

PROPOSED AGENDA

Meeting of the Town of Biltmore Forest
Planning Commission

To be held Tuesday, October 26, 2021 at 5:30 p.m.

MEETING OPEN TO THE PUBLIC

*THE TOWN OF BILTMORE FOREST REQUIRES FACE COVERINGS FOR ALL
ATTENDING THE MEETING IN PERSON*

- A. Roll Call for Attendance
 - B. Approval of Minutes from September 28, 2021
 - C. Comprehensive Plan Component - Review and Discussion
 - D. Survey and Data Collection – Review and Discussion
 - E. Adjourn
-

Planning Commission Meeting Minutes

September 28, 2021

5:30pm

Roll call was taken. Those in attendance are Ms. Toya Hauf, Ms. Dawn Grohs, Mr. Ken Hornowski, Mr. Paul Zimmerman, Mr. Michael Flynn (via Zoom), Mr. Karen Cragolin (via Zoom), Mr. Jonathan Kanipe, Mr. Harry Buckner, and Mr. Billy Clarke.

Mr. Kanipe said the Planning Commission convened in March 2021 with Ms. Rhoda Groce serving as Interim Chair and Ms. Groce faithfully served the Town and Commission during this time. Mr. Hornowski moved to approve Ms. Toya Hauf as Chairperson of the Board and Ms. Dawn Grohs as Vice-Chairperson. Mr. Paul Zimmerman seconded the motion. The motion was unanimously approved.

The minutes from May 27, 2021 were approved with one minor edit. Ms. Grohs made a motion to approve the minutes as amended. Mr. Zimmerman seconded the motion. The motion was unanimously approved.

The proposed schedule was changed from October 25 to October 26 for the next meeting.

Mr. Zimmerman said conducting a survey in December would be an inconvenient time for residents to respond and said that starting the survey either in November or after the New Year would be a more convenient time and participant responses would be much higher.

The idea is to get the Board's thoughts on what will be in the comprehensive plan. Mr. Kanipe used an example of parks or traffic as a general priority. Mr. Zimmerman said he could design the survey to meet the Board's needs. Mr. Clarke said the survey is only one part of this, it is a good way to get input but another suggestion Mr. Clarke had is to have a public hearing to gather input.

Ms. Grohs made a motion to approve the proposed schedule to Tuesday, October 26th. Mr. Hornowski seconded the motion. The motion was unanimously approved.

Ms. Hauf asked Mr. Kanipe and Mr. Clarke what the Comprehensive Plan should entail.

Mr. Kanipe said generally it is a planning document and mentioned the Town is a residential community but a Comprehensive Plan should be ten to twenty years of forethought. Visual representation for a Zoning Ordinance would be helpful and adding more specifics such as fences.

Another example Mr. Kanipe mentioned are some type of design typicals such as driveways. A typical would show how the driveway gate would look like and dimensions, as an example. Mr. Kanipe said the Ordinance is rather vague and clarifying some of those edges would be helpful.

Mr. Clarke said the Comprehensive Plan should support the Zoning Ordinance. It sets goals, policies, and programs intended to guide to enhance the present and future physical, social, and economic development of the jurisdiction.

Ms. Hauf asked the Board if they want to throw out ideas. Mr. Hornowski asked about the commercial properties on Hendersonville Road and if they are a part of this. Mr. Kanipe said they are part of the R-4 and R-5 zone and if the Board would like to go through this, they can do this. Mr. Hornowski said the struggle seems to be landscaping, fences, and gates.

In regards to fences, Ms. Hauf said as few fences as possible or least visually obstructive as possible.

Mr. Buckner said one of the things he finds helpful is there is a lot of documentation from the founding of the Town regarding style and layout. There are four homes on the historic register. There is a fair amount of historic research on the Town already written. The Board agreed this documentation would be very helpful to see. Mr. Clarke said this Town has a unique history. Ms. Hauf said it is important information to add this historic information in the Comprehensive Plan.

Mr. Zimmerman said in the last survey conducted, the most discussed topic was traffic and speeding. People wished for walking paths to have safe places to walk and play.

Ms. Grohs asked if the Town has anything that deals with density relative to acreage. Mr. Kanipe said we have dimensional requirements in the Ordinances; it is laid out in a table, one lot per acre.

Mr. Clarke said the Town adopted its first Zoning Ordinance in 1982 or 1983.

Ms. Grohs said it is important to keep Biltmore Forest unique and protected.

Ms. Hauf said it is important to discuss the architecture of the Town and make recommendations.

Mr. Kanipe said stormwater would also be a topic of discussion and could be part of the park plan and walking trails.

Mr. Zimmerman asked if there have been other towns who have gone through this process. Mr. Kanipe said there are definitely some we could look at for guidance. The difference is we are doing this internally and we are unique. Mr. Kanipe said they have a list that will be sent to the Board regarding plans and distribute the founding principles and guidelines that Mr. Buckner had mentioned. In addition, the survey results from a few years ago will be distributed to the Board.

Ms. Hauf said for the next meeting, the Board should discuss what questions would be on the survey. The Board agreed. Ms. Hauf asked if Ms. Cragolin and Mr. Flynn had anything to add. Ms. Cragolin asked if the Board could have a list of best practices for stormwater management techniques. Ms. Cragolin also suggested discussing future climate changes. Mr. Kanipe said he would include the Hazard Mitigation Plan that would discuss this information Ms. Cragolin suggested.

Political signs were brought up by Ms. Grohs. Mr. Clarke said the Town cannot prohibit political signs but it can limit the duration of placing the sign out.

Ms. Hauf adjourned the meeting at 6:40 pm.

Laura Jacobs
Town Clerk

Toya Hauf
Chairperson

STAFF MEMORANDUM

Planning Commission Meeting – October 26, 2021



Comprehensive Plan Components – Review and Discussion

Introduction

Last month, the Commission discussed reviewing comprehensive plans from similar local governments. These are all large documents, so copies of these plans were sent out via email Tuesday, October 19. Local governments whose plans were reviewed are listed below:

[Village of Pinhurst \(2019 Comp Plan\)](#)

[Town of Laurel Park \(2016 Comp Plan\)](#)

[Town of Duck Comprehensive Plan \(2019 Comp Plan\)](#)

[Town of Black Mountain \(2021 Comp Plan Update - consistent with 160D requirements\)](#)

[Town of Highlands \(2021 Update - they call their plan the “Community Plan”\)](#)

[Town of Weaverville \(2021 Comp Plan update - consistent with 160D requirements\)](#)

Additional information about the Town’s history and formation was included via links to the Town website. Perhaps most notably, the National Register of Historic Places (a Division of the National Parks Service) document from 1989 was included as it was utilized to deem the Town eligible for protective status. This is a large, but important, document and is included in its entirety with your packet.

Discussion

The purpose for providing these plans and additional information is to allow the Commission members the opportunity to review other comprehensive plans and determine what is appropriate for Biltmore Forest. The goal from this review is to finalize the components necessary for the Biltmore Forest Comprehensive Plan, and I anticipate discussion will revolve around what is appropriate or not appropriate for our use. Please let me know if you need additional information prior to the meeting or have any questions.

**DETERMINATION
OF
ELIGIBILITY**

MAY 04 1990
file
NC 25

**BILTMORE FOREST
HISTORIC DISTRICT**

**NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION**

SEPTEMBER 1989

E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION National Register of Historic Places National Park Service

Name of property: Biltmore Forest Historic District

Location: Buncombe County

State: NC

Request submitted by: FHWA/Nicholas L. Graf

Date received: 3/7/90

Additional information received:

Opinion of the State Historic Preservation Officer:

Eligible

Not Eligible

No Response

Comments:

The Secretary of the Interior has determined that this property is:

Eligible

Applicable criteria: A, B, C

Not Eligible

36 CFR Part 63
Determination

Comments:

This property is a significant early 20th century planned suburb important within the history of Asheville as it was transformed from a resort community into a residential community. Its design and landscaping elevated residential development into a planned, well-conceived, and executed framework, carried out by local professionals, which gives a specific identity to the area. Arts and Crafts movement design principles were used in the architecture of many buildings, including those of Dodge, who lived and worked in Biltmore Forest. The boundaries reflect historic development patterns of suburban growth, and include both the larger lots and homes, as well as smaller lots of the design, both key elements of the original plan.

Documentation insufficient (Please see accompanying sheet explaining additional materials required)

Amy Tederman
Keeper of the National Register

Date: 3/21/90

INTRODUCTION

The North Carolina Department of Transportation is completing environmental studies associated with widening US 25 (Hendersonville Road) from I-40 to the Blue Ridge Parkway in Asheville and Biltmore Forest, Buncombe County, North Carolina.

A Final Environmental Impact Statement (FEIS) for this project was completed and approved by the Federal Highway Administration on 10 August 1977. At that time the North Carolina State Historic Preservation Officer (SHPO), Division of Archives and History, Department of Cultural Resources, found there were no properties within the area of potential environmental impact of the project that were eligible for the National Register of Historic Places.

Subsequently, on 16 October 1980, the North Carolina State Historic Preservation Officer placed the Biltmore Forest Historic District on the state study list for eventual nomination to the National Register. As part of the process of being placed on the state study list the Biltmore Forest Historic District was reviewed by the staff of the State Historic Preservation Officer and then by the State Professional Review Committee, a state review board which is a committee of the North Carolina Historical Commission. All parties to these reviews considered the Biltmore Forest Historic District worthy of nomination to the National Register.

Recently, the subject project was reactivated and the Final Environmental Impact Statement reevaluated. As part of this process the architectural historian on the staff of the North Carolina Department of Transportation surveyed the project area. The survey indicated a substantial portion of the Town of Biltmore Forest constitutes a historic district which appears to meet the eligibility requirements for the National Register. The office of Dr. William Price, North Carolina State Historic Preservation Officer, Division of Archives and History, Department of Cultural Resources, reviewed and concurred with these findings of the North Carolina Department of Transportation.

Since the use of land from this district would constitute a Section 4(f) taking under the Department of Transportation Act of 1966 and an adverse effect under Section 106 of the National Historic Preservation Act of 1966, the North Carolina Department of Transportation shifted its proposed alignment to the east to avoid any encroachment upon the historic district. The North Carolina State Historic Preservation Officer concurred that the new alignment would have no effect upon the district.

The new alignment resulted in an expanded taking of right of way from properties located on the east side of US 25 in the vicinity of the historic district. One interested party from whom additional right of way would be acquired under the new design requested that the Federal Highway Administration reconsider the agency's finding that the Biltmore Forest Historic District is eligible for the National Register. (See correspondence in the Appendix.) Accordingly, the attached documentation has been compiled and is being submitted to the Secretary of the Interior with a request for a final Determination of Eligibility.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Biltmore Forest Historic District
 historic name Same
 other names/site number _____

2. Location Town of Biltmore Forest
 street & number _____ not for publication
 city, town Biltmore Forest vicinity
 state North Carolina code _____ county Buncombe code _____ zip code 28813

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>204</u>	<u>379</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>7</u>	_____ sites parks, golf
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>5</u>	_____ structures bus shelt
	<input type="checkbox"/> object	<u>55</u>	_____ objects street lamp
		<u>271</u>	<u>379</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

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:) _____

 Signature of the Keeper

 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwellings
Government/Fire Station
Social/Club House
Recreation and Culture/Sports Facility
Landscape/Parks

Current Functions (enter categories from instructions)

Domestic/Single Dwellings
Government/Fire Station
Social/Club House
Recreation and Culture/Sports Facility
Landscape/Parks

7. Description

Architectural Classification
(enter categories from instructions)

Tudor Revival
Colonial Revival

Materials (enter categories from instructions)

foundation brick
walls brick
stone
roof fiberglass
other wood
stucco

Describe present and historic physical appearance.

See Continuation Sheets

NC = non-contributing
C = contributing

Dates of construction were taken from the Buncombe County tax records and should be considered approximate. A few dates were refined as a result of information supplied by the owner.

See continuation sheet

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SECTION 7

Summary

Roads of easy grade and permanent construction thread the region that was a forest a scant four years ago. The community is already dotted with homes, large homes, small homes, but always beautiful homes, set amid majestic trees in spacious ground. In their simple beauty these homes are fit neighbors of the more palatial Biltmore House.

In the centre of the development is the country club. Its quaint, chateau clubhouse has already become the social centre and contributes generously and wholesomely to the social life of the community. The golf course is all that the most ardent lover of the game could desire. The greens and fairways bear witness to the hand of the master, Donald Ross, and are the more inviting to the golfer because of the beautiful vistas of distant mountains that tempt his eyes to play truant. The personality of the community has been established. Other homes will be erected. Other residents will rear their household gods there. But its personality will remain, and its charm will be preserved throughout the years.

It is the personality of spaciousness, of serenity, of neighborliness, of beauty, of refinement, of liveability - a personality imbedded in the roads, reflected in the public utilities, shining out from the very faces of the homes, a personality protected and assured to posterity by every deed. Here there is none of that feeling of congestion and oppression which presses in upon the city-dweller. Instead there is the sensation of spaciousness. There are all the conveniences which the most exacting could demand. There are all the safeguards to health no less than to person and property. But the community has the expansiveness of the country. The verdure of trees, the scent of flowers, the songs of birds, views of great range and beauty, these stamp Biltmore Forest with the impress of Nature and of that charming atmosphere which Nature alone can provide.

