

HISTORIC STRUCTURES SURVEY REPORT

for

**Widen US 25A (Sweeten Creek Road)
from US 25 (Hendersonville Road) to SR 3081 (Rock Hill Road)
Buncombe County
TIP No. U-2801A
WBS# 34859.1.FR3**

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

**Prepared by:
Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804
828-281-3852**

November 2017

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Clay Griffith, Principal Investigator
Acme Preservation Services, LLC

Date

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

Date

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MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) plans to improve US 25A (Sweeten Creek Road) from US 25 (Hendersonville Road) to SR 3081 (Rock Hill Road) south of Asheville in Buncombe County. The project calls for widening Sweeten Creek Road from two lanes to a four-lane divided highway. The project area, which is approximately 5.4 miles in length, is a heavily traveled commuter corridor that serves as an alternate to US 25 (Hendersonville Road) and connects the suburban areas south of Asheville with the downtown area. The Area of Potential Effects (APE) for the proposed project is generally delineated as 300 feet from the centerline of the existing highway with additional areas encompassing the more than twenty intersections within the project area.

In November 2016, Acme Preservation Services, LLC (APS) completed a reconnaissance-level survey of the APE and prepared a historic architectural resources inventory for ninety-four properties with resources over fifty years of age. After reviewing the survey inventory with NCDOT's Historic Architecture Section, it was determined that eighty-three of the properties did not appear to be potentially eligible for the National Register of Historic Places. Ten of the properties warranted further investigation and one property was previously listed in the National Register. In March 2017, NCDOT contracted with APS to complete an intensive historic resources evaluation of the ten properties. Architectural historian Clay Griffith conducted the fieldwork, photographing and mapping the properties, between April and June 2017 and authored the report. Primary source investigation included research at the Buncombe County Register of Deeds Office, Pack Memorial Library in Asheville, and D. H. Ramsey Library Special Collections at the University of North Carolina Asheville, as well as consultation with property owners. The North Carolina State Historic Preservation Office's Buncombe County survey files at the Western Office of Archives and History in Asheville were searched to provide additional architectural context.

After an intensive evaluation following the National Register of Historic Places criteria for eligibility, five of the ten properties evaluated were found to be eligible for the National Register of Historic Places. The eligible resources include three individual properties, a religious retreat and conference center, and the Blue Ridge Parkway, which has been previously determined eligible. The remaining five properties were found to be not eligible for the National Register. The Blake House at 150 Royal Pines Road, listed in the National Register in 2010 and evaluated in this report, continues to be eligible for the National Register.

APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's

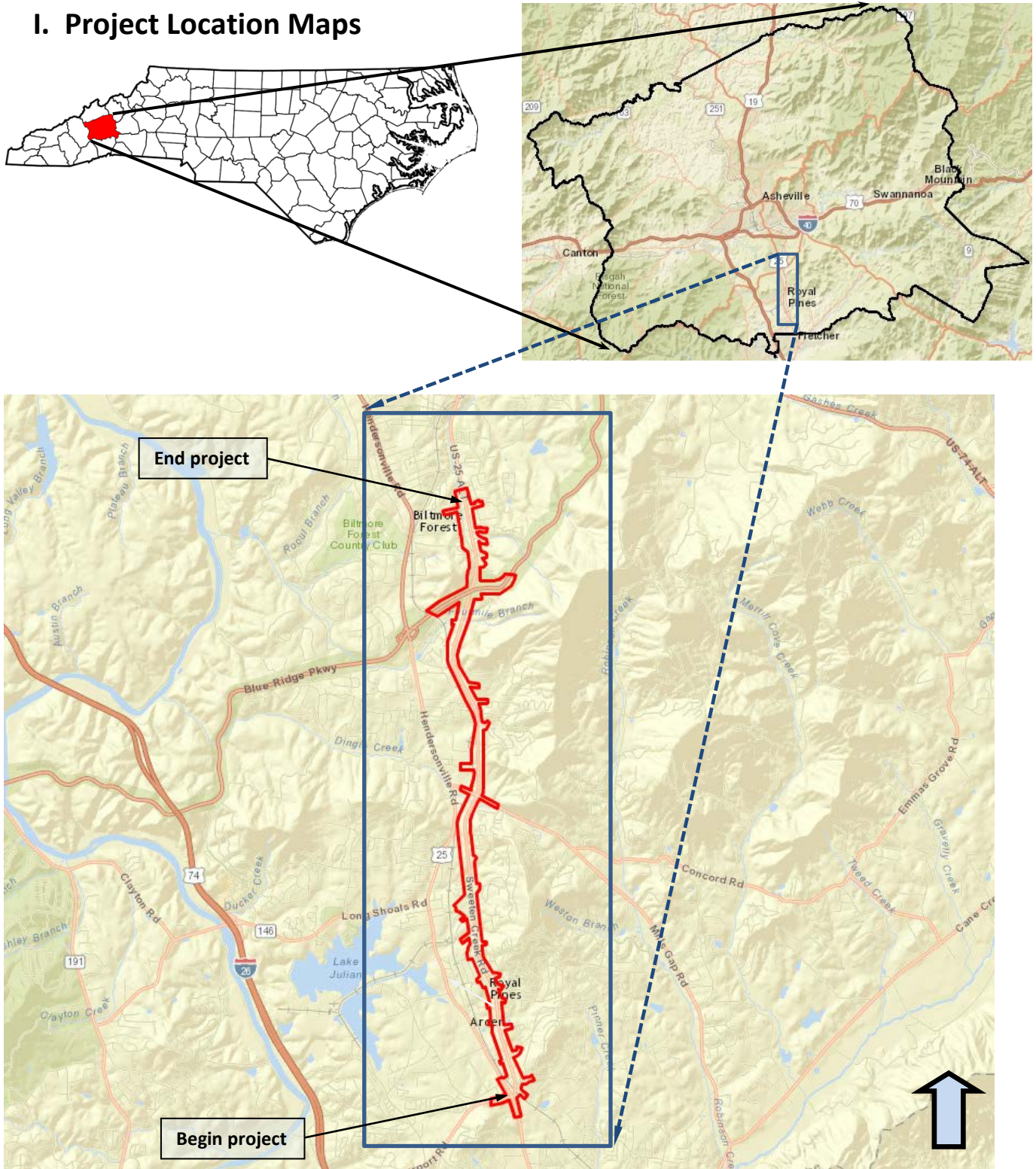
Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; the HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*; and NCDOT's current *Historic Architecture Group Procedures and Work Products*. This report meets the guidelines of NCDOT and the National Park Service.

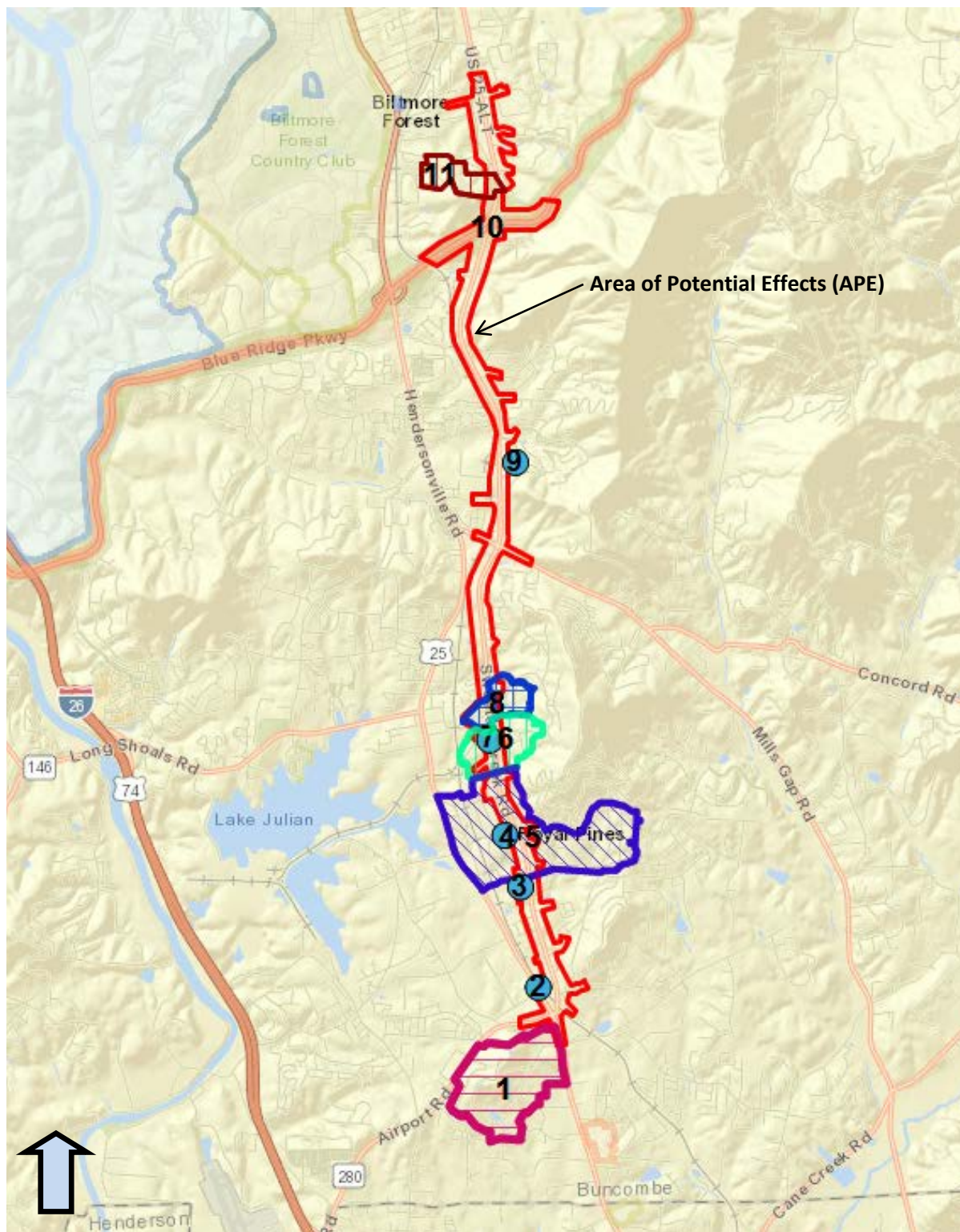
SSN	Property Name	Address	PIN	Eligibility Determination	Criteria
BN 6304	Lutheridge	2533 Hendersonville Rd	9653-38-1813-00000	Eligible	A, C
BN 2136	Brown's Pottery	2398 Hendersonville Rd	9654-31-9690-00000	Eligible	A
BN 6305	Arden First Baptist Church	3839 Sweeten Creek Rd	9654-34-3673-00000	Not eligible	
BN 562	Blake House	150 Royal Pines Road	9654-36-1198-00000	Eligible	C
BN 6306	Royal Pines Subdivision		Multiple	Not eligible	
BN 6310	Rosscraggon Subdivision		Multiple	Not eligible	
BN 6311	Church of Jesus Christ of Latter-Day Saints Arden	3401 Sweeten Creek Rd	9654-28-7968-00000	Not eligible	
BN 6313	Rathfarnham Subdivision		Multiple	Not eligible	
BN 378	Far Horizons Farm	2360 Sweeten Creek Rd	9655-37-6571-00000	Eligible	A, C
NC 1	Blue Ridge Parkway			Eligible	A, C
BN 6315	Round Top (Phillips Estate)	1663 Sweeten Creek Rd	9656-25-4818-00000	Eligible	A, C

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I. Project Location Maps





Area of Potential Effects (APE) Map with inventory sites
 (Base map: HPOWeb GIS Service)

II. Introduction

The project area for the proposed widening of US 25A (Sweeten Creek Road) is located in the south central section of Buncombe County, and extends from its intersection with US 25 (Hendersonville Road) north to its intersection with SR 3081 (Rock Hill Road). The project length is approximately 5.4 miles and passes through the communities of Arden and Skyland to the south of Asheville.

Within the project area, Sweeten Creek Road roughly parallels US 25 (Hendersonville Road), which was the primary north-south route between Asheville and Hendersonville until the construction of Interstate 26. Sweeten Creek Road is located to the east of both US 25 and the route of the former Asheville and Spartanburg Railroad, completed between Asheville and Hendersonville in 1886. Development along Sweeten Creek Road is characterized by numerous residential subdivisions and apartment complexes with interspersed commercial sections, as well as light industrial and manufacturing facilities. Near the north end of the project area, the Blue Ridge Parkway (NC 1) intersects Sweeten Creek Road. The federally maintained parkway includes an approximately 900-foot natural corridor, and the parkway corridor is bordered by several large undeveloped tracts of residual Vanderbilt family land and a 33-acre tract containing the Carolina Day School athletic fields.

The subject project proposes widening US 25A to a four-lane divided roadway. Sweeten Creek Road between Hendersonville and Rock Hill roads is currently a two-lane road with narrow shoulders. Beyond the southern project limits, the other major thoroughfares—including Hendersonville Road (US 25) and Airport Road (NC 280)—west of the intersection of Sweeten Creek and Hendersonville roads, are all five-lane road sections. Sweeten Creek Road, north of its intersection with Rock Hill Road, is also a five-lane road.

The Area of Potential Effects (APE) designated for the reconnaissance survey of historic architectural resources followed the study area outlined on the series of maps identified as Environmental Features Map, Figures 2-1 through 2-12, prepared by NCDOT and dated February 2016. The APE is generally delineated at approximately 300 feet to either side of the centerline of the existing roadway with additional areas encompassing the multiple intersections within the project area.



Hendersonville Road (US 25) near project beginning, view north to intersection with Sweeten Creek Road (US 25A) and Airport Road (NC 280)



Airport Road (NC 280) near project beginning, view east to intersection with Hendersonville Road (US 25) and Sweeten Creek Road (US 25A)



Project beginning, intersection of Hendersonville Road (US 25) with Sweeten Creek Road (US 25A) and Airport Road (NC 280), view to northeast



Sweeten Creek Road, view northeast at intersection with Pensacola Road



Sweeten Creek Road, view to north at Arden Baptist Church (#3)



Sweeten Creek Road, view to southwest from Royal Pines Place



Sweeten Creek Road, view to south from intersection with Royal Pines Drive



Sweeten Creek Road, view to south from intersection with Rosscraggon Road



Sweeten Creek Road, north of Rathfarnham Road, view to south



Sweeten Creek Road, view to south at entrance to Kensington Place Apartments



Sweeten Creek Road, view to north at entrance to Far Horizons Farm (#9) near Givens Estates



Sweeten Creek Road, south of Blue Ridge Parkway (#10), view to south



Sweeten Creek Road, north of Blue Ridge Parkway (#10), view to north



Sweeten Creek Road, view to south at intersection with Edgewood Road S



Rock Hill Road, view east to intersection with Sweeten Creek Road



Project end, Sweeten Creek Road, view south to intersection with Rock Hill Road

III. Methodology

NCDOT contracted with APE in 2016 to conduct a reconnaissance-level survey of historic architectural resources for the proposed improvements to Sweeten Creek Road. Preliminary work on the project identified more than 500 tax parcels circumscribed or intersected by the APE during the initial survey completed by APS in November 2016. For each parcel, the principal investigator consulted property data obtained from Buncombe County's online tax records and identified ninety-four properties containing primary resources over fifty years of age. A large number of preliminarily identified parcels with resources over fifty years of age were located within four areas that were recorded as neighborhoods or subdivisions: Royal Pines (#5), Rosscraggon (#6), Rathfarnham (#8), and Stockwood. Initial background research was conducted primarily through online sources including the Buncombe County Register of Deeds office, the North Carolina Collection at Pack Memorial Library, and individual business websites for commercial properties.

After reviewing the preliminary survey inventory with NCDOT's Historic Architecture Group, it was determined that eighty-three of the ninety-four properties did not appear to be potentially eligible for the National Register of Historic Places, but ten of the properties warranted further investigation. One property, the Blake House, was individually listed in the National Register in 2010. In March 2017, NCDOT contracted with APS to complete an intensive historic resources evaluation of the ten properties. Architectural historian Clay Griffith conducted the fieldwork, photographing and mapping the properties, between April and June 2017 and authored the report. Primary source investigation included research at the Buncombe County Register of Deeds Office, Pack Memorial Library in Asheville, and D. H. Ramsey Library Special Collections at the University of North Carolina Asheville, as well as consultation with property owners. The North Carolina State Historic Preservation Office's Buncombe County survey files at the Western Office of Archives and History in Asheville were searched to provide additional architectural context.

A search of the North Carolina State Historic Preservation Office mapping system revealed five previously recorded properties in the general project area. Four of those properties are located within the APE, and the one remaining property lies outside the APE to the south. The previously recorded properties in the APE include the ca. 1850 Blake House (BN 562), listed in the National Register in 2010; Brown's Pottery (BN 2136); Far Horizons Farm (BN 378); and the Blue Ridge Parkway (NC 1), a property Determined Eligible for the National Register and nominated as a proposed National Historic Landmark (2016).¹

¹ The portion of the Blue Ridge Parkway located in Buncombe County is also identified in HPO survey files as BN 901. The Parkway has been assigned the survey site number NC 1 since it is a linear corridor that passes through multiple counties.

IV. Historical Background and Architectural Context

The geography and natural character of western North Carolina have been central to its settlement and subsequent development by Europeans since the last quarter of the eighteenth century. The region was Cherokee hunting ground before the arrival of the first white settlers. While the physical beauty and bounty of the region ultimately attracted settlers to the area, the geographic features—the mountains, rivers, and myriad coves and hollers—provided natural boundaries and barriers for transportation and settlement. The Cherokee adapted to the rugged country and their well-worn trading paths and hunting routes formed the basis of many later transportation corridors, typically having established the easiest, most direct route between two points along relatively level creeks and river bottomland and across low mountain passes.²

Created in 1791, Buncombe County once encompassed the whole western end of North Carolina and its rugged terrain, abundant natural resources, scenic beauty, and sparse population. The formidable Blue Ridge Mountain range kept Buncombe isolated from the eastern part of the state for many years. European settlement began following the Revolutionary War, when the state opened the territory to early pioneers, who established themselves in the fertile valleys and on the low mountain slopes surrounding the French Broad River, as well as along the numerous creeks and rivers—Swannanoa, Beaverdam, Bee Tree, Cane, Hominy, and Reems—that fed into the French Broad.³

The state legislature charged a commission with fixing the center of the new county and locating a site for the courthouse, jail, and stocks. The commissioners chose a site on a plateau where two Cherokee trading paths intersected and a few settlers had already erected log structures for residence and commerce. The county seat was called Morristown before the name Asheville became official in 1797, when the village was incorporated. The moderate climate and proximity to the French Broad River made the location ideal for settlement.⁴

The construction of the Buncombe Turnpike between Greeneville, Tennessee, and Greenville, South Carolina, in 1827, with most of its seventy-five-mile length located in western North Carolina, helped to open the region to a greater influx of population and established trade with outside communities. The new road typically followed the French Broad River from Tennessee to Asheville, while south of town the turnpike generally followed the route of present-day Hendersonville Road (US 25) through Limestone Township, so called for the prominent limestone deposits in the area. Between Asheville and Hendersonville, the turnpike hewed close to the foot

² Douglas Swaim, *Cabins and Castles: The History and Architecture of Buncombe County, North Carolina* (Asheville, NC: Division of Archives and History, North Carolina Department of Cultural Resources, 1981), 9-11.

³ *Ibid.*, 9-13.

⁴ North Carolina Writers' Project of the Works Progress Administration, *Asheville: A Guide to the Mountains* (Asheville: University of North Carolina, revised 1941), 31; Bill Sharpe, *A New Geography of North Carolina*, Vol. II (Raleigh, NC: Sharpe Publishing Company, Inc., 1958), 623-624.

of Busbee and Brown mountains, which lie on the eastern edge of the fertile French Broad River valley.

Improved travel and trade along the turnpike necessitated the creation of large inns or way stations to house travelers and the drovers and their herds of livestock on the way to market. Massive stock drives brought large numbers of cattle, hogs, and turkeys along the turnpike to Asheville, Hendersonville, and on south to established markets. As many as 140,000 to 160,000 hogs passed through Asheville in a season. The turnpike not only provided access to larger markets for trade, but also established the area as the southern gateway to the North Carolina mountains. Its creation attracted wealthy planters from the coastal regions of South Carolina and Georgia into the area, where they formed a summer colony at Flat Rock in the early nineteenth century.⁵

It was largely the families of affluent rice planters from South Carolina who established the summer colony of Flat Rock and introduced great wealth into mountain communities typically populated by subsistence farmers. The new visitors changed the landscape between Asheville and Hendersonville with their estates and, by virtue of their wealth, controlled the land. Daniel Blake of Charleston, one of the earliest South Carolinians to settle in the area, purchased land on Cane Creek in 1826. Blake, who made yearly visits to Rhode Island during the summer months for health reasons, was induced by friends and family to visit the Flat Rock area. Having a keen eye for good land, Blake found the section north of Flat Rock more to his liking and built a house along the Buncombe Turnpike in what is now Fletcher, in southern Buncombe and northern Henderson counties. Although located in present-day Fletcher, Blake and his wife remained closely associated with the Flat Rock community and, in 1836, became charter members of the Church of St. John in the Wilderness.⁶

A post office was established in the Limestone township in 1827, with William Murray appointed as the first postmaster. Jacob R. Shuford became postmaster in 1852 and the name of the surrounding community was changed to Shufordsville. Shuford married Mary Emmaline Smith, daughter of James McConnell Smith, who gave the young couple a tract of land in what is now Arden.⁷ The Shufordsville Post Office served many of the early local families, including the Browns, Cases, Lances, Murrys, Pattons, and Shufords. The post office moved one-and-a-half miles south into Henderson County in 1877, where it was maintained by Dr. George W. Fletcher, for whom the present town of Fletcher is named. Highly regarded among local families, including the wealthy Westfeldts of Rugby Grange, Fletcher was an upstanding and industrious member of the community. In addition to his duties as postmaster and the nearest doctor outside of Asheville,

⁵ Swaim, 10-12 and 14-17; Sharpe, 843-847; Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 25-27; Ora Blackmun, *Western North Carolina, Its Mountains and Its People to 1880* (Boone, NC: Appalachian Consortium Press, 1977), 203.

⁶ Henderson County was created in 1838 from the southern portion of Buncombe County. Ruscin, *Hendersonville & Flat Rock*, 23; Sadie Smathers Patton, *A Condensed History of Flat Rock (The Little Charleston in the Mountains)*, Third edition (Hickory, NC: Historic Flat Rock, Inc., and Hickory Printing Group, Inc., 1980), 18-21.

⁷ George W. McCoy, "Mountain Topics," *Asheville Citizen*, September 14, 1952. The Shufordsville post office was located in the vicinity of the entrance to Lutheridge (see #1) on Hendersonville Road, and Shufordsville Spring (BN 656), a previously recorded survey property, stood near the railroad tracks in the same general vicinity although its precise location is unclear.

Fletcher's home was a popular stopping place for drovers. He owned the only store in the area, where the post office was located, as well as a smithy. The post office in Shufordsville was reactivated in 1878 and the name changed to Arden.⁸

For decades, nineteenth-century tourists and visitors to Asheville took the railroad as far as they could and then traveled by horse and coach into the mountains over winding roads. These visitors tended to stay for the entire season once they had reached their destination, renting cottages or rooms in hotels and boarding houses. The Western North Carolina Railroad (WNCRR), after years of construction, finally crested the Blue Ridge in 1879 with the opening of the Swannanoa Tunnel. The railroad reached Asheville in 1880, and its arrival marked the beginning of an era of prosperity in Asheville and Buncombe County that continued nearly unabated for the next fifty years. A second railroad begun in 1873—the Asheville and Spartanburg Railroad (A&SRR)—crossed the mountains from the south and was completed to Hendersonville in 1879. Another seven years passed, however, before the line opened between Asheville and Hendersonville, and in the interim a stagecoach transported travelers between the two towns.

The A&SRR, together with the northern branch of the WNCRR to Tennessee, superseded the Buncombe Turnpike as the principal north-south route through the region. With the A&SRR absorbed into the Southern Railway by the late 1890s, Asheville became a regional hub with large passenger and freight depots, a roundhouse, and extensive rail yards located in the floodplains where the Swannanoa and French Broad Rivers converge. The completion of the railroad connections proved to be important turning points in the area's development, leading to further growth in tourism and other industries.⁹

As transportation into and out of the region became significantly easier, Asheville's reputation as a tourist destination and health resort began to spread quickly. Although many of the early visitors to the region were summer tourists, another particular attraction for nineteenth-century visitors was the mild, healthful climate. New developments in the treatment of tuberculosis brought hope to patients, who were drawn to the region to enjoy the restorative air and convalesce at the numerous sanitariums that opened in and around Asheville, which ranged from large homes to institutions built with sunny, open-air porches. Many of the patients who came to recuperate often stayed or came back to settle down. As a result, Asheville's population swelled from 2,690 in 1880 to 10,235 in 1890, with 50,000 annual visitors. The growth of Asheville in the late-nineteenth century provided greater local markets for the rural areas of the county, which remained largely agricultural.¹⁰

⁸ Ibid.; Bill Moss, *The Westfolds of Rugby Grange* (Fletcher, NC: Fletcher Arts and Heritage Association, 2013), 77-78.

⁹ Larry Pope, ed., *A Pictorial History of Buncombe County* (Asheville, NC: Performance Publications, 1993), 9-12; Swaim, 38-40.

¹⁰ William O. Moore, "Resort Asheville," *North Carolina Architect*, Vol. 25, Issue 4 (July/August 1978), 20; Swaim, 20-22 and 38-40.



Arden House (Tessier, *The State of Buncombe* (1991), 49)

The community of Arden in southern Buncombe County began in 1870 with the arrival of Charles Willing Beale (1845-1932), an engineer who had returned from the west with a nascent interest in raising sheep. On the advice of acquaintances, Beale ventured to the country around Asheville and settled upon a tract of land near the French Broad River belonging to Maj. William J. Brown. At the time of his arrival, Beale was introduced to Maria Taylor, step-daughter of Maj. Brown, who had fled Richmond with her widowed mother during the Civil War. Charles Beale and Maria Taylor married in 1872, and built a house he called “Arden” after the forest setting of Shakespeare’s play *As You Like It*. Charles Beale, a vigorous, athletic man, relished the relative calm of his surroundings and wrote novels and short stories, hosted social gatherings, and raised five children. Maria Taylor Beale (1849-1929) was an accomplished writer and artist in her own right, along with two of her three daughters, Elsie Beale Hemphill and Bertha F. Beale.¹¹

Known for their hospitality, the Beales erected the Arden Park Hotel and several guest cottages in 1879 a short distance from their home. Set within 300 acres of park-like grounds, the hotel was

¹¹ Charles W. Beale, letter to Foster A. Sondley, February 16 and 23, 1928 (North Carolina Collection, Pack Memorial Library, Asheville, NC); C. R. Sumner, “W.N.C. Pioneer Spent 60 Years in Mountains,” *Asheville Citizen*, August 21, 1932; “Charles W. Beale Was Well Known Author,” *Asheville Citizen*, August 6, 1933. The Beales’ youngest daughter, Margaret (1879-1948), married the youngest son of Dr. George W. Fletcher and was the grandmother of Maria Beale Fletcher (b. 1942), the only Miss North Carolina to be crowned Miss America. See Terry Ruscin, *A History of Transportation in Western North Carolina: Trails, Roads, Rails & Air* (Charleston, SC: The History Press, 2016), 224.

known for its cuisine, recreational amenities, and ballroom. Theodore Roosevelt and Woodrow Wilson stayed in the cottages. Renowned humorist Bill Nye (1850-1896), who owned a house nearby, frequently visited the hotel, which burned in 1918.¹²

In a similar manner, Otis A. Miller (1848-1931), an artist originally from the Midwest, founded the small town of Skyland in 1888.¹³ Miller came to western North Carolina with his wife and family for health reasons and purchased 160 acres from T. L. Rickman adjoining Maj. Brown's property (Deed Book 60, pages 16-17). Miller engaged E. L. Crisman to lay off streets and lots for a development called "Skyland" (Plat Book, 1, page 7). Located around the present intersection of Hendersonville and Long Shoals roads, Miller's Skyland plat depicts streets named for his children (Herman, Maude, Allan), neighboring families (Rickman, Lance), and other geographic features (Summit Avenue, Pond Avenue, Arden Avenue). The A&SRR formed the eastern border of Miller's development, with a depot and hotel shown on Trade Avenue. Other features include a circular race course, spring-fed lake, and a fish pond.



Skyland Station (Tessier, *The State of Buncombe* (1991), 74)

Miller advocated for the railroad to place a station in Skyland to serve the resort he intended to build. Skyland Springs Hotel, also known as Mineral Springs Hotel, was erected, along with a number of cottages adjacent to Skyland Station. In addition to Arden Park Hotel and Miller's Mineral Springs Hotel, a number of other establishments—including Audubon Lodge, Busby Hall, and Rosscraggon Inn (see #6)—flourished after the completion of the railroad. The Bonnie Crest Inn, erected on Skyland's other large parcel, was owned by Dora W. Doe. Income from operation the inn allowed Doe to raise her three young children following the death of her husband. In

¹² Bud Wuntz, "Arden Park Hotel," *The Asheville News and Hotel Reporter*, June 29, 1895; Mrs. J. C. Sales, "Arden House," *Asheville Citizen*, October 18, 1931.

¹³ "Artist Started Town of Skyland," *Asheville Citizen*, March 12, 1933;

addition to the main inn, Bonnie Crest offered small cottages on the grounds, large meals, nightly entertainment, and recreational activities such as tennis and horseback riding.¹⁴



Mineral Springs Hotel (l) and Bonnie Crest Hotel (r), postcard views, ca. 1910
(North Carolina Collection, Pack Memorial Library, Asheville, NC)

Perhaps the most influential individual to transplant themselves to Asheville in the late-nineteenth century was George W. Vanderbilt, the grandson of industrialist Cornelius Vanderbilt. George Vanderbilt, with his inherited fortune, began construction of a vast estate south of Asheville that eventually encompassed 125,000 acres. Construction of his grand manor house, grounds, and manorial village brought a number of skilled artisans and craftsmen to the area including nationally renowned architect Richard Morris Hunt, landscape architect Frederick Law Olmsted, supervising architect Richard Sharp Smith, and master builder Rafael Guastavino. The tiny community of Best on the Swannanoa River was transformed into the planned, picturesque Biltmore Village, which served to house the estate workers. The Vanderbilts, through the various functions of the estate, began the first forestry school in the country, contributed a significant amount of land for the creation of Pisgah National Forest, sponsored a handicraft program known as Biltmore Industries, and developed a large dairy operation.¹⁵

The popularity of Asheville as a health resort and seasonal destination in the late nineteenth century initiated a wave of incorporations and annexations as the small city began stretching out into its rural surroundings. A number of small communities outside of Asheville incorporated to provide local residents with municipal services. Buena Vista, little more than a railroad stop, located near the present-day intersection of Hendersonville and Rock Hill roads, was incorporated in 1891. Nearby Busbee, located near the present-day intersection of Mills Gap and Sweeten Creek roads, counted twenty residents. Black Mountain and Biltmore were incorporated in 1893, and each town claimed 100 residents or more. Arden became officially incorporated in 1895. The majority of these incorporations were later repealed.¹⁶

¹⁴ Mitzi Schaden Tessier, *The State of Buncombe* (Virginia Beach, VA: The Donning Company, 1992), 74; Levi Branson, ed., *Branson's North Carolina Business Directory*, Vol. VIII (Raleigh, NC: Levi Branson, 1896), 121.

¹⁵ Bishir, et al, 287-293.

¹⁶ Tessier, 65; Branson, 117.

A new type of tourist destination that developed in western North Carolina through the early and mid-twentieth century was religious assembly grounds, retreats, and conference centers. The concept of denominational assembly grounds and religious retreats grew out of the Chautauqua movement, which had sprung from the success of the Chautauqua Assembly in upstate New York in the 1870s. Originally conceived as a vehicle for training Sunday school teachers, the Chautauqua Assembly became popular for its informal outdoor setting, the quality of its speakers and leaders, and the variety of associated activities. The Chautauqua Assembly's influence spread through the late nineteenth century, and by 1900 nearly 400 summer institutes and retreats across the country called themselves "Chautauquas," although they were not affiliated with the New York assembly.¹⁷

The oldest and largest of the conference centers in western North Carolina is Montreat, which covers more than 4,000 acres of the Black Mountain Range north of the town of Black Mountain. Organized in 1897 as an interdenominational retreat, the Presbyterian Church (USA) acquired the property in 1905 for its summer conference grounds. The grounds are laid out around Lake Susan, a 2.5-acre man-made lake, with the main buildings located near the lake and summer cottages and private residences extending out along the narrow coves and steep hillsides of the heavily wooded property. The architecture of Montreat is dominated by the use of river rock gathered on site. Early buildings reflect popular early twentieth century styles, including Shingle, Craftsman, Colonial Revival, and Rustic Revival, typically rendered in stone and wood.¹⁸

The Baptist conference center known as Ridgecrest began in 1907, when an organizing committee purchased 940 acres east of Black Mountain. Blue Ridge Assembly (NR, 1979), the YMCA conference center established in 1912 near Black Mountain, served the southeastern United States and functioned as a student conference and interdenominational training center available to any recognized educational, religious, or social group. Beginning in 1913, the United Methodist Church established Lake Junaluska Assembly, the approximately 1,200-acre home of the Lake Junaluska Conference and Retreat Center in Haywood County. The Associate Reformed Presbyterian Church purchased the 63-acre estate of Dr. Arthur R. Guerard in Flat Rock in 1921 to create Bonclarken Assembly Grounds.

As automobile ownership skyrocketed in the first decades of the twentieth century, local governments widened streets and improved roads. With the exception of a slowdown during World War I, new construction and development continued throughout Asheville, which was rapidly expanding into the surrounding rural areas. Where roads enabled cars to travel, trade and commercial activity grew, creating new corridors of commerce that thrived on traffic. Because each car was a potential customer, business associations in towns across the nation began to form

¹⁷ Rudy Abramson and Jean Haskell, eds., *Encyclopedia of Appalachia* (Knoxville, TN: University of Tennessee Press, 2006), 1347.

¹⁸ Ina W. Van Noppen and John J. Van Noppen. *Western North Carolina Since the Civil War* (Boone, NC: Appalachian Consortium Press, 1973), 85-86; Bishir, et al, 305-306; Richard D. Starnes, *Creating the Land of the Sky: Tourism and Society in Western North Carolina* (Tuscaloosa, AL: University of Alabama Press, 2005), 95-97.

highway associations to improve roads and encourage tourism. An early highway association created the Dixie Highway, which became one of the most important routes in the South.¹⁹

Conceived in 1914 by Indiana businessman and auto dealer Carl G. Fisher, the Dixie Highway consisted of a series of paved highways to promote automobile travel between the Midwest and Florida, where Fisher was actively developing real estate on the Atlantic coast. Consisting of two principal routes totaling more than 4,000 miles, the Dixie Highway extended from Chicago to Miami through Chattanooga, Tennessee, which was selected as the headquarters of the Dixie Highway Association. A branch of the Dixie Highway passed through Buncombe County on US 25, roughly following the route of the old Buncombe Turnpike.²⁰

While increased automobile ownership and improving road conditions helped to initiate a nationwide shift in travel patterns during the 1920s, dramatic changes in tourism were still at least a decade away. During the period between 1920 and 1930, Asheville's population nearly doubled from 28,000 to more than 50,000, and the number of visitors was estimated at 250,000 annually.²¹ Population growth, along with the increasing numbers of visitors drawn to the region's natural attractions, famed hotels, health resorts, and mild summer temperatures, fueled a tremendous burst of real estate speculation in the first decades of the twentieth century. Speculative home building, neighborhood and resort development, and the construction of seasonal houses exceeded all expectations. In 1928, the number of listed real estate agents in Asheville required three full pages of the city directory.²²

The development fervor of Asheville in the 1920s, the peak of the city's boom years, was generated by a vigorous real estate market, growing industrial base, and the continuing strength of tourism. The real estate market in Asheville intensified in the 1920s as the Florida boom was waning and developers and promoters descended upon the growing mountain city. It was reported that twenty-four subdivisions were being developed in the mid-1920s, including fourteen begun in late 1924 and early 1925.²³ All of the available lots in the Broad View Park subdivision off Fairview Road in Asheville were sold in one hour following a barbeque lunch during which no sales

¹⁹ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Baltimore, MD: The Johns Hopkins University Press, 1985), 10. Liebs notes that the number of registered automobiles increased from 8,000 in 1900 to 8 million by 1920 and that number tripled in the next decade, reaching 24 million by 1930 (p. 17).

