

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

NATIONAL REGISTER OF HISTORIC PLACES

Hot Springs Historic District

Hot Springs, Madison County, MD0213, Listed 2/5/2009

Nomination by Sybil Argintar

Photographs by Sybil Argintar, August 2008



Mountain Park Pharmacy Building



100 block of Bridge Street, south side



Dorland Memorial Presbyterian Church



Frederick Gorenflo House

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of property

historic name Hot Springs Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Bridge Street, Andrews Avenue South and Meadow Lane not for publication N/A

city or town Hot Springs vicinity N/A

state North Carolina code NC county Madison code 115 zip code 28743

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources

State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

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

Hot Springs Historic District
Name of Property

Madison County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 site
 structure
 object

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

Contributing	Noncontributing	
<u>14</u>	<u>10</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>15</u>	<u>11</u>	Total

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

Number of contributing resources previously listed in the National Register
1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: domestic Sub: single dwelling
commerce/trade specialty store
commerce/trade department store
commerce/trade restaurant
religion religious facility
domestic hotel
domestic secondary structure
commerce/trade warehouse

Current Functions

(Enter categories from instructions)

Cat: domestic Sub: single dwelling
domestic hotel
commerce/trade specialty store
commerce/trade restaurant
religion religious facility
government city hall
government post office
commerce/trade warehouse

7. Description

Architectural Classification (Enter categories from instructions)

Commercial Style
Queen Anne
Bungalow/Craftsman
Gothic Revival

Materials (Enter categories from instructions)

foundation brick
roof asphalt
walls brick
weatherboard
other concrete block

Narrative Description

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

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8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations

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

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

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

(Enter categories from instructions)

architecture

commerce

Period of Significance

ca. 1890 - 1956

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Richard Sharp

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Western Office, Archives and History

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10. Geographical Data

Acreege of Property approx. 9 acres

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

Zone Easting Northing
1 17 335130 3973500
2 17 335170 3973360

Zone Easting Northing
3 17 334920 3973170
4 17 334830 3973350
___ See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sybil H. Argintar, Preservation Planning Consultant

organization Southeastern Preservation Services date August 20, 2008

street & number 166 Pearson Drive telephone (828) 230-3773

city or town Asheville state NC zip code 28801

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name less than 50 owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Hot Springs Historic District
Madison County, North Carolina

Summary

The Hot Springs Historic District in Hot Springs, North Carolina is located in the center of town, to the west of the French Broad River and spanning both sides of Spring Creek, which runs in a north-south direction. The district, flanking both sides of Bridge Street, forms the core of the central business district. The historic district is bounded roughly by Andrews Avenue South and the railroad right-of-way of the Southern Railroad on the east, by the north lot line of properties on the north side of Bridge Street on the north, Meadow Lane on the west, and by the south lot lines of properties on the south side of Bridge Street on the south. The district, which encompasses approximately nine acres, incorporates within its boundaries a concentration of one to three-story brick, fieldstone, and concrete block commercial and government buildings, two residences, and one church lining both sides of Bridge Street and the west side of S. Andrews Avenue. The district forms an intact grouping of Hot Springs' buildings from the late-nineteenth through mid-twentieth centuries.

Generally, the buildings lining Bridge Street on the north and south are contiguous, with uniform setbacks of approximately five feet. Architectural styles within the district include Commercial Style, Craftsman Bungalow, Queen Anne, Romanesque Revival and Gothic Revival. The topography of the district is flat, and most lots are small except for the nearly four-acre lot associated with **Tweed's Court** motor lodge (50 Bridge Street, ca. 1956), and the larger lots associated with **Dorland Memorial Presbyterian Church** (39 Bridge Street, 1900) and the two residences (39 Bridge Street, ca. 1920 and 81 Bridge Street, ca. 1890). Outside the district to the north and south are residential areas; to the east lies the French Broad River and the site of the old mineral springs resort; and to the west are newer commercial properties. The historic district has retained its historic integrity despite the loss of a handful of historic buildings currently replaced by modern structures and some minor architectural changes to individual buildings.

The district consists of fourteen contributing buildings and outbuildings, one contributing structure, ten non-contributing buildings and outbuildings, and one non-contributing structure. Of the non-contributing buildings and outbuildings, only three are the main resource on the property. Most of the non-contributing resources are historic buildings which have been altered with new facades, and only two were built after the period of significance. There is one vacant lot included within the district boundaries.

