

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hyman Heights/Mount Royal Historic District

other names/site number _____

2. Location

street & number District is bounded roughly by the northern property boundaries of lots on Ridgcrest Place, Highland Avenue, and Hyman Avenue on the north; southern property boundaries of lots on Patton Street and N. Main Street on the south; N. Main Street on the east; and Oakland Street on the west. ☒ not for publicationcity or town _____ ☒ VicinityHendersonvillestate North Carolina code NC county Henderson code 089 zip code 28739

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Jeffrey Crow
Signature of certifying official/Title1/4/01
Date

State of Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting official/Title_____
Date_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National Register
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
123	26	buildings
		sites
		structures
		objects
123	26	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Properties in
Hendersonville, North Carolina: A Partial
Inventory

**Number of contributing resources previously listed
in the National Register**

-0-

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: secondary structure
HEALTH CARE: hospital

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: secondary structure
DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow
Colonial Revival
Other: Minimal Traditional

Materials

(Enter categories from instructions)

foundation brick
walls brick
stucco
roof asphalt
other stone
wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1905 - 1954

Significant Dates

1905

1923

1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Western Office archives & History

Hyman Heights/Mount Royal Historic District
Name of Property

Henderson, North Carolina
County and State

10. Geographical Data

Acreage of Property approx. 40 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 366880 3910480
Zone Easting Northing
2 17 367200 3910160

3 17 367000 3909660
Zone Easting Northing
4 17 366480 3910290

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sybil Argintar Bowers

organization Bowers Southeastern Preservation date August 9, 2000

street & number 166 Pearson Drive telephone (828) 253-1392

city or town Asheville state NC zip code 28801

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name multiple - more than fifty owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1Hyman Heights/Mount Royal Historic District
Henderson County, NC

Located northeast of downtown Hendersonville, the Hyman Heights/Mount Royal Historic District is bounded roughly by N. Main Street on the east, Oakland Street on the west, the northern property boundaries of lots on Ridgecrest Place, Highland Avenue, and Hyman Avenue on the north, and the southern property boundaries of lots on Patton Street and N. Main Street on the south. The nominated district consists of 123 contributing houses and outbuildings, twenty-six non-contributing houses and outbuildings, and five vacant lots. The vast majority of the buildings are contributing, built prior to 1955 and mostly intact. Some of the non-contributing buildings fall within the period of significance, but have undergone extensive architectural changes and loss of integrity. The district covers approximately forty acres, and consists of most of the original plat of Hyman Heights from 1908, most of the plat of Mount Royal dated July 15, 1923, and one lot from the O. Roy Keith subdivision in Hyman Heights dated October 29, 1925.

The layout of the Hyman Heights portion of the district is a typical grid plan which was often utilized in subdividing land at the turn of the century due to its ease of layout and conformity in size of lots. Lots are generally small and level with the street, with houses and outbuildings set back from the street ten to fifteen feet. An exception to this is the **Dr. Robert Sample House** at 1125 Highland Avenue (#40) which has a much larger lot and a house which is sited high on a hill above the street. Mature deciduous and evergreen trees and concrete sidewalks line most streets. Particularly notable within the district is the extensive use of stone retaining walls, visible along Oakland Street and much of the northern part of Highland Avenue. One of the most notable landscapes, with extensive rock terracing and a river rock retaining wall is located at the **Phillip M. Dietz House** at 1324 Oakland Street (#3). The landscape of **Killarney** at 322 Killarney Street (#110) is also notable, with the house set back from the street on a lot of approximately one and one-half acres, the largest lot within the district. The semicircular front drive, boxwoods, and stone pillars at the driveway entrances are some of the original features of this landscape.

In contrast to the grid pattern of the Hyman Heights plat of the neighborhood, the Mount Royal section which developed in 1923 is closer in design to that of Druid Hills, located to the northwest of the Hyman Heights/Mount Royal historic district. Mount Royal follows a curvilinear street layout which followed the steep terrain of this part of the neighborhood and includes a variety of lot sizes and triangular medians at intersections. All of these design elements in the Mount Royal section were part of the more "Olmstedian" approach to land planning which gained in popularity in the early part of the twentieth century. Stone retaining walls are visible throughout the subdivision of Mount Royal, apparently there from the beginning, since many appear to pre-date some of the later ca. 1950s houses, as can be seen at the **J. F. Dusenberry House** at 1303 Highland Avenue (# 37).

Architectural styles in the neighborhood include thirty-three bungalows, twenty-five Minimal Traditional, fifteen Colonial Revival, eight Ranch, five Foursquare, and one example each of Shingle, Neo-Classical Revival, Georgian Revival, Tudor Revival, and Gothic Revival houses.

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The oldest house in the Hyman Heights/Mount Royal neighborhood is **Killarney** (#110, ca. 1858), which pre-dates the development of the neighborhood (but was remodeled during the first years of Hyman Heights) and is notable for being the only example of the Gothic Revival style in the district. Much of the land for the development of Hyman Heights was originally part of the Killarney property. Another house that pre-dates the development of Hyman Heights is the Dutch Colonial Revival **Cecil McCorkle House** (#87, ca. 1900), with a cross-gambrel roof, hip roof dormers, diamond-pane windows, and two interior brick chimneys.

There are an abundance of bungalows and a number of Colonial Revival style houses located throughout the neighborhood. Some of these include the **Phillip M. Dietz House** (#3, 1930) with brick veneer walls, hip roof and a Craftsman front door; the **Melvin Hatch House** (#4, by 1926), built by Phillip Dietz; the **William M. Shepherd House** (#8, by 1926) with a cross-gable roof and a front exterior chimney; and the rows of houses which line both sides of Patton Street (#23 through 33). One of the best examples of a Colonial Revival house in the district is the **Dr. Robert Sample House** (#40, by 1926), with a central entry portico, front door with sidelights and elliptical fanlight, and an attached one-story garage.

While most houses were built during the first phase of development in the neighborhood, from ca. 1905 to the late 1920s, numerous houses from after this time period contribute to the neighborhood's historic character. One particularly notable member of this later group is the **Lampley House** (#53, 1939), an excellent example of the use of the Minimal Traditional style within the neighborhood, with a steeply pitched cross gable roof and painted brick veneer walls. There was a clear secondary trend in development in the neighborhood which took place from the late 1940s to the mid-1950s, and there are several good examples of these houses, most of which were built in the Minimal Traditional style or early Ranch style. Some of these include the **Albert B. Myers House** (#12, ca. 1949); the **Matthew Mickelborough House** (#22, ca. 1949); the **Anchell I. Gold House** (#55, ca. 1949); the **A. Farrington Barber House** (#76, ca. 1952); the **Lane Preston House** (#82, ca. 1949); the **Samuel Gunter House** (#84, by 1954); the **Michael Howath House** (#86, ca. 1949); and the **Walter F. Drake House** (#89, ca. 1952).

The district's thirteen houses built after 1954 appear to date primarily from the 1960s. While most of these also may be described as Minimal Traditional or Ranch style, they are distinct from the neighborhood's pre-1955 examples of these styles, exhibiting a shallower pitch to their roofs and very pared down detailing limited to narrow, unadorned surrounds and raking and eave boards.

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INVENTORY LIST

North-south streets are listed first, followed by east-west streets. North-south streets are listed with the west side of the street first, except for Ridgecrest Place, which begins at the southwest corner and follows around the circle. East-west streets are listed with the north side of the street first. Dating of houses is based upon Sanborn maps used in the field, city directories, and owner-provided information. These sources are noted with each entry. Non-contributing properties are those that fall outside the period of significance (ca. 1858 - 1954) or those that have had too many architectural changes through the years to retain a significant degree of integrity.

Oakland Street--west side:

1. 1133 Oakland Street. O. Roy Keith House. Contributing. ca. 1925.

Two-story Colonial Revival style building with a center hall plan. Side gable roof with boxed returns, wide overhanging eaves, and brick veneer walls. One-story hip roof wing, along with a two-story front gable wing, at the northwest corner. Covered patio with rail on the south side. The covering appears to be added in more recent years. Front entry has added cast iron posts. Windows are one-over-one, single, double, and triple. Front door is multi-panel with sidelights and transom. Garage beneath house at rear. House sits on a large corner lot. O. Roy Keith lived in this house by 1926. Keith, a real estate developer, laid out the land adjacent to his house as part of the "O. Roy Keith" portion of the Hyman Heights subdivision, which was platted in October 1925. From at least 1937 to 1949 this building was used to house the Immaculata Parochial School, run by the Sisters of Christian Education. This school was associated with the Immaculate Conception Catholic Church in Hendersonville. Reverend Philip J. O'Mara was pastor during these years. Good condition. (Sanborn maps, city directories, Henderson County plat book 2, page 8).

Oakland Street--east side:

2. 1408 Oakland Street. Fred M. Allen, Jr. House. Contributing. by 1926.

Two-story Colonial Revival style house with a center hall plan. One-story wing on the northwest corner. House is currently covered with replacement aluminum siding. Attached front stoop has a pediment with boxed returns which has an arch cut out at the bottom of the pediment, and is supported by fluted columns. A rear entry has a hip roof stoop supported by fluted columns. Windows are six-over-six and the front door is louvered with sidelights, a likely replacement. Low concrete retaining wall at the sidewalk. House sits high on a hill above the street, with the rear alley above the main house. Back yard is terraced up to the alley. Fred M. Allen, Jr., with the Chamber of Commerce, and wife Mattee lived here from 1941 to 1942.

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Horace B. Bryant, a salesman, and wife Florine lived here from 1943 to at least 1949. 1408 to 1310 Oakland (#2 - #5) were part of the Mount Royal subdivision. Good condition. (Sanborn maps, city directories, plat of Mount Royal).

2A. Garage. Contributing. by 1926.

One and one-half story building with front gable roof, original garage doors, and German siding.

3. 1324 Oakland Street. Phillip M. Dietz House. Contributing. 1930.

One and one-half story plus basement Craftsman Bungalow style. Irregular floor plan with many projecting wings to the east and west sides. Hip roof with hip roof dormers, wide overhanging eaves, and half-hip roof on the wings. Brick veneer walls are painted. Porch at the southwest corner appears original. Entrance to the house is from Crescent Avenue. Entry stoop has a hip roof supported by square posts on paneled piers, and a simple balustrade. Windows are six-over-nine or eight-over-eight. Front door is Craftsman in its design. Chimney pots on the chimney. Landscape is particularly notable, with a river rock and dry-laid stone retaining wall and piers along Crescent Avenue, and terraced gardens throughout the property. The brick garage is built into the hillside on Crescent Avenue. Phillip M. Dietz and wife Lucille were only part-time residents, spending part of the year in Columbia, South Carolina. Dietz was a road contractor in Hendersonville. They lived in the house from at least 1937 to 1949. Excellent condition. (Sanborn maps, city directories, previous survey data).

4. 1316 Oakland Street. Melvin Hatch House. Contributing. by 1926.

One and one-half story example of a Craftsman Bungalow style house. Irregular floor plan, with a one-story wing at the rear that has been added onto. Side gable roof with exposed rafter ends and braces. Center "pop-up" with front gable roof, which may have had screen or windows enclosed at a later time. Walls are brick veneer with weatherboard in gable ends. Full facade attached porch has battered brick piers to the ground with decorative concrete squares. Solid brick balustrade. Windows are four-vertical-over-one. House sits high on a hill above street with concrete steps leading up the terraced hillside to the entry to one side of the porch. The original outbuilding is gone. This house was also built by Phillip Dietz. He lived in the one next door (#3) and sold this one to Melvin Hatch, who lived here with his sister and mother until he married. John M. Melvin, a salesman with Brunson Furniture Company, and wife Margaret lived here from at least 1937 to 1949. They may have been renters of Mrs. Hatch. From 1948 to 1949 Mrs. Ellen P. Hatch, widow of James A. Hatch, was listed as still living in the house. Good condition. (Sanborn maps, city directories, owner).

5. 1310 Oakland Street. Harry Williams House. Contributing. by 1926.

One-story plus attic Colonial Revival cottage with an irregular floor plan. Substantial two-story addition at the rear (northeast) built after 1954, but is not visible from the front of the house. Addition is clearly separated from the original house by a connecting one-story portion. Side

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gable roof with shed roof dormers at front and rear. Walls are brick veneer, with stucco in the gable ends and dormers. Front porch at the southeast corner has been partially enclosed with screens and a modern doorway. New iron railing added on flat roof above former porch. Original corner brick posts and solid brick balustrade still intact. Entry patio is intact, with concrete steps leading up the hillside to the front door. Brick cheekwalls at the patio steps. Entry stoop has an arched covered supported by unusual curved brackets. Windows are six-over-one with some replacements. Front door is multi-light. House sits high on a hill on a corner lot with a concrete retaining wall and piers on either side of the steps at the sidewalk. Rear addition stands where the original outbuilding was located. Harry Williams and wife Maude, part-time residents of Columbus, Georgia, lived here from 1937 to 1938. Fred W. Young and wife Leona Allen lived here from 1939 to 1942. Albert Gerson lived her from 1943 to 1944. Bertram M. Gerson and wife Clara lived here from 1945 to 1946. Miss Anna R. Marsh lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

6. 1230 Oakland Street. Thomas D. Clark House. Contributing. by 1926.

Two-story Colonial Revival style house with a center hall plan, hip roof, and wide overhanging eaves. One-story wings on both sides were in place by 1926, but may have been built after the main block of the house. Small one-story entry wing at the rear. Front entry stoop has a full pediment supported by Tuscan columns. Walls are brick veneer. Windows are six-over-one and front door is multi-panel. House sits on a nicely landscaped large corner lot. Original outbuilding appears to be gone. The builders of this house supposedly lost their money in the 1929 Stock Market Crash and never lived in the house. They may have been associated with Patton Memorial Hospital, since this house is located just to the southwest of the hospital and was never part of either the Hyman Heights or Mount Royal subdivision plats. Thomas D. and Emma H. Clark lived here from approximately 1930 to 1985. Clark was secretary-treasurer of Clark Candy Company and was also the founder of a home security system business in later years. Excellent condition. (Sanborn maps, city directories, owner, former survey data, plats).