²⁰ Asheville was located on the Carolina Division of the Dixie Highway, one of several additional branches of the two main routes that brought the total length of the highway system to more than 5,700 miles. Martha Carver, "The Dixie Highway and Automobile Tourism in the South," *SCA Journal* (Fall 1998), 22-23.

²¹ Swaim, 43.

²² The number of real estate agents listed is approximately 175, and the list of active members of the Asheville Real Estate Board includes 76 individuals and firms. *Miller's Asheville, N.C., City Directory* (1928), 20-21 and 871-874.

²³ *Brooklyn Daily Eagle*, May 23, 1926.

pitch was made.²⁴ The value of real estate transfers in Asheville approached \$500,000 a week in early 1926.²⁵

Following this period of tremendous growth and development, Asheville entered the 1930s crippled by bank failures and unyielding municipal debt. The Central Bank and Trust Company and several other local banks closed in November 1930, losing more than \$8 million of city, county, and public school funds. The city budget was slashed by more than half from \$2.6 million to \$1.2 million. Cutbacks shrank the fire department by one-fourth; the police force was reduced; and city employees saw their salaries lowered twenty percent. The entire street maintenance crew was dismissed. In the ensuing fallout, eighteen city and bank officials were indicted, including former Mayor Gallatin Roberts, who committed suicide a week later.²⁶ Building projects, with a lack of capital and tourism dollars, virtually ceased until the latter part of the decade when the effects of the nationwide economic depression began to ease.

The effects of the Great Depression hit hard in western North Carolina, especially for businesses dependent on tourism. Established farm families carried on with the traditional self-reliance common in the mountain region. Federal work programs established under President Roosevelt's New Deal directly provided many benefits to western North Carolina. The Civilian Conservation Corps (CCC), Works Progress Administration (WPA), and Tennessee Valley Authority (TVA) all contributed to substantial building and improvement projects across the region. The CCC built trails, roads, bridges, and visitor accommodations in the Great Smoky Mountains National Park, which had been created by Congress in 1926 and formally dedicated in 1940. Construction of the Blue Ridge Parkway commenced in 1935 and together with the national park helped to lure new waves of tourists and visitors back to the region in the mid-twentieth century. The WPA sponsored the construction of numerous schools and post offices in towns throughout the western region and often employed local builders and masons to erect solid buildings of stone or brick.²⁷

Tourism eventually returned as a major component of the local economy, but the post-Depression era witnessed a significant change in region's tourist-based economy. The increasing popularity of automobile travel brought about significant changes in accommodations and related businesses across the region. Leisure travelers were no longer characterized as wealthy elites who stayed for a full season at large resort hotels. Visitors were now more likely to travel in their own car, cover greater distances, and make shorter stays.²⁸ Asheville's location on the Dixie Highway, following the route of the old Buncombe Turnpike, placed the city on a major north-south corridor as motorists and families were taking to the highway in growing numbers.

²⁴ *Asheville Citizen*, July 21, 1926.

²⁵ H. G. Trotter, "Real Estate Sales Show Rapid Growth," *Asheville Citizen*, February 28, 1926.

²⁶ Federal Writers Project, 58-59; Wayne King, "1930 Bankruptcy in Asheville: Jobs Lost, Suicides," *New York Times* (October 18, 1975); Nan K. Chase, *Asheville: A History* (Jefferson, NC: McFarland & Company, Inc., 2007), 111-116.

²⁷ Bishir, et al, 73-76 and 85-88.

²⁸ Starnes, 133-136.

While it is easy to paint a dark picture of Asheville during the Depression and in the decades immediately following, it creates an unfair impression of the city. Life was indeed difficult for most residents during the Depression, but the simple fact is that the majority of Buncombe County's development for much of the twentieth century after 1930 followed patterns of recovery similar to the rest of the state and country during the same period. Asheville saw a population increase of only 3,000 residents between 1930 and 1950, less than ten percent of the growth in the preceding two decades. The city's increased suburbanization, post-World War II housing boom, expanded manufacturing facilities, and improved transportation networks were manifestations of broader trends that affected the whole nation. Capitalizing on Asheville's unique assets to attract tourism and industry, however, were major factors in the city's resurrection.²⁹

In the mid-twentieth century the economy of western North Carolina rested on the cornerstones of tourism, industry, and agriculture. Tourism, the region's oldest industry, continued to draw visitors into the region, and changes in labor patterns and increasing leisure time promised to bring more travelers over time. Although accounting for only eight percent of the workforce, agriculture provided important work to local residents, many of whom continued to derive much of their food from small plots. New industry in the region stimulated the most significant expansion of the local economy following World War II, though the increase in population, jobs, and construction wrought permanent changes. Population growth approached twenty percent in the 1950s as new and expanded manufacturing plants added nearly 14,000 jobs. The county's post-war growth initiated new waves of suburban residential construction, new businesses, and a new round of school consolidation and construction to accommodate a rapidly growing student population.³⁰

By 1950, western North Carolina had come to be known as the "South's Summer Religious Capital" for the number of denominational assembly grounds located in the region. Ten conference centers were located in the Asheville area and twenty-one in the region as a whole. The investment made in grounds and buildings were significant and it was estimated that guests of the conference centers were spending approximately \$5,000,000 annually in the area.³¹ The region appealed to church assemblies because of its easy accessibility, temperate climate, scenic beauty, and recreational opportunities.

A few of the old guard architects, who stayed in Asheville through the 1930s, found it difficult to compete for defense industry work during World War II due the small size of their offices and the military's need for rapid design and production. Over lunch at the downtown S&W Cafeteria, architects Henry Gaines, William Dodge, Anthony Lord, Erle Stillwell, and Stewart Rogers, along with engineer Charles Waddell, decided to pool their operations in pursuit of defense work. With their combined organization of about forty people, this new firm, called Six Associates for its six

²⁹ Lou Harshaw, *Asheville: Mountain Majesty* (Fairview, NC: Bright Mountain Books, Inc., 2007), 273-276.

³⁰ Sharpe, 633-636; J. Gerald Cowan, "Industry, Tourists and Agriculture Aid WNC Economy," *Asheville Citizen-Times*, January 25, 1959; *Facts For Industry* (Asheville, NC: Asheville Industrial Promotional Council, Inc., 1948), n.p.

³¹ Ina W. Van Noppen and John J. Van Noppen, *Western North Carolina Since the Civil War* (Boone, NC: Appalachian Consortium Press, 1973), 85

original members, won numerous military contracts for large scale projects across the Southeast. Following the war, the firm successfully continued its collaborative work pursuing new projects for commercial, industrial, medical, and educational facilities. Six Associates was the most prolific and influential local firm in the post-war period. A younger generation of architects and smaller firms orbited around Six Associates including Lindsey Gudger and a trio of graduates of North Carolina State University School of Design: Charles M. Sappenfield, J. Bertram King, and William O. Moore.³²



Arden Industrial Site, March 1950 [Bingham Aerial Photo, D248-4], intersection of Hendersonville and Sweeten Creek roads in lower right corner

(North Carolina Collection, Pack Memorial Library, Asheville, NC)

The second half of the 1950s saw the greatest period of industrial growth in the area's history. Seventy-eight new plants were built across the region, and 100 other manufacturing facilities were enlarged. Western North Carolina boasted an incredibly diverse industrial sector, though textiles and wood products remained principal factors. Workers in the mountain region were characterized as loyal, efficient, hardworking, and easily trained. Established craft traditions of

³² Henry I. Gaines, *Kings Maelum* (New York: Vantage Press, 1972), 79-86; Bishir, et al, 264.

spinning, weaving, and woodworking meant that local workers were accustomed to working with their hands. Textile plants produced nearly all kinds of cotton goods, rayon and nylon fiber, blankets, rugs, hosiery, and threads. Other diversified industries included electronics, light bulbs and lighting equipment, food processing, and paper products.³³

Significant mid-century changes in the Skyland and Arden area can be traced to the purchase of the Beales' Arden Park for industrial development in 1951 (Deed Book 709, page 583). The Saco-Lowell Shops of Massachusetts, which manufactured textile plant machinery, acquired the 230-acre tract to build a southern plant and industrial park. In the late 1960s, Walker Manufacturing Company erected a large plant in the industrial park, obscuring the site of the then-demolished Arden House.³⁴ The State Highway Commission's announcement in October 1959 regarding the construction of a new interstate route between Asheville and Hendersonville that extended to Spartanburg, South Carolina, further contributed to the expansion of suburban Asheville in the southern portion of Buncombe County.³⁵ A new municipal airport (present-day Asheville Regional Airport) opened in 1961 approximately three miles west of the Asheville-Hendersonville Airport in Fletcher, which dated back to the late 1930s.³⁶ In the early 1960s, Carolina Power & Light began construction of a large steam generating plant in the Skyland area to supply power to the region. A 328-acre impoundment known as Skyland Lake (presently known as Lake Julian) served as a cooling system for the plant, and upon its completion, the lake was leased to the city of Asheville as a recreational area.³⁷

Following the area's renaissance in the 1950s, new challenges arose that greatly affected the built environment in the latter twentieth century. Automobile ownership and reliance began to dictate development, and the residential suburbs of Asheville stretched further into the county. Construction of US 19-23 through the northern portion of the county began in the 1960s, and the east-west route of I-40 across the county was not completed until the early 1980s. These major road projects wrought significant changes in land use and development patterns and shifted traffic away from previously well-traveled routes.³⁸

The commercial exodus from downtown that began in the mid-1950s, especially among the big department stores, culminated in 1973 with the opening of Asheville Mall on a sixty-two-acre site on Tunnel Road east of downtown. Other stores and businesses followed, relocating to the city's main transportation arteries, including Hendersonville Road, Merrimon Avenue, Tunnel Road, and Patton Avenue.³⁹ Beginning in the 1990s, a new wave of suburbanization in the southern portion

³³ "Diversification is Keynote of Industry in WNC," *Asheville Citizen-Times*, January 25, 1959; *Facts For Industry*, n.p.

³⁴ Ted Carter, "The Yankees Keep Right On Coming," *Asheville Citizen*, June 18, 1970.

³⁵ Philip Clark, "Massive Highway Package for Asheville Area Unveiled," *Asheville Citizen*, October 1, 1959.

³⁶ Ruscin 2016, 237 and 240-242.

³⁷ *Asheville Citizen*, July 11, 1965.

³⁸ Max Hunt, "How Interstate Highways Changed the Face of WNC," *Mountain Xpress*, March 10, 2017.

³⁹ Chase, 165-170.

of the county has spurred new residential, commercial, and mixed-use developments, such as planned community of Biltmore Park Town Square. As the region has experienced a new era of tourism, industry, and home construction, the lines between Asheville and Buncombe County, between urban and rural, have become increasingly blurred, although the city and county retain their distinct identities.

Architectural Context

The architectural development of Buncombe County largely mirrors building trends and development patterns found in other western North Carolina counties. The earliest settlers built simple log and frame dwellings as they cleared the land and established their homesteads. Log and frame buildings were quickly erected using the abundant timber of the area. Traditional building practices continued into the late nineteenth and early twentieth century, though increasingly few log dwellings survive from the nineteenth century. Many of the authentic nineteenth-century log houses have been disassembled and reconstructed on new locations to ensure their continued use and preservation.

The Spinning Wheel at 1096 Hendersonville Road (NR, 1999) incorporates a nineteenth-century half-dovetailed-notched single-pen log dwelling from northern Buncombe County into a one-story T-shaped commercial building built in 1939, which served as a small weaving shop and sales gallery that grew out of the twentieth-century handicraft revival movement. Similarly, the Hubert Hayes Memorial Cabin at the Botanical Gardens of Asheville on the campus of the University of North Carolina at Asheville was moved from Madison County in 1965 and reassembled as a component of the gardens. Originally built around 1893, placement of the dog trot cabin with square-notched chestnut logs among the native plants of the botanical gardens harkened back to the heritage of local mountain families.

An important distinguishing characteristic of southern Buncombe County's architectural development was the influence of the summer colony at Flat Rock in Henderson County beginning in the early nineteenth century, one of the earliest such resorts in the state. Seeking relief from the heat and miasmas of their rice plantations in South Carolina, a procession of wealthy planter families began coming to Flat Rock in the 1820s to enjoy the cooler summer climate. The early families brought with them knowledge of and appreciation for current architectural tastes, including the Federal and Greek Revival styles, which they employed at their large summer estates. By the mid-nineteenth century, the architectural fashion of Flat Rock trended toward more picturesque design as promoted nationally by A. J. Downing, whose ideas about picturesque architectural and landscape design was befitting of the mountainous setting. As a result, many Flat Rock estates began to utilize Gothic Revival and Italianate styles for their buildings and less formal landscape plans.

In northern Henderson and southern Buncombe counties, the influence of the planter families was seen in the construction of several substantial stone dwellings. In the 1820s, Daniel Blake built a frame house on his estate near Fletcher known as the Meadows. The house burned and was replaced following the Civil War with a double-pile Italianate-style stone dwelling, also known as the Meadows (NR, 1980). Around 1850, Joseph Pyatt built a Gothic Revival-style stone dwelling for

Daniel Blake (see #4), which became the center of the Royal Pines neighborhood. The Westfeldt family of New Orleans completed a double-pile Italianate-style stone house known as Rugby Grange just south of Fletcher in the 1870s (NR, 1987). Gustaf A. G. Westfeldt bought the 750-acre tract from William Heyward of South Carolina, who had completed only the limestone exterior walls of the main house before selling the property in 1868.

The construction of George Vanderbilt's Biltmore (NR, 1966) in the 1890s brought a wave of talented individuals and craftsmen to the area, including architects, engineers, decorators, and foresters, many of whom remained in Asheville following its completion. English-born Richard Sharp Smith (1852-1924) served as the supervising architect at Biltmore and following its completion in 1895, he opened an architectural office in Asheville that was responsible for more than 700 commissions throughout the region including numerous residential structures in Asheville neighborhoods such as Montford (NR district, 1977), Chestnut Hill (NR district, 1983), and Grove Park (NR district, 1989).⁴⁰ Drawing on his experience working at Biltmore, Smith's early commissions introduced and popularized a unique and eclectic synthesis of architectural models heavily influenced by English domestic architecture, the Arts and Crafts movement, and the popular Tudor Revival style.⁴¹ The Tudor Revival style—like the Shingle, Colonial Revival, and Craftsman styles—became popular across the country in the early twentieth century and appealed to buyers in Asheville's fast-growing neighborhoods and suburbs.⁴²

The completion of the rustic Grove Park Inn (NR, 1973) in 1913 fueled interest in the Arts and Crafts movement and concurrent Craftsman style, which became one of the most popular architectural styles throughout Asheville and surrounding areas. Gustav Stickley's *The Craftsman* magazine (1901-1916) became the chief disseminator of Arts and Crafts beliefs in the United States, and his company, Craftsman workshops, produced furniture that promoted design unity of both house and furnishings. Craftsman houses represented the Arts and Crafts ideal of vernacular revival, honest expression of structure, responsiveness to site, and the use of local materials for comfortable domestic architecture. In residential architecture, the Craftsman style often employed wood or shingle siding (frequently in combination), open eave overhangs with exposed roof rafters, decorative beams or braces in the gable ends, and square or tapered porch posts supported by piers extending above the porch floor to ground level without a break. Doors and windows typically displayed a distinctive glazing pattern with multi-pane areas across the top or multiple lights over a single pane in double-hung sash.⁴³

⁴⁰ Bishir, et al, 263-264; Sharpe, 628-630. Also see John Hardin Best, Kate Gunn, and Deena Knight, eds., *An Architect and His Times: Richard Sharp Smith, A Retrospective* (Asheville, NC: Historic Resources Commission of Asheville and Buncombe County, 1995), 8-9.

⁴¹ Samuel J. Fisher and Richard Sharp Smith, *My Sketch Book* (Asheville, NC: Samuel J. Fisher, 1901).

⁴² Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 355-358.

⁴³ Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson Inc., 1991), 107, 122-124, and 141-142; Bishir, et al, 59-60 and 69-73.

The Rustic Revival style, which also enjoyed a brief period of popularity in the region during the 1920s and 1930s, fit comfortably within the mountainous surroundings of the region and was frequently associated with the tourism industry in western North Carolina. The use of the Rustic Revival style was not uncommon for private houses in the region, especially seasonal residences that would allow the owners a sense of escape to the mountains without completely forgoing modern conveniences. The Rustic Revival style in the early twentieth century drew upon traditional building methods and practices in tandem with the use of natural materials found in the area. Rustic Revival buildings emphasized a close harmony of built structures and natural environment, and the style was manifest in low, horizontal buildings constructed using native stone or rock, massive logs, and heavy timbers. The extensive forests and numerous creeks and rivers provided an abundance of wood and rock for building materials, which were utilized to complement their surroundings.⁴⁴

Along with the persistence of log construction, stone was another abundant natural material that was frequently used throughout Buncombe County. Rough stone was utilized through the nineteenth century for foundations and chimneys to provide some semblance of permanence and strength to early construction. In the twentieth century, the use of rock and rough, or dressed, stone contributed to the aesthetic considerations of architectural design. During the 1920s, river rock and quarried stone was employed to define the visual character of several public buildings at Montreat, a Presbyterian church retreat and conference center. The Gatehouse, Assembly Inn, and Anderson Auditorium all exhibit river rock exteriors, with the rock gathered from the bold creeks running through the grounds. In the Dillingham community of northern Buncombe County, settled by members of the Dillingham family in the nineteenth century, rocks taken from the creek valley and cleared farmland appears on a number of bungalows, outbuildings, and retaining walls. The simple form and mass of the Dillingham Presbyterian Church, designed by Anthony Lord in 1934, complements the rough strength of its stone construction.⁴⁵

Following the Depression commercial, industrial, and institutional architecture was also increasingly influenced by Modernist design, particularly the International Style and its stripped planar surfaces. Architects in western North Carolina experienced the source directly as leading practitioners Walter Gropius and Marcel Breuer came to the experimental Black Mountain College in the Swannanoa Valley in the late 1930s. Gropius and Breuer produced designs for the college, which were later scrapped in favor of a more economical design by faculty member A. Lawrence Kocher. Through Black Mountain College, Dr. Sprinza Weizenblatt engaged Breuer to design an International Style house for her in the Lake View Park neighborhood north of Asheville; Anthony Lord served as supervising architect. Local examples of modern commercial and industrial architecture, however, generally reduced the tenets of the International Style to its most basic

⁴⁴ Bishir, et al, 59-60.

⁴⁵ Ibid., 302 and 305-306.

with a lack of ornament, geometric volumes and forms, windows that are continuations of the wall surface (as opposed to a hole in the wall), and cantilevered projections.⁴⁶

Through the influence of the Six Associates firm and other local architects, one particular strain of Modernist design in and around Asheville combined rustic and modern elements into contemporary buildings. The Weizenblatt House, completed in 1941, juxtaposes stone and timber exterior materials with the simple geometric forms, flat roof, and large windows. Similarly, the Governor's Western Residence on Town Mountain, designed in 1939 by Henry Gaines, has a low-pitched side-gable roof, stone and wood exterior, and floor-to-ceiling window bays at the entrance and overlooking the rear patio. Six Associates applied the same materials to several branch banks around Asheville that exhibit exterior stone walls, exposed roof timbers, and glazed window bands or gable ends. Architects Charles Sappenfield and J. Bertram King designed the Warren Wilson Presbyterian Church and College Chapel in the early 1960s with a steep gable-front form displaying a chevron-patterned wood façade, stone walls, and exposed timber structure.



Dr. Sprinza Weizenblatt House, 46 Marlborough Road, view to west

This particular form of rustic Modernism places local natural materials such as stone and timber in contrast to refined modern materials including glass, steel, concrete, and wood paneling.

⁴⁶ Ibid., 304-305. "Roundtable: Today's Asheville," *North Carolina Architect* (July/August 1978), 34-35. Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1991), 451-454. Marcus Whiffen, *American Architecture Since 1870: A Guide To The Styles* (Cambridge, MA: MIT Press, 1988), 241-246.

Typically the rugged qualities of stone, heavy timber, or waney-edge wood siding offsets the machine-made qualities of smooth glass, finished steel or concrete, and thin wood paneling. The rustic Modernism popular from the 1940s through the 1960s drew upon a long-standing architectural dichotomy in Asheville and Buncombe County. The architecture of Asheville's boom era resulted in a highly refined architectural character that contrasted markedly with the persistent building patterns and traditions of the rural county. Throughout the twentieth century, however, the popular architectural styles have often romanticized the concept of mountain living, drawing inspiration from resort architecture and directly responding to the mountainous landscape of the region.

V. Property Descriptions and Evaluations

Inventory No. 1

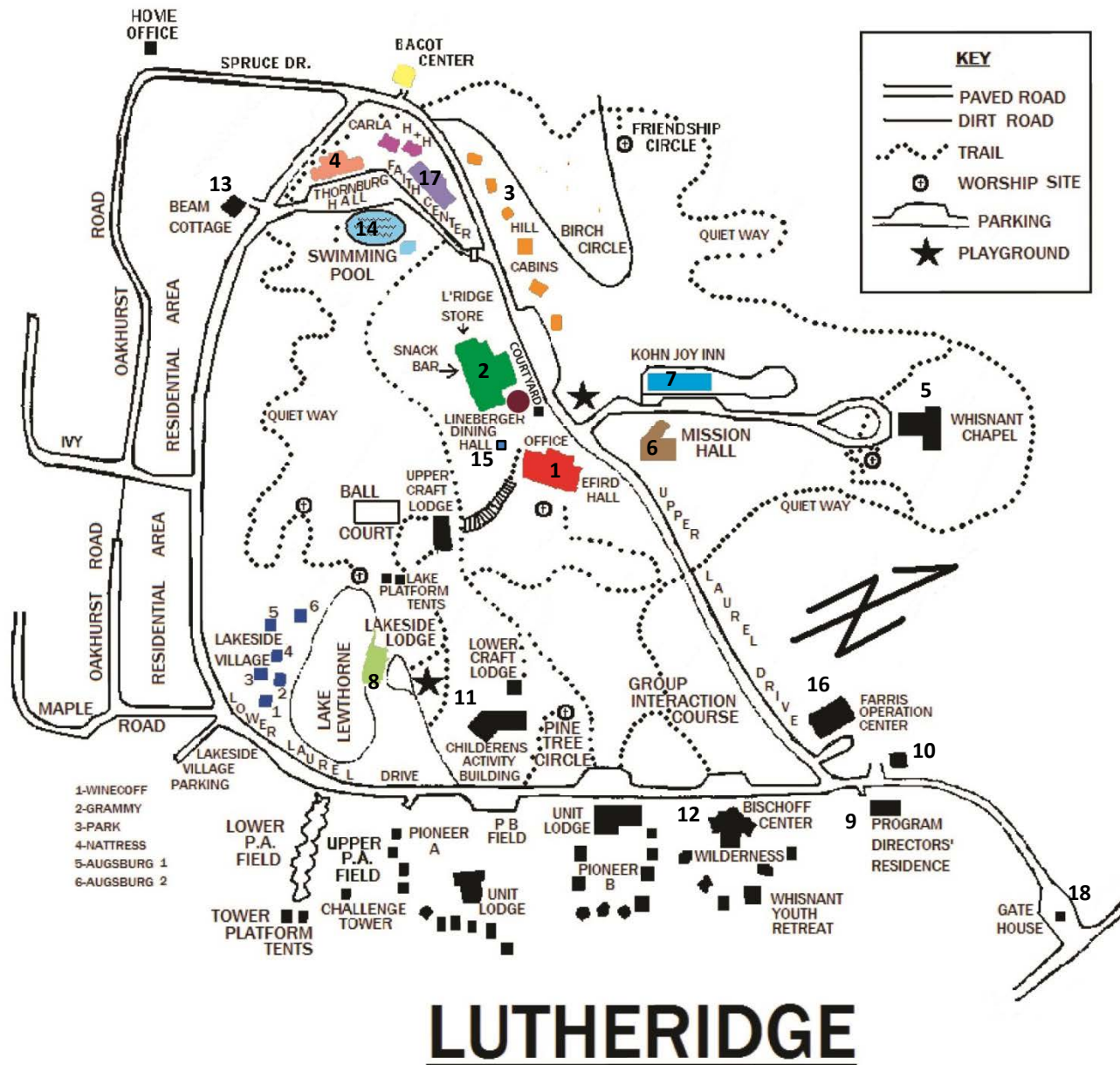
Resource Name	Lutheridge
HPO Survey Site Number	BN 6304
Location	2533 Hendersonville Road
PIN	9653-38-1813-000000
Date(s) of Construction	ca. 1949
Eligibility Recommendation	Eligible (A, C) – recreation/culture and architecture



Lutheridge, 2533 Hendersonville Road, entrance gate, view to west

Description

Established in 1949, Lutheridge is a conference center and camp organized by the Lutheran Church as its permanent southern assembly ground. Following the purchase of a 172-acre tract in Arden in 1946, church leaders began planning for a church retreat, and the architectural firm of Abee & Tashiro from Hickory, North Carolina, oversaw the design and long-range planning for the property. While the majority of the wooded property would be used for the conference center and camp facilities, sections were platted for residential development and the sale of lots helped to fund the construction of infrastructure. With the administration building, dining hall, and six cottages under construction, a formal groundbreaking ceremony was held on July 2, 1950.



Campus Map (map numbers correspond to photos that follow)

Following the designs of Carroll Abbe and Aiji Tashiro, the Merchant Construction Company was awarded contracts to erect the administration building and dining hall. **Efir Hall**, the administration building, is a one-story side-gable building with a two-story rear elevation exposed at the rear. The building displays irregularly-coursed stone veneer, waney-edge wood siding in the gable ends, articulated jack arches, stone end chimneys, and an open porch and upper-level patio on the rear elevation. The patio was later covered with an attached shed-roof canopy carried on wood posts. A projecting front-gable wing contains a wide entrance bay filled with wood paneling and a replacement single-leaf entry door; double-leaf doors originally provided access. A side-gable wing extending to the southwest is lower in height and contains two single-leaf entry doors sheltered by attached shed-roof canopies supported on triangular wood brackets. The large façade



(#1) Efir Hall (1951), oblique view to east



(#2) Lineberger Dining Hall (1951, enlarged 1958), view to southwest

window openings in the main block have eight-light metal-frame sash, while double-leaf glazed doors topped by transoms open on the rear patio. The remaining windows are typically two-over-two double-hung sash with horizontal muntins.

Lineberger Dining Hall is similar in form and expression with one-story gable-roof blocks rendered in irregularly-coursed stone veneer and waney-edge wood siding in the gable ends. Originally a T-plan building with a kitchen wing projecting to the north and a wide porch across the south elevation of the dining room block, the building was enlarged in 1958 with wing on the east end containing a lounge and fireplace and an extension of the dining room to the west. The expanded dining room could seat more than 500 people. The additions continue the material finishes while the porch extension wraps around the south and west sides of the dining room. Funds for the building came from Dr. Harold Lineberger and his two brothers through the Lineberger Foundation of Belmont, North Carolina.

Lindsay & Eckard began work as contractors for the six rustic cottages located northwest of the dining hall. Now known as the “**Hill Cabins**,” the cottages were one-story side-gable frame buildings resting on brick pier foundations and covered with board-and-batten siding. The buildings typically display interior brick chimneys, exposed rafter tails, and six-over-six double-hung wood-sash windows. Several of the cottages have attached shed-roof porches supported on slender square posts, but others have inset corner porches.

After the initial buildings and cabins were completed, work began on **Whisnant Chapel** at the summit of Crescent Hill. Named for its primary benefactors, Mr. and Mrs. Clarence Whisnant of Hickory, the one-story gable-front frame building is an open-air four-bay structure with an attached entrance wing and side-gable wings at the rear. The recessed front entrance bay containing double-leaf board-and-batten wood doors is framed by a heavy timber surround. The chapel is covered with stone veneer and waney-edge wood siding. The bays are delineated by stone pillars, low wood walls, and raised roof eaves. When the chapel is not in use, cloth shades cover the open bays, which contain wood muntins. Six-over-six double-hung wood-sash windows are located on the entrance and rear wings. The interior features a ceramic tile floor, exposed scissor trusses supporting the roof, and wooden chancel area with heavy timber framing and vertical wood sheathing. The building was completed in 1953 and dedicated as a memorial to the Whisnant’s daughter Doris.

The first building on the grounds built for year-round occupancy was the **Caretaker’s Residence**, constructed in 1952. Situated on the west side of the entrance road, the one-story front-gable frame house rests on a concrete block foundation and is covered with waney-edge wood siding. The house has interior brick chimneys, an engaged partial-width porch with cross-braced railings, and replacement one-over-one windows. A front-gable canopy attached to the porch forms a carport at the entrance to the house. A detached two-car garage stands to the west of the house. Constructed of concrete block, the garage has a front-gable roof, waney-edge wood sheathing in the gable ends, and paneled wooden overhead doors.

Built in 1952, **Thornburg Hall** was the only two-story building designated on the master plan for Lutheridge. Originally known as Leadership Hall, the dormitory building is constructed of concrete block on the first story and wood frame on the upper story. It is clad with waney-edge wood siding on the second story, but board-and-batten siding covers the gable ends and first-story



(#3) Cabin No. 2 (1951), façade, view to north



(#3) Cabin No. 6 (1951), view to east



(#4) Thornburg Hall (1952), façade, view to northwest



(#5) Whisnant Chapel (1953), façade, view to northeast



(#5) Whisnant Chapel (1953), view to northwest



(#5) Whisnant Chapel (1953), interior, view to northeast

porches. Capped by a side-gable roof, the building has set back side wings, an attached one-story shed-roof entry porch, and attached side porches. The entry porch shelters a recessed double-leaf entry door, and all of the porches are carried on square timber posts with solid brackets. The interior guest accommodations include a variety of one-, two-, and eight-person rooms. Ralph Browne of the Hickory Chair Company donated chairs for all of the rooms in the building.

The Board of Trustees authorized the creation of a residential section in the southwest portion of the Lutheridge property. Lots platted on Spruce Drive, Oakhurst Road, and Ivy Lane ranged in price from \$350 to \$750 and were available only to Lutheran church members or Lutheran congregational groups. Dr. L. R. Zimmerman of High Point, North Carolina, built the first private cottage in 1952 on Oakhurst Road. Emmanuel Lutheran Church of Lincolnton, North Carolina, built another early residence, now known as **Beam Cottage**, at 1181 Lower Laurel Drive in 1952. The one-story front-gable frame dwelling rests on a brick foundation and has an exterior brick chimney, plywood sheathing, two-over-two double-hung windows with horizontal muntins, and a screened front porch. The dwelling was later purchased by St. John's Lutheran Church of Cherryville, North Carolina, with funds from Dewey Beam.⁴⁷

A one-story **Gatehouse** has stood at the entrance to Lutheridge on Hendersonville Road since 1954. The open pavilion features a solid front wall of irregularly coursed stone with an inset stone cross, peaked parapet, and buttressed corner posts. To the rear, a wood frame gable roof covered with wood shakes is carried on square stone pillars. The heavy timber beams support the exposed rafters and waney-edge wood siding in the rear gable end. The original wrought-iron gates, which are no longer present, were given by Mr. and Mrs. J. E. Fisher of Granite Quarry, North Carolina.

The rambling one-story **Mission Hall**, built in 1956, occupies a wooded knoll on the opposite side of Upper Laurel Road from Efird Hall. Capped by a low-pitched hip roof, the building consists of several wings radiating from a central assembly room. The structure has a stone-veneer foundation, waney-edge wood siding on the lower walls, and plywood paneling framing the single-light casement windows in the upper wall. A projecting hip-roof entry porch supported on square wood posts shelters double-leaf entry doors flanked by floor-to-ceiling sash comprised of metal-frame windows. The southeast wing terminates in dramatic effect with an angled exterior stone chimney and projecting roof eave. An elevated deck at the rear of the northeast wing is carried on stone pillars and shelters an open storage area below.

Beginning in 1954, a basin in the southern portion of the property was cleared for the creation of a lake. An earthen dam was constructed to impound the water of several streams that fed into the basin. The lake, which was named Lake Lewthorne, accommodated popular recreational activities including swimming, boating, and fishing. Until the lake was filled, campers at Lutheridge were transported to the nearby Royal Pines Swimming Pool (see #5). A large pavilion on the north shore of the lake was erected to serve as a gathering place, bath house, and equipment storage. A broad gable-on-hip roof shelters the **Lakeside Lodge**, which has an enclosed concrete block structure at the west end. The building features a large stone chimney, metal-frame windows, round wood posts, and a cantilevered deck with a modern wood railing. The lake and lodge were formally opened in 1958.

⁴⁷ Rev. J. Lewis Thornburg, *A Pictorial Story, 1946-1967* (Arden, NC: Lutheridge, Inc., 1987), 25.



(#6) Mission Hall (1956), view to northeast



(#6) Mission Hall (1956), view to northwest



(#7) Kohn Joy Inn (1964), view to southwest



(#8) Lakeside Lodge (1958), view to northwest



(#9) Director's Residence (1959), façade, view to southeast



(#10) Caretaker's Residence (1952), oblique view to northwest



(#11) Children's Activity Building (1963), view to northwest



(#12) Bischoff Center (1966), façade, view to southeast

In 1959, a permanent residence was built for the director of Lutheridge. Located along the entrance road, the **Director's Residence** is a low-slung one-story frame Ranch house. Clad with waney-edge wood siding, the house has a stone-veneer foundation, stone chimney, engaged garage wing, and single-light casement windows. The unadorned single-leaf entry door is flanked by narrow sidelights. The spacious interior features an open living room and dining room with large windows overlooking a rear porch, as well as a pastor's office and study.

Located near the Pioneer Camps and lake, the **Children's Activity Building** is a distinctive one-story frame structure now used to house the summer adventure programs. Erected in 1963, the building is dominated by an open pavilion at the south end, which is set at an angle to the north wing. The pavilion rises from a stone terrace and is sheltered by a soaring gable roof on wood posts with exposed roof trusses. The north wing of the structure has a low-pitched gable roof, waney-edge wood siding, and multiple single-leaf entry doors on the east elevation sheltered by an engaged porch.

In an effort to increase guest capacity, Lutheridge erected a two-story motel-type building on the grounds in 1964. Located on the west side of Chapel Drive and set into a low-lying site, **Kohnjoy Inn** is a long gable-roof building with exterior porches running the full length of the building. A wooden walkway connects the upper-level porch with Chapel Drive, while a paved driveway passes along the east side of the building at ground level. The structure is covered with waney-edge wood siding and has replacement one-over-one windows. The building contains sixteen guest rooms in the northern portion. The southern section contains a lounge and fireplace, registration desk, snack bar, dining room, and private quarters for the inn's host and hostess. The Kohn family of Columbia, South Carolina, provided funding for the building.

Located across Lower Laurel Road from the Children's Activity Building, Lutheridge began construction of Wilderness Camp, which was to consist of seven frame eight-person cabins although only five were built. The central lodge to house the camp's program activities was erected in 1966, with funding from Mr. and Mrs. J. C. W. Bischoff of Charleston, South Carolina. The **Bischoff Youth Center** is a one-story frame building with angled side wings projecting from the central front-gable block. The building has a concrete block foundation, waney-edge wood siding, an interior stone chimney, and three-light metal-frame windows with louvered sash. A shallow, engaged porch on the façade of the central block is supported on square wood posts and shelters double-leaf six-panel wood entry doors.

