

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Haymount Historic District Boundary Increase

Fayetteville, Cumberland County, CD0969, Listed 4/10/2007

Nomination by Michelle Michael

Photographs by Michelle Michael, February 2007



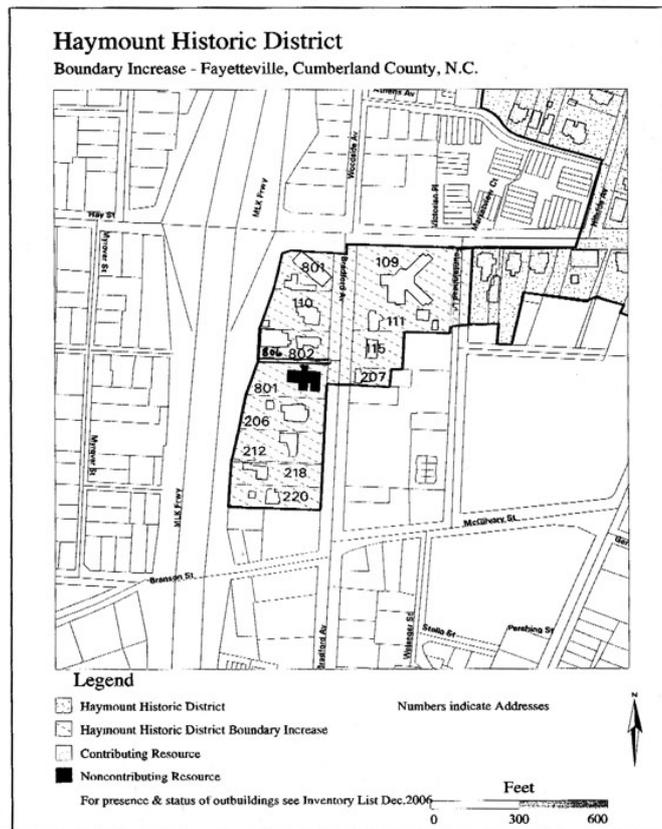
Edgar Allen Poe House, 206 Bradford Avenue



Edwin J. Wells House, 111 Bradford Avenue



McMillan-Rankin House, 110 Bradford Avenue
and St. Patrick's Catholic Church, 802 Arsenal Avenue



Historic District Map

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

1. Name of property

historic name Haymount Historic District Boundary Increase

other names/site number _____

2. Location

street & number 100-200 blks Bradford Ave.; 801 Hay St.; 801, 802, 806 Arsenal Ave. not for publication N/A

city or town Fayetteville vicinity N/A

state North Carolina code NC county Cumberland code 051 zip code 28305

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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
X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant
 ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

 Signature of certifying official Date

North Carolina Department of Cultural Resources
 State or Federal agency and bureau

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

 Signature of commenting or other official Date

 State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
___ entered in the National Register ___ See continuation sheet.	_____	_____
___ determined eligible for the National Register ___ See continuation sheet.	_____	_____
___ determined not eligible for the National Register	_____	_____
___ removed from the National Register	_____	_____
___ other (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

Haymount Historic District Boundary Increase
Name of Property

Cumberland Co., N.C.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 site
 structure
 object

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

Contributing	Noncontributing	
<u>17</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>17</u>	<u>2</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic Resources of Fayetteville, N.C.

Number of contributing resources previously listed in the National Register
43

6. Function or Use

Historic Functions
(Enter categories from instructions)

Cat: Domestic Sub: single dwelling
Domestic multiple dwelling
Domestic institutional housing
Health Care hospital
Religion church
Religion church-related residence

Current Functions
(Enter categories from instructions)

Cat: Domestic Sub: single dwelling
Government government office
Commerce/Trade business
Commerce/Trade professional
Health Care medical business/office
Religion church

7. Description

Architectural Classification (Enter categories from instructions)
Queen Anne; Colonial Revival; Other: gable-and-wing

Materials (Enter categories from instructions)
foundation brick
roof asphalt
walls brick
weatherboard
other slate
sandstone
vinyl

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

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

architecture

health/medicine

Period of Significance

ca. 1847-ca. 1957

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hartmann, Charles (architect)

Vaughn, Ruffin (builder)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Haymount Historic District Boundary Increase
Name of Property

Cumberland Co., N.C.
County and State

10. Geographical Data

Acreeage of Property approx. 12 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 692160 3881300
2 17 692340 3881300

Zone Easting Northing
3 17 692340 3881160
4 17 692200 3880960
____ See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title M. Ruth Little

organization Longleaf Historic Resources date Dec. 6, 2006

street & number 515-A St. Mary's Street telephone 919.412.7804

city or town Raleigh state N.C. zip code 27605

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

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Haymount Historic District Boundary Increase
Cumberland County, N. C.