6A. Garage apartment. Contributing. by 1926.

One and one-half story building set at an angle to drive. Gable roof, lapped siding, brick foundation.

7. 1212 Oakland Street. House. Non-contributing. after 1954.

One-story Minimal Traditional style house with asbestos siding, side gable roof and one brick central chimney. Freestanding carport, nearly level lot. Good condition. (Sanborn maps).

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Oakland Extension--east side:

8. 1228 Oakland Extension. William M. Shepherd House. Contributing. by 1926.

One and one-half story Craftsman Bungalow style house. Irregular floor plan. Wing added at the rear. Cross-gable roof, braces. Front gable covering over front entry supported by heavy knee braces. Walls are covered with vinyl siding. Notable front exterior chimney of brick and stone, and a central brick chimney with chimney pots. Side gable attached porch at northeast corner has round columns. Engaged porch at rear, at southeast corner, has round columns and added screens. House sits on a corner lot with a low stone retaining wall. Alley to the rear leads to the Killarney property (#110). Windows are multi-light casement and four-vertical-over-one. Modern front door. Good condition. Abe and Nettie Kurman, part-time residents from Miami, Florida, lived here from 1937 to 1938. From 1939 to at least 1949, William M. Shepherd and wife Ida G. lived here. Shepherd was an embalmer at Thomas Shepherd Funeral Home. (Sanborn maps, city directories, former survey data).

8A. Garage. Contributing. by 1926.

One-story front gable outbuilding, with some alterations for use as a residence.

9. 1220 Oakland Extension. House. Non-contributing. after 1954.

One-story Minimal Traditional style brick veneer house with a rear wing. Side gable roof. Center shed-roof porch with iron railing and posts. Modern windows and doors. (Sanborn maps).

10. 1214 Oakland Extension. Marie Hocker House. Contributing. ca. 1930s.

One-story bungalow which sits high on a hill above the street. Irregular floor plan, front gable roof, and a fanlight in the gable end. Walls are covered with replacement aluminum siding. Full facade attached front porch has an almost flat roof and wide overhanging eaves. A portion, at the northwest corner, has been enclosed. Porch details include slightly battered posts on a brick balustrade and segmental arch entry at the center with a front gable above. Central brick chimneys have chimney pots. Windows are six-over-six and front door is multi-light with sidelights. This house appears on the 1926-1954 Sanborn maps as being part of the Killarney property (#110). Marie Hocker lived here from 1937 to 1938. From 1939 to 1942, John Sevier and wife Mary, a teacher at Fassifern School for Girls, lived here. John T. Watkins lived here from 1943 to 1944. Mrs. E. Margery Burrowes, widow of V. C. Burrowes, lived here from 1945 to 1946. She was also a teacher at Fassifern School. From 1948 to 1949, E. G. Walker, a teacher, lived here. It is likely, with the occupants of this house changing so often that most of these were renters. Good condition. (Sanborn maps, city directories).

10A. Garage. Contributing. ca. 1930s.

One-story frame building with German siding.

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11. 1210 Oakland Extension. House. Non-contributing. after 1954.

Mixture of styles and materials on what appears to have been a building converted to a residence sometime after 1954. Entrance faces Killarney Street. Shed roof on building appears to be a replacement of the original roof. Windows are nine-over-nine on the east portion, new windows on the west. Front door is multi-light. Current wall materials are asbestos and vinyl siding. Freestanding carport. Although this building does not appear on the 1954 Sanborns, a portion of it appears older, and might have been an outbuilding associated with Killarney. Fair condition. (Sanborn maps).

Ridgecrest Place--beginning at southwest corner:

12. 1411 Ridgecrest Place. Albert B. Myers House. Contributing. ca. 1949.

One-story example of a late 1940s Minimal Traditional style house. Irregular floor plan with a garage wing at the north side. Cross gable roof with a front gable center bay. Exterior front chimney. Walls are painted brick. Engaged, recessed entry with a tile floor and brick posts. Windows are metal frame multi-light casement and front door is eight-panel, all appearing to be original to the house. Wooded corner lot, level with street. Albert B. and Una M. Myers apparently built this house, noted on 1954 Sanborn maps as fireproof with hollow masonry walls. Excellent condition. (Sanborn maps, city directories).

13. 1419 Ridgecrest Place. Eugenia Boinest House. Contributing. by 1926.

One and one-half story plus basement bungalow with a side gable roof and shed roof dormers. Sweeping steep front gable at the entry. Notable front exterior brick chimney. Walls are covered with vinyl siding. Arched, recessed entry area has a tile floor. Windows are six-over-one, with casements in the dormers. House is level with street at the front, but the lot drops to the rear. One of the oldest houses on the street. Eugenia (Jennie) Boinest, widow of Clarence L. Boinest, lived in this house from 1937 to at least 1949. Good condition. (Sanborn maps, city directories).

14. 1423 Ridgecrest Place. Thomas W. Valentine House. Contributing. by 1926.

One-story plus basement at rear bungalow with a hip roof. Walls are brick veneer. Attached front porch has brick posts and a hip roof. Windows are three-vertical-over-one. Small lot slopes away to the rear. According to the current owner, this house was built by Thomas Valentine, a teacher at Hendersonville High School. The current owner's parents, Vernon W. and Hattie L. Harvey, bought it from Valentine in 1936. Harvey was a traveling salesman with Tidmore Supply Company. This was one of four houses on the street in the 1930s and 1940s, when Vernon W. Harvey, Jr. was growing up. These houses were 1420 (#18), 1428 (#17), 1423, and 1419 (#13). Vernon W. Harvey, Jr. continues to live in the house. Good condition. (Sanborn maps, city directories, owner).

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14A. Garage. Contributing. by 1926.

One-story, hip roof, brick veneer garage.

15. 1429 Ridgecrest Place. J. Wendell Greene House. Contributing. by 1954.

One-story plus basement Minimal Traditional frame house with an L-shape floor plan and an attached garage wing on the northeast corner. Walls are covered with aluminum siding. Steep hip roof in the center, with front gable roofs over the southeast wing and the garage. Shed roof dormer in the center bay. Engaged porch in the center bay. Windows are four-light in the dormer, six-over-six, and some replacements. Modern front door. J. Wendell Greene and Mildred W. Greene appear to be the first owners of the house. Good condition. (Sanborn maps, city directories).

16. 1426 Ridgecrest Place. House. Non-contributing. ca. 1960s.

One-story Ranch house with a side gable roof and a central brick chimney. Brick veneer walls, engaged porch, and carport. (Sanborn maps).

17. 1428 Ridgecrest Place. Mattie C. Hall House. Contributing. by 1926.

One-story vernacular cottage with a steep side gable roof and front gable bay at the entry. Walls are covered with aluminum siding. Windows are multi-light casement and the front door is v-boards with a single diamond pane. Heavily wooded lot. Mattie C. Hall, widow of Dudley Hall, lived here from 1937 to 1944. From 1945 to at least 1949, Inez B. McLaughlin, a nurse, lived here. Fair condition. (Sanborn maps, city directories).

one vacant lot to southeast

18. 1420 Ridgecrest Place. Columbus Few House. Contributing. by 1926.

One-story plus basement vernacular bungalow with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition. (Sanborn maps, city directories).

18A. Greenhouse. Contributing. by 1954.

One-story greenhouse building.

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Patton Street--west side:

19. 1119 Patton Street. Temple M. Robison House. Contributing. by 1926.

One-story vernacular cottage style house with clipped gable roof. Aluminum siding on walls. Flat roof screened porch on south side appears to be a replacement of the original in the same location. Entry stoop has a front gable roof covering supported by heavy knee braces. Windows are three-square and three-vertical-lights-over-one. French doors at front entry. Central brick chimney. Temple M. and Helen H. Robison lived in this house from 1937 to 1938. Miss Hallie Williams with Duke Power company lived here from 1939 to 1940. From 1941 to 1944 Miss Carrie A. Williams, widow of J. Williams, lived here. William F. Stokes of the City Water Corporation, and Sallie P. Stokes lived here from 1945 to at least 1949. According to Sanborn maps, this house was part of the Killarney property (#110) as late as 1954. Good condition. (Sanborn maps, city directories).

20. 1043 Patton Street. Hardy M. Flynn House. Contributing. by 1922.

Four-Square house with a one-story wing at the southwest corner. Hip roof with wide overhanging eaves, and a hip roof dormer at the front. Weatherboard siding intact. Front attached wraparound porch with a half hip roof, square posts, and simple balustrade. Small L-shape porch at rear with a half hip roof and simple balustrade. Windows are three-vertical-over-one, and front door is four-vertical-over-panel. Large corner lot, fenced at rear. Hardy M. Flynn lived here from at least 1937 to 1949. Good condition. (Sanborn maps, city directories).

20A. Garage and apartment. Contributing. ca. 1922-1926.

Two-story hip roof brick veneer building with multi-light-over-one windows on upper level.

21. 1029 Patton Street. Pompeian Apartments. Contributing. ca. 1949.

Four-Square style building which is very similar in size and scale to the Flynn House (#20) next door. Hip roof with wide overhanging eaves, orange brick veneer walls, and a central brick chimney. Entry stoop has a flat roof supported by fluted square posts. Windows are three-vertical-over-one, double and triple. Front door is three-vertical-over-panel. According to city directories, this building was not constructed until ca. 1949, and was built as an apartment house. Good condition. (Sanborn maps, city directories).

21A. Apartment and carport. Contributing. ca. 1949.

One-story hip roof apartment building with a multi-car carport built onto the north side. Carport may be original since this was built as apartments.

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22. 1027 Patton Street. Matthew Mickelborough House. Contributing. ca. 1949.

One-story Minimal Traditional style house with a one-story wing at the rear covered in masonite boards. Side gable roof and stone veneer walls. Metal shed-roof awning added at the front. Iron railing along front entry patio may be original. Notable stone front exterior chimney. Windows are one-over-one and some fixed picture windows. Modern front door. House sits on a small wooded lot with a low stone retaining wall along the drive. Granite slab steps and path. Stairs to front entry at the southeast corner. Matthew Mickelborough was apparently the first owner of this house. Good condition. (Sanborn maps, city directories).

22A. Garage. Contributing. ca. 1949.

One-story garage with stucco walls. Possible new metal roof.

23. 1025 Patton Street. Lillie Hall House. Contributing. by 1922.

One-story bungalow with an irregular floor plan, side gable roof, shed roof dormer at front, and an addition to the rear built after 1954. Walls are painted brick veneer, with aluminum siding in soffits and part of the walls. Attached full facade front porch has a shed roof, battered brick piers which extend to the ground, and a solid brick balustrade. Windows are six-over-six and front door is multi-light with sidelights. Entry is to one side of porch, with a concrete walk and steps leading to it. Mrs. Lillie Hall, widow of W. J. Hall, and a part-time resident of Gracewood, Georgia, lived here from 1937 to 1938. Lawrence A. Jenkins, a salesman with American Drug Company, and wife Carol lived here from 1939 to 1940. From 1941 to 1942, Philip A. Fulmer, pharmacist with Jackson Pharmacy and wife Mae lived here. Dan May, with American Drug Company, and wife Betty lived here from 1943 to 1944. Mrs. Arnetta G. Moore, a nurse, lived here from 1945 to 1946. From 1948 to 1949, John H. and Lillian D. Ellison, of Ellison's Market, lived here. It is likely, with this many different occupants, that these families were renters. Good condition. (Sanborn maps, city directories).

23A. Garage. Contributing. by 1926.

One-story frame garage with German siding.

24. 1021 Patton Street. David H. Black House. Contributing. by 1926.

One-story bungalow with a front gable roof, asbestos shingle walls and gable ends, and brick foundation and porch elements. Attached front porch has a front gable roof, square brick piers, and a solid brick balustrade. Windows are multi-light-over-one. Lawrence Blair, manager of Blue Bird Ice Cream, and wife Velma lived here from 1937 to 1938. David H. and Ruby G. Black lived here from 1939 to at least 1949. This was Lot 27 on the Hyman Heights plat. Good condition. (Sanborn maps, city directories, owner).

24A. Garage. Contributing. by 1926.

One-story front gable building with asbestos walls.

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25. 1017 Patton Street. C. L. McNaughton House. Contributing. by 1922.

One-story bungalow with a cross gable roof. Carport and room added to rear. Walls are covered with aluminum siding. Engaged front porch has square posts, simple balustrade. Central steps with brick cheekwalls and posts lead to the front porch. Central brick chimney. Windows are one-over-one and casement. Front door is multi-light. Original outbuilding no longer stands. House sits on a small lot at the edge of the commercial strip. Good condition. (Sanborn maps, city directories).

Patton Street--east side:

26. 1118 Patton Street. Lawrence A. Blair House. Contributing. by 1922.

One-story bungalow with a front gable roof. Original weatherboard siding. Attached front porch with brick piers, battered posts, and brackets. Concrete steps lead to porch. Windows are one-over-one and front door is glass-over-panel. Bay window on the north side. Original outbuilding no longer stands. Julia R. Ball, a part-time resident of Charleston, South Carolina, lived here from 1937 to 1938. From 1939 to at least 1949, Lawrence A. and Velma Blair lived here. Blair had resided previously at 1021 Patton (#24). Blair was manager of the Blue Bird Ice Cream Company. Good condition. (Sanborn maps, city directories).

27. 1112 Patton Street. Alf A. McCall House. Contributing. by 1922.

One and one-half story bungalow with front gable roof and shed roof dormer. Knee braces in gable. Bay window on south side. Full facade attached front porch has flat roof, paired posts, and a solid wood balustrade. Windows are multi-light-over-one with some fixed diamond-pane. Alf A. McCall, a plumber, and wife Beatrice lived here from 1937 to 1938. Mrs. Mae Mohler, widow of Carlisle Mohler, lived here from 1939 to 1940. William and Emma Lancaster lived here from 1941 to 1946. The Moody S. and Mary T. Pack family (parents of the owner of 1316 Oakland Street, [# 4]), purchased this house ca. 1946 and lived there until 1989. Good condition. (Sanborn maps, city directories).