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NC	105 Stuyvesant Road	1949	Two-story colonial-style frame house painted gray. Charcoal shutters.
NC	106 Stuyvesant Road	1950	One-and-one-half-story colonial-style (Cape Cod) house painted gray. Gray shutters.
NC	107 Stuyvesant Road	1949	One-story frame ranch house painted beige. Dark tan shutters.
NC	108 Stuyvesant Road	1955	One-story frame ranch house painted yellow. White shutters.
NC	109 Stuyvesant Road	1960s	One-and-one-half-story brick colonial-style house with four-column portico. White shutters.
NC	110 Stuyvesant Road	1952	One-story frame ranch house painted white. Greenish-black shutters.
NC	111 Stuyvesant Road	1949	One-and-one-half-story brick colonial-style house painted white. Greenish-black shutters.
NC	112 Stuyvesant Road	1971	One-story brick ranch house painted ivory with greenish-black shutters.
NC	115 Stuyvesant Road	1976	One-story board-and-batten and stone house painted brown.
NC	125 Stuyvesant Road	1964	One-story brick ranch house. Gray shutters.
NC	127 Stuyvesant Road	1967	One-story stone and wood house. Wood shingle roof.
NC	129 Stuyvesant Road	1967	One-story colonial-style brick house. Greenish-black shutters.
NC	131 Stuyvesant Road	1974	One-story ranch house with exterior of vertical wood siding painted light gray.

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C	16 Stuyvesant Road	1925	Two-story Tudor Revival brick and stucco house. Brown timbers. Slate roof.
C	17 Stuyvesant Road	1924	Two-story Tudor Revival stuccoed house painted brown with brown shutters. Porte-cochere. Detached two-story, two-bay, Tudor-Revival garage with servants' quarters overhead.
NC	19 Stuyvesant Road	1950	One-story brick ranch house painted white.
NC	21 Stuyvesant Road	1964	Two-story brick house with dark green shutters. Designed by Henry Gaines.
NC	23 Stuyvesant Road	1955	One-story brick ranch house painted white. Green shutters.
NC	26 Stuyvesant Road	1959	One-story brick ranch house painted white. Greenish-black shutters.
C	Stuyvesant Road	1922	Two-story Chateausque Country Club House with exterior of stucco. Slate roof. Green shutters.
C	Stuyvesant Road	1922	Golf course.
NC	44 Stuyvesant Road	1952	One-story brick house with white shutters.
NC	52 Stuyvesant Road	1950	One-and-one-half-story gray frame colonial-style house. Gray shutters.
NC	57 Stuyvesant Road	1952	One-story board-and-batten house painted tan.
NC	58 Stuyvesant Road	1967	One-story brick ranch house. Dark green shutters.
NC	59 Stuyvesant Road	1951	One-story brick house. Brown shutters.
NC	60 Stuyvesant Road	1975	Two-story brick colonial-style house. Greenish-black shutters. Four-column colossal portico.
NC	100 Stuyvesant Road	1953	Two-story colonial-style brick and frame house. Greenish-black shutters.
NC	102 Stuyvesant Road	1949	Brick and frame house with greenish-black shutters. Wood siding painted white.
NC	103 Stuyvesant Road	1948 & 1988	Two-story colonial-style brick and stucco house. Addition in 1988. Original 1948 section: one-story white stuccoed building new 1988 addition: two-story brick house constructed in front of 1948 section which then became an ell for the new house.
NC	104 Stuyvesant Road	1949	One-and-one-half-story colonial-style house with exterior of brick painted white and wood siding. Greenish-black shutters.

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Stuyvesant Road

C	1	Stuyvesant Road	1925	Two-story colonial-style frame house painted white with greenish-black shutters. Two-column portico. Gable roof. New three-bay detached garage.
C	2	Stuyvesant Road	1937	Two-story colonial-style brick house with greenish-black shutters. Four-column colossal portico.
NC	4	Stuyvesant Road	1955	Brick split-level house with gable roof.
NC	5	Stuyvesant Road	1954	One-story brick ranch house painted tan with greenish-black shutters.
NC	6	Stuyvesant Road	1950	Two-story colonial-style house with exterior of light gray wood shingles and charcoal shutters.
C	7	Stuyvesant Road	1923	Two-and-one-half-story Tudor Revival house with exterior of beige stucco and dark brown timbers. Detached three-bay, two-story, Tudor Revival garage with servants quarters overhead. Detached Tudor Revival stables. Detached Tudor Revival greenhouse.
NC	8	Stuyvesant Road	1955	One-story ranch house with exterior of brick and white wood shingles. Blue shutters.
NC	10	Stuyvesant Road	1956	One-story brick colonial-style house with four-column portico.
C	11	Stuyvesant Road	1923	Two-story stone and stucco Tudor Revival house. Slate roof. Black timbers. Two-bay, two-story Tudor Revival detached garage with servants' quarters overhead and a newer two-bay addition to the garage.
C	12	Stuyvesant Road	1930	Two-story white frame Dutch Colonial-style house with dark green shutters. Detached one-story, two-bay frame garage with servants' room.
C	14	Stuyvesant Road	1928	Two-story brick Chateausque house painted beige. Iron gates at entrance to drive.
NC	15	Stuyvesant Road	1942	Two-story colonial-style brick house with greenish-black shutters.

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Southwood Road

C	4 Southwood Road	1926	Two-story colonial-style brick house with a hipped roof covered with slate. Green shutters. Detached 3-bay brick two-story garage with servants quarters. Garage has been enlarged to four bays. Gazebo.
NC	6 Southwood Road	1964	One-story board-and-batten ranch house painted gray. Two stories on back side of house.
NC	8 Southwood Road	1955	One-story brick ranch house painted white. Greenish-black shutters.
NC	14 Southwood Road	1962	One-story brick house painted white with a four-column portico. Light gray shutters.
C	19 Southwood Road	1936	Two-story brick house painted white.
NC	20 Southwood Road	1981	One-story brick ranch house.
NC	22 Southwood Road	1971	One-story brick ranch house. Greenish-black shutters.

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NC	25 Ridgefield Road	1960	One-story brick house. Beige trim. Greenish-black shutters. Central chimney.
NC	26 Ridgefield Road	1956	One-story brick ranch house painted light gray with gray shutters.
NC	27 Ridgefield Road	1961	One-story brick ranch house. White shutters. Hipped roof.
NC	28 Ridgefield Road	1956	One-story brick colonial-style house. Slate-blue shutters.

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Ridgefield Road

C	1 Ridgefield Road	1930	One-and-one-half-story frame colonial-style (Cape Cod) house with weatherboards painted gray-green.
NC	2 Ridgefield Road	1955	One-story ranch house with exterior of board and batten painted aqua.
NC	4 Ridgefield Road	1955	One-story ranch house with exterior of gray vinyl siding. Slate blue shutters.
NC	6 Ridgefield Road	1956	One-story ranch house with exterior of brick and horizontal wood siding.
NC	9 Ridgefield Road	1950	One-story ranch house with exterior of board and batten.
NC	10 Ridgefield Road	1955	One-story house with exterior of stone and horizontal light gray wood siding. Hipped roof. Light gray shutters.
		1965	Detached building with exterior of light gray board and batten. Gable roof.
NC	11 Ridgefield Road	1984	One-story brick, ell-shaped house. Brown and gray trim.
NC	12 Ridgefield Road	1955	One-story brick, ranch house. White shutters. Hipped roof.
NC	15 Ridgefield Road	1965	One-story brick, ranch house. Brown shutters. Gable Roof.
NC	17 Ridgefield Road	1950	One-story board-and-batten cottage. Dark brown with white trim.
NC	18 Ridgefield Road	1960	One-story brick ranch house. White trim. Hipped roof.
NC	20 Ridgefield Road	1967	Two-story house with exterior of brick on first story and yellow horizontal wood siding on second story. Black shutters and black front door.
NC	21 Ridgefield Road	1955	One-story house with exterior of brick and light gray vertical wood siding. Gray shutters.
NC	22 Ridgefield Road	1956	One-story cottage with exterior of light gray wood siding. Brownish-black shutters.
NC	23 Ridgefield Road	1955	One-story colonial-style house with exterior of brick and light gray wood siding. Light gray shutters.
NC	24 Ridgefield Road	1955	One-story brick ranch house. Gable roof.

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		Park Road	
C	1 Park Road	1930s	Two-story frame colonial-style house painted white. Greenish-black shutters.
C	5 Park Road	1939	Two-story brick colonial-style house painted white. Greenish-black shutters. Mid-nineteenth century cast iron balcony from Mobile, Alabama erected on the facade at the second floor level.
C	7 Park Road	1938	Two-story brick colonial-style house painted white. Greenish-black shutters.
NC	9 Park Road	1947	Two-story brick colonial-style house with exterior of stone and weatherboards. Slate roof.
NC	11 Park Road	1960	One-story brick colonial-style house painted white. Greenish-black shutters.
NC	13 Park Road	1959	One-and-one-half-story brick house. Greenish-black shutters.
NC	15 Park Road	1955	One-story brick ranch house painted white. Blue shutters.
NC	17 Park Road	1950	One-story frame colonial-style house painted bluish-gray. Reddish-tan shutters. Stone chimney.
NC	19 Park Road	1955	One-story brick colonial-style house. Slate blue shutters. Hipped roof.
C	21 Park Road	1928	Colonial-style house painted yellow. Greenish-black shutters.
NC	23 Park Road	1984	Two-story beige house with gable roof and center gable.
NC	25 Park Road	1954	One-story brick ranch house.
NC	27 Park Road	1955	One-and-one-half-story brick colonial-style house. Greenish-black shutters.

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Lone Pine Road

C	1 Lone Pine Road	1928	Two-story brick and stucco Tudor Revival house with a slate roof. Timbers painted red.
C	2 Lone Pine Road	1925	Two-story Tudor Revival house with exterior of beige stucco. Slate roof.
NC	3 Lone Pine Road	1953	One-story log house with stone chimney. Moved to site from nearby mountains.
NC	5 Lone Pine Road	1937	One-story house with exterior of brick, wood siding, and asbestos. Completely altered in 1979 and appears to date from then.
C	6 Lone Pine Road	1927	Two-story colonial-style house with exterior of wood siding painted light green. Green shutters.
C	7 Lone Pine Road	1928	Two-story colonial-style house with exterior of weatherboards painted white. Greenish-black shutters. Hipped roof.
NC	10 Lone Pine Road	1961	One-story brick ranch house painted blue. Greenish black shutters.
NC	11 Lone Pine Road	1961	One-story brick ranch house. Green shutters. Detached one-bay brick garage.
NC	12 Lone Pine Road	1940s	One-story brick ranch house.

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Holly Hill Road

NC	1 Holly Hill Road	1972	One-story ranch house with exterior of stone and vertical boards painted gray.
NC	2 Holly Hill Road	1984	Two-story stucco, wood shingle, and stone house displaying Chinese architectural design motifs.
NC	3 Holly Hill Road	1964	One-story stone house.
NC	4 Holly Hill Road	1973	Two-story brick colonial-style house with gable roof. Greenish-black shutters.
NC	5 Holly Hill Road	1966	One-story stone house.
NC	7 Holly Hill Road	1966	One-story stone and board-and-batten house. Wood stained green.
NC	8 Holly Hill Road	1965	Two-story stone and board-and-batten house. Second story added in 1989.
NC	9 Holly Hill Road	1965	Two-story colonial-style brick house. Greenish-black shutters.
NC	11 Holly Hill Road	1987	Two-story colonial-style brick house with hip roof.
NC	12 Holly Hill Road	1988	Two-story colonial-style brick house with hip roof. Slate blue shutters.
NC	14 Holly Hill Road	1986	Two-story colonial-style brick house with hip roof.
NC	16 Holly Hill Road	1987	Two-and-one-half-story colonial-style brick house with gable roof. Light green shutters.

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NC	44 Hilltop Rd.	1962	One-story brick ranch house with a four-column portico. Slate blue shutters.
NC	45 Hilltop Rd.	1961	One-story brick ranch house with exterior of horizontal siding painted cream.
NC	46 Hilltop Rd.	1960	Two-story colonial-style brick house. Greenish-black shutters. White shutters.
NC	47 Hilltop Rd.	1955	One-story brick ranch house painted white.
NC	48 Hilltop Rd.	1952	Two-story colonial-style brick house with one-and-one-half-story wing. Charcoal shutters.
NC	49 Hilltop Rd.	1956	Two-story colonial-style brick house with an iron balcony at the second story. Greenish-black shutters.
NC	50 Hilltop Rd.	1952	Two-story colonial-style house with exterior of brick and vertical siding. Charcoal shutters. Second story balcony with Chinese Chippendale railing.
NC	51 Hilltop Rd.	1962	Two-story colonial-style brick house painted white. Greenish-black shutters.
NC	53 Hilltop Rd.	1967	Two-story colonial-style house with exterior of blue weatherboards. Cream-colored shutters.
NC	57 Hilltop Rd.	1965	One-story brick ranch house. White shutters.
NC	59 Hilltop Rd.	1965	One-and-one-half-story colonial-style brick house. Green shutters.
NC	61 Hilltop Rd.	1964	One-story brick ranch house.

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NC	22 Hilltop Rd.	1955	One-story brick ranch house.
C	27 Hilltop Rd.	1927	Two-story Tudor Revival brick house with slate roof. Iron gates at entrance to drive incorporate flowers in their design.
C	28 Hilltop Rd.	1929	Two-story colonial-style brick house painted white. Greenish-black shutters. Slate roof.
C	29 Hilltop Rd.	1931	Two-story brick Norman French-style house with a terra-cotta roof. Architect, William W. Dodge, Jr. Carvings done by Alice Valier and her husband Robert Valier. Detached artist's studio.
C	30 Hilltop Rd.	1930	Two-story Tudor Revival house with exterior of brick, stone, stucco, and brown timbers. Brick laid in a herringbone pattern. Slate roof.
C	31 Hilltop Rd.	1927	Two-and-one-half-story stucco-and-stone house in an old English vernacular revival design.
NC	33 Hilltop Rd.	1954	One-story log cottage located on grounds of house at 31 Hilltop Road.
C	34 Hilltop Rd.	1937	Two-story brick house painted gray with greenish-black shutters. Walled garden. Iron gates.
NC	37 Hilltop Rd.	1965	One-story ranch house with exterior of stone and vertical siding painted tan.
NC	39 Hilltop Rd.	1987	Two-story house with exterior of stone and vertical siding stained tan.
NC	40 Hilltop Rd.	1955	One-story ranch house with exterior of vertical siding painted tan.
C	41 Hilltop Rd.	1927	Two-story Tudor Revival house with exterior of stone, cream-colored stucco and brown timbers. Slate roof. Detached one-and-one-half-story cottage with exterior of stucco and brown timbers.
NC	42 Hilltop Rd.	1955	One-story colonial-style brick house with a four-column portico. Greenish-black shutters.