The majority of the buildings in the district are Commercial Style. Most of these buildings are brick, but there are two constructed of textured concrete block and one constructed of fieldstone. Unless noted otherwise, all buildings have a flat roof with parapet walls, typical of the Commercial Style, and are set in contiguous rows lining Bridge Street. Notable Commercial Style buildings constructed of brick include the **Commercial Building at 24 Andrews Avenue**

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South (ca. 1895); and the **Plemmons Building at 176 Bridge Street** (1923). The pressed concrete block **Caney Brown Building** (145 Bridge Street, ca. 1925) and the fieldstone **Gentry Hardware** (124 Bridge Street, 1946) are both excellent examples of the variety of building materials evident in the district. **Tweed's Court** (50 Bridge Street, ca. 1956) is an excellent example of modern motor lodge development which was gaining in popularity at this time due to the expansion of roads through the area.

Other particularly notable buildings in the district are the Gothic Revival **Dorland Memorial Presbyterian Church** (39 Bridge Street, 1900, NR 1986), designed by renowned architect Richard Sharp Smith, and the **Frederick Gorenflo House** (81 Bridge Street, ca. 1890), a good example of a Queen Anne-style house and the work of local carpenter Frederick Gorenflo.

Inventory List

Buildings are listed alphabetically by street address. Dating of buildings is based upon field work, documentary photos, survey or existing National Register files, oral history interviews, owner-provided information, and information provided by local historian Hazel Moore. Sanborn maps are not available for Hot Springs. These sources are noted with each entry. If the original owner, business occupant, use, or resident of the building is known, it is noted. Otherwise, properties are called Commercial Building or house. Buildings that are contributing to the district are those that were built within the period of significance and have been minimally changed other than some modern modifications of storefronts. Non-contributing buildings in the district are those that were built after the period of significance or historic buildings that have been substantially altered.

Andrews Avenue South, west side:

24 Andrews Avenue South. Commercial Building. Contributing. ca. 1895.

This two-story painted brick Romanesque Revival-influenced commercial building retains its original storefront design, including a cast iron storefront, double-leaf door, and large display windows. Bricks are set at an angle at the cornice. The windows on the second floor are single and double segmentally arched with four-over-four sashes. The openings on the south side are bricked in. This is the oldest of the commercial buildings in the district, and likely one of the first to be constructed of brick. The original buildings in the district were wood frame, with most of those remaining until they were replaced in the 1920s by the existing brick buildings. The building housed a men's haberdashery in the early twentieth century, and rented rooms on the upper floors. The second floor also served for many years as Tammany Hall, a community house where box dinners and silent movies were shown (owner-provided information; interview with Hazel Moore).

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Bridge Street, north side:

39 Bridge Street. Mary Robinson House. Contributing. ca. 1920.

This one and one-half-story, side-gable-roof bungalow has a shed-roof dormer at the front and rear. The house has weatherboard siding, with battens in the gable ends. The attached porch has a shed roof supported by square posts, and a pierced brick balustrade. Windows are paired one-over-one, door is vertical three-over-one-over-panel, and the foundation is brick. This house was bought by Dorland Memorial Presbyterian Church in 2007 for use as a manse. It had been a private residence before then, likely built by Mary Robinson, who died on May 27, 1923 (interview with Hazel Moore).

39 Bridge Street. Dorland Memorial Presbyterian Church. Contributing. 1900. NR 1986.

This cruciform-plan Gothic Revival church was designed by prominent Asheville architect Richard Sharp Smith, who also designed several buildings in Marshall, the county seat of Madison County. The asymmetrical building, with the entrance facing east towards Meadow Lane, has pebbledash walls, a common material found in Smith's buildings, triple stained glass Gothic-arch windows in the gable ends, segmental-arch windows, and an entry with a wide diagonal-board door on the east side. The roof is covered with asphalt shingles. A polygonal-roof steeple with splayed eaves is located at the juncture of the cross-gable roof, also with splayed eaves. A handicap ramp has been added at the northeast corner, and a two-story stuccoed addition was added in 1958 on the west side, completing the cruciform plan. According to the National Register nomination, local carpenter Zeke Goforth reportedly built the church. The church was named for Presbyterian minister Dr. Luke Dorland (1851-1897), founder in 1886 of the Dorland-Bell school which, in 1942, became Warren Wilson College in Swannanoa, North Carolina. The church, which was closely associated with Dorland-Bell School, is one of the few reminders of the existence of the school that remains in the town. (National Register nomination; building cornerstone for addition date).

