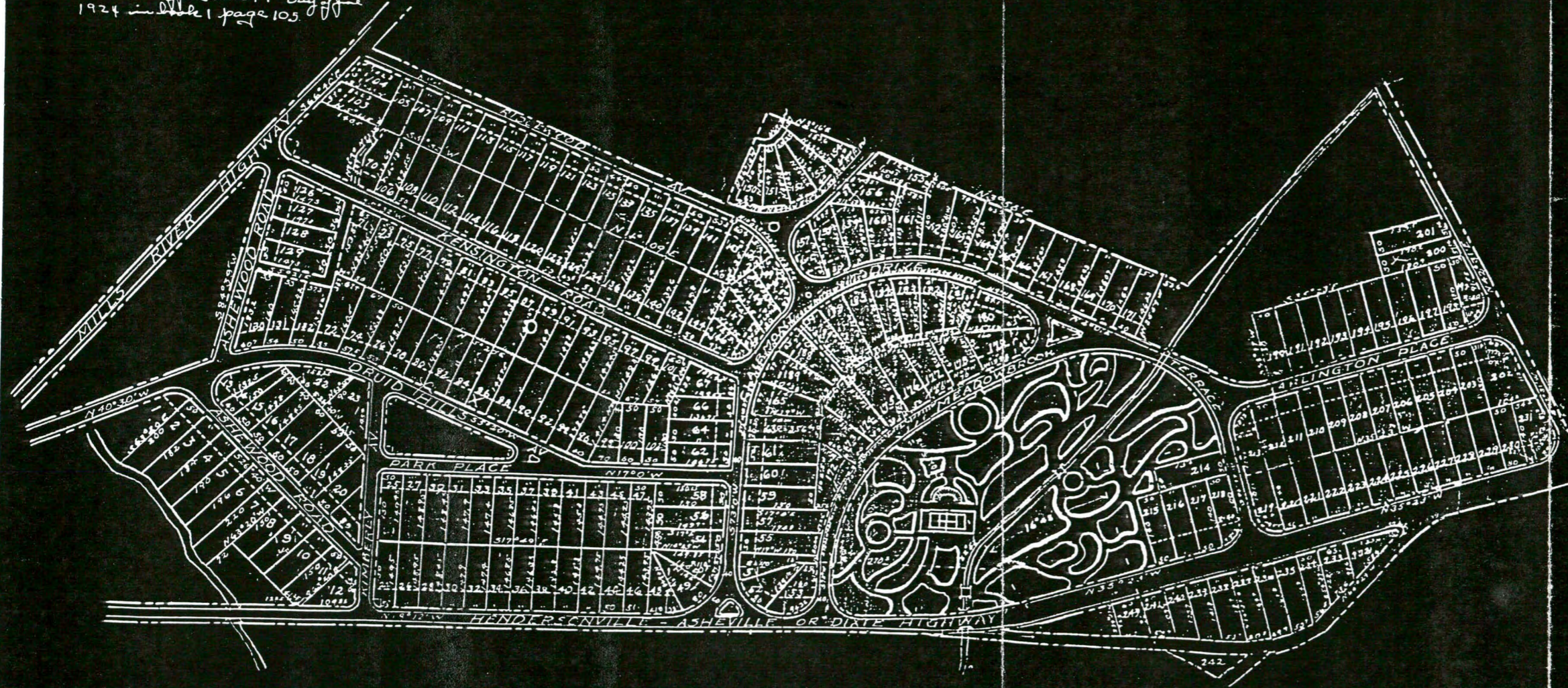
I, J. W. Justice, surveyor do hereby certify that I was appointed by the Board of Commissioners of Henderson County on Sept 27 1924 as surveyor and drafted and made the provisions Chapter 63 P. 181 of the Laws of the State of North Carolina to copy original plats therefore recorded in said County and pursuant to said order. I do hereby certify that I have copied the foregoing and attached plats registered in book 1 page 105 of the records of plats for said County and that said copy is a true and correct copy of original plats referred to.
This 1st day Sept 1925

J. W. Justice
Surveyor

State of North Carolina
Henderson County

Office of register of Deeds.

Filed for record this 19th day June 1924
at 4 o'clock P.M. and duly registered
in said office this 19th day of June
1924 in book 1 page 105



DRUID HILLS
HENDERSONVILLE'S RESTRICTED
RESIDENTIAL SUBURB
DEVELOPED BY
Hendersonville Real Estate Co.
SCALE 1 INCH = 200 FT JULY 10, 1923
Geo. Kershaw C.E.

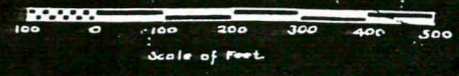


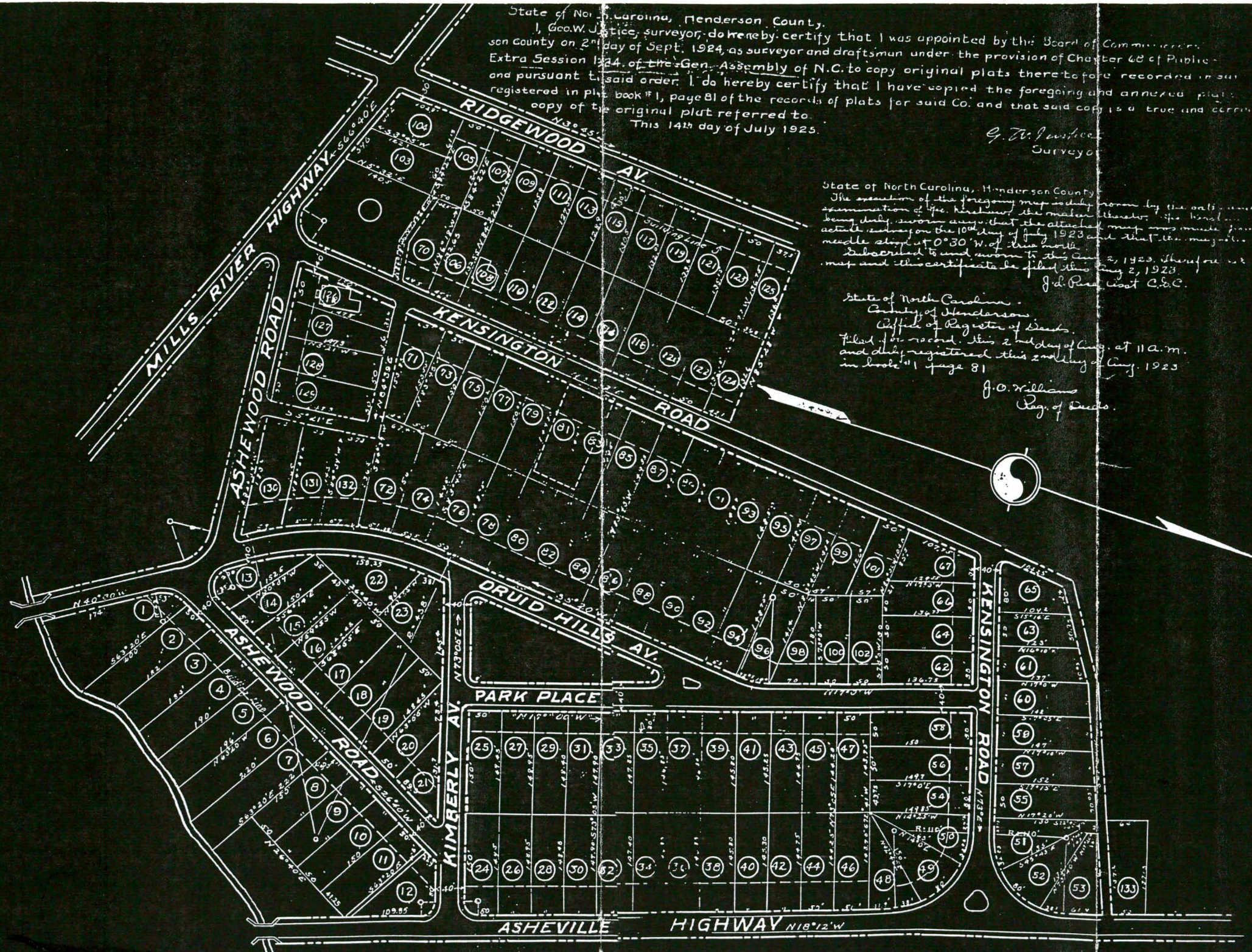
FIGURE V.3 Plat Map of residential sections of Druid Hills, 1923

State of North Carolina, Henderson County,
 I, Geo. W. Justice, surveyor, do hereby certify that I was appointed by the Board of Commissioners of Henderson County on 2nd day of Sept. 1924, as surveyor and draftsman under the provision of Chapter 68 of Public Laws of the Gen. Assembly of N.C. to copy original plats there to for record in said county and pursuant to said order, I do hereby certify that I have copied the foregoing and annexed plats and registered in this book #1, page 81 of the records of plats for said Co. and that said copy is a true and correct copy of the original plat referred to.
 This 14th day of July 1925.

G. W. Justice
 Surveyor

State of North Carolina, Henderson County
 The execution of the foregoing map is hereby affirmed by the oath and solemn affirmation of the undersigned, who has been duly sworn and that the attached map was made from actual survey on the 10th day of July 1923 and that the magnetic needle shows a 0° 30' W. of true north.
 Subscribed to and sworn to this 2nd day of Aug. 1923. Therefore let this map and this certificate be filed this 2nd day of Aug. 1923.
 J. D. P. [Signature]
 C. & C.

State of North Carolina
 County of Henderson
 Office of Register of Deeds
 Filed for record this 2nd day of Aug. at 11 a.m.
 and duly registered this 2nd day of Aug. 1923
 in book #1 page 81
 J. O. Williams
 Reg. of Deeds



DRUID HILLS
 HENDERSONVILLE'S RESTRICTED
 RESIDENTIAL SUBURB

FIGURE V.4 Plat Map of southern residential section of Druid Hills, 1923

Although they claimed that they had created the suburb as a lasting solid community, rather than a get-rich-quick real estate scheme, the developers could not resist boasting of the appreciation of the value of certain lots. They claimed, for instance, that Lot 107 was purchased for \$1,400 in October, 1925, and resold five months later for \$2,225. Lot 56 had increased in value from \$1,500 in July, 1923, to \$2,700 in February, 1926. And Lot 29 sold for \$2,500 in February, 1926, twice its purchase price of two years earlier (*The Hendersonville News*, June 4, 6, and 9, 1926). Seventy-nine homes stood in the suburb in July, 1926, they averred, and 32 more were under plan (*The Hendersonville News*, June 18, 1926).

The lower section of Druid Hills was indeed well planned and successfully developed, at least as measured against contemporary local suburbs. According to local historian James T. Fain (1980:118):

Most of the subdivisions [of the early and mid-1920s in the Hendersonville area] included residential lots--frequently of the 50-foot variety--provisions for an anticipated "business section," paved streets and City water and sewer connections where possible.

Druid Hills, for example, offered all these facilities, plus street signs and a form of street lighting at intersections. It developed faster than the others and the water and sewer systems soon proved inadequate. A sanitary district was chartered for the area by the General Assembly in 1927 and the systems rebuilt with a \$75,000 bond issue in June, 1927.

The Hendersonville Real Estate Company attempted to control the appearance of Druid Hills through deed restrictions. Each lot in the residential sections of the subdivision was to hold only one house, placed a minimum distance back from the lot lines. Plans and specifications for each house were to be submitted to the company for written approval. Each house was to cost at least \$4,000 and be "kept, used and maintained in good condition, and in general harmony with the surrounding property" within its block. Lots were not to be reconveyed to persons of bad character or, reflecting racial biases of the time, to African-Americans (see for example 1923 deed of Hendersonville Real Estate Company to Lucy Geon, Henderson County Deed Book 117, Page 447).

The initial success of the suburb's lower section led the developers to open the lots of the upper residential section for sale on July 1, 1926. In their ads for this second unit of the development, they began to refer to Druid Hills as "Hendersonville's Accepted Suburb" (see for example *The Hendersonville News*, June 11, 1926). At the formal opening sale, the developers treated the public to a band, speakers, and a free lunch (*The Hendersonville News*, July 2, 1926).

A comparison of the 1926 Sanborn maps of Druid Hills with the updated maps of 1937 show that growth in the suburb virtually stopped around 1926. This reflected a downturn in the local real estate market and economy--highlighted by the failure of the Fleetwood Hotel late in 1926--that translated into total collapse in 1930. (Coincidentally, a photograph of the Fleetwood, near the high watermark of its construction, appeared in the June 3, 1926, edition of *The Hendersonville News*, one week before the grand opening of sales for the second unit of Druid Hills was announced.) Not until after the Depression and World War II did development begin anew in the suburb. In 1968 Hendersonville expanded its city limits to the north, absorbing Druid Hills. The neighborhood, however, has retained its name.

Architectural History

Inventory of Resources Within APE

Note: All principal resources within the APE which appear to be 50 years old or older are included within this section. All but a few of the resources within the APE appearing to be less than 50 years old are also included (Figure V.5).

1525 Asheville Highway/US 25

Post-1954, modern, 1-story, masonry, commercial building (Plate V.12 at right). Non-contributing because of age.

1521 Asheville Highway/US 25

Post-1954, modern, 1-story, masonry, commercial building (Plate V.12 at left center). Non-contributing because of age.

111 Ashwood Road

Ca. 1923 to 1926, intact, 1-1/2-story, brick-veneered bungalow with triangular-knee braces and altered gable-front porch (Plate V.13). Intact, brick-veneered, two-story garage/apartment to rear appears to pre-date 1945. Both house and garage retain integrity and contribute to district.

119 Ashwood Road

Ca. 1923 to 1926, intact, 2-story, brick-veneered, Tudor Revival style residence with clipped front gable, shed dormers, projecting front bay window, and stuccoed and half-timbered second story (Plate V.14). Contemporary, intact, shingled, clipped gable-front, two-story garage/apartment to rear (Plate V.15 at right center). Both house and garage retain integrity and contribute to district.

125 Ashwood Road

Ca. 1923 to 1926, much-altered, 1-story cottage (Plate V.16). Changes include modern front windows, entry, porch, chimney stack, and siding. Contemporary, intact, frame, one-car garage to rear (Plate V.15 at left center). Because of alterations, house does not contribute to district; garage does contribute to district.

129 Ashwood Road

Ca. 1923 to 1926, intact, 2-story, brick-veneered residence with clipped gable ends and German-sided shed dormers. Contemporary, intact, frame garage to rear (Plate V.17). Both house and garage retain integrity and contribute to district.

118 Ashwood Road

Ca. 1923 to 1926, intact, 1-story, gable-front, former residence with 4/1 sash and square porch columns (Plate V.18). Now utilized as office. Retains integrity and contributes to district.

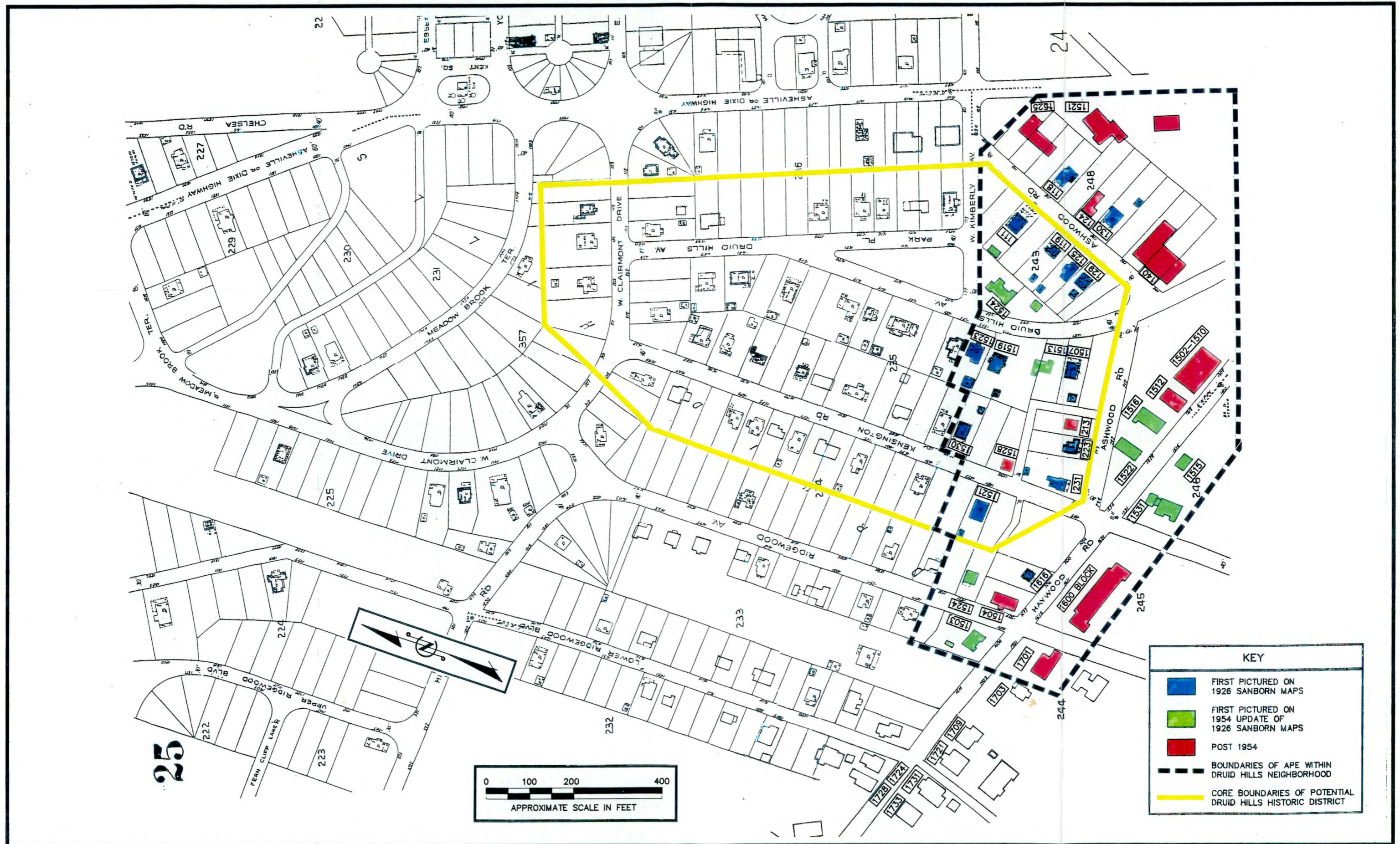


FIGURE V.5 Druid Hills Property Inventory Map and Proposed Core National Register Boundaries
 Source: 1926 and Updated 1954 Sanborn Maps



PLATE V.12
D r u i d H i l l s
neighborhood, 1525
Asheville Highway/US
25 at right, 1521
Asheville Highway/US
25 at left center