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Hilltop Road

NC	1 Hilltop Rd.	1954	One-story brick ranch house with white shutters.
NC	2 Hilltop Rd.	1952	One-and-one-half-story colonial-style house cased with gray horizontal weatherboards. Blue shutters.
NC	3 Hilltop Rd.	1955	One-story brick ranch house with white shutters.
C	4 Hilltop Rd.	1925	One-and-one-half-story brick Bungalow.
C	5 Hilltop Rd.	1929	One-and-one-half-story brick house with white shutters.
C	8 Hilltop Rd.	1929	Two-story brick colonial-style house with white shutters.
NC	9 Hilltop Rd.	1954	Ranch house with exterior of brick painted white and board-and-batten painted green. White shutters.
NC	10 Hilltop Rd.	1951	One-story colonial-style house with exterior of brick and horizontal weatherboards painted gray. Dark gray shutters.
C	11 Hilltop Rd.	1929	Two-story brick colonial-style house with greenish black shutters.
NC	12 Hilltop Rd.	1947	One-and-one-half-story colonial-style house cased with wood siding painted beige. Greenish-black shutters.
C	13 Hilltop Rd.	1937	Colonial-style house cased with gray asbestos siding. Greenish-black shutters.
NC	14 Hilltop Rd.	1943	One-and-one-half-story brick colonial-style house (Cape Cod with dormers). Reddish brown shutters.
NC	15 Hilltop Rd.	1951	One-story ranch house with exterior of cream-colored stucco and stone. Brown shutters.
NC	16 Hilltop Rd.	1954	One-story ranch house with exterior of wood shingles painted gray. Greenish-black shutters.
C	18 Hilltop Rd.	1936	One-and-one-half-story colonial-style house cased with weatherboards painted yellow. Greenish-black shutters.
NC	19 Hilltop Rd.	1954	One-story brick ranch house painted white. Gray shutters.
NC	20 Hilltop Rd.	1955	One-story brick ranch house painted white. Greenish-black shutters.

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NC	957 Hendersonville Rd.	1955	One-story frame ranch house painted red. White shutters.
C	967 Hendersonville Rd.	1927	One-and-one-half-story brick house. One-bay detached brick garage.

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Hendersonville Road

C	599 Hendersonville Rd.	1920s	Two-story colonial-style brick house with hipped roof.
NC	605 Hendersonville Rd.	1957	One-story brick ranch house with gable roof.
NC	625 Hendersonville Rd.	1959	One-story brick ranch house with gable roof. White shutters.
C	635 Hendersonville Rd.	1928	Two-story brick colonial-style house. Detached two-bay brick garage.
NC	785 Hendersonville Rd.	1972	One-story brick ranch house with four-column portico. Greenish-black shutters.
NC	787 Hendersonville Rd.	1957	One-story brick-and-stone ranch house.
NC	789 Hendersonville Rd.	1956	One-story stone ranch house
NC	793 Hendersonville Rd.	1952	One-story brick ranch house with green shutters. One-story, two-bay detached garage.
NC	795 Hendersonville Rd.	1946	One-story brick ranch house. Two-story, two-bay detached garage.
C	883 Hendersonville Rd.	1925	One-story bungalow with exterior of wood shingles and stone. Detached two-bay garage.
C	891 Hendersonville Rd.	1927	Two-story frame house painted blue. Two-bay detached garage.
C	899 Hendersonville Rd.	1926	One-and-one-half-story Tudor Revival cottage with exterior of beige stucco and brown timbers.
C	909 Hendersonville Rd.	1939	One-and-one-half-story frame bungalow painted beige. Dark green shutter.
C	913 Hendersonville Rd.	1925	Two-story frame Dutch Colonial house painted tan. Gambrel roof. Detached garage.
NC	919 Hendersonville Rd.	1940	One-and-one-half-story stone bungalow with white shutters.
C	933 Hendersonville Rd.	1931	Two-story brick house in an early English vernacular revival design. Detached two-bay brick garage.
C	939 Hendersonville Rd.	1926	Two-story frame house with exterior of yellow weatherboards and brown wood shingles.
C	945 Hendersonville Rd.	1930	Two-story brick colonial-style house.
NC	951 Hendersonville Rd.	1953	One-story ranch house with exterior of brick and asbestos siding.

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Greenwood Road

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| C | 4 Greenwood Rd. | 1934 | Two-story colonial-style house painted white. Gable roof. Greenish-black shutters. Iron porch on second story. |
| C | 6 Greenwood Rd. | 1937 | Two-story colonial-style house with exterior of brick and gray wood shingles. Gable roof. Dark green shutters. |
| C | 7 Greenwood Rd. | 1937 | Two-story seven-bay, colonial-style brick house with gable roof. Modeled after "Westover", the Byrd home in Charles City County, Virginia. Bricks laid in Flemish bond. Brick jack arches. Brick string course. |
| NC | 8 Greenwood Rd. | 1986 | One-and-one-half-story brick house with tan shutters. |
| C | 10 Greenwood Rd. | 1928 | Two-story house that reflects an early English vernacular tradition with an exterior of stucco painted white. Stone chimney. Slate roof. Blue shutters at door. |
| C | 11 Greenwood Rd. | 1937 | One-and-one-half-story colonial-style house with an exterior of gray wood shingles. Charcoal shutters. Slate roof. |
| NC | 12 Greenwood Rd. | 1955 | One-story colonial-style house with an exterior of gray wood siding. Charcoal shutters. Wood shingle roof. |
| NC | 14 Greenwood Rd. | 1953 | One-and-one-half-story colonial-style house (Cape Cod) with an exterior of wood siding painted yellow. Greenish-black shutters. |
| NC | 15 Greenwood Rd. | 1968 | One-and-one-half-story house with a Mansard roof and an exterior of stone and wood shingles. |
| C | 19 Greenwood Rd. | 1939 | One-and-one-half-story shingle house with exterior painted blue. White shutters. |

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Frith Drive

NC	1 Frith Drive	1964	One-story brick ranch house. White shutters.
NC	3 Frith Drive	1968	One-story house with exterior of stone and vertical wood siding.
NC	4 Frith Drive	1974	Two-story colonial-style house with weatherboarded exterior and gable roof. Brown Shutters
C	7 Frith Drive	1925	Two-story neo-classical revival house with exterior of beige stucco. Detached stable, pool house.
NC	8 Frith Drive	1965	One-and-one-half-story colonial-style brick house. Greenish black shutters.
NC	9 Frith Drive	1970	One-story house with exterior of stone and vertical wood siding. Wood shingle roof.
NC	11 Frith Drive	1966	One-story house with exterior of stone and vertical wood siding. Wood shingle roof.
NC	14 Frith Drive	1971	Two-story colonial-style brick house. Brown shutters.
NC	15 Frith Drive	1070	Two-story colonial-style brick house. Greenish black shutters.

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NC	80 Forest Road	1970s	One-story ranch house with exterior of brick and vertical wood siding painted gray. Greenish-black shutters.
NC	81 Forest Road	1981	Split-level house with exterior of stone and vertical wood siding stained brown. Architect, Holland Brady.
NC	83 Forest Road	1968	Colonial-style house with exterior of horizontal wood siding painted gray. Dark gray shutters.
NC	84 Forest Road	1968	One-and-one-half-story colonial-style brick house.
NC	85 Forest Road	1973	One-story house with exterior of stone and vertical wood siding stained brown.
NC	87 Forest Road	1971	Colonial-style brick house with slate-blue shutters. Built on hillside with one story on front and two stories in back.

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NC	55 Forest Road	1951	One-story stone ranch house.
NC	56 Forest Road	1960	One-story brick ranch house with white shutters.
NC	58 Forest Road	1961	One-story brick ranch house with white shutters.
NC	59 Forest Road	1976	Two-story house with exterior of stone and brown-stained wood siding.
C	60 Forest Road	1928	Two-story Tudor Revival stone house with greenish-black shutters. Slate roof. Detached one-and-one-half-story log guest house under construction. Guest house has stone and brick chimney.
NC	61 Forest Road	1950s	Split-level house with exterior of brick painted white and weatherboards painted gray. Door painted red.
NC	63 Forest Road	1941	Two-story house with exterior of brick and wood siding.
NC	65 Forest Road	1970	One-story ranch house with greenish-black shutters.
NC	67 Forest Road	1971	One-story house with exterior of stone and board and batten stained gray.
NC	69 Forest Road	1973	Two-story house with exterior of stone and stucco. Wood shingle roof.
NC	72 Forest Road	1973	One-and-one-half-story house with exterior of vertical wood siding stained gray. Mansard roof covered with wood shingles.
NC	74 Forest Road	1974	One-and-one-half-story colonial-style house with exterior of wood shingles stained gray.
NC	76 Forest Road	1972	One-story ranch house with exterior of vertical wood siding stained brown.
C	77 Forest Road	1939	One-and-one-half-story house with exterior of horizontal wood siding and board and batten painted gray. Greenish-black shutters. Gray guest house. New detached garage.
NC	78 Forest Road	1970	One-story house with exterior of stone and vertical wood siding stained brown.
NC	79 Forest Road	1969	Two-story house with exterior of stone and vertical wood siding painted tan. Architect, Holland Brady, Tryon, N.C. Detached two-story, three-bay garage and guest house constructed in the 1980s with exterior like the house.

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NC	22 Forest Road	1953	One-story ranch house with exterior of stone and gray wood siding. Greenish-black shutters.
NC	28 Forest Road	1953	One-story ranch house with exterior of brick and white vertical wood siding. Green shutters.
NC	30 Forest Road	1954	One-story brick ranch house painted cream with brownish tan shutters.
NC	32 Forest Road	1959	One-and-one-half-story brick house with greenish-black shutters.
C	33 Forest Road	1928	Two-story house with exterior of stucco. Hipped roof. Cream colored shutters.
C	40 Forest Road	1928	One-and-one-half-story colonial-style house with exterior of white stucco.
NC	42 Forest Road	1961	Two-story colonial-style house painted white with greenish-black shutters. Wood shingle roof.
NC	44 Forest Road	1953	One-and-one-half-story brick house. White shutters.
NC	45 Forest Road	1955	One-story ranch house with exterior of brick and board-and-batten painted white.
NC	46 Forest Road	1955	Two-story house with exterior of brick and vinyl siding. Greenish-black shutters.
NC	47 Forest Road	1955	One-story brick ranch house. Greenish-black shutters.
NC	48 Forest Road	1950	One-and-one-half-story colonial-style frame house painted cream color. Shutters painted greenish-black and some painted slate blue.
NC	49 Forest Road	1959	One-story frame colonial-style house painted white. Four-column portico. Greenish-black shutters.
NC	50 Forest Road	1962	One-story brick ranch house with white shutters.
NC	51 Forest Road	1954	One-story brick ranch house with greenish-black shutters.
NC	52 Forest Road	1951	One-story frame ranch house with exterior of vinyl siding. Stone chimney.
NC	53 Forest Road	1952	One-story brick ranch house with gray shutters.
NC	54 Forest Road	1946	Two-story house with exterior of cream-colored wood siding and stone. Greenish-black shutters.

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Forest Road

NC	1 Forest Road	1956	White brick and gray frame split level house. Greenish-black shutters.
NC	2 Forest Road	1963	One-story ranch house with exterior of brick and white wood shingles. Greenish-black shutters.
NC	3 Forest Road	1953	One-story frame ranch house painted gray with gray shutters. Stone-faced foundation.
NC	5 Forest Road	1956	One-story brick ranch house. Greenish-black shutters.
NC	6 Forest Road	1955	One-story brick colonial-style house with four-column portico. Green shutters.
NC	7 Forest Road	1950	One-story brick house.
NC	9 Forest Road	1962	One-story brick ranch house. Greenish-black shutters.
NC	10 Forest Road	1958	Split level house with exterior of brown wood shingles and stone.
NC	11 Forest Road	1955	Split level house with exterior of brown wood shingles and brick.
NC	12 Forest Road	1937	Two-story brick and stucco house in the old English vernacular revival tradition. Slate roof. Altered fenestration.
NC	13 Forest Road	1980s	Two-story brick colonial-style house. Dark brown shutters.
NC	14 Forest Road	1960	Two-story brick colonial-style house. Greenish-black shutters. Four-column colossal portico.
NC	15 Forest Road	1965	One-story brick house painted white. Green shutters.
NC	16 Forest Road	1965	One-and-one-half-story frame colonial-style house painted white. Brown shutters.
NC	17 Forest Road	1956	Two-story brick colonial-style house (Georgian Revival). Greenish-black shutters.
NC	18 Forest Road	1956	One-story stone and gray stuccoed house.
NC	19 Forest Road	1984	One-and-one-half-story colonial-style house. Exterior of white vinyl siding. Greenish-black shutters.
NC	20 Forest Road	1955	One-story ranch house with exterior of stone and brown-stained vertical wood siding.

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Fairway Place

C	3 Fairway Place	1925	Two-story Tudor Revival house with exterior of stucco and brick chimneys. Slate roof.
NC	4 Fairway Place	1950	One-story brick ranch house with a four-column pedimented porch.
NC	5 Fairway Place	1988	One-and-one-half-story brick colonial-style house.
NC	6 Fairway Place	1962	One-story brick ranch house painted white.
NC	8 Fairway Place	1948	Two-story frame, brick, and stone house with elements of an early English vernacular architectural tradition. Casement windows.
NC	9 Fairway Place	1942	Two-story frame colonial-style house painted gray with white shutters. Slate roof.
NC	12 Fairway Place	1951	Two-story colonial-style brick house painted white with gray shutters. Hipped roof.