Section 7: Description

The Haymount Historic District Boundary Increase, in Fayetteville, adds two additional blocks to the west end of the Haymount Historic District (NR 1983). The existing district contains forty-one contributing historic buildings, all dwellings. The boundary increase, which centers on Bradford Avenue, contains thirteen primary buildings that were built between ca. 1847 and 1948 consisting of nine houses, a hospital, a church, an apartment building, and a former nurses' residence that is now the Museum of the Cape Fear. The Edgar Allen Poe House, 206 Bradford Avenue, is listed in the National Register (1983), with two contributing resources, the house and a smokehouse. The district stands on the west side of the business district of Fayetteville, in Cumberland County. The district expansion boundaries consist of Hay Street on the north, Fountain Head Lane and the rear property lines of 115 and 207 Bradford Avenue on the east, the south property lines of 207 and 220 Bradford Avenue on the south, and the four-lane Martin Luther King Freeway, constructed in the 1980s, on the west. The addresses included in the expansion are 109 to 207 Bradford Avenue; 801-806 Arsenal Avenue; and 801 Hay Street. Twelve primary buildings and five outbuildings contribute to the area's historic character (82%); one primary building and one outbuilding are noncontributing.

The area west of Bradford Avenue was a part of the U. S. Arsenal, built in 1838 on top of Haymount Hill by the federal government as a rifle factory and munitions depot. At the end of the Civil War, General W. T. Sherman destroyed the complex because it had been operated by the Confederate army during the war. The ruins were a prominent landmark in Fayetteville until the early twentieth century, but the section along Bradford Avenue was subdivided into building lots at the end of the nineteenth century. Behind the Museum of the Cape Fear, a pedestrian bridge spans the Martin Luther King Freeway to access "Arsenal Park," a monument to the destroyed arsenal. The distinctive brownstone used in the arsenal was hauled away by Fayetteville citizens over the years and reused as steps, walls, and rock gardens. It is seen in various yards in the expansion area.

The boundary increase includes a short section of Arsenal Avenue, which intersects Bradford Avenue between the 100 and 200 blocks. 802 and 806 Arsenal Avenue are St. Patrick's Catholic Church and rectory, Gothic Revival-style 1936 buildings. Arsenal Avenue is interrupted by the Martin Luther King Freeway, but continues on the west side of the freeway. Overall, the district boundary increase area houses are one- and two-story frame and brick construction set at varying setbacks from Bradford Avenue. There are no sidewalks, and houses are shaded by mature hardwood trees. All of the houses are early twentieth-century Colonial Revival in style with the exception of the 1897 E. A. Poe House of Queen Anne style and the McMillan-Rankin House, built in 1851 and expanded into a gable-and-wing form in later years.

The largest and most significant building in the increase area is Highsmith Memorial Hospital, designed by Charles Hartmann of Greensboro in a Beaux Arts modified Spanish Colonial Revival style and completed in 1926. The four-story brick building has the footprint of the letter "Y" with the entrance and administrative wing located in the main shaft of the Y, facing Bradford Avenue, and the patient rooms located in the diagonal prongs of the Y that overlook the rear of the property, facing east toward the central business district. Because the site surmounts Haymount Hill, there is a splendid vista to the rear. Around 1970 the hospital was modernized with

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front, side and rear additions, as well as replacement windows, therefore it has lost much of its distinctive architecture. Since 1986 it has been the Cumberland County Mental Health Center.

The hospital constructed an unornamented two-story brick nurses' residence about 1948 across the street at the corner of Arsenal Avenue. Because this was remodeled into the Museum of the Cape Fear about 1990 by adding a bold entrance pavilion and covering much of the wall surface with concrete panels, it is noncontributing.

The rest of the boundary increase area buildings retain a high degree of integrity and convey the quiet domestic character found throughout the Haymount Historic District. Across Bradford Avenue from Highsmith Hospital stands the twelve-unit stuccoed Colonial Revival-style Devereux Apartments. Its diagonal placement facing the intersection of Hay and Bradford streets provides a Beaux Arts graciousness. Facing the Museum of the Cape Fear is the small, picturesque Gothic Revival chapel of St. Patrick's Catholic Church. Built in 1936, the brick chapel has a similarly detailed brick rectory beside it on Arsenal Avenue.

The three oldest houses in the expansion area are local landmarks: the McGary-Small House, 207 Bradford Avenue, ca. 1847; the McMillan-Rankin House, 110 Bradford Avenue, ca. 1851; and the E. A. Poe House, 206 Bradford Avenue, 1897. While the McGary-Small House has its original heavy timber frame, the only visible fabric from its period of construction is a Federal-style mantel on the interior. The exterior was remodeled in the Colonial Revival style in the early twentieth century. The nine-over-nine sash windows may be early as well. The McMillan-Rankin House has a ca. 1851 core that is concealed by later nineteenth century additions that give the house a vernacular Queen Anne style. The Poe House is a remarkably intact large two-story frame house of Queen Anne style, with a high hip roof and a wraparound porch and balcony with intricate detailing. The house is now owned by the adjacent Museum of the Cape Fear and operated as a house museum.

The remaining five houses, built between ca. 1910 and ca. 1938, are Colonial Revival in style. The Edwin Williamson House, 212 Bradford Avenue, is a large ca. 1910 weatherboarded (now vinyl sided) house with such authentic colonial details as a triglyph and metope cornice, a pedimented entrance, and large wooden sash windows. The W. W. Horne House, 115 Bradford Avenue, is a mid-1920s large weatherboarded two-story house. The asymmetrical façade has an off-center entrance with a porch and an adjacent large arched sash window illuminating the stairwell. The contemporaneous E. J. Wells House, 111 Bradford Avenue, is a two-story brick house with a fine stone pedimented entrance. The two southernmost houses in the district were built by the physician brothers who operated Highsmith Hospital. Both houses are set very far back from the street and have high front retaining walls and a central shared driveway built of the local brownstone known as "Arsenal stone" because it is the material from which the U.S. Arsenal was built in the 1830s. It is likely that this stone was recycled from the arsenal ruins. Dr. J. Frank Highsmith Jr.'s house at 218 Bradford Avenue is a two-story brick house with a two-story front portico built about 1936. Dr. William C. Highsmith's house, built about 1938 at 220 Bradford Avenue, is a two-story frame house with an arched entrance porch and paneled aprons beneath the lower façade windows.

