

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Kanuga Lake Historic District

other names/site number Kanuga

### 2. Location

street & number North and west sides of SR 1283 (Kanuga Lake Road) N/A  not for publication

city or town Hendersonville  vicinity

state North Carolina code NC county Henderson code 089 zip code 28793

### 3. State/Federal Agency Certification

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

Jeffrey J. Crow, Acting SHPO 26 July 95  
Signature of certifying official/Title Date

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the 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

_____	_____
_____	_____
_____	_____
_____	_____

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	
40	6	buildings
1	2	sites
	3	structures
	1	objects
41	12	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

-0-

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

- DOMESTIC/hotel
- DOMESTIC/camp
- RECREATION AND CULTURE/outdoor recreation
- RELIGION/religious facility
- LANDSCAPE/natural feature

- DOMESTIC/hotel
- DOMESTIC/camp
- RECREATION AND CULTURE/outdoor recreation
- RELIGION/religious facility
- RECREATION AND CULTURE/sports facility
- LANDSCAPE/natural feature

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

- Bungalow/Craftsman

- foundation Stone
- walls Wood
- Stone
- roof Asphalt
- other Brick
- Metal

Narrative Description

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

See continuation sheet.

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture

Community Planning and Development

Social History

**Period of Significance**

1908-1945

**Significant Dates**

1909

1928/1929

1940

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Nolen, John--landscape architect/city planner

Smith, Richard Sharp--architect

Alexander, S. Grant--architect

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Kanuga Lake Historic District  
Name of Property

Henderson County, North Carolina  
County and State

## 10. Geographical Data

Acreage of Property ca. 100 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1	1 7	3 6 1 1 2 0	3 9 0 3 2 6 0
	Zone	Easting	Northing
2	1 7	3 6 2 3 2 0	3 9 0 3 4 6 0

3	1 7	3 6 2 0 4 0	3 9 0 2 4 4 0
	Zone	Easting	Northing
4	1 7	3 6 1 5 2 0	3 9 0 2 4 0 0

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 Davyd Foard Hood

organization \_\_\_\_\_ date 10 May 1995

street & number Isinglass, 6907 Old Shelby Road telephone 704/462-4331

city or town Vale state N.C. zip code 28168

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

Representative **black and white photographs** of the property.

### Additional items

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

### Property Owner

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

name Albert S. Gooch, Jr., President

street & number Kanuga Conferences, Inc.  
P.O. Drawer 250 telephone 704/692-9136

city or town Hendersonville state N.C. zip code 28793-0250

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

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

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Kanuga Lake Historic District

Narrative Description

Introductory Overview and Integrity Assessment

The Kanuga Lake Historic District, comprising some 100 acres including the Kanuga Lake and ~~fifty-three~~ buildings, structures, and sites, is an oasis-like church-related conference center in central Henderson County: it is located about six miles southwest of Hendersonville, the county seat, and four miles west of Flat Rock. The property has the appearance of a gently-rolling natural park with buildings enclosed by the deciduous and evergreen woodlands which enclose the historic compound. These woodlands rise up the sides of the mountains, encircling the center and cover the portion of the larger conference-held property (1,365.43 acres), that is not included in this nomination. The district, as seen on the USGS quadrangle map, is an irregularly-shaped parcel whose outlines generally reflect the shape of Kanuga Lake at its center: included in the nomination are the woodlands which encircle and enframe the lake and which, in turn, define and protect the privacy of the retreat. Except for the wood cross, on the south side of Kanuga Lake, all of the buildings and structures are located in a cluster on the northwest side of the lake. The Kanuga Lake Inn, the largest building in the district, is situated on a rise overlooking the lake, and on the site of the original Kanuga Lake Club House. Radiating from it, in a fashion like spokes from the center of a wheel, are six lines of thirty-nine historic cottages: thirty-seven of these cottages occupy their original sites. The other buildings and structures are located in proximity to the inn and these cottages. Except for cottages #1 through #6, the majority of these cottages face onto the main drive through the conference center which was once a public road.

The nominated acreage comprising the historic core of the Kanuga Lake Club resort, and its successor conference center, camp, and retreat, lies at the southeast edge of the larger 1,365.43-acre tract held by Kanuga Conferences, Inc. Approximately 802 acres of the larger tract were the principal holding of the Kanuga Lake Club. A comparison of the 1992 map of the Kanuga Conferences, Inc. lands with the USGS Horse Shoe, N.C. Quadrangle Map shows that Little Mud Creek is the principal water course on the current holding just as it was the principal water course on the original Kanuga Lake Club property. (The nominated acreage lies astride the course of Little Mud Creek and its impoundment which creates Kanuga Lake.) Little Mud Creek rises in the Evans and Blackjack Mountains to the west of the Kanuga Lake Historic District, and it flows in a generally easterly direction between Wolf Mountain to the north and Corn Mountain to the south. As the single important water course on the acreage which Stephens assembled for his Kanuga Lake resort, Little Mud Creek became, by necessity, the water source for Kanuga Lake. And, as the lake was conceived as the centerpiece of the resort, the club's buildings were situated to overlook it. The other defining factor in the location of the co-operative resort along the

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course of Little Mud Creek is that these creekside lands, framed by the rising terrain of Wolf Mountain to the north and Corn Mountain to the south, were the best buildable part of the original Kanuga Lake Club acreage. It was here that George Stephens developed his resort.

For the physical plan of the Kanuga Lake Club resort, George Stephens turned to landscape architect/city planner John Nolen. Documentary evidence supports Nolen's work at Kanuga; however, there is no known surviving plan which bears his name. Instead, there are two maps, dating to 1911 and 1913, respectively, which represent the core plan of the Kanuga Lake Club: these maps show the position of the lake, the club house, roads, and the cottages. In retrospect, they also demonstrate the remarkable extent to which the physical integrity of the original concept and the important relationship of the cottages to the lake have been preserved to the present. Unfortunately, neither of the two maps or any other known surviving map shows the complete extent of the Kanuga Lake Club lands and the manner in which the developed center of the resort related to the larger tract.

The earliest of the two maps, dated July 1911, was prepared by surveyor George W. Justice and was based on his actual survey of 1910: it is entitled "Map No. 1 Kanuga Estate Lots." While the map conveys the size of the lake and the placement of buildings, its purpose was to show the location of the individual lots which were to be deeded to club members. (These lots were conveyed to members in 1911 and 1912; however, none of the members elected to build summer cottages upon them.) The lake originally was about twice the size of its present boundaries: the lake as it exists now generally represents the western half of the original extent of the resort lake. Thus the relationship of the original thirty-nine cottages to the lake is preserved to the present. Lake Road, outlined on the 1911 map, encircled the lake and provided access to the lots, the club house, and the original thirty-nine cottages. The sections of Lake Drive on the south side of the lake and around its eastern end are no longer visible; however, the road survives in place (in the district) on the north side of the lake as the principal drive on the center property and along its course between cottages #9 through #15 on its south side and cottages #16 through #25 on the north. It should be noted that this northside part of Lake Drive was also a public road up to the mid 1980s which carried through Kanuga. The spur leading to the north, flanked by cottages #26 through #29 on the west and cottages #30 through #34, was intended to provide access to a group of lots in a cove here. Today, its path has been somewhat widened and paved over as a parking lot for conference employees and guests. Now, as then, cottages #35 through #39 stand elevated above the main road and face south/southeast to the lake. On the 1911 map, cottages #1 through #6 do not have lane/street access. The club house and the four cottages which became annexes are positioned on the north side of the lake and between it and Lake Drive. Today, the Kanuga Lake Inn occupies that same position and continues to function as the heart of the property.

The second map, dated 4 November 1913 and prepared by Blair and Drane of Charlotte, represents an even smaller portion of the resort property. It focuses on the built fabric of the

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resort standing on the northwest side of Kanuga Lake. In addition to the fact that it shows the thirty-nine individual cottages on demarcated lots--suggesting the possibility that Stephens might have considered selling these core cottages to club members--the map shows the developed features at the heart of the resort. Except for the club house, these important features survive intact in the district to the present. These include the main public road entering the compound from the west (between cottages #7-#15 and #16-#25) making a turn to the north as it approaches the club house, and then continuing on toward Hendersonville by a northeasterly route. The path of this road survives intact in the district. As the road approached the club house, its sand clay/gravel surface extended toward the building to provide doorside unloading and parking for carts and cars. This historic function has been continued to the present, in virtually the same area, where there is paved parking for a small number of automobiles in addition to temporary parking for arriving and departing guests, book store patrons, and the handicapped. The 1913 map also shows a secondary lane leading southwest, from the club house; it branches to the south, behind cottages #1 through #6, to provide vehicular access to them while a second lane continues to the southwest to a pair of garages and six buildings identified as Servants' Quarters. The appearance of these long-lost buildings is not known. In 1939-1940 when the Chapel of the Transfiguration was erected to the immediate west of the old club house, the head of this lane was moved to the north (to its present position) and cottages #7 and #8 were relocated; the path of the vehicular access lane behind cottages #1 through #6 has remained intact. Another original landscape feature, seen on the 1913 map which survives intact to the present, is the walkway along the east, lakeside fronts of cottages #1 through #6 which connects them with the club house. The map also shows a separate walkway connecting the north side entrance of cottage #6 with the club house and a long straight walkway leading from the club house down to the lakeside pavilion. While the configuration of the cottage #6 walk was altered during the construction of the chapel, the historic path of the walk from the club house to the lake pavilion remains largely intact to the present and connects those two important buildings's successor buildings.

The sense of absolute privacy and enclosure which characterize the Kanuga Lake Historic District is, in part, a relatively new phenomenon. From 1908 until the mid-1980s, the resort's principal roadway which is now the internal conference drive, was a state-maintained road, open to the public even if little-traveled. In the mid 1980s a new road, SR1283 (Kanuga Lake Road) was built on the south side of the lake at the expense of Kanuga Conferences, Inc.: it was deeded to the state as a replacement for the road passing through the heart of the conference center which, in turn, became a private lane.

After the failure of the cooperative resort here at Kanuga Lake, the property was acquired in 1929 by Episcopal church interests and came into use for religious and education programs and summer camps. It has since come to offer a series of year-around programs. During these transitions in the ownership and use of the property, the Kanuga Conference company has shown a remarkable sensitivity to the history, the integrity, and the physical character of the place. All thirty-nine of the one-story cottages (#1-#39) built for the Kanuga Lake Club survive in use, and thirty-seven of that number occupy their original sites. In 1938/1939 when

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the conference company set about to erect its first permanent building on the property, cottages #7 and #8 were relocated to new sites to the southwest, and the Chapel of the Transfiguration (#43) was erected on their former sites, immediately west of the former Kanuga Lake Clubhouse. Built from pine timber cut on the Kanuga lands, the chapel is sympathetic to the original buildings in design, materials, and workmanship.

Over the decades of the 1930s through the 1950s, it became clear that the former Kanuga Lake Clubhouse was inadequate for the growing programs and needs of the conference center: maintenance was also a factor. In the mid-1960s, the conference center directors determined to replace the old clubhouse with a modern new inn, dining hall, meeting rooms, and related facilities. The architect, Jr. Betram King, designed a new building (#44) of stone, glass, and wood in such a fashion that it appears as distinct units connected by walkways, passages, and terraces. Thus, a large building housing multiple functions appears as a series of smaller connected blocks: what might have been a massive single structure--intrusive and dwarfing the small shingle or board-and-batten clad cottages--is a more sensitive and somewhat respectful building which sits easily at the center of the district.

Subsequent building projects have likewise been sympathetic. Three bungalow cottages (#40-#42) have been relocated here from Hendersonville and placed in appropriate positions on the west end of cottage #15 (#15). When the old lakeside pavilion became too deteriorated to either repair or use, it was taken down. Although a Shingle Style building was not rebuilt in its place, the contemporary design of the Cunningham Pavilion (#45) recalls the spirit and character of the original building and it sits well at the edge of the lake and in the larger landscape.

Plant materials form an important part of the setting and landscape--and the character--of the Kanuga Lake Historic District. These include native trees and shrubs making up the dense woodlands which encircle and enclose the historic district and ornament the more open areas around the buildings. The principal planted feature of the landscape is the rows of white pines, probably dating from ca. 1909-1910, which have matured and now cast long shadows over the cottages in whose shadows they once stood. Volunteer evergreen and deciduous trees, including dogwood, have been retained to preserve the natural and informal setting of the retreat. In areas around the chapel and the Kanuga Lake Inn, there are more intensive plantings used to both enhance the building and to relate it to the preexisting natural landscape. Laurel and rhododendron occur in the woodlands and as volunteer and specimen shrubs throughout the grounds. There are pairs of old fashioned hydrangeas which survive in place at the top of stone steps inset in retaining walls between cottages #34 and #39. Elsewhere on the Kanuga grounds, there are low stone retaining walls, step features, and terraced areas which gently ease changes in grade and facilitate pedestrian movement. In recent years, some few low retaining walls of railroad ties, over-planted with juniper, have been added, particularly on the northwest side of the main drive. The interplay between nature, topography, plant materials, and structure, visible throughout the district is seen at its finest moment at the Chapel of St. Francis of Assisi. Set at the edge of the woodland on the north side of the

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entrance drive, it is shaded by the towering pines and firs and enclosed by laurel and rhododendrons. The altar is of native stone and stands on the east side of a small mountain brook which carries from the woodland southward to Kanuga Lake. The benches for worshippers, on the west side of the brook and facing east, are made up of unpainted boards with thick stump-like supports. Three simple deck bridges, with bark-covered rails, cross the brook and link the stone altar with the sitting area.

The Kanuga Lake Cottages: #1 through #39

Although the Kanuga Lake Inn is the largest building in the historic district, the architectural character of Kanuga is defined by the survival of thirty-nine one-story frame cottages. The cottages appear to have been built in two major periods of construction. Cottages #1 through #6 and probably #25 and #26--all having stone chimneys--were probably built in 1908 or 1909, together with the Kanuga Lake clubhouse. The other cottages, all covered with board and batten, are believed to have been built in 1909 and 1910. All thirty-nine appear on a map of the Kanuga Lake Club for which fieldwork was completed in 1910. Six of the earliest cottages (#1 through #6) are covered with wood shingles; however, the majority of the cottages (#7 through #24, #27 through #39) are covered with board and batten: two cottages (#25 and #26) are covered with weatherboards fitted with mitred corners. All are painted dark forest green and feature white trim. The cottages are positioned in five rows along a walk and lanes which radiate from the (site of the original) Kanuga Lake Inn. At the time of construction, the cottages were numbered, #1 through #39, and many of these numbers remain in place on the door lintels: these numbers survive in use today to denote particular cottages. The numbering of the buildings in this inventory list honors that enumeration and cottages #1 through #39 are buildings with inventory list numbers #1 through #39. All of these early-twentieth century seasonal houses occupy their original locations except for cottages #7 and #8 which were relocated in 1938/1939 to the southwest to new sites to allow for the construction of the Chapel of the Transfiguration on their original sites.