Due to increasing numbers of campers, a **swimming pool** was built in 1966 in the central portion of Lutheridge to provide another recreational outlet. Located near Thornburg Hall, the concrete in-ground pool was surrounded by a concrete deck and served by a one-story frame bath house. The dog-trot type building is covered with waney-edge wood siding and has plywood sheathing in the gable ends. The Lineberger Foundation supplied funding for the pool and bath house in honor of Dr. Henry A. Lineberger.

Another memorial structure erected in 1966 honored Oscar W. Pitts (1899-1957). The Asheville businessman helped the committee secure Crescent Hill site for Lutheridge and served as its first treasurer. Located between the administration building and dining hall, a stone pillar holds a **water fountain** at the center of an open pavilion with a flagstone floor. The gable-roof pavilion with exposed rafters and waney-edge wood siding in the gable ends is carried on stone posts.



(#18) Gate House (1954), oblique view to northwest



Lower Laurel Road, entrance drive, view to northeast



(#13) Beam Cottage (1952), view to southwest



(#14) Swimming Pool (1966), view to south



(#15) Water Fountain (1966), view to east



(#17) Faith Center (ca. 2006), view to west



Lutheridge Master Plan (*The Charlotte Observer*, May 15, 1949)

Historic Background

Lutheridge belongs to a long tradition of summer camps, conference centers, and religious retreats in the region that includes Montreat, Ridgecrest, Blue Ridge Assembly, Lake Junaluska, Bonclarken, and Kanuga. The denominational retreats grew out of the nineteenth-century Chautauqua Movement and were often developed in the early twentieth century as a means to train Sunday school workers. Assembly grounds also provided a place of respite, spiritual reflection, and inspiration for both the clergy and laity. Lutheran congregations statewide and across the region expressed interest in developing these types of programs. In 1921, representatives from North Carolina, South Carolina, Alabama, Georgia, and Virginia agreed to begin holding summer assemblies. Before settling on a permanent home for their assembly grounds, the Lutherans met at other church retreats including Bonclarken, Blue Ridge Assembly, and Kanuga.⁴⁸

⁴⁸ H. Harrison Jenkins, *Go Tell It On The Mountain: A History of Lutheridge* (Arden, NC: Lutheridge/Lutherock Ministries, 1993), 1-4.

When the Lutherans began gathering at Blue Ridge Assembly near Black Mountain in 1940, discussions about securing a permanent home for summer conferences intensified. It was generally agreed by the southern synods that a location in the mountains of North Carolina would be preferred. A meeting of representatives from five southern states in Charlotte in 1945 resulted in the authorization of a search committee comprised of Rev. Ray Fisher, Rev. E. F. Troutman, Rev. D. F. Swicegood, Clarence Whisnant, and Herman Payne. The committee members toured western North Carolina and considered property on Lake Tahoma in McDowell County, in Valle Crucis, and near the Blue Ridge Assembly.⁴⁹

Early in 1946, J. White Iddings, pastor of St. Mark's Lutheran Church in Asheville, and Oscar W. Pitts, a fellow member and businessman with connections to the search committee, learned of a property in southern Buncombe County that might serve their needs. Lying on the west side of the Asheville-Hendersonville Highway, the 172-acre tract, known as "Crescent Hill," included land formerly belonging to the Westfeldt, Shuford, Fletcher, and Presley families (Deed Book 615, page 27). The North Carolina Synod approved \$35,000 in February to purchase the land, and the deed was executed on July 3, 1946. One narrow road traversed the heavily forested property and climbed to the 2,500-foot summit, where Whisnant Chapel now stands. Local residents told of the summit's popularity among courting couples on Sunday afternoons.⁵⁰

Following the purchase of the land, church leaders began to organize quickly. The South Carolina and Alabama-Georgia synods accepted an offer from the North Carolina committee to join the development of the assembly grounds and bought into the project by reimbursing the North Carolina synod for their share of the acquisition costs. The first meeting of the Board of Trustees of the Lutheran Assembly Ground was held at St. Mark's Lutheran Church in Asheville, and following nominations from all three synods, North Carolinians Clarence L. Whisnant and Oscar Pitts were selected chairman and treasurer, respectively. The board set the initial investment at \$50,000, created a prospectus for architectural consultation, and sent out a call to name their new enterprise, which resulted in the appellation "Lutheridge" by the end of 1947.⁵¹

The architectural prospectus declared the group's intention that Lutheridge be a permanent assembly ground rather than a camp. The Board of Trustees proposed a series of buildings constructed of brick and wood and two stories tall, including an administration building, dormitories, dining room and kitchen, and small commissary. Ten 10-person camp cabins for summer use and a natural pond or lake for swimming were also stipulated. Lumber was to be cut from timber on the property. In their response to the prospectus, the architectural firm of Abee & Tashiro suggested that the buildings should be primarily one-story wood frame structures to save on material and labor costs.⁵²

⁴⁹ Ibid., 5-6; Thornburg, 9-11.

⁵⁰ Jenkins, 7-9.

⁵¹ Ibid., 9-10.

⁵² Ibid., 10-12.



Efird Hall (Thornburg, *A Pictorial Story 1946-1967*, 32)

Dallas Carroll Abee (1910-2003) opened an architectural office in Hickory in 1935 after graduating from North Carolina State University in 1931. He spent World War II working for the nationally renowned firm of Skidmore Owings and Merrill, but returned to his hometown of Hickory after the war. Abee partnered with landscape architect Aiji Tashiro from 1948 to 1952, and between 1958 and 1963, Abee teamed with James E. Biggs.⁵³ Capable of working in a wide range of styles, Abee's work included everything from relatively conservative Colonial Revival-style houses and churches to bold, geometric Modernist buildings. Prolific throughout Hickory, Abee received an Award of Merit from the North Carolina Chapter of the AIA in 1961 for the design of the Hickory Chamber of Commerce Building. The one-story building, which no longer stands, drew inspiration from Mies van der Rohe's Barcelona Pavilion and was capped by a concrete folded-plate roof.⁵⁴

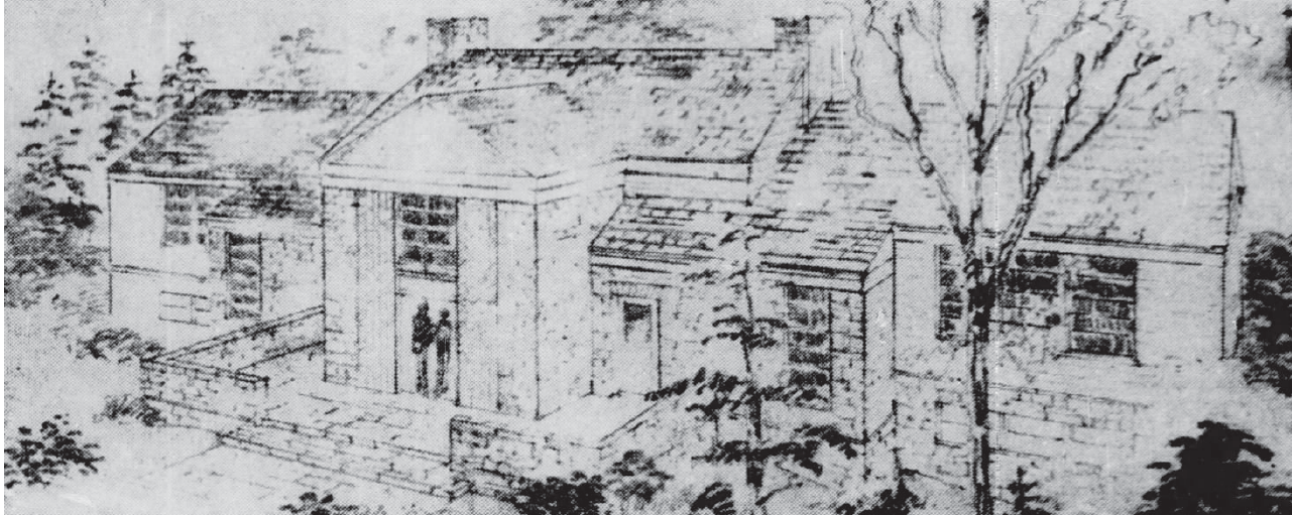
Born in Rhode Island, Aiji Tashiro (1908-1994) graduated from the University of Cincinnati in 1933 with a degree in landscape architecture. Tashiro worked for local and state governments, as well as in private practice, before he was recruited as a landscape architect and associate architect at Appalachian State University in Boone, North Carolina, in 1939. Following World War II he moved to Hickory and formed a partnership with Abee, which allowed Tashiro to earn his architectural license.⁵⁵ Tashiro is best known for designing (with Abee) the Lee and Helen George House (NR, 2012) in Hickory. Built in 1951, the house reflects the influence of Frank Lloyd Wright's Usonian house design with its exterior of natural materials, flat roof and deep overhanging eaves, and large window openings.⁵⁶

⁵³ "Dallas Carroll Abee, AIA (1910-2003)," North Carolina Modernist Houses website (<http://www.ncmodernist.org/abee.htm>); accessed August 12, 2015.

⁵⁴ *Southern Architect*, December 1961.

⁵⁵ "Aiji (Tash) Tashiro, AIA, ASLA, AIPE (1908-1994)," North Carolina Modernist Houses website (<http://www.ncmodernist.org/tashiro.htm>); accessed August 12, 2015.

⁵⁶ Beth Keane, "Lee and Helen George House," National Register Nomination, 2012, 6.



Efird Hall, architect's sketch (*Asheville Citizen*, July 31, 1949)

Following their selection by Board of Trustees, Abee and Tashiro spent the next year—September 1948 to September 1949—developing a master plan and preparing designs for the initial buildings. In the interim, the board selected Rev. J. Lewis Thornburg of China Grove, North Carolina, to serve as the first executive director of Lutheridge, beginning his tenure in March 1949 and continuing for seventeen years. In September 1949, the board approved the architects' plans for the administration building, which was funded through a \$52,000 gift from textile executive Mr. and Mrs. John S. Efird of Albemarle, North Carolina. The board later approved plans for the dining hall to be funded by the Lineberger Foundation of Belmont, North Carolina. In May 1950, Merchant Construction Company of Asheville was awarded the contract to erect both the administration building and dining hall. Lindsay & Eckard, a construction firm in Hickory, received the contract to build six rustic cabins for campers. A groundbreaking ceremony on July 2, 1950, celebrated the long-awaited start of construction on a permanent assembly ground for Lutherans.⁵⁷

Lutheridge officially opened for the 1951 summer season. Campers stayed in the rustic cabins, participated in bible classes, and enjoyed ample recreation time. The six-week program was designed for youth ages nine to seventeen and was similar to many youth summer camps in the region with an added emphasis on religious training. During the July 4th festivities, it was announced that a dormitory, Luther Lodge (no longer standing), would soon be constructed and Mr. and Mrs. Clarence Whisnant were providing funds to build a chapel at Lutheridge. Following the completion of a successful first season, Lutheridge determined to complete more facilities in accordance with its master plan and to expand its program offerings.⁵⁸

At the start of the 1952 season, the Mississippi Synod joined the other cooperating entities of Lutheridge. In addition to the regular summer camp, week-long camps were added for special

⁵⁷ Jenkins, 12-15; Thornburg, 12-13, 19 and 31-36; "Lutherans Adopt Assembly Plans," *Asheville Citizen*, May 19, 1949; "Lutheridge Units Contracts Let," *Asheville Citizen*, June 6, 1950.

⁵⁸ Jenkins, 15-17; Thornburg, 26-30.

programs including church music and instruction for Sunday school workers. Summer camp operated at full capacity except for one week, and congregational groups began to visit Lutheridge for special programs, worship services, and retreats. With four new buildings were under construction, it was estimated that Lutheridge had invested more than \$200,000 in its facilities.⁵⁹

The trajectory established by the first seasons at Lutheridge continued steadily through the 1950s and 1960s, as new buildings and amenities were added to the property and programming was expanded to encompass all age groups. The development of religious conference centers had evolved steadily through the first half of the twentieth century to point where more than 100,000 individuals attended religious conferences each summer at mid-century, spending nearly \$5,000,000 during the summer season.⁶⁰ The next few seasons at Lutheridge saw the completion of the first dormitory, Whisnant Chapel, gate house, Leadership Hall, and year-round residence for the caretaker, R. A. Coon. Work began on a dam to create a swimming lake and a lakeside pavilion. Two camps—Pioneer Camp A and Pioneer Camp B—were erected near the new lake; each camp consisting of nine cabins, bath houses, and picnic shelters. By the end of the 1950s, Lutheridge had developed its facilities into a full-fledged conference center.⁶¹

The formative period of Lutheridge ended on December 31, 1966, with the retirement of Rev. Thornburg as executive director. The conference center continued to operate relatively smoothly through the late 1960s despite the absence of Rev. Thornburg's strong leadership. In 1969, Rev. Robert Troutman of Statesville, North Carolina, assumed the role of Lutheridge's executive director and began a lengthy association with conference center. He had previously served on the staff of the North Carolina Synod as Secretary of Christian Education.⁶²

Under Rev. Troutman's leadership, Lutheridge weathered several periods of financial strain and undertook a significant program of building maintenance. Many of the center's buildings were winterized during the 1970s and 1980s, leading to a greater number of year-round programs and full-time support staff. By the 1980s, the number of summer campers topped 14,000, and attendance for non-summer programs increased nearly thirty percent.⁶³ Clyde and Marian Farris contributed funds for the construction of a new maintenance building located off Upper Laurel Road. Other improvements in the 1980s included a new roof for Kohnjoy Inn, a new roof and remodeled kitchen for the Lineberger Dining Hall, and extensive renovations on Efid Hall. The most significant change of the 1980s, however, was a break from the traditional week-long summer programs beginning in 1986. The revamped program schedule was designed to provide greater flexibility for busy families.⁶⁴

⁵⁹ Jenkins, 17-19; *Asheville Citizen*, May 20, 1952; "Lutheridge Trains Christian Leaders; Season Opens Soon," *The Greenville News* (Greenville, SC), June 1, 1952.

⁶⁰ Robert F. Campbell, "Centers Attract Crowds," *Asheville Citizen*, June 17, 1951.

⁶¹ Jenkins, 18-20.

⁶² *Ibid.*, 24-29.

⁶³ *Ibid.*, 29-42; Tim Reid, "Lutheridge Modernizes But Stays True To Goal," *Asheville Citizen-Times*, June 29, 1982.

⁶⁴ *Ibid.*, 46-52.

Since the 1980s, Lutheridge has continued to fulfil its mission within the Lutheran Church. In 1990, Lutheridge merged with Lutherock, a wilderness and adventure camp on Sugar Mountain near Boone, North Carolina. Lutheridge and Lutherock have now joined Lutheranch in Georgia and Luther Springs in Florida to provide Lutheran congregations conference center and retreat facilities throughout the southeast.⁶⁵

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Lutheridge is **eligible** for the National Register of Historic Places. The retreat and conference center campus contains a good collection of Modernist-influenced buildings dating from the 1950s and 1960s located within a wooded setting. Lutheridge grew out of a desire to establish an assembly ground for the Lutheran Church in western North Carolina. Architects Carroll Abee and Aiji Tashiro of Hickory, North Carolina, conceived the master plan and rustic modern buildings to provide facilities integrated with the surrounding environment. Lutheridge retains integrity of location, setting, design, materials, workmanship, feeling, and association. While the campus has seen the construction of new meeting facilities, guest accommodations, and private residences, the original core buildings and layout remain largely intact with the new buildings spread throughout the property and generally located around its perimeter.

Lutheridge is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Lutheridge belongs to a long tradition of religious retreats and denominational assembly grounds established in western North Carolina during the twentieth century. Western North Carolina was popular for its mild summer climate, scenic beauty, recreational opportunities, and central location among southern states. Begun in 1949, the Lutheran Church was one of the last major religious denominations to develop a conference center in the region. Lutheridge hosted many successful conferences, summer camps, and training programs to further the church's mission work, evangelism, and religious education. The assembly grounds also attracted families and Lutheran congregations seeking a place to enjoy the mild summer climate with a wide range of recreational activities in a wholesome atmosphere.

Lutheridge is comparable to the other significant religious retreats and conference centers in the region, including Montreat, Lake Junaluska, Bonclarken, Kanuga, and Ridgecrest. Though it possesses one of the smaller campuses, Lutheridge offers a similar range of facilities and activities as the larger retreats. Like Montreat, the Presbyterian conference center, and Lake Junaluska, the Methodist assembly ground in Haywood County, Lutheridge was conceived to accommodate denominational gatherings and training, provide recreational opportunities, and offer a place of

⁶⁵ Ibid., 54-55.

respite. Both Bonclarken and Kanuga adapted existing properties and facilities for use by their respective denominations. As one of the later assembly grounds to be organized, the architecture of Lutheridge reflects its mid-twentieth-century construction with an intact and cohesive collection of campus buildings. Lutheridge is eligible under Criterion A for its association with the region's significant tourism industry and the creation of religious assembly grounds in the southern Appalachian Mountains.

Lutheridge is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Lutheridge represents the collaborative work of numerous individuals and is not clearly associated with any one significant individual. As such, the property is not eligible under Criterion B.

Lutheridge is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The master plan and major buildings of Lutheridge were designed by the regionally prominent architectural firm of Abbe and Tashiro. Carroll Abbe and Aiji Tashiro executed a number of acclaimed religious, residential, and commercial buildings in Hickory in both traditional and Modernist styles. For Lutheridge, Abbe and Tashiro envisioned rustic Modernist buildings set within the wooded landscape and a chapel as focal point at the highest elevation. Their designs typically employ one-story forms with low-pitch gable roofs, wood and stone exteriors, and single-pane casement or metal-frame windows. The majority of buildings in the 1950s and 1960s were designed by Abbe, resulting in a strong visual continuity throughout the grounds. Through their designs and materials, the buildings provide a connection to their mountain setting yet typically afford modern comfort and functionality in their plans and systems. Buildings added later often emulate the design aesthetic instituted by Abbe and Tashiro, and the modern buildings are distributed throughout the property, which lessens their impact.

Of the numerous religious retreats and conference centers in western North Carolina, Lutheridge displays a high level of architectural cohesion and integrity. The vast majority of the principal buildings and facilities were designed by the firm of Abbe & Tashiro, which contributes to their consistency of style, form, and materials. The Modernist influence reflects the period of development. Most of the other centers incorporate examples of Rustic Revival, Craftsman, and Colonial Revival styles without the strong visual cohesion exhibited at Lutheridge. Several of the main public buildings at Montreat are constructed of river rock gathered on site, which helps to define the visual character of the property, although it is not as pervasive as the stylistic cohesion found at Lutheridge. The predominant architecture of Lutheridge embodies the distinctive

characteristics of rustic Modernism popular in the 1950s and 1960s and, taken as a whole, Lutheridge represents a distinguishable entity eligible for the National Register under Criterion C.

Lutheridge is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Construction of the Lutheridge campus began in 1949, and it is unlikely that the site could contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

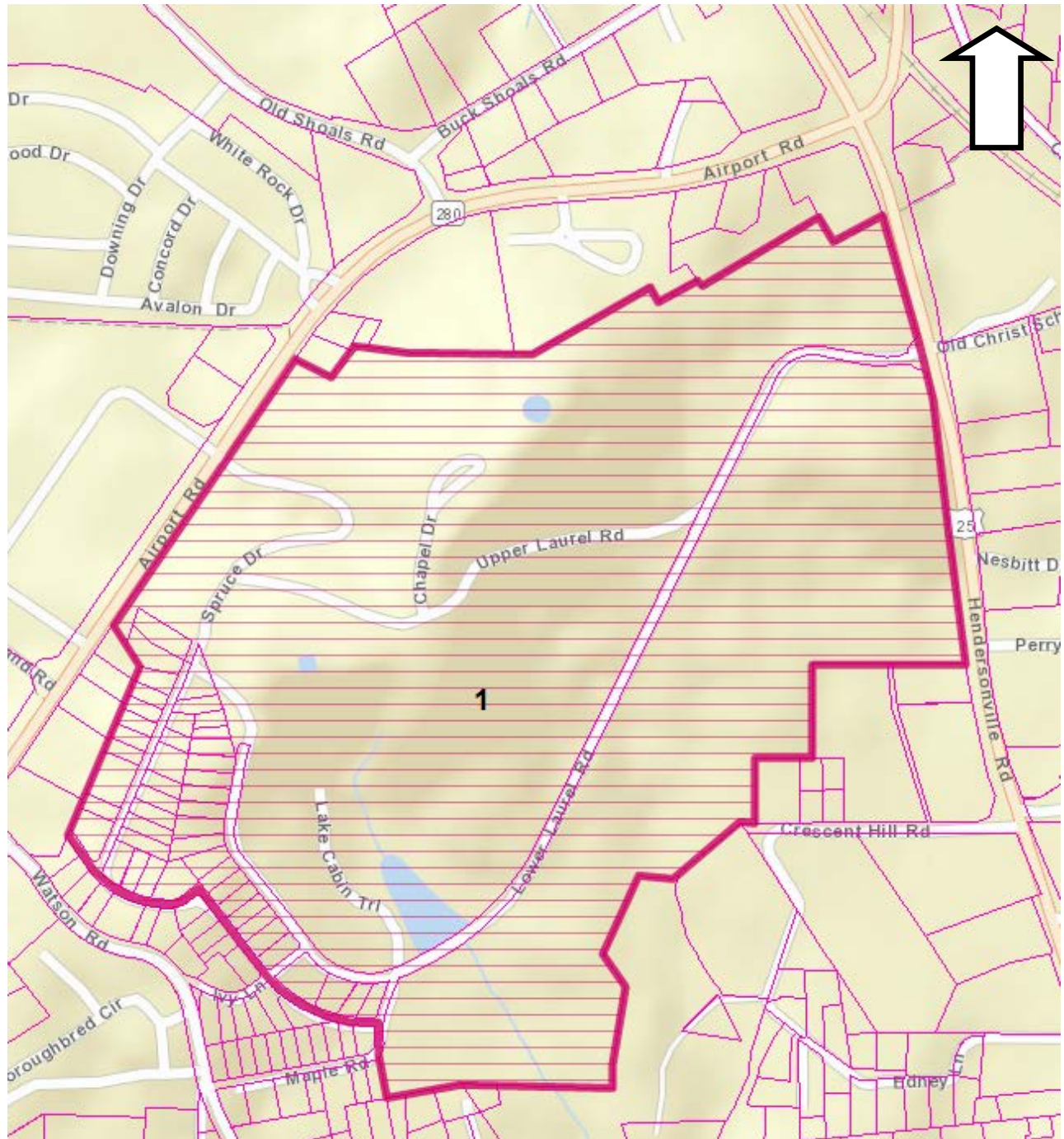
Criteria Consideration

Lutheridge meets Criteria Consideration A for religious properties. The primary significance of Lutheridge derives from its development as the Lutheran assembly ground and conference center in western North Carolina and for its collection of rustic Modernist buildings and recreational facilities that contributed to its use as a summer retreat. The property fits within a long tradition of tourism in the mountains of western North Carolina dating to the mid-nineteenth century and the establishment of several prominent denominational retreats and conference centers that were located in the area for its easy accessibility, temperate climate, scenic beauty, and recreational opportunities. The buildings and structures reflect the types of facilities required to support and sustain Lutheridge's programs of religious training, seasonal recreation, and spiritual reflection.

Boundary Description and Justification

The proposed boundary of Lutheridge encompasses the full tax parcel [PIN 9653-38-1813-00000] currently associated with the conference center. The boundary, while not fully defined, generally follows the property lines associated with the tax parcel. The boundary adjoins the existing right-of-way of Hendersonville Road (US 25) and Airport Road (NC 280).

The proposed boundary includes the central portion of the assembly grounds, Whisnant Chapel, lake and recreation facilities, and wooded setting. These areas contain all of the historically significant buildings and landscape features. In the southwestern section of the property, which was subdivided and sold for private residences as a means of fundraising for the facility, the boundary is drawn along the existing tax parcel. Further research is needed to determine precisely where this portion of the boundary should be delineated. Additional areas of Lutheridge's residential section may need to be included or excluded based on further research, but the area is located well outside the APE for the subject project.



Boundary Map – Lutheridge, 2533 Hendersonville Road
(Source: HPOWeb GIS Service)

Inventory No. 2

Resource Name	Brown's Pottery
HPO Survey Site Number	BN 2136
Location	2398 Hendersonville Road
PIN	9654-31-9690-00000
Date(s) of Construction	1939, ca. 2000
Eligibility Recommendation	Eligible (A) – commerce



Brown's Pottery, 2398 Hendersonville Road, façade, view to northwest

Description

The frame building that houses Brown's Pottery is a long, one-story, gable-roof structure with metal cladding, metal roofing, and replacement six-over-six windows. The building is entered through a single-leaf glazed door with a metal-frame screen door in the southeast elevation. A projecting polygonal bay window flanks the entry to the east. A group of three replacement six-over-six sash windows are positioned to the east of the bay window. The long southwest elevation facing Hendersonville Road has six pairs of six-over-six windows as well as one single window bay. A shed-roof extension to the rear (northeast) contains offices.



Brown's Pottery, southwest elevation, view to northeast



Brown's Pottery, addition, oblique view to southeast



Brown's Pottery, oblique rear view to northwest



Kiln shed, view to south

A two-story block at the north end was constructed around 2000, and the 3,200-square-foot addition contains the owners' residence. The first story of the southwest elevation has a plate-glass picture window flanked by six-over-six sash and a single-leaf entry door sheltered by an attached cloth awning. On the northwest end elevation, a single-leaf entry door is located at the northeast corner and an exterior wood stair rises to a central, single-leaf entry door on the second story. The stair has metal railings and a small, square stoop supported on wood posts. The second-story entrance is sheltered by an attached cloth awning.

A wood-fired kiln stands on a separate 0.16-acre parcel [PIN 9654-41-1414-00000], owned by the Browns, across Buck Shoals Road to the south. The low, arched kiln, which has a brick chimney at the rear, is simple in form and sheltered by an open wood-frame shed with a metal-clad front-gable roof. Brown's Pottery no longer uses the wood-fired kiln, favoring instead electric kilns that are housed in the main building.

The building, including its original heavy timber frame construction, remains largely intact on the interior, which was viewed but not photographed. The pottery showroom, located at the south end of the building, is finished with wood paneled walls, painted plywood ceilings, and wood floors. A wooden sales counter is located in the northwest corner. Double-leaf glazed-and-paneled wood doors on the north wall of the showroom open into the shop behind, which features concrete floors, exposed structural members, and original equipment including pottery wheels. The shop also houses the electric kilns currently used for production.



Brown's Pottery, Hendersonville Road, 1940 (Collection of Brown's Pottery)

Originally built in 1939, the frame building was covered with German siding and had six-over-six double-hung wood sash windows and a loading bay on the façade. Due to the deteriorated condition of the exterior siding, the current owners removed the German siding and installed metal cladding in the early 2000s. The owners replaced the original windows and tin roofing

material. The loading bay on the façade and a single-leaf entry on the side elevation were enclosed.



Site plan – Brown's Pottery, 2398 Hendersonville Road [PIN 9654-31-9690-00000]
(Source: Buncombe County GIS)

Historic Background

The building that houses Brown's Pottery dates from 1939, although members of the Brown family left Georgia in 1923 to settle in Arden. The Brown family of potters descended from William Brown, a Virginia potter born in the late 1700s. William Brown's son, Bowling Brown, left Virginia and became the first potter to settle in the Jugtown area of Georgia, south of Atlanta. Subsequent generations of Brown family potters scattered throughout the south and practiced the family trade. James O. Brown established a pottery in Atlanta, where his six sons learned the craft. The Browns were the most unrooted of the large pottery families in Georgia, and James and his sons often traveled out from Atlanta in search of the best clays.⁶⁶

⁶⁶ John A. Burrison, *Brothers in Clay: The Story of Georgia's Folk Pottery* (Athens, GA: University of Georgia Press, 1995), 195-197; Nancy Sweezy, *Raised in Clay: The Southern Pottery Tradition* (Chapel Hill, NC: University of North Carolina Press, 1994), 163.

Drawn to the area by the quality of local clay, two of James' sons, Davis P. and Evan J. (Javan) Brown, relocated to the Arden area of Buncombe County and established a shop. Davis Brown purchased land from the Maria Beale estate through a daughter, Elsie Beale Hemphill. The first building, erected in 1924, was a two-story frame structure with a shed roof, frame parapet, and three wide entrance bays used for pottery production. It stood a short distance north of the present shop on the west side of the old road at approximately 2373 Hendersonville Road. In 1929, the Browns built a one-story frame structure with a triple-A roof as a retail shop on the site of the present Brown's Pottery.⁶⁷



Brown's Pottery, ca. 1925 (*E. M. Ball Photographic Collection (1918-1969)*, D. H. Ramsey Library, Special Collections, University of North Carolina at Asheville)

Davis and Javan Brown's shop quickly established itself and gained notoriety for a hand-built urn more than six feet tall and nine feet in circumference. Davis Brown (1895-1967) married Ella Mae Singleton (1898-1987) of Georgia around 1916, and together they had four children, Edward, Dorothy, Louis, and Ruth. When the Great Depression quelled demand for their products, Javan Brown returned to Atlanta to set up his own business, while Davis Brown rode out the lean years by traveling around the region trading pottery for food and materials and building kilns.⁶⁸

In the late 1930s, Davis Brown began to modernize and adapt his equipment and kilns to improve production consistency and efficiency. Brown built a circular kiln with six feet of headroom inside and four burners evenly spaced around the perimeter, which allowed the downdraft to heat and move evenly through the wares and exit through vents in the floor. The innovative form allowed for more pieces to be stacked in the kiln for each firing and the heat to be distributed evenly for more consistent and predictable firings.⁶⁹

At the beginning of World War II, Brown's Pottery entered into an arrangement with Charles O. Ruegger, whose father Charles R. Ruegger (1853-1931) successfully sold French cookware and

⁶⁷ Charles D. Brown, personal communication, June 8, 2017.

⁶⁸ *Ibid.*; Burrison, 197; Sweezy, 163.

⁶⁹ Charles G. Zug III, *Turners and Burners: The Folk Potters of North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1986), 401-402.

tableware at Bazar Francais in New York City. After the German invasion of France in 1939, Ruegger lost contact with the manufacturing plant in Vallauris, France, that produced the cookware imported by Bazar Francais. Ruegger ultimately discovered that Davis Brown had remodeled his equipment to allow for jiggering and slip-casting, which permitted the rapid production of identical forms. Brown's Pottery contracted with Ruegger to produce 50,000 pieces a year of French-style casseroles and functional cookware under the name "Valorware." To meet production demands, Brown enlisted various family members and hired more than twenty additional employees. The shop fielded a company baseball team during the 1940s.⁷⁰

With the success of its Valorware contract, Brown's Pottery enjoyed a fruitful period that lasted into the post-war era. Following the death of Davis Brown in 1967, the business passed to his son Louis, who divided his time between the pottery shop and working as a mechanic for a trucking firm. Fortunately for Louis Brown and his wife, Lillie, their two sons, Charles and Robert, had been learning from their grandfather and, despite their young age, dedicated themselves to continuing the family business. With occasional assistance from Javan Brown, Brown's Pottery continued to persevere with the production of French-type cookware as well as a return to traditional turning.⁷¹ In 1976, Ella Brown sold the property and business to her two grandsons, Charles and Robert Brown, with the deed stating: "There is situated upon the property conveyed herein the business known as Brown's Pottery which has been operated as such for many years. It is the desire of the grantor that the property conveyed herein be used for the same purpose by the grantees" (Deed Book 1138, page 460).

Charles and Robert Brown worked together until 1988. After their marriage, Charles and Jeanette Brown bought out Robert's interests in the business and he moved to Montana. Charles and Jeanette Brown continue to operate Brown's Pottery with their two sons and occasionally their daughter, Stephanie, who helps out part time. Brown's Pottery survives as the oldest traditional folk pottery in the mountain region of North Carolina.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Brown's Pottery is **eligible** for the National Register of Historic Places. Brown's Pottery is associated with what is believed to be the oldest family of potters in the country, and the building, which has been heavily altered on the exterior, houses the oldest continuously operating business in Arden. The property retains integrity of location, setting, feeling, and association, but its integrity of design, materials, and workmanship have been diminished due to exterior material changes.

Brown's Pottery is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic*

⁷⁰ Ibid., 400; Charles Brown, personal communication; C. R. Sumner, "Brown Pottery Firm Delivers Entire Output to One Concern," *Asheville Citizen*, June 19, 1949.

⁷¹ Sweezy, 163-165; Burrison, 197-198.

trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well. The Brown family of potters descended from William Brown, a Virginia potter born in the 1700s, and believed to be the oldest family of potters in the country. William Brown's son settled in Georgia and his offspring branched out throughout the South. Davis Pennington Brown, a fifth generation descendant of William Brown, left Georgia for Arden in 1923, along with his brother Javan Brown. The Brown brothers built their first studio on Hendersonville Road in 1924, and at the present site in 1929. Davis Brown was a turner in the folk tradition, hand building and using kick wheels to produce utilitarian stoneware—churns, pitchers, and jars. He expanded the business in the mid-twentieth century by introducing new methods and techniques for production and by designing and building kilns. Brown taught his sons and grandsons the craft, and Brown's Pottery continues to produce traditional folk pottery using traditional tools and techniques.

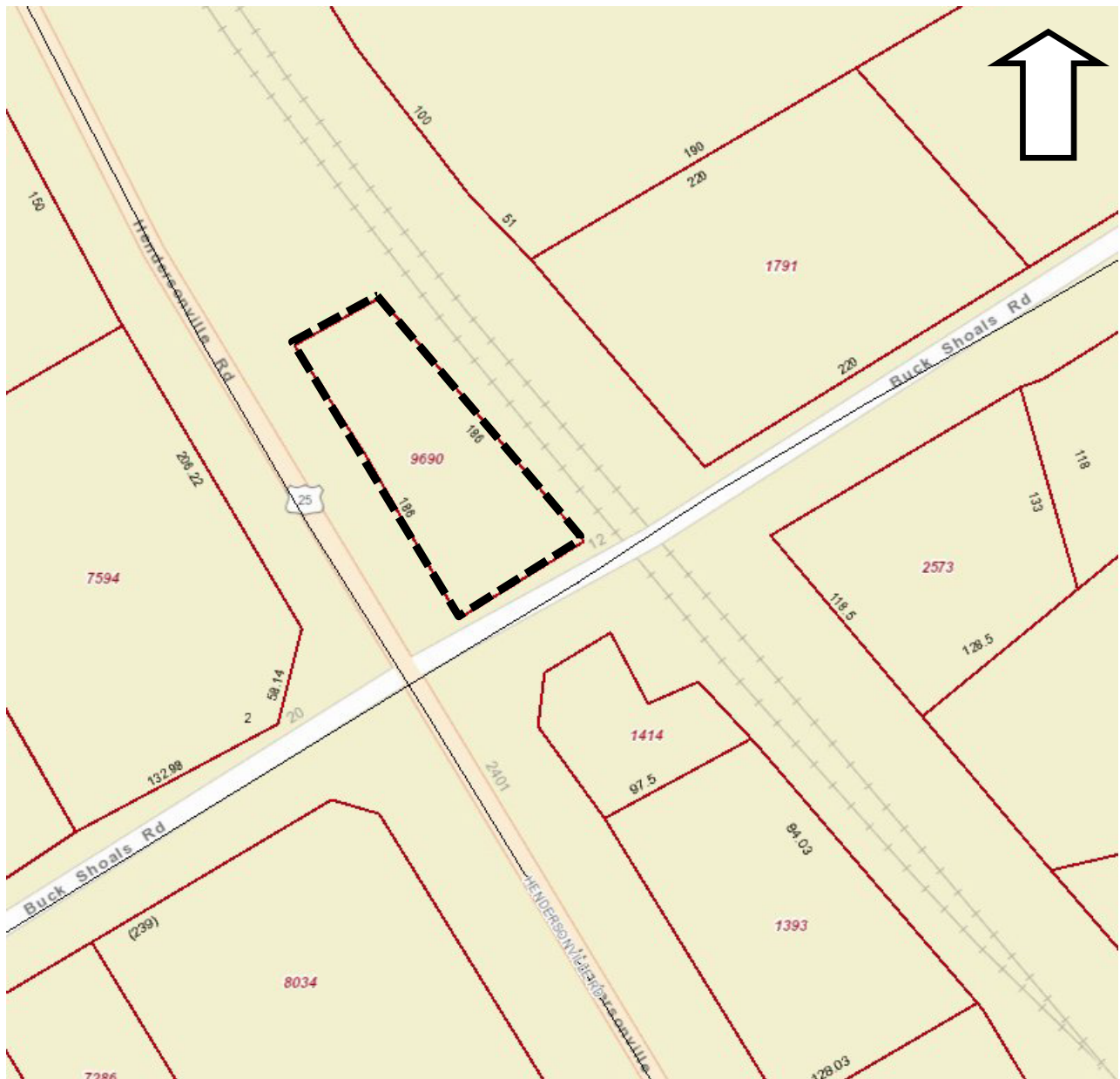
Brown's Pottery is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Brown's Pottery is most closely associated with the productive life of Davis P. Brown and subsequent generations of his family. Davis Brown and his brother, Javan, relocated to Buncombe County in 1924 and established their business. Brown maintained the family tradition of folk pottery at the Arden shop until his death in 1967. He introduced innovations to his practice and kiln-building that allowed the pottery shop to prosper and grow in the mid-twentieth century. Although he was an instrumental figure in the continuity of traditional folk pottery in western North Carolina, he does not appear to have achieved individual significance for the eligibility under Criterion B. Similarly Javan Brown does not appear to possess individual significance under Criterion B and was directly associated with the Arden shop for only a few years at its inception.