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Notes:

Properties are organized alphabetically by street name and numerically by street number.

Some buildings are dated by their earliest appearance in the 1914, 1923, and 1930 Sanborn maps and/or by their earliest listing in surviving Fayetteville City Directories of 1909, 1916, 1924, 1928, 1937, 1939, 1946, and 1951. Secondary sources utilized were *The Story of Fayetteville*, by John A. Oates, 1972; detailed survey files compiled by Linda Jasperse during the historic architecture survey of Fayetteville in 1980, and Landmark Designation Reports.

All buildings are categorized as C (contributing) or NC (noncontributing) based on the following criteria. Any building built after the end of the period of significance, ca. 1948, is noncontributing due to its age (NC-age). Buildings built before 1948 that have lost their architectural integrity because of substantial additions and/or alterations incompatible with their original character are categorized as noncontributing because of these changes (NC-alt.). Examples of this are complete window, door, and porch replacements and extensive post-1948 additions.

Arsenal Ave., S side	
801 Arsenal Ave. NC-alt. Ca. 1948; ca. 1980	Museum of the Cape Fear (Highsmith Hospital Nurses Residence). The nurses residence was built about 1948 to house nurses at Highsmith Hospital, located a short distance away. The 2-story flat-roofed brick building on a raised basement occupies a large lot at the corner of Arsenal and Bradford Aves. A pair of 1-story wings extend to the rear. Large 2/2 wood sash windows originally illuminated the building, but most were removed during the remodeling ca. 1980 that converted the building into the Museum of the Cape Fear. In order to create a Post-Modern design, large portions of the wall surfaces were covered with beige stuccoed panels. Sections of original windows on the front, sides, and rear are concealed by metal screens. The focus of the design is the 2-story glazed entrance wing with a stuccoed, arched frontispiece located in the center of the front elevation facing Arsenal Ave. The property is bordered on the west side by Martin Luther King Freeway. A metal pedestrian bridge extends across the highway to "Arsenal Park," the site of the U.S. Arsenal. [1946, 1951 city directories]
802 Arsenal Ave. C 1936	St. Patrick's Catholic Church. 1-story side-gabled Gothic Revival-style brick church. The 5-bay-wide façade has gabled wings at the outer bays and three metal casement windows in the central bays. The east wing contains a double door, a high wood transom, and a corbelled brick surround. The west wing has a louvered bell tower set in the inside corner. All windows are metal casements with transoms. The side and rear walls have shallow buttresses with concrete caps. In the 1950s and 1960s St. Patrick's Church operated an elementary school on Ft. Bragg Road in the

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	<p>Haymount neighborhood. The church is now St. Michael the Archangel Maronite Catholic Church. [1946 city directory]</p>
<p>806 Arsenal Ave. C Ca. 1936, ca. 1990</p>	<p>St. Patrick’s Catholic Church Rectory. The 2-story hip-roof rectory, 3 bays wide and 3 bays deep, with red brick walls, metal casement windows with transoms, and a central Gothic-arched entrance, harmonizes with the church. Above the entrance a stone cross is set into the brickwork. On the east side is a flat-roof porch with brick piers. About 1990 a 2-story brick social hall was added to the west side of the rectory.</p>
<p>Bradford Ave., W side</p>	
<p>110 Bradford Ave. C Ca. 1851, ca. 1890, ca. 1920 Local Landmark</p>	<p>McMillan-Rankin House. The second oldest house in the district, the house is a 1-story gable-and-wing house with weatherboard walls, an entrance with a diamond-paned transom and sidelights, and a front flat-roof porch with slender columns and a turned railing. Beside the porch is a bay window with a pair of sashes and a paneled apron. Other stylish features are a wide flat fascia board, wide eave returns, diamond-shaped louvered vents in the gable ends, and 3 substantial interior chimneys with corbelled brick stacks. A white picket fence encloses the shady yard. It was apparently built ca. 1851 for John Waddell Jr. and purchased in 1872 by Daniel McMillan. It remained in the McMillan family until 1920 when Claude Rankin, a cashier at Cumberland Savings & Trust Co. and assistant treasurer of the Cape Fear Fair Association, purchased it. In later years Rankin was owner of Claude Rankin & Son Insurance Co. Rankin family descendants still own the property in 2007. The one-story side-gabled original house received the wing addition about 1872, the bay window ca. 1890, and the entrance and front porch about 1920. [Ed Turberg, McMillan-Rankin House Landmark Designation Report, 1983]</p> <p><u>C Barn/Garage Ca. 1930.</u> Behind the house is a gabled building with two garage bays and a boarded-up opening set between/above them. The current owner refers to the building as a “barn” and calls the boarded-up opening a “hay loft.” The walls have vinyl siding and the roof has asphalt shingles.</p>
<p>206 Bradford Ave. C 1897 Local Landmark National Register</p>	<p>Edgar Allen Poe House. The large 2-story frame house of Queen Anne/Eastlake style is the most impressive house in the district. The 3-bay wide house has a high hip roof, 2 interior brick chimneys, weatherboard walls, and a tall double door entrance with paneled soffit. Windows are primarily tall 2-over-2 sashes. The most stylish feature is the 1-story porch that wraps around to the south side, with turned posts and balusters and an ornate sawnwork frieze. Over the central bay is an upper balcony with identical trimwork and a pedimented gable. E. A. Poe, owner of the</p>