The cottages were designed by the English-born Asheville architect Richard Sharp Smith (1852-1924) and follow one of five plans designed to accommodate families of varying size. The three-room cottage, the smallest in size, features a living room with a fireplace, two bedrooms (each with a closet), and a bathroom: the bedrooms communicate with each other and the shared bathroom, as well as having doors onto the front porch. Nine cottages (#26 through #34) are built on this plan. The largest number of cottages, sixteen in all (#2 through #7, #9, #10, #12, #14, #16, #18, #20, #22, #23, #25), were built on the four-room plan. It is a narrow-fronted and deep cottage preceded by a front porch. A door in the center of the front elevation opens into the living room and on axis with the fireplace contained in an interior chimney. A door then opens into a long side-hall which extends the depth of the house: doors open off the hall into each of the three bedrooms and the common bathroom. The five-room cottage is a regular rectangle in plan and features a front porch inset in a corner with a door opening into the living room. The fireplace is tucked into a corner in this plan while a door opens into a center hall with two large bedrooms on one side and two smaller bedrooms,

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flanking the bathroom, positioned on the opposite side. Nine cottages (#8, #11, #13, #17, #19, #35 through #37, and #39) are built to this plan. The six-room cottage, containing five bedrooms, is a variant of the five-room plan and features an offset front porch that opens into the living room. The center hall is the spine of this cottage and is flanked by three bedrooms on one side and two bedrooms and the much-shared bathroom on the opposite side. Three cottages (#1, #15, and #38) are built to this plan. The seven-room cottage, the largest of the resort's offerings, is similar in plan and appearance to the six-room cottage: the chief differences are the provision of two bathrooms and a rear porch. Only two cottages (#21 and #24) are built on this model.

Except for their size, there is a surprising uniformity to the appearance and finish of the cottages: the principal difference is the use of either wood shingles or board and batten for the exterior sheathing. Most, where possible, are built low to the ground and rest on wood posts or portions of locust (or other) trees. The shifts in grade are accommodated by the use of wood lattice which screens the supports and the undersides of the cottages. The chief ornament of the cottages is the use of multi-pane casement windows: most of these featured paired leaves of eighteen panes per leaf. These windows are fitted with wood interior screens, many of which remain in place. The original doors connecting the porches with the living rooms are either paired French doors of twenty-seven panes per leaf, or more conventional single doors with eight panes above two tall vertical panels. Some few of the cottages retain their original screen doors fitted with a turned spindle frieze band. The ceilings of all the porches are sheathed with beaded tongue-and-groove ceiling. Many of the porches retain original/early Mission-style oak porch swings and two (or three) rocking chairs. The cottages are covered with hip roofs with exposed rafter ends along their eaves. In some cases the original/early wood shingles remain visible under the later asphalt shingles which cover all the cottages. All of the cottages have interior chimneys: cottages #1 through #6, #25, and #26 have stone chimneys while the other cottages have their original brick or replacement brick chimneys.

The interior finish of the cottages is likewise virtually identical, building to building. The floors are pine and many are painted. The walls are covered with wall board, pine paneling, or manufactured sheet paneling (of a later date). The ceilings of the porches and all of the interior rooms were originally sheathed with beaded tongue-and-groove ceiling and most of this remains visible: in other cases it has been covered over with plaster or another material. The doors and windows are simply framed. The original doors remain in place throughout the thirty-nine cottages and have horizontal panels of either five or six panels per door. The fireplaces in the cottages are set on elevated poured cement hearths and feature simple wood mantels with projecting shelves supported by triangular brackets: cottages #1 and #6 have mantels with console brackets. The bathrooms are furnished with mostly wall-hung sinks, toilets, and original claw-foot bathtubs. While many of the sinks and toilets have been replaced over the years, most of the bathtubs remain in place and in use: in some instances free-standing prefabricated shower stalls have been added to the existing bathrooms. In many of the cottages a second (or third) bathroom has been added, either inside the original cottage or in a small complementing frame addition. None of the cottages has kitchens: guests of

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the Kanuga Lake Club and those of the Kanuga Conferences have always taken their meals in the clubhouse and inn, respectively.

When the cottages were first occupied by members of the Kanuga Lake Club, they were furnished with Mission-style oak furniture crafted from trees felled on the resort lands and made locally. Nearly all of the living rooms retain oak desks and chairs. Some contain Mission-style settees and chairs (and tables); however, it seems like that these came from the now-demolished clubhouse since they appear overscaled in the cottage living rooms. The furnishings of the cottage bedrooms also represent the early period. Most contain their Mission-style oak dressers, bedside tables, and chairs. In the 1950s many of the original double bedsteads were replaced by metal twin beds and today nearly all of the bedrooms are furnished with twin beds of either metal or wood. Over the past several decades, the rooms have been supplemented with additional furnishings in keeping with the simple, rustic character of the cottages.

While various, necessary repairs had been made to the fabric of the Kanuga Lake cottages in the period after the Kanuga Conferences company acquired the property, the first identifiable program of renovations was initiated in the 1950s when many of the toilets were replaced, the metal twin beds installed, and other improvements implemented. A systematic program of renovations was initiated in the 1970s and that work has continued in phases to the present as funds and staff time are available. These renovations have been undertaken for two major purposes: one is the simple matter of maintenance to preserve the cottages; the other is to make them more comfortable and usable on a year-around basis. Two changes occurred on the exterior of the cottages. Frame underpinnings, concealed behind the traditional wood lattice, have been added to protect water pipes from freezing and to cut down on drafts. In recent years, the handsome multi-pane casement windows in many of the cottages have been replaced with manufactured eight-pane sash or casement windows, making the cottages more weather-tight. Inside the cottages, the original wall treatments, visible in bedrooms of cottages #19 and #34, have been replaced by real pine paneling (mostly in the living rooms) and manufactured sheet paneling which generally conveys a rustic feeling. Although these changes are noticeable, the retention of the mantels, doors, and so much of the beaded tongue-and-groove ceiling on the cottage ceilings, together with the original furnishings, continues to convey the original resort flavor to the interiors. During these renovations, small built-in counter units, containing bar sinks, refrigerators, and some storage, have been added to the living rooms of the cottages, in recesses beside the chimney breasts, so that guests can make coffee and enjoy other refreshments. In cottages #1 through #6, units of like type were added (probably later) in the halls. Otherwise, the essential character of cottage life remains intact.

(NOTE: The preceding general description of the cottages applies to all of the cottages, #1 through #39, which are listed as #1 through #39 below and it will not be repeated. Where the original multi-pane windows survive intact to the present or where there

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are other particular features of note, these qualities of the buildings will be cited in each entry. The plan and exterior sheathing of each cottage will be noted.)

1. Cottage #1  
1908/1909  
Contributing Building

Said to have been built for and occupied by the club developer, George Stephens, and his family, this six-room shingle-clad cottage is situated at the west head of the Kanuga Lake. It is one of the group of dozen cottages that were built in the first phase of the resort building program. It has a stone chimney and a low stone wall which retains a small front yard. The living room mantel shelf is supported by console brackets.

2. Cottage #2  
1908/1909  
Contributing Building

This shingle-clad cottage, built on the four-room plan, has been enhanced by the addition of a second bathroom, in a complementing shed, on the north side of the hall. Also dating from the first building program at Kanuga, this cottage has a stone interior chimney.

3. Cottage #3  
1908/1909  
Contributing Building

Also built on the four-room plan, this first-phase shingle-covered cottage was enlarged at an early date, ca. 1910s, by a weatherboarded block at the rear which contains a bedroom and bathroom: the weatherboards are fitted with mitred corners. The cottage and the addition were connected by an open breezeway-like porch which has since been enclosed. It has a stone interior chimney.

4. Cottage #4  
1908/1909  
Contributing Building

Like cottage #3, this shingle-covered cottage was built on the four-room plan and it was expanded by a 1910s hip-roof addition at the rear containing two bedrooms flanking a central bathroom. It also has a stone interior chimney.

5. Cottage #5  
1908/1909  
Contributing Building

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Cottage #5 is one of a quartet of four-room shingle-clad cottages built at Kanuga in the first phase of construction by the resort company. At the west end of the cottage's side hall there is a handsome original door, opening onto a wood stoop, which has a twenty-five pane arrangement above a diagonally-braced lower panel. This cottage also has a stone chimney.

6. Cottage #6  
1908/1909  
Contributing Building

Although the original promotional material stated that cottage #6 would be built on the five-room plan, it appears that it was built on the four-room plan and subsequently expanded, by 1913, by the addition of a bedroom ell on the north side. It has a stone chimney. This gable-front ell is finished with Bungalow-style projecting purlin ends and a rectangular louvered vent: paired twenty-seven pane French doors open onto a stoop. The original multi-pane door at the rear of the cottage remains in place, and the mantel is ornamented with console bracket supports. In recent years two bathrooms have been added on the north side of the hall: the rear one is handicap accessible by means of a timber ramp on the north side.

7. Cottage #7  
1909/1910; relocated and refitted in 1938/1939  
Contributing Building

This cottage was relocated to the southwest to its present site to allow for the construction of the Chapel of the Transfiguration. The four-room cottage is covered with board and batten. At the time of the move the chimney was rebuilt in brick: a gable-front screened porch with three projecting purlin ends projects on the front. The front and rear doors feature eight glazed panes above two vertical wood panels. Most of the rooms retain their original beaded tongue and groove ceilings. A shed addition containing a bathroom with shower was built on the north side in recent years.

8. Cottage #8  
1909/1910; relocated and enlarged in 1938/1939  
Contributing Building

Originally built on a five-room plan this cottage was expanded and embellished at the time of the relocation, 1938/1939, or shortly thereafter. Like cottage #7, this cottage is covered with board and batten. The addition at the rear of the cottage comprises a sitting room, a bedroom, and a bathroom. It appears that the original front porch was incorporated with the living room at the time of the relocation and the walls were covered with pine paneling, popular at the time: the fireplace has a stone surround which is enhanced by built-in bookcases. The screened porch, in a gable-roof ell, stands on cement block piers and appears to be of more recent date.

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9. Cottage #9  
1909/1910  
Contributing Building

Dating from the second period of construction, this cottage is a variant of the four-room plus plan and features a front, screened porch on the long side which here becomes the front elevation. It, too, is covered with board and batten. All of the rooms of this cottage retain their original beaded tongue-and-groove ceilings.

10. Cottage #10  
1909/1910  
Contributing Building

Cottage #10, also dating from the second period of construction, retains a high degree of integrity including its original brick chimney and the handsome paired eighteen-pane casement windows which so distinguishes the original appearance of the Kanuga cottages. It has a gable-front screened porch with projecting purlin ends and a louvered vent. This four-room plan cottage stands on piers with a wood lattice skirt and has not been underpinned. The interior retains its beaded tongue-and-groove ceilings. There is a shower-bath in the frame addition on the north side.

11. Cottage #11  
1909/1910  
Contributing Building

Cottage #11, built on the five-room plan and covered with board and batten, dates from the second stage of construction at Kanuga. The gable front of the cottage, with its inset screened porch, features exposed purlin ends and a louvered vent. The beaded tongue-and-groove ceilings remain visible in all the cottage's rooms. The present interior brick chimney is a replacement.

12. Cottage #12  
1909/1910  
Contributing Building

Basically identical in appearance and plan to cottage #9, this four-room cottage has a gable-front screened porch with exposed purlin ends and a louvered vent. The original brick chimney has been replaced in-kind. The interior retains its original beaded tongue-and-groove ceilings.

13. Cottage #13  
1909/1910  
Contributing Building

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This gable-front cottage with exposed purlin ends and a vent is built on the five-room plan and it has a rebuilt brick chimney. The cottage is covered with board and batten. The screened door on the porch, probably original, retains a frieze band of turned spindle balusters between the upper and lower sections of screening.

14. Cottage #14  
1909/1910  
Contributing Building

Virtually identical in original appearance and plan to cottages #9 and #12, this cottage retains a high degree of integrity including its original brick chimney and eighteen-pane paired casement windows. It, too, is covered with board and batten and has a gable front screened porch with exposed purlin ends. At the time of the field survey (13 December 1994), the cottage stood on wood post/tree trunk piers with a wood lattice skirt; however, it was in the process of renovation. The beaded tongue-and-groove ceilings are intact throughout the cottage.

15. Cottage #15  
1909/1910  
Contributing Building

Covered with board and batten, this six-room cottage retains its original brick chimney: it is one of only three cottages built on the six-room plan.

16. Cottage #16  
1909/1910  
Contributing Building

Raised on locust tree lengths with a skirt of wood lattice, this four-room cottage is covered with board and batten and retains a high degree of integrity: it has not been underpinned. The original brick chimney rises through its hip roof, and the windows retain their paired eighteen-pane casements. The front door has eight glazed panes above two tall vertical panels and an identical door at the rear of the cottage's side hall opens onto a small screened porch at the end of the southeast side elevation. On the interior the original beaded tongue-and-groove ceilings remain visible throughout the cottage.

17. Cottage #17  
1909/1910  
Contributing Building

Built on a five-room plan and covered with board and batten, this cottage also retains a high degree of integrity: it has not been underpinned. The original brick interior chimney remains in place as do the paired eighteen-pane French casement windows. Most of the interior rooms retain their beaded tongue and groove ceilings.

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18. Cottage #18  
1909/1910  
Contributing Building

This four-room cottage is covered with board and batten and retains its original brick chimney. The cottage has been underpinned and the window openings are fitted with replacement eight-pane modern casements. A framed card in the pine-paneled living room informs the reader that the cottage was renovated and furnished in 1987, endowed in 1990, and insulated and heated in 1994 by St. John's Episcopal Church, Fayetteville, NC. This chronology is typical of the sequential efforts to update and winterize the cottages.

19. Cottage #19  
1909/1910  
Contributing Building

This board-and-batten covered cottage is built on a five-room plan and retains a high degree of integrity: it retains its original brick chimney and paired eighteen-pane casement windows. It has not been underpinned. The interior of the cottage also retains a handsome appearance and a remarkable state of integrity. The living room has been sheathed with pine paneling: the ceiling here and throughout the cottage is the original beaded tongue-and-groove ceiling. The cottage bedrooms retain their wall finish which appears to be original: this consists of wall boards applied above and below a chair rail which are further finished with battens to give the appearance of paneling.

20. Cottage #20  
1909/1910  
Contributing Building

This four-room plan cottage has not been underpinned and retains a high degree of exterior integrity including its original chimney, board-and-batten sheathing, and paired eighteen-pane casement windows. The ceilings of the cottage's rooms retain their original beaded tongue-and-groove ceiling.

21. Cottage #21  
1909/1910  
Contributing Building

Believed to have been built during the second phase of construction, this cottage is one of only two erected on the large seven-room plan which provided six bedrooms and two bathrooms for guests. It is covered with board-and-batten: the windows are fitted with eight-over-eight sash. The cottage has been underpinned and the brick chimney is a replacement. A number of the bedrooms together with the living room retain their original beaded tongue-and-groove ceilings.

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22. Cottage #22  
1909/1910  
Contributing Building

Built on the four-room plan, this cottage has not been underpinned and has a high degree of exterior integrity. It is covered with board-and-batten and retains its original brick chimney and paired eighteen-pane casement windows. The ceilings of the cottage rooms retain their original beaded tongue-and-groove ceiling.