PLATE V.13
D r u i d H i l l s
neighborhood, 111
Ashwood Road

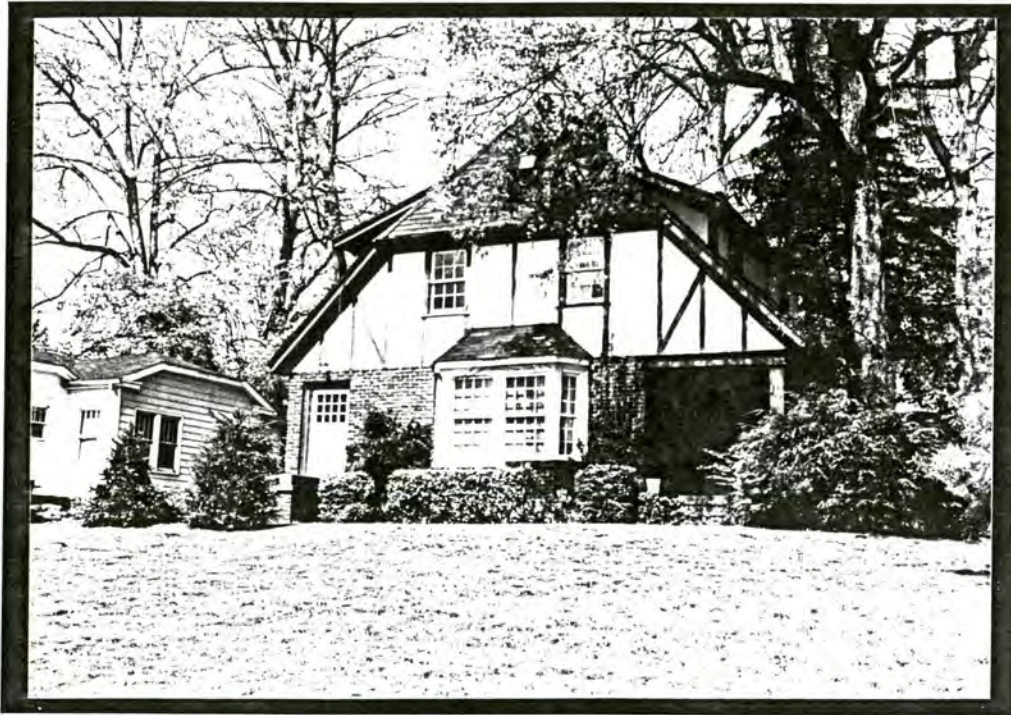


PLATE V.14
D r u i d H i l l s
neighborhood, 119
Ashwood Road

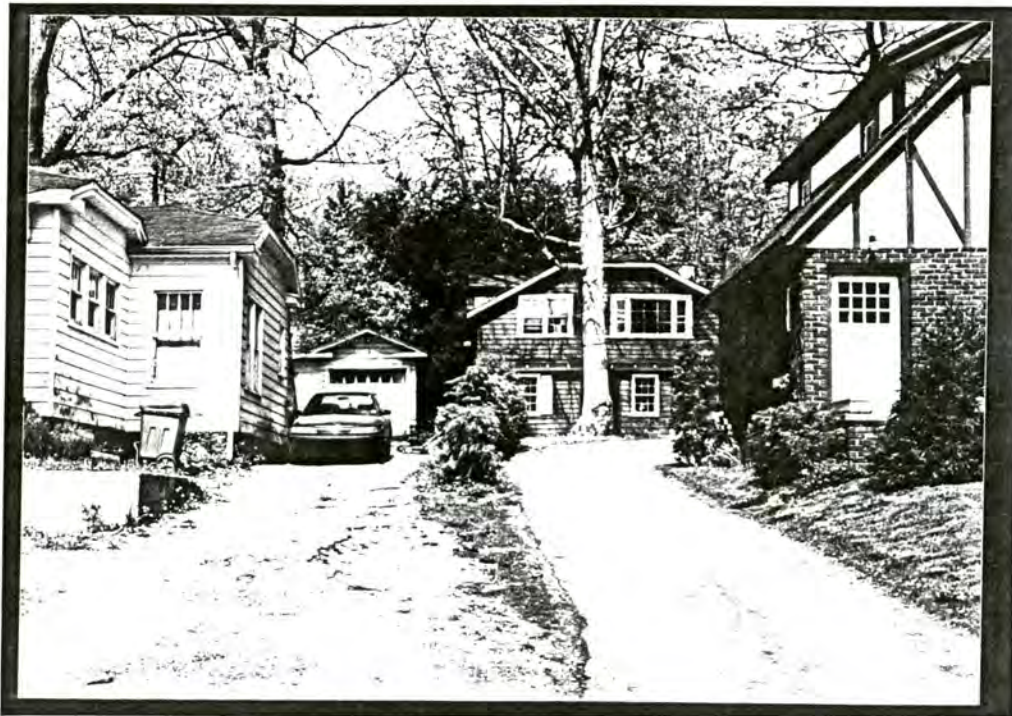


PLATE V.15
D r u i d H i l l s
neighborhood, 119
Ashwood Road and
garage at right, 125
Ashwood Road and
garage at left



PLATE V.16
D r u i d H i l l s
n e i g h b o r h o o d , 1 2 5
A s h w o o d R o a d



PLATE V.17
D r u i d H i l l s
n e i g h b o r h o o d , 1 2 9
A s h w o o d R o a d



PLATE V.18
Druid Hills
neighborhood,
118 Ashwood
Road

124 Ashwood Road

Post-1954, one-story house trailer covered by later-added, gable-front roof with exposed rafter ends, which extends to sides as a carport and a porch (Plate V.19). Non-contributing because of age.

130 Ashwood Road

Ca. 1923 to 1926, intact, 1-story, gable-end, Colonial Revival style cottage with engaged porch supported on turned columns and multi-pane/1 sash (Plate V.20). Contemporary, intact, frame garage to rear. Both house and garage retain integrity and contribute to district.

140 Ashwood Road

Post-1954, modern, one-story, metal-sided and brick-veneered commercial building (Plate V.21). Houses Mosler Motors, Inc., 4-stroke-engine manufacturers. Non-contributing because of age.

213 Ashwood Road

Post-1954, modern, one-story, gable-front, frame, manufactured house (Plate V.22). Non-contributing because of age.

223 Ashwood Road

Ca. 1923 to 1926, intact, 2-story, frame, Tudor Revival style residence featuring a shingled front gable, a stone chimney stack, and stuccoed half-timbered walls (Plate V.23). Retains integrity and contributes to district.

231 Ashwood Road

Ca. 1923 to 1926, much-altered, 1-story, gable-end and facade-gabled residence (Plate V.24). Changes include modern siding and windows, rebuilt and enclosed front porch. Contemporary, one-story, frame garage with added sash and carport stands to rear. Because of alterations, neither house nor garage contributes to district.

1523 Druid Hills Avenue

Ca. 1923 to 1926, intact, 2-story foursquare with hipped roof, shed-roofed front dormer, and multi-pane/1 sash. Contemporary, intact, frame, hip-roofed, 2-story garage/apartment to rear (Plate V.25). Both house and garage retain integrity and contribute to district.

1519 Druid Hills Avenue

Ca. 1923 to 1926, intact, 1-story, stuccoed, Tudor Revival style cottage featuring clipped gable-end roof, front chimney, and knee braces supporting swelled front overhang (Plate V.26). Retains integrity and contributes to district.



PLATE V.19
D r u i d H i l l s
neighborhood, 124
Ashwood Road



PLATE V.20
D r u i d H i l l s
neighborhood, 130
Ashwood Road

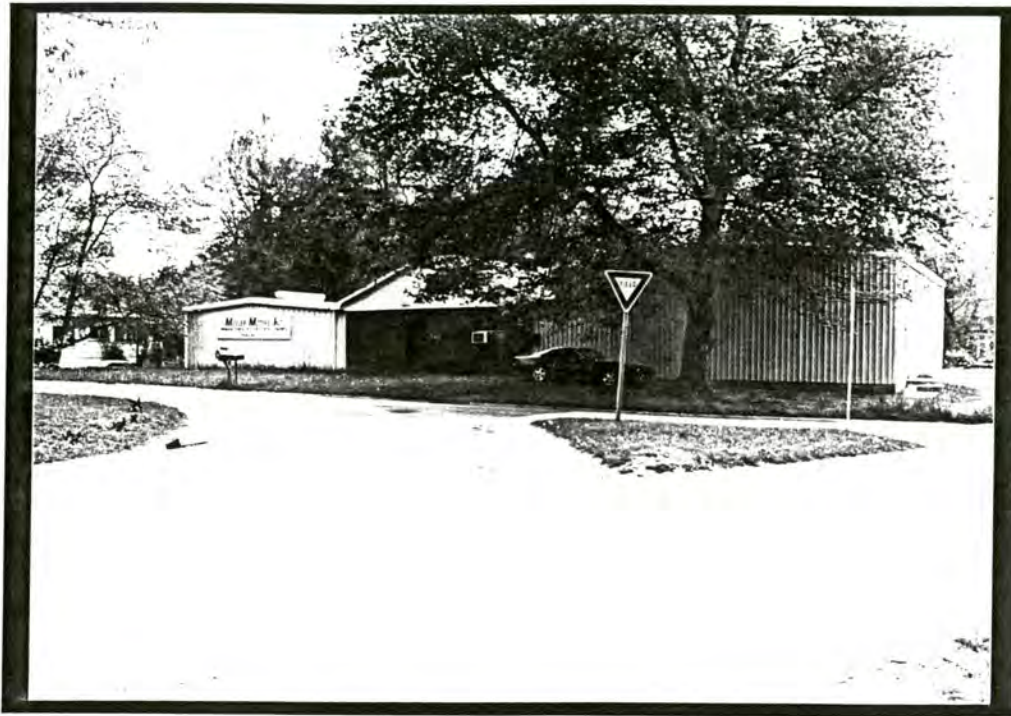


PLATE V.21
D r u i d H i l l s
neighborhood, 140
Ashwood Road

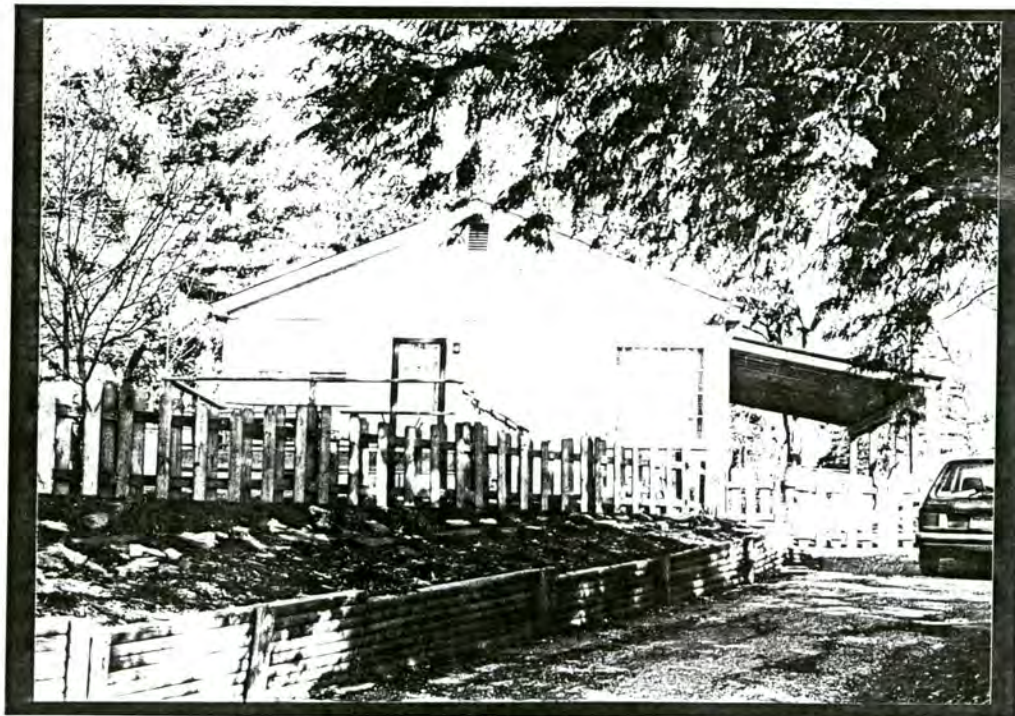


PLATE V.22
D r u i d H i l l s
neighborhood, 213
Ashwood Road

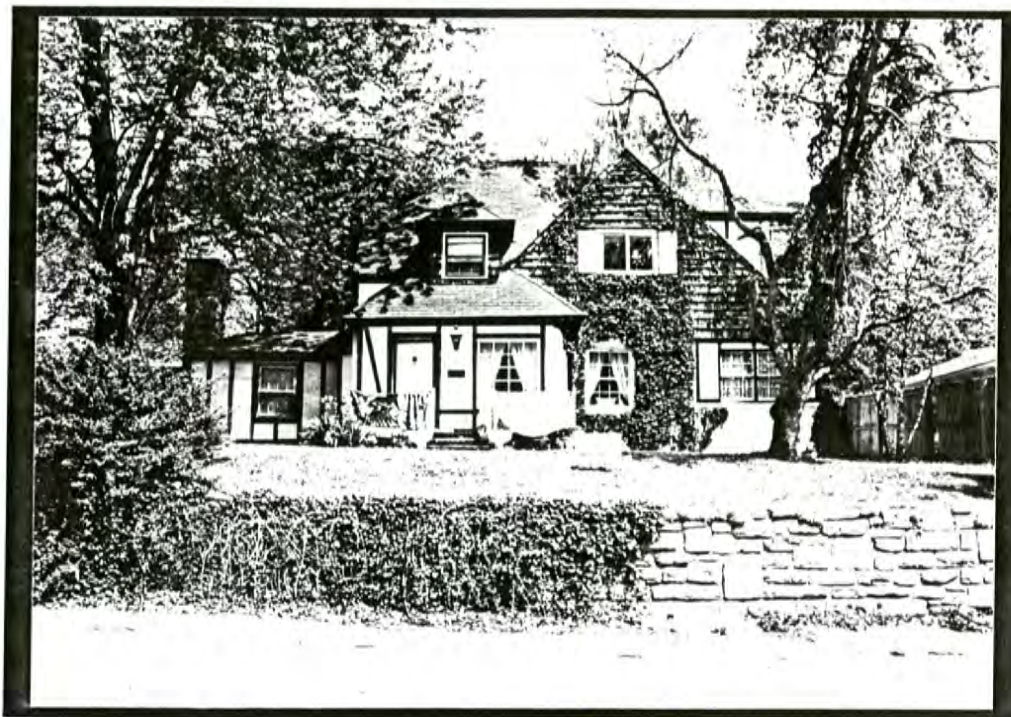


PLATE V.23
Druid Hills
neighborhood, 223
Ashwood Road



PLATE V.24
Druid Hills
neighborhood, 231
Ashwood Road



PLATE V.25
D r u i d H i l l s
neighborhood, 1523
Druid Hills Avenue

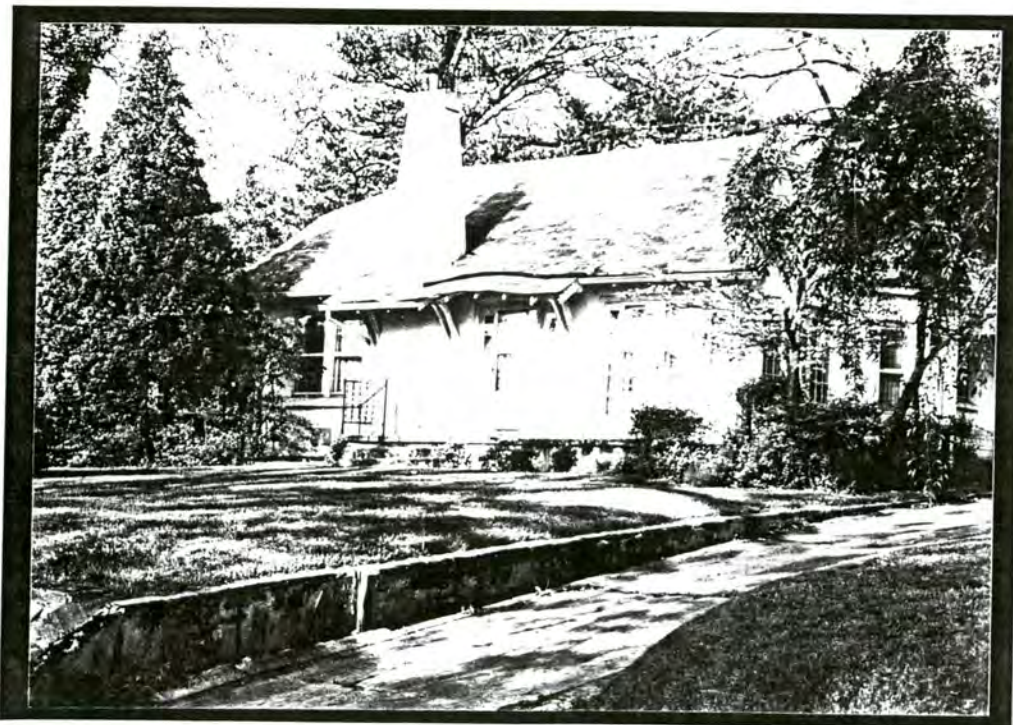


PLATE V.26
D r u i d H i l l s
neighborhood, 1519
Druid Hills Avenue

1513 Druid Hills Avenue

Ca. 1945 to 1954, 1-story, low hip-roofed, stone- and brick-veneered ranch house (Plate V.27). Non-contributing because of age.

1507 Druid Hills Avenue

Ca. 1923 to 1926, intact, 1-story, brick-veneered bungalow with engaged, clipped gable-front porch supported on tapered posts and brick piers (Plate V.28). Contemporary, intact, brick-veneered garage to rear. Both house and garage retain integrity and contribute to district.

1524 Druid Hills Avenue

Ca. 1945 to 1954, 1-story, hip-roofed residence with long windows grouped in threes and asbestos-shingle cladding (Plate V.29). Non-contributing because of age.

1521 Kensington Road

Ca. 1923 to 1926, intact, 1-1/2-story, frame bungalow with porch and porte cochere supported on square posts and brick piers, and triangular-knee braces (Plate V.30). Contemporary, intact, frame, one-car garage to rear. Both house and garage retain integrity and contribute to district.

1530 Kensington Road

Ca. 1923 to 1926, intact, 1-1/2-story, brick-veneered bungalow with engaged, shed-roofed porch supported on square posts and brick piers (Plate V.31). Contemporary, intact, brick-veneered garage to rear. Both house and garage retain integrity and contribute to district.

1528 Kensington Road

Post-1954, one-story house trailer covered by later-added gable-front roof with exposed rafter ends which extends to side as a carport (Plate V.32 at left). Non-contributing because of age.

1503 Ridgewood Avenue

Ca. 1945 to 1954, 1-story, brick-veneered residence (Plate V.33). Contemporary, one-story garage to rear. Because of age, neither house nor garage contributes to district.

1524 Ridgewood Avenue

Ca. 1945 to 1954, 1-story, frame, gable-front residence (Plate V.34 at left center). Non-contributing because of age.

1504 Ridgewood Avenue

Post-1954, 1-story, brick-veneered ranch house (Plate V.34 at right). Non-contributing because of age.



PLATE V.27
D r u i d H i l l s
n e i g h b o r h o o d , 1 5 1 3
D r u i d H i l l s A v e n u e



PLATE V.28
D r u i d H i l l s
n e i g h b o r h o o d , 1 5 0 7
D r u i d H i l l s A v e n u e



PLATE V.29
D r u i d H i l l s
neighborhood, 1524
Druid Hills Avenue



PLATE V.30
D r u i d H i l l s
neighborhood, 1521
Kensington Road



PLATE V.31
D r u i d H i l l s
neighborhood, 1530
Kensington Road



PLATE V.32
D r u i d H i l l s
neighborhood, 1528
Kensington Road at
left

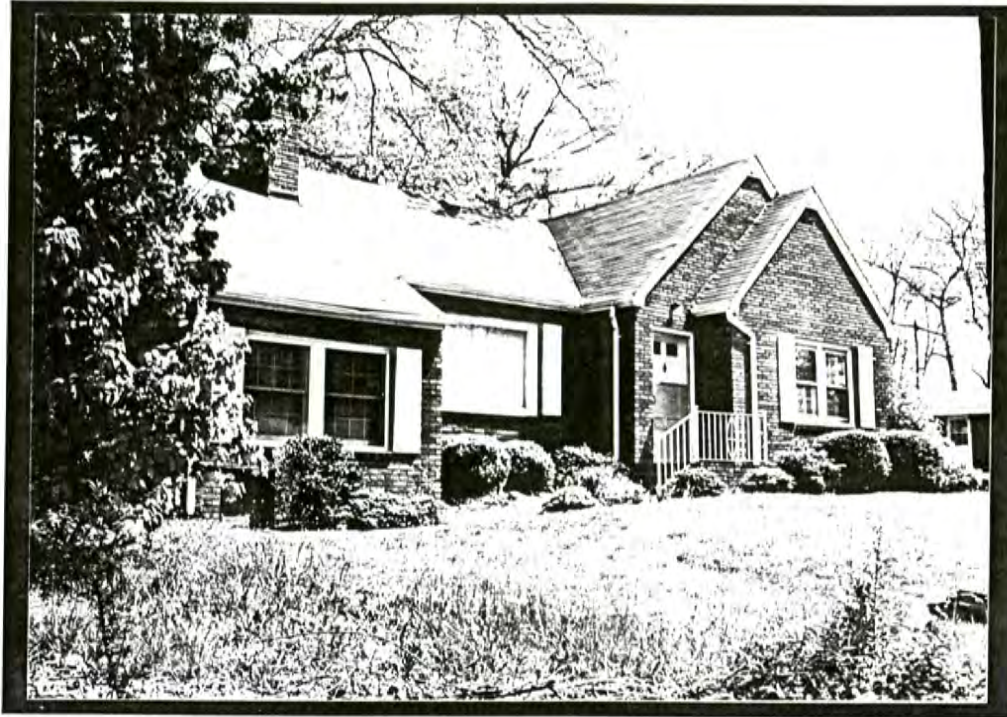


PLATE V.33
Druid Hills
neighborhood, 1503
Ridgewood Avenue

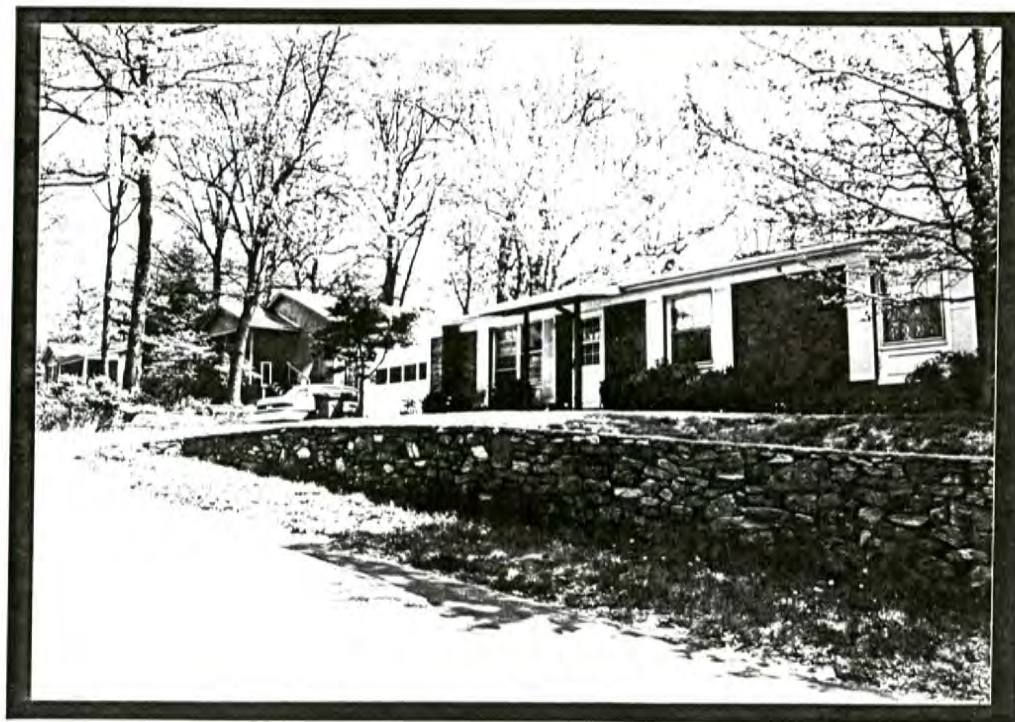


PLATE V.34
Druid Hills
neighborhood, 1524
Ridgewood Avenue at
left center, 1524
Ridgewood Avenue at
right

1502-1510 Haywood Road/NC 191

Post-1954, modern, 1-story, metal-clad, commercial building (Plate V.35 at right). Non-contributing because of age.