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	<p>largest brickyard in town, constructed the house in 1897 for his wife Josephine and their large family. It was designed by a Pennsylvania architect and built by local builder Ruffin Vaughn. Poe's daughter Elizabeth Poe sold the house to the state of N. C. to be operated as a museum in the late 20th century. <u>C Smokehouse Ca. 1897.</u> Front-gabled smokehouse of common bond brick with a wood shake roof. <u>NC Dairy. Ca. 1985.</u> Small side-gable weatherboarded dairy.</p>
<p>212 Bradford Ave. C Ca. 1910</p>	<p>Edwin H. Williamson House. Set well back from the street on a large lot, the house is a 2-story, 5-bay, side-gable frame house of Colonial Revival style, with flanking 1-story shed wings and gable-end chimneys. A number of lovely Colonial details grace the house. The paneled door has narrow leaded sidelights, fluted pilasters, and a pediment with a dentil cornice. Flanking the entrance are tall narrow diamond-paned windows that act as detached sidelights. Above the door is a large 12-over-12 wood sash. In the lower façade are 8-over-12 sash; in the upper façade are 6-over-6 sash. A triglyph and metope cornice extends across the façade. The south shed wing has a door with a 4-pane transom; the north wing has an 8-over-12 sash. An original 1-story garage wing extends to the rear. The rear entrance is bowed, and a large bowed bay window overlooks the rear yard. In recent years the weatherboard was covered with vinyl siding. The house was built for Edwin H. Williamson, an owner of Holt-Williamson Manufacturing Co. located in Fayetteville near the Cape Fear River. [1910 city directory; Oates, 439.]</p>
<p>218 Bradford Ave. C Ca. 1936</p>	<p>Dr. J. Frank Highsmith Jr. House. 2-story, 5-bay, side-gabled brick Colonial Revival-style house with gable-end chimneys and a full portico across the facade. The center paneled door has sidelights and a fanlight set in an elegant fluted surround. The windows have 8-over-8 wood sash. South of the front door are a pair of wooden French doors opening to the portico. The walls are variegated orange and brown brick, and all openings have rubbed orange brick rowlocks. The house is set very far back from Bradford Ave. The front yard and driveway (shared with 220 Bradford) have retaining walls made of stone from the U.S. Arsenal. Dr. J. Frank Highsmith Jr. had the house built about 1936. In 1946 he was superintendent of Highsmith Hospital. [1928, 1937, 1946 city directories]</p>
<p>220 Bradford Ave. C Ca. 1938</p>	<p>Dr. William C. Highsmith House. William C. Highsmith, brother of J. Frank Highsmith Jr., constructed this Colonial Revival-style house next door to his brother, with a common driveway with a retaining wall of stone from the U.S. Arsenal set between the two houses. The house is not listed in the 1937 city directory, but appears in the 1939 directory. The 2-story, 3-bay, side-gable frame Colonial Revival-style house has gable-end chimneys and a concrete and brick terrace across the</p>

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	<p>façade. The central entrance has an arched 1-bay portico with fluted posts. Windows are 8-over-8 wood sash, with paneled aprons beneath the 1st story windows. Walls have wide waterboards. On the north side is a 1-story wing. Highsmith was a physician at Highsmith Hospital. <u>NC Carport. Ca. 1980.</u> Detached, flat-roof carport with metal posts.</p>
<p>Bradford Ave. E side 109 Bradford Ave. C. 1926, ca. 1970</p>	<p>Highsmith Hospital. The massive 4-story brick hospital with a pair of wings that extend diagonally to the rear has been a landmark of the Haymount neighborhood since its construction in 1926. The site, at the summit of Hay Street, overlooks Fayetteville's city center. A bronze plaque at the entrance indicates that Charles C. Hartmann of Greensboro was the architect, and James Fanning Inc. of Greensboro was the builder. Until remodeling about 1970, the hospital's Spanish Colonial Revival style attracted much attention. The building's dark red brick walls, a polygonal dome on the roof at the intersection of the wings, and a rooftop campanile with a terra cotta tile hip roof, paired wood brackets, and colorful ceramic tile walls are the most prominent features of its architecture. The hospital received front and rear additions and the replacement or bricking in of all original windows. The original stylish front porch was replaced by a 4-story square brick addition with a shallow curved entrance porch with brick piers and a flat metal roof. At the rear of the wings are plain brick stairwell additions. At the south side is a 1-story brick wing addition. The hospital was built by the Highsmith family, who served as its physicians and surgeons. In 1986 the facility became the Cumberland Co. Mental Health Center. The interior is completely remodeled. <u>C Mechanical Plant. Ca. 1926.</u> Rectangular 1-story brick building with stepped gable ends. Ca. 1970 a shed roof brick addition was built to the east. <u>C Greenhouse. Ca. 1950.</u> Small greenhouse with concrete block foundation and glass roof.</p>
<p>111 Bradford Ave. C Ca. 1925</p>	<p>E. J. Wells House. 2-story, 3-bay brick Colonial Revival-style house with end chimney and a high hip roof. The center entrance has a fanlight and a fine stone arched pediment supported on stone columns. Windows are paired 6-over-1 wooden sash, with flat arches with keystones on the lower façade. Above the entrance is a pair of 4-over-1 sash. To the south is a 1-story sunroom with original wood casements; to the north is a 1-story porch now infilled as a sunroom. The house was built between 1923 and 1930 for Edwin J. Wells, a cotton broker. [Sanborn maps, city directories]. The house is now owned by the Cumberland Co. Mental Health Center and used as offices for the Mental Health Auxiliary.</p>
<p>115 Bradford Ave.</p>	<p>Warren W. Horne House. Large 2-story, 5-bay, hip-roof frame Colonial Revival-</p>