23. Cottage #23  
1909/1910  
Contributing Building

Like its neighbor, cottage #22, this board-and-batten-covered four-room plan cottage has not been underpinned and remains visually as built on the exterior with its brick interior chimney and paired eighteen-pane casement windows. The cottage rooms retain their original beaded tongue-and-groove ceilings. The living room here is furnished with a Mission-style settee and chairs which might have been first used in the original 1909 clubhouse/inn.

24. Cottage #24  
1909/1910  
Contributing Building

Together with cottage #21, this cottage is one of the only two built on the large seven-room plan which provided a living room, six bedrooms, and two bathrooms. It is covered with board-and-batten, and its windows contain eight-over-eight double-hung sash windows. It has been underpinned with a skirt of manufactured exterior-grade sheet paneling. The original chimney remains in place and on the interior the brickwork is exposed in the living room. The ceilings of the living room and four bedrooms retain their original beaded tongue-and-groove ceiling.

25. Cottage #25  
1908/1909  
Contributing Building

This four-room cottage is distinct from others built on that plan in that it is covered with mitred-edge weatherboards and has a stone interior chimney: it is also fitted with eight-over-eight double-hung sash in two-part window surrounds.

26. Cottage #26  
1908/1909  
Contributing Building

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Situated on a prominent corner lot to the northwest of the former clubhouse/inn and the present Kanuga Lake Inn, this cottage has an exterior finish virtually identical to cottage #25. It is sheathed with mitred-corner weatherboards and has a stone chimney and eight-over-eight double-hung window sash in two-part surrounds. It has a projecting gable-front bay on the east finished with two-part exposed purlins: the face of the bay contains a pair of twenty-seven pane French doors flanked by windows below a louvered vent. It is built on a variant of the three-room plan.

27. Cottage #27  
1909/1910  
Contributing Building

Erected on the three-room plan and sheathed in board-and-batten, this cottage has the unusual feature of a weatherboarded skirt which conceals the supports and underside of the cottage: the weatherboards have mitred corners. The cottage retains its brick chimney and paired eighteen-pane casement windows with interior screens. The cottage rooms and porch retain their beaded tongue-and-groove ceilings.

28. Cottage #28  
1909/1910  
Contributing Building

Also built on the three-room plan, this intact cottage stands on piers comprising sections of locust trees, some of which retain their bark. The foundation is screened by wood lattice. The board-and-batten covered cottage retains its brick chimney and paired eighteen-plane casement windows. Beaded tongue-and-groove ceilings remain visible throughout the cottage.

29. Cottage #29  
1909/1910  
Contributing Building

The finish and level of integrity of this three-room cottage is virtually identical to cottage #28 above.

30. Cottage #30  
1909/1910  
Contributing Building

The finish and level of integrity of this three-room cottage is virtually identical to cottages #28 and #29 above.

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31. Cottage #31  
1909/1910  
Contributing Building

The finish and level of integrity of this three-room cottage replicates that of cottages #28 through #30.

32. Cottage #32  
1909/1910  
Contributing Building

The finish and level of integrity of this three-room cottage replicates that of cottages #28 through #31.

33. Cottage #33  
1909/1910  
Contributing Building

The finish and level of integrity of this three-room cottage replicates that of cottages #28 through #32.

34. Cottage #34  
1909/1910  
Contributing Building

The general appearance of this three-room cottage and its level of integrity replicates that of the six preceding cottages built on the three-room plan. This cottage has the added distinction of retaining its original wall finish in the two bedrooms. Here dry wall/wall board is overlaid with battens to form a paneled effect both above and below the chair rail. A dry-laid stone wall carries from the east front corner of this cottage to cottage #35 and retains a yard-like area between the cottages: a flight of steps is inset in the wall, providing access to the rear door of this cottage and the front door of cottage #35.

35. Cottage #35  
1909/1910  
Contributing Building

Erected on the five-room plan this cottage is set on wood posts enclosed in wood lattice: it is sheathed with board-and-batten, and retains its original brick chimney. The cottage retains its paired eighteen-plane casement windows and beaded tongue-and-groove ceilings inside. A dry-laid stone retaining wall carries from the east front corner of this cottage to cottage #36: it contains an inset flight of stone steps.

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36. Cottage #36  
1909/1910  
Contributing Building

This board-and-batten covered five-room plan cottage is also built on wood posts with a wood lattice skirt: it retains its paired eighteen-pane casement windows. The porch, living room, and two of the bedrooms retain their original beaded tongue-and-groove ceilings. A stone retaining wall, with inset stone steps, carries from the east front corner of this cottage to cottage #37.

37. Cottage #37  
1909/1910  
Contributing Building

Built on the five-room plan and standing on wood posts screened with wood lattice, this cottage is covered with board-and-batten and retains its original brick chimney and paired eighteen-pane casement windows. The porch and interior rooms of the cottage all retain their original beaded tongue-and-groove ceilings. A dry-laid stone retaining wall, with inset steps, carries from the east front corner of this cottage to cottage #38.

38. Cottage #38  
1909/1910  
Contributing Building

One of three cottages built on the six-room plan, this cottage stands low on the ground and is covered with board-and-batten: it retains its paired eighteen-pane casement windows. Together with cottages #1 and #39, it is one of only three cottages whose front porches are not screened. It is the only cottage which retains its original paired screen doors in front of paired twenty-seven-pane French doors opening from the porch into the living room: these screen doors have frieze bands of turned spindle balusters. A dry-laid stone wall, with inset steps, carries from the front east corner of this cottage to cottage #39.

39. Cottage #39  
1909/1910  
Contributing Building

Like cottages #1 and #38, this five-room cottage is one of only three which have an open, unscreened front porch. It retains its original brick chimney and paired eighteen-pane casement windows. The foundation is screened by wood lattice. The porch and the interior retains their beaded tongue-and-groove ceilings.

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40. Neihoff Cottage #1  
ca. 1945; relocated at Kanuga in 1986  
Noncontributing Building

This well-crafted cottage and its companion (#41) to the west probably date from ca. 1945 and stood on property in Hendersonville which came into the ownership of Fred and Caroline Niehoff. When the decision was made to place the property in commercial use, these buildings were threatened with demolition. Instead of that drastic action, the two cottages were given to Kanuga Conferences, Inc., moved onto the property in 1986, and raised on new foundations and fitted up for occupancy. Although defined as "noncontributing" because of the date of their construction and removal here from some distance, these cottages are sympathetic in appearance, materials, and workmanship, and painted dark forest green like the original cottages. This small, rectangular three-room cottage stands on a mortared cement block foundation and is covered with board-and-batten and a side-gable roof of asphalt shingles. It has a gable-front porch: its windows contain six-over-six sash. The interior features a pine paneled living room, an adjoining kitchen which is also finished with pine woodwork, and a pine paneled bedroom. The bathroom has a black and white hexagonal tile floor and a black and white tile wainscot.

41. Neihoff Cottage #2  
ca. 1945; relocated at Kanuga in 1986  
Noncontributing

Like Niehoff Cottage #1, this cottage is a small well-finished building which stands on a painted cement block foundation and is covered with board-and-batten and a side-gable roof. It has a broad gable-front screen porch on the front which covers most of the facade; the windows contain six-over-six sash. The interior is fitted up as an efficiency unit with a combination living/bedroom and a kitchen alcove: this space is sheathed with pine paneling of the period. The bathroom, likewise well finished, has a black and white hexagonal tile floor and a white tile wainscot with a black border: it has a tiled shower enclosure.

42. Lucia Fox Cottage  
ca. 1935; relocated to Kanuga in 1989/1990  
Noncontributing Building

Like the adjoining Niehoff cottages to the southeast, this six-room frame bungalow originally stood in Hendersonville and was relocated here when threatened with demolition. It was donated by the First Commercial Bank of Hendersonville. The expenses of the relocation and fitting up at this site were borne by Lucia Katherine Fox: Mrs. Fox had previously donated the funds for the construction of the Fox Activities Building, dedicated on 29 June 1988, as a memorial to her late husband Harry Fox of Atlanta, Georgia. The cottage stands on a painted cement block foundation and is covered with wood shingles and a low hipped roof. It has a dominant gable-front screened porch supported by shingle-clad piers rising from an apron

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railing: the gable end is shingle clad and features stepped purlin ends and a louvered vent. The interior plan features a living room with adjoining dining room now fitted up as a kitchen/dining area, four bedrooms, and two bathrooms: the finish is typical of the period. The design, materials, and workmanship of the cottage is sympathetic with that of the cottages erected here: like them it is painted dark forest green with white trim.

43. Chapel of the Transfiguration  
1939-1940  
Contributing Building

Although a fund for the construction of a chapel at Kanuga had been initiated as early as 1930, the critical event which propelled the board of directors of the Episcopal retreat to undertake the building was Bishop Kirkman George Finlay's recommendation that S. Grant Alexander be the architect for the chapel. Within a few days of this public recommendation, Bishop Finlay died at Kanuga on 27 August 1938. The chapel was built as a memorial to Finlay. Alexander (18 -1953), a Scottish-born and educated architect practicing in Asheville, was responsible for the design of the rebuilding of Calvary Church, Fletcher, which had been virtually destroyed by fire in 1935. Bishop Finlay presided at the dedication of the rebuilt antebellum church on August 1938 and was impressed with Alexander's sensitivity in incorporating the new fabric with those fragments of the old building, including the tower, which had survived the fire. In September 1938, the Kanuga board set the total price for the building at \$10,000 and specified that the chapel be built from timber on hand or which would be cut at Kanuga. The building was completed and the cornerstone set in 1940. It was dedicated on 19 July 1942.

The Chapel of the Transfiguration occupies an important site, immediately west of the Kanuga Lake Inn, which had been the location of cottages #7 and #8; these cottages were relocated to the southwest so that the chapel could be built at the physical heart of the religious conference center. The impressive cross-plan frame building is covered with board-and-batten which rises from a wood shingle wainscot-like apron carrying around the base of the chapel. These materials repeat those used on the cottages at Kanuga; however, the chapel is painted celery green with an ochre ivory trim which distinguishes it from the residential buildings. There are few references to style in the chapel and most of these incorporate the Tudor arch which appears as a principal feature of the east entrance porch, the main entrance, entrances to the transepts and other parts of the building, and the window framing. The side elevations of the church are marked by tapering buttresses, also a Gothic Revival feature, which might have been a part of Alexander's original design or an addition to support and reinforce the side walls of the chapel which were found, during the course of building, to be insufficient to support the roof structure. The chapel is built on a red brick foundation which encloses a large basement which has been fitted up for meeting rooms and related facilities. The sacristy is contained in a two-story shaped-ell on the south side of the building. The chapel is covered with a grey-green asphalt shingle roof.

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The interior of the chapel is finished with pine paneling, cut from the Kanuga forests, which has remained neither varnished nor painted and has aged to a warm, mellow reddish-yellow color. The pews of the center-aisle church are likewise of Kanuga pine as are the furnishings of the chancel where gold-tinted windows imbue the space with a rich golden glow. Because of structural weaknesses, metal tie bars stretch across the nave of the chapel to tie the walls together. Wrought iron chandeliers hang from the ceiling which is marked by decorative beams rising from decorative brackets. The lancet arch marking the entrance into the chancel is outlined by twenty-nine bare light bulbs in white porcelain sockets. The stained glass window at the rear of the chancel is a memorial to the Rt. Reverend Junius Moore Horner (1859-1933) and other furnishings of the chancel are memorial gifts and contributions from churches and church groups. In 1977, some modest changes were made to the arrangement of the chancel area of the chapel to increase its flexibility for a range of worship services by conference and camp guests. In December 1994, a low platform was built eastward, toward the pews, to provide a setting for a more visible, portable communion table and attendant services.

44. Kanuga Lake Inn  
1967-1968  
Noncontributing Building

In the summer of 1963, Asheville architect J. Bertram King was asked by the directors of Kanuga Conferences, Inc., to prepare some preliminary drawings for a hotel to replace the Kanuga Lake Clubhouse, a large shingle-covered frame two-story hotel. A new hotel was one of many issues which confronted the board of directors in the early 1960s and it was not until midway in the decade that real progress was made toward raising money for the construction of the major new building--the costliest project undertaken to date by the conference company. The ground-breaking for the new hotel was held in the winter of 1967 and the old Kanuga Lake Clubhouse was razed for the new facility. The new building was completed in 1968 and dedicated on 30 June of that year.

The Kanuga Lake Inn is a large modernistic building of stone, wood, and glass; it is built on the general U-shaped plan wherein the three sides of the "U" serve specific purposes. Because of shifts in the natural topography, some parts of the building are one story in height while others are two or three stories. The open end of the "U" is "closed" by a two-level covered walk supported by stone piers, with meeting rooms below. This enclosure succeeds in creating, in effect, a four-sided building which surrounds an open landscaped courtyard. Although the Kanuga Lake Inn is the largest building at the conference center, its mass is not overwhelming. Nor is it as really intrusive as it might be for a building which serves as the main kitchen, dining hall, meeting place (with a series of rooms and chambers), and principal inn for the religious retreat. Instead, through the use of piers and panels of stone, varied window arrangements, wood sheathing, balconies and terraces, varied roof lines, and a visual hierarchy of parts, the architect succeeded in creating a large functional multipurpose building

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which appears to be a series of smaller blocks linked by well-placed stairways, walkways, and terraces.

As noted, the three sides of the "U" contain three distinct sections of the facility. Situated on the northwest is a tall one-story rectangular block which contains the conference and inn registration desk, library, and lounge, together with offices and related areas. The expansive gable roof of this block extends on the southwest elevation to cover a broad paved terrace, facing the lake, known as the "Rocking Chair Porch." An ell, off the lobby on the northwest side of this block contains the retreat bookshop. The finish of this public space incorporates the use of stone piers and wood finishes which impart an informal, casual character. The block to the northeast, connecting the two "arms" of the "U," is more functional in appearance and finish and it is covered with shed roofs of two heights: the lower shed roof covers the kitchen and food storage and preparation areas. The higher shed roof covers the two principal dining halls of the center. There are meeting rooms in the lower level of this block. The three-story inn forms the southeast block of the building: its elevations are covered with exterior sheet paneling between three-story piers of stonework which visually connect the inn with the other parts of the building. It has a three-level porch on the southwest gable end overlooking the lake. There are twenty-one guest rooms per floor arranged on either side of a center hall. The inn block is connected to the kitchen/dining room block by a stairwell and passageways on the northeast and to the lobby/lounge block by the aforementioned covered walkway which joins the arms of the "U" on the southwest.