27A. Garage. Contributing. ca. 1922-1926.

One-story brick veneer garage with original doors and hip roof.

28. 1104 Patton Street. Lee O. Allen House. Contributing. by 1922.

One-story plus basement cottage with a hip roof and a hip roof dormer at the front. Wing at rear. Original weatherboard siding. Engaged front porch with columns and no balustrade. Windows are ten-over-one and front door is multi-light. Lee O. Allen, a traveling salesman, and wife Ruth lived here from at least 1937 to 1949. Good condition. (Sanborn maps, city directories).

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29. 1046 Patton Street. Leland R. Geiger House. Contributing. by 1922.

One-story plus basement bungalow with a front gable roof and wings on the sides. Walls are covered with German siding. Front porch is attached with front gable roof, stone piers and battered posts. Awning added. Solid stone balustrade. Windows are double-hung and casement. Front door is multi-light-over-panel. Leland R. Geiger, Vice-President of the Laborers Bank & Loan Association, and wife Gertrude lived here from at least 1937 to 1949. Good condition. (Sanborn maps, city directories).

29A. Garage. Contributing. by 1926.

One-story building with front gable roof and wood siding.

30. 1040 Patton Street. Warren L. Katzenmoyer House. Contributing. by 1922.

One-story plus basement bungalow with a cross gable roof. Small rear addition. Walls are covered with German siding. Attached front porch has battered posts on brick piers, which have been stuccoed. Windows are one-over-one, with some casement at the basement level. Front door is a single light. Lot drops sharply to the rear. Warren L. Katzenmoyer, a dyer at Chipman-LaCrosse Hosiery Mills, and wife Lois lived here from 1939 to 1940. Roy L. Degan, a fixer at Chipman-LaCrosse Mills and wife Pauline lived here from 1941 to 1942. Albert G. and Mary R. Zang lived here from 1943 to 1944. From 1945 to 1946, this house was listed as a "tourist" house, probably meaning it was a boarding house. From 1948 to 1949, Jack and Evelyn Schulman, who owned a women's wear store, lived here. Most of these occupants were probably renters. Good condition. (Sanborn maps, city directories).

31. 1032 Patton Street. Harry E. Katzenmoyer House. Contributing. by 1922.

One-story plus basement bungalow with a front gable roof. Deck added at rear. Walls are covered with German siding. Attached front porch with battered posts on brick piers and brick steps. Windows are twelve-over-one with some casement windows in the basement. Replacement front door with transom window above. Harry E. Katzenmoyer and wife Stella lived here from 1937 to 1940. Katzenmoyer was president of Chipman-LaCrosse Hosiery Mill. Miss Jessie A. Stilt lived here from 1943 to 1946, after the house stood vacant for a while. From 1948 to 1949, John McGraw, a traveling salesman, and wife Estelle lived here. Good condition. (Sanborn maps, city directories).

32. 1026 Patton Street. Jessie Jenkins House. Contributing. by 1926.

One-story plus basement bungalow with front gable roof. Original weatherboard siding. Attached front porch has battered posts on brick piers. Simple wood balustrade. Windows are double hung, and door is possibly a replacement. Willie G. and Jessie Jenkins, employed with American Drug Company, lived here from at least 1937 to 1946. From 1948 to 1949, Miss Beatrice Tyack lived here. Good condition. (Sanborn maps, city directories).

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32A. Garage apartment. Contributing. Built between 1926-1954.

Two-story outbuilding that may originally have been a garage. Now converted to apartments.

33. 1020 Patton Street. Clyde A. Fetner House. Contributing. by 1922.

One-story plus basement bungalow with a front gable roof. Walls are covered with vinyl siding. Attached wraparound porch at northwest corner has splayed posts on brick piers. Windows are eight-over-one, and front door is multi-light. Outbuilding from 1926 no longer stands. Clyde A. Fetner, and William Y. Bude, a mechanic at Shipman's Garage, lived here from 1937 to 1938. Glenn F. Livingston and wife Kathleen, employed with Livingston Service Station, lived here from 1939 to 1940. Daniel C. Williams, a salesman at Becker's Bakery, and wife Eula lived here from 1941 to 1942. Carroll N. Presson, manager at A & P Food Stores, and wife Carolyn lived here from 1943 to at least 1949. Most of these early occupants were probably renters. Good condition. (Sanborn maps, city directories).

34. 1016 Patton Street. Jerome F. Cooper House. Non-contributing. by 1926.

Two-story building which appears to originally have been a garage and apartment which has been significantly altered and converted to a small house. According to Sanborns, the building was originally two-stories, with a one-story wing at the southwest corner. Presently, a larger wraparound porch has been added at this corner, with iron posts and a modern balustrade. Front gable roof. A two-story addition has been added to the southeast corner, sometime after 1954. Wall surfaces are a combination of asbestos shingles and German siding. The original garage bay at the northwest corner appears original. Windows are six-over-one and the front door is multi-light. Appears to have been an outbuilding for a house which was part of the large corner lot at Patton Street and US Highway 25. This parcel has since been split from the larger lot. Good condition. (Sanborn maps, city directories).

Highland Avenue--west side:

35. 1401 Highland Avenue. William T. Egerton House. Contributing. after 1923.

Two-story Shingle style house with a steeply pitched cross gable roof. Notable stone front exterior chimney. Windows are six-over-one. House sits high on the hill above street, with steps leading up to it. Notable stone retaining wall. Front door may be a modern replacement. William T. Egerton, a lawyer, and wife Annette lived here from 1941 to 1944. Virgil M. Kunkle, a salesman at Hendersonville Hardware Company, and wife Mildred lived here from 1945 to at least 1949. This house was built on Lot 38 as part of the Mount Royal subdivision, platted on July 15, 1923. Good condition. (Sanborn maps, city directories).

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36. 1317 Highland Avenue. House. Contributing. 1952.

One-story Ranch style house with a flat or very low pitch gable roof. Brick veneer walls. Windows are one-over-one and fixed picture windows. Notable stone retaining walls that appear to pre-date the house were laid out as part of the Mount Royal subdivision. Good condition. (Sanborn maps, city directories, owner).

37. 1303 Highland Avenue. J. F. Dusenberry House. Contributing. by 1954.

One-story Ranch style house with an extended garage wing to the southeast. Side gable roof. Windows are two-over-two with a central picture window. Notable terraced front lawn with stone retaining walls which appear to pre-date the house. (See #36). J. F. Dusenberry apparently built the house. Good condition. (Sanborn maps, city directories).

38. 1227 Highland Avenue. Patton Memorial Hospital Nurses' Home. Contributing. ca. 1938.

Two-story Neoclassical Revival building which originally housed the Nurses' Home. One-story brick wing added at the northeast corner after 1954. Original two-story wing at the northwest corner. Hip roof. A monumental attached portico with a hip roof and square columns is located in the center front bays of the house. The brick behind this portico has been stuccoed over. Windows are six-over-six. The front door has sidelights and an elliptical fanlight. Central walkway with stone retaining wall. Granite steps. This building, the adjacent Patton Memorial Hospital (#39), and 1230 Oakland (#6) were not part of either the Hyman Heights or Mount Royal plats. City directories do not list this building before 1948, but according to James T. Fain, Jr. in the book A Partial History of Henderson County, p. 313, plans to build the Nurses' Home began as early as 1938. P. F. Patton gave the land for the building, adjacent to Patton Memorial Hospital. The two-story building included eight bedrooms, two living rooms, a dining room, and a kitchen. Good condition. (Sanborn maps, city directories).

39. 1225 Highland Avenue. Patton Memorial Hospital. Contributing. 1913.

Two-story Craftsman-inspired building with a hip roof, wide overhanging eaves, and curved rafter ends. Hip roof dormer at front. Rear wing added later. Front entry portico is more Craftsman in its design, with square brick posts, a flat roof, and parapet wall with decorative tiles. Walls are brick veneer. Windows are one-over-one with radiating voussoirs and keystones. Notable cut stone foundation with beaded mortar joints on the main block and a with brick foundation on the rear addition. The front door has sidelights and a transom. Side entries to the building have the same flat-roof stoops with brick posts. Slanted retaining wall of stone into the hillside around the property. A Partial History of Henderson County (pp. 311-312) notes that the building was dedicated on July 4, 1913. The original portion had thirteen rooms including an office, reception area, operating, women's and men's wards, nurses' room, and two private rooms. In 1917, an elevator and dumbwaiter were installed. On July 12, 1924, \$10,000 was spent to build the large rear wing addition, which opened in September 1925. Patton

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Memorial Hospital pre-dates most of the houses in the Hyman Heights/Mount Royal historic district. It was built on land donated by Mrs. Annie F. Patton, from a portion of the Patton land which was associated with Killarney (#110). Beginning with a staff of four physicians, the hospital operated for forty years. Currently in use as apartments. Good condition. (Sanborn maps, city directories, former survey data).

40. 1125 Highland Avenue. Dr. Robert Sample House. Contributing. by 1926.

Two-story highly intact example of a Colonial Revival style house with a side gable roof and wide overhanging eaves. Central entry portico has a pedimented roof with boxed returns, entablature, and paired narrow columns. Front door is multi-panel with sidelights and an elliptical fanlight. Walls are painted brick veneer. Windows are six-over-one, single and double. One-story porch on the north side has paired columns and a slate floor. There is a one-story wing on the south, and an attached one-story garage. Large corner lot with the house sited high on a hill. Dr. Robert C. Sample probably was the original owner of this house. He and wife Laura lived here from at least 1937 to 1949. House may have been built by local builder John Forest. One of several residences built to house physicians associated with Patton Memorial Hospital (#39). Good condition. (Sanborn maps, city directories, former survey data).

41. 1117 Highland Avenue. Emerson E. Fies House. Contributing. by 1954.

Modern one-story plus basement Y-plan house. Hip roof with board and batten and stone walls. Modern and picture windows. Front door has sidelights. Stone retaining wall around the perimeter of lot and stone stairs. Emerson E. and Lela F. Fies were the first occupants of the house. Good condition. (Sanborn maps, city directories).

one vacant lot to southwest

Highland Avenue--east side:

42. 1324 Highland Avenue. Steve J. Porter House. Contributing. by 1926.

Two-story Norman cottage with a clipped gable roof and a projecting bay at the southeast corner with a hip roof. Hip roof dormer. Front gable roof over entry stoop, with arched doorway. Brick veneer walls, central brick chimney. Windows are six-over-one, single, double, and triple. Door is multi-light-over-panel. Flat roof garage wing on the south side added after 1954, according to Sanborn maps. Steve J. Porter, owner of Porter's Esso Service, and wife Margaret lived in the house from 1941 to at least 1949. Good condition. (Sanborn maps, city directories).

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43. 1302 Highland Avenue. House. Non-contributing. after 1954.

One-story Ranch style house with a side gable roof extending over the carport at the southeast corner. Brick veneer walls and aluminum siding in gable ends. Modern windows and door. Good condition. (Sanborn maps, city directories).

44. 1250 Highland Avenue. House. Non-contributing. after 1954.

One-story Minimal Traditional style house with side gable roof and engaged recessed entry patio. Multi-light picture window at front patio. Garage and room added at rear. Stone veneer and aluminum siding walls. Good condition. (Sanborn maps, city directories).

45. 1244 Highland Avenue. Clarence M. Benedict House. Contributing. ca. 1922-1926.

One and one-half story brick house with a steep side gable roof and projecting front gable roof dormer in front. Original porch at the northwest corner has been removed and replaced with a metal roof covering supported by iron posts that runs the full facade. Sliding glass doors are in the original porch door framing. Walls are brick veneer. Windows are one-over-one and the front door is multi-light over panel. Original outbuilding gone. Small lot sits level with the street. Clarence M. Benedict and wife Dorothy lived here from 1937 to 1938. Dr. Fred O. Trotter and wife Marguerite lived here from 1939 to 1942. George M. Flanagan, with Flanagan Printing Company, and wife Allene lived here from 1943 to at least 1949. Good condition. (Sanborn maps, city directories).

46. 1238 Highland Avenue. Cassius S. Fullbright House. Contributing. ca. 1922-1926.

One-story bungalow with clipped cross gable roof. Attached front porch has a clipped gable roof, battered posts on brick posts, central brick steps, and brick floor. Handicap ramp added. Brick veneer walls. Windows are six-over-one and front door is multi-light-over-panel. Small lot level with the street. Cassius S. Fullbright, deputy tax collector, and wife Allie lived here from 1937 to 1944. Robert H. Lee of D. H. Lee & Sons Insurance Company, and wife Mary lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

46A. Garage. Contributing. by 1926.

One-story front gable roof building with German siding.

47. 1236 Highland Avenue. Edith Fisher House. Contributing. ca. 1948.

One-story Minimal Traditional style house with a side gable roof and front gable covered entry stoop. Multi-light picture window at front, and six-over-six windows elsewhere. Added shed roof front porch is supported by iron posts. Garage wing at southeast corner added sometime after 1954. Walls are covered with German siding. Notable granite slab retaining wall in hillside, as on other parts of Highland Avenue. Edith Fisher built this house and later sold it to Alva and Stephen Menzies. Good condition. (Sanborn maps, city directories, owner).

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one vacant lot to southeast

48. 1224 Highland Avenue. May L. Pendleton House. Contributing. by 1922.