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<p>C Ca. 1923</p>	<p>style house that is very intact. Features include wide weatherboard with cottage corners, large 6-over-6 wood sash windows, and wide corbelled eaves. A pair of beveled dormers, each with a 9-pane light, illuminate the high hip roof. The entrance has a paneled door with sidelights, sheltered by a flat-roof 1-bay porch with columns and a molded cornice. Beside the door is a tall round-headed sash window illuminating the stairwell. There is 1 interior brick chimney. Across the rear is a 1-story wing. Druggist Warren W. Horne, who operated Horne's Drug Store on Hay Street in downtown Fayetteville with his father and brother, had the house built. In the 1920s the address was 119 Bradford Ave. The house is now the dental office of J. H. Taylor, D.D.S. [1923 Sanborn map]</p>
<p>207 Bradford Ave. C Ca. 1847, ca. 1920 Local Landmark</p>	<p>McGary-Small House. 2-story, side-gable, 4-bay house that was originally one room deep. A 2-story shed wing and 1-story shed wing extend to the rear. The center paneled door with sidelights and fanlight has a Colonial Revival-style pedimented entrance porch. Narrow weatherboard covers the walls. Windows are tall 9-over-9 sash. The wide corbelled eaves have eave returns on the gable ends. The north side flat-roof porch is a recent replacement of the previous porch. The house was built about 1847 by Samuel W. Tillinghast. In 1849 attorney William McGary became owner. Later owners included David A. Ray, a promoter of the Fayetteville and Warsaw Plank Road and Dr. John Small, an early Fayetteville dentist who purchased it in 1876 from Ray's daughter. The only original fabric that remains is the timber framework. The present Colonial Revival style of the exterior is probably the result of an early 20th century remodeling. The most curious feature of the house is the southernmost bay, which contains the stair to the upper story, and which had a screen porch at the upper level. On the interior, the only fabric predating the early 20th century is a mantel in the north room of the 1st floor. It has a molded surround and flat-paneled frieze of Georgian or Federal design. [McGary-Small House Historic Landmark Report, 1982]</p>
<p>801 Hay St. C 1940</p>	<p>Devereux Apartments. 2-story, flat-roof masonry apartment building that is 11 bays wide and 4 bays deep. The Colonial Revival-style building has a handsome double door with leaded transom, fluted pilasters, and a broken pediment with dentil molding and a finial. Sets of six-over-six wood sashes with eight-over-eight sashes in the middle illuminate the façade, with smaller six-over-six sashes in between. Side elevations have single eight-over-eight and small six-over-six sashes. The walls have a smooth coating of concrete stucco. Beside the entrance is a metal plaque containing the building name and date of construction. Just below the roofline is a wooden dentil cornice. The interior contains a foyer with a dentil cornice and an elliptical arch leading into the hall running through the center of the building. Along each side of the hall are doors leading into the apartments. A stair with a colonial-</p>

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	<p>style balustrade rises behind the hall, located beside the center bay rear entrance. In recent years the apartments were converted into twelve office condominiums called Devereux Offices.</p> <p><u>C Shed. Ca. 1940.</u> Front-gable frame shed with exposed rafter tails and replacement fiberboard siding.</p>
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Section 8: Statement of Significance

The Haymount Historic District Boundary Increase adds an important street of mid-nineteenth to mid-twentieth century properties to the Haymount Historic District [1982]. The area, centered on Bradford Avenue, is a section of the Haymount neighborhood that is one of Fayetteville's oldest and most intact residential areas. It contains a range of residential and church architecture, from the 1897 Queen Anne-style Poe House, to the Colonial Revival-style Rankin, Williamson, Welles, Horne, and Highsmith Houses, and the Gothic Revival-style St. Patrick's Church. The residential area of Haymount, in Fayetteville, North Carolina, developed in the early 1800s on a picturesque elevated bluff west of central Fayetteville. The prominence of early residents earned the area a fashionable reputation that continued into the early twentieth century. The thirteen boundary increase area buildings consist of nine dwellings built from ca. 1847 to the 1930s, the Highsmith Hospital and Nurses Residence built in 1926 and ca.1948, the 1938 St. Patrick's Catholic Church, and the 1940 Devereux Apartments.