45. Cunningham Pavilion  
1990-1991  
Noncontributing Building

Documentary post cards from the early twentieth century show a small shingle-clad boathouse as the principal original recreational building by the side of Kanuga Lake. In time, it was supplemented by a much larger pavilion, which contained changing rooms, broad open decks for leisure, and areas for informal gatherings. It became deteriorated and was demolished in 1970. In October 1990, plans were completed by Emory Jackson and Associates, a Hendersonville architectural firm,, for a large rectangular frame pavilion covered with a cross-gable roof. It has two main levels: the lower level contains changing rooms for bathers with a broad waterside wood deck which carries and descends to lower decks, walkways, and demarcated swimming areas at the edge of the lake. The upper, principal level is a large open area, sheltered by the expansive open-truss roof, which is anchored by the stonework of a massive interior chimney containing a large fireplace for chilly evening gatherings and grills for food preparation. At each gable end of the pavilion, there are stone retaining walls which enclose the foundation of the building, planters, and the stairways which connect with paths leading to the pavilion. Dedicated in October 1991 as a memorial to donor J. Wilson Cunningham of Winston-Salem, North Carolina, it is a building of traditional, functional design which is sympathetic to its site and the larger landscape.

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46. Guest Services Building  
1983  
Noncontributing Building

Located near the tennis and shuffle board courts to the east/northeast of the Kanuga Lake Inn, this simple rectangular frame building was erected to provide space for convenient restrooms for guests and a small laundromat. In form and materials it relates well with the inn: the corners of the frame building are enclosed by stonework piers which rise to support the shed roof: the elevations are sheathed with exterior-grade manufactured wood paneling with vertical striations. A shed porch protects the entrance on the east front.

47. Lakeside Chapel  
1987  
Noncontributing Site

Beginning in 1928, conference guests assembled at the lakeside for outdoor worship services in this general area. Worshippers could look across Kanuga Lake to a cross as a focus point in the landscape. Over time, the lakeside chapel has been relocated and rebuilt of simple materials to serve this important function. The present chapel, dedicated on 1 August 1987, is a generally rectangular area in a gently sloping site that consists of timber benches, arranged in three tiers of eight benches each, which address an open timber platform on which speakers, singers, and those leading worship services can stand. The platform and the benches are on axis with the cross on the south side of the lake, in an arrangement like that at Lake Junaluska, the Methodist conference center in Haywood County.

48. Chapel of St. Francis of Assisi  
1930s; 1941; 1963  
Contributing Site

This outdoor chapel, located in a mixed evergreen and deciduous woodland rich with laurel and rhododendrons, is situated on the north side of a gravel drive off the main paved entrance road into Kanuga. It has its origins in services held at/near here in the 1930s and was designated as the Chapel of St. Francis of Assisi in 1941. This outdoor place of worship is rendered all the more impressive and meaningful by a small stream which (flows southward and into Kanuga Lake and) physically separates the double rank of simple benches on the west from the stone altar on the east side. A trio of symmetrically-placed deck bridges with bark-covered timber railings span the branch, physically and symbolically linking the assembled worshippers on the benches with the "chancel" and its stone communion table. The clay frontal, made by Becky Jamerson of the Penland School of Handicrafts and installed in 1942, became deteriorated and was covered over in recent years by a bronze panel inscribed with a prayer of St. Francis. The iron cross and candlesticks on the altar were made at the John C. Campbell Folk School at Brasstown. In 1963, new redwood benches were mounted on rustic-shaped salt-treated timber ends: they have mellowed with age.

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49. Tennis Courts  
1980s  
Noncontributing Structure

This pair of paved tennis courts is enclosed in wire-mesh fencing and is informally placed in an open lawn-like area to the south of the entrance drive. The northernmost of the pair is partially inset in a bank: a low stone retaining wall retains the earth and tapers down to grade level.

50. Missanne Cain Boardwalk  
1994  
Noncontributing Structure

This simple wood deck boardwalk, with like railings, was erected in 1994 and follows an angular path across a marshy area between the tennis courts. Given as a memorial to Missanne Cain, it crosses the branch flowing from the woodland above the Chapel of St. Francis of Assisi into Kanuga Lake.

51. Shuffleboard Courts  
Third quarter of the twentieth century; renewed in 1993  
Noncontributing site

This pair of courts consists of long rectangular cement pads which are set near-flush with the ground and marked for shuffleboard play. Adjoining them are two wood boards for keeping score.

52. Sewage Treatment Facility  
Mid-1970s  
Noncontributing Structure

Situated in an isolated area east of the lake dam, this facility consists of two adjoining open-air rectangular cement pools, with appertaining machinery, inset in the earth and enclosed by a woven, mesh wire fence.

53. Cross  
Ca. 1980  
Noncontributing Object

Standing on the south side of Kanuga Lake, this cross, approximately fifteen feet in height, is the focus of attention for the Lakeside Chapel (#47) on the north/northwest side of Kanuga Lake. It is of simple frame construction and painted white. It is not illuminated.

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54. The Grounds of the Kanuga Lake Historic District  
1908 to the present  
Contributing Site

The property included in this nomination comprises some 100 acres of the total acreage (1,365.43 acres) held by Kanuga Conferences, Inc., which is used by the religious conference center for its programs and camps. The nominated property lies at the southeast edge of this larger property and is bounded in part by a state-maintained road (SR 1283--Kanuga Lake Road). This acreage includes the Kanuga Lake which covers approximately one-third of the nominated acreage. The tract includes all of the surviving buildings (#1 through #39) erected by the Kanuga Lake Club between 1908 and 1910, together with the chapel and other buildings and facilities (#40 through #53) developed by Kanuga Conferences, Inc., between the 1930s and the present.

The present landscape of the Kanuga Lake Historic District recalls the appearance of the property early during its period of significance as can be seen in the many documentary postal cards which survive from the 1910s and 1920s. The area around the lake, the cottages, and the clubhouse was mostly open and grass covered as it is now. The principal difference is that the rows of white pines, planted when the club was developed, 1908-1910 and later, have matured and now cast long, cooling shadows over the buildings. This central area, including the lake, is enclosed by dense woodlands of both deciduous and evergreen trees which envelop the religious retreat. Over the years, volunteer trees and shrubs have appeared in the landscape and these have been retained together with plantings of mostly native materials to enhance the grounds. At various points throughout the nominated acreage, there are stone walls and other treatments to retain banks and mark transitions in grade. Some of these are marked by plantings while others are not. The roads for vehicular traffic in the district are asphalt paved. The paths and walks connecting the buildings, then as now, are either pebble gravel or covered with layers of pine needles.

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## Kanuga Lake Historic District

## Summary Paragraph

Situated in a picturesque mountain landscape to the southwest of Hendersonville, the county seat of Henderson County, the Kanuga Lake Historic District comprises forty historic buildings in a landscape of some 100 acres. It holds local significance in three areas: Architecture, Community Planning and Development, and Social History. The genesis of the place lies in the concept of Charlotte banker and capitalist George Erwin Cullet Stephens's planned co-operative summer resort, the Kanuga Lake Club. To implement his vision, Stephens hired John Nolen, the nationally-known and highly respected landscape architect and city planner, to lay out the grounds of his summer colony and to place the buildings and other facilities. Kanuga Lake was the first of five important projects on which Nolen (1869-1937) was engaged in North Carolina; four of them, including Kanuga and Myers Park in Charlotte, reflected a professional relationship with Stephens. All of them proved to be influential in North Carolina at a time when the state and its leaders were beginning to appreciate the necessity of planning for the state's progress and development. For the design of the clubhouse and the cottages at Kanuga Lake, Stephens hired Richard Sharp Smith (1852-1924), an English-born architect who had supervised the construction of Biltmore House for the office of Richard Morris Hunt. Upon the essential completion of the vast mansion, Smith set up his own architectural office in Asheville in 1895/1896 and prospered through his own skills and through his association with one of the most famous building projects of late-nineteenth century North Carolina and America. Although the Kanuga Lake Clubhouse was pulled down in 1967, the thirty-nine cottages for which Smith drew the plans survive with a high degree of integrity. These cottages and the district, combined with Nolen's landscape plan, are important in the architectural history of the state for their association with Smith's career and as significant representatives of resort architecture of the early twentieth century.

Despite the best of efforts which George Stephens brought to bear in the creation of the Kanuga Lake Club, the concept of a co-operative, almost democratic, summer colony did not prove successful in an era when vast fortunes were made and when there was pleasure and purpose in displaying accumulated wealth. The flood of 1916, which destroyed the dam impounding the waters of the Kanuga Lake, crippled the future of the resort and it never recovered. At the same time, several of the major Protestant denominations in America, including the Methodist and Presbyterian churches, were developing conference centers and summer camps in western North Carolina. Leaders of the Episcopal Church also saw the need for a church-related facility for camps, conferences, retreats, and spiritual renewal. The leader of the effort to acquire the former Kanuga Lake Club property for that purpose was Kirkman George Finlay (1877-1938), Bishop of the Diocese of Upper South Carolina. In 1928-1929, he garnered the support of his fellow bishops in North and South Carolina and succeeded in raising the sum of \$100,000 to acquire the property. From that time until his death at Kanuga in August 1938, Bishop Finlay worked tirelessly to assure the future and

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value of Kanuga. In celebration of his life and work, the Chapel of the Transfiguration, standing at the heart of the conference complex, was constructed and dedicated in 1942 in his memory. In the fifty-seven years since his death, the camps, conferences, and educational programs of Kanuga Conferences, Inc., have grown in number, in diversity, in their excellence, and in their attraction to Episcopalians and Christians in the United States and abroad.

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Historical Background and Social History Context

While the Kanuga Lake Historic District is known world-wide as an Episcopal Conference Center and appreciated both for its programs and the landscape which encourages meditation and the contemplative life, its physical existence owes to its origins as a co-operative summer colony. Opened for the summer season of 1909, the Kanuga Lake Club flourished for a brief period until July 1916, when unusually heavy rains and the flood destroyed the dam which impounded the waters of Kanuga Lake. Although the dam was rebuilt and the lake restored--to something less than its original size--the life of the resort was crippled: the resort company was reorganized twice and, finally, in 1929 the property was sold to a corporation of Episcopal Church interests. This body, reorganized and incorporated as Kanuga Conferences, Inc., has operated its religious and educational programs and camps for boys and girls on the (since-expanded) grounds of the former resort to the present.

The Kanuga Lake Club was the first of two major real estate development projects undertaken by George Erwin Cullet Stephens (1873-1946), a prominent Charlotte capitalist of the early twentieth century.<sup>1</sup> Both were designed by John Nolen (1869-1937), the Boston landscape architect and city planner, who achieved broad national recognition and acclaim for his work. His 1911 residential development of Myers Park in Charlotte, North Carolina, has long been appreciated and the core of the district was listed in the National Register in 1987.<sup>2</sup> Much less is known of Nolen's work at Kanuga Lake.

The most complete known account of the Kanuga Lake Club is a long promotional article which was published in the CHARLOTTE DAILY OBSERVER on 11 October 1908. It was written by William Watts Ball (1868-1952), assistant editor of the CHARLESTON NEWS AND COURIER, who would become a member of the Kanuga Lake Club; the article appeared simultaneously in the Charleston (South Carolina) newspaper.<sup>3</sup>

. . . the place has been named "Kanuga Lake," the name being taken from an Indian village that once existed in the neighborhood.<sup>4</sup>

The people of Charlotte have known for some time of Kanuga Lake, but until now there has been no published description of it. It was thought best to first perfect arrangements to the point that would assure the carrying out of the plans and leave no doubt as to their early consummation. The plan includes the construction of a lake as the central feature of the landscape design, and the location on its shores of a series of club houses and cottages, with a view to ultimately accommodating from seven hundred to a thousand families. The dam is now being built and material is on the ground for the building of the first of these club houses and cottages. Two hundred members will be received the first year and Kanuga Lake will be opened to its first two hundred members for the season of 1909.

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The idea on which the club is projected is to furnish a group of congenial people with facilities for spending their summers in the mountains at the actual cost of living, the idea, of course, being to supply such comforts as would be had at the best hotels and boarding house, and at the same time providing them with amusements and pleasures that cannot possibly be had in hotels, or even by the owners of private homes in isolation, unless the owners of such homes are extraordinarily wealthy. The essence of the idea is the application of the co-operative spirit to the problem of summer living.

The article went on to explain that similar undertakings had proved successful in the Adirondacks (Lake Placid), on Long Island, and in Wisconsin.

Kanuga Lake contains about one thousand acres and is at the southern end of the Asheville plateau, on which are situated Flat Rock, Hendersonville and Asheville, and its topography marks it as a gigantic amphitheatre, walled around by mountains which may be seen, range on range, for miles, the land gradually sloping to its center where the lake is being constructed and which will be the central and defining feature of this beautiful mountain park.

In embellishing this already lovely valley no chances that would mar the symmetry of the completed picture are being taken. Three weeks ago one of the most distinguished of American landscape architects, Mr. John Nolen, who took his "doctor's" degree at Harvard, studied under Frederick Law Olmsted (who planned the Biltmore estate) and who is now in charge of the state park system of Wisconsin and recently designed the improvements to the park system of San Diego, Cal., (said to be one of the most beautiful resorts on the continent), visited the estate and is now drawing the landscape plans for its further development:

. . . Mr. Nolen will furnish a general plan for the landscape treatment of the property and whatever is done will be by his advice. In the same way, the plans for all the houses, including the cottages of the club members, will either be drawn or approved by one architect so that jarring contradictions in design will not mar the beauty of the lake village. For this office, Mr. R. S. Smith, of Asheville, who first came South to engage in the architectural work of the Biltmore estate, and has since designed many of its houses, as well as hundreds of residences and other buildings in Asheville, has been chosen. He ranks among the foremost architects in the South.

In working out the scheme of the club two objects have been kept in view--first that it be composed of gentlemen and their families whose association will be agreeable, and, second, that it be financially self-sustaining. The idea of a village, all the families of which are cultivated and educated, without ostentatious display of wealth and without the painful evidences of poverty, a happy village of rational people in a bracing climate, surrounded by picturesque scenery, a country village with the comforts of the

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city, a village where children are welcomed as they are not in most popular resorts, is what the founder of the colony has conceived.

To carry this out only gentlemen who are personally known to the founder of the colony or to some person accepted by him as a member will be invited to join it. So far, about one hundred, or one-half of the first club of two hundred, have been received.

One of the stated attractions of membership was the provision that members could take their meals in the clubhouse at cost. In addition to providing a range of recreational offerings, the daily use of the clubhouse dining room was represented as a main advantage of the co-operative summer colony. Thus, club members would not have to deal with the problems attendant on transporting or securing necessary foodstuffs and maintaining and housing at Kanuga servants to prepare and serve meals. A central stable for boarding one's horses and a central garage were also amenities. The cost of membership in the Kanuga Lake Club was \$150 for a period of ten years. This sum was payable, upon joining the club, in installments of \$15 each. The money raised through memberships was to be used to erect the facilities for members.

The club house will have billard rooms and the usual appointments of an excellent inn and appurtenant to it will be a number of furnished cottages containing from two to six rooms, each with a bath, electric lights, telephones, etc. for which a small rental will be exacted. The occupants of these will be expected to obtain their meals at the club house, where the prices, as already explained, will be cost prices.

Additionally, the club members will have the use of the tennis courts, baseball grounds, golf links, the drives and bridle paths of the estate. In other words, the privacy of the estate is to be insisted upon: a part of the drives will be open to tourists as toll roads, but will not be open to picnickers and excursion parties, so that all the beauties and pleasures of a great park will belong to the community as would the park of a gentleman's manor belong to him, his family and friends.