1512 Haywood Road/NC 191

Post-1954, modern, 1-story, metal-clad, gable-front, chiropractor's office building (Plate V.35 at left center). Non-contributing because of age.

1516 Haywood Road/NC 191

Ca. 1945 to 1954, 1- and 2-story, concrete-block, gable-front commercial building (Plate V.36 at center). Non-contributing because of age.

1522 Haywood Road/NC 191

Ca. 1945 to 1954, 1-story, concrete-block, vertical-board-sided commercial building (Plate V.36 at left). Non-contributing because of age.

1616 Haywood Road/NC 191

Ca. 1923 to 1926, intact, 2-story, brick-veneered, Tudor Revival style residence with clipped gable-end roof, front dormer, and engaged single-bay porch (Plate V.37). Retains integrity and contributes to district.

1515 Haywood Road/NC 191

Ca. 1945 to 1954, 1-story, hip-roofed, brick-veneered residence (Plate V.38). Non-contributing because of age.

1531 Haywood Road/NC 191

Ca. 1945 to 1954, 1-story, hip-roofed, brick-veneered ranch house (Plate V.39). Non-contributing because of age.

1600 block (odd) of Haywood Road/NC 191

Post-1954, 2-story, brick-veneered, attached townhouses (Plate V.40). Non-contributing because of age.

1701 Haywood Road/NC 191

Post-1954, 1-story, brick-veneered ranch house (Plate V.41). Non-contributing because of age.



PLATE V.35
Druid Hills
neighborhood, 1502-
1510 Haywood
Road/NC 191 at right,
1512 Haywood
Road/NC 191 at left
center

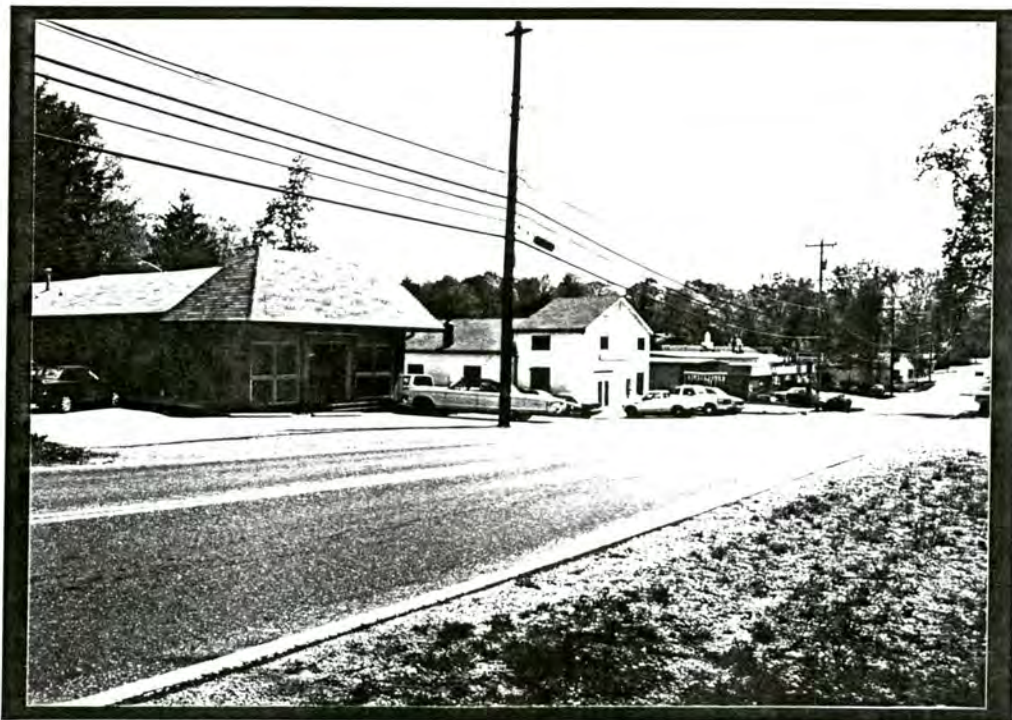


PLATE V.36
Druid Hills
neighborhood, 1516
Haywood Road/NC 191
at center, 1522
Haywood Road/NC 191
at left

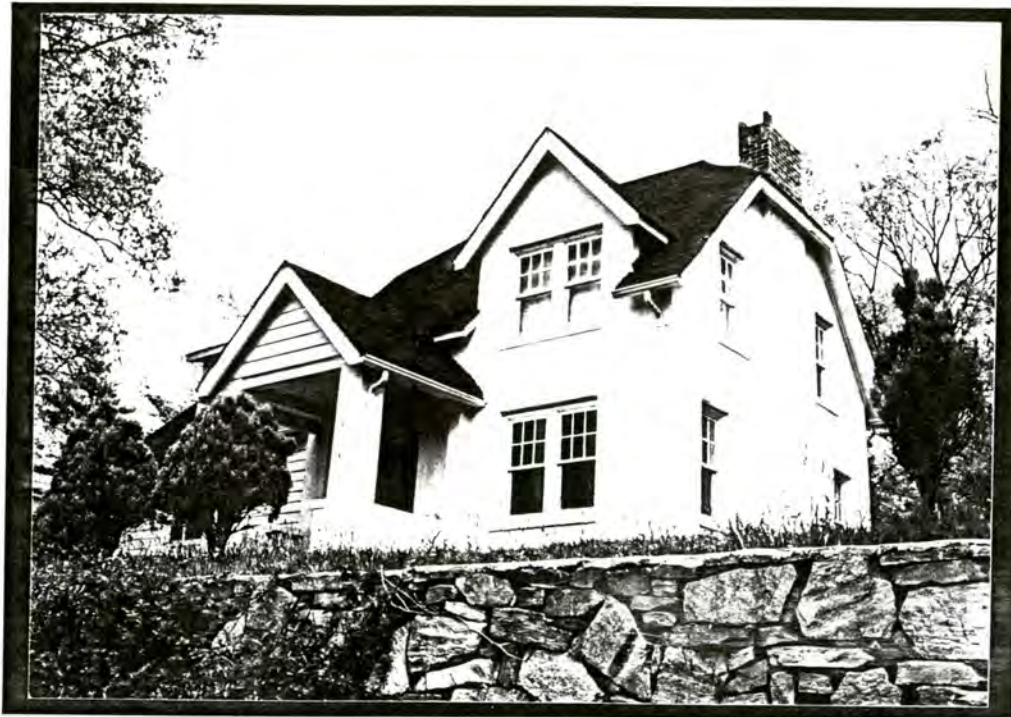


PLATE V.37
D r u i d H i l l s
n e i g h b o r h o o d , 1 6 1 6
H a y w o o d R o a d / N C 1 9 1



PLATE V.38
D r u i d H i l l s
n e i g h b o r h o o d , 1 5 1 5
H a y w o o d R o a d / N C 1 9 1

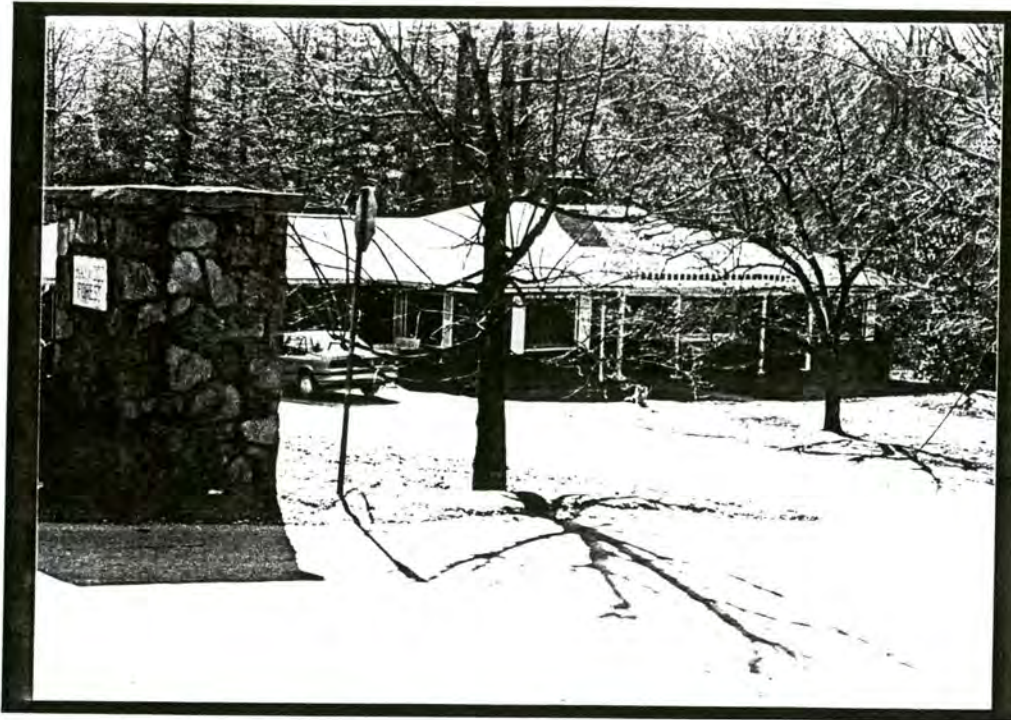


PLATE V.39
D r u i d H i l l s
neighborhood, 1531
Haywood Road/NC 191

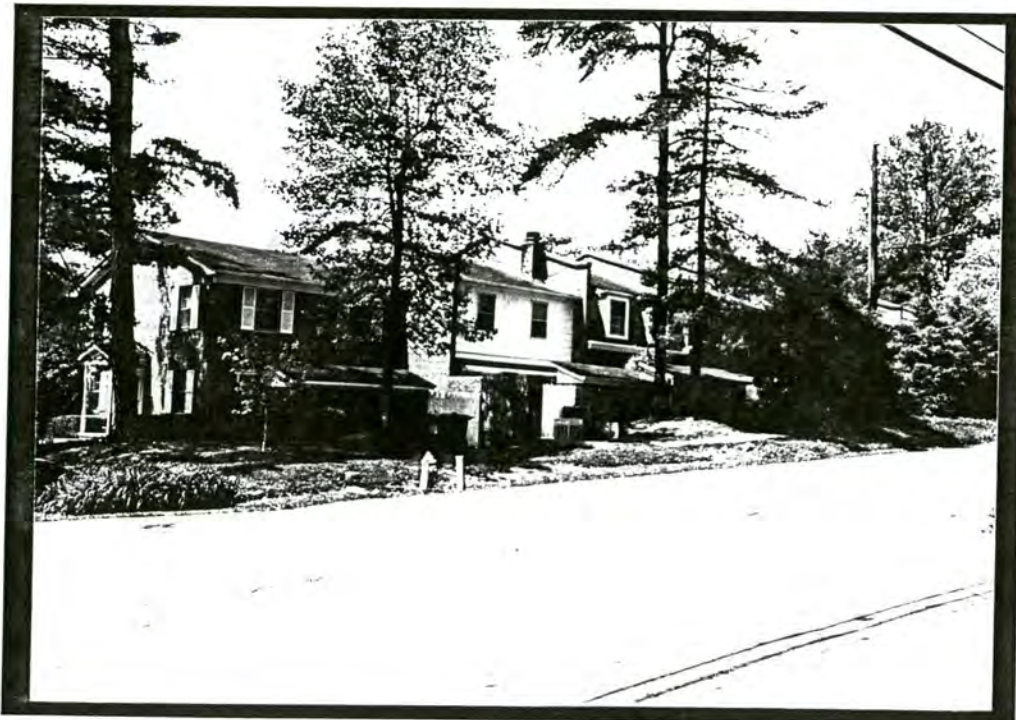


PLATE V.40
D r u i d H i l l s
neighborhood, 1600
block (odd) of
Haywood Road/NC 191



PLATE V.41
Druid Hills
neighborhood,
1701 Haywood
Road/NC 191

Narrative

The resources of that portion of the Druid Hills historic district within the APE, pictured above, and those of the district as a whole, were primarily built during the height of the neighborhood's initial development, between 1923 and 1926. These resources are almost exclusively small- to medium-sized, one- to two-story, single-family dwellings. While a few larger houses are interspersed among these dwellings, Druid Hills was, and remains, a solidly middle-class neighborhood.

The styles and forms of the neighborhood's early residences were not particular to Druid Hills or Henderson County, but reflected national architectural trends. The dwellings include bungalows and foursquares, generally with Craftsman style details. They also include Tudor Revival and other medieval English-influenced dwellings, and a smaller number of Colonial Revival and Spanish Colonial Revival style residences.

The bungalow is Druid Hills most common house form. The frame one-and-a-half-story bungalow at 1521 Kensington Road is typical. It is adorned by multiple projecting gables, triangular knee braces, and a Craftsman style porch and porte cochere supported by square posts on brick piers (Plate V.30 above). The brick-veneered bungalow at 111 Ashwood Road also features wide overhanging gables, triangular knee braces, and an airy front porch (Plate V.13 above). It was one of the last of the neighborhood's 1920s residences to be erected; on the 1926 Sanborn map its footprint was drawn from plans.

Tudor Revival style houses are also prominent in the neighborhood. They are generally one-and-a-half or two stories tall, with clipped gable roofs, false half-timbering, and stucco, shingle, or brick-veneer cladding. The residences at 223 Ashwood Road (Plate V.23 above) and 119 Ashwood Road (Plate V.14 above) represent the style in the neighborhood.

Druid Hill's foursquares are generally built of frame and finished with minimal Craftsman and/or Colonial Revival style details. The foursquare at 1523 Druid Hills Avenue, for example--erected between 1923 and 1926--features a hipped roof, shed-roofed front dormer, and multi-pane-over-one sash. A contemporary, hip-roofed, two-story garage/apartment stands to its rear. A number of the neighborhood's 1920s residences retain their original one- or two-story garages.

The Colonial Revival style residences in the neighborhood are largely understated examples of the style, often additionally utilizing Craftsman style elements. The small, one-story, former residence at 118 Ashwood Road, for example, features a pedimented gable-front porch supported by square columns and four-over-one Craftsman style sash (Plate V.18 above).

Post-World War II infill in the historic district consists primarily of ranch houses. The one-story, almost flat-roofed, stone- and brick-veneered ranch house at 1513 Druid Hills Avenue is typical (Plate V.27 above). Earlier than most of Druid Hills ranch houses, it was standing by 1954.

Most post-1954 development has occurred at the edges of Druid Hills on residential streets beyond its core historic district, and on Haywood Road/NC 191 and the Asheville Highway/US 25, also just beyond the core district boundaries. The development generally consists of ranch houses on the residential streets and commercial buildings on the two principal thoroughfares. The brick-veneered,

one-story, ranch house on 1701 Haywood Road--within the APE but outside of the historic district--is typical of the modern residential development (Plate V.41 above). Typical of modern non-residential development is the metal-clad commercial strip at 1502-1510 Haywood Road (Plate V.35 above).

The historic southern section of Druid Hills includes carefully platted, tree-lined streets laid out largely on a grid. The more curvilinear streets of the northern section of the suburb remained largely undeveloped until after World War II. The most notable physical feature of the core historic district is the small triangular park, just beyond the APE, between Druid Hills Avenue, Kimberly Avenue, and Norwood (originally Park) Place. The neighborhood's largest residences, representing a variety of styles, are located along the park (Plate V.42 and Plate V.43). A few other large houses are also located within the core historic district beyond the APE, such as the stuccoed, tile-roofed, Spanish Colonial Revival style dwelling at the southwestern corner of Kensington Road and Clairmont Drive (Plate V.44).

Evaluation

The core Druid Hills historic district, the southern edge of which is included within the project's APE, is among Hendersonville's first and most intact early twentieth-century neighborhoods. The integrity and character of its residences, which represent a significant and distinguishable entity, are believed to make it eligible for listing in the National Register of Historic Places under Criteria C. These residences, largely erected between 1923 and 1926, are intact representations of the forms and styles popular during the period, particularly the bungalow and foursquare forms and the Craftsman, Tudor Revival, Colonial Revival, and Spanish Colonial Revival styles. Their physical environment has been little altered and they continue to be located on a planned grid of tree-lined residential streets centered around a small triangular park. They are part of the context of Residential Suburban Architecture in Hendersonville and Vicinity, 1920-1945, developed at Section III. C. above.

The district's place in the early twentieth-century history of Hendersonville is believed to make it eligible for listing in the National Register under Criterion A as well. The neighborhood reflects and illuminates trends central to the growth of Hendersonville and its vicinity early in the century, particularly the real estate boom of the 1920s and the advent of planned suburban development. Its history is part of the context of Residential Suburban Development in Hendersonville and Vicinity, 1920-1945, developed at Section III. B. above.

Potential Boundaries

The potential Druid Hills historic district extends well beyond the APE of the present project, which projects only into the district's southernmost section. Recommended core boundaries of the district, however, are mapped in this report (Figure V.6). They are the north side of Ashwood Road, the west side of Kensington Road, the north side of Clairmont Drive opposite Druid Hills Avenue, and the east side of Druid Hills Avenue and Norwood Place along the park. Because Hendersonville includes a number of intact neighborhoods dating from the 1920s, as described at Section III. B. above, the preliminary boundaries have been chosen to maximize potentially contributing resources and minimize potentially non-contributing resources. Additional individual resources might be brought into the district along the edges of these boundaries if a National Register nomination--which is beyond the Section 106 requirements of this report--was prepared.