Four-Square house with hip roof and brick veneer walls. Basement at rear. Two-story wing at rear and one-story bay window on the west side, both original. Cross gable porch roof. Wraparound porch details include square posts on brick piers and simple balustrade. Windows are multi-lights-over-one, and the front door is multi-light. Large wooded lot slopes to the rear. The brick and stone foundation of this house are the same as was used on Patton Memorial Hospital. This house may have been built originally by a doctor since the hospital was across the street. Mrs. May L. Pendleton, a lab technician at Patton Memorial Hospital, lived here from 1937 to 1938. Mrs. Edna Swanson, widow of Elmer T. Swanson lived here from 1939 to 1942. Colonel Neal Armistead lived here from 1943 to 1944. Anna Clifton lived with her sister and brother-in-law, Maggie and Joseph M. Good, beginning in 1944. Mrs. Clifton is the current owner of 1236 Highland (#47) and lived with her sister in this house until the 1980s. Good condition. (Sanborn maps, city directories).

49. 1218 Highland Avenue. Jefferson D. Moulds House. Contributing. ca. 1930s.

Two-story former garage apartment for the adjacent 1224 Highland (#48), now a separate residence. Front gable roof. Deck added at front. Jefferson D. and Ellen P. Moulds lived here beginning in 1948. Good condition. (Sanborn maps, city directories).

50. 1214 Highland Avenue. Joseph D. Rahner House. Contributing. by 1926.

One-story plus basement house with a cross gable roof and painted brick veneer walls. Shingles on gable ends and porch walls. Front gable roof over entry supported by heavy brackets. Recessed porch at southwest corner. Windows are six-over-one with some replacements. Louvered front door. House is level with street, lot slopes to rear. Joseph D. and Edith Rahner, part-time residents of St. Augustine, Florida, lived here from 1937 to 1940. Harold P. May, a machinist, and wife Connie lived here from 1941 to 1942. Morrow J. Foster, principal at Balfour School, and wife Mamie lived here from 1943 to 1949. Good condition. (Sanborn maps, city directories).

51. 1208 Highland Avenue. Ora Bellows House. Contributing. by 1926.

Four-Square house with hip roof and wide overhanging eaves. Wraparound porch with hip roof. The southeastern portion of the porch has been enclosed since 1954. Other porch details include square posts. Walls are covered with aluminum siding, including in soffits. Central brick chimney has been stuccoed. Windows are one-over-one. House sits at street level, lot drops away to rear, with a basement at the back. Retaining wall along drive. New picket fence. Ora Bellows, widow of Thomas, lived in this house from 1937 to 1944. From 1945 to 1946 Ralph F. Canavan, a salesman, lived here. Herman L. Pack, Superintendent at Home Security Life

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Insurance Company, and wife Grace lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

52. 1202 Highland Avenue. Mabel Baughman House. Contributing. by 1926.

One-story plus basement bungalow with a cross gable roof, wide eaves, and decorative brackets. Walls are German siding. Attached front porch has a low hip roof, battered posts on brick piers, wide eaves, decorative brackets, and entry to the side. Central brick chimney. Windows are fifteen-over-one and nine-over-one, triple at the front. Multi-light casement windows on the sides. Front door faces southeast towards Scott Street. Corner lot with nice landscaping, large trees, slopes to rear. Mabel Baughman, a teacher at Eighth Avenue School, lived here from 1937 to 1940. Hugh Hodges, secretary-treasurer of Freeze Drug Company, and wife Louise lived here from 1941 to 1944. Laurie A. and Alma C. Gossett, of Gossett Furniture Company lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

53. 1134 Highland Avenue. Lampley House. Contributing. 1939.

One-story plus basement Minimal Traditional house with a garage at the lower level of the house at the rear. Steeply pitched cross gable roof with front gable dormers. Shed roof dormer at the rear. Walls are painted brick veneer, with aluminum siding in the gable ends and on the side walls. Entry stoop has a tile floor and is not covered. Windows are eight-over-eight and the front door is multi-light with sidelights. Large corner lot with large trees. Front is level with street and drops slightly to the rear. According to the current owner, this house was built in 1939, but city directories do not list it this early. The Lampleys, who built the house, owned a Plymouth dealership. "Pappy" Lampley was also head of the city water department. Good condition. (Sanborn maps, city directories, owner).

54. 1126 Highland Avenue. House. Non-contributing. after 1954.

One-story Ranch house with a side gable roof and a projecting front gable roof bay at the southeast corner. Wing at northeast corner. Walls are painted brick veneer. Awning added at front. Recessed entry patio. Windows are six-over-six. Large lot with a fenced side yard. Good condition. (Sanborn maps, city directories).

55. 1116 Highland Avenue. Anchell I. Gold House. Contributing. ca. 1949.

One-story Minimal Traditional style house with a hip roof and recessed corner entry at the southwest corner. Painted brick veneer walls and a central painted brick chimney. Windows are three-vertical-over-one and fixed picture windows. Small lot, level with street. Anchell I. Gold probably built this house. Good condition. (Sanborn maps, city directories).

56. 1110 Highland Avenue. Clifford J. Heffner House. Contributing. ca. 1948.

One-story plus basement Minimal Traditional house with a cross gable roof and a front gable roof over the entry wing. House faces N. Main Street. Walls are brick veneer. Central brick

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chimney. One-story front gable garage is connected to the main house by a connecting room which was built by 1954. Entry stoop is at the southwest corner of the house, with steps leading to it from the side. Side porch faces N. Main Street. It has a side gable roof, low brick balustrade, and the basement below. Windows are one-over-one, mostly double. Corner lot with the house set on a hill above the street. Steps from Highland Street up the hill to house. Clifford J. Heffner probably was the original owner of this house, which was not listed before 1948 to 1949. Good condition. (Sanborn maps, city directories).

Hyman Avenue--west side:

57. 1305 Hyman Avenue. R. P. Craig House. Contributing. by 1922.

One and one-half story bungalow with a side gable roof and shed roof dormer at the front. Original weatherboard siding. Engaged front porch has columns, and has been partially enclosed sometime after 1954. Rear full-width porch was enclosed soon after the house was built, between 1922 to 1926. Windows and door not visible, since lot is heavily wooded. House set back from street. R. P. Craig lived here from 1941 to 1942. Miss Frances Ross lived here from 1943 to 1944. Walter and Claribel Lewis lived here from 1945 to 1949. Good to fair condition. (Sanborn maps, city directories).

58. 1249 Hyman Avenue. E. McQueen Salley House. Contributing. by 1926.

Two-story Georgian Revival-influenced house with a garage beneath the house at the rear. Steeply pitched hip roof of slate with wide eaves. Walls are yellow brick veneer. Sanborn maps show a full width front porch that no longer stands. One-story wing at the rear. Windows are eight-over-one with flat brick arches, and the front door is a round arch, multi-panel, surrounded by fluted pilasters. Large corner lot, level with the street at the front, drops some to the rear. Fenced garden on the south side. E. McQueen Salley, a physician, and wife Veronica lived here from 1927 to 1938. Mrs. T. Chassie Hansen lived here from 1939 to 1944. Boyd B. Massagee, an attorney, Vice-President of Cash State Trust Company, and treasurer of the Henderson County Chamber of Commerce, lived here with wife Margaret from 1945 to at least 1949. Later owners included the Barber and Pace families. According to Jody Barber, the marker for the original city limits of Hendersonville is buried in the median in front of this house. Good condition. (Sanborn maps, city directories, owner, interview with Jody Barber).

59. 1239 Hyman Avenue. Fred Crumbley House. Contributing. ca. 1949.

One-story plus basement Minimal Traditional house with a side gable roof. Garage wing with a hip roof on the northwest corner is original. Recessed corner entry at the northeast corner, with square posts. Central brick chimney. Windows are six-over-six, with some multi-light picture windows. Front door faces north and is three lights within a solid wood panel. Walls are painted brick veneer. Fred Crumbley was probably the original owner of this house and lived here from 1949. Good condition. (Sanborn maps, city directories).

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60. 1229 Hyman Avenue. Louise Leeds House. Contributing. by 1922.

One and one-half story bungalow with a front gable roof supported by knee braces and shed roof dormers. Full width engaged front porch with square posts on brick piers and a simple balustrade. Walls are the original German siding. Windows are one-over-one with a newer window in the front gable end. Mrs. Louise Leeds lived in this house from 1937 to 1942. From 1943 to 1944, Ira Faulkner, a teller at State Trust Bank, and wife Emma lived here. Oliver Y. Brownlee, United States Navy, and wife Gretchen lived here from 1945 to 1946. Clarence R. Stoner and wife Alice lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

60A. Garage. Non-contributing. after 1954.

One-story front gable building which does not appear on 1954 Sanborn maps.

61. 1225 Hyman Avenue. Eugene Feagin House. Contributing. by 1926.

One-story plus basement bungalow with a side gable roof and a front gable dormer at the front. Wraparound porch on the southeast corner has a cross gable roof and has been screened in. Other porch details include battered posts on brick piers, knee braces in the roof, and what appears to be a replacement balustrade. Deck added at the rear of house. Walls are the original German siding. Windows are nine-over-one with a front picture window surrounded by multi-light sidelights and transom. Front door, located inside the screened porch, is multi-light-over-panel with sidelights. Concrete steps and walkway to porch entrance. Eugene Feagin, a pharmacist with Jackson Pharmacy, and wife Audelle were probably the original owners of the house and lived here from at least 1926 to 1949. Eugene Feagin was known as Doctor Feagin, an honorary title for a pharmacist at the time. Good condition. (Sanborn maps, city directories, interview with Jody Barber).

61A. Garage apartment. Contributing. before 1954.

Two-story building with hip roof and original garage doors for two cars. Built before 1954, but appears to have been built late 1920s to 1930s. One-over-one windows.

62. 1221 Hyman Avenue. House. Non-contributing. ca. 1980s.

Modern infill building with a shallow front gable roof and aluminum siding. Good condition. (Sanborn maps).

63. 1215 Hyman Avenue. Walter Groce House. Contributing. by 1926.

Four-Square house with a one-story wraparound Craftsman porch at the southeast corner. Hip roof with wide overhanging eaves and a cross gable roof on the porch. Part of the porch has been enclosed. Other porch details include battered posts on stone piers and a stone foundation with beaded mortar joints. Walls are yellow brick veneer, with replacement aluminum siding in

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soffits and on porch walls. Windows are one-over-one. Small level lot, wooded to the rear. Walter R. Groce lived here from 1937 to 1942. Jefferson and Ellen P. Moulds lived here from 1943 to 1944. Ellen Moulds was a nurse at Patton Memorial Hospital. Cecil McCorkle, an agent with Durham Life Insurance Company, and wife Louise lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

63A. Garage. Contributing. by 1926.

One-story front gable roof building with aluminum siding.

64. 1205 Hyman Avenue. Thomas Harrison House. Contributing. 1925.

One and one-half story Craftsman style bungalow with a cross gable roof supported by heavy braces. Shed roof addition on the north side. Walls are covered with aluminum siding. Front porch has been enclosed, but form of original porch is still visible. A modern replacement front door has been added. Original windows are four-vertical-over-one. Some of these have been moved to the new outer wall of the porch. Original outbuilding appears to be no longer standing. Thomas Harrison, a building contractor, and wife Florence lived here from 1937 to 1938. Benjamin Brown, assistant manager at Gulf Oil Corporation, and wife Dorothy lived here from 1941 to 1944. Ira B. Russell of Russell, Black, and Company and wife Margie lived here from 1945 to 1946. George M. Flanagan, Jr. of Flanagan Printing Company and wife Mildred lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories, owner).

65. 1201 Hyman Avenue. Mary Howell House. Contributing. by 1922.

Two-story Colonial Revival house with a side gable roof. One-story wing with a hip roof on north side. Walls are brick veneer on the first floor and covered with aluminum siding on the second and the side wing. Shed roof rear porch, partially enclosed. Front entry stoop has a segmental arch supported by columns. Windows are one-over-one, with some casement on the second story. Possible replacement front door with an elliptical fanlight. Corner lot, nicely landscaped. Mrs. Mary Howell lived here from 1937 to 1938. Mrs. Maude K. Holdford, widow of Sidney Holdford, lived here from 1939 to 1942. Stanley Bliss, an architect, and wife Kathryn lived here from 1943 to 1944. Frazier T. Blair with Chipman-LaCrosse Hosiery Mill, and wife Mary lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

66. 1129 Hyman Avenue. John W. McIntyre House. Contributing. by 1926.

One and one-half story bungalow with a side gable roof and hip roof dormer at the front. One-story shed roof addition at rear. Walls are brick veneer with aluminum siding in soffits, gable ends, and on the rear addition. Front porch is engaged, with a shed roof, paired square posts, simple balustrade, and brick steps. Central brick chimney. Windows are one-over-one. Small corner lot. John W. McIntyre, president of McIntyre Plumbing and Heating Company, and wife Edith lived here from 1939 to 1942. David W. Johnson, a salesman with Gulf Oil Corporation,

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and wife Lorraine lived here from 1943 to 1949. Good condition. (Sanborn maps, city directories).

66A. Garage. Non-contributing. after 1954.

One-story frame garage with side gable roof and aluminum siding.

67. 1119 Hyman Avenue. Robert Donnell House. Contributing. ca. 1949.

One-story Minimal Traditional house with a cross gable roof and a wing on the south side. Walls are brick veneer, except for the side wing, which is German siding with aluminum siding on the front wall only. Front gable roof covers the front entry stoop. Windows are three-vertical-over-one and front door is three-vertical-lights-over-panel. Large level lot, central steps and walkway. Robert Donnell appears to be the first owner of this house. Good condition. (Sanborn maps, city directories).

67A. Garage. Non-contributing. after 1954.

One-story front gable roof garage with brick veneer walls.

68. 1111 Hyman Avenue. Haywood R. Faison House. Contributing. by 1926.

Two-story Colonial Revival house with steep side gable roof and shed roof dormers at front and rear. Projecting front gable roof entry stoop. Front door is multi-light-over-panel. One-story addition at rear. Walls are brick veneer with aluminum siding in soffits, gable ends, and dormers. Windows are eight-light-over-one, single, double, and triple. Small lot, slightly elevated above street. Haywood R. Faison, a civil engineer, lived here with wife Lucy from 1937 to 1940. Allen E. Brown, an insurance agent, lived here with wife Dorothy from 1941 to 1942. Ralph W. Jones and wife Olive lived here from 1943 to at least 1949. Good condition. (Sanborn maps, city directories).