The Bradford Avenue area was the most significant section of Haymount prior to 1865, when the street served as the main entrance to the U. S. Arsenal constructed in the 1830s. Although destroyed in 1865, stones from the complex are reused as retaining walls and in landscaping along Bradford Avenue. The Haymount Historic District Boundary Increase meets National Register Criterion A for its health/medicine significance and Criterion C for its architectural significance to the city of Fayetteville. The Haymount Historic District was listed under the multiple property documentation form, "Historic Resources of Fayetteville (Partial Inventory: Architectural and Historic Resources only)." The district is referenced in section 8B, "Later Nineteenth Century," pages 12-15, and "Twentieth Century: 1901 to the Present," pages, 16-18. The historic architectural context for the district appears in section 7C, "Architectural Component," under the headings "Later Nineteenth Century Architecture," pages 6-10 and "Twentieth Century Architecture," pages 10-13. The period of significance begins ca. 1847 with the construction of the McGary-Small House and continues to ca. 1957 to take into account the continuing importance of the medical services provided by Highsmith Hospital.

Historical Background and Criterion A

Construction of the United States Arsenal in 1838 on a 100-acre site on Haymount Hill constitutes the background of the Haymount Historic District Boundary Increase. Bradford Avenue, originally named Adam Street, served as the eastern front boundary of the arsenal. The complex of brick and stone buildings, surrounded by high walls with octagonal brick and stone towers at the four corners, included a weapons and ammunition depot and a rifle factory. The arsenal was one of the most important federal government buildings in North Carolina during the antebellum era. Major James A. J. Bradford commanded the arsenal post. At the start of the Civil War the arsenal was captured by North Carolina forces for the Confederacy. In 1865 General W. T. Sherman destroyed the entire complex. Beginning in 1873, the U. S. government sold the property to a number of Fayetteville individuals. Streets were laid out, lots subdivided, and the arsenal site gradually developed as an

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extension of the Haymount residential area. Bradford Avenue was named for Major Bradford.¹ From the east side of Bradford Avenue is a panorama of Fayetteville's center city that made the area a very appealing residential location. The Donaldson Academy was constructed at the corner of Hay and Hillside streets in the Haymount Historic District in the 1830s, adding further appeal to Haymount as a residential development.

The earliest building in the boundary increase is the McGary-Small House, 207 Bradford Avenue. The lot, located across the street from the arsenal property, was purchased about 1847 by Samuel W. Tillinghast, who built a two-story frame house there. In 1849 a young law student, William McGary, became the owner. The house has had numerous owners, including David A. Ray, a promoter of the Fayetteville and Warsaw Plank Road, who owned it from 1859 to 1869. His daughter sold it in 1876 to Dr. John Small, an early Fayetteville dentist, who owned it until 1920.² In the early twentieth century the house was remodeled in the Colonial Revival style and its full front porch was replaced by a columned entrance porch. It harmonizes architecturally with the early twentieth-century Colonial Revival-style houses along Bradford Avenue.

About 1851 John Waddell Jr. constructed a one-story side-gabled frame house at 110 Bradford Avenue. After several interim owners, Daniel McMillan purchased the house in 1872 and apparently added the projecting south wing. About 1890 his son Benjamin added the bay window beside the entrance and a rear addition. In the early twentieth century, probably after banker Claude Rankin purchased the house about 1915, the entrance with diamond-paned sidelights and transom and the current porch with slender classical columns were added. The Rankins owned the house until at least the 1980s.

Lot Number Two of the arsenal property (206 Bradford Avenue) passed through two owners before C. D. Sedberry deeded it to Josephine Poe, wife of Edgar Allen Poe, in 1896. In 1897 the Poes completed their large two-story Queen Anne-style frame house on the lot. Supposedly designed by a Pennsylvania architect, the house was erected by well-known local builder Ruffin Vaughn.³ Its symmetrical hip-roofed frame main block is enlivened by a wraparound porch and balcony with richly elaborated posts, railings, and friezes. Poe operated the E. A. Poe Brick Company which was one of the largest in the region until the early 1940s. The Poes raised seven children in the house.⁴ Their daughter Elizabeth Poe lived there until the 1980s. Since then the Museum of the Cape Fear, a regional history museum, has owned the property and operates it as a house museum (NR, 1983).

Haymount snowballed in popularity after the turn of the twentieth century as merchants, businessmen, and industrialists and professionals moved out of downtown Fayetteville into the scenic suburb. Fayetteville families erected four fashionable dwellings along Bradford Avenue in the 1910s and 1920s. Textile manufacturer Edwin H. Williamson, one of the owners of the Holt-Williamson Manufacturing Company near the Cape Fear River in

¹ Oates, *The Story of Fayetteville*, 279-284; .Edgar Allen Poe House Historic Landmark Designation Report, date unknown. Copy in SHPO file.

² McGary-Small House Historic Landmark Designation Report, 1982. Copy in SHPO file.

³ Edgar Allen Poe House Historic Brochure, Museum of the Cape Fear.

⁴ Poe House Historic Landmark Designation Report.

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Fayetteville, built a large, refined frame house at 212 Bradford Avenue about 1910. The house stands on the location of the main driveway into the arsenal. The house is shown on the 1914 Sanborn Map, the earliest one that includes Haymount.⁵ Such classical features as the pedimented entrance surround, diamond-paned flanking windows, a very large sash window above the entrance, a late medieval jettied overhang, curved rear entrance, and attached garage at the rear marks the house as the work of an architect playing with architectural features of various eras. The Horne House, 115 Bradford Avenue, and the Wells House, 111 Bradford Avenue, are mid-1920s representative examples of the Colonial Revival style. Warren W. Horne operated Horne's Drug Store on Hay Street in downtown Fayetteville with his father and brother. His large two-story weatherboarded house is distinguished by an entrance porch, a tall round-arched window lighting the stairwell, and wide corbelled eaves. Next door, cotton broker Edwin J. Wells built a two-story brick house with an entrance fanlight and a lovely arched stone pedimented surround.