The final inducement to membership noted in the article was that a lot, with a frontage of fifty feet and a depth of 200 feet would be conveyed in fee simple to each club member, subject to certain restrictions including the requirement that any possible later sale of the lot could not occur without the consent of the club owner or trustees.

On this lot the club member may build his own residence, if he so desires and "keep house," which a number of them are now planning to do. The club will have its own builder--in fact, he is already on the ground. The member has but to have his plans drawn and approved by the architect, turn them over to the builder and pay him a small commission and the builder does the rest. An attractive and neatly finished cottage of five or six rooms and kitchen, with bath, electric lights and plumbing, may be erected

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for less than one thousand dollars. . . . no cottage to be erected by a member on his lot shall cost more than \$2,500, nor less than \$400.

The article, having described the new resort's location and proximity to Hendersonville and Flat Rock, stated that Hendersonville "will be the railway station and will be reached by a gravel road."

Hendersonville is perhaps the most accessible of all the prominent western North Carolina points to such Southern cities as Norfolk, Montgomery, New Orleans, Atlanta, Knoxville, Columbia, Charleston, Jacksonville, Augusta, and Chattanooga. That is a principal reason that the club membership already includes gentlemen from most of these cities. Hendersonville, moreover, is one of the most progressive of the mountain towns and there is little that the housekeeper wants that may not be had at its stores. The club's location in the vicinity of Flat Rock, one of the most charming neighborhoods made up of beautiful private estates on the one hand, and within half an hour's reach of Hendersonville, a thriving mountain town with summer hotels and cottages on the other, is just what it should be.

The reader of the newspaper article and the potential member of the Kanuga Lake Club was assured of the select membership which he might join by the roster of prominent Charlotte members listed in the article. These men included leaders in banking, (cotton) manufacturing, and real estate companies as well as members of the law, medical, dental professions. Among the forty-two men were: Word Harris Wood (1873-1951), treasurer of the American Trust Company (now NationsBank); John M. Scott, president of Southern Loan and Savings Bank; George E. Wilson, president of Merchants and Farmers National Bank; T. W. Wade, president of Union National Bank (now First Union Bank); Daniel Augustus Tompkins (1852-1914), a major textile manufacturer, supplier, and contractor; William States Lee (18\_-19\_) chief engineer of the Southern Power Company (now Duke Power Company); Simpson Bobo Tanner (1853-1924), the founder of the Henrietta Cotton Mills and, in turn, a chain of textile mills in Rutherford Company and the region; Arthur J. Draper, cotton manufacturer; Robert Lassiter, cotton manufacturer; Norman H. Johnson, lawyer and publisher; Joseph Pearson Caldwell (1853-1911), editor (1892-1909) of the CHARLOTTE DAILY OBSERVER; Dr. Thomas H. Wright, physician; Harvey Lambeth, insurance manager of the American Trust Company; John Springs Myers, Stephens's father-in-law, a planter, and the owner of the farm on which Myers Park would subsequently be laid out; W. H. Thompson, contractor; and M. B. Speir, division superintendent of Bell Telephone Company (now Southern Bell Company). Any reader in 1908 would have recognized all these names as will, today, any student of the "New South" and the rise of Charlotte as a financial and manufacturing center in the opening decades of this century. The membership of the Kanuga Lake Club constituted a group of families which were not only "educated and cultivated" but financially and socially secure as well. The forty-two members listed were men united by a broad range of interests and men who had important financial and manufacturing connections in the major Southern cities of the

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early twentieth century.<sup>5</sup> Interestingly, many of these same men would later build important and impressive houses in Myers Park.

Ball concluded his article with a brief descriptive paragraph of what the club member and his friend--and potential member--might expect in the coming year.

So[,] the Kanuga Lake community will be a reality in the summer of 1909. it is not probable and it is not desired that members build houses for the first season; the club house and its cottages will be open and the members will have the opportunity to see for themselves the estate and what it offers before investing in houses. To sum up, the founder of the community rests his belief in its future on the motives that underlie its establishment--to bring good people, not too poor to afford a summer outing for their families and not eager to spend money for the spending's sake, into an attractive community, set in a beautiful environment, stimulative of the love of the beautiful, where outdoor pleasures and wholesome sports may be enjoyed in a climate that gives zest to their pursuit and at the lowest cost possible to each one of them--the motive to earn profits in money by its operation having been removed by the adoption of the co-operative plan.

. . . Co-operation has solved many problems more complicated but few of more importance to the class of people eligible for membership in Kanuga Club. The clubs of similar kind in other parts of America have been successful in the highest degree and it is certain that intelligent and energetic Southern men working on similar lines may accomplish equally as good results.

The co-operative summer resort community which George Stephens foresaw at Kanuga Lake was one then without precedent in North Carolina; however, the practice of summering in the mountains of western North Carolina was social custom of long standing. The creation of a resort of Kanuga Lake in the opening decade of the twentieth century was part of larger movement in the development of summer and seasonal residences in communities across that region of the state. Flat Rock, which W. W. Ball prominently noted in his article, was probably the earliest of these summer colonies; it was established by wealthy Charlestonians in the early-nineteenth century who removed upland to the rolling country of Henderson County, just across the South Carolina border. Here they found bracing summer breezes and evergreen-scented air which represented a dramatic--and healthy--contrast to the extremely hot, humid, and miasmic air of Charleston in the summer. Other South Carolina families went to Cashiers in Macon County, also just north of the North Carolina/South Carolina border, where Wake Hampton, a Confederate General, U.S. Senator, and Governor of South Carolina (1876-1879) had a large summer place which survives as High Hampton, a privately operated inn and country club. And yet other affluent members of South Carolina society traveled further, to Highlands, in lower Macon County; Highlands, just northwest of the point at which the borders of North Carolina, South Carolina, and Georgia converge, also drew summer residents from New Orleans, Alabama, Mississippi, and especially from Atlanta. Lake

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Toxaway, in Transylvania County, together with Saluda and Tryon in Polk County, were also the locations of important summer colonies at the turn of the century. In northwest North Carolina, there were noted summer colonies at Blowing Rock, Linville, Black Mountain, and Roaring Gap. Many of these were frequented by North Carolinians, especially the tobacco and textile families of Winston-Salem who flocked to Roaring Gap in Alleghany County for long summers with family and friends.<sup>6</sup> The reputation and attractions of many of these places were known to George Stephens: in 1899 he had purchased a tract of 410 acres in Henderson County, near Flat Rock, where he would summer until developing Kanuga Lake.<sup>7</sup> The Kanuga Lake Club was designed to appeal to affluent members of North Carolina and Southern society who also knew and perhaps already summered at one of these existing resorts and who might see the potentially advantageous character of co-operative life at Kanuga Lake.

Although much of the promotional writing of early-twentieth century newspapers was thinly disguised boosterism, William Watts Ball's article did not exaggerate upon the type and quality of place which George Stephens envisioned at Kanuga Lake. A fourteen-page brochure, published late in 1909, the photographic views printed on some two dozen ca. 1910-1915 post cards, memories, and the survival of thirty-nine cottages erected between 1908 and 1910, bear convincing witness of the charm and character of Kanuga Lake in the first years of the resort's life.<sup>8</sup> The Kanuga Lake Club opened on 15 July 1909, even while construction was continuing on the resort's main clubhouse. The many photographs which appeared in the 1909 brochure, "Kanuga Lake," pictured the lake, buildings, and grounds of the resort as they must have appeared to the first season's member guests. The lake, promised as the central defining feature, was indeed that. As recounted by Ball, construction on it had begun in August 1908.

On its north bank stood the Kanuga Lake Clubhouse, a large shingle-covered frame building comprised of one- and two-story blocks and expansive verandas for visiting, relaxation, or enjoying the views across the lake. There were several views of the clubhouse as well as cottages #1 through #6 which were described as "Bungalows."<sup>9</sup> In a period when good roads were becoming increasingly important and critical to the success of the club, there were seven photographs of the sand clay roads which had been constructed on the property including the drive around the lake. The photographs also show a wooded landscape in which mature evergreen and deciduous trees were of important size and had been carefully preserved during the construction process.

The text of the club brochure appears to be taken from an article written at Kanuga Lake on 8 September 1909 and printed in the Columbia, South Carolina newspaper, THE STATE:

Now there is the Club House on the knoll under the tall pines with its line of shingled cottages on either side: there is the boat-house at the water's edge with launches and row boats coming and going and there is a gleaming expanse of water with gulls--yes, inland gulls, I say on the authority of a learned Kanugan who discovered them--and kingfishers flying over and dipping towards the waves. Of the roads I have already

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told but next year they will be more and better, for the work at Kanuga is far from complete. The Club House is finished, though 100 rooms, with a bath to each room or suite, are to be added during the winter, and a dozen cottages have been built. These cottages are appurtenant to the Club House: that is to say, they are leased in the summer by members of the Club who take their meals at the Club House, no cottages having as yet been built by owners of lots for housekeeping purposes.

A number of other Club cottages will be erected during the winter, and of course necessary additions are to be made to the club dining room. This will be necessary to meet the requirements for 1910 because of a new list of one hundred members now being received, made up for the most part of relatives and friends of the original members.<sup>10</sup>

Ball concluded his article with notice to some of the activities at the Kanuga Lake Club during its first season:

This season, boating has been the principal outdoor sport and the fleet of little vessels has been constantly busy. What is to be emphasized now is the marked success of the first year and the universal agreement that the experimental stage has been passed. The members of the Club, and it should be said that the rooms and cottages have been filled throughout the season and there have been camping parties besides, are pleased, first, with the Club, the accommodations, the table, the rooms and the service, and in the second place, with one another. The society has been very charming. Each Sunday there has been a religious service conducted by some guest or by a member. Sometimes there have been lectures--one of especial interest was delivered in the sun parlor which seats some hundreds of persons, by Mr. John Nolen, the distinguished landscape architect, who is in charge of the Wisconsin State system of parks and who planned the roads, bridle paths and sites of buildings on the Kanuga estate.<sup>11</sup>

During 1909 and 1910 work on the Kanuga Lake Club property continued in anticipation of the opening of the 1910 season. Little is known of the actual operation of the club and its facilities in 1910; however, the major accomplishment was the completion of some thirty-one cottages (#7-24, #27-39). These were built along avenues extending to the west and north of the clubhouse. In 1909 when the club opened, accounts cite the completion of twelve cottages. Documentary views confirm that six of these were the shingle-clad cottages with stone chimneys numbered #1 through #6: it seems likely that two of the remaining half-dozen are cottages #25 and #26 which are also distinguished by stone chimneys; however, they are sheathed with mitred weatherboards. The final four, making up the original dozen, are probably the group of four, now lost, which stood on the east/northeast side of the club and were eventually linked to it. The chief and only real differences between the original cottages and the thirty-one built in 1909-1910 were that the chimneys were built of brick rather than stone and that they were sheathed with board-and-batten rather than wood shingles.<sup>12</sup> Presumably, these were cost-saving measures. It should also be noted that most of the

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furniture for the clubhouse--and it is believed for the cottages as well--was made on the Kanuga property from local timber. In his September 1909 account, W. W. Ball described the background of these indigenous furnishings.

Lolling in one of the upholstered chairs of mission pattern it was interesting to reflect that three or four months ago these chairs were, as one of the builders aptly expressed it, "growing here on the Kanuga estate" for all of the furniture in this Club House was made on the spot, the lumber sawed from oak cut on the estate, manipulated and put together. In the billiard room the tables, also of mission pattern, were brought from some Northern or Western city and the iron bedsteads in the sleeping rooms and the plumbing fixtures are importations, but chairs, the parlor, dining and waiting tables, the jogging boards, the swings, the hat racks, the stone and wooden mantels are "native and to the manor" manufactured, . . .<sup>13</sup>

In 1910 the fieldwork for a map of the Kanuga Estate was conducted by surveyor George W. Justice. It was completed and recorded in July 1911.<sup>14</sup> It represented several important aspects of the development of the club. The central feature was indeed the lake which, originally, was perhaps double the size of the present lake and had a much less regular boundary. Lake Drive, encircling the lake, was noted as were secondary lanes connecting with it. The clubhouse--with its broad veranda on three sides of the bayed lakeside front--the thirty-nine surviving cottages, and the four now-lost cottages are all located in their original positions. In addition, there are some 250 lots demarcated, about one-third of them along the Lake Drive. The preparation of the map showing the lots, published in 1911, was done in anticipation of the actual deeding of the Kanuga Estate Lots in 1911 and 1912. In 1911, George Stephens deeded twenty-eight lots at Kanuga to twenty-eight individuals. Among this first group of member-landholders were: Angus Wilson McLean (1870-1935), an attorney who would later be governor of North Carolina (1925-1929); D. A. Tompkins; and Julian Shakespeare Carr, Jr. (1878-1922), the son and heir of the wealthy Durham cotton manufacturer.<sup>15</sup> In 1912 Stephens deeded lots to fourteen men including Peter H. Hanes, Jr., another scion of a North Carolina textile fortune, and the Reverend Kirkman George Finlay.<sup>16</sup> In the later 1920s, Finlay led the efforts to acquire Kanuga Lake for use as an Episcopal church property. In 1913 four lots were deeded to club members: the following year only two lots were conveyed by Stephens to club members.<sup>17</sup> In 1915 Stephens deeded seven lots to members of the Kanuga Lake Club, and in 1916, the year of the great flood, only two lots were conveyed by the owner to his fellow club members.<sup>18</sup> Thereafter, the grantor index for Henderson County shows no more than three transactions involving Kanuga lots deeded in any given year until the property as a whole was reassembled under Stephens's ownership and eventually conveyed to the Episcopal Church interests.<sup>19</sup>

The steadily declining number of conveyances involving lots at Kanuga reflect the parallel decline in the fortunes of the club which never truly met the potential Stephens envisioned for it. A number of events contributed to its demise. The most specific of these was the flood of 1916 which washed out the dam impounding Kanuga Lake. The rains began during the night

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of 3 July 1916--as preparation for the Fourth of July celebrations might have been coming into hand; although there was some clearing, the rains continued on for some dozen days. The water level in the lake rose and continued to rise; the pressure on the dam increased to an unprecedented level. Finally, in the dark, early morning hours of Sunday, the 16th of July, the dam at Kanuga Lake gave way and the lake was virtually emptied.<sup>20</sup> Throughout Western North Carolina there was serious flooding and other dams broke: the dam at Lake Toxaway gave way and that resort would fail as a consequence. As events proved the losses were not confined to the dams, but there was serious damage to roads throughout the region and to the railroad lines, both of which were necessary routes of transportation for summer visitors and residents in western North Carolina. The co-operative colony idea at Kanuga Lake had been based on a community of members who would travel to the resort by railroad for long stays. The rising ownership and use of personal automobiles in the 1910s undermined that concept. The nation's entry into World War I would prove to be another significant factor.

In retrospect, however, a question which arises in regard to the fate of the resort is whether Stephens had not also misjudged the likely clientele. Were the men who had made, and were then making, fortunes through their personal initiative likely to easily submit their plans for houses to the authority or vision of a single architect? The more critical question, however, is whether these same men might have been willing--or anxious--to spend larger sums of money in the construction and furnishing of houses than the democratic concept of a co-operative colony, as defined by Stephens, would allow?