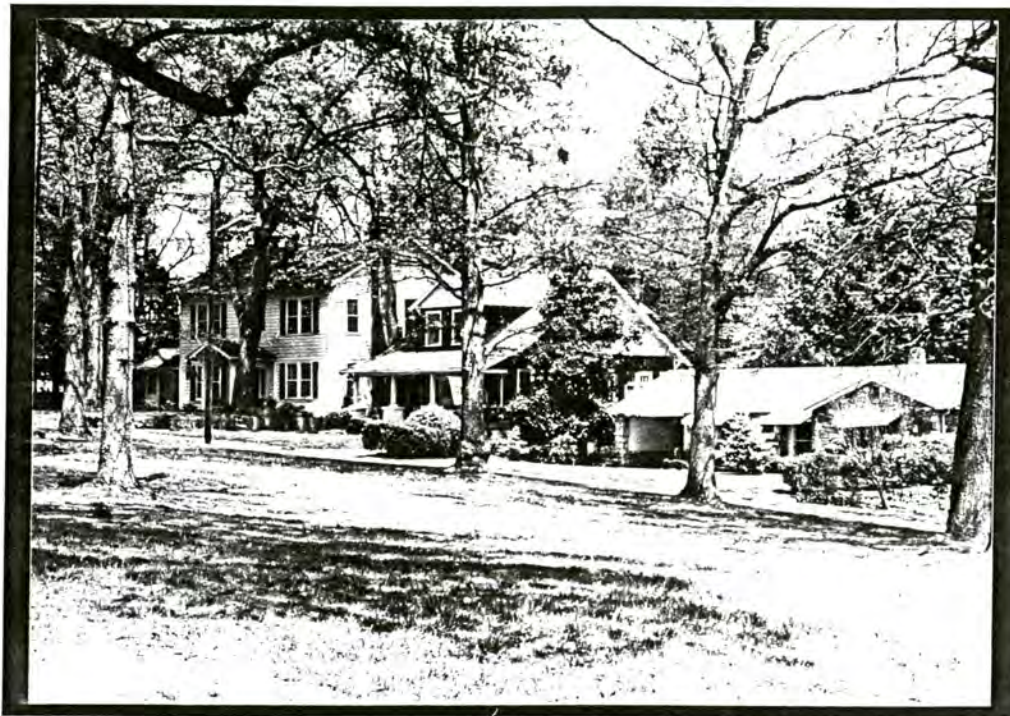


PLATE V.42
D r u i d H i l l s
neighborhood north of
APE, houses on east
side of Norwood Place,
north of Kimberly
Avenue; park in
foreground

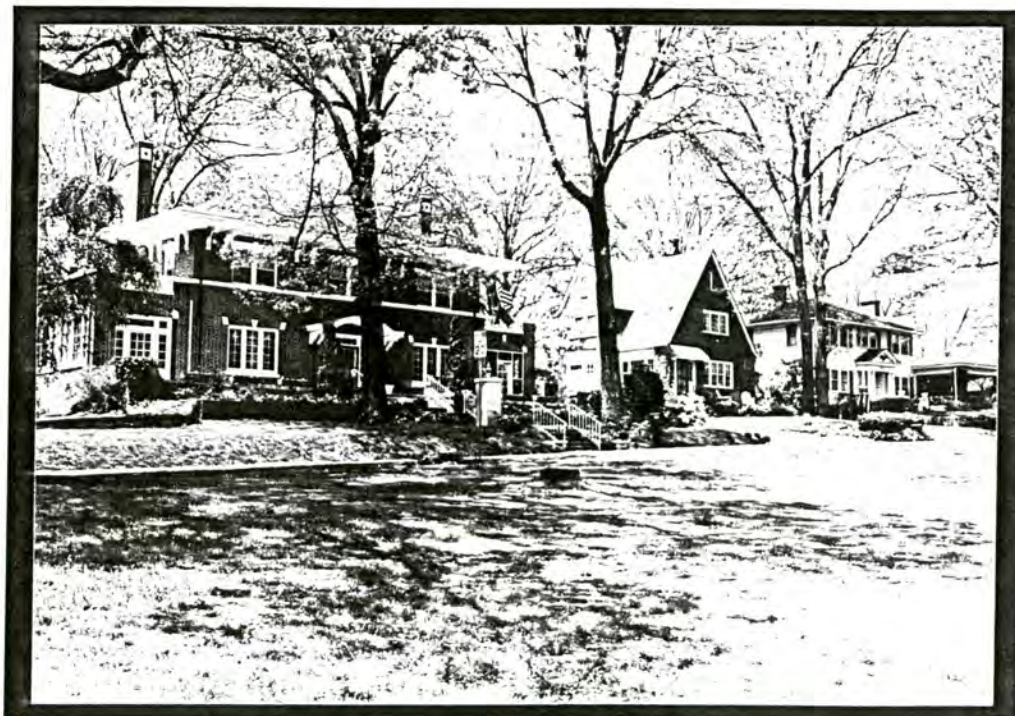


PLATE V.43
D r u i d H i l l s
neighborhood north of
APE, houses on west
side of Druid Hills
Avenue, north of
Kimberly Avenue; park
in foreground



PLATE V.44
Druid Hills
neighborhood
north of APE,
house at
southwestern
corner of
Kensington
Road and
Clairmont
Drive

Supplementary Inventory of Resources on Haywood Road/NC 191 Northwest of APE, Within Druid Hills Neighborhood Outside of Proposed Historic District

Note: These resources northwest of the APE were inventoried at the request of NCDOT. None are included within the proposed preliminary boundaries of the Druid Hills historic district (see Figure V.5 above).

East corner of junction of Haywood Road/NC 191 and Ridgewood Boulevard

Post-1945, gable-end, asbestos-sided, 1-story residence (Plate V.45).

1724 Haywood Road/NC 191

Post-1945, gable-end, brick-veneered, 1-story residence (Plate V.46 at right).

1728 Haywood Road/NC 191

Ca. 1930s, clipped gable-end, brick-veneered, 1-story cottage with attenuated porch columns (Plate V.46 at left).

East corner of junction of Haywood Road/NC 191 and Dawnview Drive

Post-1945, modern, gable-end, brick-veneered ranch house (Plate V.47 at right).

North corner of junction of Haywood Road/NC 191 and Dawnview Drive

Post-1945, modern, gable-end, brick-veneered ranch house (Plate V.47 at left).

1703 Haywood Road/NC 191

Ca. 1927 to 1937, 1-1/2-story, brick-veneered bungalow with engaged porch supported on tapered posts and brick piers (Plate V.48).

1709 Haywood Road/NC 191

Turn-of-the-century, 1-1/2-story, frame Victorian residence with high hipped roof and cross gables, 2/2 front sash, aluminum siding, and altered porch supported by turned posts (Plate V.49).

1721 Haywood Road/NC 191

Ca. 1920s, one-story, gable-end, brick-veneered cottage with sidelights and rounded transom at front entry and projecting one-bay portico supported by attenuated columns (Plate V.50). Variant of 1731 Haywood Road.

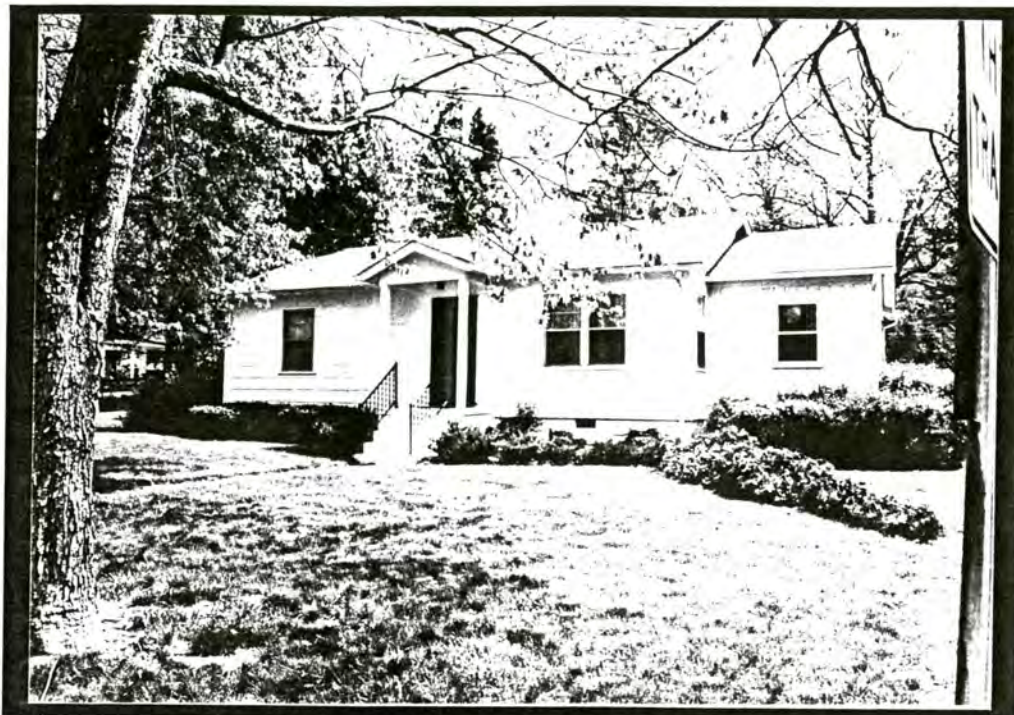


PLATE V.45
D r u i d H i l l s
n e i g h b o r h o o d
n o r t h w e s t o f A P E ,
h o u s e a t e a s t c o r n e r o f
j u n c t i o n o f H a y w o o d
R o a d / N C 1 9 1 a n d
R i d g e w o o d B o u l e v a r d



PLATE V.46
D r u i d H i l l s
n e i g h b o r h o o d
n o r t h w e s t o f A P E ,
1 7 2 4 H a y w o o d
R o a d / N C 1 9 1 a t r i g h t ,
1 7 2 8 H a y w o o d
R o a d / N C 1 9 1 a t l e f t

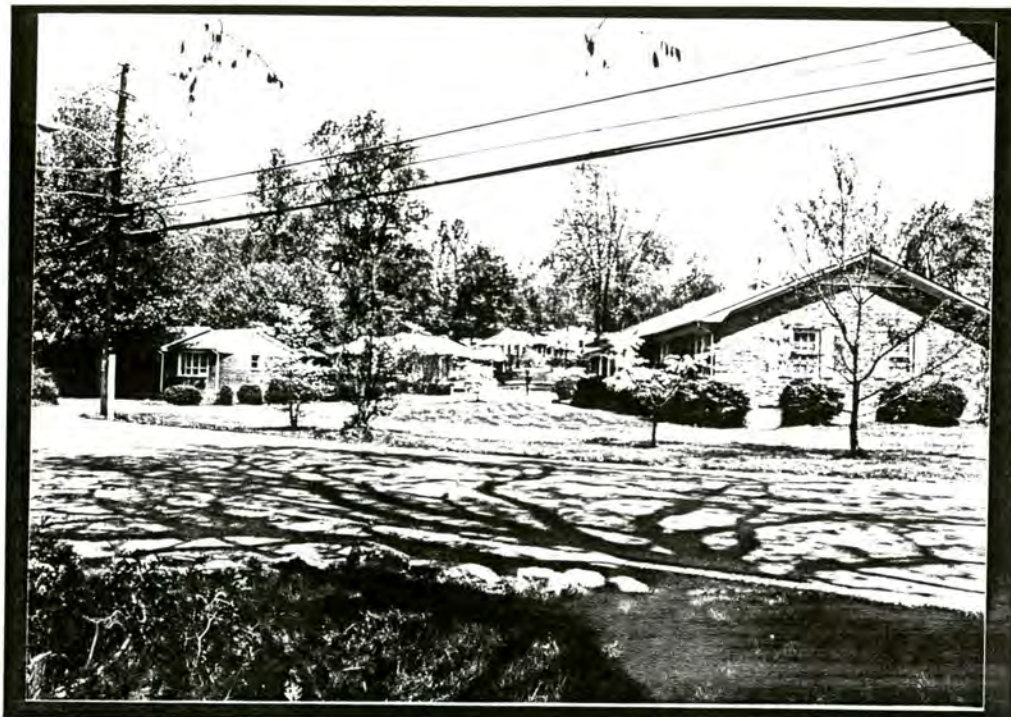


PLATE V.47
Druid Hills
neighborhood
northwest of APE,
house at east corner of
junction of Haywood
Road/NC 191 and
Dawnview Drive at
right, house at north
corner of junction at
left



PLATE V.48
Druid Hills
neighborhood
northwest of APE,
1703 Haywood
Road/NC 191



PLATE V.49
Druid Hills
neighborhood
northwest of APE,
1709 Haywood
Road/NC 191



PLATE V.50
Druid Hills
neighborhood
northwest of APE,
1721 Haywood
Road/NC 191

1731 Haywood Road/NC 191

Ca. 1920s, one-story, gable-end, brick-veneered cottage with sidelights and rounded transom at front entry, modillion blocks, and projecting one-bay portico supported by attenuated columns (Plate V.51). Variant of 1721 Haywood Road.

1733 Haywood Road/NC 191

Ca. 1920s, one-story, flat-roofed, brick-veneered, former commercial building with sidelights and transom at front entry and attached modern metal porch and carport (Plate V.52).



PLATE V.51
Druid Hills
neighborhood
northwest of APE,
1731 Haywood
Road/NC 191

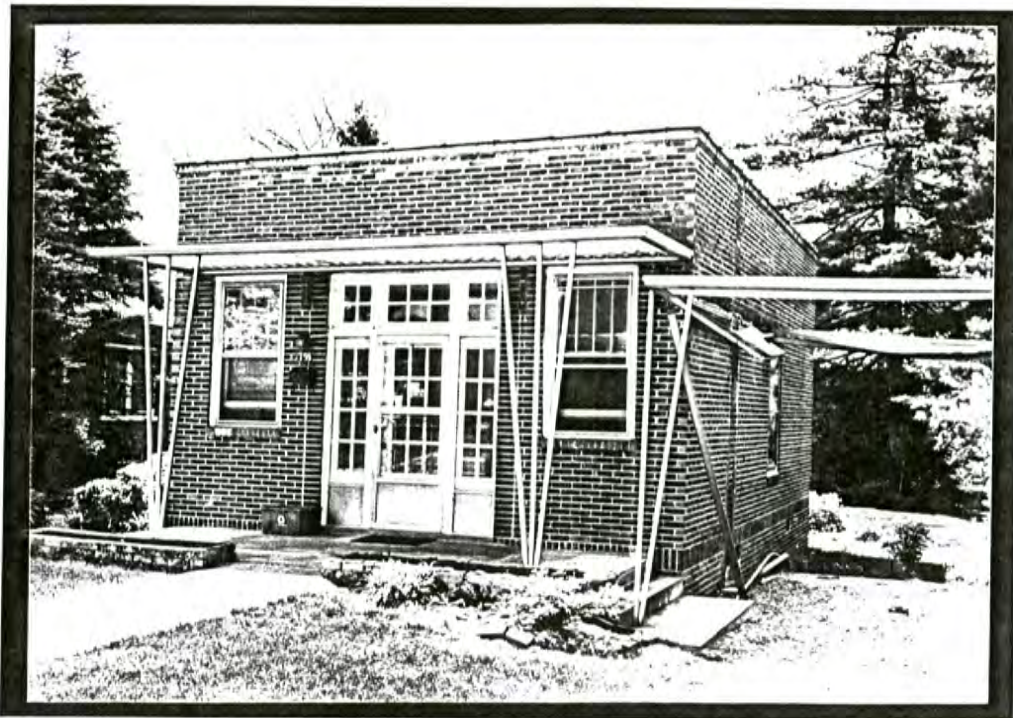


PLATE V.52
Druid Hills
neighborhood
northwest of APE,
1733 Haywood
Road/NC 191

B. Properties Not Considered Potentially Eligible for the National Register

*HYMAN HEIGHTS NEIGHBORHOOD (within the APE)
(Northern ends of Ridgecrest Drive, Highland Street, and Hyman Street, Hendersonville)*

History

The Hyman Heights neighborhood, within and outside of the APE, is generally bounded by the Asheville Highway/I-25 on the west, North Main Street on the east and south, and the downslope of a hill beyond Crescent Avenue and Elizabeth Street on the north. The APE crosses part of its northernmost extent, at the crest of the hill. The historic core of the neighborhood, part of which might be eligible for listing in the National Register, is located to the south of the APE.

Two plat maps probably dating from the teens picture a neighborhood laid out in a fairly straightforward grid. The rougher of the two maps is likely the first. It depicts numerous lots laid in long straight rows between Highland Street and North Main Street, and additional lots running at an angle from Highland Street, along Oakland and Patton streets, towards the Asheville Highway (Figure V.7). The more finished plat map, likely the second, pictures only those lots extending between Highland Street and North Main Street (Figure V.8). The lots platted on both maps were fairly regular and small, generally 35 feet across, between 120 and 150 feet deep, and rectangular.

The identities of the individuals who laid out the neighborhood are not known. They likely included both local entities and out-of-state interests. Development may have been initiated by the construction of Patton Memorial Hospital on Patton Street south of the APE in 1913. The hospital was erected on "a part of the old family place," donated for the purpose by Mrs. Annie E. Patton (Patton 1947:270-273). The Hendersonville Real Estate Company also apparently had some interest in the neighborhood; it transferred at least one Hyman Heights lot to a private individual in 1922 (Henderson County Deed Book 117, Page 447). The involvement of out-of-state interests is suggested by the drawing of the finished plat by a civil engineer, P.H. Foster, from Spartanburg, South Carolina. This map mislocates Main Street, suggesting it was not carefully studied by a local individual.

The initial development of the Hyman Heights neighborhood occurred largely in its southern section, south of Elizabeth Street and the APE, near Patton Memorial Hospital and closest in to downtown Hendersonville. The 1922 Sanborn map pictures houses predominantly in this southern section. It also carries the footprints of five frame dwellings, all of which yet stand, located on Hyman Street north of Elizabeth Street.

Hyman Heights' greatest period of development appears to have occurred between about 1922 and 1926, at the height of the real estate boom. After 1926 and the erosion of the market, construction almost completely ceased, as it had throughout Hendersonville and the area. From the late twenties until after World War II, virtually no new buildings were erected in the neighborhood (Sanborn Map Company 1922, 1926, and 1937). Only after the War did development recommence in Hyman Heights. Not until the 1950s did development of any note extend north of Crescent Avenue and Elizabeth Street, towards and into the APE.

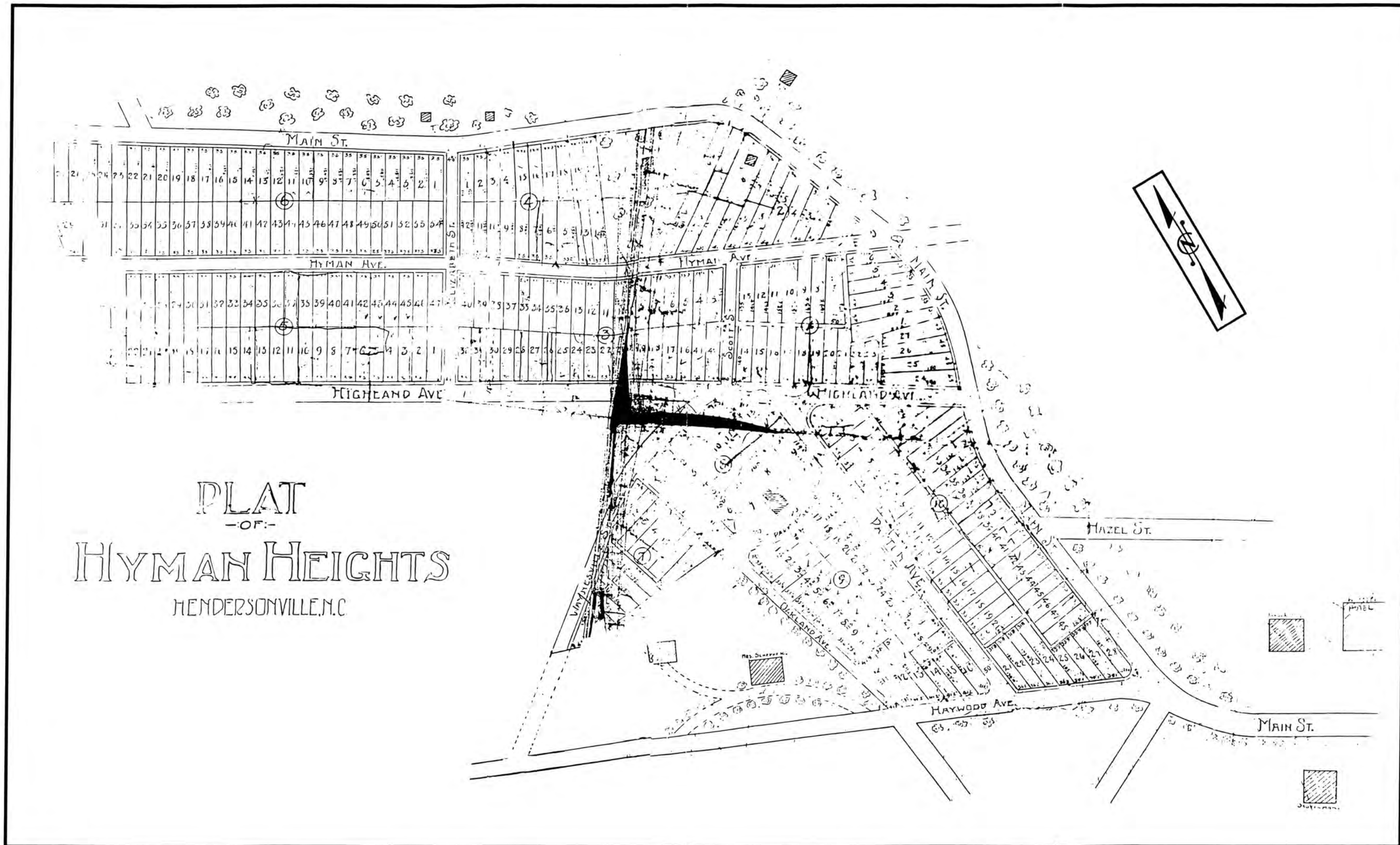


FIGURE V.6 Rough Plat Map of Hyman Heights, ca. 1910s

PLAT OF HYMAN HEIGHTS HENDERSONVILLE, N. C.