68A. Garage. Contributing. by 1926.

One-story front gable, single bay garage with brick veneer walls.

69. 1107 Hyman Avenue. House. Non-contributing. after 1954.

One-story Ranch style house with a side gable roof extending over a carport. Masonite board, plywood, and stone veneer walls. Projecting front gable roof covering at front entry. Corner lot. Good condition. (Sanborn maps).

Hyman Avenue--east side:

70. 1320 Hyman Avenue. Kenneth B. Bess House. Contributing. ca. 1948.

Two-story Colonial Revival style house with a side gable roof and front gable roof dormers. Sanborn maps note the walls are hollow masonry, with brick facing. Attached side porch on

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northwest corner. Windows are one-over-one, some replacements; picture window at front. Modern replacement doors. Original outbuilding no longer stands. Central brick stairs and low stone retaining wall around perimeter of lot. This house was not listed in city directories until 1948, with Kenneth B. Bess, a part-time resident of Miami, Florida, listed as the occupant. Good to fair condition. (Sanborn maps, city directories).

71. 1314 Hyman Avenue. Bonnie Haven. Contributing. ca. 1917-1922.

Two-story Colonial Revival/Four-Square style house with a Craftsman style porch. Sanborn maps from 1926 indicate the original porch was a wraparound, but a portion at the northwest corner has been enclosed. The current river rock porch may be a replacement done early in the life of the building. River rock battered posts, piers and balustrade are a striking feature of the house. Wing on the east side and a large two-story addition at rear were built after 1954. Hip roof with wide overhanging eaves, and aluminum siding on walls and soffits. One chimney is also river rock. Windows are nine-over-one, double and triple and front door has transom and sidelights. Large wooded lot, with a low stone retaining wall at the front. Original outbuilding no longer stands. Bonnie Haven (now called Bon Haven Inn) was listed in the 1937 city directories, but the building existed much earlier. Rene Chaffee, the original innkeeper, lived and worked there until 1944. Cornelius Enright lived there from 1945 to 1949. According to Jody Barber, a local historian, Mrs. Chaffee often served Sunday meals to residents of the neighborhood along with her guests. Good condition. (Sanborn maps, city directories, owner, interview with Jody Barber).

72. 1310 Hyman Avenue. Guy M. Thomason House. Contributing. by 1922.

One and one-half story bungalow with a front gable roof supported by knee braces and shed roof dormers on the sides. Front engaged porch has brick piers, tapered wood posts, and a solid brick balustrade. Rear addition made between 1922 to 1926. Bay window on southwest corner. Walls are covered with aluminum siding. Windows are one-over-one and front door is a modern replacement. Guy M. Thomason, a lumber salesman, lived here from 1939 to 1940. Ora M. Thomason worked at the Carolina Dress Shop. Vacant for many years, the house was listed as a "tourists" home (boarding house) from 1945 to 1946. Lee and Martha Powell, part-time residents of Miami, Florida, lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

72A. Garage. Non-contributing. after 1954.

One-story frame, front gable roof, single bay modern garage.

73. 1308 Hyman Avenue. Hubert G. Orr House. Contributing. by 1922.

One and one-half story bungalow with hip roof, shed roof dormers on all sides, and vinyl siding. Engaged front porch has tapered wooden posts on a solid balustrade. Windows appear to be one-over-one replacements. Modern replacement front door. Small wooded lot. Hubert G.

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Orr, a driver for Minico Cleaners and Laundry, and wife Kathleen lived here from 1941 to 1942. Miss Azile Wofford, a part-time resident of Lexington, Kentucky, lived here from 1943 to 1949. Good to fair condition. (Sanborn maps, city directories).

73A. Garage. Contributing. by 1922.

One-story hip roof single bay frame garage.

74. 1304 Hyman Avenue. Roy C. Bennett House. Contributing. by 1922.

Two-story Colonial Revival style house with a wraparound porch that has been partially enclosed. The north side of the porch extends over the drive to create a carport. This does not show on the 1926 Sanborn map, but it appears to be original. Wing added to rear. Side gable roof supported by knee braces. Walls are asbestos shingle with aluminum siding in the soffits. Portions of brick foundation are stuccoed. Windows are three-vertical-over-one and multi-light casement windows at the attic. The Roy C. and Sara Bennett family appears to be the first owner of this house. Bennett worked for the Rigby-Morrow Lumber Company. Good condition. (Sanborn maps, city directories).

74A. Garage apartment. Contributing. by 1922.

Two-story pyramidal roof outbuilding with original wood siding, six-over-six windows, and garage doors.

75. 1250 Hyman Avenue. House. Non-contributing. after 1954.

One-story plus basement Minimal Traditional house with a side gable roof and a projecting front gable roof bay. Walls are brick veneer and shingle. Recessed entry stoop. Windows are six-over-six and picture window at front. Corner lot slopes to rear. Good condition. (Sanborn maps, city directories).

76. 1242 Hyman Avenue. A. Farrington Barber House. Contributing. ca. 1952.

One-story Minimal Traditional style house with an H-shape floor plan. Wing on the south side. Cross gable roof and a front gable roof over the entry stoop. Brick veneer walls. Central brick chimney with chimney pots. Front door is three-lights within a single solid wood panel. Windows are six-over-six, with a picture window in front and octagonal windows in front gable ends. Large lot with mature trees, nicely landscaped, lot drops to rear. A. Farrington Barber and Percha M. Barber lived here beginning in 1952. They were the owners of Barber's Book Shop. The Barbers originally lived next door at 1232 Hyman Avenue (#77). Good condition. (Sanborn maps, city directories).

77. 1232 Hyman Avenue. A. F. Barber, Sr. House. Contributing. 1911.

Two-story house was originally more Tudor Revival in appearance. Originally, the house had half-timbering on the exterior walls. The Barber family replaced this with brick after World War

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II. Current exterior wall materials are brick veneer with shingles in the gable ends and in the carport. Front gable roof has its original tin covering. Front porch enclosed sometime after 1954, and carport added at the same time (Sanborn maps). Original porch posts and piers remain visible. Original entrance to the house on the south side was enclosed as a bathroom sometime after 1954. Windows are multi-light-and-diamond-pane-over-one. Notable landscaping, low rock wall at front. A. F. Barber, Sr. was the original owner of this house, the second built on Hyman Avenue. He was the owner of Barber's Book Shop. Three sons were born while the family lived here, A. F. Barber, Jr. in 1914; Don Barber in 1918; and Jody Barber in 1923. The Barber family remained in the house until at least 1949. Good condition. (Sanborn maps, city directories, owner, interview with Jody Barber, son of the original owner).

78. 1226 Hyman Avenue. V. C. Burrowes House. Contributing. by 1911.

Two-story Colonial Revival house with a hip roof, carport on the north side, and two-story wing on the south side. Screened porch is on the lower level of this wing. Porch details include square columns. Front entry stoop has a pedimented roof covering supported by square posts. Windows are eight-over-one and front door, facing north, is multi-light-over-panel, a possible replacement. Original weatherboard siding. Mrs. Vivian Burrowes lived in this house from at least 1937 to 1944. She was president-treasurer of Burrowes Mortgage Company. From 1945 to 1946, Woodbury Burgess lived here, possibly a renter. Beginning in 1948, Mrs. Margery E. Burrowes, widow of V. C. Burrowes, lived here. Jody Barber noted that the John T. Wilkins family lived in this house, and a good friend of his, Jimmy Burrowes, lived here after the Wilkins. According to Mr. Barber, this was the first house to be built on Hyman Avenue. Good condition. (Sanborn maps, city directories, interview with Jody Barber).

78A. Garage. Contributing. by 1922.

One-story front gable roof building with original wood siding.

79. 1220 Hyman Avenue. John F. McLeod, Jr. House. Contributing. ca. 1949.

One and one-half story Minimal Traditional style house with side gable roof, front gable roof dormers, and brick veneer walls. Wing on south side. Carport added on south side sometime after 1954. Central entry stoop with a front gable roof covering supported by narrow columns. Windows are six-over-one. Front door, with an elliptical fanlight over panel, appears original. Small lot level with street. John F. McLeod, Jr., secretary-treasurer with Blair-McLeod Motors, and wife Mary apparently were the original owners of this house. Good condition. (Sanborn maps, city directories).

80. 1210 Hyman Avenue. William C. McKay House. Contributing. by 1922.

One and one-half story cottage with a cross gable roof and front gable roof dormer at the front. Engaged, wraparound porch has been modified considerably. Original posts have been replaced with iron posts, and a two-car garage, built sometime after 1954, infills a portion on the

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southwest corner. Walls are brick veneer. Windows are one-over-one. Front door may be a replacement. House set at a diagonal, facing almost due west. William Celetta and wife, part-time residents of Thomasville, Georgia, lived here from 1926 to 1927. Mrs. McKay, then a widow, lived here through 1938. Franklin J. Watt, also a part-time Georgia resident, lived here from 1939 to 1940. The house was vacant for a while, and from 1945 to 1949, William J. and Margaret Powell lived here. Good condition. (Sanborn maps, city directories).

81. 1202 Hyman Avenue. Frazier T. Blair House. Contributing. by 1922.

One-story plus basement bungalow with a side gable roof. Attached front porch with front gable roof has battered posts on brick piers, simple balustrade, and steps to the center front door. Original weatherboard siding. Windows are nine-over-one, and front door is multi-light. House sits up on a hill and is angled on the lot, like the adjacent house (#80), to face due west. Frazier T. Blair, bookkeeper at Chipman-LaCross Hosiery Mill, and wife Mary lived here from 1937 to 1944. The house was rented to "tourists" from 1945 to 1946. Robert L. Amos, general manager at radio station WHKP, and wife Virginia, lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

81A. Garage. Contributing. by 1922.

One-story gable roof building with original wood siding and double garage doors.

82. 1130 Hyman Avenue. Lane Preston House. Contributing. ca. 1949.

One-story plus basement Minimal Traditional house with a cross gable roof, brick veneer walls, and front gable cover over the front entry stoop. Enclosed original porch on the south side. Carport added on the north. Windows are three-vertical-over-one. House sits slightly above the street with central stairs up to the front door. Lot drops to the south side. Lane Preston was apparently the first owner of this house. Good condition. (Sanborn maps, city directories).

83. 1124 Hyman Avenue. Samuel A. Dorn House. Contributing. ca. 1952.

One-story Minimal Traditional house with cross gable roof, brick veneer walls, and a recessed entry stoop. Iron posts and railing added at front entry. Shed roof carport added at south side. Windows are six-over-one with a fixed picture window with side windows at the front. Samuel A. and wife Lillian B. Dorn lived here beginning in 1952. Dorn was the owner of Dorn's Grocery and Market. Good condition. (Sanborn maps, city directories).

84. 1116 Hyman Avenue. Samuel Gunter House. Contributing. by 1954.

One-story plus basement Minimal Traditional house with side gable roof and recessed central entry. Walls are brick veneer with aluminum siding in gable ends. Garage wing at north side has aluminum siding on walls. Windows are one-over-one, and a front fixed picture window with sidelights. Samuel and Evelyn Gunter lived here beginning in 1954. Gunter was employed at Overton Cash Wholesale Company. Good condition. (Sanborn maps, city directories).

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N. Main Street--west side:

85. 1235 N. Main Street. Ralph E. Hall House. Contributing. ca. 1949.

One-story Minimal Traditional house with a cross gable roof and recessed front entry. Walls are brick. Sanborn maps note that construction is "cinder block" for fireproof construction. Windows are one-over-one and front door is multi-light-over-panel. House sits high on hill above street. Ralph E. and Jean S. Hall appear to be the first owners of this house. Good condition. (Sanborn maps, city directories).

85A. Garage. Non-contributing. after 1954.

One-story front gable building with board and batten siding.

86. 1233 N. Main Street. Michael Howath House. Contributing. ca. 1949.

One and one-half story Minimal Traditional/Tudor Revival-influenced brick house with a cross gable roof and fireproof construction like #85. Attached wraparound front porch appears original, but may have been added since it does not appear on 1954 Sanborn map. Porch details include shed roof supported by square posts and a solid brick balustrade. Side entry on the north side has pediment supported by knee braces. Front exterior brick chimney. Windows are one-over-one. House sits high on a hill. Granite slab retaining wall runs in front of this and several of these late 1940s houses. Michael and Annie Howath appear to be the first owners of this house. Good condition. (Sanborn maps, city directories).

86A. Garage. Contributing. ca. 1949.

One-story brick building.

87. 1231 N. Main Street. Cecil McCorkle House. Contributing. ca. 1900.

One and one-half story Dutch Colonial Revival/Shingle style house, which may possibly have been a pattern book design. Cross-gambrel roof with flared gable ends. Hip roof dormers. Two-story rear wing and a recessed entry at the northeast corner. Walls are a combination of weatherboard and shingle. Two interior brick chimneys. Windows are one-over-one, diamond-pane-over-one, and stained glass. House sits high on a hill with a cut granite retaining wall below. Cecil McCorkle lived here through 1944. McCorkle was a life insurance agent with Durham Life Insurance Company. Mrs. Margaret Cooke, widow of Robert Cooke, lived here from 1945 to 1946. William A. Prince, a salesman, and wife Esther lived here from 1948 to 1949. This house is an unusual style for the neighborhood and pre-dates the Hyman Heights subdivision. Good condition. (Sanborn maps, city directories, plat of Hyman Heights, previous survey data).

one vacant lot to south

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Florence lived here from 1939 to 1944. Cyril E. Livingstone, manager at the Union bus terminal, and wife Emma lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

92A. Garage. Contributing. by 1926.

One-story front gable building with original German siding.

one vacant lot to south

93. 1011 N. Main Street. House. Contributing. Ca. 1930.