Brown's Pottery is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Built in 1939, the one-story gable-roof frame building housing Brown's Pottery has been substantially altered on the exterior in recent years. While the interior remains largely intact, the exterior has had its original German siding removed and received metal cladding, replacement windows, a new metal roof, and a two-story addition. Despite the exterior changes, the basic form and function of the building remains the same and adequately serves the business within. Due to its present appearance, the building is not eligible for the National Register under Criterion C for its architecture.

Brown's Pottery is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Built in 1939 at a busy location bounded by Hendersonville Road and the railroad tracks, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records. The kiln on the parcel south of Buck Shoals Road appears to be unremarkable in its design and form with straight sides, a low arched top, and chimney at the rear. The simple form is unlikely to contribute significant information pertaining to kiln technology not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of Brown's Pottery includes the full extent of its current tax parcel at 2398 Hendersonville Road [PIN 9654-31-9690-00000]. The 0.29-acre parcel contains the 1939 building containing the pottery business, which has operated from this location since 1929. The 0.17-acre parcel on the south side of Buck Shoals Road containing the wood-fired kiln is not included within the proposed boundary. The wood-fired kiln is no longer used and not integral to the continued pottery-making traditions of the business.



National Register Boundary Map – Brown's Pottery [PIN 9654-31-9690-00000]
 (Source: HPOWeb GIS Service)

Inventory No. 3

Resource Name	Arden First Baptist Church
HPO Survey Site Number	BN 6305
Location	3839 Sweeten Creek Road
PIN	9654-34-3673-00000
Date(s) of Construction	1963-64, 1971-72, 1980-81, 1997-98
Eligibility Recommendation	Not eligible (A, B, C, D)



Arden First Baptist Church, 3839 Sweeten Creek Road, view to southwest

Description

Influenced by the Modern movement, the Arden First Baptist Church features a tall, one-story gable-front sanctuary dominated by three full-height window panels in the center of the façade, which is clad with vertical wood sheathing. Built in 1972 and designed by Asheville architect J. Bertram King, the gable-front form and façade windows with cross-pattern mullions were modeled on the ca. 1965 Mount Carmel Baptist Church in Leicester, northwest of Asheville.⁷² Double-leaf doors at the base of the central window panels provide access to the interior and a flat, cantilevered canopy shelters the entrance. The side elevations features brick veneer walls, horizontal window bands, and the exposed ends of the main roof beams. A wide, concrete slab terrace lies at the base of the façade and is accessed by low-rise steps and a concrete ramp extending to the north.

⁷² “Arden First Baptist Church: The First Fifty Years, October 19, 1958 – October 19, 2008” (Arden, NC: Arden First Baptist Church, 2008), 59 (hereinafter cited as *Arden First Baptist Church*).



Education Building (original church structure), oblique front view to southwest



Education Building, north elevation, view to southeast

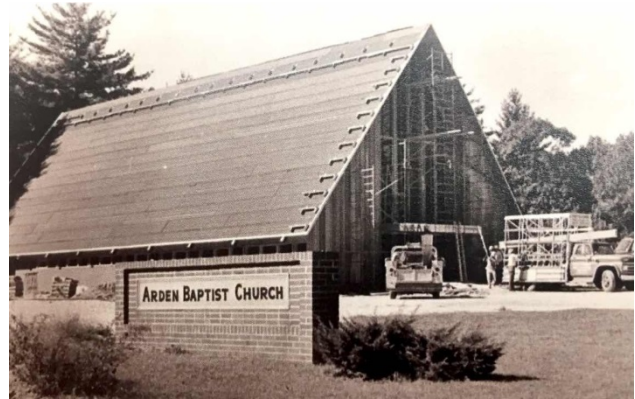


Sanctuary, facade, view to west



Sanctuary, oblique view to southwest

The brick veneer Education Building to the south was the original church building erected on this site by the congregation. Begun in 1963 and completed in 1964, the two-story front-gable building is enlivened by recessed entrance bays and concrete panels positioned between the first- and second-story windows, although the panels were later additions. The front elevation has three vertical bays, which are slightly recessed, that contain two-light windows on both stories with concrete panels added between the windows. Bert King served as architect for both the Education Building and sanctuary, and H. M Rice & Sons of Weaverville were the general contractors for both buildings.⁷³



**Education Building, 1964 (l) and Sanctuary (r), under construction in 1971
(Photographs published in *Arden First Baptist Church*, 2008)**

The Education Building and sanctuary were connected by an open breezeway. Construction began in 1980 to enclose the breezeway and build a one-story gable-roof annex projecting to the west. Designed by Robert L. Daniels of Brevard, the annex is constructed of concrete block with brick veneer side elevations and groups of three single-pane casement windows. The annex, which was built to add more classrooms and a library to the church complex, now houses the church offices. The breezeway, which was enclosed later, has a brick veneer exterior and large plate-glass window groups separated by brick piers.⁷⁴

The Education Building was substantially enlarged with a new wing to the west beginning in 1997. Designed by local architect Richard L. Worley, the two-story-plus-basement Youth Building included space for adult and youth classes on the upper stories, as well as a large Fellowship Hall and kitchen on the lower story.⁷⁵ A two-story entrance wing links the two sections of the education building with double-leaf glazed doors, large window bays, and brick piers. A hip-roof porte cochere is attached at the rear of the building. In addition to the construction of the new wing, the building campaign also included a substantial renovation of the original Education Building, which included new windows and the addition of the concrete panels.

⁷³ Ibid., 55-56.

⁷⁴ Ibid., 65-66.

⁷⁵ Ibid., 69-70.



Entrance hall and office, facade, view to west



Sanctuary (l), office annex (center), and youth building (r), rear elevations, view to east



Education and youth buildings, entrance on south elevation, view to north



Youth building, rear elevation, view to east



Youth building, north elevation, view to southwest



Picnic shelter, 1970s, view to south

A **picnic shelter** is located near the wooded rear portion of the property to the west of the church building. Supported on round wood posts, the gable-roof structure has a metal-clad roof, plywood sheathing in the gable ends, a wood floor, and a stone grill and chimney at the west end. A tall prefabricated **bus shed** stands in the parking lot behind the sanctuary. The open metal-frame structure has a metal-clad gable roof.



Site Plan – Arden First Baptist Church, 3839 Sweeten Creek Road [PIN 9654-34-3673-00000]
(Source: Buncombe County GIS)

Historic Background

In the 1950s, as the local population was growing with new residential suburbs stretching south from the city, Asheville's First Baptist Church established an outpost in Arden. Begun in 1954, the Arden Baptist Mission occupied a brick building on Hendersonville Road that had been built around 1946 as a Presbyterian church. The growing congregation of the Baptist mission, after requesting assistance to organize as a Baptist church, began looking at property for a permanent home.⁷⁶

A 7.48-acre tract belonging to W. G. Knowles became available in 1961, and the church approved expenditure of \$27,500 for the property, which adjoined the southern edge of the Royal

⁷⁶ Ibid., 8-9 and 23-26.

Pines subdivision (see #5). The property had been platted in 1925 as Royal Pines Manor (Plat Book 7, page 98), an extension of Royal Pines. W. G. Knowles acquired the tract, which remained undeveloped, in 1945 (Deed Book 594, page 433). By 1961, Knowles, a widower, sought to dispose of the property and completed its sale to the church in March 1962 (Deed Book 859, page 59).

Rev. Norman R. Ferrell, who was called as the first full-time pastor of Arden Baptist Church in January 1961, led the growing congregation through the first building campaign on the new Sweeten Creek Road site. Under Rev. Ferrell's leadership, the church envisioned from the outset a three-phase building program consisting of an education building, sanctuary, and youth building. The church initiated a bond program in January 1962 to raise the capital necessary to begin construction on a multi-purpose education building with a temporary chapel. Asheville architect J. Bertram (Bert) King was engaged in the following month to begin preparing plans for the education building, which had an estimated budget of \$84,000, excluding furnishings.⁷⁷

The congregation hosted a church-wide picnic and groundbreaking service in June 1963, and the first services were held in the building the following year. When it opened, the first floor of the new building was a single open space that served as the chapel. A small fellowship hall, kitchen, and classrooms were located on the second floor. After formally dedicating the new building on February 14, 1964, the church sold its Hendersonville Road property to a local Catholic congregation, now St. Barnabas Catholic Church. By 1968, the Arden Baptist Church congregation had grown to the point that a mobile classroom was required. The temporary structure was placed at the rear (west) of the education building, and its single, open room was partitioned into four smaller classrooms.⁷⁸

Following the departure of Rev. Ferrell in the mid-1960s, the church called Rev. Ollis Revels as pastor, and his long tenure sparked the continued growth of the congregation and church facilities. The church initiated a second bond program in 1971, hoping to raise \$125,000 to fund construction of its permanent sanctuary. Bert King was engaged to design the new building, which was modeled after the mid-1960s A-frame design of Mount Carmel Baptist Church in Leicester. Construction began on the 450-seat sanctuary in 1971, and the laminated wood beams supporting the roof soon gave shape to the new building. The first service in the new sanctuary was held on January 16, 1972, and the building was dedicated in July.⁷⁹

Following completion of the sanctuary, the church raised another \$25,000 in 1974 to complete unfinished areas of the sanctuary, add classrooms, and construct parking areas. Members Fred and Virginia Walters, who had always been generous supporters of the church, urged that the new parking lot be paved. Although the initial funding did not allow for paving, the Walters' ensured that the parking lot, lying to the north of the sanctuary, was paved in 1975.⁸⁰

⁷⁷ Ibid., 20 and 55.

⁷⁸ Ibid., 55-56.

⁷⁹ Ibid., 59.

⁸⁰ Ibid., 59-60.

By the end of the 1970s, under Rev. Revels, the growing church needed yet more space and construction began on a new classroom and media center wing, known as “the Annex” in 1980. The education building and sanctuary were connected by an open breezeway, and the \$75,000 annex, designed by architect Robert L. Daniels of Brevard, was built to the west of the breezeway. Carpeting, painting, and air-conditioning added another \$3,700 to the total cost. Restrooms were not added until 1985, and the breezeway was enclosed. The church offices were later relocated to the annex and the media center moved back into the education building.⁸¹

In 1996, the church commenced its final, major building project. Sunday School classes met in every available space throughout the church, including the four-room mobile unit, which still stood behind the original education building. The education building was in poor repair, and the youth met in a musty basement beneath the annex. The \$1.6 million three-story building designed by architect Richard L. Worley included twenty new classrooms, a 275-person Fellowship Hall, enlarged kitchen, elevator, and porte cochere entrance. In addition to the new building, which would be connected to the education building, the original structure was also substantially renovated. A new parking area behind the youth building was graded and paved to provide another 120-130 spaces. The major project strained the church’s finances, but a posthumous gift from Fred Walters, then a widower with no children, greatly assisted in retiring the building debt. Walters served as chairman of the Building Committee during the construction of the annex.⁸²

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Arden First Baptist Church is **not eligible** for the National Register of Historic Places. The church building is a rambling multi-story brick structure begun in 1963 with a single two-story building designed by Asheville architect J. Bertram King. The sanctuary, built in 1971-72, is a fairly typical example of a Modernist-influenced gable-front form with horizontal window bands and restrained exterior finishes. The property generally retains integrity of location, setting, design, materials, workmanship, feeling, and association, but the majority of the structure is less than fifty years of age.

Arden First Baptist Church is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property’s specific association must be important as well.* Begun in the mid-1950s as a mission chapel of Asheville’s First Baptist Church, the church is typical of new suburban congregations formed by the city’s growing population. The property, however, does not possess any special significance to be eligible under Criterion A and meet Criteria Consideration A for religious properties.

⁸¹ Ibid., 65-66.

⁸² Ibid., 69-70.

Arden First Baptist Church is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Organization of the church and construction of the facilities represents the collaborative work of many church leaders and members over many years and is not clearly associated with any one significant individual. As such, the property is not eligible under Criterion B.

Arden First Baptist Church is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The Arden First Baptist Church consists of four distinct blocks built between 1963 and 1998. The original two-story Education Building, completed in 1964, and the Modernist-influenced sanctuary, completed in 1972, were designed by Asheville architect J. Bertram King. The Education Building, the church's original facility, was substantially remodeled in the 1990s during the construction of the Youth Building wing. The attractive complex reflects the Modernism found in King's work throughout the area, including the Warren Wilson Presbyterian Church and College Chapel, which King designed with Charles Sappenfield. The simple form and native materials of the Warren Wilson Chapel remain unaltered and stand as one of the best examples of a Modernist-influenced church in the Buncombe County. The historic section of Arden First Baptist Church, however, comprises a relatively small portion of the overall structure and has been altered with later renovations and material changes. The church building is not eligible for National Register under Criterion C due to a lack of any special significance and integrity.

Arden First Baptist Church is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The property, which contains church facilities erected in four principal phases between 1963 and 1998, is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 4

Resource Name	Blake House
HPO Survey Site Number	BN 562
Location	150 Royal Pines Drive
PIN	9654-36-1198-00000
Date(s) of Construction	ca. 1847, 1907, 1970s, ca. 1985
Eligibility Recommendation	National Register listed (C) – architecture



Blake House, 150 Royal Pines Drive, oblique front view to north

Description

Built between 1847 and 1852 by Joseph Pyatt for Daniel Blake, the house is a five-bay hip-roof Gothic Revival-style stone house with a two-story double-pile mass and a one-story rear ell. The house displays interior stone chimneys, decorative front and rear gables with multi-curved bargeboards and trefoil vents, limestone sills and drip moldings, and an attached one-story hip-roof porch with bracketed posts. The porch shelters a single-leaf wood entry door framed by sidelights and a multi-light transom. Many of the paired wood casements remain, but some have been replaced with modern four-over-one sash.⁸³

⁸³ The Blake House description, historical background, and evaluation of significance are adapted from Terracon Consultants, Inc., “Blake House” National Register of Historic Places nomination, 2007.



Blake House, oblique rear view to west



Blake House, rear elevation, view to southwest

A rear wing added in 1907 projects to the east of the house. Originally connected by an open porch, the wing has a tall gable roof, which has been altered with a shed dormer on the south slope and a shed-roof extension to the north. The dormer and north addition are covered with wood shingles, but the north elevation of the addition is finished with stucco. An attached one-story porch carries across the south elevation of the rear ell. A one-story kitchen addition built in the 1970s projects to the east of the rear wing. The kitchen addition has plywood sheathing and a stucco exterior, single-leaf entry door, one-over-one window, and an overhanging wood-shingle parapet.

In contrast to the Gothic Revival style exterior of the house, the interior displays Greek Revival influence. The center hall plan has plaster walls and ceilings, paneled wainscoting, bold crown moldings, and two-panel doors. Most of the interior woodwork is walnut, and the fireplaces have simple post and lintel mantels. The first story has high ceilings and wood floors.

Around 1985, a detached two-story **carriage house** was erected at the rear of the property as a residence for the owners, who operated the main house as a bed-and-breakfast inn. The frame building has a stuccoed exterior and side-gable roof, which is enlivened by four gabled wall dormers on the façade. Two single-leaf entry doors are located on the façade and the windows are one-over-one double-hung sash. A one-story shed-roof extension is attached to the southeast elevation.



Carriage House, oblique front view to east



Site Plan – Blake House, 150 Royal Pines Drive [PIN 9654-36-1198-00000]
 (Source: Buncombe County GIS)

Historic Background

With the opening of the Buncombe Turnpike in 1827, the region experienced, among other things, an influx of wealthy families from the coastal areas of South Carolina and Georgia. These visitors, who had the wealth and means to travel, established summer homes in the milder climate of western North Carolina to escape the heat and disease of the low country. Beginning around 1830, with the King, Baring, Rutledge, Lowndes, and Memminger families, a large group of families from Charleston, South Carolina, built estates around the village of Flat Rock in Henderson County.

Daniel Blake (1803-1973), a Charleston planter, descended from Col. Joseph Blake of Newington, one of the wealthiest men in South Carolina during the nineteenth century. Born and educated in England, Daniel Blake married Emma Middleton Rutledge, daughter of Henry Rutledge. While traveling in western North Carolina, Blake stayed at Murray's Inn, a popular

stopping place along the Buncombe Turnpike, and later purchased 950 acres including the inn from William Murray, reportedly paying him \$10,000 in gold coins. Blake built a frame house that he called “The Meadows” and engaged an English gardener to lay out the grounds and plant boxwoods. Before her death in 1853, Emma and Daniel Blake had six children. Blake married Helen Craig of New York in 1856, and together they had three children.⁸⁴

According to local tradition, Blake sold nearly 300 acres of his land along the Buncombe Turnpike to Joseph B. Pyatt in 1847. Pyatt erected the two-story double-pile house of local stone over the next few years before selling the property back to Blake in 1852. In 1870, the house passed to Daniel and Emma Blake’s oldest son, Frederick Rutledge Blake (1838-1907), who named it “Newington” in honor of the Blake family plantation in South Carolina. In 1891, Frederick Blake and his wife, Olivia Middleton, sold the house and approximately ten acres for \$3,000 to their unmarried daughter Eliza Fisher Blake (Deed Bool 78, page 581). The couple transferred approximately 500 acres to Miss Blake in 1905 (Deed Book 136, page 25).

Eliza Fisher Blake (1870-1929), the last of the Blake family to occupy the residence, sold the estate for \$60,000 in 1925 to William I. and Estelle Phillips of Dade County, Florida (Deed Book 297, page 139). The William I. Phillips Company subdivided the 516-acre tract into a planned subdivision called “Royal Pines” (see #5). The name derived from the white pine trees Blake planted to line the carriage road to the house. The proposed development was heavily promoted with the promise of electric light and power, telephone service, paved roads, and a water and sewer system, as well as recreational amenities including a casino, swimming pool, tennis courts, and parks. The Phillips Company defaulted on its loan in 1940, and the remaining undeveloped property in the subdivision was sold to Parkway Properties, Inc.

John DuBose purchased the Blake House and adjacent parcels in 1940 for \$2,500. DuBose, an attorney, sold the house to his niece Rainsford Fairbanks DuBose MacDowell of Gaffney, South Carolina, in 1943 (Deed Book 549, page 582). MacDowell and her family used the house as a summer home and retained ownership until 1973. The Jones family bought the house and worked to restore it through the 1970s. After 1980, subsequent owners have operated the house as an inn. The Blake House was listed in the National Register in 2010, with boundaries encompassing the residual 0.75-acre tax parcel associated with it.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Blake House remains **eligible** for the National Register of Historic Places. The property was listed in the National Register of Historic Places in 2010. The two-story stone dwelling generally retains integrity of location, setting, design, materials, workmanship, feeling, and association. Although the house appears to have been altered somewhat since it was listed, the property retains sufficient integrity to remain eligible for the National Register under Criterion

⁸⁴ After the original house burned in the early 1860s, Blake’s son, Robert Blake, rebuilt a two-story double-pile stone dwelling, which he also called “The Meadows” (HN 4). The stone house remains standing at 31 Meadows Blake House Lane in Henderson County. Michael Southern and Linda Threadgill, “The Meadows” National Register of Historic Places nomination, 1979; Rev. Mark Jenkins, *Historical Sketch of Calvary Episcopal Church* (Fletcher, NC: Calvary Parish, 1959), 6.

C as an excellent, and rare, example of a mid-nineteenth-century Gothic Revival style residence in western North Carolina.

Boundary Description and Justification

The National Register boundary of the Blake House includes the full extent of its current tax parcel at 150 Royal Pines Drive [PIN 9654-36-1198-0000]. The present tract is the final 0.75-acre parcel continuously associated with the house. There appears, however, to be some discrepancy between the mapped boundary in the National Register nomination and the present parcel boundary.

According to deed records, the Blake House occupies lots 1 and 15 of Block 22 as depicted on the plat of Royal Pines recorded in Buncombe County Plat Book 7, page 62. The present parcel encompasses additional area that extends into the road network as shown on the Royal Pines plat. The additional area is described as early 1990 in the deed from John and Deborah Gustafson to Robert and Eloise Ann Roesler (Deed Book 1605, page 367). The deed describes the property as “being all of Lots 1 and 15” but “there is also conveyed herewith, without any warranties, all land between such property and the centerline of the surrounding roads including Royal Pines Drive, Sycamore Drive, and the connecting driveway.” When the Roeslers sold the Blake House in 1998, the property was defined in the deed as consisting of two tracts: the first tract containing all of Lots 1 and 15 and the second tract containing the additional area bordering Royal Pines Drive and Sycamore Drive (Deed Book 2029, page 207). All subsequent deeds describe both tracts as comprising the Blake House property. The full extent of the present Blake House tax parcel at 150 Royal Pines Drive [PIN 9654-36-1198-00000] is delineated by the heavy dashed line on the accompanying boundary map.



National Register Boundary Map – Blake House [PIN 9654-36-1198-00000]

(N.B. Full extent of present tax parcel is shown by heavy dashed line)

(Source: HPOWeb GIS Service)

Inventory No. 5

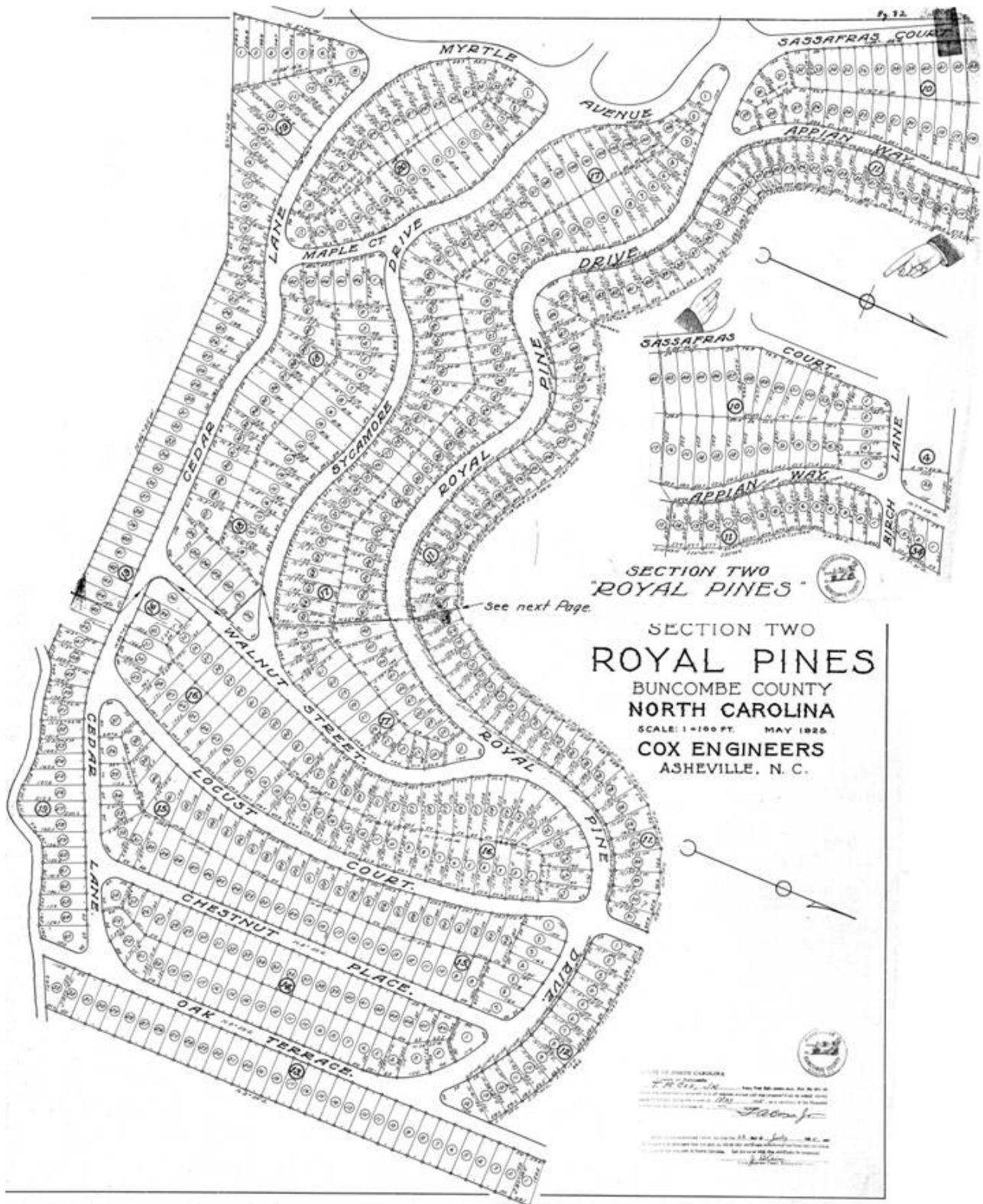
Resource Name	Royal Pines Subdivision
HPO Survey Site Number	BN 6306
Location	Sweeten Creek Road, Royal Pines Drive, Blake Drive, Birch Lane, Cedar Lane, Cherry Street, Mulberry Court, Linden Street, Sycamore Drive, Peachtree Street, Appian Way, Maple Court, Myrtle Avenue, Walnut Street, Locust Street, Chestnut Place, Oak Terrace
PIN	multiple
Date(s) of Construction	Begun 1925
Eligibility Recommendation	Not eligible (A, B, C, D)



Jake Rusher Park, Peachtree Street and Sycamore Drive, view to southwest

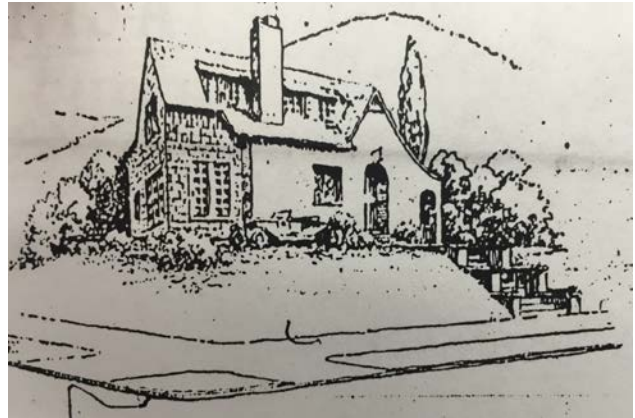
Description

Begun in 1925, Royal Pines is a large residential subdivision extending on both sides of Sweeten Creek Road and west to US 25 (Hendersonville Road). The William I. Phillips Company acquired the 516-acre estate surrounding the Blake House (see #4) to develop the neighborhood. The Phillips Company platted and promoted Royal Pines as the largest and finest subdivision in the southern section of the county. Advertisements claimed that Royal Pines would have extensive recreation facilities, paved streets, electric light and power, telephone service, and a sanitary sewer system. Despite strong sales of building lots in the 1920s, few houses were erected prior 1939, when Parkway Properties, Inc., began acquiring all unsold lots in the subdivision.



Royal Pines, Section 2, May 1925 (Plat Book 7, pages 81-82)

Although the neighborhood was heavily promoted through the 1920s, only a small number of houses were constructed in the subdivision prior to 1940. The earliest dwellings were often commodious residences rendered in a variety of popular architectural styles including Tudor Revival, Spanish Colonial Revival, Colonial Revival, and Craftsman. The first residents were typically transplants from other regions or affluent visitors who erected seasonal homes.



Frances P. Bostwick House, 9 Appian Way, façade, view to east, and rendering from Royal Pines advertisement

Located on an elevated site in the Royal Pines neighborhood, the one-and-a-half-story ca. 1926 **Frances P. Bostwick House** at 9 Appian Way is a well-designed and well-maintained Tudor Revival-style frame dwelling. Covered with wood shingles, the house features a central front-gable bay with decorative half-timbering in the gable end, front shed dormer, stuccoed chimneys, multi-light casement windows and diamond-pane sash, and a small octagonal bay on the façade. The recessed entrance bay is framed by a peaked opening and topped with a dentil cornice. The solid wood, single-leaf entry door is set within a pointed-arch opening and hung with iron strap hinges.

Promotional materials for the Royal Pines Subdivision identifies the house as belonging to Frances P. Bostwick, a Tennessee native who was married to Mark W. Bostwick of Janesville, Wisconsin. Mr. Bostwick served as the vice-president of R. M. Bostwick & Son, a clothing company. The house, erected at an estimated cost of \$10,000, was built for Mrs. Bostwick as a summer place.⁸⁵

The **O. L. Furniss House** at 181 Blake Drive is a one-and-a-half-story Craftsman-influenced frame dwelling situated near the western edge of the neighborhood. Clad with vinyl siding and resting on a brick foundation, the house has a side-gable roof, exterior brick chimney, front gable dormer, and a shed-roof porch carried on slender tapered posts. The paired posts are supported on a low brick wall, and the porch shelters a single-leaf entry door flanked by sidelights. The windows appear to be original six-over-one and four-over-one double-hung wood sash.

⁸⁵ United States Census Records, 1920, 1930 and 1940.



O. L. Furniss House, 181 Blake Avenue, façade, view to northwest, and rendering from Royal Pines advertisement

Built around 1942, the two-story side-gable frame **Karrh House** at 132 Royal Pines Road is an eclectic combination of Colonial Revival forms and Rustic Revival expressions. The house, which displays some exterior stonework and a stone façade chimney, is clad with waney-edge wood siding. The center three-bay block is enlarged with a two-story set back wing, front-gable one-story wing, and a two-story garage wing.

The house appears to have been built as a summer home by William M. and Fannie Mae Karrh, who were active in farming and timber in Swainsboro, Georgia. The property, which is composed of five lots from the original plat of Royal Pines, is located immediately west of the Blake House (#4). The Karrhs purchased the first three lots in 1940, and the remaining two lots in 1949. The house is situated on a grassy knoll and faces northwest. An in-ground swimming pool was constructed at the rear of the house in the late twentieth century.



Karrh House, 132 Royal Pines Road (l), and Daniel and Katharine Blake House, 14 Appian Way (r)

The Daniel and Katherine Blake House at 14 Appian Way, was erected in 1929 for descendants of the Blake family whose land was subdivided for the Royal Pines neighborhood (see #4). The two-story Spanish Colonial Revival-style dwelling exhibits a stucco exterior, hip roof, stuccoed chimneys, and six-over-six double-hung wood-sash windows. Set within a round-arched opening, the wooden single-leaf entry door displays iron strap hinges and privacy bars over the small single-light window. A pair of round-arched windows is positioned above the entry, molded window

hoods are carried on Solomonian columns, and an attached iron railing simulates a projecting balcony beneath the windows. An open, shed-roof porch on a brick foundation is attached on the south side of the house, while a one-story hip-roof garage wing projects to the north.

The Blakes acquired the property from the Phillips Company in 1925. The 1935 Asheville city directory identifies Daniel Blake as the chief fire warden for the State Forest Service. In 1936, the Blakes sold the house to Maj. Vernon and Nell Shell of El Paso, Texas (Deed Book 429, page 421). The Shell family retained the property until the early 1990s.



Houses, 167 Sycamore Drive (l) and 157 Cedar Lane (r)

While the earliest houses in Royal Pines tended to be examples of substantial popular architectural styles, a few Craftsman-influenced dwellings were built on a more modest scale. The vast majority of modest one-story houses, however, were not begun until after World War II. The one-story side-gable frame house at **157 Cedar Lane** was built around 1948. Resting on a stone foundation that contains a single-bay garage, the house is clad with Masonite shingles and has an attached front-gable porch that is partially screened and covered with weatherboards. The one-story hip-roof house at **167 Sycamore Drive** was built around 1953, according to tax records. The house rests on a stuccoed foundation and displays asbestos shingle siding, façade picture windows, replacement sash, and an attached clipped-gable porch carried by paired square wood posts on brick piers.

A one-story side-gable frame house at **256 Sycamore Drive** built around 1940 is located on the east side of Sweeten Creek Road and occupies a wooded lot with a small grass lawn. Resting on a stone foundation, the dwelling features an exterior brick chimney, single garage bay in the basement, and a façade picture window. The house is covered with aluminum siding, and an aluminum awning shelters the single-leaf wooden entry door. Original three-over-one double-hung windows remain in place, but the set back side wing contains replacement one-over-one windows.



Houses, 256 Sycamore Drive (l) and 48 Linden Street (r)

A brick Minimal Traditional style house at **48 Linden Street** was built around 1951. The modest one-story brick house is capped by a side-gable roof with a decorative central front gable and has a set back side wing and interior brick chimneys. An attached aluminum awning supported on thin metal posts shelters the single-leaf entry door and brick stoop. The house displays a façade picture window, replacement one-over-one sash windows, and vinyl siding in the soffits. A detached two-car garage is located at the end of the driveway on the south side of the house.



Log House, 3665 Sweeten Creek Road (l), and Commercial Building, 3724 Sweeten Creek Road (r)

The one-story side-gable log house at **3665 Sweeten Creek Road** appears to have been built, or moved to this location, around 1945. Hilma W. Nelson of Palm Beach County, Florida, purchased two lots from Parkway Properties Inc. (Deed Book 591, page 131). Resting on a concrete block foundation, the log dwelling exhibits half-dovetail notching, waney-edge wood siding in the gable ends, an exterior stone chimney, and six-over-six and eight-over-eight double-hung sash windows. An attached shed-roof porch is supported by square wood posts and shelters a single-leaf six-panel wood entry door. The exposed face of the porch foundation is covered with a stone veneer. A one-story two-car garage wing extends from the southwest elevation, away from the road. Built around 1976, the flat-roof wing is constructed of concrete block, has a replacement metal overhead door, and holds a rooftop patio accessed from the main level of the house. Although the history of the log house is uncertain, it was most likely reconstructed at this location in the mid-

twentieth century at a time when other nineteenth-century log structures were being rescued from rapid development throughout the county.

Built around 1959, the one-story flat-roof masonry **Commercial Building** at 3724 Sweeten Creek Road contains two storefronts and four retail units that are sheltered by an attached flat-roof canopy supported on decorative metal posts. The building has a brick façade with concrete block side and rear walls. Two brick pilasters are located on each of the side elevations. The storefronts, each serving two units, consist of large plate-glass display windows, plate-glass transoms, and single-leaf metal-frame glazed doors. A low, concrete slab sidewalk on a brick foundation extends the full width of the façade.