81 Bridge Street. Frederick Gorenflo House. Contributing. ca. 1890, 1923.

This one-and-one-half-story, cross-gable-roof Queen Anne-style house is asymmetrical, in a cross shape, and is the oldest building in the district. The main body of the house has board and batten siding with beveled battens, and fish scale shingles alternating with regular shingles on the upper portion of the walls and in the gable ends. The front shed-roof porch appears to be a later replacement, with narrow posts and picket fencing as the balustrade. There is a secondary porch at the southwest corner which also appears to have been added later or modified. It too has a shed roof, narrow posts, a concrete floor, and no balustrade. The main entrance to the house is in the front, with a second entry on the side porch. Doors are the original two-light-over-two-panel. The central brick chimney is notable for its recessed panels and corbelling. There is a one-story,

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shed-roof historic wing at the northwest corner with two-over-two windows and board and batten siding, and a historic shed-roof addition on the east, also with board and batten siding. Additional details include single two-over-two windows, with one double window at the first floor on the facade, scrollwork above the windows in the gable ends, and scrollwork attic vents in each of the four gable ends. House sits on a level corner lot. According to local historian Hazel Moore, Frederick Gorenflo ("Uncle Fred" to the locals) was a Civil War veteran. He was a highly skilled carpenter and built many buildings in Hot Springs. This house was originally located on Spring Creek, but after the flood of 1916 was moved to the current site. This move did not happen until September 12, 1923 (interview with Hazel Moore).

81 Bridge Street. Garage. Contributing. ca. 1925.

One-story front-gable-roof frame building with exposed rafter ends, tin roof covering, and vinyl siding. The original German siding is visible underneath. This was built after the main house was moved (interview with Hazel Moore).

81 Bridge Street. Wellhead. Contributing. ca. 1923.

This square stone structure was built with the wellhouse when the house was moved (interview with Hazel Moore).

81 Bridge Street. Wellhouse. Contributing. ca. 1923.

One-story front-gable-roof frame storage building has exposed rafter ends, vinyl siding, and an extension of the roofline over the entry supported by heavy brackets. There is a single door at the southwest corner. This was built when the house was moved (interview with Hazel Moore).

111 Bridge Street. United States Post Office. Non-contributing. ca. 1965.

This one-story modern brick building replaces the original post office which was located on S. Andrews Avenue. The rectangular building is faced in brick on three sides, with exposed concrete block on the west elevation. There is a side entrance on the west side with a shed-roof covered entry of concrete block with brick quoins and a two-light sliding window on the west side. The property is privately owned. (interview with Hazel Moore).

Vacant lot

145 Bridge Street. Caney Brown Building. Contributing. ca. 1925.

This two-story, pressed rusticated concrete block building retains its original storefront with a recessed entry and double leaf doors, and a modern door leading to the rooms above. Windows are replacement sash, and a deck which cantilevers out over Spring Creek has been added on the west side within the last twenty years. According to Hazel Moore, the Caney Brown family built

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this building, and lived upstairs. They ran the telephone exchange office, which was also located on the second floor. Commercial uses of the first floor have included a beer parlor and a dry goods store called Schaeffer General Merchandise. The book Yesteryears of Hot Springs, North Carolina notes that Caney Brown owned a farm in the nearby community of Spring Creek and moved to Hot Springs in 1922. He lived for a while on Andrews Avenue South, but soon thereafter built this building and ran the phone exchange. After he died in 1944, his wife Clarkie Brown continued to operate the phone system until 1945 from this building. (interview with Hazel Moore; Yesteryears of Hot Springs, NC).

153 Bridge Street. Creekside Inn. Contributing. ca. 1949.

These two one-story side-gable-roof buildings dating from ca. 1949, were part of the trend during the mid-1940s to late 1950s for motor court development. The building paralleling Spring Creek on the west side of the property has four rooms, a permastone facing with keystones above the doors, vertical three-over-one windows, tin roof covering, and a full-width shed-roof porch. The building on the north edge of the lot is similar in configuration and massing, but it appears that the section on the west end was originally a separate fieldstone building which was later joined to the remainder of the building. The remainder of the building has the same permastone facing as the adjacent building to the west. Windows on this building are two-over-two, along with some six-over-six. There are four rooms total. Jobie Henderson built the original two buildings along the creek for visitors who would often stay a week or more to take the baths, but didn't want to stay at the big hotel at the springs (interviews with Harold Anderson, owner, and Hazel Moore)

153 Bridge Street. Office. Non-contributing. ca. 2000.

This one-story front-gable, frame building located at the southwest corner of the property houses the office for the inn. The building has a tin roof covering, unpainted weatherboard siding, and a deck at the front.

