

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

historic name The Cedars
other names/site number _____

2. Location

street & number 219 7th Avenue West N/A not for publication
city, town Hendersonville N/A vicinity
state North Carolina code NC county Henderson code 089 zip code 28739

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>2</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>1</u>	<u>2</u> Total

Name of related multiple property listing:
Historic and Architectural Properties in Hendersonville, N C A Partial Inventory
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.

William P. ... 12-28-88
Signature of certifying official Date
State Historic Preservation Officer
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:)

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: hotel

Current Functions (enter categories from instructions)

OTHER: banquet hall

7. Description

Architectural Classification

(enter categories from instructions)

Classical Revival

Materials (enter categories from instructions)

foundation stonewalls brickroof asphaltother woodmetal

Describe present and historic physical appearance.

The Cedars is a large, three-and-a-half story brick veneer hotel, built in a Neoclassical Revival style. It is nestled among large ancient cedars on a hilltop urban lot. These dendrological patriarchs lend their name to the structure. There is a rough stone retaining wall across the front of the yard. The same stone is used in the hotel's foundation. Its most striking feature is a monumental tetrastyle Ionic portico. Atop the full height portico is a deck and rail. Extending like wings from the portico is a single tiered wraparound porch with a simple railing. The structure has a hipped roof with shed dormers. Brick corbelling adorns the exterior walls between the second and third floors. Two prominent interior chimneys emerge from the roof of the main block. Aside from the impressive portico, the hotel is relatively plain. The front doorway with its transom and sidelights exhibits the influence of the Greek Revival in the later Classical Revival building styles. The original 12/1 and 6/1 sash windows have molded surrounds. The latter appear on the upper side elevations. There are diamond panes in the upper window sashes in the kitchen and between the parlor and dining room. These, too, are original. Several small additions have been built to the west and north sides of the structure. The roof is of abestos shingles.

The Cedar's exterior is unchanged with the exception of a replacement metal railing which tops the portico and a front fire escape, which begins at the front dormer, leads down to the deck atop the portico, and extends to the side, plus a rear fire escape. The portico roof railing echos the simple stick railing on the wraparound porch.

The Cedars is entered directly through a large parlor. To the left, separated by pocket doors, is a smaller parlor. Directly beyond the larger parlor is a columned doorway leading to a central stairhall. The original, simply detailed single-run stairway ascends from front to rear in the hall. To the left of this hall behind the stairs is another sitting room, beyond which, in a one-story wing, is the dining room. The kitchen facilities are to the rear of the building on the groundfloor. The mantels on the first floor are original and Neoclassical Revival in design.

There are nine guest rooms on both the second and third floors, which have identical floor plans. The doors, crowned by operable transoms, open onto a central hallway. One of the guest rooms on the second floor has a fireplace with its original Neoclassical Revival mantel. Some of the rooms have private baths; others share a common bath. The plaster walls on the second floor have been covered with vertical wooden paneling. On the third floor, the plaster walls are intact. There are fewer rooms on the fourth floor. These are dormered and have metal casement windows, and have a more utilitarian

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

character, indicating that they may have housed the staff. Throughout the upper floors, some of the ceilings have been lowered and some of the walls have recent sheetrock paneling.

The only interior structural change is the ongoing enclosure of the stairwells, which will be closed off by doors to conform to city regulations. The new sheetrock partition walls are being installed without damage to the stair rails.

Along the rear property line are two low garages of relatively recent age. One is frame and the other is concrete block. Both are non-contributing.

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)

Architecture
Entertainment/Recreation

Period of Significance

1914-1929

Significant Dates

1914

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

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

The Cedars is the largest and most imposing of the historic tourist accommodations in Hendersonville. This 3 1/2-story Neoclassical Revival brick hotel is a premier example of the Inns, Boarding Houses, and Hotels property type, and its relationship to Hendersonville is explained in "Tourism Development in Hendersonville, N C in Railroad Years, 1879-1929," Hendersonville Multiple Property Documentation Form. The hotel was built in 1914 for Jennie Bailey, wife of a local Southern Railway executive. Mrs. Bailey and, later, her daughter, operated the hotel until 1976.

One of the many hotels in Hendersonville during the early 20th century as part of the tourism boom in the area, the Cedars is exceptional in its brick exterior, and particularly in its use of the Neoclassical Revival style. It was built by Jennie C. Bailey, despite opposition from her husband, J. W. Bailey, then the head of Southern Railway. She argued that there was a definite need for another hotel in the town (according to the current owner, Clifton Shipman in an interview with Margaret L. Rothman, Survey & Planning Staff, September 28, 1988). In 1913, Mrs. Bailey purchased the property on Seventh Avenue from the estate of Nelson Bowen. The approx. 1-acre lot cost her \$2,200, an indication of elevated property values in Hendersonville due to the resort boom (Henderson County Deed Book 79, p. 410). A photo advertisement in the 1915 Hendersonville City Directory shows that the exterior of the structure has changed very little since the year it was constructed. The advertisement reads: "No consumptives, open all the year; Hot Water Heat/Running Hot and Cold Water in Every Room, Apply to Mrs. J. W. Bailey, Prop. & Owner." The Cedars was left to Mrs. Bailey's daughter, Mrs. Margaret Bailey Bland, at her death (interview with Clifton Shipman, September 28, 1988). It operated as an hotel until 1976, when it was sold by Mrs. Bland to Mr. Clifton Shipman. It is now used as a reception house, offering elegant spaces for parties and receptions.

9. Major Bibliographical References

Henderson County Deed Books, North Carolina State Archives, Raleigh, N C.

Hendersonville City Directory, 1915, Hendersvonville, N C.

Shipman, Clifton, Hendersonville resident. Telephone interview, September 28, 1988.

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:

Western Office, N C Archives & History

10. Geographical Data

Acreage of property 1.19 acres

UTM References

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3	9	0	9	2	6	0
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Zone Easting Northing

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Zone Easting Northing

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D

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See continuation sheet

Verbal Boundary Description

The nominated property is outlined in red on the enclosed Henderson County Tax Map No. 9568.07. It is Parcel 0293.

See continuation sheet

Boundary Justification

This is the entire city lot currently associated with the Cedars.

See continuation sheet

11. Form Prepared By

name/title Ruth Little and Margaret Rothman, staff

organization North Carolina Historic Preservation Office date 1988

street & number 109 E. Jones St. telephone (919) 733 6545

city or town Raleigh state NC zip code 27611



1122 1/2

1122 1/2

8133
(1.73A)

8358

9960

8596

8692

PORTION OF PARCEL
SEE MAP 95-5119

ROMAN CATHOLIC
CHURCH

0293
(1.79A)

3224

4275

0388

2358

0476

4531

2565

1589

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