SCALE 1" = 100'

P. H. FOSTER, C. E.
SPARTANBURG, S. C.

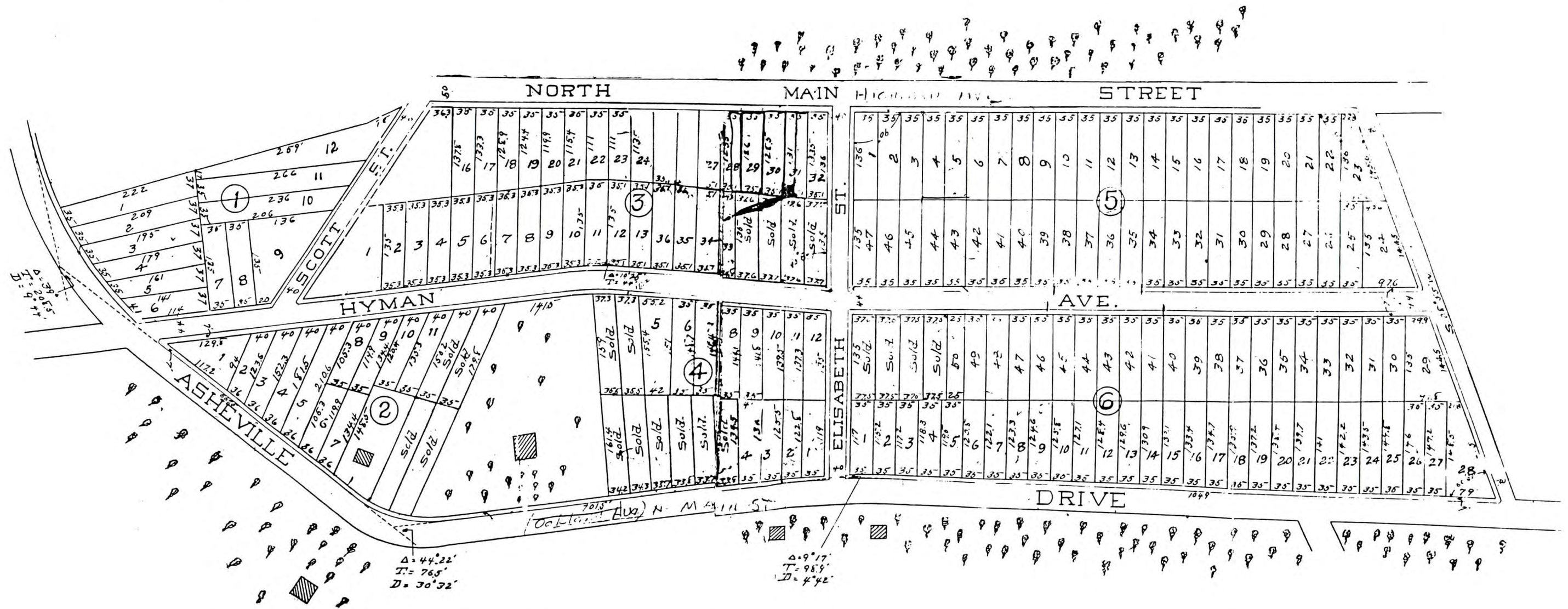
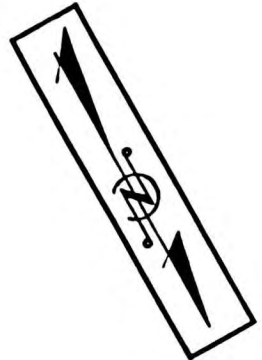


FIGURE V.7 Finished Plat Map of Hyman Heights, ca. 1910s

Architectural History

Inventory of Resources Within Hyman Heights neighborhood and APE

Note: All principal resources within the APE and the Hyman Heights neighborhood which appear to be 50 years old or older are included within this section. Some modern resources within the APE, but outside of the neighborhood, are also included (Figure V.9).

1424 Oakland Street

Post-1954, gable-end, 2-story, multi-family residence (Plate V.53).

1325 Oakland Street

Post-1954, low hip-roofed, 1-story, brick-veneered residence erected on site of earlier dwelling (Plate V.54).

1419 Ridgecrest Drive

Ca. 1920 to 1926, largely intact, 1-1/2-story, aluminum-sided Tudor Revival style dwelling with an asymmetrical front entry gable and front chimney stack (Plate V.55).

1423 Ridgecrest Drive

Ca. 1920 to 1926, largely intact, hip-roofed, 1-story, brick-veneered bungalow with full-height engaged porch supported by brick piers (Plate V.56).

1429 Ridgecrest Drive

Ca. 1945 to 1954, 1-story, hip-roofed, aluminum-sided, frame dwelling (Plate V.57).

1426 Ridgecrest Drive

Post-1954, 1-story, gable-end, brick-veneered ranch house (Plate V.58).

1428 Ridgecrest Drive

Ca. 1945 to 1956, 1-story, cross-gabled, aluminum-sided Cape Cod cottage (Plate V.59).

1420 Ridgecrest Drive

Ca. 1920 to 1926, intact, 1-story, gable-end, brick-veneered bungalow with entry portico and front dormer edged with triangular knee braces (Plate V.60).

1407 Highland Street

Post-1954, 1-story, gable-end, aluminum-sided, frame dwelling (Plate V.61).

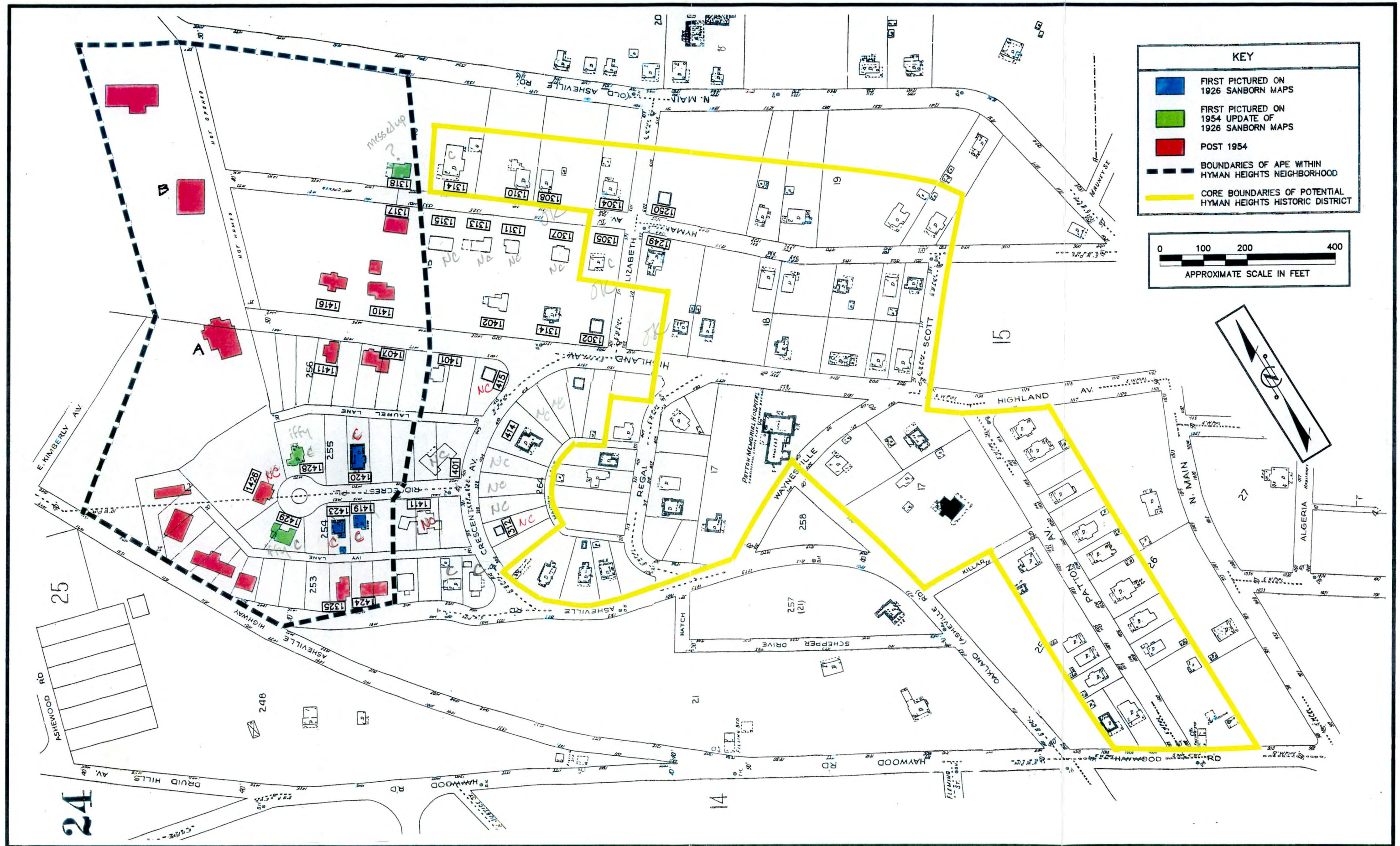


FIGURE V.8 Hyman Heights Property Inventory Map and Proposed Core National Register Boundaries (Outside of APE)
 Source: 1926 and Updated 1954 Sanborn Maps



PLATE V.53
Hyman Heights
neighborhood, 1424
Oakland Street



PLATE V.54
Hyman Heights
neighborhood, 1325
Oakland Street



PLATE V.55
Hyman Heights
neighborhood, 1419
Ridgecrest Drive



PLATE V.56
Hyman Heights
neighborhood, 1423
Ridgecrest Drive



PLATE V.57
Hyman Heights
neighborhood, 1429
Ridgecrest Drive



PLATE V.58
Hyman Heights
neighborhood, 1426
Ridgecrest Drive



PLATE V.59
Hyman Heights
neighborhood, 1428
Ridgecrest Drive

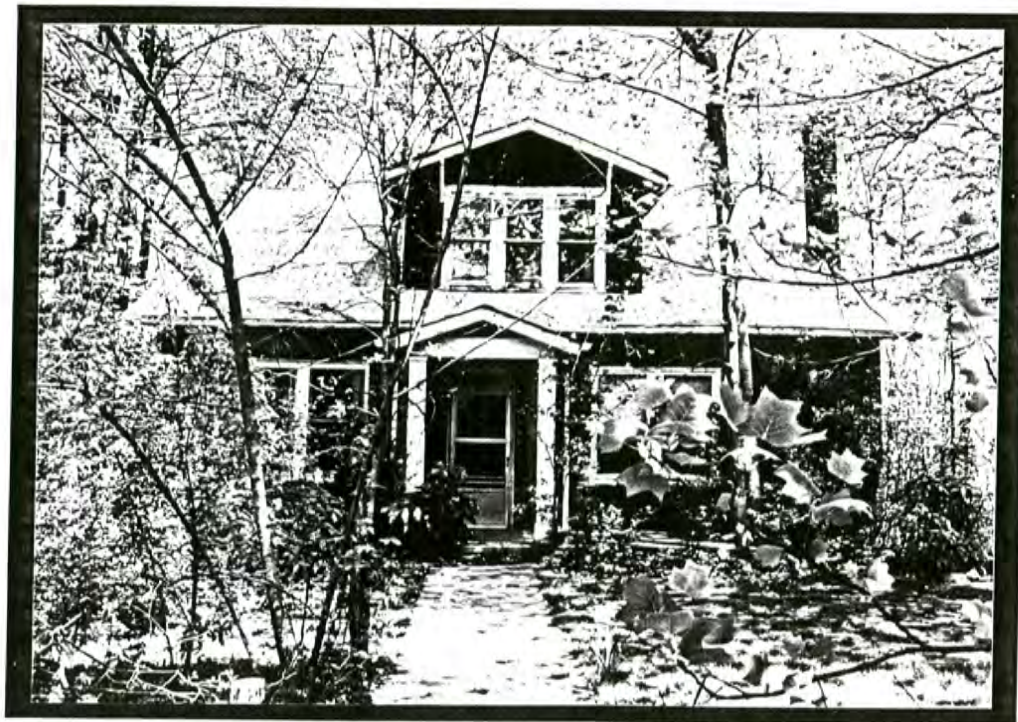


PLATE V.60
Hyman Heights
neighborhood, 1420
Ridgecrest Drive



PLATE V.61
H y m a n
H e i g h t s
neighborhood,
1423 Highland
Street

1411 Highland Street

Post-1954, 1-story, gable-front, brick-veneered dwelling (Plate V.62).

1416 Highland Street

Post-1954, 2-story, gable-end, frame apartment house (Plate V.63).

1410 Highland Street

Post-1954, 2-story, gable-end, frame apartment house (Plate V.64).

1317 Hyman Street

Post-1954, 2-story, gable-end, brick-veneered Colonial Revival style residence (Plate V.65).

1318 Hyman Street

Ca. 1945 to 1954, 2-story, gable-end, brick-veneered Colonial Revival style residence (Plate V.66).

Inventory of resources within APE outside of Hyman Heights neighborhood, at base of hill

East of Asheville Highway/US 25 opposite end of Highland Street [Resource A]

Recently constructed, 1-story, brick-veneered, hip-roofed office building (Plate V.67 at right).

East of Asheville Highway/US 25 opposite end of Hyman Street [Resource B]

Recently constructed, 1-story, brick-veneered, hip-roofed office building (Plate V.67 at left).

Narrative

Only three of the resources within the APE are more than 50 years old. Two modest, brick-veneered bungalows (1420 and 1423) and a Tudor Revival style cottage (1419), they stand on Ridgecrest Drive short of the crest of the hill (Plate V.55, Plate V.60, and Plate V.56 above). But three additional dwellings were constructed in the APE in Hyman Heights between the end of World War II and 1954--a Cape Cod cottage (1428) and a hip-roofed cottage (1429) on Ridgecrest Drive, and a two-story, brick-veneered, Colonial Revival style residence at 1318 Hyman Street (Plate V.59, Plate V.57, and Plate V.66 above). As the early buildings indicate, Ridgecrest Drive, and the curving Crescent Avenue from which it extends, were in place by the 1920s, although they are not pictured in either of the Hyman Heights plat maps.

Most of the resources within the APE in Hyman Heights were constructed relatively recently. Representative of these are the two gable-end, frame apartment houses at 1410 and 1416 Highland Street (Plate V.64 above) and the two-story, Colonial Revival style dwelling at 1317 Hyman Street (Plate V.65 above).



PLATE V.62
Hyman Heights
neighborhood, 1411
Highland Street



PLATE V.63
Hyman Heights
neighborhood, 1416
Highland Street



PLATE V.64
Hyman Heights
neighborhood, 1410
Highland Street



PLATE V.65
Hyman Heights
neighborhood, 1317
Hyman Street



PLATE V.66
Hyman Heights
neighborhood, 1318
Hyman Street



PLATE V.67
Northwest of Hyman
Heights neighborhood,
east of Asheville
Highway/US 25
opposite end of
Highland Street,
Resource A at right
and Resource B at left

The resources standing south of the APE--along Ridgecrest Place and Crescent Avenue and on Hyman and Highland streets north of Elizabeth Street--are also largely a product of the years since 1945. They separate the few early houses of the APE from the early houses farther south in the historic core of the neighborhood. Representative of these are the dwellings at 1411 Ridgecrest Drive (Plate V.68), 312 Crescent Avenue (Plate V.69), 415 Crescent Avenue (Plate V.70), 1317 Highland Street (Plate V.71), 1302 Highland Street (Plate V.72), 1313 Hyman Street (Plate V.73), 1307 Hyman Street (Plate V.74), and 1250 Hyman Street (Plate V.75). Only on the east side of Hyman Street north of Elizabeth are there four dwellings dating from the 1920s which come close to connecting the resources within the APE with those of the historic core of the district farther south. They include an altered hip-roofed bungalow at 1308 Hyman (Plate V.76 at right), a largely intact gable-front bungalow at 1310 Hyman (Plate V.76 at left), and a large extended foursquare with handsome river-cobble porch columns at 1314 Hyman Street (Plate V.77).

A potential Hyman Heights historic district is located south of the APE and the band of modern resources pictured above (Figure V.10). As discussed, it only approaches the APE on the east side of Hyman Street. Defining the boundaries of this potential district and describing the historic resources embraced by them falls outside of the scope of this project, for any potential district is located entirely outside of the APE. At the request of NCDOT, however, some general boundaries for the historic core of the neighborhood have been defined. They are as follows: Maiden Lane and Elizabeth Street on the north, with a possible extension up the east side of Hyman Street; Oakland Street on the west; Hyman Street and Scott Street on the east; Killarney Street on the south; and Patton Street between Killarney and the Asheville Highway/US 25. This area appears to have few non-contributing resources, a requirement, as discussed at Section III. C. above, for potential historic districts in Hendersonville. Additional individual resources might be brought into the district along the edges of these boundaries if a National Register nomination--which is beyond the Section 106 requirements of this report--was prepared.

The architecture within these boundaries is a mix of the styles popular nationally in the teens and twenties, similar to those described at Druid Hills above. Representative resources include the (Plate V.78); bungalows on the west side of Hyman Street between Elizabeth and Scott streets (Plate V.79); bungalows at the southern intersection of Highland and Patton streets (Plate V.80); and brick-veneered cottages on the east side of Crescent Avenue just north of Regal Street (Plate V.81).