Although the Kanuga Lake dam was rebuilt in 1916/1917 and work advanced, to some extent, on a proposed eighteen-hole golf course at the resort, the co-operative colony shortly failed. In 1919 the resort was reorganized and incorporated as the Kanuga Club. As a part of this new venture, Stephens reacquired the lots which he had earlier deeded to members of the Kanuga Lake Club. In 1920, ninety-three individuals conveyed their lots at Kanuga Estates to Stephens: forty-eight members of the old Kanuga Lake Club conveyed their lots to Stephens in 1921, and in 1922 he reacquired the last of the outstanding lots from the four final member-landholders of the Kanuga Lake Club.<sup>21</sup> It appears that none of them had built private cottages for housekeeping on the resort. In the mid 1920s, Stephens undertook to operate the resort as the Kanuga Lake Inn and in 1924 he published a two-fold brochure which announced a summer season opening on 25 June and closing on 8 September.<sup>22</sup> Panoramic views showed the lake with resort buildings in the background and a view of the golf course which, even then, was only a nine-hole course. The project did not prove successful and soon Stephens was trying to sell the lands and buildings of the former Kanuga Lake Club. Reorganizations and incorporation of the new real estate development company in 1925/1926 proved unsuccessful as well.<sup>23</sup>

During this same period there had been important changes in Stephens's professional life which may have had some effect on the Kanuga Lake venture. Following his graduation from the University of North Carolina in 1896, where he had excelled as an athlete, Stephens located in Charlotte. There he organized the Southern States Trust company which, in turn,

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became the American Trust Company: Stephens served as president of the American Trust Company (now NationsBank) from 1902 until 1918, and vice-president until 1922. During that tenure in 1911 he organized the Stephens Company which developed the Nolen-designed Myers Park. For a period he was also a co-owner of the CHARLOTTE OBSERVER and, for a decade, he was chairman of the Charlotte Park and Tree Commission. In 1919 George Stephens relocated to Asheville where he acquired a major interest in the ASHEVILLE CITIZEN and served as president and co-publisher until 1930. He also acquired Biltmore Village from the estate of George Washington Vanderbilt and subsequently resold it. Stephens became the first chairman of the Asheville City Planning Commission and he was responsible for hiring John Nolen to prepare the city plan in the early 1920s.<sup>24</sup> In the summer of 1922 Stephens resigned as president of the Stephens Company, the Myers Park development office.<sup>25</sup> Although he continued to have definite interests in Charlotte, the focus of his energies and financial resources turned on Asheville where he spent the remainder of his life. In 1941 George Stephens acquired a lot in the cemetery of Calvary Episcopal Church at Fletcher, about midway between Asheville and Kanuga: he died on 1 April 1946.<sup>26</sup>

The series of efforts by which the property of George Stephens's defunct Kanuga Lake Club came into the ownership of a consortium of Episcopal Church interests in the late 1920s is a complicated one. Allied with it are the parallel efforts on the part of these same church leaders to develop and operate leadership programs and youth camps in western North Carolina in a manner similar to that adopted by other Protestant denominations. A third facet to this complex story is related to Episcopal Church politics and the creation of the Diocese of the Upper South Carolina in 1922. At the same time the first bishop of the fledgling diocese was attempting to create an identity and financial base for his diocese, Bishop Kirkman George Finlay (1877-1938) foresaw the great potential of the Kanuga Lake property as a church retreat at which a wide range of programs, camps, and related church initiatives could be offered: Finlay, after all, had been an original member of the Kanuga Lake Club and he had knowledge of the resort property from its earliest days. Many of the details of complex history of these events in the 1920s are recounted by Jack Reak in KANUGA: STORY OF A GATHERING PLACE.<sup>27</sup>

About 1926, George Stephens offered the entire nine-hundred-acre property and its buildings--including the thirty-nine cottages--to Finlay for a price of \$186,000. Despite his best efforts, Finlay was unable to garner sufficient interest in the project on the part of his fellow bishops of southern Episcopal dioceses or to secure funding for the purchase. Stephens could appreciate the dilemma Finlay was in, and in the winter of 1927-1928 he made a second proposal to Bishop Finlay. He now proposed the sale of the core resort property, the lake, and its buildings, comprising some four hundred acres, for a price of \$95,000. The verbal support of the five bishops of the Episcopal dioceses in North and South Carolina was obtained and, under Finlay and Stephens's guidance, an executive committee was formed to raise money to formulate the organization of the religious retreat. As evidence of his good will, Stephens contributed \$5,000 to the project and loaned Kanuga Lake to the church interests for use in the summer of 1928.<sup>28</sup> This last action was not entirely disinterested as he surely

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realized that once the church had operated programs at Kanuga Lake they would become committed to the value of the property to the church. In the meantime the Church of the Advent, Spartanburg, South Carolina, contributed \$12,000 to the project. Following the precedent of others in the South who needed major money for charitable and philanthropic causes, Bishop Finlay went to the North for meetings with men and women who had interests in such projects and Southern connections. The most useful of these contacts came through Finlay's friendship with Alan Wood, III, and his wife of Bryn Mawr, Pennsylvania, who had a summer place at Flat Rock. Wood made three gifts totaling \$45,500 to the purchase funds, nearly one-half of the total purchase price which was finally just over \$100,000. In short, Alan Wood, III (1875-1955), was the benefactor who made the project possible. The core 408-acre holding of the former Kanuga Lake Club was conveyed on 26 April 1929 by Kanuga, Incorporated, to the trustees of the Episcopal Church interests.<sup>29</sup>

As Reak recounts, the programs of the initial 1928 season at Kanuga Lake established a format that would be followed for years to come. A two-week "Young People's Camp" opened the season and it was followed by simultaneous two-week camps for "Junior Boys" and the "Teacher Training & Woman's Auxiliary Conference." The 1928 season concluded with a second pair of weekend-to-weekend camps: "Junior Girls' Camp" and the "Clergy Conference." Heavy rainfall in the summer of 1928 again raised the level of the lake and the increased pressure broke the dam which had been rebuilt in 1916/1917. The dam was repaired early in 1929 and Kanuga opened for a second season of Episcopal Church-sponsored summer programs that season. In October 1929 the Kanuga Conferences Association was formally incorporated.<sup>30</sup>

The decade of the 1930s was marked by steadily enlarging summer programs with increasing attendance which brought sure satisfaction to Bishop Finlay and his colleagues in the operation of Kanuga Conferences. At the same time, the financial condition of the enterprise was a continuing concern, with the need for new expenditures arising at nearly every turn. In 1931, the company added 405 acres to the campus of the retreat at a cost of \$6,500.<sup>31</sup> Three years later, in 1934, an additional 394.3 acres of the original Kanuga Lake Club property was acquired.<sup>32</sup> In three major transactions between 1929 and 1934, the size of the religious property came to total 1,207.30 acres. For the first decade of operation, the property had been jointly held by four dioceses: the Diocese of South Carolina; the Diocese of Upper South Carolina; the Diocese of East North Carolina; and the Diocese of Western North Carolina.<sup>33</sup> In 1938, the Diocese of North Carolina formally joined the Kanuga Conferences Association.

The year of 1938 was a critical one in the history of Kanuga Lake because of yet other events which occurred during its course. Although Kanuga Lake as a place would not have existed without the initiative of George Stephens, and the benefaction of Alan Wood, III, which made its acquisition as a church-related center a possibility, it was the vision of Kirkman George Finlay which made Kanuga Conferences a possibility. Born of Canadian parentage in South Carolina on 1 October 1877, Finlay received his theological training at the University of the South, Sewanee. In 1907 he was called as rector of Trinity Church, Columbia, South

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Carolina, where he remained until 1921, and in 1922 he became Bishop of the newly-created Diocese of Upper South Carolina.<sup>34</sup> On 27 August 1938, Bishop Finlay suffered a heart attack while at Kanuga and died there in his cottage (#1). In the month prior to his death Bishop Finlay had officiated at the dedication of the rebuilt Calvary Church, Fletcher, for which S. Grant Alexander of Asheville had served as architect. Finlay was impressed with the church and he advocated retaining Alexander as architect for a chapel at Kanuga. At the summer 1938 meeting of the Kanuga board, the decision was made to place a chapel at the heart of the complex, on the site then occupied by cottages #7 and #8. That was the last board meeting at which Finlay presided. Subsequently, the board decided to erect the chapel as a memorial to Bishop Finlay.<sup>35</sup>

The chapel was the first major permanent building erected at Kanuga Lake by the Kanuga Conferences Company and the only one erected during the period of significance. Beginning in 1928, worship services had been held in conjunction with the seasonal camp and conference activities. A chapel fund was in existence as early as 1930; however, other pressing demands had required the financial resources of the company directors.<sup>36</sup> Ironically, it was the death of the founder of the retreat center and the opportunity to memorialize his life and service which assured its construction.

The chapel was to be called the Chapel of the Transfiguration. In September 1938 a committee was directed to meet with S. Grant Alexander (18\_-1953), the architect for Calvary Church, concerning the design of the chapel: there were to be two stipulations, one being that the cost of the building be held to \$10,000, and secondly that it be built of wood cut on the property. The architect accepted both provisions; however, the chapel eventually cost over \$12,000. The surviving revised drawings for the chapel are dated February 1939. As matters proved, Alexander was inexpert, perhaps, in his knowledge of pine and frame construction and structural problems emerged relatively quickly in the construction process. These were solved through the use of iron tie rods and other means, and construction continued onward. It was furnished with memorial gifts and donations from individuals, churches, and church-related groups. The most impressive gift was the three-part stained glass window that was placed above the altar: dedicated on 14 June 1940, it was a memorial to the Right Reverend Junius M. Horner, Bishop of Western North Carolina, 1896-1933. Two weeks later, on 30 June 1940, the cornerstone of the chapel was put in place. It was dedicated with appropriate pomp and circumstance on 19 July 1942.<sup>37</sup> That same year, an outdoor site of worship services was designated as the Chapel of St. Francis of Assisi: a stone altar and wood benches were erected at the edge of the Kanuga woodland to the northeast of the Kanuga Lake Inn.<sup>38</sup>

Following Bishop Finlay's death, the Reverend Robert E. Gribbin, Bishop of the Diocese of Western North Carolina, was elected president of the Kanuga board. At the same time, or thereabouts, the Reverend A. Rufus Morgan (1886-1983) became director of Kanuga Conferences and he continued in that office until 1943 when he was succeeded by the Right Reverend John Pinckney (1905-1972) who served as director until 1950. During the decade, the original camps and conferences were continued and others were added as were staff.

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Nevertheless, the decade ended with acknowledgement that the financial affairs of the company should be put on a steady footing and that the old Kanuga Lake Clubhouse, functioning as the inn since 1928 and growing ill-kept, needed attention.<sup>39</sup>

Two events in 1950 mark the beginning of a clearer course for the direction of Kanuga and growth in its Christian education and camp programs. The Kanuga Conferences Association was reorganized that year as Kanuga Conferences, Inc. On 1 September 1950 Willard P. Verduin was hired as the general manager with responsibility for all aspects of the Kanuga operation, its buildings, and staffing.<sup>40</sup> A decline in attendance at Kanuga in the period of 1949 to 1951 was reversed and the decade saw an increase in attendance, income, contributions, and broadened conferences and Christian education programs which responded to the changing times. Verduin also set about to make necessary repairs to the physical facilities of the conference center which, frankly, had not been a high priority in years past. Another of his innovations was the placement of twin beds in the hotel and cottage rooms. In terms of improvements to the physical plant of the conference center, the construction of a new kitchen was probably the most needed and the most appreciated by those who had attended Kanuga conferences and camps over the years. Constructed by the Carolina Construction Company of Asheville, it was designed and built to form part of a new hotel facility which eventually would replace the deteriorating and inadequate (former) Kanuga Lake Clubhouse and annexes. As part of the promotional effort, the conference staff began the publication of "Kanuga News" in March 1957. At the end of the decade discussions went forward on the planning for a permanent Boys Camp which was located at its present site in 1960 and opened for the season in 1962.<sup>41</sup>

The decade of the 1960s, unlike the early 1950s, opened in strength: attendance and revenues were both increasing and the board and management realized that the time had come for new directions and an assessment of future needs. In 1963, the board asked for proposals for the new hotel from J. Bertram King, an Asheville architect.<sup>42</sup> That same year a special committee was appointed to study Kanuga Conferences. John Pinckney, recently named Bishop of Upper South Carolina, was placed in charge of the committee's work. Its written report, submitted early in 1964, was largely the work of John Shelby Spong, a leader in the Episcopal Church who has been Bishop of Newark since 1979.<sup>43</sup> A year later, the Reverend John C. Grainger became executive director of Kanuga Conferences. Later that year, the board announced a major fund-raising campaign to raise \$1 million by mid 1966 and another \$4 million within ten years. Late in 1966 Grainger resigned as director and he was replaced by Edgard Hartley, Jr. (1919-1982) who had served previously as both acting and assistant executive director: Edgard Hartley served as executive director of Kanuga Conferences from 1966 until his death in 1982.<sup>44</sup>

The sixteen-year period under Hartley's leadership represented both stability for the Kanuga Conferences and real growth in the development of the physical plant. Except for the construction of the Kanuga Lake Inn, most of this new construction and facility enhancement took place outside the area being nominated as the historic district. The plans for the new

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conference center and inn were completed in 1966 and the ground-breaking for the building and the demolition of the old clubhouse both occurred early in 1967. The building was completed in 1968 and the dedicatory ceremonies were held on 30 June 1968.<sup>45</sup> In winter 1970 a fierce winter storm caused irreparable damage to the lakeside pavilion and it was taken down shortly thereafter. Twenty years would pass, however, before the Cunningham Pavilion would be completed and dedicated in 1991 at the lakeside. In 1971-1972 the ownership of Kanuga Conferences, Inc., was reorganized and the charter amended to vest authority in a new board of directors which was not closely aligned, as in the past, with the specific Episcopal dioceses. At the same time, efforts were mounted to expand the programs and conferences to a year-round basis. In May 1974, the "Kanuga News," which had lapsed in publication, was reissued with a new series. That same month construction was begun on the Balthis Building, a program building designed by J. Bertram King and named in honor of William Leonard and Pearl Dixon Balthis. Also in 1974, the National Wildlife Federation held its first summer camp at Kanuga in two twelve-day sessions. These have continued to the present. Three years later, in 1977, a forest management plan was put into effect at Kanuga. In 1979, construction began on a series of five guest houses. These are located in a cluster in the woodland to the north of cottages #30 through #39 and outside the historic district. Edgar Hartley died in May 1982 and Dr. John V. Flanagan filled his position as acting executive director. During his tenure there was further redefinition of the administrative branch of Kanuga Conferences. On 11 December 1982, Albert S. Gooch, Jr., was named to the new office of president of Kanuga Conferences, Inc., and he took office on 1 April 1983. He remains in office as president and head of the Kanuga company.<sup>46</sup>

Albert S. Gooch, Jr. is the fourth in a series of men, beginning with Bishop Kirkman George Finlay, who have held extended tenures as leaders of the Episcopal programs and camps at Kanuga Conferences. Within a year and a half of his taking up the new position of president, Kanuga embarked on a capital funds drive to raise \$1.5 million: one-half of that amount was specifically designed for three projects that were critical to the future of Kanuga. The sum of \$250,000 was designated for the purchase of an important, contiguous tract of land. The same sum was designated for the construction of a bypass road (now SR1283, Kanuga Lake Road) which was built at Kanuga expense and donated to the state of North Carolina to replace the original public road coursing through the heart of the conference center between the rows of original cottages which, in turn, would become a private internal drive. It was this project which enabled the religious retreat to gain greater privacy and serenity. A third sum of \$250,000 was designated for repairs to the thirty-nine one-story frame cottages, built in 1908-1910, which needed both repairs and upgrading for year-around use. This work, completed over a series of efforts, included the installation of second, shower bathrooms in cottages, new interior wall treatments, painting, underpinning to make the cottages usable year-around, and the installation of sink/refrigerator/refreshment counters. During this extended program of cottage improvement, especial care was taken to protect and preserve the essential integrity of the cottages and their consistent and cohesive architectural fabric. (Also dating from the mid 1980s was the relocation from nearby Hendersonville of three early twentieth century cottages (#40, #41, and #42) here and their outfitting as guest cottages.) In all some \$1 million is said

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to have been spent on the cottages between 1983 and 1989.<sup>47</sup> In other areas, including promotion, Christian education, development, and fund raising, efforts have been successful and Kanuga continues to be a leader among the major Protestant denominations who maintain religious conference centers in western North Carolina. In 1986, for instance, just over 16,500 persons attended conferences at Kanuga: this figure represented a dramatic increase over the approximately 743 persons who had attended conferences in 1931. This growth has been matched by steadily increasing excellence in the programs and conferences at Kanuga where the successes of the past are the challenges for its future as "a four-season conference center for retreat, renewal, and inspiration."