Highsmith Hospital, the largest and most significant building in the Haymount Historic District Boundary Increase, has a long and distinguished history in Fayetteville. Dr. J. Franklin Highsmith and Dr. J. H. Marsh opened the first organized hospital in the city in 1896.⁶ Dr. Highsmith's sons were physicians as well. In 1926 Dr. Jacob F. Highsmith, Jr. and Dr. William Highsmith constructed a large architecturally-sophisticated 100-bed hospital on Haymount Hill, at the southeast corner of Hay Street and Bradford Avenue, to replace their father's hospital on Green Street in the town center. They hired prominent Greensboro architect Charles C. Hartmann, designer of the Jefferson Standard Building, the premier Beaux Arts skyscraper in Greensboro, in 1923, to design their hospital. The four-story brick hospital with a Spanish Colonial-style rooftop campanile and radiating wings overlooked the city. The new hospital made the intersection the most prominent spot in Haymount. Until about 1960, when Cape Fear Valley Hospital was built on the outskirts of Fayetteville, this was the only community hospital in Fayetteville. In 1963 the hospital changed its name to Highsmith-Rainey Memorial Hospital in honor of Dr. Jacob Franklin Highsmith and Dr. William Thomas Rainey. Dr. Rainey practiced medicine for forty years at the hospital until his death in 1961.⁷ Haymount, particularly Bradford Avenue, became the location of choice for doctors' offices and their residences. About 1970 the hospital was modernized by adding a four-story front addition with International Style porch, stairwell additions to the rear of the wings, and the total remodeling of the interior. The monumental form, red brick walls, and the colorful terra cotta and tile campanile still convey the 1920s splendor of Highsmith Hospital, but it has lost much of its architectural integrity.

The Highsmith brothers were living on Green Street, close to the house of their parents and of other family members and to the original hospital, in 1926. By 1937 J. Frank Highsmith Jr. had constructed a house on a large lot at 218 Bradford Avenue. J. Frank's house is set well back from the street. The two-story brick house has a full façade portico reminiscent of George Washington's Mt. Vernon. Two sets of French doors open onto the portico beside the central entrance. William Highsmith's house next door at 220 Bradford Avenue, also set far back from the street, was completed by 1939. It is also Colonial Revival in style, but very different from his

⁵ Linda Jasperse, Williamson House Survey File, 1980.

⁶ Oates, *The Story of Fayetteville*, 835.

⁷ Parker, *Fayetteville, North Carolina, a pictorial history*, 168.

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brothers. The weatherboarded two-story house has a classical entrance porch and a concrete terrace across the façade. The brothers built a retaining wall out of the distinctive dark brown sandstone used in the arsenal buildings across the front of their lots, with a shared driveway, also with retaining walls, in the center.

In 1936 the congregation of St. Patrick's Catholic Church, which had met in downtown Fayetteville on Bow Street since 1832, built a new church and rectory at 802 and 806 Arsenal Avenue, at its corner with Bradford Avenue. In 1938 the church opened St. Patrick's Parochial School in Haymount.⁸ The congregation built in the Gothic Revival style, but constructed a church of side-gabled form rather than a front-gabled sanctuary. The small building has rich red brick walls, slate roofs, and a tall entrance with a corbelled brick arch. The rectory next door has similar brick walls and an arched entrance.

On a corner lot across Bradford Avenue from the hospital, a twelve-apartment building named the Devereux Apartments was constructed in 1940. The two-story stuccoed brick building with a handsome classical entrance is set diagonally on the lot so that it faces the intersection rather than directly on Hay Street. City directories of the 1940s and 1950s show that its residents were a mixture of single men and women and couples.

Across the street from St. Patrick's, Highsmith Hospital built a nurses' residence in the late 1940s. The large two-story brick flat-roofed building has two-over-two wooden sash windows. In the 1980s the building was substantially remodeled with new wall materials and an added entrance portico to serve as the Museum of the Cape Fear, a regional history museum. Metal screens that hide the original windows add to the transformation of the building. The dormitory has lost its original architectural integrity, but in its new role as a museum educating the public on the rich history of Fayetteville and the Upper Cape Fear region, it is an important addition to the neighborhood. At the west edge of the lot, a pedestrian bridge crosses the Martin Luther King freeway to Arsenal Park, a four and one-half acre greenspace that commemorates the site of the U. S. Arsenal.

During the second half of the twentieth century, Bradford Avenue continued to be a quiet residential street. In the early 1980s the Museum of the Cape Fear was created. In 1983 a portion of Haymount was listed in the National Register as the Haymount Historic District, but Bradford Avenue was not included because it did not contain a dense concentration of historic properties that were over fifty years old. Given the passage of time, the area is now an eligible boundary increase. In 1986 Highsmith Hospital, by then superseded by the much larger and newer Cape Fear Valley Hospital, closed its doors. The complex became the Cumberland County Mental Health Center. In recent years the Devereux Apartments were converted into offices, named Devereux Offices. The McGary-Small House has been restored as an architecture studio on the first floor, with architects' living space on the second floor. Three of the houses have been designated Local Landmarks: the Poe House, the McGary-Small House, and the McMillan-Rankin House. Currently the lots on the east side of the 200 block of Bradford Avenue, outside the boundaries of the increase area, are being developed with a group of condominium buildings. These new buildings are not visible from the district, however, because the lots slope down from the street and are screened by heavy tree cover and shrubbery. The addition of the Bradford Avenue

⁸ Oates, *The Story of Fayetteville*, 499.