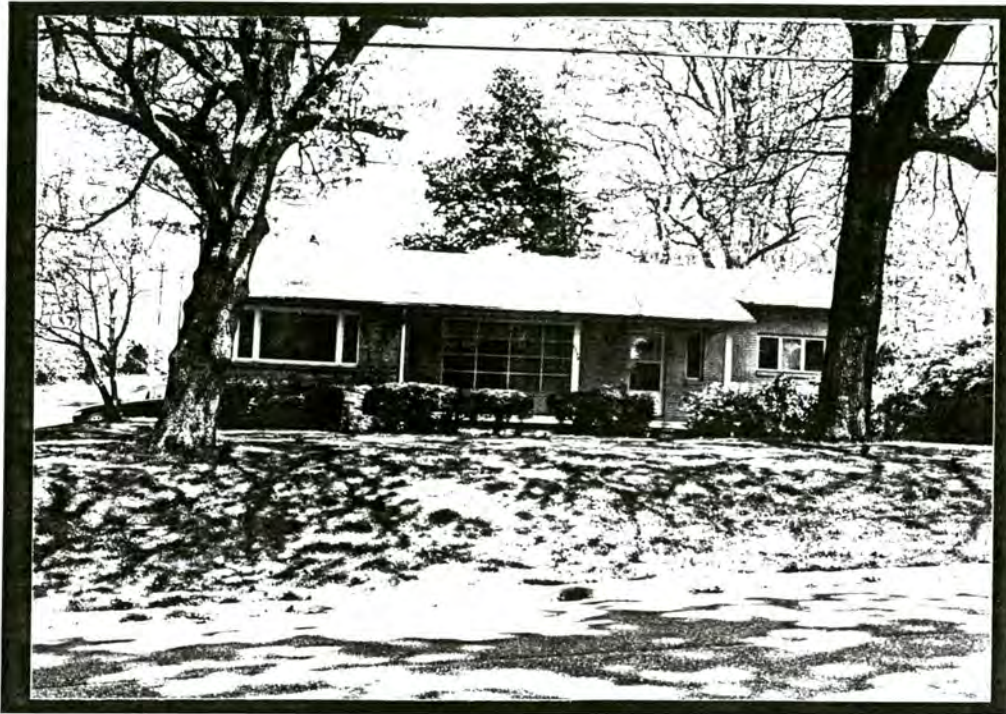


PLATE V.70
Hyman Heights
neighborhood
southeast of APE, 415
Crescent Avenue

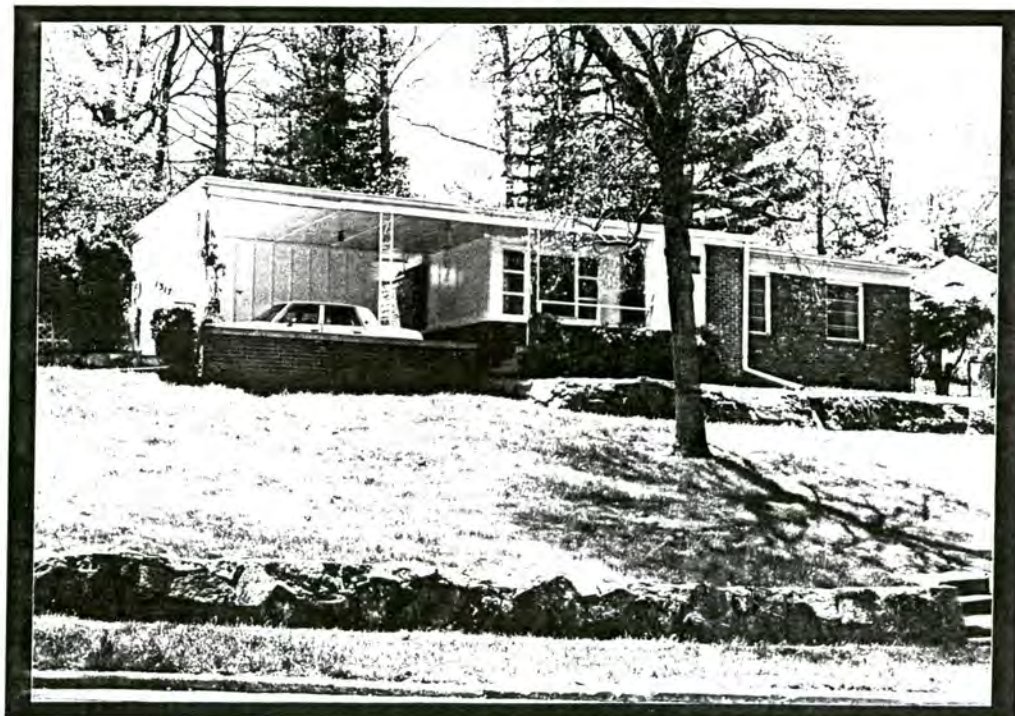


PLATE V.71
Hyman Heights
neighborhood
southeast of APE, 1317
Highland Street



PLATE V.72
Hyman Heights
neighborhood
southeast of APE, 1302
Highland Street

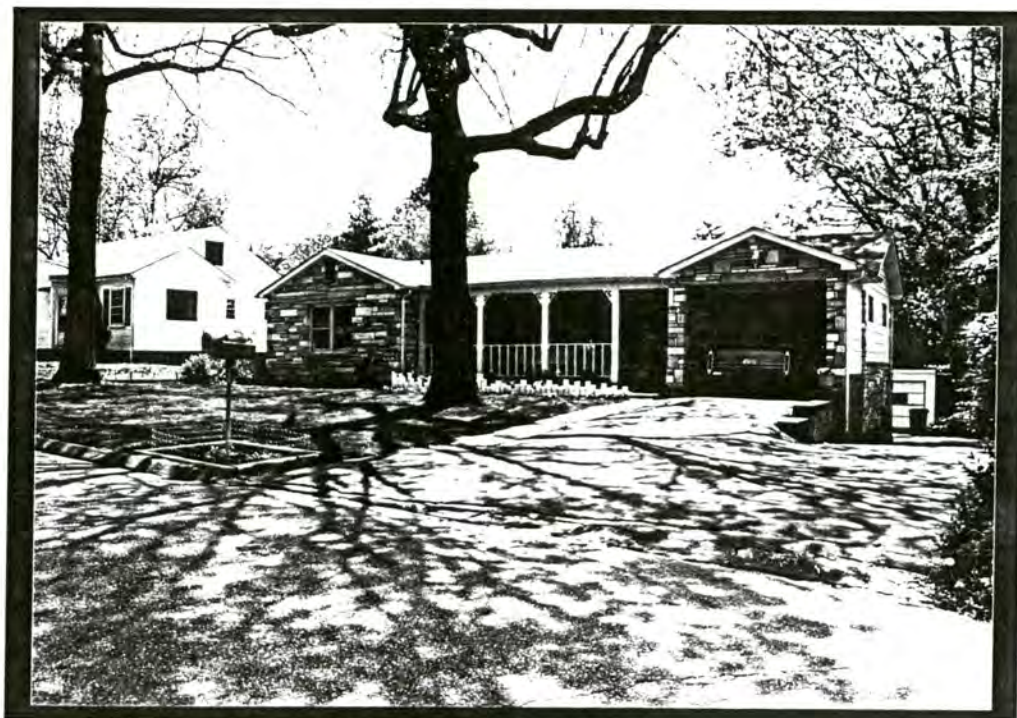


PLATE V.73
Hyman Heights
neighborhood
southeast of APE, 1313
Hyman Street



PLATE V.74
Hyman Heights
neighborhood
southeast of APE, 1307
Hyman Street



PLATE V.75
Hyman Heights
neighborhood
southeast of APE, 1350
Hyman Street

13057



PLATE V.76
Hyman Heights
neighborhood
southeast of APE, 1308
Hyman Street at right,
1310 Hyman Street at
left



PLATE V.77
Hyman Heights
neighborhood
southeast of APE, 1314
Hyman Street

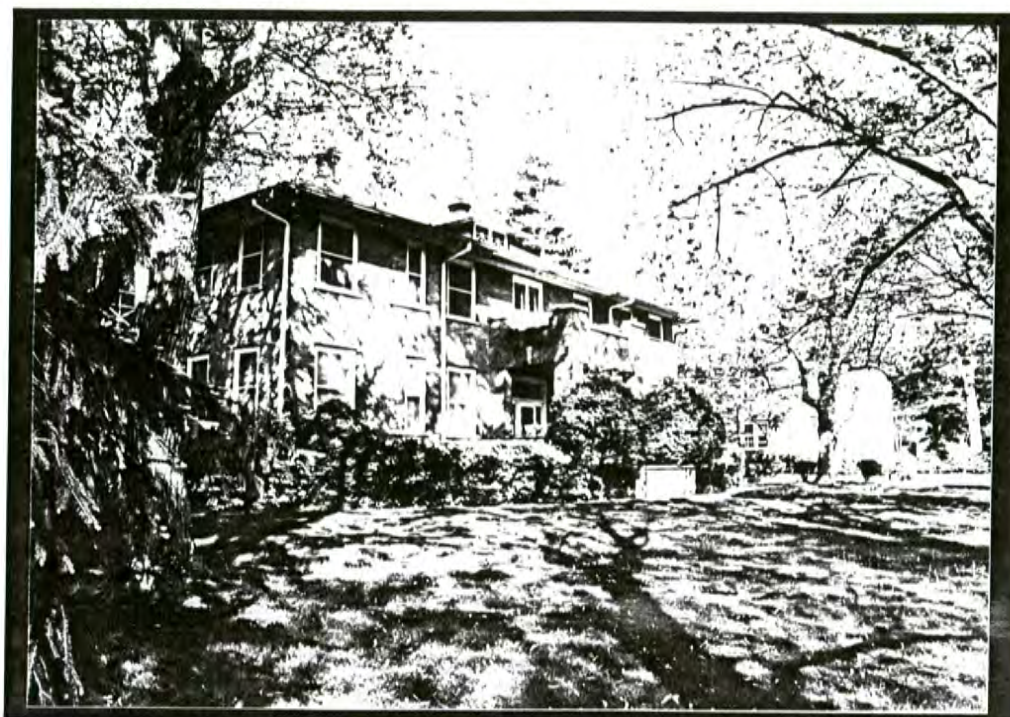


PLATE V.78
Hyman Heights
neighborhood
southeast of APE,
former Patton
Memorial Hospital on
Patton Street

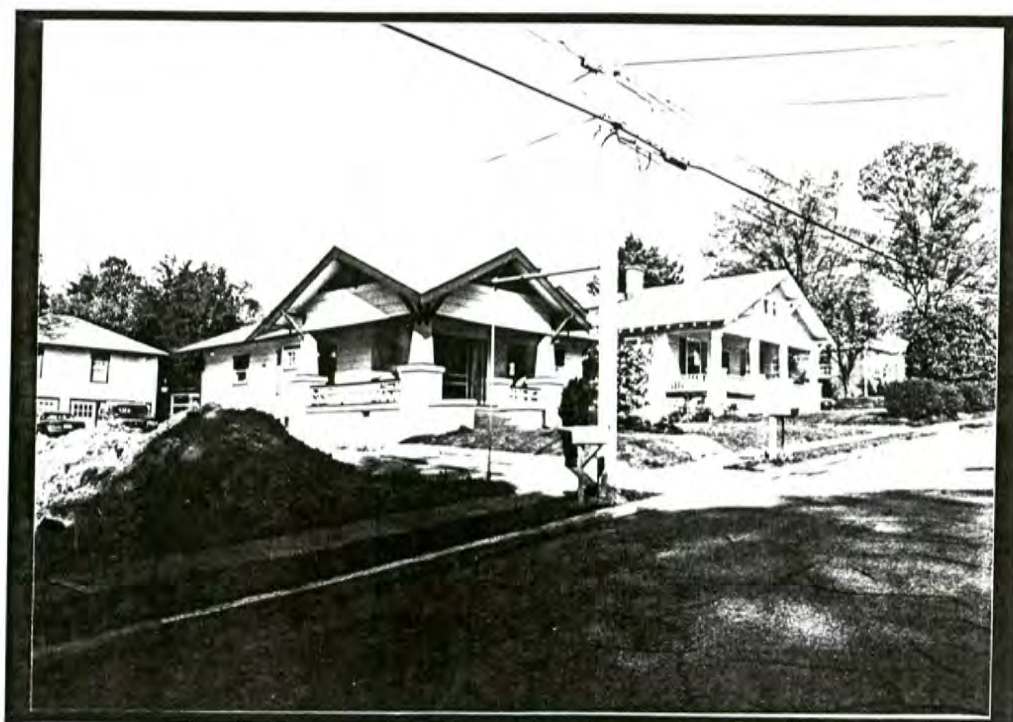


PLATE V.79
Hyman Heights
neighborhood
southeast of APE,
bungalows on the west
side of Hyman Street
between Elizabeth and
Scott streets



PLATE V.80
Hyman Heights
neighborhood
southeast of APE,
bungalows at the
southern intersection
of Highland Street and
Patton Street

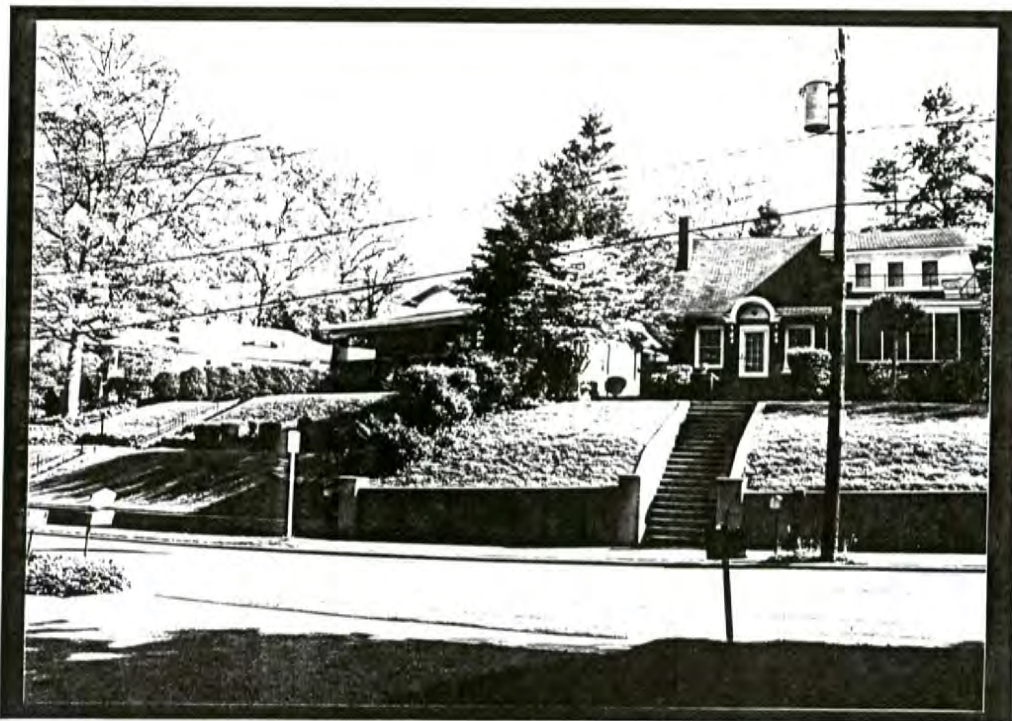


PLATE V.81
Hyman Heights
neighborhood
southeast of APE,
cottages on the east
side of Crescent
Avenue just north of
Regal Street

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Marley, Henry S.

1973 *Who Was Who in Florida*. Huntsville, AL: The Strode Publishers.

Miller, Chas. W.

1940 *Miller's Hendersonville, N.C. City Directory, vol. VII, 1941-1942*.

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Patton, Sadie Smathers

1947 *The Story of Henderson County*. Asheville: The Miller Printing Company.

Ray, Lenoir

1970 *Postmarks, A History of Henderson County, North Carolina, 1787-1968*. Chicago: Adams Press.

State Board of Agriculture

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Swaim, Douglas, editor.

1981 *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina*. City of Asheville, County of Buncombe, North Carolina Department of Cultural Resources Division of Archives and History.

Tebeau, Charlton W.

1971 *A History of Florida*. Coral Gables, FL: University of Miami Press.

Tebeau, Charlton W., and Ruby Leach Carson

1965 *Florida from Indian Trail to Space Age*, volume 2. Delray Beach, FL: The Southern Publishing Company.

Toms, James H.

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Maps

Anonymous

n.d. *Plat of Hyman Heights, Hendersonville, N.C.* Plat Book 3, Page 74, Henderson County Courthouse, Hendersonville.

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1923a *Druid Hills, Hendersonville's Restricted Residential Suburb*. Plat map of greater Druid Hills, Plat Book 1, Page 81, Henderson County Courthouse, Hendersonville.

1923b *Druid Hills, Hendersonville's Restricted Residential Suburb*. Plat map of southern section of Druid Hills, Plat Book 1, Page 105, Henderson County Courthouse, Hendersonville.

North Carolina Department of Agriculture

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- 1922 *Hendersonville, Henderson County, North Carolina.* Located at Henderson County Public Library, Hendersonville.
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- 1937 *Hendersonville, Henderson County, North Carolina.* Updated version, with paste-overs, of 1926 maps, located on microfilm at the North Carolina State Library, Raleigh.
- 1954 *Hendersonville, Henderson County, North Carolina.* Updated version, with paste-overs, of 1926 maps, located at Henderson County Public Library, Hendersonville.

VII. APPENDICES

Professional Profile

MARVIN A. BROWN

Education:

J. D./1980/Stanford Law School

M.A./1977/University of Pennsylvania/American Civilization, *magna cum laude*

B.A./1977/University of Pennsylvania/American Civilization, *magna cum laude*

Professional:

National Trust for Historic Preservation

Preservation Foundation of North Carolina

Vernacular Architecture Forum

Experience:

Mr. Brown has over eleven years of experience in historic architectural and historic investigations. This experience includes: performing historic architectural surveys in support of federal, state, local, and private projects; writing National Register nominations for individual properties and historic districts; directing and conducting three countywide historic architectural inventories; and engaging in extensive historic research.

1992 to
Present

*Architectural Historian, Archaeology and Historic Architectural Group, Greiner, Inc.

Key projects include:

Architectural Historian and Historian for Phase II historic architectural survey of Guess Road, Durham County, North Carolina, for the North Carolina Department of Transportation. Project involved identification and evaluation of historic properties to be affected by roadway widening.

Architectural Historian and Historian for Phase II historic architectural survey of North Carolina Highway 11, Duplin and Lenoir Counties, North Carolina, for the North Carolina Department of Transportation. Project involved identification and evaluation of historic properties to be affected by roadway widening.

Architectural Historian and Historian for historic architectural survey of site of proposed new Tallahassee, Florida, federal courthouse. Project for the General Services Administration.

Architectural Historian and Historian for historic architectural survey of twelve-square-block study area for the Ellis Street Bridge Replacement project in Salisbury, North Carolina. Project for the City of Salisbury.

Historian for Phase II archaeological investigation of proposed runway improvement sites at the Baltimore/Washington International Airport. Project for the Maryland Aviation Administration and the Federal Aviation Administration.

Historian for Phase I archaeological survey for a bridge replacement at Larrys Creek, Lycoming County, Pennsylvania. Project for the Pennsylvania Department of Transportation.

Historian for historic architectural survey of Wissahickon Avenue, Philadelphia, Pennsylvania, for the Pennsylvania Department of Transportation. Project involved identification and evaluation of historic properties to be affected by roadway widening.

Historian for historic architectural survey for replacement of Old Betzwood Bridge, Montgomery County, Pennsylvania. Project for the Pennsylvania Department of Transportation.

Architectural Historian and Historian for Phase II historic architectural survey of United States Highway 221, McDowell, Burke, and Avery Counties, North Carolina, for the North Carolina Department of Transportation. Project involved identification and evaluation of historic properties to be affected by roadway widening.

Historian for Historic Preservation Plan for the Baltimore/Washington International Airport. Project for the Maryland Aviation Administration and the Federal Aviation Administration.

Historian for archaeological investigations at Biles Island Wetland Mitigation Site, Bucks County, Pennsylvania. Project for the Pennsylvania Department of Transportation.

Architectural Historian and Historian for Level of Action Assessment surveys of five intersection projects in Burlington, Cape May, Middlesex, and Monmouth Counties, New Jersey. Project for the New Jersey Department of Transportation.

1990-1992 *Architectural Historical Consultant, North Carolina Division of Archives and History, Greensboro Preservation Society, and City of Greensboro.

Directed National Register project, including the drafting of: a Multiple Property Documentation Form covering the history and architecture of the city of Greensboro; National Register historic district nominations for a 670-property suburb, a 384-property neighborhood, a 376-property neighborhood, a 269-property neighborhood, a college campus, and a mill village; and National Register nominations for three schools, a hospital, a row of townhouses, and two residences.

Wrote and photographed an architectural history and inventory of Greensboro for the Greensboro Preservation Society, awaiting publication.

1988-1990 *Director of Architectural History and Historic Preservation, The Cultural Resource Consulting Group, Highland Park, New Jersey. Key projects included:

Architectural Historian and Historian for Phase I Cultural Resource Management Plan and Survey of the Hackensack Meadowlands. Identified sites of historical and architectural significance in fourteen municipalities in Hudson and Bergen Counties, New Jersey, to help guide the planning of land use and preservation policies. For the Hackensack Meadowlands Development Commission.

Architectural Historian and Historian for Phase 1A and Phase 1B of Monmouth-Ocean Transmission Line cultural resource survey. Thirty-five-mile-long pipeline project, which extended through six municipalities in Monmouth and Ocean Counties, New Jersey, conducted for the New Jersey Natural Gas Company.

Architectural Historian and Historian for Phase 1A of South Toms River-Lacey Township Gas Main cultural resource survey. Ten-mile-long pipeline project, which extended along a historic railroad alignment through seven municipalities in Ocean County, New Jersey, conducted for the New Jersey Natural Gas Company.

Architectural Historian and Historian for Phase 1A of CD-1 Adjustment Program cultural resource survey. Project in association with pipeline construction and improvements in five municipalities in Morris County, New Jersey, conducted for the Texas Eastern Gas Pipeline Company.

Architectural Historian and Historian for historic architectural survey of the Route 27 highway improvement project in Middlesex and Somerset Counties, New Jersey. Project, which followed a section of the route of the historic King's Highway between New Brunswick and Princeton, conducted for the New Jersey Department of Transportation.