### Architecture and Community Planning and Development Context

The significance of the Kanuga Lake Historic District in the areas of architecture and community planning and development is associated with the roles of John Nolen and Richard Sharp Smith in the design of the place and its buildings during the period of 1908 through 1910. In reviewing the career of George Stephens, it is clear that he sought excellence in every project or initiative in which he exercised the roles of developer, capitalist, and civic leader. Four places bear the mark, to a greater or lesser extent, of his intelligence and foresight: Kanuga Lake; Myers Park, and Charlotte; the campus of the University of North Carolina at Chapel Hill; and the city of Asheville to which he relocated in 1919 and where he lived for a quarter-century until his death in 1946.<sup>48</sup>

For projects in each of these places, he was responsible for hiring John Nolen (1869-1937), acknowledged as the dean of American city planning, to prepare plans. Nolen prepared the plan, as yet unlocated, for Kanuga in 1908/1909. In 1911 he produced the plan for Myers Park, the residential estate which George Stephens developed on the suburban farm of his father-in-law John Springs Myers. Myers Park became widely emulated for upper-middle class residential subdivisions throughout the South. George Stephens, celebrated as an athlete at the University of North Carolina, from which he graduated in 1896, was named a trustee of the university in 1901 and remained a trustee until his death. Nolen provided the plan for the expansion of the University of North Carolina in the 1920s, an effort which marked the first important systematic approach to planning on the campus since New East and New West were built in 1859 on axis with the Old East and Old West buildings. In Charlotte, Stephens had been chairman of the Charlotte Park and Tree Commission for a period of ten years: with his removal to Asheville in 1919 he gave the same commitment to civic improvement to the place where he would spend the last quarter-century of his life. Stephens was a member of the Asheville City Planning Commission and he is said to have been its first chairman: surely it was through his influence that Nolen produced the ASHEVILLE CITY PLAN of 1922 which was formally adopted by the city in 1924. Another, fifth place in North Carolina also reflects the genius of John Nolen's planning skills. In 1914, he was in Greensboro at the invitation of city officials to review a number of planning problems and issues facing the growing Piedmont city. He produced a written report on his visit; however, he did not produce a formal plan either in 1914 or later in 1917 when he was again in the city to consult on municipal matters.

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Nevertheless, in 1914/1915 he did produce a plan for Irving Park, the city's premier residential development, which enlarged upon and refined the original layout prepared about 1911 by W. B. Trogden.<sup>49</sup>

The Kanuga Lake Historic District holds statewide significance in the area of community planning and development, not for its individual importance as an outstanding example of Nolen's work, but, instead, as one of five major projects in North Carolina produced by John Nolen and his office. In their place and community, each of these projects is considered important in its own right; however, there is a higher appreciation for their influence in both reflecting and shaping progressive approaches to planning issues in North Carolina in the first quarter of the twentieth century. The quality of Nolen's work raised these efforts to acclaim above a simple pride in place and set the stage for their emulation elsewhere in the Piedmont and the state. Within this group of five, Kanuga Lake holds the place of honor as the first known project on which Nolen was engaged in North Carolina: his successful work here, appreciated by Stephens, his colleagues, and his fellow club members, formed the basis for important and influential work in North Carolina well into the 1920s.

In choosing Richard Sharp Smith as the architect for the Kanuga Lake Clubhouse and the resort's cottages, George Stephens showed a like critical judgment. By selecting Smith as the architect for the Kanuga Lake work, Stephens not only engaged an extremely competent designer but one who had important associations with the most famous building erected in the late nineteenth century in North Carolina. Richard Sharp Smith, an architect in the office of Richard Morris Hunt (1827-1895) was sent to Asheville by Hunt to superintend the construction of Biltmore House and he remained on the job until the house was essentially completed in 1895/1896.

The newly-published monograph on Biltmore House contains an account of Smith's life.

Born in Harding, Yorkshire, Smith trained in England in his cousin's office and then emigrated to the United States in 1882, when he was twenty. He worked briefly with the New York architect Bradford L. Gilbert before joining the Hunt firm in 1886. A handful of surviving anecdotes suggest his penchant for precision: he wore well-tailored English tweed suits and, like Hunt, a closely trimmed spade beard; he often wrote critically to McNamee about horses the estate supplied him, complained bitterly if interoffice mail was late, and during arguments was quick to cite contract stipulations. Although he was not responsible for any aspect of the design of the chateau itself, he was called upon to consult or draft plans for buildings in Biltmore Village, a complete community intended to support the estate with its own church, school, shops, offices, railroad station, and housing. Olmsted laid out the street pattern for the village; Vanderbilt named the streets, and the Hunt firm designed the major buildings. Smith designed more than twenty cottages for married workers, a commercial block, a hospital, and a post office. In Asheville itself his first major

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building was the Young Men's Institute (1892), an educational and recreational facility Vanderbilt developed specifically for black citizens.

As construction on the estate came to an end in 1895-96, Smith resigned from the Hunt office and established his own architectural practice in Asheville. He was successful enough to be able to assert accurately, if immodestly, that "since completing Mr. Vanderbilt's work at Biltmore two years ago, I have done all the work worth doing in this locality." He designed many of the buildings that defined the Asheville cityscape for the next half-century, including the City Auditorium, the Pack and Majestic theaters, the Langren Hotel, the Vance Monument, the Vance Public School, and numerous residences, as well as courthouses, banks, and other buildings throughout western North Carolina.<sup>50</sup>

Within a productive architectural career which spanned nearly three decades in Asheville, Smith's design of the Kanuga Lake Clubhouse and the plans for five cottage models might, at first, seem relatively minor. However, there are very few, if any architects in the history of North Carolina building--except, perhaps for the designers of mill or factory housing--whose careers are reflected in thirty-nine buildings standing intact and well-preserved in one place to the present. It is a remarkable and felicitous instance in the architectural history of the state. These buildings are also important in the history of architecture in the state for their association with the development of resort architecture in western North Carolina. Unlike other resorts, where an architect or builder might be responsible for a group of houses--Henry Bacon's work at Linville comes immediately to mind--this group of cottages represent Stephens's co-operative approach to the summer resort and they represent the unity of that vision. Although the Kanuga Lake Club failed, these cottages have survived in use for some eight-five years and continue to represent one particular approach to "the problem of summer living."

ENDNOTES

1. William S. Powell, editor, *DICTIONARY OF NORTH CAROLINA BIOGRAPHY*, 5 vols. (Chapel Hill: University of North Carolina Press, 1994), 5:438-439. Also: *NORTH CAROLINA: REBUILDING AN ANCIENT COMMONWEALTH*, 4 vols. (Chicago: American Historical Society, Inc., 1928), 4:629, and *WHO WAS WHO IN AMERICA*, Volume III (Chicago: Marquis Who's Who, Inc., 1975), p. 608.
2. Also see, Mary Norton Kratt and Thomas W. Hanchett, *LEGACY: THE MYERS PARK STORY* (Charlotte: Myers Park Foundation, 1986).
3. *CHARLOTTE DAILY OBSERVER*, 11 October 1908 (copy on file in the State Historic Preservation Office).

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4. Ibid. The following sequence of quotes is also taken from the article, as will be obvious, and they will not be endnoted.
5. The original membership of the Kanuga Lake Club clearly reflected the close community of financial leaders, business and professional men, and industrialists and manufacturers who prospered with Charlotte and the Piedmont in the early twentieth century. Within this powerful group of men, Daniel Augustus Tompkins (1851-1914), an engineer, manufacturer, and a leading figure in the industrial development of the South, stood above others. He built, outfitted, and operated textile mills and, in turn, wrote about his efforts in a series of publications aimed to the Southern entrepreneur and industrialist beginning with COTTON MILL PROCESSES AND CALCULATIONS in 1899. He also authored HISTORY OF MECKLENBURG COUNTY AND THE CITY OF CHARLOTTE FROM 1740 TO 1903, published in two volumes in 1903. His membership in the Kanuga Lake Club was apparently a gesture in support of his friend's project: he died in 1914 at his summer house in Montreat, a Presbyterian summer center.
6. High Hampton was listed in the National Register in 1991. The Linville Historic District was listed in 1979. The Green Park Historic District at Blowing Rock was listed in the National Register in 1994. Davyd Foard Hood, the author of this nomination, was a co-author of the Green Park Historic District nomination.
7. Mrs. Margaret J. Williams to George Stephens, 15 August 1899, Book 40, p. 104, Henderson County Deeds, Office of the Register of Deeds, Henderson County Court House, Hendersonville, North Carolina. Hereinafter deeds will be cited as Henderson County Deeds. This first purchase of land in Henderson County was for a tract of some 410 acres on Crab Creek: this tract is believed to be a part of the property which Stephens assembled between 1906 and 1908 as the site of the Kanuga Lake Club.
8. KANUGA LAKE (N. p., n. p., 1909). Hereinafter cited as KANUGA LAKE: it is not paginated. The text of the brochure was reprinted from an article written by W. W. Ball, managing editor of THE STATE newspaper, Columbia, South Carolina, and printed in the newspaper in 1909: the published brochure has the date of 8 September at its head and presumably it was published in THE STATE shortly thereafter. It appears that William Watts Ball (1868-1952) must have summered at Flat Rock and come to know George Stephens in the opening years of the century: Ball had a long and distinguished career as a newspaperman and editor. The brochure included a plan of the proposed nine-hole golf course. The photographs of the buildings and grounds of the Kanuga Lake Club present nothing of the rawness of new construction: apparently Stephens was careful to retain and protect important trees and shrubs during the course of construction. Two copies of the brochure survive in the North Carolina Collection, Wilson Library, University of North Carolina, Chapel Hill, North Carolina. The author has in his collection a group of ca. 1909/1910 postal card which illustrate sixteen

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different views of the buildings and grounds of Kanuga Lake. Several of these appear to be the same as the photographs in the 1909 brochure.

9. Cottages #1 through #6 were cited in the brochure as the "West Row": there were views of these cottages looking north, looking south, and from across the lake. There was a "line of shingled cottages on either side" of the clubhouse: the cottages forming the "east row" were probably the four buildings which were later connected to the clubhouse by a walkway and were called annexes. It appears that they were originally painted dark green with white trim, a tradition which has been continued to the present.
10. KANUGA LAKE. The article printed in THE STATE was written by Ball who, in 1909, left his job on the CHARLESTON NEWS AND COURIER and became managing editor of THE STATE, and later (1913-1923) served as editor of the newspaper. Mr. Ball was also a member of the Kanuga Lake Club.
11. Ball article.
12. There is not, at present, a clear explanation as to why cottages #25 and #26 were covered with mitred-edge weatherboards. Cottage #1 is said to have been occupied by George Stephens and his family: it was later occupied by Bishop Kirkman George Finlay and his family.
13. KANUGA LAKE. Ball does not mention the Mission-style oak desks which continue to stand in the living rooms of virtually all of the cottages, as well as the oak dressers and bedside tables, etc., which also survive in use. Perhaps they were made after 1909 and prior to 1916 when the cabinet-making operations at Kanuga Lake ended. For a discussion of this cabinet-making operation, supervised by Rufus Franklin Huneycutt, see: Jack Reak, KANUGA: STORY OF A GATHERING PLACE (Charlotte: CBS Printers, 1993), pp. 13-14. Hereinafter cited as KANUGA. Huneycutt stayed on at Kanuga as a groundsman/property manager until at least 1950. During this period he made the pews for the Chapel of the Transfiguration.
14. Kanuga Estate Lots, Map No. 1, Book 72, pp. 392-393, Henderson County Deeds. The map was recorded by the Register of Deeds on 12 July 1911. On the reverse of the map there is a "Numerical List" which records, in alphabetical fashion, the names of club members and the number of their designated lot (copy on file in the State Historic Preservation Office).
15. For a complete list of the men to whom George Stephens conveyed lots at Kanuga Lake see the grantor index, Henderson County Deeds.
16. Another of the men who received title to their lot at Kanuga Lake in 1912 was William Watts Ball.

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17. Grantor index, Henderson County Deeds.
18. Ibid.
19. Grantor and grantee indexes, Henderson County Deeds. Stephens reassembled the lots under his ownership in 1920 and 1921.
20. KANUGA, p. 15.
21. Ibid, pp. 15-16.
22. "Kanuga Lake Inn" (N. p.: n. p., 1924). A copy of this double-fold brochure survives in the North Carolina Collection, Wilson Library, University of North Carolina, Chapel Hill, North Carolina. The resort operated on the American Plan with all meals taken at the inn, was managed by Abner R. Arnold; internal language suggests he had managed the inn in the 1923 season (copy on file in the State Historic Preservation Office).
23. KANUGA, p. 16.
24. John Nolen's plan for Asheville was published in 1922.
25. CHARLOTTE OBSERVER, 2 July 1922. In July 1922 George Stephens resigned as president of the Stephens Company, effective 1 August, and, in turn, became chairman of the board: he was succeeded as president by Thomas T. Allison. The article announcing these changes provides interesting insight into Stephens's development of Myers Park (copy on file in the State Historic Preservation Office).
26. Calvary Church to George Stephens, recorded 15 February 1941, Book 231, p. 377, Henderson County Deeds. Stephens acquired lot #26 in the church cemetery.
27. KANUGA, pp. 17-20.
28. Ibid, pp. 17-18.
29. Alan Wood, III (1875-1955), was born in Conshohocken, Pennsylvania, to Howard and Mary (Biddle) Wood. Howard Wood was president of the family firm, Alan Wood Iron & Steel Company of Conshohocken, which had been founded in 1826. Alan Wood, III, was with the firm from 1894 until 1914 and again from 1924 until his death. In 1910 he was married to Elizabeth Frances Read, the daughter of John Harleston Read of Georgetown, South Carolina. From 1914 until 1924, Wood resided at Georgetown and maintained a summer place at Flat Rock. His entry in the NATIONAL CYCLOPAEDIA OF AMERICAN BIOGRAPHY, Vol. 46 (1967) notes

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that "in 1928 he assisted in founding the Kanuga (N.C.) Summer Convocation of the Episcopal Church." Kanuga, Incorporated, to William Redin Kirk of Henderson County, NC, Richard L. Meares of New Hanover County, NC, F. A. Traut of Charleston County, SC, and Conrad P. Cleveland of Spartanburg County, SC, trustees, 26 April 1929, Book 190, pages 1-3, Henderson County Deeds.