The building occupies a teardrop-shaped block near the center of the Royal Pines subdivision, with Sweeten Creek Road to the southwest and the curving course of Myrtle Street and Royal Pines Plaza running behind the building. A second commercial building on the property was erected around 2005, according to tax records. The diminutive building is a one-story side-gable frame structure with plywood sheathing, waney-edge wood siding in the gable ends, a rear shed-roof extension, and an attached shed-roof side wing. An attached shed-roof porch supported on square wood posts shelters a single-leaf entry door that is flanked by eight-light fixed-sash windows.



Houses, 354 Sycamore Drive (l) and 118 Cedar Lane (r)

The vast majority of the resources in Royal Pines date from the post-World War II period when numerous Ranch houses were built on open lots throughout the neighborhood. The Ranch houses typically have frame construction finished with wood siding or brick veneer and a horizontal, one-story form capped by a low-pitched side-gable or hip roof. The ca. 1955 house at **118 Cedar Lane** is a well-maintained example with asbestos shingle siding, an interior brick chimney, a multi-light picture window, and two-over-two double-hung sash windows with horizontal muntins. The side-gable roof extends on the east side to form an open breezeway between the main house and a front-gable one-car garage with vertical wood sheathing in the gable end.

Built around 1954, the one-story brick Ranch house at **354 Sycamore Drive** features a side-gable roof with a projecting front-gable wing containing a multi-light picture window. The house exhibits an interior brick chimney, cornice returns, vinyl siding in the gable ends, and replacement one-over-one windows. The one-story brick Ranch house at **202 Birch Lane** was built around 1963.

It has a front-gable end bay with weatherboards in the gable end, an interior brick chimney, recessed entry porch, façade picture window, six-over-six double-hung wood-sash windows, and a one-bay garage wing with a paneled wooden overhead door.



Houses, 440 Royal Pines Road (l) and 202 Birch Lane (r)

Built around 1964, the brick Ranch house at **440 Royal Pines Drive** is a one-story side-gable dwelling with vinyl siding, a brick veneer apron, wide brick chimney, engaged carport, and a façade picture window. The windows throughout appear to be replacement one-over-one sash. The house at **293 Maple Court**, which was built around 1961, is similar in form and style with a brick veneer exterior, engaged carport, and a façade picture window. It has vinyl siding in gable ends and under the carport, a replacement picture window, and replacement one-over-one double-hung sash.



Houses, 293 Maple Court (l) and 100 Linden Street (r)

A small number of Ranch houses in the neighborhood present a front-facing gable with a roof extension that forms an engaged carport to the side. Built around 1966, the house at **100 Linden Street** is a good representative example. The one-story frame dwelling has weatherboard siding, a brick veneer apron, a bowed picture window, and one-over-one double-hung sash with horizontal muntins. Similar houses and variations, including some clad with waney-edge siding, are located at **143 Linden Street, 273 Sycamore Drive, 117 Cedar Lane.**

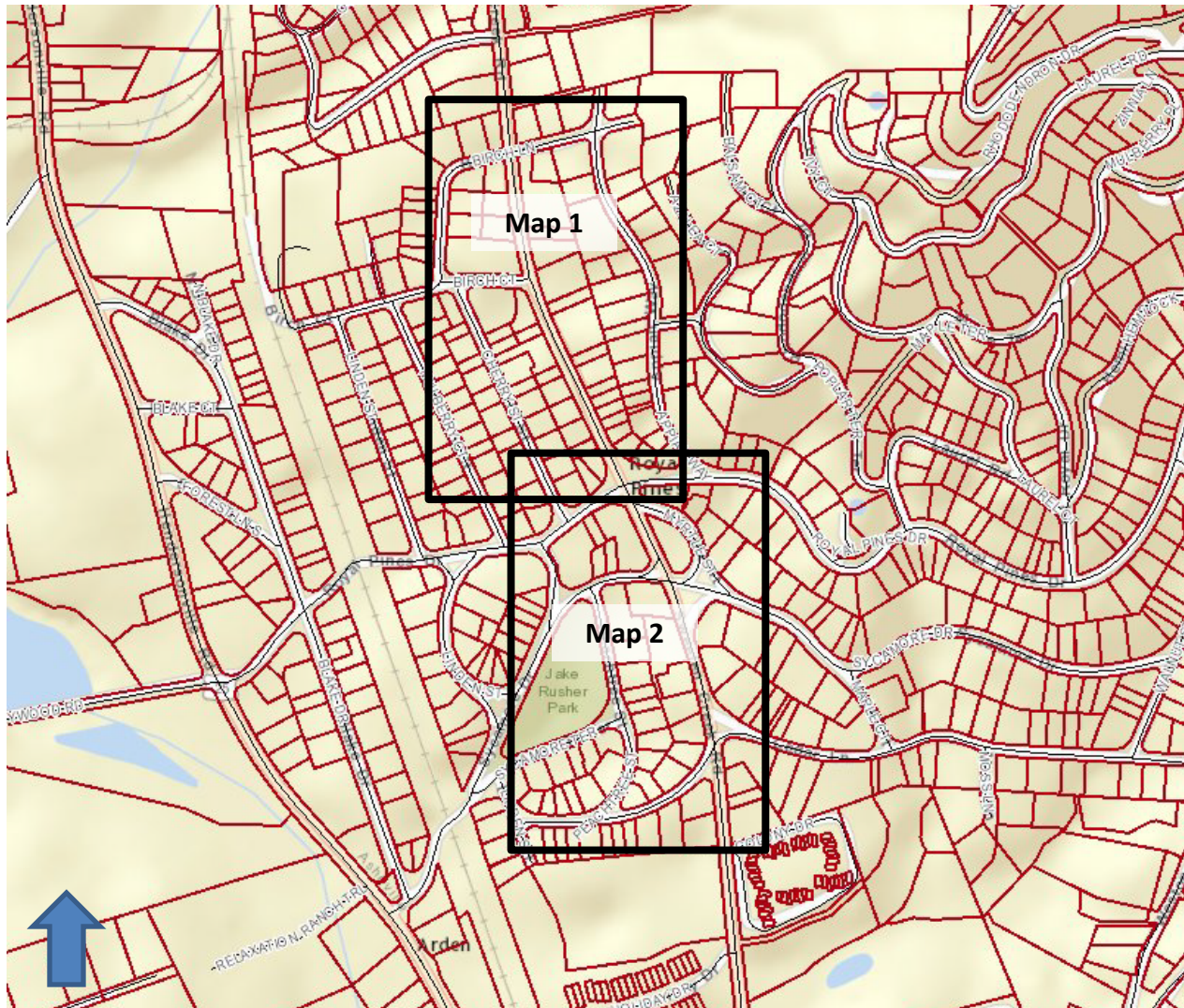


Service Station, 3721 Sweeten Creek Road (l), and Twin Oaks Apartments, 3684 Sweeten Creek Road (r)





In addition to the commercial buildings at 3724 Sweeten Creek Road, numerous other commercial buildings have been erected along the corridor through the neighborhood. Other than an altered gas station with two service bays at **3721 Sweeten Creek Road**, which was built around 1965, and two altered buildings from the 1950s at **3759** and **3765 Sweeten Creek Road**, the majority of commercial buildings are less than fifty years of age. The service station shares a tax parcel with the **Market Center**, a convenience store built in 1989 at the intersection of Sweeten Creek Road and Royal Pines Drive. **Twin Oaks Apartments** at 3684 Sweeten Creek Road consists of three one-story buildings on exposed basements that were built in 1973. Another small apartment complex of two-story buildings was built at **3667 Sweeten Creek Road** in 1999. Several houses along the road have been converted to businesses, but new two-story frame office buildings were built at **3601** and **3653 Sweeten Creek Road** in the mid-1980s. The largest commercial buildings are concentrated in the southern portion of the subdivision, including a one-story shopping center at **3749 Sweeten Creek Road**, which was built in 1999, and a tall one-story concrete block store building at **3751 Sweeten Creek Road** built in 2003.



Market Center, 3715 Sweeten Creek Road (l), and Shopping Center, 3749 Sweeten Creek Road (r)

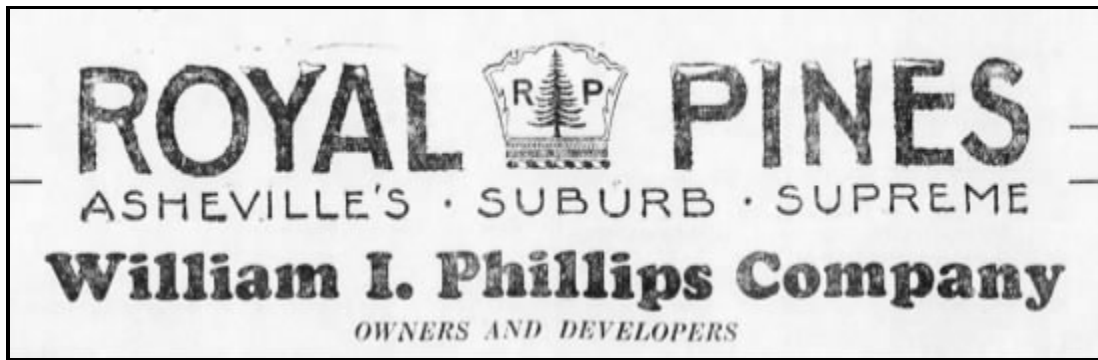


Key for accompanying map enlargements of Royal Pines neighborhood:

-  Resources built 1939 or earlier
-  Resources between 1940 and 1967
-  Resources built after 1967
-  Vacant parcels

Historic Background

Eliza Fisher Blake, the last of the Blake Family to occupy the two-story stone house built around 1847 for prominent South Carolinian Daniel Blake (see #4), sold her 516-acre estate to William I. and Estelle Phillips in May 1925. Phillips, a prominent developer from Dade County, Florida, subdivided the land for a planned residential section to be called “Royal Pines.” The new development was heavily promoted by the William I. Phillips Company, which promised electric lights and power, paved streets, water and sewer system, and telephone service. Recreational amenities included a swimming pool, tennis courts, a casino, and landscaped parks. Special concerts at the company’s offices in downtown Asheville were later recalled by architect Henry Gaines and likely included performances of a song commissioned from W. R. Williams entitled, “Everybody’s Pining for a Home in Royal Pines.” Phillips’ promotion efforts appear to have paid off initially because the company sold more than 300 lots in a month and a half. Photos and renderings of the first houses to be constructed in the neighborhood depict a sampling of commodious, well-appointed Craftsman bungalows along with Colonial Revival and Tudor Revival-style houses.⁸⁶



Royal Pines advertising banner (*Asheville Citizen*, January 31, 1926)

To further promote the neighborhood, Phillips advertised in Florida newspapers from Miami to Jacksonville. The company operated a large fleet of buses to deliver potential buyers to Asheville. In the summer of 1926, the company brought individuals from Greenville and Anderson, South Carolina, to escape a heat wave sweeping the state. The buses transported as many as 250 people per day to Royal Pines, where they were treated to the cool air and a dip in the new swimming pool.⁸⁷

A newspaper advertisement for the neighborhood’s recreation park included a rendering of the proposed casino designed by architect Albert C. Wirth, which depicted a two-story building with a banquet hall, dance floor, dressing rooms, open cupola, large arched windows, and a wide veranda.⁸⁸ It is unclear if Wirth designed the completed casino because the building appeared as a one-story Rustic Revival-style building with triangular eave brackets and wood shingle siding.

⁸⁶ Royal Pines promotional booklet; Gaines, 15-18.

⁸⁷ *Asheville Citizen*, July 21, 1926.

⁸⁸ *Asheville Citizen*, January 31, 1926.

Phillips engaged P. J. Fagan of Miami to manage the casino when it opened in May 1926. Phillips hired local actress Mary Farrell to act as hostess and brought in Professor C. M. Davis as the casino's official swim instructor.⁸⁹ The heavily altered and deteriorated casino and swimming pool were removed in the early 2000s for the creation of Jake Rusher Park.



Royal Pines Casino, 1927, postcard, AA394
(North Carolina Collection, Pack Memorial Library, Asheville, NC)

The Phillips Company touted Royal Pines as “Asheville’s Supreme Suburb” and sold lots to more than 800 individuals from thirty-eight states, as well as Canada and Cuba. From June to December 1925, the company recorded sales of nearly 1,000 lots at a cost of approximately \$1,500,000. Land values in the area rose from \$200 per acre to nearly \$1,500 per acre. Deed restrictions intended to “guarantee a first class residential suburb without discouraging the man seeking a modest home” and required that the construction costs for a house in Royal Pines be equal to at least two-and-a-half times the value of the lot.⁹⁰

Although initial lot sales were strong, actual home construction lagged far behind. By the time of the stock market crash in 1929, only a small number of houses had been built in the neighborhood; less than twenty structures are shown on the 1936 USGS topographic map. The Depression hindered development during the 1930s, and like other south Asheville neighborhoods new construction rebounded slowly in the 1930s and post-World War II period before taking off in the late twentieth century.

⁸⁹ “Royal Pines to Open Pool Soon,” *Asheville Citizen*, May 27, 1926.

⁹⁰ “1,500,000 in Lots at Royal Pines Sold in Six Months,” *Brooklyn Daily Eagle*, May 23, 1926.

The Phillips Company divested itself of Royal Pines in the late 1930s. Parkway Properties, Inc., began acquiring undeveloped lots in the neighborhood. It purchased 290 lots from Consolidated Realty Corporation and announced plans to construct five new homes in April 1940. The houses were to be the first of forty low-priced summer homes planned for construction in 1940. Parkway Properties hired T. A. Cox, the civil engineer who originally laid out Royal Pines, to resurvey the subdivision for the new building program.⁹¹ In May 1940, Parkway Properties acquired several hundred more lots from John DuBose and John W. Spicer for an estimated \$9,000.⁹²

In the post-war period, Royal Pines experienced a renewed wave of home construction to meet the demands of Asheville's growing population. The large subdivision was ripe for new construction with its existing lots, established street patterns, and utilities. Companies like Heritage Homes built scores of modest dwellings and simple Ranch houses beginning in the 1950s and continuing through the early 1970s. Early additions to the original Royal Pines plat, such as Mount Royal (Plat Book 24, page 23), subdivided adjacent land and enlarged the neighborhood. Other additions after 1960 such as Mountain View, Royal Heights, Hickory Hills, and Glen Crest have further accumulated as part of the larger Royal Pines neighborhood. One proposed addition, Royal Pines Manor (Plat Book 7, page 98), never developed and was eventually sold to Arden First Baptist Church in 1962 (see #3).

By the end of the twentieth century, Royal Pines was a well-established and desirable residential suburb of Asheville. Non-residential development has continued to grow along Sweeten Creek Road within subdivision, with newer and larger commercial buildings appearing south of the intersection with Royal Pines Drive. More multi-family housing has been constructed. The pool and deteriorated casino building eventually fell into disrepair, and the facilities were removed to create city park. Today, Royal Pines maintains much of its late twentieth century appearance although a limited amount of infill construction has occurred in the still desirable neighborhood.



Offices, 3653 Sweeten Creek Road (l), and Houses, Linden Street (r)

⁹¹ "New Homes Will Be Constructed in Royal Pines," *Asheville Citizen*, April 28, 1940.

⁹² "\$9,000 Is Paid For Block of Land at Royal Pines," *Asheville Citizen*, May 22, 1940.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Royal Pines neighborhood is **not eligible** for the National Register of Historic Places. Platted and initially developed in the mid-1920s, the neighborhood is primarily a collection of Ranch houses dating from the post-World War II period and continuing through the late twentieth century. Royal Pines generally retains integrity of location, setting, design, materials, workmanship, feeling, and association. The overall integrity, however, has been diminished by material changes to individual resources, modern commercial development on Sweeten Creek Road, and extensive construction through the second half of the twentieth century.

Royal Pines is **not eligible** for the National Register as a historic district under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The development of Royal Pines through the twentieth century is not uncommon among residential areas of southern Buncombe County, although it was among the largest planned subdivisions of the 1920s. The William I. Phillips Company of Miami developed Royal Pines on the 516-acre estate of the nineteenth-century Blake House (#4), which still stands at the center of the neighborhood. Phillips advertised the Royal Pines development throughout the southeast, along with another Asheville neighborhood, Lake View Park. As a result of the extensive promotion, the company enjoyed tremendous lot sales in Royal Pines, although very few houses were constructed prior to the economic depression of the 1930s. Significant development and home construction in Royal Pines did not begin until after World War II as industrial, commercial, and population growth pushed outward from Asheville and into southern Buncombe County.

Royal Pines was initially platted and promoted at the height of Asheville's real estate boom in the 1920s. Despite its location approximately nine miles south of Asheville, Royal Pines was among the city's rapidly expanding residential sections. More fully realized neighborhoods of the period, including Kenilworth, Beverly Hills, Biltmore Forest, Lake View Park, and sections of West Asheville, were located closer to downtown Asheville and benefitted from their proximity to the city center. Although Royal Pines posted strong lot sales in the 1920s, home construction appears to have been hampered by its distance from Asheville. The neighborhood was simply too remote to achieve the same level of density and construction that occurred in other sections nearer to downtown. Improved transportation routes allowed for increased suburbanization of Asheville in the second half of the twentieth century and brought significant population growth to the southern portion of the county that ultimately precipitated the full development of Royal Pines. As a result, Royal Pines more closely resembles the numerous residential neighborhoods of the second-half of the twentieth century instead of its early twentieth century counterparts. Royal Pines does not appear to possess sufficient significance and integrity to be eligible for the National Register under Criterion A.

Royal Pines is **not eligible** for the National Register as a historic district under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and*

1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group. Royal Pines was developed by the William I. Phillips Company, headed by William Phillips of Miami, Florida. A prominent real estate developer, Phillips' company also promoted the Lake View Park subdivision in Asheville. As one of multiple developments promoted by Phillips, Royal Pines does not possess any special significance for its association with his productive life. As such, the property is not eligible for the National Register under Criterion B.

Royal Pines is **not eligible** for the National Register as a historic district under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The collection of houses, multi-family housing, and commercial buildings in Royal Pines reflects several different periods of development and lacks cohesion as a distinguishable entity. Platted in the 1920s, the large neighborhood contains only a small number of residences built in the Craftsman and popular revival styles of the period. Substantial numbers of homes in Royal Pines were not built until after World War II, when the southern portion of Buncombe County began to grow. The vast majority of resources in Royal Pines are modest dwellings and simple Ranch houses constructed during an explosion of development in the 1960s and 1970s. Additions to the Royal Pines neighborhood extended the residential development further to the east from the mid-1960s through the 1980s. The swimming pool, a noted amenity of the neighborhood, was removed in the early 2000s. Late-twentieth century commercial development on Sweeten Creek Road further detracts from its cohesiveness. As a result, Royal Pines not only lacks sufficient integrity to represent its origin as an early-twentieth century residential subdivision from Asheville's real estate boom, but also lacks cohesion and distinction as a post-World War II neighborhood of Ranch houses. Royal Pines does not possess sufficient significance and integrity to be eligible for the National Register as a historic district under Criterion C.

Royal Pines is **not eligible** for the National Register as a historic district under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The residential subdivision initially developed in the early twentieth century and primarily built out in the post-World War II period is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 6

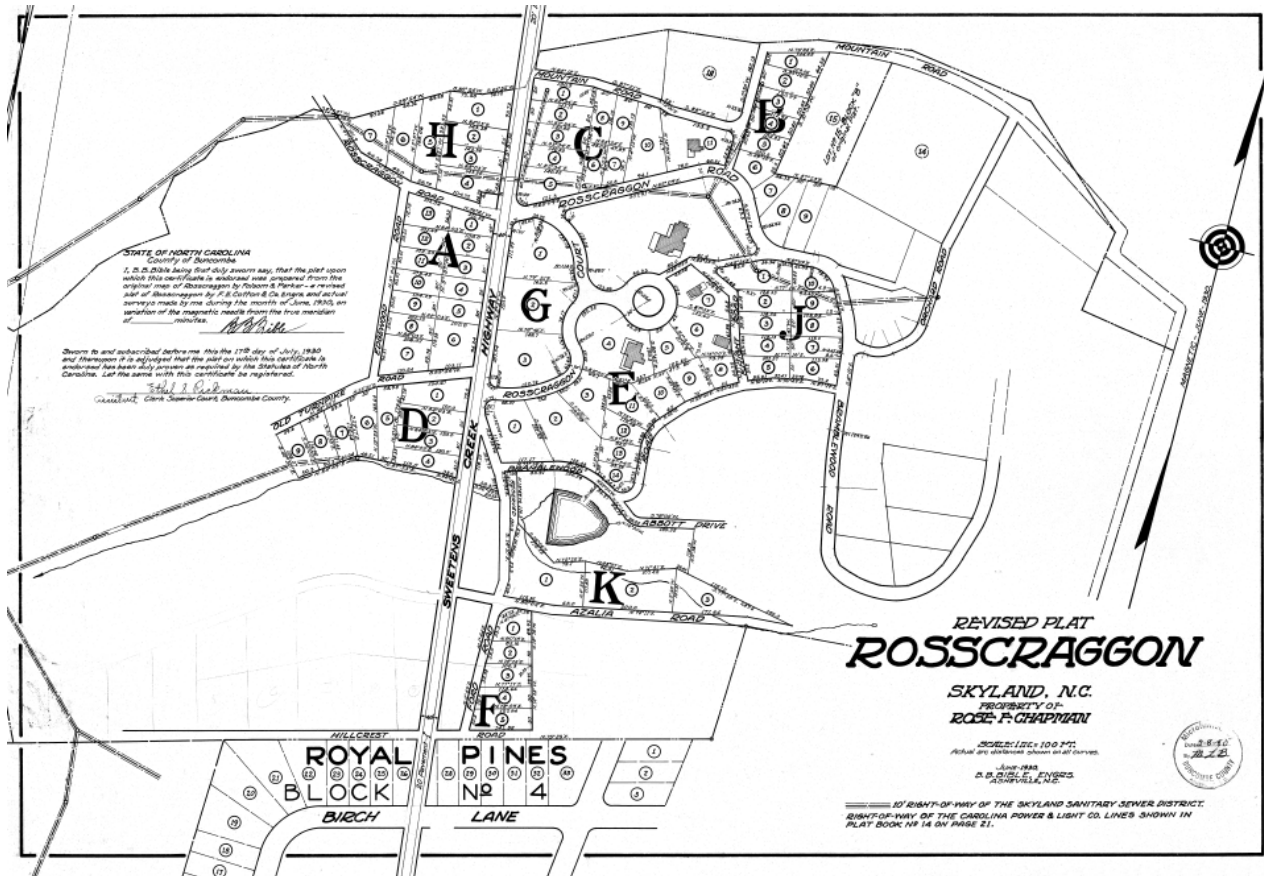
Resource Name	Rosscraggon Subdivision
HPO Survey Site Number	BN 6310
Location	Rosscraggon Road, Rosscraggon Court, Azalea Road, Old Turnpike Road, Bramblewood Road, and Sweeten Creek Road
PIN	Multiple
Date(s) of Construction	ca. 1908, 1920s
Eligibility Recommendation	Not eligible (A, B, C, D)



Site of Rosscraggon Inn, 309 Rosscraggon Road, view to west

Description

The small collection of surviving early twentieth-century residences in the Rosscraggon subdivision was begun in the 1910s on land subdivided for Rosanna Frances (Rose) Chapman. Evolving from a nineteenth-century estate, Rosscraggon developed as a rustic country inn and seasonal cottages in the first decades of the twentieth century. Chapman operated the inn and its popular dining room, known as Red Cottage, while friends and prominent families erected rustic frame cottages around the wooded property. Chapman began selling off lots for year round residential construction but, like much of the surrounding area, significant building did not begin until the 1960s as population growth and suburbanization pushed south from Asheville. Chapman set aside nearly twenty acres of her property for nature reserve known as Rosscraggon Wood.



Rosscraggon, Skyland, N.C., Revised Plat, June 1930 (Plat Book 16, page 38)

Rosscraggon Inn, dating from the early twentieth century, was one of the earliest structures erected on Rose Chapman's property. The inn and dining room stood on the circular drive that is the present Rosscraggon Court. While the inn no longer stands, one of the other earliest residences in the neighborhood is located at **1 Rosscraggon Court**. The heavily-altered two-story frame dwelling has weatherboard siding, a gambrel roof, and replacement one-over-one windows. An inset porch carried on square wood posts connects to an attached one-story shed-roof porch. Small shed dormers project from the roof. The house has been enlarged with multiple additions including a two-story shed-roof wing on the north elevation and an attached shed-roof carport on the south elevation. The house at **308 Rosscraggon Road**, which was erected around 1909 according to tax records, is currently being renovated. The one-and-a-half-story front-gable Craftsman-influenced frame dwelling exhibits large shed dormers and an attached front-gable porch that wraps around the west elevation of the house. The current renovation work includes a rebuilt concrete block foundation, vinyl siding, a replacement single-leaf entry door, and replacement one-over-one windows that are smaller than the original openings.



Houses, 1 Rosscraggon Court (l), and 308 Rosscraggon Road (r)

The ca. 1910 house at **387 Rosscraggon Road** is similar in form to the earlier, altered residence at 1 Rosscraggon Court. The two-story frame dwelling has wood shingle siding and a gambrel roof with small shed dormers. An inset porch supported on square wood posts is located on the west elevation. A gambrel-roof wing projects to the south. The house has exterior brick chimneys, replacement windows, and an attached metal-clad shed roof porch supported on turned posts. The porch shelters a single-leaf wood entry door with narrow sidelights. A two-car frame garage with a tall side-gable roof built around 1988 stands to the southeast of the house.



Houses, 387 Rosscraggon Road (l), and 366 Rosscraggon Road (r)

Robindale, the two-story Rustic Revival style frame dwelling at **366 Rosscraggon Road**, sits on an exposed brick foundation with one-story gable-roof wings projecting to the south and west. The front-gable dwelling is covered with wood shingles and displays an interior brick chimney, large shed dormers, exposed rafter tails, and an attached wraparound porch. The porch is carried on peeled log posts with a log balustrade. A single garage bay is located beneath the porch with a rock retaining wall forming one side of the driveway. The house has both original and replacement multi-light casement windows. The Robinson family of Florida built the house around 1912, as a place to stay while visiting their daughter who was being treated at an Asheville tuberculosis sanitarium.

Although only a few houses from the 1910s and 1920s remain in Rosscraggon, the surviving examples frequently exhibit Craftsman influence. The house at **376 Rosscraggon Road**, built

around 1916, displays the common form of a one-and-a-half-story side-gable bungalow with a front shed dormer and an engaged full-width porch. The house is clad with wood shingles and the dormer is covered with board-and-batten siding. A one-story side-gable wing projects to the south, and the windows are typically one-over-one replacement sash.

Occupying a three-acre parcel at the rear (west) of the Church of Jesus Christ of Latter-Day Saints Arden (#7) on Sweeten Creek Road, the ca. 1925 one-story Craftsman-influenced frame house at **221 Rosscraggon Road** is capped by asphalt-shingle hip roof and covered with wood shingles. The house displays an interior brick chimney, small shed dormer, two projecting hip-roof front wings, exposed rafter tails, and four-over-one double-hung wood sash windows with a horizontal muntin near the top of the upper sash. A board-and-batten apron wraps the lower portion of the house below the window sills.



Houses, 221 Rosscraggon Road (l), and 376 Rosscraggon Road (r)

A small number of buildings in Rosscraggon dates from the post-World War II period as new development was beginning to extend further south from Asheville. Among these was the original Royal Pines Meetinghouse (see #7), built in 1956 and substantially enlarged in the 1980s, home to the Church of Jesus Christ of Latter-Day Saints. The one-story side-gable frame house at **309 Rosscraggon Road** is a modest dwelling built around 1954 on the site of the Rosscraggon Inn, which was demolished after years of disuse following the death of Rose Chapman. The house rests on a brick foundation and exhibits weatherboard siding, an exterior brick chimney, vertical wood sheathing in the gable ends, and three-over-one double-hung sash windows. An attached front-gable entry porch shelters a single-leaf door, while a screen porch is located at the rear between two gable-roof ells. The rambling one-and-a-half-story house at **3388 Sweeten Creek Road**, built around 1950, has been enlarged for apartments with a two-story rear wing. Resting on a brick and concrete block foundation, the house is clad with asbestos shingle siding and capped by a tall side-gable roof with wood shingle in the gable ends. The house has interior brick chimneys, projecting gable-roof bays, a front shed dormer, an enclosed entry porch, and replacement one-over-one windows.



Houses, 309 Rosscraggon Road (l), and 3388 Sweeten Creek Road (r)

The majority of residences and commercial buildings in Rosscraggon have been constructed since the 1960s, especially on Azalea and Old Turnpike roads on the west side of Sweeten Creek Road. The later houses are typically one-story Ranch houses with low-pitched hip or side-gable roofs. Built around 1963, the house at **219 Rosscraggon Road** is a side-gable Ranch house with asbestos shingle siding, an engaged carport, shallow entry porch, and replacement windows. The house at **36 Azalea Road** is a hip-roof Ranch house with vinyl siding and a brick veneer apron, engaged carport, façade picture window, and replacement one-over-one sash. The attached hip-roof porch is carried on metal posts with decorative floral filigree.



Houses, 219 Rosscraggon Road (l) and 36 Azalea Road (r)

The integrity of the small neighborhood is compromised in part by the material changes to individual residences and commercial development on Sweeten Creek Road, but to a greater extent by the number of resources constructed after 1980. The majority of houses on Rosscraggon Court were built after 1980, and the expansive one-story Ranch house at **373 Rosscraggon Road** occupies a one-and-a-half-acre parcel among the few surviving early twentieth century cottages. Resting on a brick foundation, the side-gable frame dwelling is covered with narrow vertical wood sheathing. It displays a projecting front-gable bay at the west end of the façade, an engaged porch across the façade, and a two-car garage wing. The neighborhood's small pond on Bramblewood Road was filled for the construction of townhomes in the mid-1980s. Southway Gardens, a brick

veneer apartment complex, was erected around 1980 at **3390 Sweeten Creek Road** at its intersection with Rosscraggon Road.

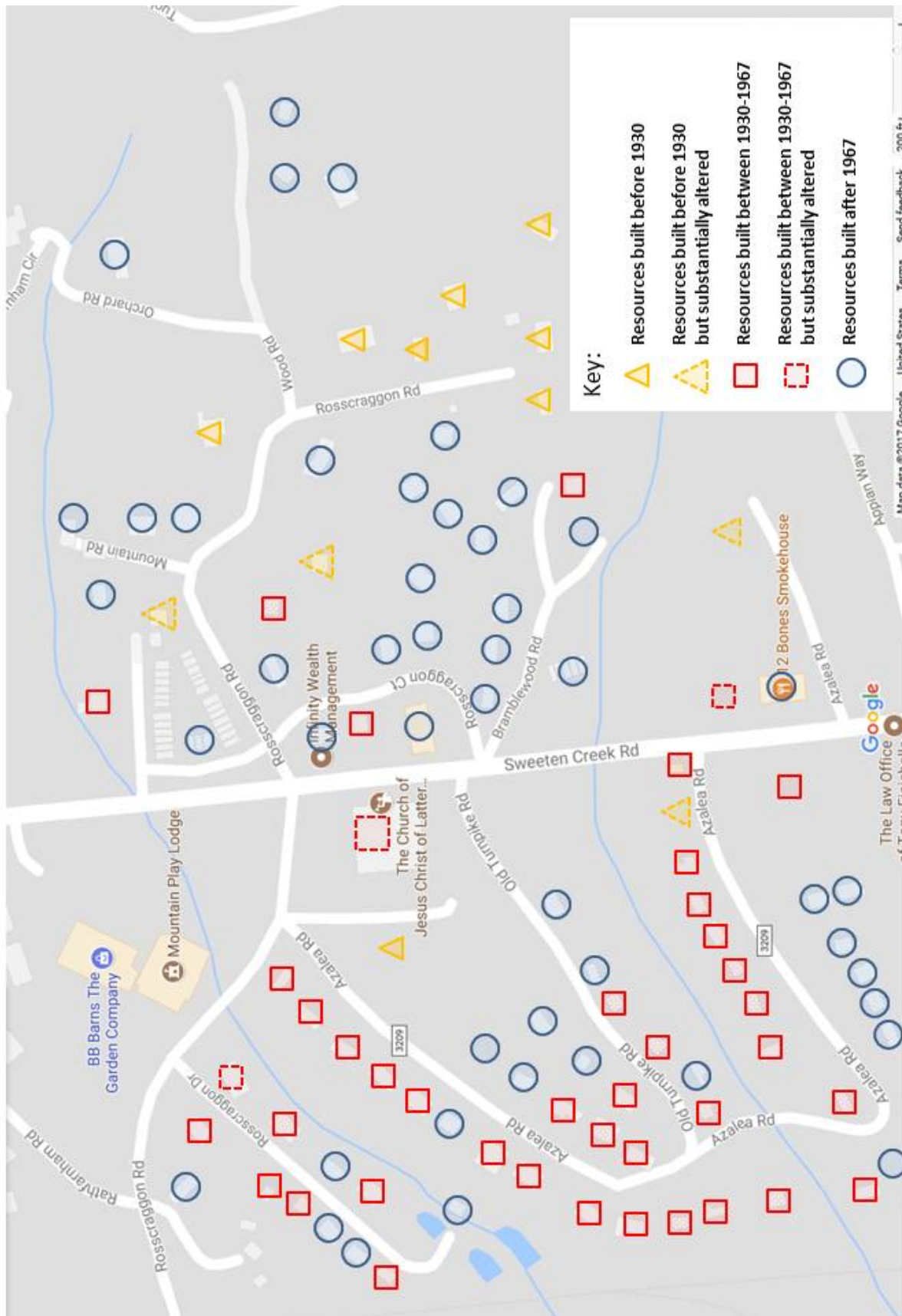


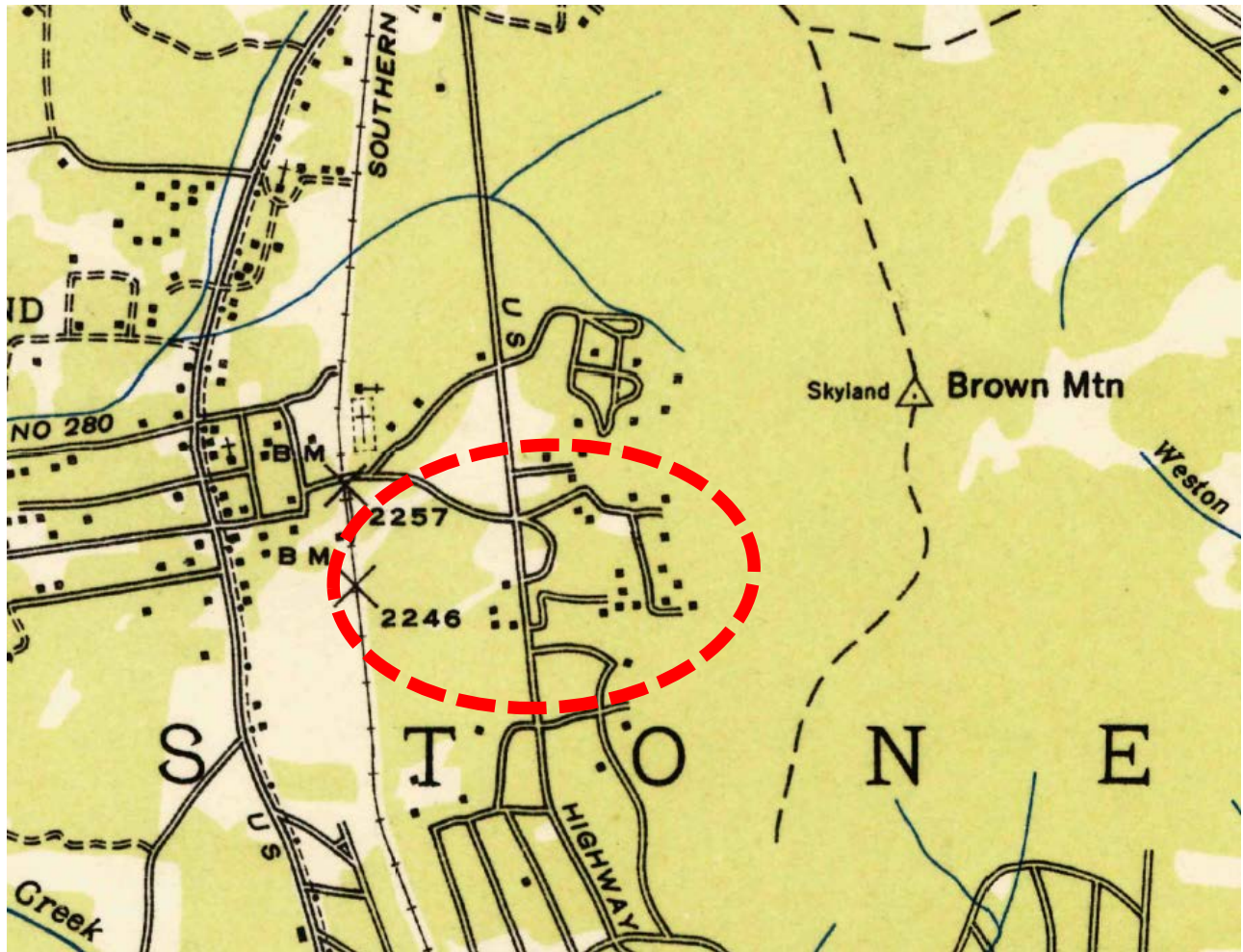
House, 373 Rosscraggon Road (l) and Southway Gardens, 3390 Sweeten Creek Road (r)

The commercial corridor further diminishes the historic integrity of the neighborhood. Development on the west side of Sweeten Creek Road is dominated by the substantial frontage of the Church of Jesus Christ of Latter-Day Saints Arden (#7), which roughly extends between Azalea and Rosscraggon roads. On the east side of the road, commercial buildings significantly less than fifty years of age are located at **3400 Sweeten Creek Road** and **3424 Sweeten Creek Road**. The substantially altered two-story commercial building at **3480 Sweeten Creek Road** was built in 1963 according to tax records, and the remodeled gas station at **3578 Sweeten Creek Road** was constructed around 1968.