153 Bridge Street. Cabins. Non-contributing. ca. 2000.

This group of four modern one-story cabins located at the northeast corner of the lot are set on raised pier foundations, have particle board walls, decks in the front, front gable roofs, tin roof covering, and modern doors and windows.

153 Bridge Street. Warehouse. Contributing. ca. 1925.

This one-story pressed rusticated concrete block building with a stepped parapet wall on the façade and rear wall, two-over-two windows, a modern door, and a shed-roof deck on the west side, pre-dates the commercial building located to the front of the lot. This was originally part of

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the property owned by Caney Brown and was built at the same time as the Caney Brown Building. (145 Bridge Street). Interview with Hazel Moore.

153 Bridge Street. Commercial Building. Non-contributing. ca. 1955. Remodeled ca. 1980.

This one-story building with a mansard roof, board and batten siding, and a large patio at the front, was constructed adjacent to the Creekside Inn complex in the mid-1950s, but was extensively remodeled ca. 1980. Originally, this housed the H and L Café and the Greyhound bus station terminal (interview with Hazel Moore).

Bridge Street, south side:

50 Bridge Street. Tweed's Court. Contributing. ca. 1956.

This modern, one-story, hip-roof motor court is sited on just under four acres. The building, with wide soffits, forms an L-shape around the northeast corner of the lot. Rooms are located in the long linear wings, and the office is adjoining these at a wing at the southwest corner. Windows are multi-light metal casement, a few of which are replacement sash. Windows wrap the corners of the building. The walls are brick below the window along the façade, with variable width weatherboard above. All other elevations are stuccoed. An engaged porch extends around the entire façade, supported by decorative iron posts. To the rear of the office is a two-story modern addition with a hip roof, brick on the lower portion, T-111 siding on the upper portion, a porch on the lower level, a porch on the upper level with a metal railing, and modern sliding windows. There is one stuccoed interior chimney. According to the current owner, the motor court was built in the mid-1950s by Arlene Tweed, on property which formerly belonged to Dorland-Bell School and contained two large girls' dormitory buildings. Deed records confirm this. The property, originally six and one-half acres, was sold by the Board of National Missions of the Presbyterian Church in the USA to W. W. Hennessee, Edd Roberts, and H. W. Johnson on May 10, 1943. Hennessee et al sold the property on November 22, 1943 to A. W. and Elizabeth Whitehurst. The deed for this sale noted that the property was "...a part of the Dorland Bell School...". The Whitehursts sold the property in January 1944 to Arline Lindsay Tweed, with the property still containing six and one-half acres, with a small portion sold off. The hotel was not built until ca. 1956 and remained in the Tweed family until November 11, 1976 when it was sold to Nell Huff. Nell Huff sold four tracts of land to Virginia Huff Anderson on January 31, 1991, one of which contained the "Tweed's Court property" and the "Little House", plus all the furnishings (interview with Hazel Moore; interview with Harold Anderson, owner; Madison County Deed Books 70, 155; 70, 310; 71, 142; 126, 301; and 190, 647).

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50 Bridge Street. Swimming Pool. Non-contributing. ca. 1968.

This swimming pool structure was added to the property in the late 1960s. It measures approximately twenty feet by forty-two feet, with a rounded corner at the southeast. It is surrounded by a concrete deck and a modern picket fence (interview with Harold Anderson, owner).

50 Bridge Street. House. Non-contributing. ca. 1966.

Located to the rear of the motor court building, this one-story, L-plan house is covered with asbestos and T-111 siding, has a tin roof, and a large brick chimney at the front. House sits on a large level lot which rises in elevation to the rear (interview with Harold Anderson, owner).

50 Bridge Street. Storage Shed. Non-contributing. ca. 1966.

One-story, front-gable shed with a shed roof extension to the east and west, flush board siding (interview with Harold Anderson, owner).