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Eastwood Road

NC	3 Eastwood Road	1984	One-and-one-half-story frame colonial-style house painted bluish-gray.
NC	5 Eastwood Road	1964	Two-story brick and frame house with a wood shingle roof.
NC	7 Eastwood Road	1966	One-story frame and board-and-batten house.
NC	9 Eastwood Road	1961	Two-story colonial-style house with exterior of brick and asbestos siding. Bay window.
NC	11 Eastwood Road	1966	One-story brick house with a four-column portico.
C	14 Eastwood Road	1928	Two-story colonial-style (Georgian Revival) brick house. Four-column, colossal portico.
NC	15 Eastwood Road	1950	One-story brick ranch house
NC	17 Eastwood Road	1965	One-story brick ranch house.
NC	19 Eastwood Road	1981	Two-story frame house with exterior of stained vertical siding. Stone chimneys. Wood shingle roof.
C	21 Eastwood Road	1926	Two-story stone house with a hipped roof covered with slate.
NC	23 Eastwood Road	1987	Two-story brick house with some Tudoresque elements. Contains fragments of garden from 21 Eastwood Road.
C	25 Eastwood Road	1936	Two-story colonial-style house with exterior of stone, frame, and stucco. Projecting center pavilion in stucco. Slate roof.
C	26 Eastwood Road	1924	Two-story brick Tudor Revival house.
NC	28 Eastwood Road	1955	One-and-one-half-story brick colonial-style house with a four-column portico.
NC	33 Eastwood Road	1955	Two-story frame house painted white. One story with later two-story addition.

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East Forest Road

NC	2 East Forest Road	1953	One-story colonial-style brick house painted gray with dark gray shutters. Four-column (Ionic) pedimented portico.
NC	4 East Forest Road	1961	One-story brick ranch house.
NC	6 East Forest Road	1947	One-story stone house.
NC	8 East Forest Road	1979	Two-story brick colonial-style house. Greenish-black shutters. Gable roof.
C	10 East Forest Road	1939	Two-story brick house with a patterned-brick facade. Terra cotta roof.
NC	12 East Forest Road	1984	One-and-one-half-story colonial-style brick house with gray shutters.
C	15 East Forest Road	1927	Two-story stuccoed Norman-French-style house. Slate roof. Interior stone stairs have wrought-iron banister and balustrade incorporating copper leaves. William W. Dodge, Jr., architect.
NC	19 East Forest Road	1980	Two-story house with exterior of horizontal wood siding stained brown.
NC	21 East Forest Road	1975	Two-story house with exterior of stone and vertical wood siding stained gray.
NC	23 East Forest Road	1988	Two-story colonial-style brick house with center projecting pavilion and Venetian window. Greenish-black shutters. Concrete quoins. Jack arches. Molded brick window sills.
NC	25 East Forest Road	1970s	One-and-one-half-story house with exterior of stone and vertical wood siding stained gray.
NC	26 East Forest Road	1970s	Two-story brick house. White shutters.
NC	27 East Forest Road	1970	One-story brick colonial-style house. Greenish-black shutters. Brick quoins.

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Deerfield Road

NC	2 Deerfield Road	1975	One-story ranch house with exterior of vertical wood siding. Slate blue shutters. Stone-faced foundation.
NC	3 Deerfield Road	1961	One-story colonial-style brick house painted cream color. Greenish-black shutters.
NC	4 Deerfield Road	1958	One-story brick ranch house.
NC	5 Deerfield Road	1957	One-and-one-half-story colonial-style brick house painted light gray. Green shutters. Cast iron entrance porch.
NC	6 Deerfield Road	1964	One-story ranch house with exterior of stone and vertical wood siding painted light gray.
NC	7 Deerfield Road	1965	One-story brick colonial-style house. Greenish-black shutters.
NC	8 Deerfield Road	1962	One-story brick ranch house. Greenish-black shutters. Rooms on lower level.
NC	9 Deerfield Road	1958	Two-story brick colonial-style house. Greenish-black shutters. Cast-iron second-story balcony.
NC	10 Deerfield Road	1959	One-story house with exterior of brick and vertical wood siding stained brown.
NC	11 Deerfield Road	1963	Colonial-style brick house. White shutters.

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| C | 28 Cedarcliff Road | 1926 | Two-story Dutch Colonial-style house with a gambrel roof. Exterior of wood shingles painted blue-gray with shutters of a darker blue-gray. Two-bay detached garage with exterior of wood shingles. |
| C | 30 Cedarcliff Road | 1925 | Two-story Tudor Revival house with exterior of white stucco and dark brown timbers. Slate roof. |
| NC | 32 Cedarcliff Road | 1961 | One-and-one-half story colonial-style brick house with white shutters and a four-column portico. |

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Cedarcliff Road

C	1 Cedarcliff Road	1927	Two-story brick house showing medieval English vernacular revival design influence. Detached brick garage, now used as an apartment.
C	2 Cedarcliff Road	1926	Two-story brick colonial-style house with white shutters. Gable roof.
C	4 Cedarcliff Road	1930	Two-story brick Dutch Colonial-style house painted white. Shutters painted greenish black. Gable roof.
C	7 Cedarcliff Road	1925	Two-story Mediterranean-style house with exterior of cream-colored stucco. Iron gates and stone pillars.
NC	8 Cedarcliff Road	1954	One-story ranch house with exterior of brick and gray wood siding. Shutters painted dark gray.
C	9 Cedarcliff Road	1927	One-and-one-half story Tudor Revival house with exterior of beige stucco and brick.
NC	10 Cedarcliff Road	1953	One-story brick ranch house with white shutters.
C	11 Cedarcliff Road	1925	Two-story colonial-style house with exterior of beige stucco and gray-green shutters.
C	12 Cedarcliff Road	1924	Two-story Mediterranean-style house with exterior of beige stucco. White shutters.
C	12.5 Cedarcliff Road	1924	Two-story, two-bay, garage with apartment on second story. Exterior is stuccoed on first story and wood siding on second story.
NC	14 Cedarcliff Road	1955	One-story brick ranch house with light grayish-green shutters.
C	15 Cedarcliff Road	1926	Two-story Tudor Revival house with exterior of brick, stucco, and green timbers.
NC	18 Cedarcliff Road	1958	Two-story colonial-style brick house.
C	20 Cedarcliff Road	1928	Two-story colonial-style brick house with white shutters and a hipped roof.
NC	22 Cedarcliff Road	1955	One-story brick ranch house with white shutters and a hipped roof.
NC	24 Cedarcliff Road	1956	One-story brick ranch house with gray shutters and a gable roof.

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NC	28 Busbee Road	1953	Two-story white colonial-style frame house with one-story wings on both sides of center block. Gable roof. Greenish-black shutters.
NC	30 Busbee Road	1973	One-story brick ranch house with brown shutters.
C	31 Busbee Road	1931	Two-story Tudor Revival house with exterior of stucco and brick and brown timbers.
NC	32 Busbee Road	1963	Two-story colonial-style brick house painted white with greenish-black shutters.
C	33 Busbee Road	1934	Two-story brick colonial-style house with white shutters. Slate roof. Detached three-bay brick garage with slate roof. Board-and-batten guest house.
NC	34 Busbee Road	1960	Two-story house with exterior of stone and frame painted gray.

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Busbee Road

NC	1 Busbee Road	1959	One-story ranch house with exterior of white stucco and dark brown wood siding.
C	3 Busbee Road	1924	Two-story brick Tudor Revival house with a projecting pavilion.
NC	4 Busbee Road	1950	One-story ranch house with exterior of gray board-and-batten and concrete block.
NC	5 Busbee Road	1952	One-story brick ranch house painted light gray with white shutters.
NC	6 Busbee Road	1942	Two-story brick colonial-style house painted cream color. Gable roof.
C	7 Busbee Road	1930	Two-story brick house with a hipped roof. Brick front terrace. Slate roof. Three-bay, detached, brick garage.
C	8 Busbee Road	1939	Two-story stone colonial-style house with a gable roof.
NC	9 Busbee Road	1951	One-story brick ranch house with green shutters. Gable roof.
NC	10 Busbee Road	1952	One-story brick ranch house painted yellow with white shutters. Hipped roof.
NC	12 Busbee Road	1954	One-story frame ranch house painted white with greenish-black shutters. Gable roof.
NC	15 Busbee Road	1949	One-story frame and brick ranch house painted white with greenish-black shutters. Gable roof.
C	19 Busbee Road	1937	Two-story brick colonial-style house with green shutters. Gable roof.
C	25 Busbee Road	1936	Two-story brick colonial-style house painted white with greenish-black shutters. Gable roof.
C	25.5 Busbee Road	1936	One-story brick colonial-style guest house associated with 25 Busbee Road. Painted white. Gable roof.
NC	26 Busbee Road	1956	One-story ranch house with exterior of wood shingles painted gray. Shutters painted greenish black. Gable roof.
C	27 Busbee Road	1928	Two-story Mediterranean-style house with exterior of white stucco and greenish-black shutters. Hipped roof.

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Buena Vista Road

NC	3 Buena Vista Road	1952	One-story brick ranch house with bay window on front.
C	4 Buena Vista Road	1936	Two-story frame house with gable-end to front and front chimney.
NC	5 Buena Vista Road	1953	One-story frame ranch house painted yellow with green shutters.
C	6 Buena Vista Road	1928	Two-story frame colonial-style (Georgian Revival) house. Detached one-bay garage.
C	7 Buena Vista Road	1937	Two-story frame and brick colonial-style house.
NC	10 Buena Vista Road	1943	One-story frame colonial-style house. Detached two-bay garage.
C	11 Buena Vista Road	1937	Two-story frame colonial-style house. Bay window.
NC	14 Buena Vista Road	1951	One-story frame ranch house.
C	15 Buena Vista Road	1934	One-story frame colonial-style house.
NC	17 Buena Vista Road	1969	One-story stuccoed house with front patio.
C	18 Buena Vista Road	1927	Two-story frame colonial-style house. Dutch Colonial.
C	20 Buena Vista Road	1926	Two-story Tudor Revival house with exterior of stucco and green timbers.
C	22 Buena Vista Road	1926	Two-story stuccoed house. Hipped roof. Casement windows. Quoins.
C	23 Buena Vista Road	1934	Two-story Dutch colonial-style house. Stuccoed. Blue shutters.
C	25 Buena Vista Road	1927	Two-story colonial-style frame house. Green shutters.
C	26 Buena Vista Road	1928	One-and-one-half-story brick bungalow.
C	29 Buena Vista Road	1937	Two-story brick and frame colonial-style house. Six-column colossal portico across entire facade.
C	30 Buena Vista Road	1928	Two-story colonial-style frame house. Hipped roof. Three-bay.
C	31 Buena Vista Road	1927	Two-story Tudor Revival house with exterior of stucco and brown timbers.
C	32 Buena Vista Road	1926	Two-story Tudor Revival cottage with exterior of stucco. Slate roof. Light green shutters.
NC	34 Buena Vista Road	1980	Two-story frame house.

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Browntown Road

NC	1	Browntown Road	1961	One-story frame ranch house painted yellow. White shutters.
C	2	Browntown Road	1924	One-and-one-half-story colonial-style brick house. Formerly servants quarters and garage for 5 Browntown Road.
NC	4	Browntown Road	1963	One-story colonial-style frame house painted white with dark shutters.
C	5	Browntown Road	1924	Two-story colonial-style (Georgian Revival) brick house.
NC	6	Browntown Road	1964	One-story brick ranch house.
NC	11	Browntown Road	1964	One-story brick ranch house with garage under house.
NC	12	Browntown Road	1959	Split-level house with brick on the lower section and wood siding on the upper section.
NC	14	Browntown Road	1960	One-story brick ranch house.
NC	15	Browntown Road	1982	Two-story colonial-style brick house. Rear ell with garage.
NC	17	Browntown Road	1941	One-story brick house with entrance through a tower.
NC	18	Browntown Road	1964	One-story brick colonial-style house. Iron gates to driveway.
C	19	Browntown Road	1927	Two-story stuccoed house with brick quoins.
NC	20	Browntown Road	1958	One-story colonial-style brick house with frame wings. Six-column porch across center of facade.
C	21	Browntown Road	1928	Two-story Tudor Revival house. Exterior of stucco with stone entrance.
NC	24	Browntown Road	1944	Two-story colonial-style (Georgian Revival) frame house.
NC	26	Browntown Road	1960	One-story brick ranch house.

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Brookside Road

NC	3 Brookside Road	1966	One-and-one-half-story brick colonial-style (Cape Cod) house with yellow trim.
NC	5 Brookside Road	1966	One-story frame house with exterior of stained vertical siding. Incorporates Japanese design elements.
NC	7 Brookside Road	1966	One-story ranch house with exterior of wood and stone.
NC	9 Brookside Road	1964	One-story brick house with a four-column portico.
NC	11 Brookside Road	1965	One-story brick ranch house painted white.
NC	14 Brookside Road	1986	Two-story brick colonial-style house. Georgian Revival.
NC	17 Brookside Road	1965	One-story frame ranch house painted white.
NC	19 Brookside Road	1965	One-story brick ranch house.
NC	45 Brookside Road	1962	One-story brick house with a four-column portico.

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Bourne Lane

NC	1 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	2 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	3 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	4 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	5 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	6 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	7 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	8 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	9 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	10 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	11 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	12 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	13 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	14 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	15 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	16 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	17 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.
NC	18 Bourne Lane	1982	One-and-one-half-story brick and gray stucco condominium.