One-story bungalow with side gable roof and tripartite windows. Projecting front-gable-roof Craftsman porch features exposed post and beam construction, solid brick balustrade, and heavy posts on brick plinths. Walls are aluminum siding. Modern front door. Good condition. (Sanborn maps, city directories)

94. 967 N. Main Street. House. Non-contributing. after 1954.

One-story Minimal Traditional style house with cross gable roof and added shed roof porch. Walls are brick veneer. Modern windows and doors. Good condition. (Sanborn maps).

95. 929 N. Main Street. Mingus Shipman House. Contributing. by 1926.

One-story bungalow with a front gable roof. Wing on the west side has a hip roof and multi-light casement windows. Attached front porch has a half-hip roof, double and triple battered posts on brick piers, and a simple balustrade. Walls are brick veneer, in an alternating pattern of long and short faces. Windows are four-vertical-over-one. Front door is four-lights-over-panel. House sits on a hill. Mingus Shipman, owner of Shipman Motor Company, and wife Grace lived here from 1937 to 1949. Good condition. (Sanborn maps, city directories).

95A. Garage. Contributing. by 1926.

One-story front gable building with brick veneer walls and weatherboard in gable ends. Double garage doors.

96. 921 N. Main Street. John W. Farmer House. Contributing. ca. 1924-1937.

One-story Colonial Revival-influenced house with a side gable roof and projecting front gable bay at the northeast corner. Segmental arch coverings supported by knee braces over front and side entry stoops. Original weatherboard siding with shingles in the gable ends. Windows are three-vertical-over-one and front door is four-vertical-lights-over-panel. House sits on small lot adjacent to commercial development along US Highway 25. Original concrete steps and brick cheekwalls. Central brick chimney. John W. Farmer, manager at McLellan Stores, and wife Jimmie lived here from 1937 to 1940. Millender M. and Ruth P. Mathews lived here from 1941 to 1942. James E. Lancaster, a salesman at Community Supply, and wife Eula lived here from 1943 to 1944. Everret C. Orr, police chief, lived here with wife Estelle from 1945 to 1946.

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88. 1201 N. Main Street. Earl R. Mehaffey House. Contributing. by 1922.

One-story bungalow on a corner lot. Front gable roof and original German siding. Engaged front porch has square posts, simple wooden balustrade, and knee braces. Windows are one-over-one. Earl R. Mehaffey, a welder with Southern Railway, and wife Mattie lived here from 1937 to 1938. Francis G. and Florence M. Smith lived here from 1939 to 1944. Mrs. Smith continued to live in the house after her husband's death until at least 1949. Good condition. (Sanborn maps, city directories).

89. 1115 N. Main Street. Walter F. Drake House. Contributing. ca. 1952.

One-story Minimal Traditional house with cross gable roof and brick veneer walls. Recessed entry at the northeast corner. Projecting bay in the center has triple one-over-one window. Front door is three lights in a solid wood panel. Granite slab steps and granite retaining wall at front. Walter F. and Eula W. Drake lived here beginning in 1952. Drake was manager at Patterson's Men's Shop. Good condition. (Sanborn maps, city directories).

90. 1109 N. Main Street. Robert House. Contributing. ca. 1949.

One-story Minimal Traditional house set up on a hill above street. Side gable roof with projecting front gable bay at entry. Windows are three-vertical-over-one, and front door is multi-light over panel. Carport added at rear. Porch at rear with shed roof. Granite steps and retaining wall at front. Robert McMinn appears to be the first owner of this house. Good condition. (Sanborn maps, city directories).

91. 1023 N. Main Street. House. Contributing. by 1954.

One-story Minimal Traditional house with a hip roof and a garage at lower level on southeast corner. Shed roof over added porch. Walls are masonite boards and board and batten siding. Central chimney has been stuccoed. Windows are one-over-one and fixed pane. Granite retaining wall in front of property. According to city directories, the house was built by 1954, but was vacant. Good condition. (Sanborn maps, city directories).

92. 1015 N. Main Street. Lee T. Osborne House. Contributing. by 1922.

One and one-half story bungalow with a clipped gable roof, heavy brackets, and projecting front gable bays. Front gable and shed roof dormers. Exposed rafter ends and wide overhanging eaves. Entry stoop has a front gable covering supported by a segmental arch and square posts. Engaged porch on the southeast corner. Attached porch on north side has been enclosed. Walls are original weatherboard. Central brick chimney. Windows are four-over-one and six-over-one. Front door is oval glass over panel, a possible replacement. Large lot is terraced in the front with concrete steps leading up to the front entry. Lee T. and Geneva C. Osborne lived here from 1937 to 1938. Robert J. Scoot, foreman at Chipman-LaCrosse Hosiery Mills, and wife

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From 1948 to 1949, G. W. Lancaster, a teller at State Trust Company Bank, and wife Ruth lived here. Most of these were probably renters. Good condition. (Sanborn maps, city directories).

96A. Garage. Contributing. ca. 1924-1937.

One-story gable roof building with double garage doors and original weatherboard siding.

Crescent Avenue--north side:

97. 305 Crescent Avenue. E. McQueen Salley House. Contributing. ca. 1937.

Two-story Dutch Colonial Revival style house with a gambrel roof and orange brick veneer walls. A flat-roof, one-story room built after 1954 connects to the original two-story, hip roof three-garage apartment. Windows in garage apartment are multi-light casement. Original one-story wing on the southwest corner has replacement windows. Second floor windows are six-over-six and eight-over-eight. Front entry stoop had a pedimented portico supported by splayed, fluted columns. Front door has an elliptical fanlight and diamond-pane sidelights. On either side of the front door are fixed picture windows with four-over-four windows on either side. House sits on a large corner lot within the Mount Royal subdivision. (#97 - #109 are all part of the Mount Royal subdivision). Alley to rear sits higher than the main house. E. McQueen Salley lived here from 1939 to 1949, and was probably the first owner of this house. He moved here from 1249 Hyman Avenue (#58). Salley was a physician. Good condition. (Sanborn maps, city directories).

98. 401 Crescent Avenue. John H. Todd House. Contributing. ca. 1952.

One-story plus basement Ranch house with side gable roof in the center, flanked by hip roof projecting bays. Solid masonry construction, according to Sanborn maps. U-shape floor plan and wing at northwest corner. Central brick chimney. Garage located on the east side beneath the house. Windows are three-vertical-over-one, and door is three lights in a solid panel. Wooded corner lot. Stone retaining wall. John H. Todd and wife Cora M. Todd were the first occupants of this house. Both of them were doctors of optometry. Good condition. (Sanborn maps, city directories).

99. 415 Crescent Avenue. House. Non-contributing. after 1954.

One-story Ranch house with side gable roof and projecting front gable wing. Brick veneer walls, engaged entry porch, central brick chimney, large wooded lot. Good condition. (Sanborn maps).

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Crescent Avenue--south side:

100. 322 Crescent Avenue. House. Non-contributing. after 1954.

One-story plus basement Minimal Traditional house with side gable roof, brick veneer walls, garage beneath house on southwest corner. Screened porch on the northeast corner. Fixed-pane and double hung windows. Slanted granite slab retaining wall, typical of much of the Mount Royal subdivision, probably pre-dates the house. Good condition. One of two houses on the same lot (#101 is on the same lot). (Sanborn maps).

101. Crescent Avenue. House. Non-contributing. after 1954.

One-story Minimal Traditional house with cross gable roof, recessed entry, brick veneer walls, and steps to entry. Bowed multi-light picture window in front. Notable stone retaining wall same as the adjacent house (#100). Good condition. (Sanborn maps).

102. 414 Crescent Avenue. W. V. Reid House. Contributing. by 1926.

One-story Colonial Revival style house. Wing at the southeast corner. Side gable roof with projecting front gable roof center bay, boxed returns, and wide overhanging eaves. Brick veneer walls. Entry stoop has a segmental arch supported by triple columns. Front door has an elliptical fanlight and sidelights. Windows on either side of center entry are triple multi-light-over-one with elliptical fanlights. Front patio has a low brick wall and brick piers. Fanlights in gable ends. Engaged corner porch at the northeast corner has brick posts, brick balustrade, and steps to the east side. Strikingly sited high above the street and nicely landscaped. Driveway on east side is framed by brick piers. Mrs. Janet Reid, widow of W. V. Reid, lived here from 1939 to 1940. She was a part-time resident of Orlando, Florida. Miss Annie J. Reid lived here from 1941 to 1942. Dr. Fred O. Trotter, and wife Margeurite lived here from 1943 to 1944. Fred Justus, manager at Justus Pharmacy, and wife Florabelle lived here from 1945 to 1965. Good condition. (Sanborn maps, city directories, owner).

102A. Garage. Contributing. ca. 1930.

One and one-half story building with brick veneer walls and double garage doors. Cross gable roof with elliptical fanlight in gable ends. Probably built not long after the main house.

Regal Street--north side:

103. 319 Regal Street. Charles R. Drum House. Contributing. ca. 1952.

One and one-half story Minimal Traditional house with side gable roof and front gable roof dormers. Wing at northwest corner. One-story addition at rear. Walls are brick veneer with asbestos shingle in dormers. Shed roof added at front over patio. Central brick chimney with chimney pots. Windows are six-over-six and eight-over-eight. House sits high on a hill above street. Notable stone retaining wall with beaded mortar joints curves onto Maiden Lane alley.

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According to city directories, Charles R. Drum was the first occupant of this house. He died soon after, since his wife, Edna S. Drum, was listed as a widow by 1954. Good condition. (Sanborn maps, city directories).

103A. Garage. Contributing. ca. 1952.

One-story front gable roof building of concrete block, asbestos shingles in gable end.

104. 321 Regal Street. Lucy T. Read House. Contributing. by 1926.

One-story house with a wing to the west side. Tin roof covering. Front gable roof with a projecting bay at the northeast. Walls are stucco, and windows, possible replacements, are one-over-one. House sits high on a hill. The stone retaining wall ran here, too, although most of it has been removed. Mrs. Lucy T. Read may have been the original owner of this house. She lived here from 1926 to 1944. James Fain and wife Tammie lived here from 1945 to 1946. John T. Wilkins, Jr., a salesman with Cantrell Produce Company, lived here with wife Milicent from 1948 to 1949. Lot is overgrown. Good to fair condition. (Sanborn maps, city directories).

104A. Garage. Non-contributing. by 1926.

Altered one-story outbuilding with concrete block basement housing two cars and an apartment above.

105. 401 Regal Street. L. J. Wooley House. Contributing. 1923.

One-story Tudor Revival style house with a corner recessed entry on the southeast side. French doors open onto this entry porch. Clipped gable roof covered with tin. Front gable projecting bay at the front. Hip roof dormer on the north side. Lower half of walls are brick veneer with half-timbering above. Front exterior brick chimney with crenellated top. Windows are either three or four-vertical-over-one. Corner lot with stone retaining wall, some of which has been re-built. This property was lot 74 of the Mount Royal subdivision, sold to Mrs. L. J. Wooley from C. W. Donaldson, the developer of the subdivision, on October 15, 1923. It appears to be one of the first houses built. H. G. and Rebecca Love lost the house in 1934 during the Depression. Fred L. Allison and wife Mabel lived here from 1937 to 1938. Everett O. Mitchell with Auto Sales Company and wife Mildred lived here from 1939 to 1940. Dr. O. Roy Keith, Jr., a dentist, and wife Pauline lived here from 1941 to at least 1949. (The house was bought by Keith in 1939, so the Allisons may have been renters). A real estate developer who developed a portion of the Hyman Heights neighborhood, O. Roy Keith, Sr. bought and sold many of the lots speculatively. Good to fair condition. (Sanborn maps, city directories, owner, Henderson County deed records).

105A. Greenhouse. Non-contributing. after 1954.

One-story structure at the rear of the lot.

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105B. Garage. Non-contributing. after 1954.
Modern concrete block structure.

106. 417 Regal Street. Harvey F. Drake House. Contributing. by 1926.
One-story house with a rear wing. Cross gable roof with a front gable roof projecting center bay. Walls are replacement aluminum siding. Covered entry stoop pedimented roof is supported by brackets. Windows, probably replacements, are one-over-one, and front door is multi-light-over-panel. House sits on a corner lot on a small hill above street. Concrete steps surrounded by a low stone retaining wall with beaded mortar joints are located at the southern corner of the lot, at Maiden Lane. Harvey F. Drake, a salesman at Minico Cleaners and Laundry, and wife Virginia lived here from 1937 to 1942. Henry F. Harrill, a traveling salesman, and wife Elsie lived here from 1943 to 1944. Albert G. And Mary R. Zang lived here from 1945 to 1949. Good condition. (Sanborn maps, city directories).

106A. Garage. Non-contributing. by 1926 and after 1954.
One-story outbuilding was originally a small one-story side gable roof structure. A modern garage with a front gable roof appears to have been added to the front. Structure also covered with aluminum siding.

Regal Street--south side:

107. 312 Regal Street. Thad C. Jowett House. Contributing. by 1926.
One-story in front, two-story at rear house with a cross gable roof. Double front gables at the northeast corner in front. Walls are brick veneer. A shed roof porch covering supported by iron posts was added sometime after 1954. A covered entry stoop was added to the rear at the southwest corner. Set within a brick arch, the front door is slightly recessed from the front elevation, with three vertical lights set within a solid panel. Notable front brick chimney with chimney pots. Windows are six-over-one with flat brick arches. House sits on a very large corner lot which drops considerably in elevation to the rear and west sides. Picket fence surrounds the property. Thad C. Jowett and wife Lucy lived here from 1937 to 1946. Mrs. Jowett, a widow, continued to live here in 1948 to 1949. Good condition. (Sanborn maps, city directories).