Commercial buildings, 3424 Sweeten Creek Road (l) and 3480 Sweeten Creek Road (r)





Rossraggon subdivision – Skyland, NC USGS topographic quadrangle map (1936)

Historic Background

Rosanna Frances (“Rose”) Chapman (1860-1941), her brother Shepherd F. Chapman, and their brother-in-law, W. C. Carmichael, acquired 216 acres from the J. Evan Brown estate in the Skyland area south of Asheville in 1903. Pooling their resources, the Chapmans and Carmichael farmed the property with moderate success. Rose Chapman started a small furniture making factory on the property that employed local mountain craftsmen and built three cottages. Carmichael built the rambling two-story building that became known as Rossraggon Inn. The Chapman siblings later bought out Carmichael’s interest in the property and divided the acreage among the two of them.⁹³

The Chapmans were the children of Leicester and Sarah Chapman, who operated a trading post on the Buncombe Turnpike and developed the community of Leicester northwest of Asheville in the mid-nineteenth century. In her youth, Rose Chapman helped to establish Asheville’s first public library, which was located on the second floor of the courthouse, and worked to organize

⁹³ Wanda Stanard, “Rossraggon Wood Perpetuates Memory of Miss Ross,” *Asheville Citizen-Times*, January 26, 1969.

the first hospital in town. She studied art in Baltimore and New York before enrolling at the Kensington School of Design in London in 1894. Chapman returned to Asheville in 1895, the year her father died, and fell into poor health herself. When her doctors prescribed rest and recuperation in the countryside, she joined with her brother and brother-in-law in their real estate venture in rural Limestone township.⁹⁴

Rose Chapman named her tract Rosscraggon after her mother's ancestral Irish home and oversaw the operation of the inn. She gained renown as the hostess of Rosscraggon Inn, sharing her many talents and experiences with her summer guests, who frequently returned summer after summer. Chapman later subdivided the land and began to sell lots, which were initially purchased by friends and acquaintances for the construction of country retreats and summer cottages. Three Florida businessmen purchased the inn in 1939. As tourism trends moved away from season-long stays to shorter visits, the inn eventually fell into disuse and was torn down.⁹⁵



Miss Rose Chapman at Rosscraggon Inn, ca. 1920, F629-4 (North Carolina Collection, Pack Memorial Library)

Prior to her death in 1941, Chapman set aside eighteen acres that became the core of Rosscraggon Wood, a twenty-three-acre nature preserve on the eastern boundary of the neighborhood. It is unclear whether Chapman was motivated by a love of the azalea-filled gorge near her home or a premonition of the development threats bearing down on the once pristine corridor. Regardless of the reason, the creation of a nature preserve for future generations was one of Chapman's primary ambitions later in life. The first meeting of Rosscraggon Wood, Inc., the organization that oversees the management of the preserve, was held in September 1939 at the home of Maj. and Mrs. Vernon M. Shell in Royal Pines (see #5).⁹⁶

In the absence of Rose Chapman's individual vision, the small neighborhood underwent significant change in the second half of the twentieth century. The inn was torn down and new residential construction dominated the area west of Sweeten Creek Road. The construction of the Royal Pines Meetinghouse in mid-1950s and its subsequent expansion in the 1980s claimed a large section of the neighborhood for the religious facility and its surface parking lots. New commercial and residential construction on the east side of Sweeten Creek Road has encroached upon the site of the inn and the few surviving cottages.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Rosscraggon neighborhood is **not eligible** for the National Register of Historic Places. The small collection of early twentieth-century cottages and post-World War II housing is

⁹⁴ Ibid.; Carrie M. Shaw, "Rosscraggon is Colorful Spot in Mountains," *Asheville Citizen*, August 18, 1935.

⁹⁵ Ibid.

⁹⁶ Nancy Marlowe, "Rosscraggon Wood a Farsighted Dream," *Asheville Citizen-Times*, August 18, 1989.

an interesting, though not uncommon, example of residential development in southern Buncombe County. The small neighborhood retains its general integrity of location, setting, and association. The overall integrity of design, materials, workmanship, and feeling has been compromised by material changes to individual residences, loss of the original inn, later residential infill construction, and modern commercial development along Sweeten Creek Road.

Rosscraggon is **not eligible** for the National Register as a historic district under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The development of Rosscraggon through the twentieth century is not uncommon among residential areas in southern Buncombe County, many of which were subdivided from large estates and often included inns or cottages for guest accommodations. Developed from a portion of the J. Evan Brown estate, which included a nineteenth century inn, or tavern, Rosscraggon was conceived by Rose Chapman in the early twentieth century to include an inn and cottages built by family friends as summer retreats. Chapman eventually sold lots for a residential subdivision, although significant development of the property did not occur until after World War II as industrial, commercial, and population growth pushed south from Asheville.

Rosscraggon began primarily as a collection summer cottages for seasonal visitors and friends of Rose Chapman. Its location approximately nine miles south of Asheville contributed to its popularity. Rosscraggon was among the city's rapidly expanding residential sections including more fully realized neighborhoods of the period such as Kenilworth, Albemarle Park, Beverly Hills, Lake View Park, and sections of West Asheville. These other neighborhoods typically benefitted from being closer to the city center, and both Kenilworth and Albemarle Park were developed around a central inn. Rosscraggon developed successfully under the supervision of Rose Chapman, but in her later years, the inn closed and was eventually demolished. Portions of the subdivision were sold for new home construction in the post-World War II period as improved transportation routes allowed for increased suburbanization of Asheville and brought significant population growth to the southern portion of the county. As a result, Rosscraggon largely resembles the numerous residential neighborhoods of the second-half of the twentieth century instead of its early twentieth century counterparts with the exception of a cluster of houses located on Rosscraggon Road beyond its intersection with Wood Road. With few of the early summer cottages remaining and the loss of resources directly associated with Rose Chapman, Rosscraggon does not appear to possess sufficient significance and integrity to be eligible for the National Register under Criterion A.

Rosscraggon is **not eligible** for the National Register as a historic district under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for*

significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group. The Rosscraggon neighborhood is closely associated with the life of Rose Chapman, a Buncombe County native, who oversaw the operation of an inn, farming, and furniture making on her property before subdividing it for residential development. In her younger years, Chapman had been active in the formation of the county's first public library and organization of the first hospital. A talented watercolorist, she studied art abroad before returning to Asheville, where illness forced her to take up residence in the countryside. After purchasing a rural estate in 1903 with her brother and brother-in-law, Chapman dedicated herself to operating Rosscraggon Inn and enjoyed hosting her guests. While Chapman's achievements are significant, the resources in Rosscraggon most directly associated with her productive life no longer stand. In the absence of these resources, the property is not eligible for the National Register under Criterion B.

Rosscraggon is **not eligible** for the National Register as a historic district under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The collection of houses in Rosscraggon reflects several different phases of development and lacks cohesion as a distinguishable entity. A small group of early twentieth century cottages built in the Craftsman, Dutch Colonial, and Rustic Revival styles date from the neighborhood's development as a seasonal retreat under the direct influence of Rose Chapman. Another small group of houses, as well as the original Royal Pines Meetinghouse of the Church of Jesus Christ of Latter-Day Saints (see #7), were built shortly after World War II. The majority of resources, especially on the west side of Sweeten Creek Road, date from the 1960s and later when southern Buncombe County was growing rapidly. The most recent infill construction and commercial development on Sweeten Creek Road further detracts from the original character of the neighborhood. Two complexes of townhomes built in the 1980s and the enlarged church facility occupy large central tracts of the neighborhood that negatively impact its cohesiveness. As a result, Rosscraggon not only lacks sufficient integrity to represent its origin as an early-twentieth century residential subdivision, but also lacks cohesion and distinction as a post-World War II neighborhood of Ranch houses. As a result Rosscraggon does not possess sufficient significance and integrity to be eligible for the National Register as a historic district under Criterion C.

Rosscraggon is **not eligible** for the National Register as a historic district under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The residential subdivision, which was initially developed in the early twentieth century and primarily built out in the post-World War II period, is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 7

Resource Name	Church of Jesus Christ of Latter-Day Saints Arden
HPO Survey Site Number	BN 6311
Location	3401 Sweeten Creek Road
PIN	9654-28-7968-00000
Date(s) of Construction	1954-56, 1980s
Eligibility Recommendation	Not eligible (A, B, C, D)



The Church of Jesus Christ of Latter-Day Saints Arden, 3401 Sweeten Creek Road, front view to southwest

Description

Located on the west side of Sweeten Creek Road, the Church of Jesus Christ of Latter-Day Saints Arden (Arden LDS Church) began as a one-story L-shaped brick building erected between 1954 and 1956. The “two-phase” building originally contained a chapel, classrooms, and a multipurpose room for recreation activities. The gable-roof structure has decorative brick panels arranged vertically on the front gable end and metal-frame multi-light windows along the side elevations. The original four-light louvered windows have been replaced with two-light sash topped by a blind transom panel. Two entrance bays in the interior angle of the original building have been enclosed and replaced with windows.



Ink drawing of the Royal Pines Branch Meetinghouse, drawn from a 1960s photograph (Collection of the Family History Center, The Church of Jesus Christ of Latter-Day Saints Arden)

After 1979, when the Royal Pines meetinghouse became the headquarters of the newly created Asheville Stake, a regional division encompassing most of the area west of Charlotte, plans were made to enlarge the building. A large new front-gable wing was built to the south of the original L-shaped structure with a central hallway dividing the two sections, a new entrance bay, and a square, two-stage brick tower supporting a cross. The tower is enlivened by low-relief panels, brick patterning, and subtle corbelling at the top of each stage. The Modernist-influenced design of the new wing echoes elements of the original building, including the decorative brick patterning, and features deep, overhanging eaves, shallow projecting bays, and metal-frame plate-glass windows. A large roof overhang shelters the entrance, which consists of glazed metal-frame double-leaf doors with glass side panels and transoms surmounted by opaque panels extending to the ceiling. The new front-gable wing contains a large chapel, gymnasium, and performance stage.

A two-story block was constructed at the rear of the original building sometime in the 1980s. The gable-roof addition contains a kitchen, classrooms, and, on the lower level, a Family History Center. The brick wing displays decorative brick patterning on its north elevation, single metal-frame windows composed of a large square light over narrow louvered sash, and an inset rear entrance to the Family History Center. A brick corner post and rowlock-course brick lintels frame the glazed entrance vestibule, which is accessed through a single-leaf door.



Arden LDS Church, original meetinghouse, façade, view to southwest



Arden LDS Church, original meetinghouse, oblique front view to northwest



Arden LDS Church, north elevation, view to southwest



Arden LDS Church, entrance (1980s), oblique view to southwest



Arden LDS Church, entrance (1980s), view to west



Arden LDS Church, chapel wing (1980s), oblique front view to north



Arden LDS Church, chapel and gymnasium wing (1980s), view to northwest



Arden LDS Church, gymnasium wing (1980s), oblique rear view to southeast



Arden LDS Church, gymnasium wing (r) and Family History Center (l), oblique rear view to northeast



Garage, view to south

The interior of the building was inspected but not photographed. It is generally characterized by sheetrock walls, carpeted floors, and acoustical tile ceilings. One room of the original building exhibits exposed concrete block walls, wood wainscoting, tall baseboard moldings, and chair rails. A few sections of the original exterior brick walls remain exposed on the interior.

A freestanding brick **garage**, also built in the 1980s, stands to the south of the church building. The one-bay front-gable structure is plainly finished with a metal overhead door, single-leaf door at the rear, and louvered vents in the gable ends. Paved parking areas are located to the north, south, and west of the church building. A separate parking lot is located on the south side of Old Turnpike Road, which divides the church parcel.

Historic Background

The Church of Jesus Christ of Latter-Day Saints began sending missionaries to western North Carolina in the late nineteenth century. The first two small congregations in the region were organized in the late 1910s and 1920s near Robbinsville in Graham County and at the home of Perry Hollifield in McDowell County. The Hollifield Branch, as it was known, established the first permanent meetinghouse near Marion on November 6, 1945. Church growth, which had slowed during World War II due to declining numbers of missionaries, increased following the war. By the early 1950s three branches were firmly established in the region and were growing slowly, "increasing their numbers largely through conversion of relatives of members."⁹⁷

In addition to McDowell and Graham counties, two other congregations of the church were organized in Asheville and Hendersonville. In Asheville the formation of the church was strengthened by the arrival of A. Thomas Crocker and family from Atlanta in 1946. Early Sunday School meetings were held at the home of Fred Martin in Woodfin and then, in 1947, at Sankey and Lucille Israel's home on Sweeten Creek Road, at its intersection with Edgewood Road. Oliver Davis married the Israels' daughter Sarah in 1952 in Salt Lake City. Upon their return to Asheville, the Davises found that meeting in private homes was no longer adequate to support all the programs of the church.⁹⁸

The Asheville and Hendersonville branches sought to improve their facilities by pooling their resources, and the two groups joined to form the Royal Pines Branch in 1953. Oliver Davis was called to be president of the new branch. Seeking land for a new building, the congregation purchased thirteen lots from Nadine H. Broadbent, widower from Duval County, Florida, in May 1954 (Deed Book 744, page 167). The two-acre site, which was approximately half way between Asheville and Hendersonville, sat within the Rosscraggon subdivision (see #6) on Sweeten Creek Road, immediately north of Royal Pines (see #5), but the branch retained the name of the larger, better known development.⁹⁹

⁹⁷ Robert and RaeAnn Collier, eds. *The Asheville Stake Story: One Hundred Fifty Years of Growth of the Church of Jesus Christ of Latter-Day Saints in Western North Carolina* (Arden, NC: The Asheville North Carolina Stake 1997), 17-19 and 22.

⁹⁸ Ibid., 39 and 83-85.

⁹⁹ Ibid., 25-26 and 40.

As Branch president, Oliver Davis, a roofer by trade, served as general contractor for the new building. Church bylaws required local congregations to provide thirty percent of the cost for new buildings, and the Royal Pines Branch raised enough capital to win approval for a \$28,500 “first phase” structure consisting of a large general purpose room, a few classrooms, and offices. With construction under way, Davis came across blueprints for a “two-phase building” and sought to raise the additional money to complete the second section. A “two-phase building” provided a regular chapel, additional classrooms, and recreational facilities. The Royal Pines Branch raised another \$5,400 and completed the L-shaped building in May 1956, before officials in Salt Lake City were aware the expansion.¹⁰⁰

The Royal Pines Branch gathered contentedly at its meetinghouse through the 1960s as the church membership and programs continued to grow. In 1972, the first Stake was created for western North Carolina, headquartered in Charlotte, and the Royal Pines Branch was elevated to a Ward. Western North Carolina’s LDS churches had been previously organized under the South Carolina West Stake based in Gaffney, South Carolina. The LDS churches of western North Carolina were reorganized in 1979 under a newly created Asheville North Carolina Stake, headquartered at the Royal Pines meetinghouse.¹⁰¹

The new Asheville Stake included the Asheville, Hendersonville, and Royal Pines wards, as well as the Hickory First and Second wards. Additional congregations brought into the new stake included the Cherokee, Franklin, and Waynesville branches of the Greenville (SC) Stake; the Lenoir, Morganton, and Marion branches of the Statesville Stake; and the Forest City branch of the Charlotte Stake. The Royal Pines meetinghouse functioned as the Stake Center and plans were made to expand its facilities. Over the following decade of the 1980s, the original meetinghouse was substantially remodeled and connected to a new wing containing a large chapel, gymnasium, and performance stage. Offices, classrooms, a kitchen, and Family History Center were added in a second wing at the rear of the original meetinghouse. The Arden LDS Church achieved its present appearance and configuration by the early 1990s.¹⁰²

¹⁰⁰ Ibid., 26 and 86.

¹⁰¹ Ibid., 28-29.

¹⁰² Ibid., 29.



**Site Plan – Church of Jesus Christ of Latter-Day Saints Arden, 3401 Sweeten Creek Road
[PIN 9654-28-7968-00000] (Source: Buncombe County GIS)**

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Church of Jesus Christ of Latter-Day Saints Arden is **not eligible** for the National Register of Historic Places. The church is a nice example of a common gable-front form with Modernist influence and restrained decorative brick work. The property generally retains integrity of location, setting, design, material, workmanship, feeling, and association, although the majority of the building dates from the 1980s. The original meetinghouse, completed in 1956, has been substantially altered and largely subsumed into the current facility.

The Church of Jesus Christ of Latter-Day Saints Arden is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* First begun in the 1940s, the Arden LDS Church was one of several congregations important to the growth of the denomination throughout western North Carolina. A permanent meetinghouse was completed in 1956, serving the Asheville and Hendersonville communities. With the creation of the Asheville Stake in 1979, the local building became the Stake Center, or headquarters, of the new area and was enlarged to fulfill this important role. Despite its associations with the development of the denomination, the Arden LDS Church is not eligible for the National Register under Criterion A because much of its significant association with the development of the larger church has occurred since 1979. While it is possible that the Arden LDS Church may meet Criteria Consideration A for religious properties, it does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years.

The Church of Jesus Christ of Latter-Day Saints Arden is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The church represents the collaborative work of numerous individuals and is not clearly associated with any one significant individual. As such, the property is not eligible under Criterion B.

The Church of Jesus Christ of Latter-Day Saints Arden is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The original meetinghouse, completed in 1956, was a one-story L-shaped building with a brick veneer exterior,

decorative brick patterning on the façade, and metal-frame louvered windows. After 1980, the building was substantially enlarged and remodeled with a new chapel, gymnasium, performance stage, offices, classrooms, and a Family History Center. The original meetinghouse is modest in comparison to other area churches displaying Modernist influences. The simple form and native materials of the Warren Wilson Presbyterian Church and College Chapel designed by Charles Sappenfield and Bertram King in the early 1960s remain unaltered and stand as one of the best examples of a Modernist-influenced church in the Buncombe County. The Arden LDS Church does not possess sufficient significance or integrity of design to be eligible for the National Register.

The Church of Jesus Christ of Latter-Day Saints Arden is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Begun the mid-1950s, the church building and grounds are unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 8

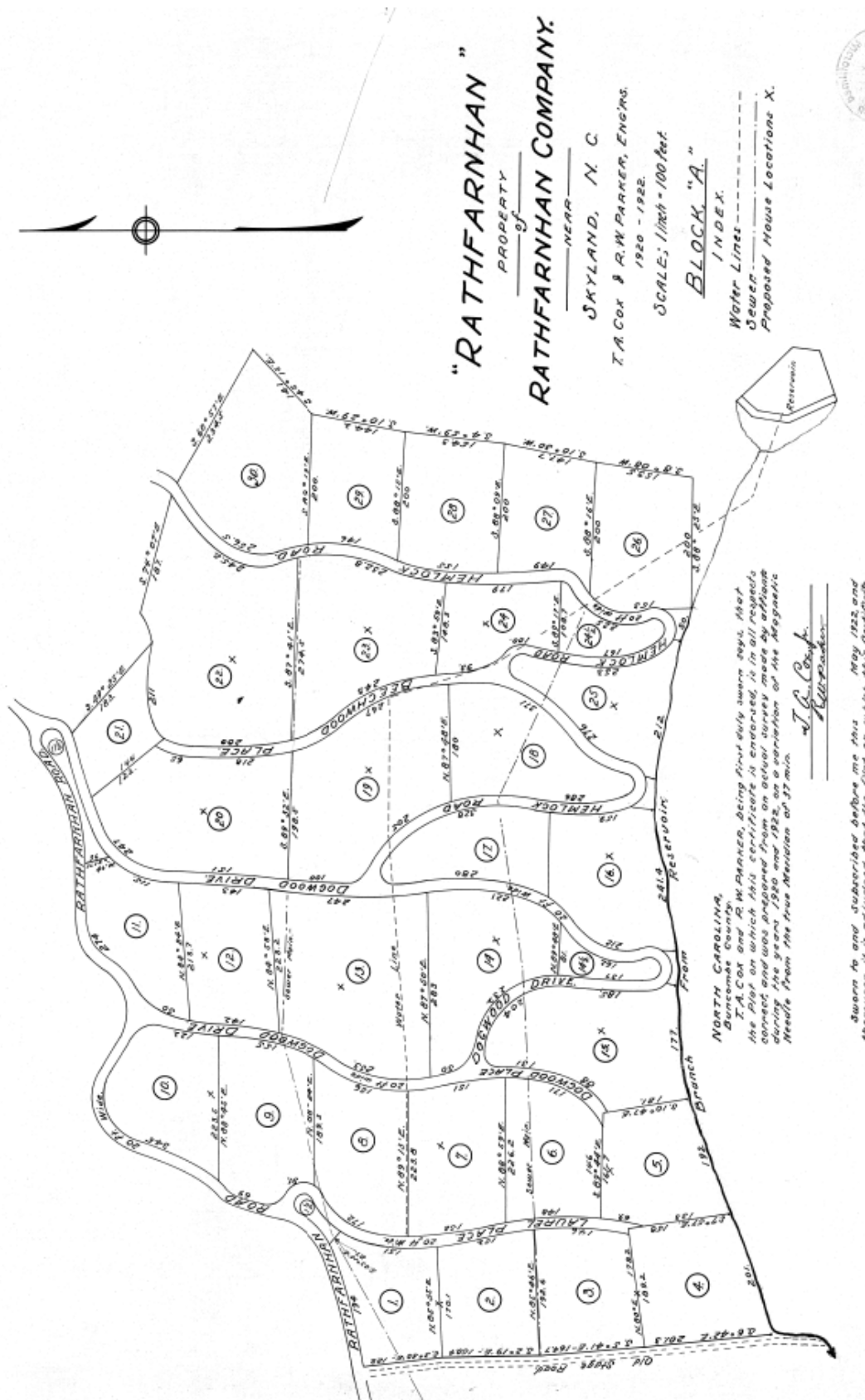
Resource Name	Rathfarnham Subdivision
HPO Survey Site Number	BN 6313
Location	Rathfarnham Road, Rathfarnham Circle, and Dogwood Drive
PIN	Multiple
Date(s) of Construction	ca. 1920s
Eligibility Recommendation	Not eligible (A, B, C, D)



Rathfarnham Road, intersection with Sweeten Creek Road, view to northeast

Description

S. F. Chapman formed the Rathfarnham Company in 1922, and subdivided his property for the development of a residential neighborhood. Winding streets were laid out to climb the wooded western slopes of Brown Mountain. The development contained thirty large lots on which were built a handful of substantial houses in the 1920s, including examples of Tudor Revival, Colonial Revival, and Rustic Revival styles. Thirteen additional lots were platted on the north side of Rathfarnham Road in 1967.



Site Plan – Rathfarnham Subdivision, 1922 (Plat Book 2, page 134)

The five-acre tract at the intersection of Sweeten Creek and Rathfarnham roads contains a principal residence, log dwelling, and large frame barn. Built around 1938 for M. A. and Anita Joyce, the main house is a two-story Colonial Revival-influenced frame dwelling that has been covered with vinyl siding. The residence features a recessed entrance bay with a single-leaf door flanked by sidelights, a two-story set back wing on the north elevation, one-story shed-roof additions to the south and east, an interior brick chimney, and replacement six-over-six windows. The north wing contains two garage bays on the first story, which are accessed through double-leaf wood doors.



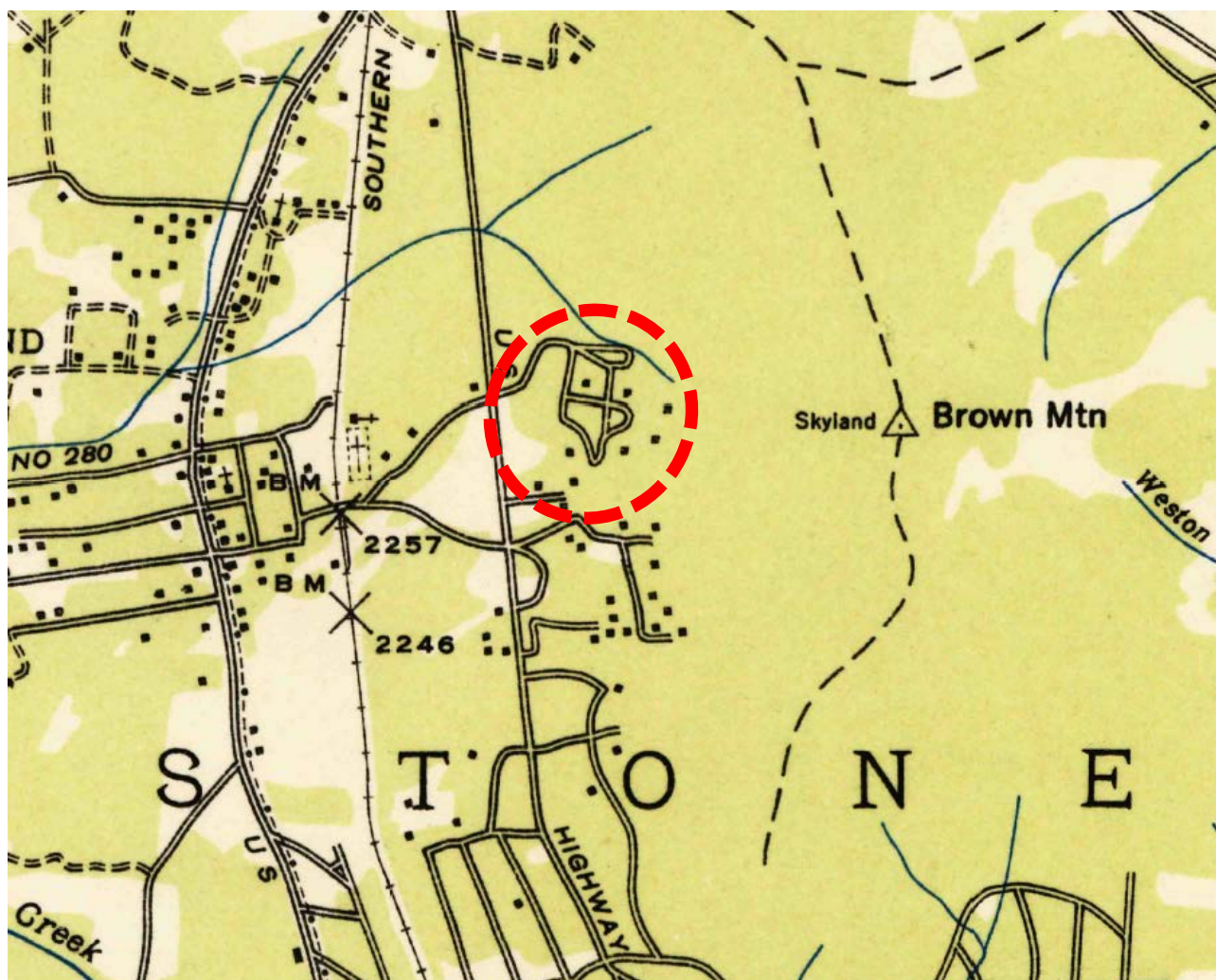
M. A. and Anita Joyce House, 41 Rathfarnham Road, façade (l) and oblique rear view to northwest (r)



Joyce House – log house (l), view to southwest, and barn (r), view to north

A one-story log dwelling with half-dovetail notching stands in the southeast portion of the property. According to tax records, the log house was built around 1938, which could indicate that it was moved and rebuilt on this site. The house rests on a stone foundation and features an exterior stone chimney, a wood shake roof, solid single-leaf wood doors, wood-frame casement windows, and attached shed-roof porches on both the front and rear elevations. The porches are supported on peeled log posts.

A long, gambrel-roof frame barn is located in the northeast portion of the property, which, according to tax records, was built in 1975. Resting on a concrete block foundation, the barn has a vertical wood plank siding and an asphalt-shingle roof. A tall, gabled wall dormer on the east elevation contains round-arched double-leaf wood doors.



Rathfarnham subdivision – Skyland, NC USGS topographic quadrangle map (1936)

Though the property occupies a prominent site at the entrance to the Rathfarnham subdivision, more intact and eclectic residences are located further removed from Sweeten Creek Road and up the slope of Brown Mountain. A nicely detailed one-and-a-half-story Tudor Revival-style house occupies a three-acre knoll at **117 Rathfarnham Circle**. Built around 1930, the stuccoed dwelling has a slate-covered side-gable roof, exterior brick chimneys, set back side-gable wings, and multi-light wood casement windows. The asymmetrical roof slope of a front-gable bay containing a large multi-light façade picture window engages a recessed entrance with exposed mortise-and-tenon timber framing. The upper gable ends and a single front dormer are clad with weatherboards; the north wing displays applied half-timbering. A one-story wing to the south connected by an open breezeway appears to be a later addition. A gable-roof frame garage, reportedly built around 1970, stands to the north of the house. Resting on a brick foundation, the garage is covered with weatherboards and has a gable-roof addition at the rear on a concrete block foundation. The stately Colonial Revival-style house at **113 Rathfarnham Circle** overlooks an open grass lawn lying to the west. Built in the early-twentieth century according to tax records, the two-story side-gable dwelling exhibits exterior end chimneys, a five-bay façade, full-height

pedimented portico, and two-story side wings. The portico, which is carried on fluted Ionic columns, has a dentil cornice and shelters a brick veneer façade. The south wing has an open first-story porch carried on fluted Doric columns. The windows throughout are one-over-one replacement sash.



Houses, 113 Rathfarnham Circle (l) and 117 Rathfarnham Circle (r)

The house at **101 Rathfarnham Circle** is a one-story Rustic Revival-style dwelling of uncoursed stone construction. Nestled on a wooded site, the house has a hip-roof, two hip dormers clad with wood shingles, and multi-light wood-frame casement windows. A stone terrace carries across the front of the house, and a single garage bay is located in the basement, which is exposed on the north elevation. A modest Craftsman-style dwelling located at **95 Rathfarnham Road** was built around 1929. The house features exterior stone and wood shingle siding, a hip roof, and multi-light wood casement windows. Resting on a stone foundation, the house has an interior brick chimney, single garage bay in the basement, and an attached entry porch supported by square wood posts. Several large Craftsman-influenced houses dating from the 1920s are located at **109, 111, and 115 Rathfarnham Road** up the slope of the mountain and accessed by a private driveway.



Houses, 95 Rathfarnham Circle (l) and 101 Rathfarnham Circle (r)

The integrity of the small neighborhood is compromised in part by extensive commercial and residential development on the west side of Sweeten Creek Road. In addition to the house 41 Rathfarnham Road, the few surviving individual residences facing Sweeten Creek Road are one-story brick Ranch houses erected in the 1960s. Thirteen lots were platted on the north side of Rathfarnham Road in 1967 by Heritage Homes Inc. (Plat Book 36, page 2).

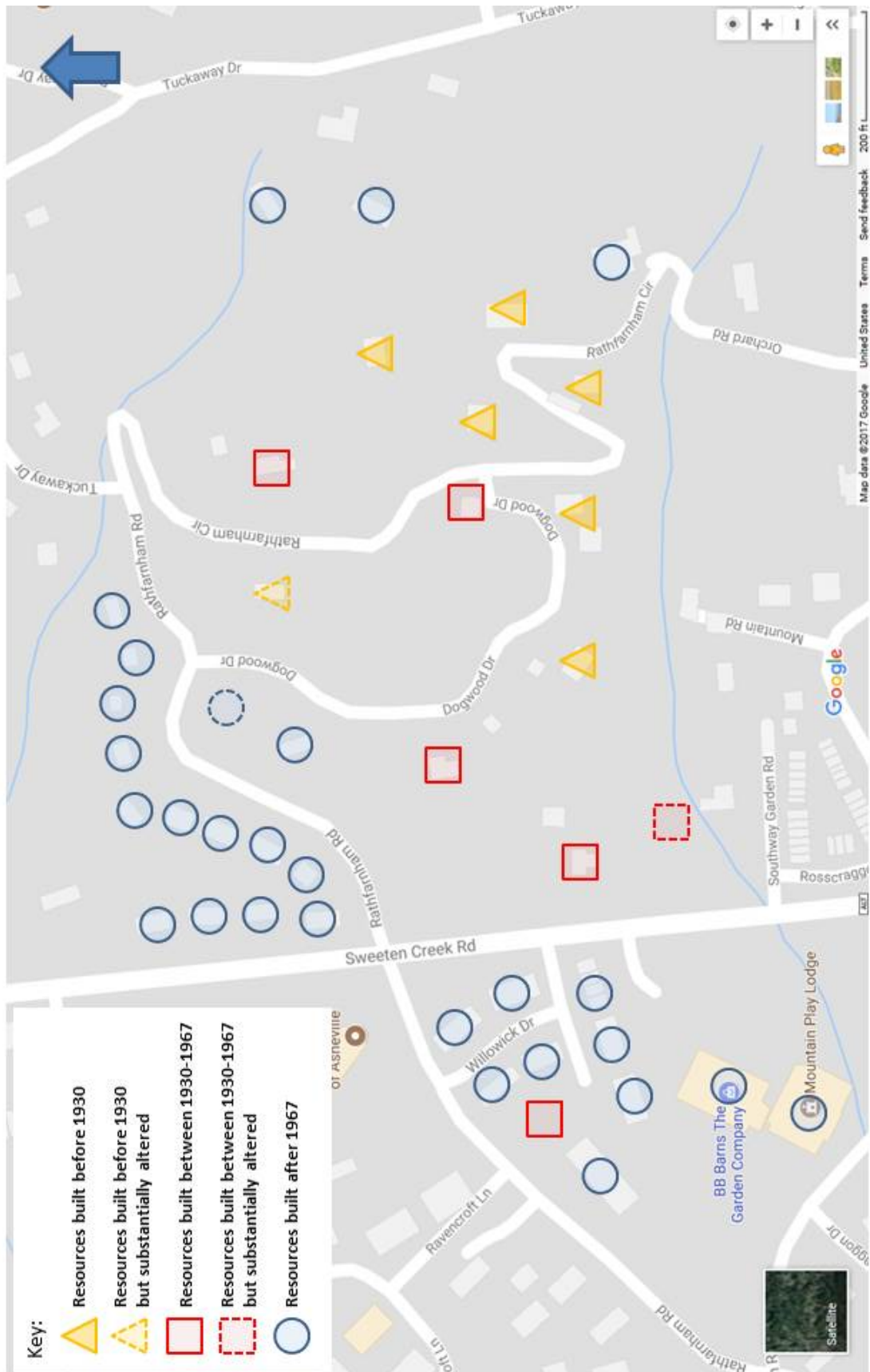


Houses, 44 Rathfarnham Road (l) and 56 Rathfarnham Road (r)

The houses in the 1967 expansion of Rathfarnham are typically one-story brick and frame Ranch houses. Resting on a brick foundation, the house at **44 Rathfarnham Road** is a one-story Ranch house with a side-gable roof, vinyl siding, an engaged full-width porch on thin metal posts, and replacement eight-over-one windows. A single garage bay is located in the basement and entered from the side elevation. The house at **56 Rathfarnham Road** is a fairly typical one-story brick Ranch house with a hip roof, façade chimney, façade picture window, and engaged garage. A single-leaf entrance is set within a shallow, recessed bay, and the windows are typically replacement one-over-one sash. A new house is under construction at **65 Rathfarnham Road**, where it intersects with Dogwood Drive.