Directed the two-year Somerset County Historic Sites Inventory, which included recording and photographing all of the county's historic structures, and writing histories and architectural histories of the county and each of its 21 municipalities. Project for the Freeholders of Somerset County, New Jersey, and the State Office of Historic Preservation.

Architectural Historian and Historian for archaeological and architectural assessment of a portion of the GSA Raritan Depot, Edison, New Jersey. Project for the United States Environment Protection Agency and Enviresponse, Inc.

Architectural Historian and Historian for the historical architectural review and impact assessment of the East Jersey State Prison TDWR tower site in Woodbridge, New Jersey. Project for the Federal Aviation Administration.

Wrote individual, district, and multiple property National Register nominations and listings, for private and public entities, for residential properties, bridges, synagogues, and churches throughout New Jersey.

1986-1987

*Architectural Historical Consultant, North Carolina Division of Archives and History, and Granville County, North Carolina.

Directed Granville County Historic Sites Inventory, which included the following: Surveyed, photographed and researched more than 500 18th-, 19th- and 20th-century buildings and farm complexes. Wrote historical and architectural descriptions of each inventoried property. Drafted countywide Multiple Property Documentation Form and 37 National Register nominations for individual properties and districts.

Wrote and photographed book on architecture and history of county.

- 1985 *Architectural Historical Consultant, North Carolina Division of Archives and History, and Lincoln County, North Carolina.
- Directed Lincoln County Historic Sites Inventory, which included the following: Surveyed, photographed and researched more than 500 18th-, 19th- and 20th-century buildings and farm complexes. Drafted historical and architectural descriptions of each inventoried property.
- Wrote and photographed book on architecture and history of county.
- 1983-1984 *Architectural and Historical Consultant, Santa Monica, California.
- Wrote National Register and state historic district nominations, and Historic Preservation Certification applications, for properties in southern California, for private and public entities.
- Wrote Los Angeles Historic-Cultural Monument nominations for the Los Angeles Conservancy.
- Wrote walking tour brochures and prepared docent training materials, for tours of historic districts in downtown Los Angeles and in Monrovia, California, for the Los Angeles Conservancy.
- 1980-1982 *Attorney, Parker, Milliken, Clark & O'Hara, Los Angeles, California, and Rosenberg, Nagler & Weisman, Beverly Hills, California.

Publications:

- 1993 *Greensboro: An Architectural Record.* Author. Awaiting publication.
- 1988 *Heritage and Homesteads: The History and Architecture of Granville County, North Carolina.* Author. Delmar: Charlotte, NC.
- 1986 *Our Enduring Past: A Survey of 235 Years of Life and Architecture in Lincoln County, North Carolina.* Author. Delmar: Charlotte, NC.

Awards and Honors:

- 1991 *Historic and Architectural Resources of Granville County, North Carolina* Multiple Property Documentation Form included in part in *National Register Bulletin 16B, How to Complete the National Register Multiple Property Documentation Form.*
- 1990 *Historic and Architectural Resources of Granville County, North Carolina* Multiple Property Documentation Form reproduced in *National Register Bulletin 35, National Register Casebook: Examples of Documentation* as example of how to research, draft, and complete MPD forms.
- 1989 North Carolina Society of Historians, 1989 Architectural History Book Award for *Heritage and Homesteads.*

**PHASE II WORK PLAN FOR AN
HISTORIC ARCHITECTURAL SURVEY OF
IMPROVEMENTS TO SR 1503 FROM NC 191 TO I-26 AND A
NEW INTERCHANGE WITH I-26
HENDERSONVILLE, HENDERSON COUNTY, NORTH CAROLINA
TIP NO. U-2425
STATE PROJECT NO. 8.2950701
FEDERAL PROJECT NO. M-7215(1) AND RS-4971(1)**

Prepared For:

**Planning and Environmental Branch
North Carolina Department of Transportation**

Prepared By:

**Greiner, Inc.
Raleigh, North Carolina**

**March 18, 1994
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I. INTRODUCTION

The following is a work plan for conducting a Phase II historic architectural survey in support of improvements to SR 1503 from NC 191 to I-26 and a new interchange with I-26 in Hendersonville, Henderson County, North Carolina (TIP No. U-2425, State Project No. 8.2950701, Federal Project No. M-7215(1) and RS-4971(1)). It is submitted to the Planning and Environmental Branch, North Carolina Department of Transportation (NCDOT) by Greiner, Inc. Its scope of work and appended work hour estimate were devised after consultation with Ms. Barbara Church, Architectural Historian, NCDOT.

The work plan consists of conducting an intensive-level Phase II survey and preparing an historic architectural survey report describing and evaluating the resources within the project's Area of Potential Effect (APE) that appear to be potentially eligible for the National Register of Historic Places. These resources are the Druid Hills and North Main Street historic districts--two substantial residential neighborhoods--and the Gov. David Sholtz estate. They were deemed to be potentially eligible for listing in the National Register by the Federal Highway Administration (FHWA), the North Carolina State Office of Historic Preservation (SHPO), and NCDOT at a meeting held after NCDOT completed a Phase I reconnaissance-level survey of the APE. At this meeting, it was deemed that no other resources within the APE were potentially eligible for listing in the National Register and that the Phase II survey and report should be limited to the evaluation of these resources. If any other potentially eligible resources are identified during the Phase II survey, Greiner will require a supplement to evaluate and report on them.

The work plan for this project will follow the basic requirements 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); and NCDOT's newly revised guidelines.

Deliverables under this work plan will consist of (1) photographs of every individual resource within the APE--and within an extended area along NC 191, US 25, and SR 1503, as described below--which appears to be 50 years old or older; (2) USGS quadrangle or other appropriate maps with the location of each such resource marked; (3) photographs of streetscapes and representative resources within the Druid Hills and North Main Street historic districts which are outside of the APE; (4) a draft Phase II historic architectural survey report; (5) a revised Phase II report incorporating comments from NCDOT's and FHWA's review of the draft report; and (6) a final Phase II report incorporating comments from the SHPO. These deliverables will be developed pursuant to the above-referenced laws, regulations, and guidelines.

II. METHODOLOGY

The purpose of the Phase II historic architectural survey is to closely examine and evaluate those resources identified by NCDOT, FHWA, and SHPO as potentially eligible for listing in the National Register. The evaluations will be used by FHWA to determine the potential effect of the improvements upon National Register-eligible resources within the APE. The survey will be accomplished by the completion of the following tasks.

1. General historical research will be conducted to determine the overall development of the study area and the significance of certain architectural types, residential development trends, landscape designs, and specific families. This research will include the study of architectural survey files for Henderson and surrounding counties at the western office of the SHPO, as well as a review of secondary source material. From this research, an architectural and historical context for Early Suburban Residential Development in Hendersonville will be developed. This context was specifically identified, but not developed, in the multiple property nomination form previously prepared for Hendersonville. Specific historical research will be conducted on the Druid Hills historic district, the North Main Street historic district, and the Gov. David Sholtz estate. This research will include the study of such primary resources as the Sanborn fire insurance company maps, city directories, newspapers, tax and deed records, and genealogies.
2. A thorough intensive-level field survey will be conducted of all portions of the APE which are accessible by car or by foot. The APE previously established by FHWA and NCDOT will be refined while conducting this survey, if necessary.
3. The Druid Hills historic district, the North Main Street historic district, and the Gov. David Sholtz estate will be surveyed and evaluated. The resources within the estate, and the resources of the two historic districts that are within the APE, will be photographed and mapped on USGS or other appropriate maps, and sketch maps will be drawn. At the request of NCDOT, resources within the historic districts will also be photographed and mapped beyond the APE along the following roadways: (1) along NC 191 from Druid Hills to west of Dawnview; (2) along US 25 from its junction with NC 191 to north of Kimberly; and (3) along SR 1503 from its junction with the Southern Railway tracks to south of Elizabeth. Photographs will also be taken of streetscapes and representative resources within the Druid Hills and North Main Street historic districts which are outside of the APE and this extended study area. Detailed proposed National Register boundaries will be drawn for the estate and the two historic districts where they fall within and near the APE. Where the boundaries of the estate and districts extend well beyond the APE, general boundaries will be drawn.
4. The results of this work effort will be submitted to FHWA and NCDOT in a draft and final Phase II historic architectural survey report prepared in accordance with NCDOT's newly revised guidelines.

Upon agreement between FHWA, NCDOT, and SHPO on the eligibility of resources, Greiner will submit a separate work plan and budget for producing a document that will evaluate the effects the project will have on National Register-eligible resources. This evaluation of effects will be developed in consultation with NCDOT and FHWA.

III. DELIVERABLES

The following is a list of the deliverables for the Phase II historic architectural survey.

1. High-quality reproductions of USGS or other appropriate maps locating the project and study areas, the APE, and the resources evaluated in the report; and sketch maps and National Register boundary maps, as described above, for these resources.
2. High-quality reproductions of 3-1/2x5 black and white photographs in sufficient quantity to convey the appearance, integrity, significance, and eligibility of these resources.
3. A draft Phase II historic architectural survey report, in final form, prepared in accordance with NCDOT's newly revised guidelines.
4. A final Phase II historic architectural survey report incorporating SHPO's comments.

It should be noted that the work plan does not include the an evaluation of project affects; preparation of Requests for Determination of Eligibility; 4(f) statements on historic properties; or Memoranda of Agreement.

It should be further noted that if Greiner is required to submit any information beyond that which is necessary for assessing potential National Register eligibility, Greiner will submit an additional work plan and budget covering the cost of that work.

IV. PROJECT SCHEDULING, COORDINATION, AND PERSONNEL

Fieldwork and research will begin on the Phase II historic architectural survey upon receipt of written Notice to Proceed from NCDOT. Following completion of this work, a draft Phase II survey report prepared in accordance with NCDOT's guidelines will be submitted to NCDOT, along with all required maps and photographic reproductions. After Greiner receives written comments on the draft report from NCDOT and FHWA, a revised report will be submitted to NCDOT. Following receipt of comments from SHPO, a final report incorporating those comments will be submitted to NCDOT.

Once the eligibility of resources is agreed upon by FHWA, NCDOT, and SHPO, Greiner will submit a work plan for the effects documentation.

Greiner will not be responsible for coordinating any consultation efforts with FHWA or SHPO. Such consultation will be handled by NCDOT. However, with the approval of NCDOT, Greiner will attend one consultation meeting with these agencies in Raleigh.

Staffing under this work plan will include Mr. Terry Klein, Project Manager; Mr. Marvin Brown, Architectural Historian; Ms. Suzanne Pickens, Senior Architectural Historian; Mr. James Snodgrass, Historic Architectural Survey Assistant; and Ms. Brenda Crumpler, Clerical and Report Production.



North Carolina Department of Cultural Resources

James B. Hunt, Jr., Governor
Betty Ray McCain, Secretary

Division of Archives and History
William S. Price, Jr., Director

February 3, 1995

Nicholas L. Graf
Division Administrator
Federal Highway Administration
Department of Transportation
310 New Bern Avenue
Raleigh, N.C. 27601-1442

Re: Addendum I, Historic Structures Survey Report for
Improvements to SR 1503 from NC 191 to I-26,
Henderson County, U-2425, M-7215(1),
8.2950701, ER 95-8088

Dear Mr. Graf:

In our review of the Historic Structures Survey Report for the above project, we neglected to comment on Addendum I by Clay Griffith. In general the report meets our office's guidelines and those of the Secretary of the Interior.

Please note that there is some confusion over which properties were reviewed by representatives of the North Carolina Department of Transportation, Federal Highway Administration, and our office at the February 3, 1994, meeting. While we have no record of any previous concurrence, we concur that Properties #1-9 which are evaluated in Addendum I are not eligible for the National Register of Historic Places because they lack special historical or architectural significance.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106, codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763.

Sincerely,

David Brook
Deputy State Historic Preservation Officer

DB:slw

cc: H. F. Vick
B. Church

cc: File Brown/Bevin Stevens County RF



Addendum I

Historic Architectural Resources Survey Report
Phase II

Improvements to SR 1503 from NC 191 to I-26
and a New Interchange with I-26,
Hendersonville, Henderson County
TIP No. U-2425
State Project No. 8.2950701
Federal Aid No. M-7215(1) and RS-497(1)

North Carolina Department of Transportation
Addendum Prepared by Clay Griffith

November 18, 1994

Clay Griffith
Principal Investigator

Nov. 23, 1994
Date

Barbara Church
Historic Architectural Resources
Section

Nov 23, 1994
Date

Addendum I

Improvements to SR 1503 from NC 191 to I-26 and a New Interchange with I-26, Hendersonville, Henderson County
TIP No. U-2425

I. Project Description

The North Carolina Department of Transportation (NCDOT) proposes to improve SR 1503 from NC 191 to I-26, and construct a new interchange of SR 1503 and I-26, in and near Hendersonville, Henderson County, North Carolina. The length of the project is approximately 2.1 miles (Figure I-1). The Area of Potential Effect for historic architectural resources (APE) is shown on the attached map (Figure I-2).

II. Purpose of the Addendum

This survey was conducted and report prepared in order to identify historic architectural resources located within the APE. This report is submitted pursuant to Section 106 of the National Historic Preservation Act of 1966 and the Advisory Council on Historic Preservation Regulations codified at 36 CFR Part 800. Section 106 requires that if a federally funded, licensed, or permitted project has an effect on a property listed in or potentially eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment.

The purpose of this addendum to the Phase II Historic Architectural Survey Report prepared for NCDOT by Greiner, Inc., August 1994, is to address nine properties over fifty years of age located within the APE. The resources recorded and evaluated in this addendum are considered not eligible for the National Register.

The Phase I historic architectural resources survey of the project area was conducted by NCDOT in June 1993. During the reconnaissance-level survey, NCDOT established the APE for the project and made preliminary assessments of the eligibility for resources identified within the APE. NCDOT reported the results of its survey and research in a Phase I Historic Architectural Resources Survey Report dated July 13, 1993 (Griffith 1993). In consultation with the North Carolina State Historic Preservation Office (NCHPO), NCDOT determined that three resources within or near the APE were potentially eligible for listing in the National Register. An intensive-level Phase II survey of the three resources considered potentially eligible was conducted (Brown 1994).

III. Methodology

This survey was conducted and addendum compiled by NCDOT in accordance with the provisions of FHWA Technical Advisory

T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT.

A NCDOT staff architectural historian surveyed the APE for the subject project in June 1993 and February 1994. No properties listed in the National Register or on the State Study List are located within the APE. Henderson County received a comprehensive survey of historic architectural resources in the early 1980s and the survey site files, located at the Western Office of the Division of Archives and History in Asheville, were examined. Additional background research was conducted at the Hendersonville Public Library and Henderson County Courthouse. The survey was conducted by car and on foot.

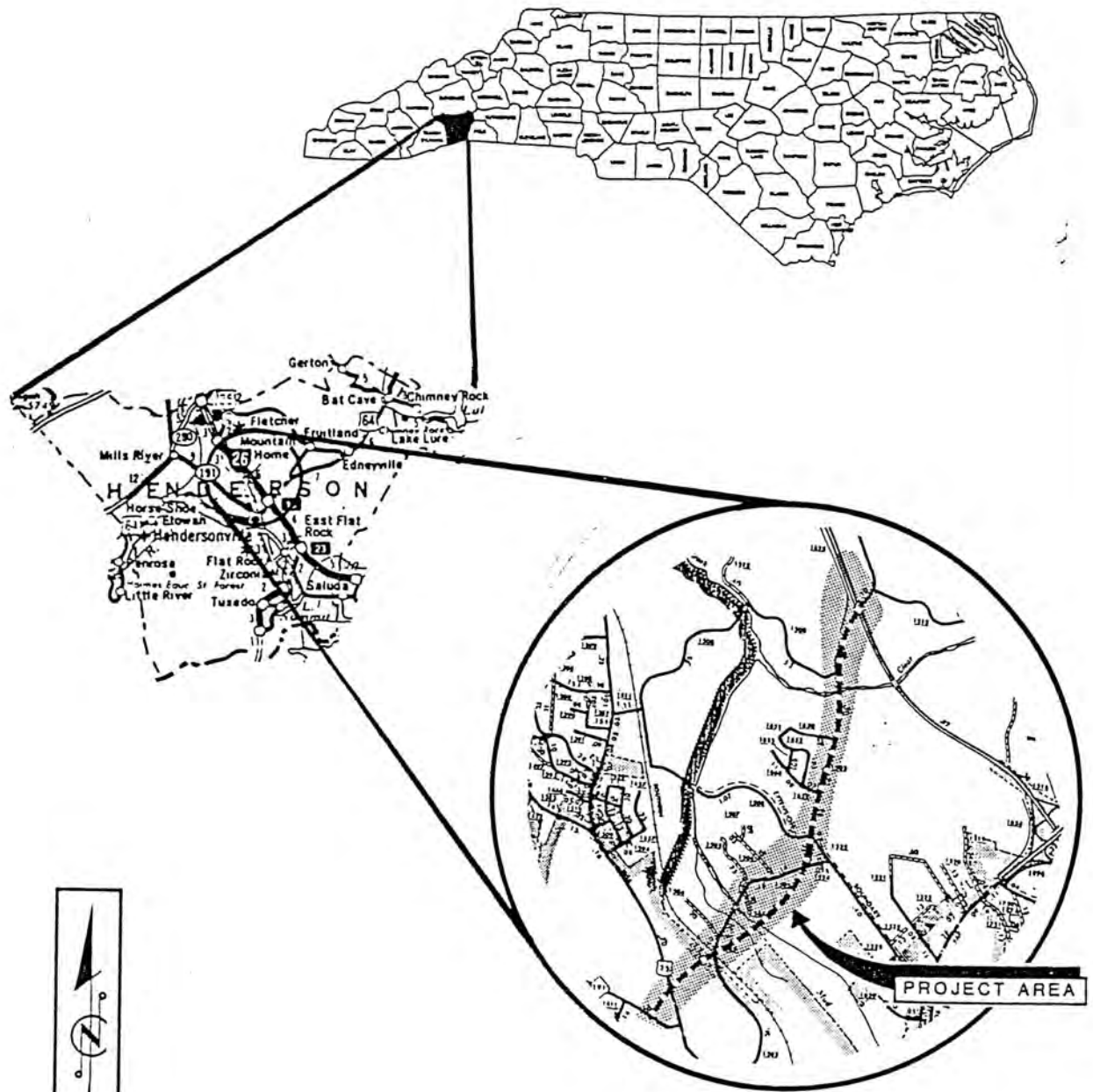
IV. Summary Findings of the Phase 1 Survey

NCDOT identified twelve (12) properties over fifty years of age located within the APE for the subject project. At meeting on February 3, 1994, attended by representatives of the Federal Highway Administration (FHWA), NCHPO, and NCDOT, the preliminary findings of the Phase I survey and photographs of six resources were reviewed. Three properties were considered potentially eligible for the National Register and three were considered not eligible by NCDOT and FHWA. NCHPO concurred with the findings that the three properties were not eligible.

The three properties considered potentially eligible were further evaluated and recorded in the Phase II Historic Architectural Survey Report prepared for NCDOT by Greiner, August 1994: the Sholtz-Cantrell Estate, the Hyman Heights neighborhood, and the Druid Hills neighborhood. The remaining three resources identified in the Phase I survey and an additional six properties over fifty years of age are recorded and evaluated herein. Descriptions and evaluations of the nine properties are found on following pages.

V. Conclusions

NCDOT identified twelve (12) properties over fifty years of age located within the APE. Three properties considered to be potentially eligible for the National Register are recorded in the accompanying Phase II Historic Architectural Survey Report prepared for NCDOT by Greiner, August 1994. The remaining nine properties, recorded in this addendum to the Phase II Survey Report, are not considered eligible for the National Register.