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area will extend the district to incorporate most of the remaining historic resources associated with the original Haymount suburb. Only a few other early twentieth century neighborhoods are located in Fayetteville, including an area of bungalows known as Pershing Heights and another bungalow development called Haymount Heights, both located in northwest Fayetteville.⁹

Criterion C: Late Nineteenth and Early Twentieth Century Architecture in the Haymount Historic District and the Boundary Increase area

Fayetteville, located at the upper end of the Cape Fear River, the major navigable river in North Carolina, was one of the largest and most commercially significant towns in the state from its establishment in the eighteenth century until the early twentieth century. Dwellings in nineteenth century Fayetteville were concentrated around the central business district on the streets extending out from the Town Hall and Market House (National Historic Landmark, 1970) at Market Square. Hay Street, Green Street, Gillespie Street, and Person Street extend out from the Market House. A series of destructive fires and the desire to live in residential suburbs led to the gradual exodus from the town center out into suburban neighborhoods. Only isolated nineteenth century houses have survived in the town center.

One of the most desirable suburbs was Haymount, located at the foot of Hay Street about one mile from Market Square. The Haymount Historic District is the oldest section of Haymount, but constitutes only the earliest portion of the entire neighborhood. Located west of the Martin Luther King Freeway is the small village of Belmont, developed by the Confederate army during their occupation of the U. S. Arsenal in the Civil War. Several intact antebellum houses stand in the Haymount Historic District. Two antebellum houses, the McGary-Small House and the McMillan-Rankin House, are located in the Haymount Historic District Boundary Increase, but enlargements and alterations in the late nineteenth and early twentieth centuries have concealed their antebellum character. Houses built in Haymount in the late 1800s include both small and large frame Victorian dwellings, from the Etta Bell Clark Monaghan House, 119 Hillside Avenue, a pyramidal cottage with Queen Anne wraparound porch built about 1900, to the large two-story Queen Anne-style house built in 1897 at 206 Bradford Avenue for the E. A. Poe family. The McMillan-Rankin House, 110 Bradford Avenue, although built ca. 1851, was remodeled ca. 1890 into a one-story gable-and-wing house with late Queen Anne character that is the last manifestation of Victorian design in the boundary increase area. Early examples of the Colonial Revival style, which retained its popularity in Fayetteville throughout the first half of the twentieth century, are the Charles G. Rose House, 215 Hillside Avenue, and the Edwin Williamson House, 212 Bradford Avenue, ca. 1910. Both are two-story frame houses with leaded glass transoms and large sash windows.

⁹ Jasperse, "Historic Resources of Fayetteville," 8B.17.

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Section 10: Boundaries

UTM References

5. 17 692080 3880960

Verbal Boundary Description

The boundaries are as follows: starting at the southeast corner of the intersection of Fountainhead Lane and Hay Street continue west to the rear, northwest property corner of 801 Hay Street; then south along the west property line of 801 Hay Street, 110 Bradford Avenue, 806 and 801 Arsenal Avenue, and 206-220 Bradford Avenue; then east along the south property line of 220 Bradford Avenue; then north along the east property line of 220-206 Bradford Avenue, and half way along the east property line of 801 Arsenal Avenue; then east along the south property line of 207 Bradford Avenue; then north along the east property line of 207 and 115 Bradford Avenue; then east along the south property line of 109 Hay Street, then east across Fountainhead Lane to the east edge of the street; then north to the point of beginning.

Boundary Justification

The boundaries include all of the parcels associated with the historic buildings. The area's historic architectural character stands in sharp contrast to development of a different character surrounding it. To the north across Hay Street and to the east behind the rear property lines is new multi-family housing. To the south is later twentieth century housing and offices. The west boundary is the Martin Luther King Freeway, also known as the CBD Loop.

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Photographs:

The following information pertains to all photographs:

Photographer: M. Ruth Little

Date: July 2006

Location of Negatives: State Historic Preservation Office, Raleigh, North Carolina.

- A. Streetscape of McMillan-Rankin House, 110 Bradford Avenue, and St. Patrick's Church, 802 Arsenal Avenue, looking SW.
- B. View of Highsmith Hospital, 109 Bradford Avenue, looking SE.
- C. View of Horne House, 115 Bradford Avenue, and McGary-Small House, 207 Bradford Avenue, looking SE.
- D. Poe House, 206 Bradford Avenue, looking SW.
- E. J. Frank Highsmith House, 218 Bradford Avenue, looking NW.
- F. Museum of the Cape Fear (Highsmith Hospital Nurses Residence), 801 Arsenal Avenue, looking SW.
- G. Devereux Apartments, 801 Hay Street, looking SW.
- H. Highsmith Hospital, 109 Bradford Avenue, looking E.
- I. St. Patrick's Church, 802 Arsenal Avenue, looking NW.
- J. Williamson House, 212 Bradford Avenue, looking W.