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AMHERST ROAD

NC	1 Amherst Rd.	1961	One-story brick and wood shingle house painted white with greenish black shutters.
NC	2 Amherst Rd.	1981	One-story brick and board-and-batten ranch house with white shutters and wood stained brown.
NC	3 Amherst Rd.	1964	One-story brick ranch house.
NC	4 Amherst Rd.	1977	Two-story house constructed of stone and vertical siding stained tan.
NC	5 Amherst Rd.	1961	One-story brick ranch house with greenish black shutters.
NC	6 Amherst Rd.	1964	One-story brick ranch house with white shutters.
NC	7 Amherst Rd.	1960	Brick split-level house.
NC	8 Amherst Rd.	1987	Two-story colonial-style house with greenish black shutters.
NC	10 Amherst Rd.	1964	One-story ranch house constructed of brick and vertical boards painted white.
NC	12 Amherst Rd.	1964	One-story brick ranch house with white shutters.
NC	14 Amherst Rd.	1964	One-story brick ranch house with white shutters.
NC	16 Amherst Rd.	1964	One-story colonial-style house with a four-column portico and greenish-black shutters.
NC	17 Amherst Rd.	1968	One-story house constructed of stone and horizontal siding stained brown.
NC	18 Amherst Rd.	1968	One-story brick ranch house with detached brick garage.
NC	19 Amherst Rd.	1966	Two-story brick colonial-style house designed by Henry Gaines, Six Associates.
NC	20 Amherst Rd.	1973	One-and-one-half-story brick colonial-style house with slate-blue shutters.
NC	21 Amherst Rd.	1962	One-story brick colonial style house with greenish black shutters.
NC	22 Amherst Rd.	1966	One-and-one-half-story brick colonial-style house with greenish black shutters.
NC	23 Amherst Rd.	1964	One-story stone house incorporating Oriental design elements.
NC	24 Amherst Rd.	1965	One-story stone ranch house.
NC	25 Amherst Rd.	1971	One-story stucco and stone house with a wood shingle roof.

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Notes

- 1 D. Hiden Ramsey, The Story of Biltmore Forest, Foreword.
- 2 Douglas Swaim, editor, Cabins & Castles: The History & Architecture of Buncombe County, North Carolina, p. 89.
- 3 Ramsey, Foreword.
- 4 Board of Commissioners, Town of Biltmore Forest, Minutes of Proceedings, Book No. 1, p. 95 and p. 100.
- 5 Swaim, p. 182.

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Among the smaller houses built during the Depression is the house at 11 Greenwood Road, a one-and-a-half story colonial style dwelling with siding of gray wood shingles and a slate roof, constructed about 1937.

Construction virtually ceased during the war years, to be resumed in the post-war era with new designs then coming into vogue. The Cape Cod style, rising in popularity during that period, can be seen at 32 White Oak Road constructed about 1953. The Cape Cod style, being another Colonial Revival design, merged gracefully into the architectural pattern established in the pre-war period.

Ranch houses made their appearance in the late 1940s (414 and 418 Vanderbilt Road, both built in brick about 1949) and reached a peak of popularity in the 1950-1975 period. This style represented the first large-scale departure from the established architectural patterns in the district.

But even the new architectural pattern established by the ranch houses (and a minor separate pattern defined by houses constructed in a "contemporary" idiom throughout the years) usually utilized the established pattern of materials so appropriate to the Forest, i.e. stone and stained wood as exterior walling materials.

This use of materials (primarily stone and wood) so appropriate to a forest setting is the most obvious connection linking all the patterns of architecture expressed through the years in the Biltmore Forest Historic District. Other connections usually found include sympathetic siting on the property, appropriate landscaping and the general rejection of forms of grounds enclosure in favor of maintaining the feeling of a large, undivided forest with houses scattered about in the trees.

As imposing as the architecture is (and has always been) in the historic district, the strongest impression made by the district is the overwhelming influence of the forest setting. This has brought together in the District the many disparate architectural patterns to form a unified whole.

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During the first decade of construction in Biltmore Forest many houses were built in the popular Colonial Revival style. Most of these were brick or weatherboarded frame, three- or five-bay Georgian Revival houses with a gable roof, a form seen throughout the eastern part of the United States in the new suburban developments. But some were unusual. One of the latter is "Franklin Hall", a replica on the exterior of "Gunston Hall", the home of George Mason in Fairfax County, Virginia. Built by a descendant of Mason, the interior departs from the Gunston Hall prototype in all aspects including plan, materials, and design of interior finishes; in these it reflects the Colonial Revival era.

Another outstanding colonial replica is located at 7 Greenwood Road. Constructed about 1937 this house was modeled after "Westover", the ancestral home of the Byrd family built in the eighteenth century beside the James River west of Williamsburg. It is a two-story, seven-bay, brick house with the bricks laid in Flemish bond. Like "Westover", the gable roof is covered with slate, but several architectural details, such as the jack arches over the windows, reflect Colonial Revival taste rather than duplicating the features found in the prototype.

Probably the most imposing building constructed in the 1920s was the club house for the Biltmore Forest Country Club, designed by Edward L. Palmer. Constructed in the early 1920s in a historic revival tradition that shows both English and French medieval vernacular architectural influence, it probably encouraged subsequent builders in the Forest to adopt revivals of period architecture.

Although these major examples of domestic architecture set the styles and tone of Biltmore Forest early in the 1920s, a few of the buildings constructed in the first decade were of less imposing size and less exotic design. The district contains even a few bungalows such as the one located at 4 Hilltop Road constructed about 1925.

Construction activity declined markedly during the Depression, although a few houses of mansion size and even a few smaller dwellings were constructed during that period. The "Westover" copy described above was built about 1937. Another mansion, the Valier House (29 Hilltop Road) was constructed during the early Depression years. Completed about 1931 this brick house painted white was also designed by the Arts-and-Crafts architect William W. Dodge, Jr. Somewhat reflecting French Norman design influence, it contains many examples of wood carving executed by Alice Valier and her husband Robert who crafted furniture by hand at the Artisan Shop.

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In addition to the stables and garages, a few other types of out-buildings are found in the district. These include greenhouses and guest cottages, the latter frequently constructed of logs from old cabins dismantled in the nearby mountains.

The principal buildings in the district are the houses for which the subdivision was developed. Although these have varied in size and style over the decades since Biltmore Forest was founded, continuity has been maintained by the continuing use of stone and stained wood as exterior walling materials, whether in a 1920s Tudor Revival mansion or a 1970s ranch house.

The initial building period of the 1920s saw the construction of the finest mansions in the district. Most of these were in the style now popularly known as Tudor Revival, although they sometimes incorporate design elements from periods other than the Tudor era and geographic origins other than England. Most of these houses are two stories in height and use stucco and stone or brick as a walling material. Dark-stained timbers, sometimes structural but frequently applied, hark back to the half-timbered houses of medieval England. Although usually the stucco was applied on a framed building, occasionally it was applied on a hollow tile structure. This latter structural system was used by architect McKenzie in the Colburn House (7 Stuyversant Road, ca. 1922)⁵ and architect William Dodge, Jr. in the Knight House (15 East Forest Road, 1925-1927).

Not all of the houses of that first decade of construction were Tudor Revival mansions; several cottages were built in the same idiom, notably the Silver Shop, the Frock Shop, and the Artisan Shop. Originally used for the commercial purposes implied by their names, the former two are now residences and the last one has been razed. All three were designed by architect William Waldo Dodge, Jr. and demonstrate his affinity for and involvement in the American extension of the English Arts and Crafts Movement of the latter part of the nineteenth century.

All three showed some elements of French medieval design influence on a structure which expressed Dodge's Arts and Crafts philosophy. The Artisan Shop included a true half-timbered wing where the heavy timbers were structural, and not simply applied for decorative effect. Several Dodge houses in Biltmore Forest display heavy timbers carved in various motifs associated with medieval hand construction such as carved faces and chevrons. These include the Knight House and the Valier House (29 Hilltop Road) as well as the smaller shops.

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The Architecture of Biltmore Forest

The Biltmore Forest Historic District is almost exclusively residential in character and has been so since its inception. Initially "the Forest" (as it is frequently called) included several commercial buildings and town administration buildings.

In the former category the Frock Shop and the Silver Shop were the most important. Constructed in the French Norman and Tudor Revival cottage idioms, these flanked the crescent on which were located the town's fire and police stations. Nearby were two buildings: one which housed the sales office used by Biltmore Estate for promoting sales of property within Biltmore Forest, and another, the Artisan Shop, in which wood carving was taught and hand-crafted furniture and architectural components produced, some of which were used in the construction of houses in the district. Both of these latter buildings are now gone. The Frock Shop and the Silver Shop have been converted to residences.

In 1968 the town built its new town administration hall (designed by architect Henry Gaines of the Six Associates) within the open space of the crescent. This building, constructed using brick and stucco with a slate roof, complements the older municipal buildings which still serve their original function. With the exception of this municipal complex, all building uses in the district today are residential.

While the principal, non-municipal buildings are all used for residential purposes, many of these have outbuildings associated with them. The most frequently seen outbuilding in the Forest is the garage. Although today most garages are attached to the house, when Biltmore Forest was developed, garages were detached. In style and materials these earlier examples usually reflect the house, and they frequently incorporate rooms for servants over the car bays.

Since Biltmore Forest was designed to combine aspects of gracious country living with nearby city convenience, several residents owned horses which were stabled on their grounds. A few of these stables survive; here also, some reflect the style and materials of the principal house. A few riding rings can also be found on the larger and earlier estates. Rings were not necessary to enjoy riding, however, since the wide grass verges of the roads in Biltmore Forest were designed to permit riding safely throughout the development.

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Very few changes in the landscape of Biltmore Forest have been made over the past fifty years. The vegetation has matured and the trees have been thinned and pruned as it became necessary. Bus shelters are maintained, repaired, and replaced with new ones of the same basic design. Some residents have re-landscaped their properties but have respected the town's strict tree cutting ordinance so that the overall appearance of these properties from the road remains the same.

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Continuation SheetSection number 7 Page 4The Landscape of Biltmore Forest

The unifying element of the district is Chauncey D. Beadle's park-like layout of the streets, lots and parks of the Forest. Beadle set the precedent for this style of residential development in Asheville with his layout of Grove Park in 1908 and 1914. Having worked with Frederick Law Olmsted on the Biltmore Estate, Beadle learned Olmsted's landscape philosophy. Olmsted, the first professional landscape architect, was an avid proponent of the naturalistic style of landscaping which was inspired by the romantic English landscapes of the eighteenth century. This style of landscape is characterized by the enhancement of the natural topography, park-like settings with large canopies of trees and open spaces, use of natural materials such as wood and stone, and streets that follow the natural form of the land. Biltmore Forest is a good example of this style of landscape on a large scale and adapted for residential purposes. Biltmore Forest was planned and laid out in 1920 and constructed between 1920 and the present according to this plan and true to the spirit of D. Hiden Ramsey's description in the 1925 sales brochure published by the Biltmore Forest Estate Company:

"Not a tree was felled, not a bush was disturbed until the atmosphere of the community had been determined and the whole plan of development had been worked out in the minutest detail. It was no ordinary suburban development which these creators of Biltmore Forest projected. It was to be a community with a real personality, as distinctive in its way as Biltmore House is distinctive in its way. The natural beauty of the region was to be tenderly conserved."

It is precisely because such attention was paid to preserving the natural character of the land that Biltmore Forest possesses its unique character today. This character is defined by mature mixed hardwood and pine forest underplanted with flowering trees and shrubs and interspersed with small open park spaces. The two-lane roads curve along the gentle slopes of the site, and the houses are discreetly tucked into this setting. The street furnishings in Biltmore Forest also add to the town's special character. Well-crafted copper, bronze, and iron swan-neck lamp posts light the streets and carry the street signs. These lamp posts and lamps were manufactured by the United Iron Works, Oakland, California, and installed in Biltmore Forest in 1927⁴. The rustic wooden bus shelters with wood shingle gable roofs are modern replicas of those used when the bus route from Biltmore Forest to Asheville was first in operation in the early 1920s.

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Shortly after her husband's death in 1914 Mrs. G. W. Vanderbilt sold 85,000 acres of estate lands to the United States government for the establishment of the Pisgah National Forest. Another 15,000 acres remained with the house. The story is told of how Mrs. Vanderbilt was playing bridge with friends one evening when she wondered aloud what she was going to do with all this land, and in reply someone suggested that she develop a part of it as an exclusive residence park, thus bringing to life the idea of Biltmore Forest. In June of 1920 an article in The Asheville Times announced the sale of 1,500 acres of estate lands to a company formed for the purpose of developing the property for residences. The founding directors of this Biltmore Estate Company, the story reported, were Burnham S. Colburn, Thomas Wadley Raoul, William A. Knight, and Junius G. Adams. No tract in the development would be smaller than two acres, and none would be subdivided for twenty-one years. Donald Ross would design the golf course around which the residences would be sited. A later publication announced the group's intention to develop the land as "a community where persons of moderate means could build homes that would embody on a smaller scale the same ideals which had actuated Mr. Vanderbilt."

Biltmore Estate landscape architect C. D. Beadle, formerly associated with the Olmsted brothers of Boston, assisted with the planning of the community. Tracts in what was to become Asheville's most exclusive suburb began to sell later in 1920."²

Many of the houses built during the period of significance were in the Tudor Revival style which echoed Biltmore architect Richard Morris Hunt's Biltmore Village. Other prevalent styles used during this period were Neoclassical, Colonial Revival, and Mediterranean- and Renaissance-inspired. Of the 541 buildings in the district three are associated with the town government while the rest are residential. Two hundred and four buildings (including associated dependencies) are considered contributing and 379 are non-contributing to the proposed historic district.

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Here there are no fences to divide. Each resident's lawn merges gently into that of his neighbor. Friendliness, the friendliness not of indiscriminate geniality but of common sights and tastes and associations, pervades the community and makes life more liveable because it is more neighborly. Biltmore Forest is not a city. Neither is it a suburb.