	<p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PLANNING AND ENVIRONMENTAL BRANCH</p>
<p>Proposed Improvements to SR 1503 from NC 191 to I-26, Henderson Co TIP No. U-2425</p>	

FIGURE I.1 Project Locator Map

NO SCALE

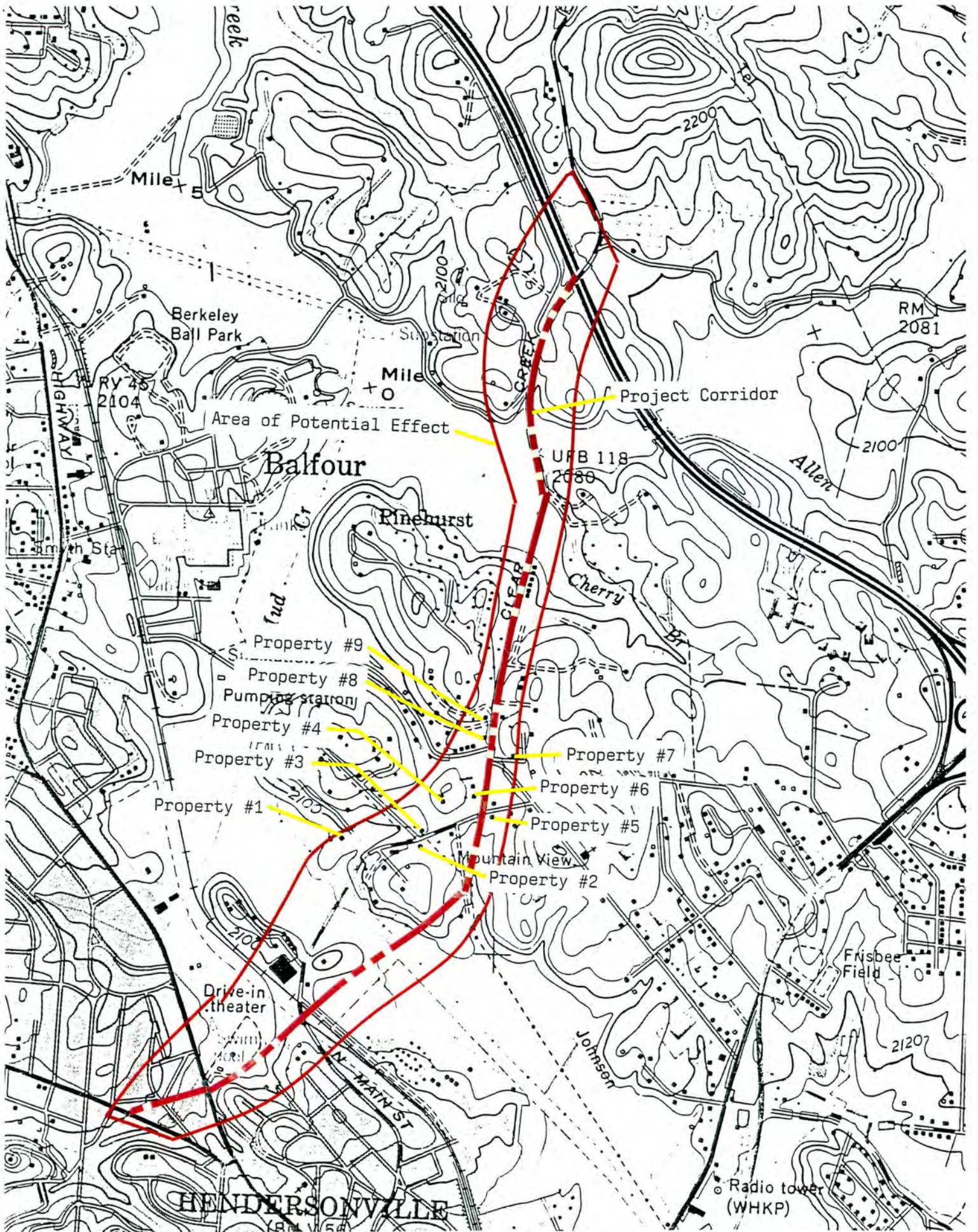
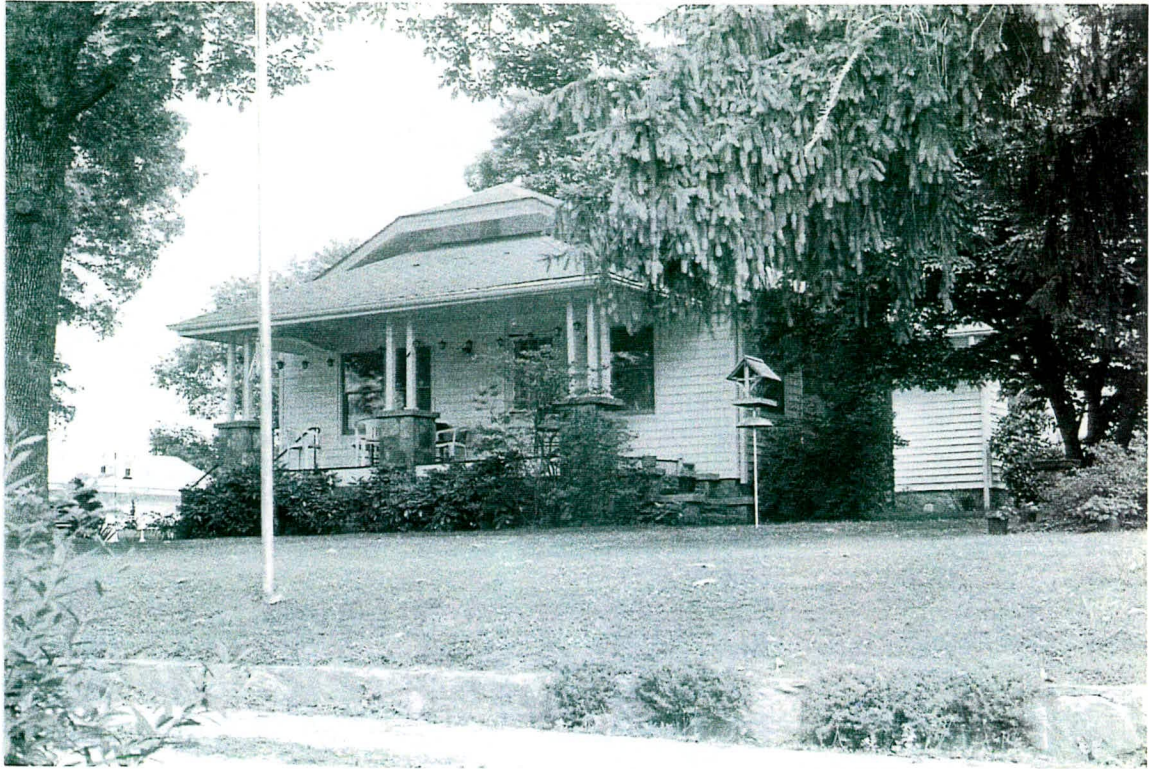


FIGURE I.2 Project Corridor Map and Area of Potential Effect



Property #1: House No. 1.

Description. This rambling, one-story, bungalow style dwelling has undergone numerous additions and alterations. The frame structure rests on a stone foundation while the hipped-roof porch, protruding under a clipped gable, is supported by replacement posts on stone piers. The house is sheathed with vinyl siding and the original sash has been replaced.

Evaluation. The property does not possess special historical or architectural significance and lacks integrity due to the numerous character-altering changes. This property was reviewed with NCHPO on February 3, 1994, and it was agreed that the property was considered not eligible for the National Register.



Property #2: House No. 2.

Description. This small, gable-front, frame dwelling is a typical example of the nationally-popular bungalow style in the 1920s and 30s. The house probably dates from around 1930. The house features German siding, bracketed gables, exposed rafter ends, and a gable-front porch supported by square posts (probably replacements) on brick piers.

Evaluation. Additional background research on properties within the APE enabled their consideration within the context of the history of the area. The property is not associated with historical events or persons of specific significance and is not eligible for listing in the National Register under Criteria A or B. Architecturally, the house is a common example of a common type and is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property #3: House No. 3.

Description. This gable-front, frame dwelling is a modest variant of the nationally-popular bungalow style prevalent in the 1920s and 30s. The house features German siding, exposed rafter ends, one-over-one double-hung sash, and a hipped roof porch. The house rests on a concrete block basement foundation.

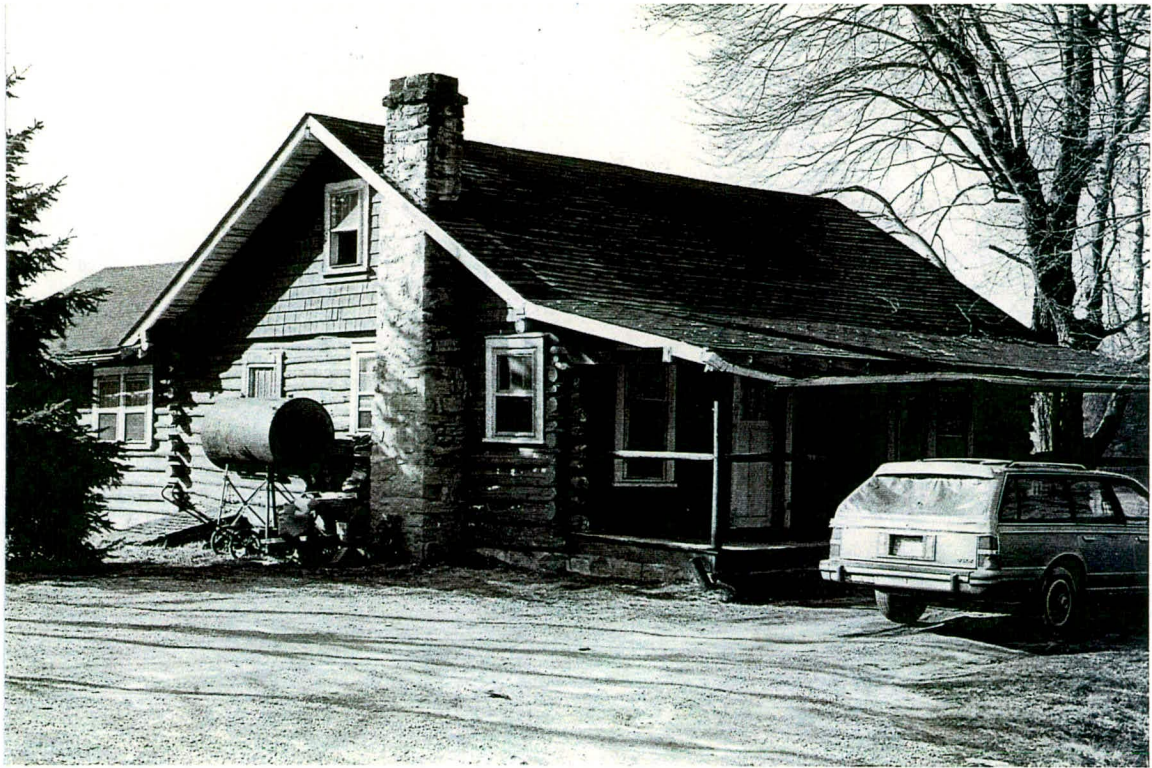
Evaluation. Additional background research on properties within the APE enabled their consideration within the context of the history of the area. The property is not associated with historical events or persons of specific significance and is not eligible for listing in the National Register under Criteria A or B. Architecturally, the house is a common example of a common type and is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property #4: Duncan-Terrell House (House No. 4).

Description. The Duncan-Terrell House, constructed around the turn of the century by Mr. French Duncan, sits on a raised terrace at the end of a tree-lined drive with a circular loop and terrace in front of the house, which is turned slightly off axis to face south. The house itself is a pyramidal roof cottage with the broken pitch roof covering the screened-in, wrap-around front porch and rock masonry walls. The dominant roof is accented by two internal, brick chimneys and a central gable-front dormer. The interior of the house has been substantially altered and remodeled.

Evaluation. Background information has yielded no information concerning historical events or persons of significance associated with the property and as such it is not eligible for listing in the National Register under Criteria A or B. The property is not eligible under Criterion C because it does not possess architectural significance and lacks integrity of design and materials. The property is not likely to yield historical or technical information and is not eligible under Criterion D. The Duncan-Terrell House was reviewed with NCHPO on February 3, 1994, and it was agreed that the property was considered not eligible for the National Register.



Property #5: House No. 5.

Description. This one-and-one-half story, side-gable, pole-log dwelling probably dates from the 1920s and is typical of the rustic-looking cottages built in the mountains of western North Carolina. The house with features pole-log construction, exposed rafter ends, shingled gable ends, a stone foundation and exterior chimney, three-over-one vertical-muntin sash, and a shed roof porch supported on log poles. In addition to the one-story all contemporary to the structure, a modern, roughly-finished addition also extends to the rear.

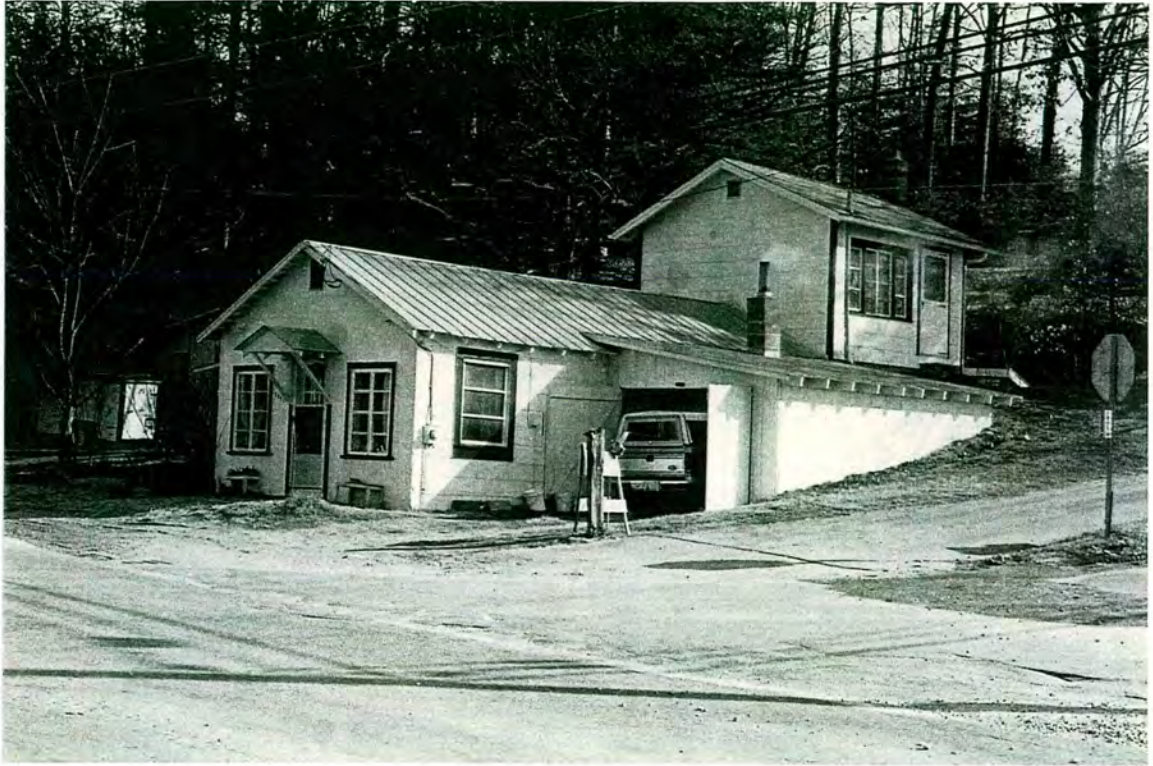
Evaluation. Additional background research on properties within the APE enabled their consideration within the context of the history of the area. The property is not associated with historical events or persons of specific significance and is not eligible for listing in the National Register under Criteria A or B. Architecturally, the house is a common example of a common type and is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property #6: House No. 6.

Description. This one-story, gable-front, brick dwelling displays common bungalow-style elements and massing but is unusual in its Flemish bond brick walls accented by different color headers and stretchers. The house probably dates from c. 1930 and features six-over-one double-hung sash, tapering porch posts, shingled gable ends, and a gable-roof wrap-around porch. The building serves as the Mtn. View Baptist Church Fellowship Parsonage.

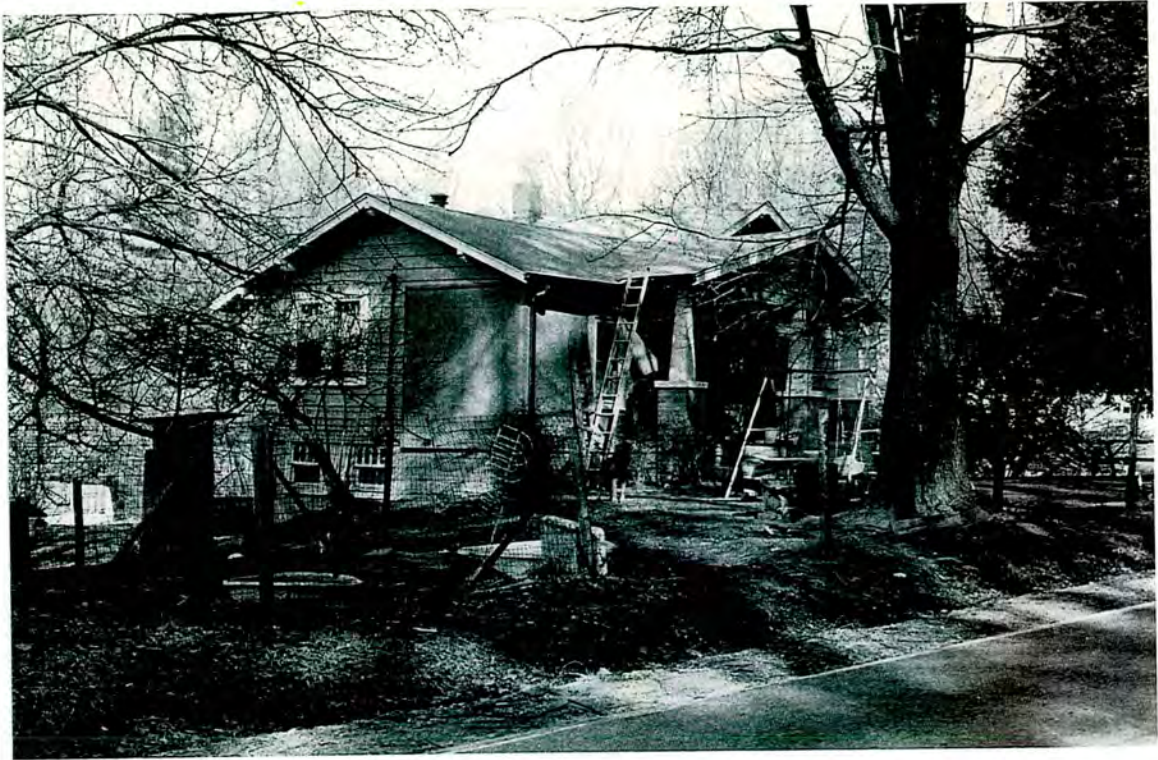
Evaluation. This property is not associated with historical events or persons of specific significance and as such is not eligible for listing in the National Register under Criteria A or B. Architecturally, the house is a typical example of the nationally-popular bungalow style but lacks any historical setting or feeling due to its location and present use. Many other good examples of bungalow-style dwellings are found in Hendersonville which retain appropriate landscaping and setting to convey the character of this popular suburban type of residence. The property is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property #7: Residential/commercial building.

Description. This unusual combination residential/commercial structure probably dates from the late 1930s. The basic building form is a gable-front structure extending away from the road and into the cut bank of the hillside behind. The severely plain building is cased in asbestos siding and features exposed rafter ends and metal casement windows. Shed-roof, frame additions with vertical sheathing are located on either side of the building. A small, square-plan office/apartment cased in asbestos siding is situated on at a higher elevation on the site and at the rear of the main structure. A modern storage building stands to the side of the building.

Evaluation. The property is not associated with historical events or persons of specific significance and is not eligible for the National Register under Criteria A or B. Architecturally, the property is peculiar yet unremarkable example of a vernacular commercial structure and is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property # 8: House No. 7.

Description. This L-plan, frame bungalow with a gable front porch supported by three tapering posts on brick piers possibly dates from the 1920s. The side-gable main block and front-gable end wing feature exposed and molded roof beams in the gable ends and four-over-one vertical muntin sash are found throughout. The house has been covered with synthetic siding and a large corner portion of the main block has either been enclosed with plywood paneling or severely damaged.

Evaluation. The property is not associated with historical events or persons of specific significance and is not eligible for the National Register under Criteria A or B. The property is common example of the bungalow style and lacks integrity due to exterior alterations. It is not eligible under Criterion C for design. The property is not likely to yield historical or technical information and is not eligible under Criterion D.



Property #9: Commercial building.

Description. This two-story commercial building probably dates from the first decades of the twentieth century. The building consists of a concrete block first level to house its commercial function and a frame, German-sided second story which possibly served as an apartment or storage. The facade is marked by brick veneer, a low-pitched pent roof canopy, and a stepped parapet. The ground story windows have been replaced and likely the six-over-six, double-hung sash in the upper story are replacements as well.

Evaluation. The property does not possess special historical or architectural significance and lacks integrity. This property was reviewed with NCHPO on February 3, 1994, and it was agreed that the property was considered not eligible for the National Register.