108. 318 Regal Street. Robert E. Transul House. Non-contributing. by 1926.
One-story plus basement house with a side gable roof. Front gable roof at the northeast corner and over the front entry. Walls are aluminum siding with a brick facade added at a later time. Entry stoop has modern iron posts. Front door is modern with original sidelights. Windows are eight-over-one. Robert E. and Frances C. Transul lived here from 1937 to 1940. Charles A. Allen, a foreman at Kalmia Dairy, and wife Ruth lived here from 1941 to 1942. L. Y. Biggerstaff, manager at Coca-Cola Bottling Company, and wife Mae lived here from 1945 to

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1946. Robert R. Ellis, Jr, a civil engineer, and wife Isabelle lived here from 1948 to 1949. Good condition. (Sanborn maps, city directories).

108A. House. Non-contributing. 1999.

A modern house is under construction on the east side of this lot.

109. 414 Regal Street. Clayton J. Vandiver House. Contributing. by 1926.

One-story bungalow with a front gable roof, aluminum siding on walls, and an attached porch at the northeast corner. Porch details include battered posts on brick piers and a simple balustrade. Windows are one-over-one, and the front door is a large glass pane over panel. House sits on a corner lot, facing Highland Avenue to the east. Granite retaining wall and original steps to front door. Clayton J. Vandiver, a line operator with the Hendersonville Times-News, and wife Nell lived here from 1937 to 1946. Everett C. Orr, police chief, lived here with wife Estelle from 1948 to 1949. Current owner dates the house to 1912, which would pre-date the Mount Royal subdivision. The style of the house, facing Highland Avenue as it does, could place it earlier than the rest of the homes in Mount Royal. Good condition. (Sanborn maps, city directories, owner).

Killarney Street--north side:

110. 322 Killarney Street. Killarney. Contributing. ca. 1858, 1908-10.

The original Killarney house was the front portion, a Gothic Revival style house with two steeply pitched front gables that form the main facade. Wraparound porch and additions to the rear were made in 1908-1910 by architect Richard Sharp Smith. Multiple gable roofline, cut stone walls, simple porch balustrade, shed roof dormers, two central brick chimneys. Windows are two-over-two and front door is multi-light. Stone foundation and slate roof. Scrollwork balustrade on second floor balcony. House sits on a hill, back from street on a large corner lot of approximately one and one-half acres. Notable semi-circular front drive, boxwoods, and stone pillars at the driveway entrances with beaded mortar. Killarney was probably built by William Bryson of South Carolina in the mid-nineteenth century. Bryson sold the land and dwelling to Mitchell King soon after this. The property remained in the King family until April 28, 1870, when it was sold to Ellen Patton Hyman. Executors of Ellen Patton Hyman's will, M. C. Toms and D. M. Hodges, sold the property to Preston F. Patton, Ellen Hyman's brother, on June 19, 1885. P. F. Patton apparently lost the property to W. W. Jones in a sheriff's sale on March 7, 1893, but Annie E. Patton, apparently after P. F. Patton's death, bought the house back on March 18, 1895. It was this land plus some additional acreage that Annie Patton owned which was later sold to create the Hyman Heights subdivision in 1908. The Killarney house was later owned by William H. Rhett, who bought it in 1908. The enlarging of the house to its present appearance took place while Rhett owned it. Richard Sharp Smith designed these changes. Rhett sold the house to Mrs. Annie Caroline Williams on

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July 3, 1911. The Williams family owned the house until the 1930s, adding onto the property two residences (for a Williams son and daughter) which appear on the 1926-1954 Sanborn maps (1214 Oakland and 1119 Patton). Mrs. Grace S. Ewbank lived in the house from 1939 to 1940. Melville P. Brown a part-time resident of Spartanburg, South Carolina, owned the house from 1941 to 1949. There were several renters who also lived in the house during this time. Good condition. (Sanborn maps, city directories, owner, Henderson County deed records).

111. Lot north of Killarney, block bounded by Waynesville Street on the north, Killarney Street on the south, Oakland Extension on the west, and Patton Street on the east. House. Contributing. by 1926.

One-story vernacular cottage which was originally part of the Killarney property. House was moved and placed on its current concrete block foundation, probably sometime in the 1930s. Shed roof addition on south side and at southeast corner. Steep front gable roof. Original weatherboard siding. Shed roof covering at front entry supported by curved braces. Windows are six-light casements and two-over-two. Front door is four-light-over-two-panel. Current location is to the rear of the Killarney house. Fair condition. (Sanborn maps, owner).

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SUMMARY

The Hendersonville neighborhood known for many years as Hyman Heights actually combines two historic subdivisions. William A. Garland developed the Hyman Heights subdivision on land purchased from Annie E. Patton in 1905. C. W. Donaldson, of Washington, D. C. developed Mount Royal, a subdivision adjacent to Hyman Heights, to the northwest. Laid out in 1923, Mount Royal also was developed from land sold by Annie E. Patton. While the Hyman Heights and Mount Royal sections of the neighborhood were platted at different times, these areas are contiguous geographically, with the later Mount Royal section to the north continuing the same building trends as the Hyman Heights section. The district meets Criterion A for community planning and development as a neighborhood representative of two major development trends in the community, the first from ca. 1905 to the late 1920s, and the second primarily from the late 1940s to the mid-1950s. The significance of the Hyman Heights/Mount Royal Historic District and its relationship to the development of the town of Hendersonville are more fully documented in the Multiple Property Documentation Form, "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory". In particular, the MPDF context entitled "Residential Development in Early Hendersonville, NC, 1879-1929" helps to set the stage for development in the community at the time that these two neighborhoods saw their greatest periods of development. An additional context entitled "Early Suburban Residential Development" appears in this nomination. The Hyman Heights/Mount Royal Historic District is eligible for listing under National Register Criterion C in the area of architecture for its intact collection of buildings representing popular styles of the first half of the twentieth century, including Craftsman bungalow, Colonial Revival, and Foursquare, along with many fine examples of mid-twentieth-century architecture in the Minimal Traditional and Ranch styles. The period of significance starts in 1905, when development of Hyman Heights commenced, and continues through 1954 to encompass both major periods of development as well as the relatively few buildings constructed in the neighborhood during the 1930s and early 1940s. Houses built in the neighborhood after 1954 date primarily from the 1960s and are distinctly different from their Post-World War II predecessors in their shallow roof pitch and extremely pared down detailing.

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HISTORIC BACKGROUND AND COMMUNITY PLANNING AND DEVELOPMENT CONTEXT

The Hyman Heights neighborhood was platted in 1905.¹ According to Henderson County deed records, William A. Garland, Sr. developed it on approximately twenty-five acres of land he purchased from Annie Eliza Patton on April 12, 1905.² Annie Patton, widow of Preston F. Patton, owned much of the land on the east and west sides of the Dixie Highway (now U. S. Highway 25 N.) that had been sold to her husband by his sister Ellen Patton Hyman in 1883. This entire land area was approximately 1,100 acres.³ Ellen Patton Hyman was the wife of John Durante Hyman and the mother of V. L. Hyman, who serves as mayor of Hendersonville in 1889.⁴

The Hyman Heights subdivision extended from the intersection of the Dixie Highway and N. Main Street on the south to the north end of Highland and Hyman Avenues on the north, just north of Elizabeth Street. It did not include the Killarney property (home of Annie Patton at the time), the land which would be donated for Patton Memorial Hospital in 1913, the area to the northeast which would later be developed into the Mount Royal subdivision, or the area to the west of Oakland Street which would become the O. Roy Keith subdivision.⁵ Annie E. Patton later donated the land for Patton Memorial Hospital, which was built in 1913, and sold additional land for the development of Mount Royal.

Hyman Heights, developed in 1905, was one of the earliest large subdivisions to be located to the north of downtown. Just to the southwest was the Oakland Park area, developed by V. L. Hyman, in 1890.⁶ Further to the south side of downtown Hendersonville, Columbia Park was laid out in 1907-1908. Another subdivision which was laid out at approximately the same time as Hyman Heights was Sunset Heights, platted in 1908.⁷ Many other neighborhoods were being developed into the early 1900s, but Hyman Heights was one of the largest. Like many other subdivisions in Hendersonville, Hyman Heights deeds had restrictive covenants placed on them. These included that the property could not be "...sold, rented, or otherwise disposed of to persons of African descent...", and that "...no liquor or ardent spirits are to be sold on the property..., no house shall be built on the property to cost less than \$1000..., no building shall be erected nearer the street than the building line shown on said plat, which is ten feet from all streets..., no use

¹Henderson County Deed Book 51, p. 550.

²Ibid.

³Henderson County Deed Book 15, p. 403. Ellen Patton Hyman sold this land to Preston F. Patton for \$4800.

⁴Patton, Sadie Smathers. The Story of Henderson County, Spartanburg, South Carolina: Reprint Company, 1982 (initial printing 1942), p. 125.

⁵Henderson County Deed Book 54, p. 418.

⁶Henderson County Deed Books 25, p. 387 and 305, p. 601 (plat).

⁷Henderson County Plat Book records.

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shall be made of lot sold or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots..., layout of the lots as shown...shall be adhered to and no scheme of facing lots in any other direction than that shown...shall be permitted...". In addition, it was understood by the purchaser that William A. Garland, as the developer, would be responsible for laying electric or other street car tracks, sewer, gas and water pipes, and any other public utilities.⁸

Lots in Hyman Heights began selling as early as 1906 and most of the earliest houses in Hyman Heights were built along Hyman Avenue.⁹ Many of the early purchasers of lots in the area were from Henderson County, but lots were also sold to residents of Georgia, Alabama, South Carolina, and Maryland. The area continued to develop through the 1920s, but ceased growing in the 1930s when the Depression hit the area. By 1937, there were twenty-three houses and a hospital on Highland Avenue; sixteen houses on Hyman Avenue; one house on Killamey Street; eleven houses on N. Main Street; six houses on Oakland Street; and fifteen houses on Patton Street.¹⁰ A second wave of development occurred after World War II, as evidenced by the many late 1940s to mid-1950s houses which were built in the neighborhood.

As Hendersonville continued its major growth period through the 1920s, additional subdivisions were platted. One of these, Mount Royal, was laid out on July 15, 1923 and covered approximately sixteen acres. In contrast to the grid street plan of Hyman Heights, this neighborhood, which was located just to the northwest of Hyman Heights and adjacent to it, was planned with a curvilinear street design which closely followed the steeper topography and included seventy-eight buildable sites. An August 1923 newspaper article noted that the "...division of the property and the location of streets and lanes have been arranged with remarkably good judgment, the skill of the designer being greatly aided by the contour of the land...".¹¹ C. W. Donaldson of Washington, D. C. developed Mount Royal on land he purchased from Annie E. Patton on May 1, 1922. It was noted in the deed as being a tract of land on the east side of the Asheville Highway, on the west side of Highland Avenue.¹² Mount Royal, like many other subdivisions at the time, had several deed restrictions associated with the sale of lots. It was intended to be "...sold to persons as a high class residential property..." Some

⁸Henderson County Deed Book 209, p. 484. W. A. Garland to George Clinton Tutt, Jr.

⁹Henderson County grantee deed index, "Founding of county to 1948".

¹⁰Hendersonville city directories 1937-1938.

¹¹"Development is Under Way On Old Patton Hill", Hendersonville Times-News, 2 August 1923. While not fully documented at this time, it is possible that Mount Royal was designed by landscape architect Earle Sumner Draper. It is similar in many ways to the design of Druid Hills located across Highway 25, and in fact, was dated within just a few days of the original Druid Hills plat. Since Mount Royal was developed by a resident of Washington, D. C., it is very possible DRaper designed it since he had a Washington, D.C. office by this time.

¹²Henderson County Deed Book 119, p. 497.

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of the restrictions indicated that "...no person shall be allowed to erect unsightly and inartistic dwellings or other buildings..." No house could be built at a cost less than \$3,500, no more than one dwelling could be built on any lot, houses could not be built closer than twenty-five feet from an adjacent street, and no temporary buildings could be constructed. All buildings were to be built in such a way as to be "...constituting the entire subdivision into an attractive residential section..."¹³

Mount Royal lots began selling in 1923 and continued to 1927. An August 1923 ad in the Hendersonville Times-News noted that Mount Royal, formerly Patton Hill, had all city improvements including water, sewer, lights, telephones, gravel surface streets, and flowers. Large "villa" sites were for sale from \$585 to \$985. Properties were being offered by the J. M. Cosgrove Real Estate Company, based in Florida, with local inquiries to be directed to the Jackson Morris Company.¹⁴ Like in Hyman Heights, sales ceased in the 1930s, but picked up again in the late 1940s.¹⁵ Lots were sold primarily to Henderson County residents, but some purchasers were from Virginia, South Carolina, Louisiana, Florida, Georgia, Alabama, West Virginia, and Washington, D. C.¹⁶ By 1937, six houses stood on Regal Street; three on Ridgecrest Place; one on the upper part of Highland Avenue which was part of Mount Royal; and four on the upper part of Oakland Street which was also part of Mount Royal. By 1939 there were two houses on Crescent Avenue.¹⁷

On August 7, 1923, a small land area, the "Duff and Justice subdivision in Hyman Heights," located at the intersection of N. Main Street and Haywood Road (U. S. Highway 25) apparently was sold and re-platted from a portion of the original Hyman Heights plat. Newspaper ads from July 1923 encouraged residents to buy a lot in "Beautiful Hyman Heights" in this area to soon be subdivided. According to this ad, these lots were planned for residential development but apparently did not sell and were later turned into commercial lots. This area is not included in the historic district.¹⁸

In 1925, additional lands adjacent to the 1905 Hyman Heights neighborhood were also developed. O. Roy Keith, a real estate developer in Hendersonville, had begun developing land as early as 1912.¹⁹ He laid out the "O. Roy Keith Subdivision of Hyman Heights" on October 29, 1925.²⁰ It was developed from lands to the west of Oakland Avenue and Killarney on land

¹³Henderson County Deed Book 138, p. 95., July 25, 1925. Flora A. Merrell to R. E. Pope.

¹⁴"Development is Under Way on Old Patton Hill", Hendersonville Times-News, 2 August 2, 1923.

¹⁵Henderson County grantee deed index, "Founding of county to 1948".