It is a sanctuary for the retired business man and the active leaders of the professions and of industry who wish to escape in their homes from the tumult, unsightliness and neurotic life of the modern city.

Thus was Biltmore Forest described in 1925 by D. Hiden Ramsey in the Foreward of the sales brochure published by the Biltmore Estate Company, and this description remains accurate today. Not only does Ramsey depict the wooded character of the physical setting of Biltmore Forest, he also conveys a sense of place and community unique to the Forest even today.

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Vanderbilt Road

C	303 Vanderbilt Rd.	1936	Two-story stone house with a hipped roof.
C	304 Vanderbilt Rd.	1904	Two-story frame colonial-style house with a gable roof. Gray shutters. Two-story, two-bay detached garage (and servants quarters) with exterior of wood and shingles.
C	305 Vanderbilt Rd.	1924	Two-story brick colonial-style house painted white. Greenish-black shutters. Two-bay detached brick garage.
C	306 Vanderbilt Rd.	1920s	Two-story brick colonial-style house with a gable roof. Greenish-black shutters.
NC	307 Vanderbilt Rd.	1961	One-story brick ranch house.
NC	308 Vanderbilt Rd.	1949	One-story stone ranch house with white shutters.
NC	309 Vanderbilt Rd.	1988	Two-story Tudor Revival house with exterior of stone, brick, and stucco. Dark brown timbers.
C	310 Vanderbilt Rd.	Mid-1800s	Two-story colonial-style house with aluminum siding. Charcoal shutters.
NC	311 Vanderbilt Rd.	1943	Two-story brick house with gable roof.
NC	312 Vanderbilt Rd.	1942	Two-story colonial-style stone house with gable roof. Slate-gray shutters.
NC	313 Vanderbilt Rd.	1940	Two-story brick house painted grayish tan. Gable roof.
NC	314 Vanderbilt Rd.	1965	One-story brick ranch house with gable roof. White shutters.
C	316 Vanderbilt Rd.	1925	Two-story frame house painted light gray with green shutters. Parapet around roof.
C	319 Vanderbilt Rd.	1928	Two-story colonial-style brick house with hipped roof. Four-column, colossal portico.
C	320 Vanderbilt Rd.	1937	Two-story colonial-style brick house with gable roof. Brown shutters.
NC	321 Vanderbilt Rd.	1949	One-and-one-half-story brick house. Greenish-black shutters.
C	322 Vanderbilt Rd.	1927	Two-story Tudor Revival house with an exterior of stone and dark beige stucco. Timbers painted dark green.
C	323 Vanderbilt Rd.	1929	Two-story brick Tudor Revival house with a gable roof.

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C	324 Vanderbilt Rd.	1922	Two-story colonial-style brick house. Exterior like "Gunston Hall", home of George Mason in Fairfax County, Virginia. Extensive gardens.
C	325 Vanderbilt Rd.	1926	Two-story brick colonial-style house with gable roof. Shingled caretaker cottage.
NC	327 Vanderbilt Rd.	1973	One-story frame ranch house with exterior of vertical siding painted grayish tan.
C	328 Vanderbilt Rd.	1925	Two-story frame colonial-style house painted yellow. Blue shutters. Gable roof.
NC	329 Vanderbilt Rd.	1963	One-story brick ranch house with a four-column portico. Shutters painted greenish-black.
NC	331 Vanderbilt Rd.	1958	One-story brick ranch house with white shutters.
NC	333 Vanderbilt Rd.	1959	One-story brick ranch house with white shutters.
C	334 Vanderbilt Rd.	1925	Two-story Tudor Revival house. Exterior of beige stucco with stone trim and gray timbers. Slate roof.
NC	335 Vanderbilt Rd.	1958	Two-story house with exterior of brick and beige stucco.
C	336 Vanderbilt Rd.	1926	Two-story colonial-style brick house with a gable roof. Dark green shutters.
NC	337 Vanderbilt Rd.	1974	One-story brick ranch house with four-column portico. White shutters.
C	338 Vanderbilt Rd.	1924	Two-story frame colonial-style house with a gable roof. Exterior painted gray with dark gray shutters.
C	339 Vanderbilt Rd.	1929	Two-story colonial-style house with a gable roof. Exterior of wood shingles painted green. Shutters painted greenish-black.
C	340 Vanderbilt Rd.	1923	Two-story colonial-style brick house painted white. Shutters painted greenish-black. Four-column, colossal Ionic portico. Detached servants quarters.
C	341 Vanderbilt Rd.	1929	Two-story Tudor Revival house with exterior of beige stucco. Slate roof.
C	343 Vanderbilt Rd.	1920s	Two-story colonial-style brick house. White shutters. Two-column, colossal portico. Iron fence

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NC	344 Vanderbilt Rd.	1960	One-story brick ranch house painted white. Dark green shutters.
NC	347 Vanderbilt Rd.	1954	One-story brick house painted white. Light blue shutters.
C	349 Vanderbilt Rd.	1931	One-and-one-half-story medieval vernacular revival cottage showing some French architectural influence. Exterior of stucco and brick.
NC	355 Vanderbilt Rd.	1968	One-story Town Hall building. Exterior of stucco. Slate roof.
C	355 Vanderbilt Rd.	1924	One-story Tudor Revival Public Works Building. Exterior of beige stucco and brown timbers.
C	355 Vanderbilt Rd.	1924	One-story Tudor Revival Public Safety Building. Exterior of beige stucco and brown timbers. Slate roof.
NC	364 Vanderbilt Rd.	1986	Two-story colonial-style house with exterior of stucco painted white.
C	365 Vanderbilt Rd.	1931	One-and-one-half-story medieval revival cottage showing French architectural influence. Slate roof.
C	373 Vanderbilt Rd.	1927	Two-story Tudor Revival house. Exterior of stucco painted beige
C	375 Vanderbilt Rd.	1930	Two-story Tudor Revival brick house. Green shutters.
C	377 Vanderbilt Rd.	1928	Two-story colonial-style house with exterior of wood shingles. Shutters painted greenish-black.
C	379 Vanderbilt Rd.	1927	Two-story colonial-style frame house painted tan with brown shutters. Gable roof. Detached two-story, three-bay, frame garage with servants quarters overhead. Painted like house.
NC	381 Vanderbilt Rd.	1978	One-and-one-half-story log house with stone chimney. Moved into Biltmore Forest from nearby mountains.
NC	382 Vanderbilt Rd.	1951	One-story brick ranch house painted beige. Shutters painted greenish black.
C	384 Vanderbilt Rd.	1923	Two-story Tudor Revival house with exterior of white stucco and brown timbers. Slate roof.
NC	386 Vanderbilt Rd.	1980s	One-story log house with gable roof.

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NC	388 Vanderbilt Rd.	1955	Two-story brick house painted white with gray shutters. Gable roof.
NC	390 Vanderbilt Rd.	1951	Two-story colonial-style frame house painted green with white shutters. Hipped roof.
NC	392 Vanderbilt Rd.	1952	One-story brick ranch house. White shutters.
C	394 Vanderbilt Rd.	1925	Two-story stuccoed Tudor Revival house. Brown timbers. Slate roof. Also on property - one-story brick house constructed in 1977.
C	396 Vanderbilt Rd.	1923	Two-story white frame colonial-style house (Georgian Revival). Greenish-black shutters. Detached frame garage.
NC	397 Vanderbilt Rd.	1965	One-story brick house with hipped roof. Greenish-black shutters.
C	398 Vanderbilt Rd.	1929	Two-story stone colonial-style house with hipped roof. Slightly projecting center pavilion. Slate roof.
NC	399 Vanderbilt Rd.	1953	One-story brick house.
NC	401 Vanderbilt Rd.	1965	One-story stone ranch house.
NC	402 Vanderbilt Rd.	1958	One-story brick and board-and-batten ranch house. Wood shingle roof.
C	404 Vanderbilt Rd.	1938	Two-story brick and stone Tudor Revival house. Slate roof. Detached brick and stone cottage. Detached log house.
NC	406 Vanderbilt Rd.	1958	One-story stone ranch house. Gable roof.
C	407 Vanderbilt Rd.	1929	Two-story brick colonial-style house. Hipped roof covered with slate. Detached two-story brick garage.
C	408 Vanderbilt Rd.	1938	Two-story brick (with one-story wings) colonial-style house painted white with greenish-black shutters. Detached two-bay garage.
C	410 Vanderbilt Rd.	1925	Two-story stuccoed Tudor Revival house. Dark brown timbers.
C	412 Vanderbilt Rd.	1927	Two-story stuccoed colonial-revival house painted white. Greenish-black shutters. Slate roof. Detached stuccoed one-story, two-bay garage with servants quarters.
NC	413 Vanderbilt Rd.	1955	One-story brick and board-and-batten ranch house painted gray. One-story stable.

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NC	414 Vanderbilt Rd.	1949	One-story brick ranch house painted white.
NC	415 Vanderbilt Rd.	1958	One-story brick ranch house. Gray shutters.
NC	418 Vanderbilt Rd.	1949	One-story brick ranch house. White shutters. One-story brick guest house.
NC	419 Vanderbilt Rd.	1955	Two-story frame colonial-revival house painted green. Greenish-black shutters.
NC	420 Vanderbilt Rd.	1981	Two-story stuccoed house painted gray.
NC	421 Vanderbilt Rd.	1958	One-and-one-half-story brick colonial-style house. White shutters.
C	422 Vanderbilt Rd.	1936	Two-story stuccoed Mediterranean-style house painted earth pink. Tile roof. Green shutters.
NC	423 Vanderbilt Rd.	1963	One-story brick ranch house. Tan shutters.
NC	424 Vanderbilt Rd.	1959	One-story stuccoed ranch house painted beige.
NC	426 Vanderbilt Rd.	1960	One-story stone ranch house.
NC	428 Vanderbilt Rd.	1960s	One-story frame ranch house painted green.
C	430 Vanderbilt Rd.	1930	Two-story stucco and stone Tudor Revival house. Dark brown timbers.
C	436 Vanderbilt Rd.	1924	Two-story stucco and stone Tudor Revival house. Dark brown timbers. Detached stone garage. Stone carriage house. Stable and ring.
NC	437 Vanderbilt Rd.	1961	One-story brick ranch house. White shutters.
NC	439 Vanderbilt Rd.	1962	One-story brick ranch house painted cream color. Greenish-black shutters.
NC	441 Vanderbilt Rd.	1958	One-story frame ranch house painted gray.
NC	443 Vanderbilt Rd.	1959	One-story frame and stone ranch house. Japanese motif.
NC	445 Vanderbilt Rd.	1960	One-story brick ranch house. White shutters.
NC	447 Vanderbilt Rd.	1961	One-story frame ranch house painted gray. Black shutters.
NC	449 Vanderbilt Rd.	1965	One-story brick ranch house. Slate blue shutters.
NC	451 Vanderbilt Rd.	1965	One-story brick house with four-column portico. White shutters.
NC	453 Vanderbilt Rd.	1958	One-story brick ranch house painted white. Brown shutters.

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Westwood Road

NC	2 Westwood Road	1955	Two-story brick colonial-style house. Greenish-black shutters. Slate roof.
NC	3 Westwood Road	1954	One-story brick house. Greenish-black shutters.
C	5 Westwood Road	1937	Two-story brick colonial-style (Georgian Revival) house. Greenish-black shutters. Slate roof.
C	6 Westwood Road	1930	Two-story stone and wood-shingle colonial-style house. Greenish-black shutters. Slate roof. Stone wall. Iron gate.
C	7 Westwood Road	1927	Two-story stuccoed colonial-style house. Aqua shutters. Gable roof.
NC	10 Westwood Road	1960	One-story brick ranch house. Slate-blue shutters.
C	11 Westwood Road	1936	Two-story brick and stucco Norman-style house painted cream. Brown shutters. Brown timbers. Slate roof. Henry Gaines, architect. Two-story, three-bay detached Tudor Revival garage and studio constructed in mid-1950s.
NC	14 Westwood Road	1960	One-story tan brick house.
NC	16 Westwood Road	1966	One-story house with exterior of stone and vertical wood siding stained tan.
NC	17 Westwood Road	1964	One-story brick and stone ranch house. White shutters.
NC	18 Westwood Road	1963	One-story brick house.
NC	19 Westwood Road	1965	Two-story brick colonial-style house. Greenish-black shutters. Gable roof.

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White Oak Road

C	4 White Oak Road	1925	Two-story shingle-style house. Detached garage.
C	5 White Oak Road	1928	Two-story colonial-style brick house. Two-bay detached garage.
C	7 White Oak Road	1927	Two-story colonial-style frame house painted gray with dark gray shutters.
C	8 White Oak Road	1922	Two-story colonial-style frame house.
NC	9 White Oak Road	1985	Two-story colonial-style brick house.
C	10 White Oak Road	1923	Two-story stuccoed house painted white. Ranges of windows. Bay window on second floor. Gable roof.
C	11 White Oak Road	1924	Two-story brick Tudor Revival house with greenish-black shutters.
NC	12 White Oak Road	1947	Two-story brick and frame house. Center two-story block flanked by one-story wings. First story brick exterior on all three sections; second story exterior is frame on center section. Gable roof on center section.
C	14 White Oak Road	1929	Two-story brick Tudor Revival house.
C	15 White Oak Road	1927	Two-story Tudor Revival house with exterior of brick, cream-colored stucco, and brown trim.
C	16 White Oak Road	1927	Two-story frame colonial-style house.
C	17 White Oak Road	1925	Two-story frame colonial-style house painted brown with tan trim. Gable roof. Ranges of windows.
NC	18 White Oak Road	1950	One-story brick and frame ranch house.
NC	20 White Oak Road	1948	Two-story brick house painted white. Cable roof with gable to street.
C	21 White Oak Road	1927	Two-story brick colonial-style house painted beige. Dormers in gable roof.
NC	23 White Oak Road	1952	Two-story frame house with pyramidal roof.
C	25 White Oak Road	1922	Two-story brick Tudor Revival house. Cream-colored stucco; dark green timbers.
C	26 White Oak Road	1927	Two-story brick house painted yellow.
C	27 White Oak Road	1939	One-story brick colonial-style house. Portico in antis.
NC	28 White Oak Road	1950	One-story colonial-style house (Cape Cod) with stone veneer on front.