Commercial Development, 3389-3395 Sweeten Creek Road (l) and Willoughby Run Townhomes (r)



Historic Background

Shepherd F. Chapman (1865-1930), his sister Rosanna Frances ("Rose") Chapman, and their brother-in-law, W. C. Carmichael, acquired 216 acres from the Brown estate in the Skyland area south of Asheville in 1903. The Chapman siblings later bought out Carmichael's interest in the property and divided the acreage among themselves. Shepherd Chapman claimed the northern portion of the tract, which extended from the Southern Railway eastward to the top of Brown Mountain. Chapman, along with his son, Leicester Chapman, organized the Rathfarnham Company to subdivide the land. Plats for the property show a curving network of roads climbing the lower slopes of Brown Mountain (Plat Book 2, page 134).¹⁰³



Shepherd F. Chapman, B551-11
(North Carolina Collection, Pack
Memorial Library)

Shepherd Chapman, a Buncombe County native, was the son of Leicester and Sarah Chapman, who operated a trading post on the Buncombe Turnpike and developed the community of Leicester northwest of Asheville in the mid-nineteenth century. Chapman married Minnie Taylor Reynolds in 1899. He was involved in numerous businesses and industries including serving as vice-president of the Georgia and Carolina Railway and helping to build the Bee Tree Railroad in Buncombe County for the Bee Tree Lumber Company. Chapman actively worked in the lumber industry as a wholesale dealer and was involved with the Southern Iron Mining Company, Valley River Trading Company, Junaluska Iron Ore Company, and Carolina Land and Timber Company, which collectively owned thousands of acres of timber and mineral land in North Carolina, Georgia, and Tennessee.¹⁰⁴

A Rathfarnham Company advertisement from 1920 emphasized that the railroad formed the western edge of the property and that seventeen lots were then available. At some point in the early 1920s, the land located between the railroad and present Sweeten Creek Road was sold. This area has been heavily developed since the late 1990s with two large commercial facilities (B.B. Barns and Mountain Play Lodge) and multi-family housing including Willoughby Run Townhomes, Ravencroft, South Village, and Ashebury Villas.

The small neighborhood appears to have remained sparsely developed and relatively stable during the 1940s and into post-war period. In 1967, however, the north side of Rathfarnham Road was subdivided for thirteen additional building lots (Plat Book 36, page 2). The lots were platted for Heritage Homes, Inc., which built hundreds of Ranch houses in Buncombe County during the 1960s and 1970s.

¹⁰³ Rathfarnham Company advertisement, *Asheville Citizen*, August 22, 1920.

¹⁰⁴ Vertical files, North Carolina Collection, Pack Memorial Library, Asheville, NC.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Rathfarnham neighborhood is **not eligible** for the National Register of Historic Places. The small collection of early twentieth-century residences and post-World War II housing is an interesting, though not uncommon, example of residential development in southern Buncombe County. The small neighborhood retains its general integrity of location, setting, and association. The overall integrity of design, materials, workmanship, and feeling has been compromised by material changes to individual residences, later residential infill construction, and modern commercial development along, and west of, Sweeten Creek Road.

Rathfarnham is **not eligible** for the National Register as a historic district under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The development of Rathfarnham through the twentieth century is not uncommon among residential areas of southern Buncombe County, many of which were subdivided from large estates and often included inns or cottages for guest accommodations. Developed from a portion of the J. Evan Brown estate, S. F. Chapman conceived Rathfarnham in the early twentieth century. Chapman sold lots for a residential subdivision, which included a number of substantial residences constructed in the 1920s on the eastern portion of the property. Additional significant development occurred after World War II as industrial, commercial, and population growth pushed south from Asheville. In this respect, Rathfarnham developed similar to numerous other residential subdivisions in and around Asheville.

The earliest residences in Rathfarnham reflect the popular architectural styles of the 1920s and 1930s. The houses typically occupy large lots on Dogwood Drive and Rathfarnham Circle. The subdivision, which was not as heavily promoted as other real estate developments of the era, was one of numerous businesses managed by S. F. Chapman and his son Leicester Chapman. Rathfarnham was just one of the city's rapidly expanding residential sections including more fully realized neighborhoods of the period such as Kenilworth, Beverly Hills, Biltmore Forest, Lake View Park, and sections of West Asheville. These other neighborhoods typically benefitted from their close proximity to the city center. While the primary development of Rathfarnham occurred to the east of Sweeten Creek Road, other portions of the property were platted for new home construction in 1967 on the north side of Rathfarnham Road and for commercial development east of Sweeten Creek Road. Improved transportation routes allowed for increased suburbanization and brought significant population growth to the southern portion of the county in the second half of the twentieth century. As a result, Rathfarnham lacks architectural or visual cohesion, with the exception of a cluster of houses located on Rathfarnham Circle outside the APE. Rathfarnham does not appear to possess sufficient significance and integrity to be eligible for the National Register under Criterion A.

Rathfarnham is **not eligible** for the National Register as a historic district under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and*

1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group. The Rathfarnham neighborhood is closely associated with the life of Shepherd F. Chapman, a Buncombe County native, who subdivided the property for residential development. Though a successful real estate developer and lumber man, Chapman did not achieve the level of significance to be eligible for the National Register under Criterion B.

Rathfarnham is **not eligible** for the National Register as a historic district under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The collection of houses in Rathfarnham reflects several different phases of development and generally lacks cohesion as a distinguishable entity. A small group of early-twentieth century houses primarily located on Rathfarnham Circle presents a range of eclectic styles including Craftsman, Colonial Revival, Tudor Revival, and Rustic Revival. The early houses are surrounded by Minimal Traditional and Ranch houses dating from after World War II. An extended block of Ranch houses are situated on the north side of Rathfarnham Road, a portion of the neighborhood that was platted in 1967. The area east of Sweeten Creek Road has been almost completely redeveloped since the 1990s with commercial and multi-family residential complexes. While it may be possible that a few houses in Rathfarnham may be potentially eligible as individual resources, such as the house at 117 Rathfarnham Circle, the neighborhood as a whole does not possess sufficient significance and integrity to be eligible for the National Register as a historic district under Criterion C.

Rathfarnham is **not eligible** for the National Register as a historic district under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The residential subdivision initially developed in the 1920s and built out in the post-World War II period is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Inventory No. 9

Resource Name	Far Horizons Farm (Maurice and Marion Givens House)
HPO Survey Site Number	BN 378
Location	2360 Sweeten Creek Road
PIN	9655-37-6571-00000
Date(s) of Construction	ca. 1930, ca. 1945, ca. 2005
Eligibility Recommendation	Eligible (C) – architecture



Dr. Maurice and Marion Givens House, 2360 Sweeten Creek Road, oblique front view to northwest

Description

Built during World War II, the two-story side-gable stone house—referred to as the “manor house”—enlarged an existing two-story pole-log structure that was likely built around 1930. The double-pile form has poured concrete walls and a concrete foundation faced with stone. It features a six-bay façade, exterior end chimneys, an attached one-story flat-roofed porch, and two gable-roof rear ells with flat-roof additions. The Holbert brothers of Fruitland executed the stone masonry with rock quarried from the estate. Extensive black walnut paneling on the interior was cut on site and the woodwork was completed by Rev. John Middleton and H. R. Hare.¹⁰⁵

¹⁰⁵ Swaim, 140.



Givens House, façade, view to northeast



Givens House, front porch, view to northwest



Givens House, southeast elevation, view to northwest



Givens House, oblique rear view to northwest



Givens House, rear elevation, view to southwest



Givens House, oblique rear view to south



Givens House, northwest elevation, view to southeast



Givens House, view to south

The sturdy house displays elements of the Colonial Revival style in its plan and details with natural materials taken from the property. The attached one-story flat-roof porch is carried on paired metal posts and shelters a single-leaf solid-wood entry door with three small lights and a molded wood surround. The flagstone porch floor is bordered by a low, stone balustrade. The ceiling is partially clad with beaded board sheathing, but the roof rafters are exposed along the front of the porch. Beneath the porch, the entrance is flanked by a pair of eight-over-one double-hung wood-sash windows to the south and two eight-over-one sash framing a single multi-light fixed-sash picture window. On the second story, a central single-leaf entry door opens onto the porch roof. Windows throughout are typically eight-over-one and six-over-one double-hung wood sash with molded wood frames.

Two one-story gable-roof ells project at the rear of the house, which was built with three fully furnished kitchens. An exterior stone chimney rises on the rear wall of both ells and an attached flat-roof porch supported on slender, square wood posts spans between the two ells. The porch shelters a single-leaf rear entry door, and wide stone steps lead out into the rear yard. A portion of the original two-story saddle-notched pole-log structure is visible at the center of the second story on the rear elevation. A pair of rock retaining walls extends from the rear of each ell. The retaining walls frame grade-level access to single-leaf solid-wood doors at the base of each ell.

A one-story wing projects from the southeast elevation of the south ell and is capped with a low hip-roof parapet. The wing exhibits segmental-arch window openings. A one-story wing projecting from the northwest elevation of the north ell has an open rear porch. Stone piers support the articulated segmental-arch bays of the porch and a solid stone balustrade has a stone coping. A massive exterior stone stair wraps around the northeast and northwest elevations of the wing and provides access to the porch. An exterior stone chimney rises against the northwest elevation of the wing.

Portions of the first-story interior were viewed but not photographed. The house, now used as a medical clinic, retains its basic center hall plan and walnut paneled walls and ceilings throughout the first story. The rear ells and wings typically have sheetrock walls. The house has seven fireplaces and six of those are faced with marble; the seventh is stone. The large fireplace in the front living room (currently a patient waiting room) displays a marble surround and walnut mantel.

A detached frame garage and small servants' quarters were located to the south and southeast of the house, which occupies a heavily wooded site. The two outbuildings were demolished in 2017, as construction began on a new health facility southeast of the house. A curving driveway enters the property from Sweeten Creek Road and approaches the house from the southwest. Two stone pillars with iron gates mark the entrance. The Givenses maintained two formal rose gardens to the northwest and east of the house. Though the rose gardens no longer exist, wide pathways surround the house with low, stone retaining walls and terraces hinting at the earlier landscaping. A circular stone terrace to the northwest for patient visits has flagstone pavers and a simple metal railing.



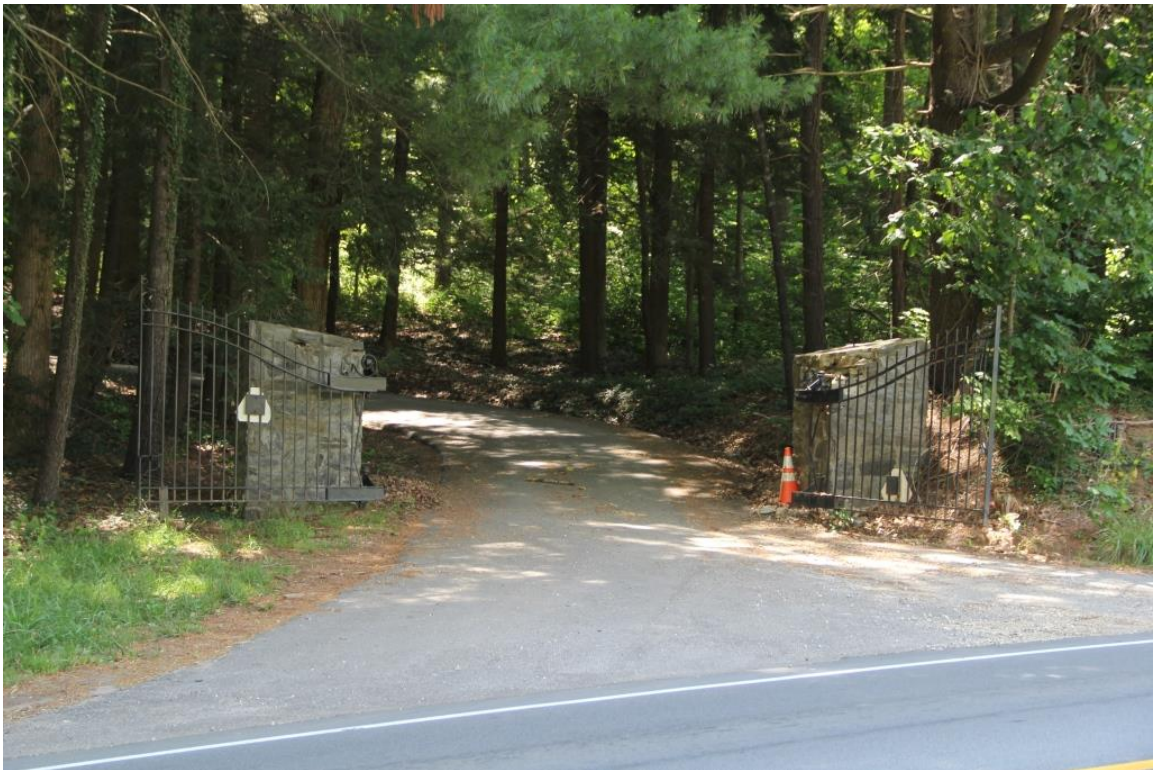
Gardens, view to southeast with Givens House in the distance



Garden terrace, view to south



New construction southeast of Givens House, view to southeast



Entrance gates on Sweeten Creek Road, view to east



Site Plan – Far Horizons Farm (Maurice and Marion Givens House), 2360 Sweeten Creek Road [PIN 9655-37-6571-00000] (Source: Buncombe County GIS)

Historic Background

Far Horizons Farm was the 160-acre property of Dr. and Mrs. Maurice H. Givens, who lived in Daytona Beach, Florida, during the winter and in Asheville during the summer. Lying on the western slopes of Busbee Mountain with distant views of the Pisgah range to the west, the property once belonged to members of the Blake family (see #4). Daniel and Katherine Blake defaulted on their mortgage for the property in 1940, and it was eventually sold to the Givenses in 1943 (Deed Book 548, page 175). It is unclear at this time was drew the Givenses to this section,

but the couple had been married in Saluda, North Carolina, in 1914, indicating they had some prior connection to the area.¹⁰⁶

Dr. Givens (1888-1970) began his career as a biochemist who taught at Cornell, Yale, and the University of Rochester. He married Marion Jackson (1888-1973), a Florida native, who inherited a substantial fortune from her family. The Givenses invested and profited from Florida orange groves, and he earned substantial income from the development of a chemical preservative to increase the shelf life of oranges. The wealthy couple gave generously to various charities and institutions including the operating suite at Halifax Hospital in Daytona Beach, their extensive library to Johns Hopkins University in Baltimore, and a large Steuben glass collection to the Cummer Museum in Jacksonville, Florida. Despite his generosity, Dr. Givens typically tempered his gifts with restrictions intended to maximize the benefits of his contributions.¹⁰⁷

Dr. and Mrs. Givens were intensely private and opinionated individuals with no close family relationships. The Givenses lived according to strict routines, including the number of months they spent in Florida and Asheville. They always brought their two cars and chauffeur to Asheville and hired a Biltmore Forest policeman to drive the second car to and from Daytona Beach. The couple never permitted overnight guests at the manor house, preferring to put up guests at the Biltmore Forest Country Club or a downtown hotel.¹⁰⁸

After purchasing the property, which they called "Far Horizons Farm," Dr. Givens began construction on the manor house, which was built around a two-story log house on the property that had been built before the war. Building permits were difficult to come by during World War II, and Givens either secured a permit somehow or built without it. Poured concrete was used for the foundations and walls, and the exterior stone was gathered locally. Walnut paneling throughout the first story was cut on the property. In addition to a vegetable garden, Dr. and Mrs. Givens each maintained a formal rose garden near the house and took particular delight in showing the gardens to their visitors.¹⁰⁹

Towards the end of their lives the couple made extensive plans to distribute their accumulated wealth. Dr. Givens distinctly wished to leave his North Carolina property to the University of North Carolina, but after an unsatisfactory meeting with a university representative, Givens dismissed the school from further consideration. Dr. Givens predeceased his wife, and as a result the disposition of his estate fell to her. As Mrs. Givens struggled to find a suitable and compelling recipient of the couple's estates, which were maintained separately, she approached Earl B. Hadlow and Thomas E. Camp about her options. Hadlow and Camp, an attorney and trust officer for the Givenses, brought the trust to the attention of the Methodist Church, which was actively

¹⁰⁶ Bob Terrell, *Givens Estates United Methodist Retirement Community: A Dream, A Hope, A Reality, A History* (Asheville, NC: Givens Estates, 1993), 43-45.

¹⁰⁷ *Ibid.*, 44-49.

¹⁰⁸ *Ibid.*, 45-47 and 50-52.

¹⁰⁹ *Ibid.*, 42 and 52-53.

seeking an encouraging sign for their long-standing dream of a church-affiliated retirement community in western North Carolina.¹¹⁰

Embree Blackard, minister of Central Methodist Church in Asheville from 1949 to 1961, grasped the need for elderly housing in the mountains during his pastorate, and after being named superintendent of the Asheville District by the Methodist Church, he appointed a committee in 1964 to study the possibility of establishing a Methodist retirement home in the area. Although the committee's recommendations were approved by the Western North Carolina Methodist Conference in 1966, the proposal floundered for a number of years, mostly due to a lack of initial funding.¹¹¹

By the fall of 1974, a new committee looking at funding and potential sites for a Methodist retirement home learned of the Givens Trust, which consisted of the 160-acre Far Horizons Farm, several orange groves in Florida, and approximately \$2.5 million in other assets. Following the Annual Conference of 1975, where church officials took little action on the Givens proposal, 87-year-old Frank Rhymer was seriously injured in an automobile accident and, due to a clause in his will, the Methodists stood to lose \$100,000 of seed money for the proposed retirement home. A special session of the Western North Carolina Annual Conference was called in August 1975, two months after the regular session, to consider both Rhymer's bequest and the Givens Trust because the financial implications were too significant. A special session had never before been called, but otherwise the matter would not normally be considered until the Annual Conference in June 1976.¹¹²

A resolution to create a "Proposed Home for the Aging in the Asheville Area" was overwhelmingly approved at the special session in Charlotte. The resolution further identified funding for the home from both Frank Rhymer and the Givens Trust, the Givenses' property as the site of the new facility, and a Board of Visitors. Helen Chandler, who has served on the original committee appointed by Rev. Blackard, became the first president and chairman of the board of Givens Estates.¹¹³

According to Mrs. Givens' wishes the property was offered for the development of a retirement community and given to the United Methodist Church in 1975. The manor house became the administrative offices for the facility. The immediate grounds surrounding the house were left largely intact on a fourteen-acre parcel adjacent to the campus of Givens Estates, which was developed with single-family houses, duplexes, apartments, assisted living facility, and health center. Construction on the first ten buildings began in 1978, and the first residents moved in in May 1979.¹¹⁴ The Givens House currently serves as the memory care facility for Givens Estates.

¹¹⁰ Ibid., 53-55.

¹¹¹ Ibid., 6-8.

¹¹² Ibid., 17-20.

¹¹³ Ibid., 20-25.

¹¹⁴ Ibid., 33.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Far Horizons Farm is **eligible** for the National Register of Historic Places. The Givens House, seat of the original 160-acre tract, is a good example of an eclectic seasonal residence incorporating elements of the Colonial Revival style and utilizing local materials including stone, black walnut, and pine. The property retains integrity of location, design, materials, workmanship, feeling, and association. The setting of the house has been compromised by the removal of two associated outbuildings and the Givenses' two formal rose gardens, new construction immediately adjacent to the house, and the development of a retirement community on a substantial portion of the original property. The wooded site surrounding the house and entrance drive, however, still provides an appropriate setting for the house.

Far Horizons Farm is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Far Horizons Farm is associated with the long tradition of seasonal tourism in Asheville and Buncombe County. Beginning in the early nineteenth century, affluent planter families resettled to grand summer estates in the mountains of western North Carolina to enjoy the milder climate during the warm summer months. Originally a means to escape the stifling heat and mosquito-borne diseases of the coastal and low country areas, the early visitors established the region as a desirable summer resort. In the latter part of the nineteenth century and through the twentieth century, the region attracted a broader range of visitors and travelers as transportation into and out the area improved. Maurice and Marion Givens purchased the 160-acre tract in 1943 and divided their time between Asheville and their primary residence in Florida. Wealthy entrepreneurs and philanthropists, the Givenses constructed the two-story double-pile stone residence around an earlier pole-log dwelling and cultivated a private retreat for themselves in the mountains.

While much of the estate property has been developed since the late 1970s as a retirement community, the summer home of Dr. Maurice and Marion Givens is a good surviving example of a private residence used as a seasonal estate close to Asheville. Although numerous summer houses were built by visitors throughout the twentieth century, many of the documented examples are found within neighborhoods or resort enclaves, such as Montreat near Black Mountain. Resort hotels like the Grove Park Inn and Kenilworth Inn attracted scores of seasonal visitors in the early twentieth century with residential neighborhoods growing up around the hotels. At Rosscraggon (#6), Rose Chapman operated an inn and offered building sites for friends to build cottages. Other types of accommodations, including tuberculosis sanitariums, also drew visitors to the area, many of whom decided to stay or build summer homes. Despite the region's popularity as a regional destination, very few private estates survive from the early twentieth century. Round Top (#11), the summer estate of Horace W. and Emma Phillips of South Carolina, is an excellent example of a private compound containing Rustic Revival-style dwellings and support structures, informal landscaping, and large wooded areas. The Green House (HN 1153), located just across the Henderson County line adjacent to Asheville Regional Airport, was part of a 117-acre summer

estate begun by the Westfeldt family of New Orleans in 1909. The house was dismantled in 2013 and the estate subdivided for commercial development. The stately manor house of Far Horizons Farm and its wooded surroundings are eligible for the National Register under Criterion A for its use as a private seasonal residence associated with the long-standing tourism industry in Buncombe County.

Far Horizons Farm is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The property and manor house are closely associated with Dr. Maurice and Marion Givens, who were active in multiple business enterprises and philanthropic endeavors. The gift of their estate to the United Methodist Church in 1976 was critical for the creation of a church-sponsored retirement community in western North Carolina. The Givenses primarily resided in Florida, where the majority of their businesses were located, and made Asheville their summer home beginning in the mid-1940s. While Dr. and Mrs. Givens nurtured important connections to the local area, their association with Far Horizons Farm does not rise to the level of significance required for listing in the National Register under Criterion B.

Far Horizons Farm is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The manor house at Far Horizons Farm is a unique and eclectic summer home built in the 1940s for Dr. and Mrs. Maurice Givens. The two-story side-gable double-pile variant combines late-period Colonial Revival-style massing and details with Rustic Revival-style natural materials. Constructed of stone and concrete, the house features richly paneled interior walls and ceilings, marble fireplaces, and three fully functioning kitchens. The attached front and rear porches, stone wall extensions at the rear, and landscaped grounds served to connect the house with its surrounding environment.

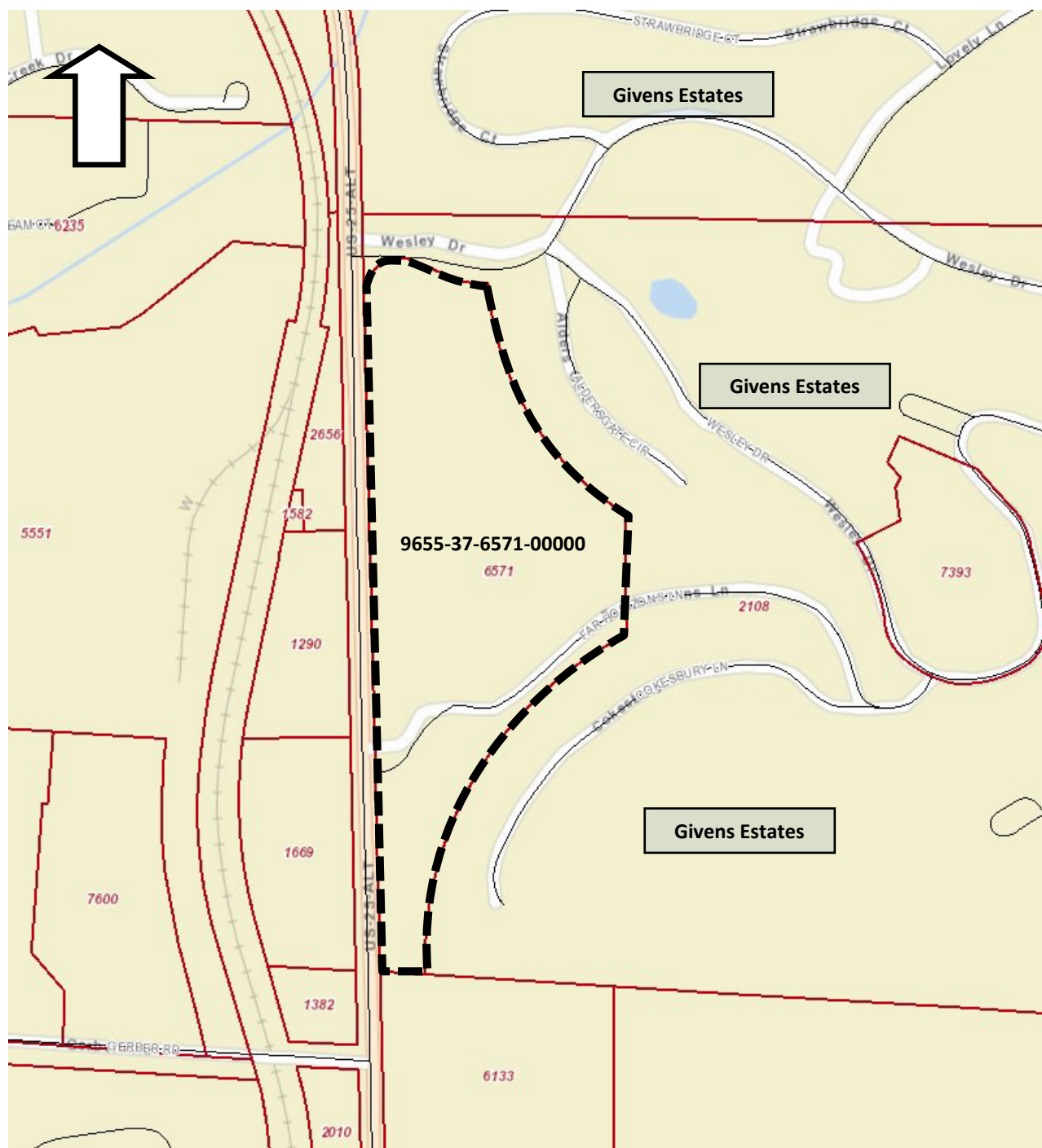
The Rustic Revival style enjoyed a period of popularity in the region during the first part of the twentieth century. The rustic Grove Park Inn, completed in 1913, greatly influenced the use of natural materials and organic forms for resort architecture in and around Asheville. The nationally popular Colonial Revival style incorporated typically exhibited symmetrically arranged facades, center hall plans, and multi-paned double-hung windows. The common forms and stately proportions were frequently embellished with classically inspired details. Examples of Colonial Revival-style dwellings appear throughout Asheville's early twentieth century neighborhoods. Gunston Hall (NR, 1991) was built as a summer house in 1923 for the Mason family of Washington, DC, in the Biltmore Forest development adjacent to Biltmore Estate. The five-part brick Colonial Revival house was modeled on the family's ancestral home in Virginia, also known as Gunston Hall. The elegant residence featured a slate-covered side-gable roof with multiple gabled dormers,

paired interior end chimneys with corbelled caps, six-over-six double-hung windows, and a pedimented entry porch. Situated atop Sunset Mountain, Overlook (NR, 1980) was the eclectic home of Evelyn and Fred Seely, the daughter and son-in-law of E. W. Grove. The castellated mansion was constructed between 1916 and 1924 of hollow tile and faced with local stone. Seely's Castle, as it was known, served as the couple's primary residence and represented the extravagance and pretensions of its owners. Though it has been altered for use as offices and a medical clinic, the Givens House generally retains a high degree of integrity and survives as a substantial summer house built in the mid-twentieth century. The house reflects the personal tastes of the Givenses as expressed through its distinctive combination of Colonial Revival forms and proportions with natural materials. As such, the property is eligible under Criterion C for its architecture.

Far Horizons Farm is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Maurice and Marion Givens purchased the original 160-acre tract in 1943, and built their summer home around a Rustic Revival-style log dwelling that was likely built around 1930. Much of the original estate was developed as a retirement community beginning in the late 1970s, and the residual, undeveloped property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of Far Horizons Farm follows the legal property line encompassing the full extent of the 14.5-acre property surrounding the Maurice and Marion Givens House (PIN 9655-37-6571-00000). The proposed boundary, which includes the residual property historically associated with the Givens House, associated structures, and landscape features, adjoins the existing right-of-way for Sweeten Creek Road. The remaining portion of the 160-acre farm was bequeathed to the United Methodist Church for the creation of a retirement community known as Givens Estates.



Boundary Map – Far Horizons Farm [PIN 9655-37-6571-00000]
(Source: HPOWeb GIS Mapping)

Inventory No. 10

Resource Name	Blue Ridge Parkway
HPO Survey Site Number	NC 1 (also BN 901)
Location	Over Sweeten Creek Road, 0.7 mile south of intersection with SR 3081
PIN	
Date(s) of Construction	1935-1987
Eligibility Recommendation	Eligible (A, C) – entertainment/recreation; conservation; engineering; landscape architecture



Blue Ridge Parkway, bridge over Sweeten Creek Road (US 25A), view to east

Description

The Blue Ridge Parkway is a nationally significant scenic rural parkway begun in the 1930s as a New Deal project and completed in 1987. The Parkway extends 469 miles through the southern Appalachian Mountains of North Carolina and Virginia, linking the Great Smoky Mountains and Shenandoah national parks. At its inception, advocates for the scenic roadway argued for a route near Asheville, the largest city in western North Carolina, and the Parkway passes to the south and east of town, intersecting with Sweeten Creek Road near Busbee Mountain. The roadway is a masterwork of engineering, landscape design, conservation, and recreational development. The entire length of the Blue Ridge Parkway has been nominated as a linear historic district comprising 654 contributing and 270 non-contributing resources.¹¹⁵

¹¹⁵ The description, historical background, and evaluation of significance of the Blue Ridge Parkway are adapted from the draft National Historic Landmark nomination prepared for the National Park Service by Jacqueline Bass, Susan Cianci Salvatore, and Ian Firth and dated April 17, 2016.



Blue Ridge Parkway, bridge over Sweeten Creek Road, view to northeast



Blue Ridge Parkway, bridge over Sweeten Creek Road, view to east



Blue Ridge Parkway, view to south along Sweeten Creek Road



Blue Ridge Parkway, bridge over Sweeten Creek Road, underside, view to southwest



Blue Ridge Parkway, view to north along Sweeten Creek Road



Blue Ridge Parkway, view to east from bridge over Sweeten Creek Road

The contributing resources include 144 of the 152 bridges located along the roadway. Of the four main types of bridge design found on the Parkway, the bridge spanning Sweeten Creek Road (BLRI #120P) falls into the concrete slab or deck category. Built in 1967, the continuous-span concrete structure is supported by a pair of round concrete posts on either side of the roadway with gravel shoulders and concrete abutments. Low, concrete parapet walls are fitted with two-bar metal rails between long, tapering end walls. The end walls gently curve outward and tie the structure into the surrounding landscape.

Historic Background

The concept of a scenic road through the southern Appalachian Mountains began as early as the 1910s. With automobile ownership beginning to increase and associations advocating for good roads, Joseph Hyde Pratt of North Carolina envisioned a road designed for recreational travel through the mountains of North Carolina. Pratt's concept went against the standard idea of the commercial utility of good roads—access to commercial markets, wider agricultural distribution, and improved travel efficiency. He saw the potential of leisure automobile travel to promote tourism and stimulate economic growth.¹¹⁶

The concept of the Blue Ridge Parkway emerged as a New Deal project in the 1930s, with the stated goal of linking the Shenandoah National Park in Virginia with the Great Smoky Mountains National Park in North Carolina and Tennessee. Significant debate occurred between North Carolina and Tennessee over the location of the Parkway. In November 1934, Interior Secretary Harold Ickes approved the North Carolina route near Asheville citing fewer river crossings, consistently higher elevations, and a greater amount of existing federal land among the reasons for its location. Boosters in Asheville had advocated strongly for the North Carolina route, fearing a significant blow to the city's tourism industry if the Parkway were routed further north through Tennessee.¹¹⁷

Road construction began in 1935, with private contractors from multiple states carrying out the work. The Parkway was designed and built in forty-five sections. Contractors were required to recruit local labor from the local relief and employment rolls. By 1940, approximately 750,000 people visited the more than 120 miles of completed road. Following World War II, construction resumed and priority was given to completing sections north of Asheville and providing as many continuous miles of road as possible.¹¹⁸

During the Mission 66 program, sections of the Parkway southwest of Asheville were given priority. Implemented between 1956 and 1966, Mission 66 sought a comprehensive approach to park maintenance and funding by providing a decade-long plan for improvements. When the Mission 66 program ended the Parkway had been completed through Virginia and the road between Asheville and the Great Smoky Mountains National Park was completed. Work began on

¹¹⁶ Harley E. Jolley, *The Blue Ridge Parkway* (Knoxville, TN: University of Tennessee Press, 1969), 11-12.

¹¹⁷ Bass, et al., 58-60.