¹⁶Ibid.

¹⁷Hendersonville city directories, 1937-1940.

¹⁸Henderson County Plat Book 1, p. 83.

¹⁹Henderson County grantor deed index, "Founding of county to 1948".

²⁰Henderson County Plat Book 2, p. 8.

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that was originally part of the Schepper estate.²¹ One lot was apparently set aside for Keith's own house, located at the corner of Oakland and Schepper, and shown on the plat (#1).²² Keith lived in this house until the mid-1930s, at which time he apparently moved to Druid Hills.²³ While lots were laid out, this area did not develop until the late 1950s and 1960s. The single house built before 1925 at the corner of Oakland and Schepper Streets is included in the historic district.

²¹Henderson County Deed Book 51, p. 550.

²²City directory from 1926 notes that Keith was living at 1133 Oakland Street.

²³Hendersonville city directories 1926 -1940.

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EARLY SUBURBAN RESIDENTIAL DEVELOPMENT CONTEXT

In the multiple property nomination "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory", the context for early suburban residential development was not included. However, the late nineteenth to early twentieth centuries in Hendersonville proved a tremendous boom time for speculative residential real estate development. Once the railroad arrived, nationally popular building styles and the materials to construct them became more readily available. Local brick and sawmills became important commercial enterprises. As the population of both year-round and summer residents began to grow, the need for housing became a top priority and an opportunity for many entrepreneurial developers. As the automobile gained in popularity in the early twentieth century, additional opportunities arose for building homes further away from the core downtown area, creating true "suburbs". The west side of downtown Hendersonville developed early, with many farms being subdivided to meet the growing need.²⁴ O. E. Hedge developed the west side of town including Ehringhaus Street with many English Arts and Crafts style houses.²⁵

The platting and development of Hyman Heights and Mount Royal was no exception to this frenzy of speculative development. Hundreds of land areas were subdivided in the city and immediately to the north of town. Often, the initial purchasers of the lots from the developers were not the builders of the houses, but smaller investors who bought lots for purposes of a quick re-sale. The goal for many was to "...sell at a profit before the next payment was due..."²⁶ A few of these subdivisions developed as platted, but others, especially those that began in the late 1920s after the economic bust, often had only roads laid out, but no houses built until after World War II or later.

One of the earliest of these planned subdivisions was Oakland Park (1890) developed by Mayor V. L. Hyman, son of John D. and Ellen Patton Hyman. The Columbia Park Land and Development Company, incorporated by H. S. Anderson, S. F. Wren, J. W. Streetman, and R. F. Burton, developed Columbia Park (1907-1908) which was planned as a large resort community. Some of it developed, but a large portion of the undeveloped land was later turned into Lenox Park in 1942.²⁷ (Columbia Park was contemporary with the development of Hyman Heights (1905), but was located to the southwest of the downtown area). Some of the other major subdivisions platted included Sunset Heights (1908); Hillside Park (1910); Wheeler Park (1910); Annex Park (1913); Kanuga Lake (1913); the M. C. Toms Subdivision (1914); Lenox Park

²⁴Mattson, Alexander and Associates, Inc., "History and Architecture of Hendersonville, North Carolina", December 16, 1996, p. 15.

²⁵Ibid.

²⁶"The Summer of 1925", Times-News, 15 January 1976.

²⁷Fain, James T., Jr. A Partial History of Henderson County, New York: Anno Press, 1980, p. 179.

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(1918); Dade–Olina Park (1923), attesting to the fact that Hendersonville was developed in large part by many Florida investors; Pine View Terrace (1923); Druid Hills (1923); Mount Royal (1923); Toms–Hill Park (1924); Laurel Park (1924–1927), one of the largest land developments to the west of downtown; Floralina (1925); Hollywoods (1925); Osceola Lake Park (1925); Forest Hills (1925); Chestnut Hill (1926); Laurel View (1926); Royal View park (1926); Sunset Hills (1926); Laurel Heights (1926); Central Park (1926); and Greater Druid Hills (1926).²⁸ By 1924, Hendersonville had eighty–nine real estate offices and 800 brokers. The 1926 population of the town was 10,000 with over 40,000 annual visitors. Many Florida investors owned property in Hendersonville and as Florida began to see a major economic decline beginning in 1925, the speculative development and economy in Hendersonville also began a rapid decline beginning in 1926.²⁹ Land development stopped through most of the 1930s. In 1933, the Hendersonville Country Club and golf course was developed on land that had originally been part of the Laurel Park subdivision, which never fully developed.³⁰ Subdivisions were again platted after World War II, when the town experienced a small building boom.³¹ Subdivisions were developed into the 1950s and 1960s, but never again did the number of subdivisions exceed what was happening in Hendersonville in the first two decades of the twentieth century.³²

Of the plats examined in courthouse records, it appears that only Mount Royal and Hyman Heights, along with Druid Hills, located to the northwest and across Highway 25 north, appear to have fully developed as suburban neighborhoods, with the majority of homes built in the 1920s. Other neighborhoods from the same time period, including Dade–Olina Park (1923); Pine View Terrace (1923); Floralina (1925); Hollywoods (1925); Forest Hills (1925); Chestnut Hill (1926); Laurel View (1926); Royal View (Park (1926); Central Park (1926); and Sunset Hills (1926) apparently never developed. Toms–Hill Park Development (1924), located southwest of downtown Hendersonville; Osceola Lake Park (1925), southwest of Druid Hills off Kanuga Road; and Laurel Park (1924), all had many of the roads constructed as shown on their plats, but only a handful of houses built from the 1920s. Most of the building of homes in these neighborhoods did not occur until the 1960s or later. Only Laurel Heights (1926), south of downtown, off the east side of Highway 25 south, experienced some development of simple bungalows dating from the 1920s to the 1930s.

²⁸Henderson County plat book records.

²⁹"History and Architecture of Hendersonville, North Carolina", p. 18.

³⁰Ibid, p. 22.

³¹A Partial History of Henderson County, p. 190.

³²Henderson County plat book records.

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ARCHITECTURE CONTEXT

The styles of the earliest buildings constructed within the Hyman Heights/Mount Royal historic district from 1906 to the late 1920s mirrored the development trends of other neighborhoods in the city of Hendersonville, including Druid Hills and those communities located to the west and south of downtown. Most building in these early in-town and suburban neighborhoods took place before the late 1920s, with only a scattering of late 1930s and post World War II houses built within their boundaries. Hyman Heights/Mount Royal is the exception to this trend, however, because it experienced a distinct second wave of development beginning primarily in the late 1940s and continuing to the mid-1950s. There are heavy concentrations of post World War II housing throughout the neighborhood, especially along the southern parts of Highland and Hyman Avenues, and the west side of N. Main Street. Many new subdivisions were platted in Hendersonville after World War II, but those lots in Hyman Heights and Mount Royal which had never been built upon were readily available to meet the new housing needs of the population after World War II.

The earlier styles in the Hyman Heights/Mount Royal neighborhood, including examples of the Gothic Revival, Colonial Revival, Four-Square, Shingle, Tudor Revival, and a myriad of bungalows were comparable to what was being built in other early twentieth century neighborhoods in Hendersonville, including the west side of downtown and the Druid Hills neighborhood to the northwest. The later houses in the neighborhood were built primarily in the Minimal Traditional style, with a few examples of the early Ranch style. These Minimal Traditional buildings serve clearly as a transitional style between the early twentieth century houses and the later more clearly modern styles which developed in the 1960s and 1970s. They are comparable in scale, setback, materials, and construction techniques to the earlier houses and are compatible within the overall landscape of the neighborhood.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Hyman Heights/Mount Royal Historic District
Henderson County, NC

Boundary Description

The boundaries for this nomination are indicated on the accompanying tax/sketch map.

Boundary Justification

Boundaries included are a portion of the original plat of Hyman Heights from 1905, a portion of the O. Roy Keith Subdivision in Hyman Heights dated October 29, 1925, and all of the Mount Royal plat dated July 15, 1923. The boundaries have been drawn to include the greatest concentration of contributing late-nineteenth and early-to-mid-twentieth century resources which fall within these platted areas. These boundaries are representative of the greatest trends of development in the neighborhood, roughly from 1906 through the late 1920s and again from the late 1940s to the mid-1950s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hyman Heights/Mount Royal Historic District
Henderson County, NC

Section number Photos Page 1

Hyman Heights/Mount Royal Historic District Photographs

The following information applies to all of the photographs, except where noted.

Name of Property: Hyman Heights/Mount Royal Historic District
Hendersonville
Henderson County
North Carolina

Photographer: Sybil Argintar Bowers
Date of photos: June 1999
Location of Division of Archives and History
original negatives: One Village Lane
Asheville, North Carolina 28803

1. Highland Avenue streetscape, view northwest
2. Hyman Avenue streetscape, view northwest
3. Hyman Avenue streetscape, view southeast
4. Crescent Avenue streetscape, view east
5. Fred M. Allen, Jr. House, 1408 Oakland Street, garage, view southwest
6. Phillip M. Dietz House, 1324 Oakland Street, river rock wall, view southwest
7. Albert Myers House, 1411 Ridgecrest Place, view northwest
8. Lillie Hall House, 1025 Patton Street, view west
9. House and retaining walls, 1303 Highland Avenue, view northwest
10. (former) Patton Memorial Hospital, 1225 Highland Avenue, view southwest
R. Mattson, August 1996 (field checked June 1999)
11. Dr. Robert Sample House, 1125 Highland Avenue, view southwest
12. House, 1117 Highland Avenue, view south

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Hyman Heights/Mount Royal Historic District
Henderson County, NC

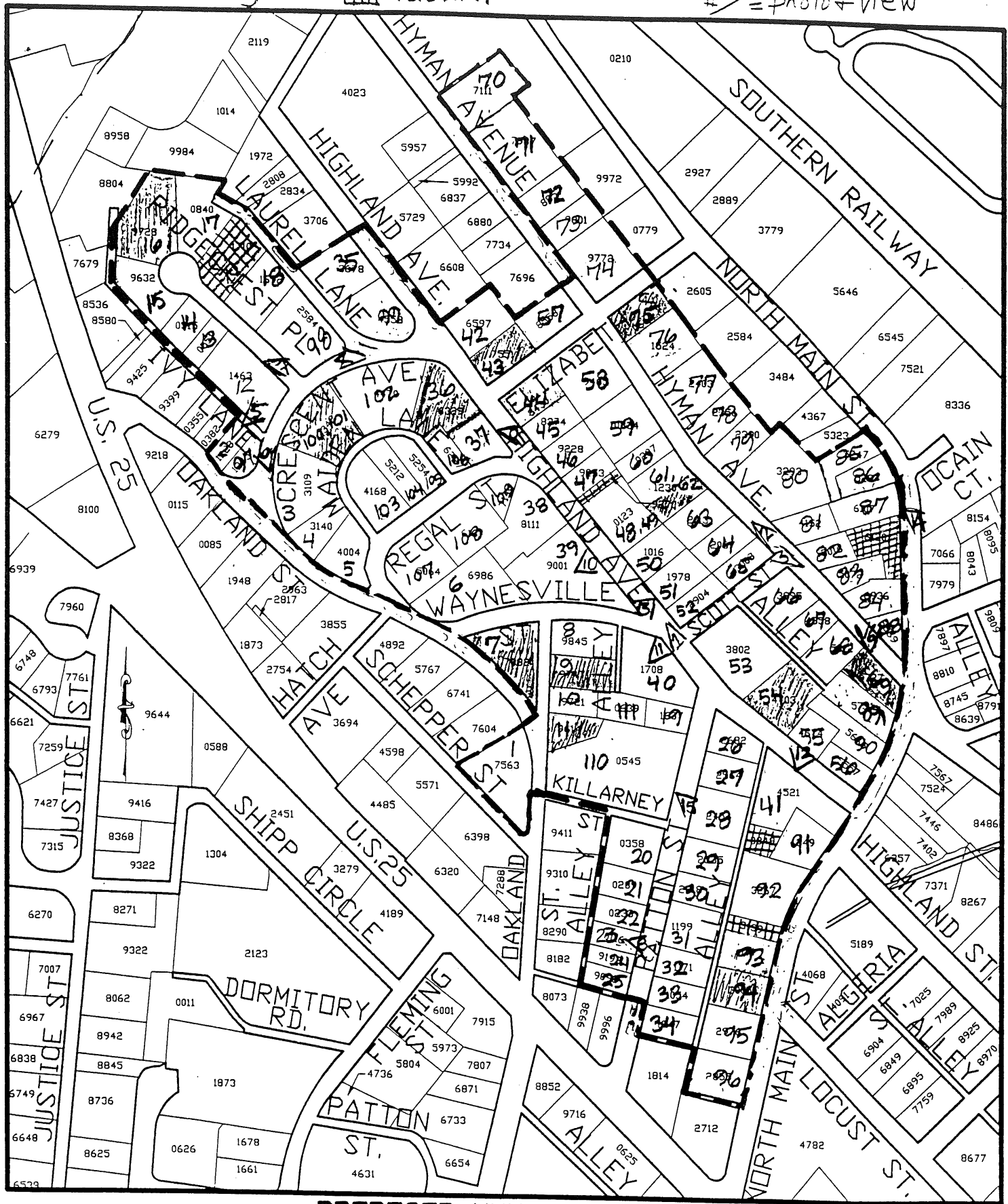
Section number Photos Page 2

13. Ora Bellows House, 1208 Highland Avenue, view northeast
14. Cecil McCorkle House, 1231 N. Main Street, view northwest
R. Mattson, August 1996 (field checked June 1999)
15. Killarney, 322 Killarney Street, view northwest
16. House, 1107 Hyman Avenue, view south

--- Boundary
□ Contributing

■ Non-contributing
▨ Vacant

1, 2, 3 ... Inventory #
#> = photo + view



scale: 1" = 200'

PROPOSED HYMAN HEIGHTS/Mount Royal HISTORIC DISTRICT

Hendersonville, Henderson County, NC