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NC	29 White Oak Road	1948	One-story colonial-style house (Cape Cod) with wood shingle exterior painted beige.
NC	30 White Oak Road	1955	One-story ranch house with exterior of gray wood shingles.
C	31 White Oak Road	1924	Two-story Tudor Revival house with exterior of beige stucco.
NC	32 White Oak Road	1953	One-and-one-half-story colonial-style (Cape Cod) frame house painted white.
C	33 White Oak Road	1938	Two-story frame and brick colonial-style house painted white. Second story overhangs first story.
NC	35 White Oak Road	1963	One-story brick colonial-style house.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Landscape Architecture
Architecture
Community Planning and Development
Art

Period of Significance

1921 - 1941

Significant Dates

Cultural Affiliation

N/A

Significant Person

Dodge, William Waldo, Jr.

Architect/Builder

Beadle, Chauncey D.

Parker, Charles N.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Continuation Sheets

See continuation sheet

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SECTION 8

Summary

The town of Biltmore Forest, designed in 1920 by Chauncey Delos Beadle, Olmsted employee, nurseryman, and later Superintendent of the Biltmore Estate, and developed by the Biltmore Estate Company, is an intact example of early twentieth century suburban community development. It represents the first move away from the city of Asheville - facilitated by the growing use of the motorcar among the large middle class in Asheville - and the last of a string of trendy residential neighborhoods in the vicinity of Asheville. Biltmore Forest features a variety of revival and eclectic domestic architecture set into the woods along curvilinear streets. Six small parks create openings in the otherwise dense forest and provide public recreation space. The golf course, designed by the famous golf course designer Donald Ross, and its attendant club house, designed by Baltimore architect Edward L. Palmer, Jr., have been the focal point of the community since it was first established. Despite the passage of time, Biltmore Forest remains the most coveted address in the Asheville area. It has retained its integrity as the planned community is was designed to be, and it has retained its political independence.

The Biltmore Forest Historic District is eligible for the National Register of Historic Places under Criterion A because it is a local example of the nationwide movement of middle and upper class homeowners away from the city to a truly suburban environment. It was developed for the elite in Asheville's society by the heirs of Biltmore Estate and their friends, the first in a tradition of real estate development which carries on today and remains an important factor in the area's economy.

Biltmore Forest Historic District is also eligible for the National Register under Criterion B because it is associated with William Waldo Dodge, Jr., North Carolina's foremost silversmith of the twentieth century, whose shop furnishings and tools are on permanent exhibit at the North Carolina State Museum. These items were formerly in his shop (Silver Shop) in Biltmore Forest where he made and sold silver from the 1920s until World War II.

Under Criterion C, Biltmore Forest is eligible for the National Register in the category of community planning and development because it is an intact example of planned suburban residential development in which plan, landscaping, and architecture were combined to provide a feeling of identity and character. Biltmore Forest also meets Criterion C under the

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category of landscape architecture. It is a well-executed and unchanged example of the naturalistic style of site design developed by Frederick Law Olmsted and advocated by his sons and their associates, namely Chauncey D. Beadle. Also under Criterion C, in the category of architecture, Biltmore Forest is significant for its collection of detached single-family houses which represent prevailing design principles and construction practices of early twentieth century domestic architecture as well as the architectural ideals embodied by Biltmore and the Arts and Crafts movement. It was conceived of and implemented as "a community where persons of moderate means could build homes that would embody on a smaller scale the same ideals, which had actuated Mr. Vanderbilt in the creation of Biltmore Estate."¹

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Continuation SheetSection number 8 Page 3Landscape Architecture and Community Planning

The construction of the Biltmore Estate by George W. Vanderbilt in 1895 had a profound impact on the growing city of Asheville, most noticeably in the field of landscape design. Frederick Law Olmsted, master of naturalistic landscaping, father of the profession of landscape architecture, and the leader of the American parks movement in the mid-nineteenth century, laid out park, farm and forest for Vanderbilt. The approach to the mansion itself winds for three miles through a deliberately controlled landscape along ravines rather than ridges, creating a deep natural forest with pool, springs, and streams.² The developers of Biltmore Forest "wished to impress Mr. Vanderbilt's standards upon a whole community"³ and therefore chose Chauncey D. Beadle, head nurseryman of the Biltmore Estate, to design the layout for the town.

Chauncey Beadle studied at the Ontario Agricultural College and at Cornell University before arriving in Asheville in 1890 in the employ of Frederick Law Olmsted and the Olmsted Brothers. Beadle's "...encyclopedic "tree-shapers" was a source of wonder and admiration to Olmsted,"⁴ and he became chief nurseryman for Olmsted Brothers and later superintendent and treasurer of the Biltmore Estate.⁵ In 1908, Beadle designed the landscape for the Grove Park neighborhood in Asheville using curving, tree-shaded streets, several parks, generous setbacks, and ample plantings to create the appearance of a sylvan park.⁶ Then, in 1918, Beadle assisted with the planning of Biltmore Forest on land which had originally been a part of the Vanderbilt estate using the same concepts of romantic planning and naturalistic landscaping he learned from Olmsted.

Biltmore Forest remains an intact example of Beadle's site design although it has graciously accommodated new construction from 1920 to the present. The features that give the town its distinct character and sense of place include:

- its mature mixed pine and hardwood forest underplanted with azalea, mountain laurel, rhododendron, dogwood, and other woodland species;
- its winding roads which follow the site's natural topography and were built as shown on the original site plan over the course of decades;
- the copper and bronze swan-neck lamp posts found throughout Biltmore Forest that not only light the streets but also support the street signs;
- the wooden bus shelters - replacements which duplicate the design, materials, and good workmanship of the original structures.

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Historical Background

Beginning in the 1880s and continuing until the Great Depression, Asheville experienced a period of rapid growth that it has never repeated. With the arrival of the railroad in 1880, Asheville's industrial base and tourist industry expanded. The general increase in profits and easy credit, together with changing tastes in residential building and the emergence of the suburban subdivision, resulted in the development of several new residential communities on the edge of Asheville. At first these communities relied upon the streetcar for transportation, but with the development of Grove Park beginning in 1908 the focus of transportation between the city center and the affluent residential subdivision shifted to the individual's motorcar. Each subdivision was progressively more modern, more expensive, and more desirable as a place to live for Asheville's elite. Coming as it did in the final decade before the collapse caused by the Depression, Biltmore Forest was the last and the most prestigious of this movement in Asheville.

Although a part of this movement, Biltmore Forest was distinguished from the earlier subdivisions in several major aspects. Firstly, it was the most prestigious, not merely because it was the last of the many developments, but because of the impetus behind it. This impetus included the social aura imparted by Mrs. Vanderbilt who built one of the first houses and moved there herself, and the exclusiveness of being developed from a portion of the Biltmore Estate.

Secondly, the philosophy behind its landscape design -- life in a forest -- set it apart from the earlier developments, even those whose street plans were curvilinear. In Biltmore Forest the natural beauty of the wooded area and its retention were the overriding considerations in formulating and implementing the landscape design.

Thirdly, Biltmore Forest was incorporated in 1923, shortly after its beginning, and has remained an independent political entity to the present day, successfully resisting efforts by adjoining Asheville to annex it.

Fourthly, it has remained the most desirable address in the Asheville vicinity throughout its history, without suffering the usual fall from fashion and subsequent decline of so many other suburban subdivisions of the 1920s. This has resulted in several advantages for the district, such as (1) only two houses have become non-contributing due to alterations; (2) no house has been replaced by a commercial building or converted from a residence to a commercial use; and (3) the entire district has been well maintained.

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Finally, Biltmore Forest harbored proponents of the Arts and Crafts Movement and many of its residents embraced the movement's philosophical design principles in the construction of their houses in the 1920s and 1930s, even though the movement was declining elsewhere.

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Art and Architecture

The Biltmore Forest Historic District was unique in North Carolina during the period from its founding until World War II because it attracted, supported, and even embraced several proponents of the Arts and Crafts Movement. While the philosophy associated with that movement was declining and being replaced elsewhere, in Biltmore Forest its principles were influencing the design and construction of some of the largest and most impressive of the new houses going up in the subdivision.

The leader of this group in Biltmore Forest was William Waldo Dodge, Jr. Like the great English Arts and Crafts proponent of the late nineteenth and early twentieth centuries, Charles Robert Ashbee, Dodge combined the practice of architecture with the design and production of hand-wrought silver. Uniting both interests under the same roof, Dodge had his architect's office on the second floor and his silver shop (including production room and retail space) on the first floor of the Silver Shop.

In his architecture Dodge also practiced the principles of the Arts and Crafts Movement. In his Tudor Revival and Norman French Revival buildings the exposed timbers are not only hand-carved in romantic designs but are also structural, not merely applied for decorative effect. (Dodge did most, if not all, of his own carving.) Likewise his buildings are adorned with examples of his metalwork such as the wrought-iron and copper oak-leaf balustrade in the Knight House and the beplumed mounted knight (a rebus for the owner) weathervane over the same house.

Dodge was not alone in Biltmore Forest in his advocacy of the superiority of handcrafted materials. Across Vanderbilt Road from the Silver Shop was located the Artisan's Shop where Robert Valier and George Arthur produced and sold handcrafted furniture and executed wood carvings for houses. Not only were Valier and Dodge both engaged in a parallel promotion of handicrafts, but Dodge was also the architect for Valier's house on Hilltop Road.

While handicrafts have always been produced by the local farmers in the southwest mountains of North Carolina, the influx of skilled professional artisans needed to construct Biltmore House for George Vanderbilt in the 1890s changed the focus of these products from providing a necessity to creating a handcrafted work of art. The construction of Biltmore House and Biltmore Village (a manorial village for workers on the estate) coincided with the rise of the Arts and Crafts Movement in America, but it continued in the Asheville area after its general decline elsewhere. Paul Stephens takes as his thesis that the movement maintained its

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influence in architecture in isolated regions into the 1920s and even the 1930s. He argues that the Asheville area and Biltmore Forest in particular was one of those regions. To support this thesis he documents the work and influence of William Waldo Dodge, Jr. in what is now proposed as the Biltmore Forest Historic District.

So Biltmore Forest gave sufficient encouragement to artistic handicrafts to not only extend the life of the Arts and Crafts Movement in the Asheville vicinity, but also to permit its final years to be among its best years, leaving there outstanding examples of hand-craftsmanship.

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Notes

- ¹ D. Hiden Ramsey, The Story of Biltmore Forest, Foreword.
- ² Douglas Swaim, editor, Cabins & Castles: The History & Architecture of Buncombe County, North Carolina, p. 180.
- ³ Ramsey, Foreword.
- ⁴ Roper, Laura Wood, FLO: A Biography of Frederick Law Olmsted, p. 418.
- ⁵ Nicholson, Arnold, "Azalea Man", Country Gentleman, February, 1949.
- ⁶ Bowers, Sybil A., and Humphries, Carolyn, National Register Nomination for Grove Park, Bowers Southeastern Preservation, 1988, pp. 8-9.
- ⁷ Swaim, p. 181.
- ⁸ Stephens, Paul, Unpublished, untitled thesis in preparation, University of Virginia, 1989.

9. Major Bibliographical References

Ramsey, D. Hiden. The Story of Biltmore Forest
Stephens, Paul. No Title. Unpublished thesis, U.VA. 1989.
Swaim, Douglas. Cabins and Castles

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 1175

UTM References

A 17 36102110 39351160
 Zone Easting Northing

C 17 3593100 39325160

B 17 3597180 3934230
 Zone Easting Northing

D 17 3603110 3931000

See continuation sheet

Verbal Boundary Description

See Accompanying Map

See continuation sheet

Boundary Justification

The boundary includes that section of the subdivision laid out and shown on the map "General Plan of Biltmore Forest," 1926. To this has been added streets developed within those defined boundaries since that date. Also, a small modern commercial development on an adjoining road has been deleted.

See continuation sheet

11. Form Prepared By

name/title Barbara Church and Elizabeth Kirkland
 organization North Carolina Department of Transportation date October, 1989
 street & number P. O. Box 25201 telephone (919) 733-7842
 city or town Raleigh, state N. C. zip code 27611

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- Bowers, Sybil A., and Humphries, Carolyn, National Register Nomination for Grove Park, Bowers Southeastern Preservation, August 1988.
- Naylor, Gillian. The Arts and Crafts Movement: A Study of its Sources, Ideals and Influence on Design Theory. Massachusetts: The MIT Press, 1971.
- Nicholson, Arnold, "Azalea Man", Country Gentleman, February, 1949.
- Ramsey, D. Hiden, The Story of Biltmore Forest. The Biltmore Estate Company, Asheville, 1925.
- Roper, Laura Wood, FLO: A Biography of Frederick Law Olmsted. Johns Hopkins University Press, 1974.
- Stephens, Paul, Unpublished, untitled thesis in preparation. University of Virginia, 1989.
- Swaim, Douglas, editor, Cabins and Castles: The History and Architecture of Buncombe County, North Carolina. Historic Resources Commission of Asheville and Buncombe County, Asheville, 1981.

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UTM Zone 17

E. Easting 361040 Northing 3931110

F. Easting 361290 Northing 3933290

G. Easting 360450 Northing 3935210

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On the east the district is bounded by US 25 (Hendersonville Road) to a point just south of Browntown Road (the southeast corner of the property located at the southwest corner of the intersection of Browntown Road and US 25). Then the boundary follows the southern boundary of that property and the adjacent property and then continues south behind a series of commercial properties which were excluded from the original Town of Biltmore Forest when it was incorporated (but which have been annexed to the Town in recent years).