¹¹⁸ Ibid., 66-68.

the sections immediately surrounding Asheville in the late 1960s. The final piece of the Parkway was the construction of the Linn Cove Viaduct near Grandfather Mountain in North Carolina. Begun in 1978, the 1,240-foot-long topography-conforming concrete structure required advanced engineering methods to limit environmental damage during its construction. Completion of the Linn Cove Viaduct perfectly summarized the Parkway's original goals of environmental protection, naturalistic landscape design, and utilization of the modern materials and construction technology.¹¹⁹

Evaluation

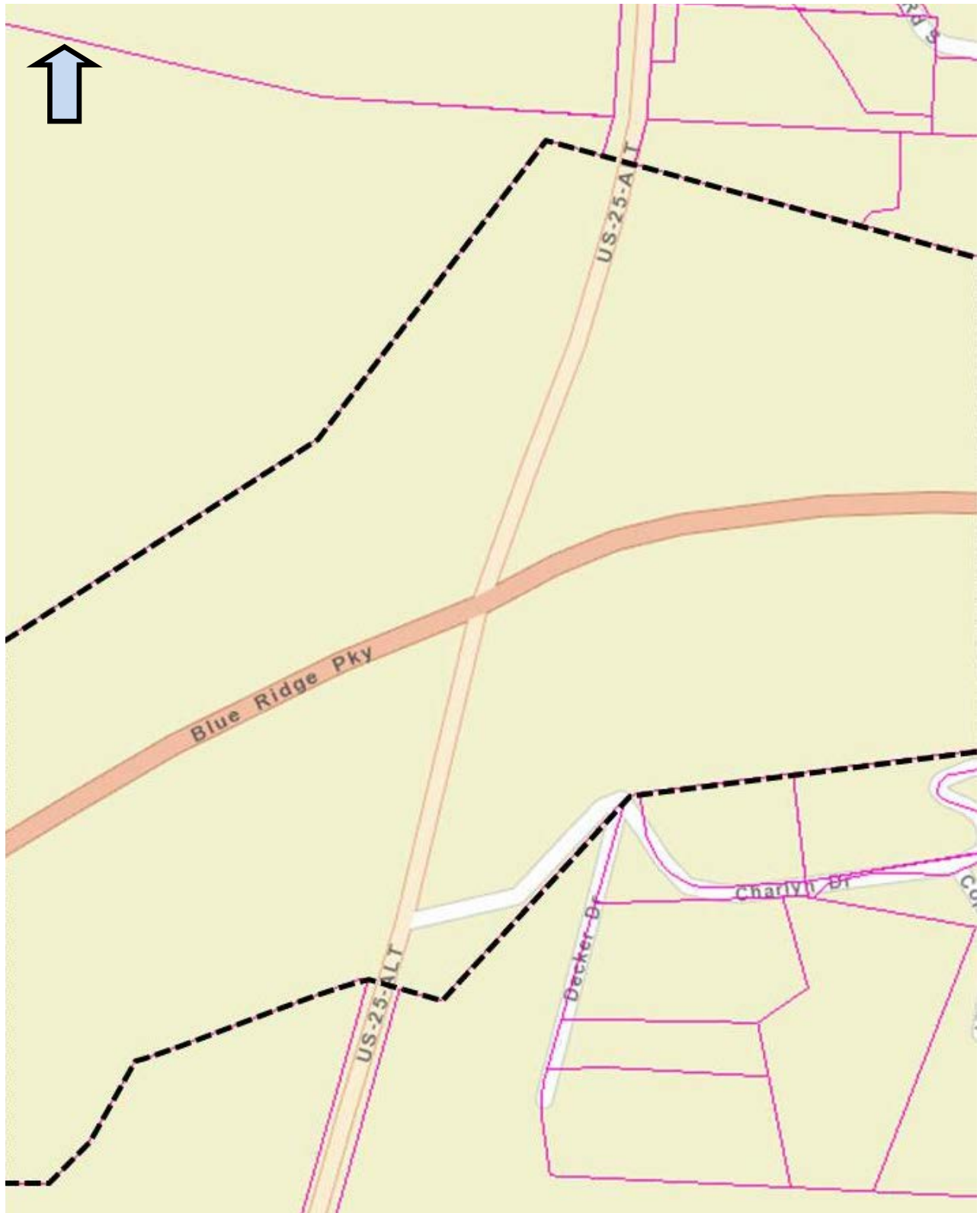
For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Blue Ridge Parkway remains **eligible** for the National Register of Historic Places. The Blue Ridge Parkway is a nationally significant 469-mile scenic highway authorized as a New Deal project and completed in 1987. The parkway is a masterwork of engineering design, landscape architecture, rural landscape conservation, and recreational planning. The parkway retains integrity of location, setting, design, materials, workmanship, feeling, and association. The Blue Ridge Parkway bridge spanning Sweeten Creek Road is identified as a contributing structure in the draft National Historic Landmark nomination for the Blue Ridge Parkway Historic District, dated April 17, 2016.¹²⁰

Boundary Description and Justification

The proposed boundary of the Blue Ridge Parkway, a linear historic district, encompasses the full right-of-way following the centerline of the road for approximately 469 miles through North Carolina and Virginia. The Blue Ridge Parkway begins at the southern end of Skyline Drive in Shenandoah National Park near Rockfish Gap in Virginia and ends at the entrance to the Great Smoky Mountains National Park at US Highway 441 in North Carolina. The Parkway right-of-way varies from a minimum of 200-feet wide to over 1,000-feet wide.

¹¹⁹ Ibid., 68-72.

¹²⁰ As of June 2017, the draft National Historic Landmark nomination was still being revised and finalized. Annie McDonald, personal communication with author, June 14, 2017.



Boundary Map – Blue Ridge Parkway, right-of-way section at Sweeten Creek Road (US 25A)
(Source: HPOWeb GIS Mapping)

Inventory No. 11

Resource Name	Round Top (Phillips Estate)
HPO Survey Site Number	BN 6315
Location	1663 Sweeten Creek Road
PIN	9656-25-4818-00000; 9656-26-6213-0000; 9656-25-8970-00000
Date(s) of Construction	ca. 1920s
Eligibility Recommendation	Eligible (A, C) – recreation/culture and architecture



Round Top (Phillips Estate), 1663 Sweeten Creek Road, overall view to southeast

Description

Round Top, the approximately forty-acre estate of Horace W. and Emma Phillips, comprises a small compound of Rustic Revival-style log and frame buildings that were built as a summer retreat for the Phillips family of South Carolina. The wooded estate is accessed by a carriage road that roughly bisects the property and is paved at its eastern end, where a stone gate marks the entrance on Sweeten Creek Road. A metal gate opens on to the unpaved carriage road where it connects with Round Top Road in the northwest section of the property. The two primary residences and multiple associated outbuildings are clustered in an approximately four-acre clearing at the west end of the property, roughly one quarter mile west of Sweeten Creek Road.



Horace W. and Emma Phillips House, façade, view to southwest



Horace W. and Emma Phillips House, oblique view to south

The grounds are composed of three separate tracts totaling just under forty acres. The largest parcel [PIN 9656-25-4818-00000] encompasses approximately 30.5 acres and contains all of the structures associated with the Phillips estate. A nine-acre tract [PIN 9656-26-6213-00000] along the northern edge of the property is heavily wooded and includes the original entrance gate from Round Top, which is no longer in use, and a small plantation of white pine trees. The entrance drive from Round Top Road follows the western and southern edges of this plantation before turning south towards the main house. A nearly square, one-acre tract [PIN 9656-25-8970-00000] circumscribed by the larger thirty-acre parcel is owned by the City of Asheville. Horace W. Phillips transferred the property to the South Buncombe Water and Watershed District in 1927 for the Round Knob Reservoir (Deed Book 391, page 51). The poured concrete reservoir is no longer in use and severely deteriorated, but the city has erected a small metal-clad utility building on the tract, which requires access and occasional maintenance.¹²¹

Horace W. and Emma Phillips erected the main house on the property soon after purchasing the land in 1919. The **Horace W. and Emma Phillips House** is a one-story front-gable Rustic Revival-style dwelling with tall cross-gable dormers and a gable-roof porch wing projecting to the west. The frame house is clad with board-and-batten siding and features a rubble stone foundation, interior stone chimneys, metal-clad roof, and multi-light wood-frame casement windows. The engaged, full-width porch is carried by log posts on stone piers and features a log balustrade and spindle frieze constructed with logs. An engaged bay on the east side of the porch originally served as an open carport, but Phillips enclosed most of the carport with stone walls and wood-frame casement windows to enlarge the interior living room. The porch opens onto a terrace with a solid stone balustrade along the west side of the house, which connects with the projecting porch wing. Similarly constructed as front porch, the porch wing has been enclosed with modern windows and doors set inside, and not disturbing, the log elements of the porch. The porch wing rests on a tall stone foundation with wood casement windows that contains rooms accessible from inside the house.

The front porch shelters a central single-leaf multi-light wooden entry door. The door opens into a large living room running the full width of the house, which is finished with wood floors, wood paneled walls, and a beamed ceiling. Phillips owned the Argent Lumber Company in South Carolina, and most of the lumber and wood products were brought from the Argent mill. A wide picture window on the east wall of the living room is flanked by four-over-four double-hung wood sash windows. A freestanding stone fireplace and chimney mark the location of the original west wall, before Phillips enclosed a portion of the carport to enlarge the room. A central hallway runs through the house with bedrooms along the west side and a large dining room, kitchen, and rear porch on the east side of the hall.

A set of stone stairs are located to the east of the house, built into the hillside that extends the full depth of the house. The double-run of stairs served as the base of a wooden stair and bridge that connected to the cross-gable dormer; the wooden elements no longer exist. A single-leaf entry door in the dormer provided access to servants' quarters located beneath the dormer.¹²² A

¹²¹ The various components composing the South Buncombe Water and Watershed District were transferred to the City of Asheville on December 31, 1981 (Deed Book 1289, page 437).

¹²² Sarah Jane Sumer and Rebecca Berry, personal communication, April 27, 2017.

small gable-front dormer on the west slope of the roof above the living room has board-and-batten siding, exposed rafter tails and a pair of four-light fixed-sash windows.

A low stone retaining wall extends in either direction from the base of the exterior servants' stair along the adjacent hillside. To the south, a large **coal bin** constructed of stone is set into the slope of the hill. The structure has a metal shed roof and a solid wood door with metal strap hinges.

Several associated outbuildings are located to the rear of the house and informally arranged in a line following the curve of the adjacent hill. Situated at the end of the driveway directly behind the house, the **garage** is a one-story front-gable frame structure that is open on its north end. The structure has board-and-batten siding, a metal roof, and twelve-light wood-frame casement windows. A single-leaf door accesses the garage from the east elevation. A one-story gable-roof ell extends to the rear. Resting on a concrete block foundation, the ell is similarly finished but has three-light windows on its rear elevation.

A one-story single-pen frame **shed** stands to south of the garage. It has a metal-clad side-gable roof, exposed purlins and rafter tails, and vertical wood plank siding. The shed is open on the east side. A one-story front-gable building adjacent to the shed served as **servant quarters**. Set on a sloping site and resting on a stone foundation, the rear portion of the building is supported by brick piers. The small dwelling has a metal-clad roof, interior stone chimney, exposed rafter tails, and board-and-batten siding. A single-leaf five-panel wood door on the northeast elevation provides access to the interior, while a twelve-light casement window is located on one side elevation and an eight-light casement is located on the other side.

At the end of the row of outbuildings, two **pony barns** stand at the edge of the clearing to the southeast of the house. Built on a stone foundation, the larger of the two barns is a front-gable frame structure with a metal-clad roof and board-and-batten siding. The open northwest end of the barn is partially enclosed by double-leaf plywood doors that were added later. The smaller barn is partially collapsed, but its metal-clad front-gable roof and board-and-batten exterior are still evident.

Two additional outbuildings are located at the rear of the house, downslope from the row of outbuildings and set a short distance to the southwest. A one-story front-gable frame building served as **servant quarters**. Resting on a stone pier foundation, the small dwelling is clad with beaded board siding and displays a metal-clad roof, exposed rafter tails, and a single-leaf solid wood entry door. The window openings have been boarded over. To the east of the servant quarters stands the **servant bath house**. Built on a concrete block foundation, the frame building has a metal-clad gable roof with a shed-roof extension that forms an "L." Three single-leaf wood doors are located in the angle of the "L" and enter into separate toilets and a central shower room. The exterior is clad with vertical wood plank siding, and the interior is illuminated by four-light wood-casement windows.



Horace W. and Emma Phillips House, porch, view to northwest



Horace W. and Emma Phillips House, southeast elevation, oblique view to north



Horace W. and Emma Phillips House, rear elevation, view to north



Horace W. and Emma Phillips House, living room, view to southeast



Servants' stair, view to northeast



Coal bin, view to southeast



Garage, front elevation, view to south



Garage, oblique rear view to northwest



Shed, view to southwest



Servants' quarters, view to southwest



Barn, front elevation, view to east



Pony Barn, view to southeast



Servants' quarters, oblique view to southwest



Servants' bath house, view to southwest

A one-story frame building situated on the east side of the driveway leading to the Phillips House is known by the family as the **tool house**. The utility structure consists of a front-gable front section covered with wood shingles and capped by a low-pitched front-gable roof. It has exposed rafter tails, a single-leaf solid-wood entry door, and two-light wood-frame casement windows. A larger wing constructed at the rear of the front section is built into the low slope of the hillside and set at an angle to the front block. The rear section has a metal-clad side-gable roof, exposed rafter tails, and vertical wood plank siding.

Located at the intersection of the carriage road and Phillips House driveway is a rambling one-story Rustic Revival-style dwelling. The **Brown House**, so named for the family that built it, predates the Phillipses' ownership of the property.¹²³ The Phillipses stayed here while constructing their house. Resting on a stone foundation, the frame residence is clad with wood shingles and capped by a metal roof with interior brick chimneys. The T-shaped house has a gable-roof section to the north that exhibits an exterior stone chimney on the elevation and an attached gable-roof porch on the south elevation. A gable-roof wing extending to the south spans an open porte cochere with enclosed quarters at the south end. The enclosed portion of the south wing is clad with German siding. The roof features low shed dormers with exposed, paired rafters and louvered vents. Windows are typically twelve-light wood-frame casements. The porches and porte cochere are supported by log posts on stone piers with log balustrades and a spindle frieze constructed of logs. A single-leaf multi-light entry door on the north elevation adjacent to the stone chimney opens onto a stone terrace with a high stone balustrade. At the east end of the house, an inset corner porch has been screened above lower walls of wood batten siding. The interior of the Brown House, like that of the Phillips House, features wood finishes throughout, nearly all of it unpainted.

Immediately east of the Brown House is a one-story side-gable guest house that the Phillips family called **Boys Town**. Resting on a stone foundation, the building has a metal-clad roof and board-and-batten siding. It displays exposed rafter tails, six-over-one double-hung wood-sash windows, and a single-leaf five-panel wooden entry door. An attached shed-roof canopy supported on triangular brackets shelters the entrance. An inset porch is located at the east end of the building with the board-and-batten siding of the east wall transformed into open latticework.

A large one-story frame **garage** is located on the west side of the driveway, opposite the Brown House. The front-gable building with a shed-roof extension to the south is covered with board-and-batten siding and capped by a metal roof. The two garage bays are accessed through double-leaf ledged-and-braced solid wood doors; the doors to the central garage bay slide on metal tracks. A projecting front-gable bay at the northeast corner marks the entrance to Fields' room, named for a long-time chauffeur and friend of the family, Fields Brown. The entrance to his quarters includes an engaged front-gable porch supported by peeled log posts with a simple log railing and spindle frieze constructed of logs. The porch shelters a single-leaf five-panel wooden entry door and a twelve-light wood-frame casement window. An attached shed-roof room at the rear of the garage served as Horace Phillips' office when he stayed in Asheville. The single-leaf entrance on the south elevation is marked by a modest, attached shed-roof porch on peeled log posts. The office has an exterior stone chimney and twelve-light wood-frame casement windows.

¹²³ Ibid.



Tool House, oblique view to northeast



Brown House, oblique view to northeast



Brown House, north elevation, view to south



Brown House, view to west



Boys Town (Guest House), oblique view to northeast



Garage, façade and chauffeur's quarters, view to northwest



Garage, chauffeur's quarters, oblique view to southwest



Garage, office entrance, view to north



Carriage road, view to west



Mrs. Cauble's Cabin (site), view to east



Cauble's Barn, view to northwest



Chicken Coop, oblique front view to southeast

The Phillips House and large garage overlook a grass meadow to the west and northwest with distant views of the mountains. A swale to the west of the house marks the location of Edith Cauble's house, which no longer stands. Daughter of Aris and Rena Brown, Edith and her husband Clarence Cauble built a one-story wood-shingled cabin where they lived year round and worked as caretakers of the property. After Mrs. Cauble died in 1991, the house fell into disrepair and was demolished. To the west of her house site though, a **barn** and **chicken coop** remain standing. The barn is a one-story front-gable frame building with a shed extension on the east side. Capped by a metal roof, the building is somewhat deteriorated and clad with vertical wood plank siding. The chicken coop is a two-part structure set on wood posts. It has a metal-clad shed roof, vertical wood plank siding, a single-leaf solid wood door, and screened openings on the west elevation.

Following the carriage road to the east past the Brown House and Boys Town, the unpaved track intersects with the original entrance road, which enters the property from the east end of Round Top Road. Though no longer used, the old roadbed remains in place. Approximately 1,000 feet of the carriage road, west of its entrance at Sweeten Creek Road, has been paved in recent years. The road was paved to support the trucks and equipment that access the city-owned maintenance building and reservoir site. The **entrance gate** on Sweeten Creek Road consists of metal gates supported by curving stone walls. On either side of the entrance road, the walls span between three square pillars with stone caps. The two pillars supporting the gates are topped by large stones used as finials. The metal gates replaced original wooden gates but retain the overall appearance.



Entrance gate on Sweeten Creek Road, view to southwest



Reservoir (ruins), view to southwest



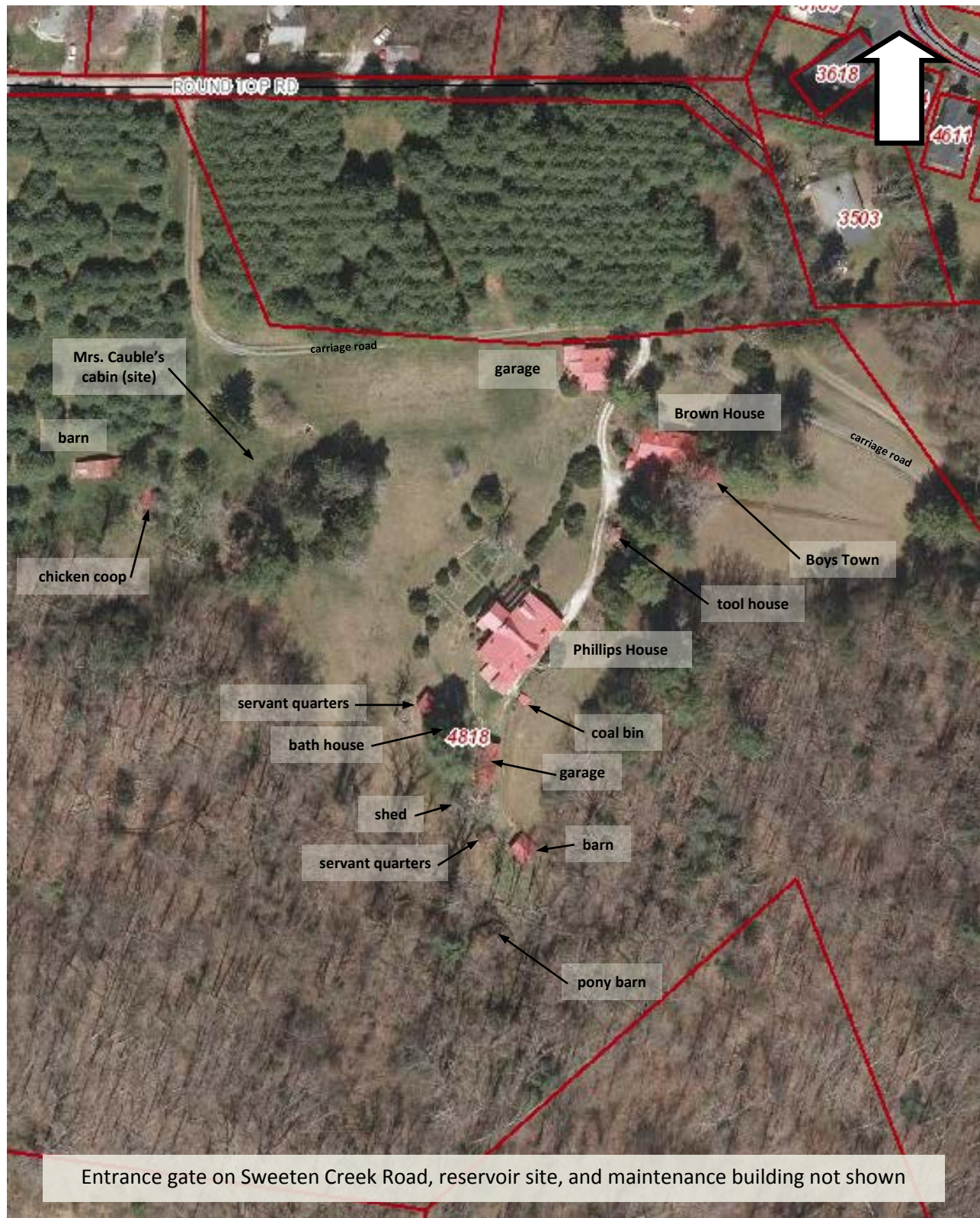
Carriage road, view to northwest



Maintenance Building (City of Asheville), view to southeast



Entrance drive and gate, Round Top Road, view to south



Site Plan – Round Top (Phillips Estate), 1663 Sweeten Creek Road [PIN 9731-55-8371-00000]
 (Source: Buncombe County GIS)



Round Top (Phillips House), 1920s (Photograph courtesy of Sarah Jane Sumer and Rebecca Berry)

Historic Background

Horace W. Phillips, president of the Argent Lumber Company in Hardeeville, South Carolina, began acquiring property near Buena Vista station south of Asheville in 1918. He bought tracts from F. M. and Cordelia Patton, William Nettles, Aris and Rena Brown, and Samuel Towe. Phillips assembled a large tract with access from Sweeten Creek Road, which arrived at its present alignment around 1930. Phillips required a right of ingress and egress from Aris and Rena Brown to access the property. Their deed of October 10, 1918, describes approximately 1,850 feet of road “beginning at Buena Vista Station on the Southern Railway” along the Brown’s fence line (roughly present-day Round Top Road) to the land Phillips had “recently bought from F. M. Patton” (Deed Book 222, page 286).

Horace Wiley Phillips (1887-1974) worked as a lumber salesman prior to marrying Emma Jones (1886-1965) in 1912, and lived in Robeson County, North Carolina, where he worked for Jackson Brothers Lumber Company. Through the Jackson brothers’ social connections, the company made a decision to buy an 8,000-acre tract of timber land approximately twenty-five miles north of Savannah, Georgia. The timber holdings, which covered extensive swampland, were owned by the exclusive Okeetee Club, a hunting club comprised of wealthy New York families. In 1916, Phillips joined with his cousins, J. Ross and William B. McNeal of Norfolk, Virginia, to form the Argent Lumber Company to log the newly acquired acreage.¹²⁴

Argent Lumber Company built a narrow-gauge railroad network through the property to extract the timber, primarily pine and cypress, and deliver it for processing. On the north side of Hardeeville, Argent built a large sawmill, which took approximately one year to construct, as its center of operations. A company village grew up around the sawmill, along with a company store, boiler house, dry kilns, a lumber sorter, and a vertical resaw. A band saw, planing mill, and electric

¹²⁴ E. L. Vinson Bowers, *The Mill Pond: A Southern Legacy* (N.p.: E. L. Vinson Bowers, 2015), n.p.

light plant were added later. As the town's largest employer, Argent sustained a significant number of local families. Despite the difficult working conditions in remote areas, Argent produced over 600 million board feet of lumber.¹²⁵

Horace and Emma Phillips lived in prominent house on Phillips Hill, which overlooked the lumber company's twenty-five-acre facility near Hardeeville. The Phillipses had one son, Horace B. (1920-2008), who later ran the company before it was sold to Union Camp Paper of Savannah in 1956. By most accounts the Phillipses maintained friendly relationships with the people who worked with and for them, including a number of household staff. The staff traveled with the family between Hardeeville and their summer estate in Asheville. The family spent winter months in South Carolina and the warmer months in Asheville.¹²⁶



Phillips House (l) and Brown House (r) (Photographs courtesy of Sarah Jane Sumer and Rebecca Berry)

Work on Round Top began soon after the family acquired the property. According to family tradition, the Brown House, named for the Brown family, stood on the property at the time the Phillipses purchased the land. They stayed in Brown House while the larger, primary residence was being constructed. Horace Phillips shipped much of the lumber used in construction from the Argent mill in South Carolina. The stone work was reportedly done by a mason who worked at Biltmore. The Phillipses enjoyed the quiet relaxation of their home in Asheville, and Horace Phillips enjoyed riding horses through the property and surrounding countryside.¹²⁷

On the property, Phillips erected the large house for his family's use during the summer months. Aside from the living room fireplace, the dwelling is not heated or insulated for year round occupancy. The large porch on the northwest side of the house was enclosed in the late twentieth century. A projecting front-gable entrance bay attached to the porch was later removed. The entrance bay was constructed of logs and sheltered by a log roof. An exterior wooden stair for staff to enter the attic rooms of the house became deteriorated was removed. The large garage for the family's automobiles included quarters for the family's chauffeur, Fields Brown. Horace

¹²⁵ Ibid.

¹²⁶ Ibid.; Sumer and Berry.

¹²⁷ Sumer and Berry.

Phillips built a small office at the rear of the garage, where he could work while the family was in residence.¹²⁸

On the western portion of the estate, a one-story wood-shingled dwelling was built for the Caubles, who lived on the property year round and worked as caretakers. Around 1920, Edith Brown (1897-1991), oldest child of Aris and Rena Brown, married Clarence Cauble (1892-1957), who worked at the Biltmore Dairy. Mrs. Cauble outlived her husband by more than thirty years, and the small dwelling was known as Mrs. Cauble's Cabin. It was surrounded by a garden, barn, and chicken coop. Open meadows to west of the cabin and along the northern edge of the property were planted with white pines in the 1990s.

Round Top has been, and continues to be, enjoyed by subsequent generations of the Phillips family. Horace B. Phillips and his wife, Sarah Louise Leatherwood (1923-2005), divided their time between Hardeeville and Asheville. Originally from Waynesville, Sarah Phillips was a member of an old Haywood County family. The couple had three daughters, one of whom died early. Their two surviving daughters, Sarah Jane Sumer and Rebecca Berry, continue to own Round Top and utilize it as a summer retreat.¹²⁹



Outbuildings at rear of Phillips House (l) and entrance gate on Sweeten Creek Road (r)
(Photographs courtesy of Sarah Jane Sumer and Rebecca Berry)

¹²⁸ Ibid.; Daniel McDonald Johnson, "At 91, Hardeeville's Brown Still Moving," *Jasper Sun Times*, July 27, 2017 (<http://www.jaspersuntimes.com/hardeeville/2016-07-27/91-hardeevilles-brown-still-moving>; accessed October 7, 2016).

¹²⁹ Sumer and Berry.

Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, Round Top, the summer home of Horace W. and Emma Phillips, is **eligible** for the National Register of Historic Places. The family compound of Rustic Revival-style frame buildings has been little altered since the Phillipses acquired the property and began construction in 1918, and the wooded landscape surrounding the residences and outbuildings provide respite from encroaching residential and commercial development. The property retains integrity of location, setting, design, materials, workmanship, feeling, and association.

Round Top is **eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Round Top is associated with the long tradition of seasonal tourism in Asheville and Buncombe County. Beginning in the early nineteenth century, affluent planter families resettled to grand summer estates in the mountains of western North Carolina to enjoy the milder climate during the warm summer months. Originally a means to escape the stifling heat and mosquito-borne diseases of the coastal and low country areas, the early visitors established the region as a desirable summer resort. In the latter part of the nineteenth century and through the twentieth century, the region attracted a broader range of visitors and travelers as transportation into and out the area improved. Horace and Emma Phillips began Round Top in the early 1920s and subsequently divided their time between Asheville and their home in Hardeeville, South Carolina. President of the Argent Lumber Company, Phillips built the rustic retreat using lumber from his business and created a private enclave to enjoy the scenic and natural beauty of the area.

Round Top is one of few private residences from the early twentieth century located close to Asheville to remain in use as a seasonal estate. Although numerous summer houses were built by visitors throughout the twentieth century, many of the documented examples are found within neighborhoods or resort enclaves, such as Montreat near Black Mountain. Resort hotels like the Grove Park Inn and Kenilworth Inn attracted scores of seasonal visitors in the early twentieth century with residential neighborhoods growing up around the hotels. At Rosscraggon (#6), Rose Chapman operated an inn and offered building sites for friends to build cottages. Other types of accommodations, including tuberculosis sanitariums, also drew visitors to the area, many of whom decided to stay or build summer homes. Despite the region's popularity as a regional destination, very few private estates survive from the early twentieth century. The Green House (HN 1153), located just across the Henderson County line adjacent to Asheville Regional Airport, was part of a 117-acre summer estate begun by the Westfeldt family of New Orleans in 1909. The house was dismantled in 2013 and the estate subdivided for commercial development. Far Horizons Farm (#9) contained the summer home of Dr. Maurice and Marion Givens of Florida. The house remains standing on a residual fourteen-acre tract, but much of the estate property has been developed since the late 1970s as a retirement community. The Phillips estate, known as Round Top, is eligible for the National Register under Criterion A for its use as a private seasonal residence associated with the important tourism industry in Buncombe County.

Round Top is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Round Top was built as a summer home by Horace W. and Emma Phillips of Hardeeville, South Carolina, and subsequently owned by several generations of the Phillipses' descendants. Phillips owned a successful lumber company in South Carolina and was a prominent businessman in Hardeeville. Although successful, none of the individuals associated with Round Top attained the level of prominence and significance required for National Register listing under Criterion B.

Round Top is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Round Top consists of two principal residences, associated outbuildings, and informal landscaping executed in the Rustic Revival style. The houses are rambling one-story gable-roof structures with broad porches, natural materials, and plainly finished rustic interiors. The buildings are typically finished with board-and-batten or wood shingle siding, stone foundations and chimneys, log porch elements, and wood-frame casement windows. Inspired by the natural and rustic style of construction used by the National Park Service in the early twentieth century, the Rustic Revival style appears frequently in seasonal residences and tourist accommodations around Asheville. Emphasizing a close harmony between the built structures and natural environment, Rustic Revival buildings allowed the owners or guests a sense of escape to the mountains without completely forgoing modern conveniences.

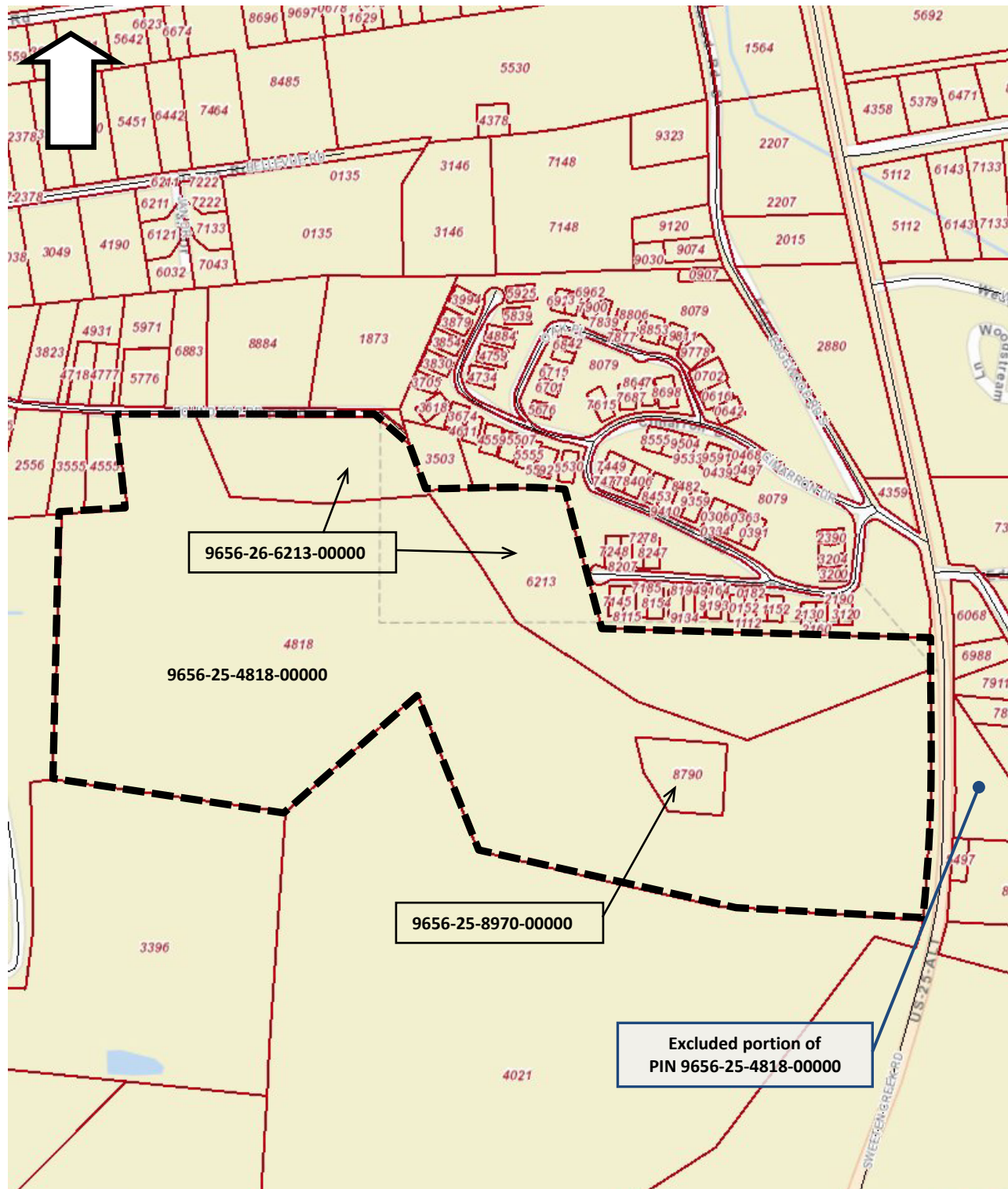
The Rustic Revival style enjoyed a period of popularity in the region during the first part of the twentieth century. The rustic Grove Park Inn, completed in 1913, greatly influenced the use of natural materials and organic forms for resort architecture in and around Asheville. The Rustic Revival style, which also grew out of the naturalistic design principles utilized in the national forests and parks, was frequently used for summer cottages and tourism-related commercial structures, such as Foster's Log Cabin Court, a 1930s tourist court located on the old Weaverville Highway north of Asheville. The B. K. Miller House, located at 5 Hemphill Road near the Blue Ridge Parkway, is one of the finest examples of twentieth century pole-log construction. Built around 1935, the two-story side-gable dwelling has twin two-story stone and log porticoes flanking a central double-shouldered stone chimney. The symmetrical façade of the house overlooks a small pond on the wooded site. The complex of buildings at Round Top provides a good collection of Rustic Revival-style buildings and structures on a private estate. Round Top retains a high degree of architectural integrity, and the property is eligible for the National Register under Criterion C as an excellent example of a Rustic Revival-style summer retreat.

Round Top is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Begun around 1920, Round Top may contain archaeological remains, such as trash deposits, wells, and structural remains that might provide information concerning seasonal residences, social standing, and mobility, as well as structural details and landscape use. At this time no investigation has been done to discover these remains. It is unlikely, however, that any potential remains would contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

Boundary Description and Justification

The proposed boundary of the Phillips Estate, known as Round Top, encompasses approximately thirty-nine acres and three tax parcels. The property consists of two parcels [PIN 9656-25-4818-00000 and 9659-26-6213-00000] owned by the descendants of Horace W. and Emma Phillips, who purchased the core tracts beginning in 1918. A third parcel containing approximately one acre [PIN 9659-25-8970-00000] is owned by the City of Asheville and circumscribed by the estate property. Originally granted by Horace Phillips in 1927, the city-owned parcel includes equipment utilized by maintenance personnel and associated with the water system.

A one-acre triangle-shaped piece of the larger tract [PIN 9656-25-4818-00000] located on the east side of Sweeten Creek Road is not included within the boundary. The wooded tract is located opposite Round Top's entrance gate on Sweeten Creek Road, but contains no resources associated with the property. The proposed boundary includes all of the contiguous acreage historically associated with the Phillipses' summer estate. By exclusion of the triangular parcel on the east side of Sweeten Creek Road, the boundary adjoins the edge of pavement on west side of Sweeten Creek Road.



**Boundary Map – Round Top (Phillips Estate), 1663 Sweeten Creek Road
 [PINs 9656-25-4818-00000, 9656-26-6213-00000, and 9656-25-8970-00000]
 (Source: Buncombe County GIS)**

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