30. KANUGA, pp. 20-24.
31. V. C. V. Shepherd and wife Oda M. Shepherd, and L. B. Prince, Commissioner, to William Redin Kirk, Richard L. Meares, F. A. Traut, and Conrad P. Cleveland, trustees, 30 November 1931, Book 197, pages 245-247, Henderson County Deeds.
32. A. Rufus Morgan and wife Madeline P. Morgan to William Redin Kirk, Richard L. Meares, F. A. Traut, and Conrad P. Cleveland, trustees, 17 July 1934, Book 207, pages 280-282, Henderson County Deeds.
33. KANUGA, p. 29.
34. Ibid., pp. 30-32.
35. Ibid, pp. 32-35. Oddly enough, the entry for Kirkman George Finlay in WHO WAS WHO IN AMERICA, Volume 1 (1943) contains no reference to Kanuga.
36. KANUGA, p. 34.
37. Ibid., pp. 35-38.
38. Ibid, pp. 39-40.
39. Ibid, pp. 43-54.
40. Ibid, pp. 56-59.
41. Ibid, pp. 62-22.
42. Ibid, pp. 69-70.
43. Ibid, pp. 71-72.
44. Ibid, pp. 72-75.
45. Ibid, pp. 75-76.

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46. Ibid, scattered pages, and pp. 103-105.
47. Ibid, pp. 106-109, and scattered pages.
48. The contents of these sentences on George Stephens and his work with John Nolen are based on a number of sources, principally the biographical sketches cited earlier in these endnotes. See also: Thomas W. Hanchett, "Charlotte: Suburban Development in the Textile and Trade Center of the Carolinas," in EARLY TWENTIETH-CENTURY SUBURBS IN NORTH CAROLINA, ed. Catherine W. Bishir and Lawrence S. Earley (Raleigh: Archaeology and Historic Preservation Section, North Carolina Department of Cultural Resources, 1985), 73-74.
49. Laura A. W. Phillips, National Register Nomination for Irving Park, Guilford County, North Carolina, 1994.
50. John M. Bryan, G. W. VANDERBILT'S BILTMORE ESTATE: THE MOST DISTINGUISHED PRIVATE PLACE (New York: Rizzoli International Publications, 1994), 90.

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9. Major Bibliographical References

Ball, William Watts, "Kanuga Lake," CHARLOTTE DAILY OBSERVER, 11 October 1908.

Bryan, John M. G. W. VANDERBILT'S BILTMORE ESTATE: THE MOST DISTINGUISHED PRIVATE PLACE. New York: Rizzoli International Publications, 1994.

"George Stephens Has Resigned Presidency of the Stephens Co.," CHARLOTTE OBSERVER, 2 July 1922.

Hanchett, Thomas W., "Charlotte: Suburban Development in the Textile and Trade Center of the Carolinas," in EARLY-TWENTIETH CENTURY SUBURBS IN NORTH CAROLINA, eds. Catherine W. Bishir and Lawrence S. Earley. Raleigh: Archaeology and Historic Preservation Section, 1985.

KANUGA LAKE. N. p.: n. p., 1919. (Promotional/publicity brochure: copy in the North Carolina Collection, Chapel Hill, North Carolina.)

"Kanuga Lake Inn." N. p.: n. p., 1924. (Double-fold advertising brochure: copy in the North Carolina Collection, Chapel Hill, North Carolina.)

Phifer, Mary Hardy. KIRKMAN GEORGE FINLAY. Chicago: Manz Corporation, 1949.

Reak, Jack. KANUGA: STORY OF A GATHERING PLACE. Charlotte: Kanuga Conferences, Inc., 1993.

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Henderson County, North Carolina

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## Verbal Boundary Description

The boundary of the Kanuga Lake Historic District is as follows: Starting at the junction of Kanuga Lake Road (SR 1283) and Kanuga Conference Drive, it carries southwest and west along the north side of Kanuga Conference Drive to a gravel loop lane; here it continues to the northwest along the lane and enters the woodland on the east side of a branch (flowing south and entering Kanuga Lake); it carries north, in the woodland, on the east side of the Chapel of St. Francis of Assisi (#48); it turns in an arc to the southwest and carries to its juncture with an informal clay lane; it carries with the clay lane to the west behind cottages #39 (in reverse) to #30; on the north side of cottage #30 the boundary carries from the junction of the lane with a paved drive with the paved drive to the southwest and then to the northwest behind cottages (in reverse) #22 through #16; on the northwest side of cottage #16 it carries with the paved drive to the southwest to its junction with Kanuga Conference Drive; then it continues to the northwest, along Kanuga Conference Drive, and then turns with the drive to the southwest; at a point southwest of cottage #42 the boundary line carries from Kanuga Conference Drive to the southeast behind cottages #42 through #8 (in reverse); it continues, curving, to the southeast behind cottage #7 and to a point behind cottage #4 where it continues in a straight line to the south to join with Kanuga Lake Road (SR 1283); it continues to the east and northeast along the edge of Kanuga Lake Road to the beginning.

This boundary is drawn on the USGS Horse Shoe, N.C. Quadrangle Map and on the sketch map of the district included in this nomination. The sketch map is based on the survey map of the entire contiguous tract held by Kanuga Conferences, Inc. That survey map, prepared by Laughter, Austin and Associates in 1992, was prepared on a scale of one inch equals 500 feet; the portion of that map, comprising the historic district, was enlarged by 135 percent--to a scale of one inch equals 675 feet--and became the basis of the sketch map.

## Verbal Boundary Justification:

The boundary of the Kanuga Lake Historic District has been drawn to encompass the historic buildings and resources, associated with the Kanuga Lake Club, which have survived to the present: these include the thirty-nine original cottages erected between 1908 and 1910 and situated on the northwest side of Kanuga Lake together with the lake. The boundary also includes the Chapel of the Transfiguration and the Chapel of St. Francis of Assisi, erected during the period of significance, as well as the Kanuga Lake Inn and a group of later facilities which mostly lie between the lake and the historic cottages. The boundary is drawn to include the woodlands which enframe the Kanuga Lake complex and which form its setting: the boundary is drawn to exclude those later, nonhistoric buildings and facilities, situated to the north and west of the historic district, which have been erected in recent decades for camp and retreat use.

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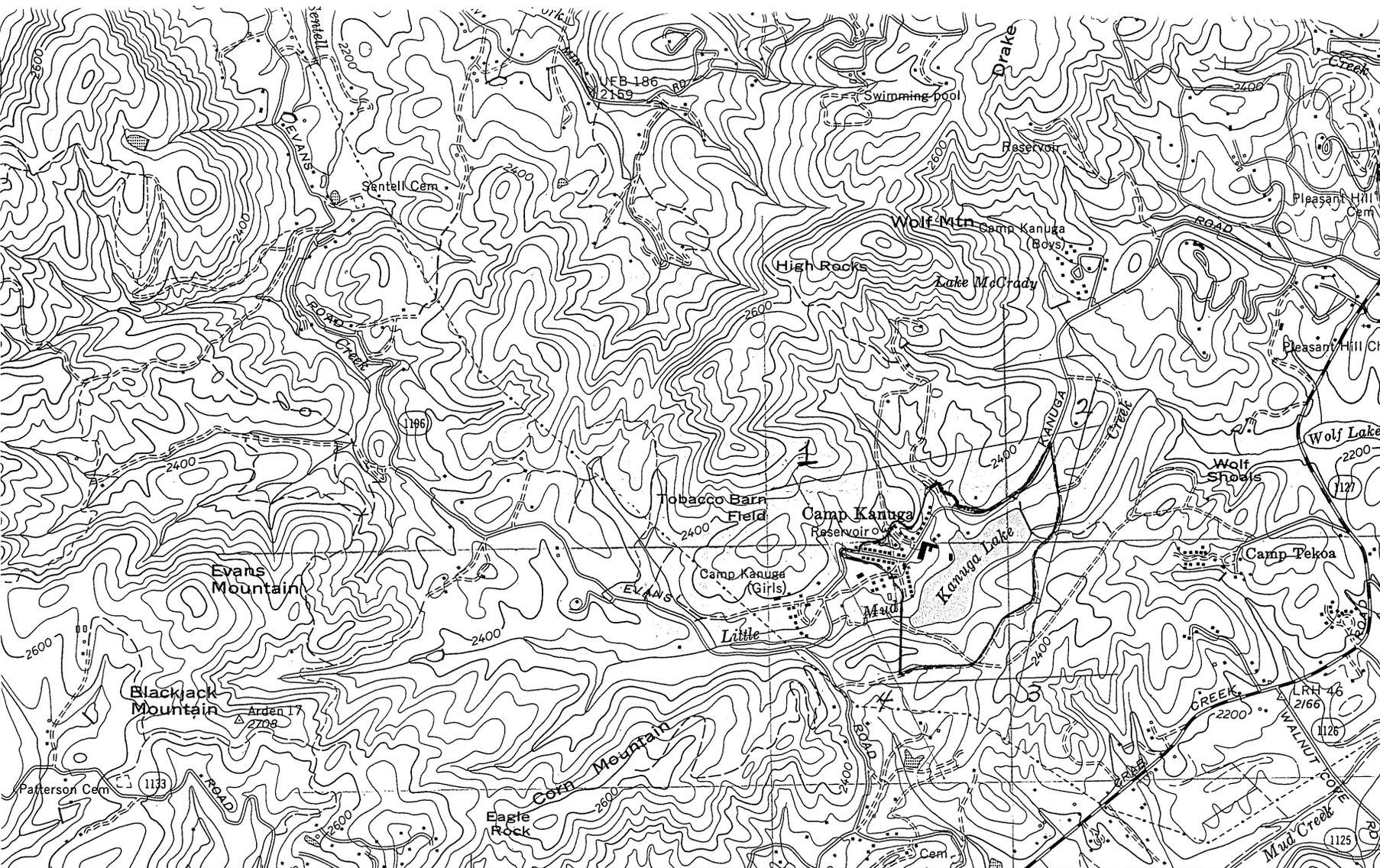
Schedule of Photographs

The following information applies to all nomination photographs:

1. Kanuga Lake Historic District
2. Hendersonville Vicinity, Henderson County, North Carolina
3. Davyd Foard Hood
4. 17 and 18 January 1995
5. State Historic Preservation Office, North Carolina Division of Archives and History, Raleigh, North Carolina

The photographs are keyed by letter to the district sketch map.

- A. Overall view, looking west, with cottages #10 and #11 in the left foreground
- B. View, looking northwest, across Kanuga Lake to the Cunningham Pavilion
- C. View, looking north/northwest, of cottage #1
- D. View, looking west, of the front door of cottage #4
- E. View of a typical cottage bedroom, cottage #6
- F. View, looking northeast, of the cottage row along the north side of Kanuga Conference Drive, with cottage #16 in the foreground
- G. View, looking northwest, with cottages #16 to cottage #19 (left to right)
- H. View, looking northwest, with cottages #28 and #29
- I. View, looking north, of cottage #39
- J. View, looking south, of the Chapel of the Transfiguration
- K. View, looking southwest, of cottages #40 and #41
- L. View, looking southwest, of the interior courtyard of the Kanuga Lake Inn
- M. View, looking east, of the Chapel of St. Francis of Assisi
- N. View, looking south, from the terrace of the Kanuga Lake Inn, across the Lakeside Chapel to the cross on the south side of Kanuga Lake

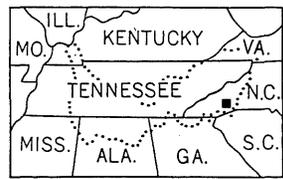


Kanuga Lake  
 Historic District  
 Henderson Co.  
 N.C. Zone 1  
 1. Easting 361120  
 Northing 3903260  
 2. Easting 362320  
 Northing 3903460  
 3. Easting 362080  
 Northing 3902440  
 4. Easting 361520  
 Northing 3902400  
 Horse Shoe Quar.

ONE MTN 194-NE)  
 54 11 NE  
 1:24 000  
 0 1 MILE  
 3000 4000 5000 6000 7000 FEET  
 0 1 KILOMETER

INTERVAL 40 FEET  
 1/2 INTERVAL CONTOURS  
 VERTICAL DATUM OF 1929

NATIONAL MAP ACCURACY STANDARDS  
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
 AUTHORITY, CHATTANOOGA, TENN. 37402  
 MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION  
 Revisions shown in purple and woodland compiled by the Geological Survey from aerial photographs taken 1987 and other sources. This information not field checked. Map edited 1991

ROAD CLASSIFICATION (TVA 193-SE)  
 Primary highway, hard surface \_\_\_\_\_  
 Secondary highway, hard surface \_\_\_\_\_  
 Light-duty road, hard or improved surface \_\_\_\_\_  
 Unimproved road \_\_\_\_\_  
 Interstate Route (thick line with red shield)  
 U. S. Route (thin line with blue shield)  
 State Route (thin line with white circle)

HORSE SHOE, N. C.  
 35082-C5-TF-024

1965  
 PHOTOREVISED 1991  
 DMA 4454 1 SE SERIES V640

VIRGINIA 203-NW  
 454 11 NW





KANUGA LAKE HISTORIC DISTRICT  
Hendersonville Vicinity  
Henderson County, N.C.

Contributing Resources

- #1 - #39 - Cottages
- #43 - Chapel of the Transfiguration
- #48 - Chapel of St. Francis of Assisi
- #54 - Grounds of Kanuga Lake Historic District

Non-contributing Resources (number circled)

- #40 - #42 - Cottages
- #44 - KANUGA LAKE INN
- #45 - Cunningham Pavilion
- #46 - Guest Services Building
- #47 - Lakeside Chapel
- #49 - Tennis Courts
- #50 - Misannne Cain Boardwalk
- #51 - Shuffleboard Courts
- #52 - Sewage Treatment Facility
- #53 - Cross



DRAWN by DAVID FOARD HOOD  
27 June 1995

Scale - 1" = Approx. 675 feet  
Approx. 100 Acres