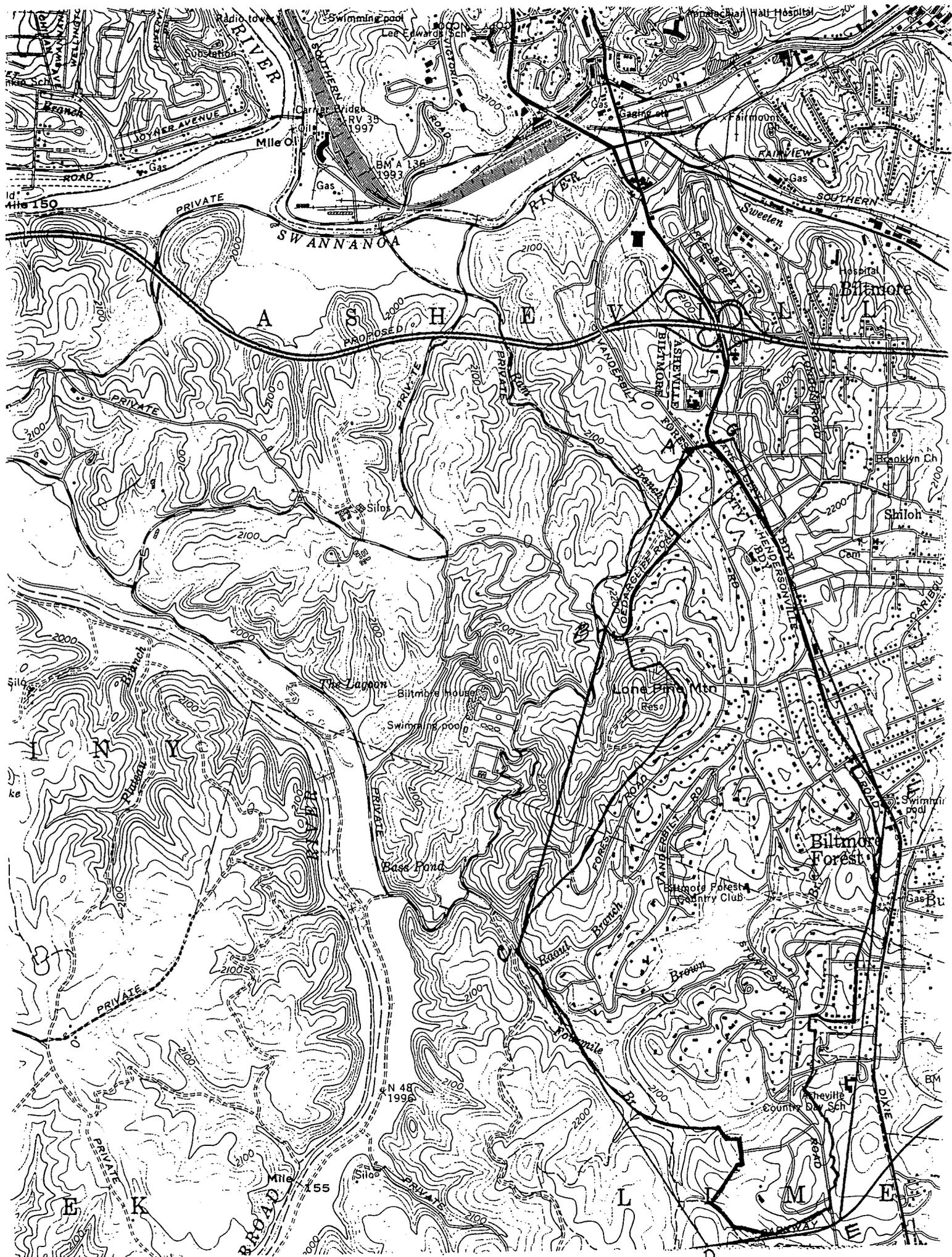
The southern boundary of the district is formed by the Blue Ridge Parkway (a scenic parkway developed between the 1930s and 1987 and maintained by the National Park Service) which traverses most of the states of Virginia and North Carolina.

The northern and western boundaries of the district are defined by Biltmore Estate, a National Landmark property. The original Biltmore Forest subdivision was developed from a portion of the Biltmore Estate in the early 1920s.

Along the southwest boundary of the district, beyond Brooklawn Park, a new subdivision has been developed and annexed by the Town of Biltmore Forest. This section has been excluded from the district since all the buildings are of recent construction and the section was not part of the original landscape design.

The determining factors in defining the boundaries were:

- (1) the original landscape plan, and
- (2) the strong exterior boundaries formed by US 25 to the east, Biltmore Estate (a National Landmark) to the north and west, and the Blue Ridge Parkway to the south.



STAFF MEMORANDUM

Planning Commission Meeting – October 26, 2021



Comprehensive Plan Components Survey and Data Review and Discussion

Introduction

A significant component of the Town's Comprehensive Plan is a citizen survey. This survey will determine concerns and needs for Town residents related to planning and land use. Commission Member Paul Zimmerman has talked individually with Commission members and Town staff to review survey thoughts and priorities.

Attachments

Last month, the Commission asked to see the previous survey conducted by Mr. Zimmerman that were provided to the Board of Commissioners. A copy of the survey questions and Mr. Zimmerman's report to the Board of Commissioners is attached.

Review and Discussion

Mr. Zimmerman's collected information and discussion with the Planning Commission members will be the jumping off point for discussion on survey topics, question methods, and when the survey will be distributed. Please feel free to bring any additional thoughts or questions regarding surveys and data collection to the meeting for additional discussion.

1. Considering everything about the Town of Biltmore Forest, what is your OVERALL OPINION about the town? (Please check one box)

- Excellent
- Very Good
- Good
- Fair
- Poor

2. Please tell us all of your thoughts, feelings and reactions to the Town of Biltmore Forest, in general.
(There are no right or wrong answers - just tell us how you feel!)

3. Below are a series of statements about Biltmore Forest. For each statement, please rate the town on the scale: Excellent, Very Good, Good, Fair, Poor. (Please check one box for EACH statement). **How would you rate Biltmore Forest for.....**

	Excellent	Very Good	Good	Fair	Poor
...the Overall PERFORMANCE of the town manager?	<input type="radio"/>				
...the PERFORMANCE of the POLICE FORCE?	<input type="radio"/>				
...the COST of TAXES, relative to what you receive?	<input type="radio"/>				
...the current overall APPEARANCE of the town?	<input type="radio"/>				
...the PERFORMANCE of the PUBLIC WORKS department?	<input type="radio"/>				
...giving you the ability to MAKE YOUR OPINION HEARD?	<input type="radio"/>				
...making you FEEL WELCOME?	<input type="radio"/>				
...the FRIENDLINESS of town residents, overall?	<input type="radio"/>				
...the process of plan approval through the Design Review Board?	<input type="radio"/>				
...the PLANNING of FUTURE IMPROVEMENTS to the town?	<input type="radio"/>				
...the current IMAGE of Biltmore Forest in the Western North Carolina community?	<input type="radio"/>				
...the FRIENDLINESS of town staff and managers?	<input type="radio"/>				
...the PROMPTNESS of issue resolution if you call or write with a problem?	<input type="radio"/>				

	Excellent	Very Good	Good	Fair	Poor
...the PERFORMANCE of the town Board of Commissioners?	<input type="radio"/>				
...the ELECTRICAL infrastructure for the town?	<input type="radio"/>				
...the ROAD infrastructure for the town?	<input type="radio"/>				
....the SPEED of people driving thru the neighborhoods	<input type="radio"/>				

4. Which of the following phrases best represents whether or not Biltmore Forest should consider each change? (Please check one box for each statement) **In my opinion, Biltmore Forest.....**

	Definitely Should Consider	Probably Should Consider	May or May Not Consider	Probably Should NOT Consider	Definitely Should NOT Consider
...should have more PUBLIC Social Events.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should PLANT more hardwood and other tall trees.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should be more AGGRESSIVE in giving Speeding Tickets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should BURY ELECTRICAL services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should REWARD landscaping and remodeling done well.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should REMOVE all fencing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
...should make our community more VISIBLE in publicity in Asheville.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Do you live in Biltmore Forest full-time, that is, more than 7 months a year?

Yes

No

6. In which of the following areas of Biltmore Forest do you live? (to help us understand if there is an issue in a particular geography)

A MAIN thoroughfare (Vanderbilt, Stuyvesant, Busbee, Browntown)

BROWNTOWN and NORTH (Cedarcliff, Forest, E. Forest, Park, Lone Pine, Buena Vista, White Oak, Browntown)

CENTRAL (Amhurst, Deerfield, Fairway, Eastwood, Hilltop, Southwood, Arboratum, Westwood, Ridgefield)

SOUTH (Brookside, Cedar Hill, Cedar Chine, Fir Tree, Hemlock, Brooklawn Chase, Greenwood, Holly Hill, Stuyvesant Crescent, Frith,

SOUTH OF BLUE RIDGE (Chauncey Circle, Valley Springs, Niagara)

7. How many years, approximately, had you lived in Biltmore Forest? (Please check one box)

- 5 years or less
- 6-10 years
- 11-15 years
- 16-20 years
- 21 years or more

Thank YOU for completing our survey! Again, all answers are strictly confidential and there is no way anyone can track either your IP address or email address. We take confidentiality seriously! Have a good day.

TO: Town Manager Jonathan Kanipe, Town Commissioners

DATE: 20 Dec 2018

FROM: Paul Zimmerman

SUBJECT: Results of December 2018 Town Survey

At the request of Council, a traffic and fencing survey was designed and then completed by 183 Biltmore Forest residents beginning late November thru December 15, 2018. Residents were notified of the survey by phone, email and thru the Town website. They completed the survey online – averaging a completion rate of over 90% and taking only 5 minutes to finish the survey. The survey is given as Attachment 1.

RESULTS:

1. The Overall Rating of satisfaction with Biltmore Forest was 89 (on a 100 point scale).
2. Key Voluntary comments about traffic from the open-ended questions were coded (grouped) and are summarized below.
3. There were more than twice as many unfavorable comments as there were favorable comments, as expected.

Comment Area	Favorable, %	Unfavorable, %
General – no problem, traffic OK	30	-
Enforcement	3	6
Speed Bumps	3	4
Too much traffic/traffic Increasing	-	8
Cut-thru Traffic	-	17
Contractor traffic/speeding	-	8
Speed (Fav OK -or- Unfav Too Fast)	3	31
Bicycle Traffic	-	9
Want Sidewalks/Bike Lanes/Walking Trails	-	9

4. Results from the Direct Questions on Traffic and Fencing are as follows: The Questions were asked using a 'Strongly Agree' to 'Strongly Disagree' metric (+2 to -2)

	Total Base	Subset of Residents for 15 Years or less	Subset of Residents for 16 years or more	Subset of Residents living on a Main Thoroughfare
Base Size	(183)	(89)	(83)	(52)
Reduce N. Vanderbilt to 25 mph	-0.49	-0.35	-0.63	-0.08
4 way stop at Cedarcliff & Vanderbilt	+0.13	+0.39	-0.13	+0.25
4 way stop at Busbee & Vanderbilt	+0.05	+0.52	-0.44	+0.19
4 way stop at Stuyvesant & Greenwood	-0.23	+0.13	-0.61	-0.06
Close Hendersonville & Ridgefield Rd	0.00	+0.06	-0.06	+0.28
Create Specific Construction Route	+0.51	+0.68	+0.34	+0.62
Fences in SIDE yards	+0.67	+0.71	+0.63	+0.83
Fences in BACK yards	+0.91	+0.97	+0.82	+1.06
GATES across Driveways	+0.38	+0.36	+0.41	+0.57

CONCLUSIONS

1. The overall satisfaction rating is outstanding. In over 35 years of managing Market Research studies, very very few have ever had this high an overall rating. You should be proud of this result.
2. The Direct Question traffic ratings showed some interesting patterns.
 - a. Results show that traffic issues are an important, high energy issue. Generally – there were few people giving answers in the 'neither agree or disagree' response, which is very unusual. They were much more likely to use the extremes of the scale.
 - b. All subset results should be carefully weighed before making a decision. There were meaningfully different results when comparing those who have lived here 15 years or less to those who have lived here longer. Also, those who lived on a main

thoroughfare were much more positive about traffic changes on Vanderbilt, as might be expected.

3. Overall, everyone is in favor of specific construction routes and are neutral to the idea of closing the Ridgefield/Hendersonville intersection. Those who have lived here longer are generally against any speed lowering or stop sign additions, in significant contrast to those who have lived here fewer years! Those who actually live on a main thoroughfare, however, are in favor of 4-way stops at Busbee and Cedarcliff. Speed lowering on N. Vanderbilt and a 4-way stop at Greenwood were more neutral to those that lived on a main thoroughfare.
4. Voluntary Comments were very useful at identifying key issues to be addressed. Please read the verbatums (Attachment 2) to get a sense for the emotion people feel about these issues! While 30% of residents said they had no real issue with traffic, the same percent of people said speed was too high, 17% said cut-thru traffic was an issue, and about 8% complained about contractor traffic and speed. Bicycle traffic and disregard for stop signs was another issue. About 9% said they want walking trails, sidewalks, or bike lanes!
5. Direct Questions on fencing were all very favorably rated.

RECOMMENDATIONS

1. Use the issues identified by Voluntary Comments to help in focusing what Town actions (heightened enforcement versus speed limits versus speed bumps versus stop signs) should be implemented, in what order.
2. Even though this survey was about traffic, bicycle issues, sidewalks, and walking trails came up as issues. I'd recommend a survey, focus groups, or a task force be implemented to address these issues soon.

Thank you for allowing me to design and field this survey. Please let me know if there is anything else I can do to help.



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