124 Bridge Street. Gentry Hardware. Contributing. 1946.

This one-story building is constructed of field stone with widely spaced, pronounced mortar joints. It retains its original storefront with a recessed entry, wide single-light door, and original large, single-pane display windows. Large display windows and a second storefront at the southwest corner also line the west elevation. The storefront on the west is boarded over but the original openings are visible. Windows at the rear of the building have been boarded up, but original openings are intact. Metal awnings extend out over the sidewalk. This building was built by the Gentry family and has remained in continuous use as a hardware store. The current owner, Keith Gentry, noted that when his father returned to Hot Springs from World War II he tore down the garage on the site and built this building from stone quarried just across the Tennessee state line. It has remained as a family business ever since. Floors from the former Dorland-Bell girls' dormitories were re-used in this building. The stonemasons for the building were the Lawson Brothers, local craftsmen who also built several other buildings in town including the former Baptist Church, which has been replaced by the current, modern Baptist Church building on Meadow Lane, just to the rear and northwest of Dorland Memorial Presbyterian Church (interview with Hazel Moore; interview with Keith Gentry, owner).

148 – 152 Bridge Street. Commercial Building. Contributing. ca. 1925.

This two-story, painted brick building has two storefronts, each with retrofitted doors flanked by original display windows. Second story windows are single and double six-over-six. There is a shed-roof covering over the rear entry at the southwest corner of the building. Uses for the

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building included the Dixie Café, the Carolina Grocery (previously located across from the current post office), and a beauty shop (interview with Hazel Moore).

148-152 Bridge Street. Storage shed. Non-contributing. Modern.

One-story, modern, front-gable storage shed is located to the rear of the building.

158 Bridge Street. White Dry Goods Building. Non-contributing. 1946. alterations ca. 1970.

This two-story building has a permastone façade dating to ca. 1970 with stucco on the west elevation. The storefront configuration is intact, but new aluminum framing of door and display windows appears to date from the 1960s or later. Windows are horizontal-two-over-two replacements dating from ca. 1960. Stairs are located to the west side of the building, between this and the adjacent building to the west. There is a two-story concrete block and aluminum-sided addition at the rear and a one-story, frame, front-gable addition with T-111 siding added onto that, at the southwest corner. The original uses of this building were apartments on the second floor and White Dry Goods on the first floor. Previous to the construction of this building there had been a house and a fruit stand on the same site (interview with Hazel Moore).

164 Bridge Street. Commercial Building. Non-contributing. ca. 1948, alterations ca. 1970

This one-story building has a permastone façade and a concrete block addition at the rear, and a recessed entry at the northeast corner. When Wachovia Bank owned this building in the early 1970s, they made the changes to the façade. While this building has an added permastone façade like the adjoining building to the west, it is a separate building (interview with Hazel Moore).

170 Bridge Street. Commercial Building. Non-contributing. 1961.

This one-story brick commercial building has a recessed entry framed by large display windows. Uses have included a furniture store, café, and hair salon (owner-provided information).

176 Bridge Street. Plemmons Building. Contributing. 1923.

This two-story Commercial Style brick building wraps around the adjacent building to the east in an L-plan, with a façade facing onto both Bridge and Andrews Avenue South. The Bridge Street facade retains its original storefront with a recessed entry, textured glass transom, and door to the second floor. There are original double one-over-one windows on the second floor and the cornice is corbelled. The Andrews Avenue South façade also retains its original storefront with double-leaf door flanked by display windows and three bays of double one-over-one windows on the second floor. There is a modern concrete block addition at the rear with double one-over-one windows which also infills the space at the rear of 24 Andrews Avenue South. Ira Plemmons built this building and sold caskets, notions, and general merchandise. Other uses have included a restaurant on the lower floor, with rooms upstairs rented out to overnight boarders or as

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apartments. Ponder Hardware occupied the building from 1948 until 2003 (interview with Hazel Moore).

178 Bridge Street. Mountain Park Pharmacy Building. Contributing. 1923. alterations ca. 1960.

This two-story brick Commercial Style building infills the "L" of the adjacent building to the west and south (176 Bridge Street, ca. 1924). All three of the storefronts, facing Bridge Street and S. Andrews Avenue, have been altered with modern infill materials. The storefront facing Bridge Street at the west end of the building has been altered with the application of masonite siding, retrofitted modern windows and doors, and covering of transoms. The storefronts in the center of the building and the one that wraps around the building at the northeast corner have had rustic wood siding added along with the retrofitting of modern windows and doors. Horizontal two-over-two windows from the 1960s have been retrofitted into the original openings on the second floor on the north elevation, but the original one-over-one windows remain on the east side. A portion of the original flat roof is raised up at an angle, with T-111 siding on the sides. This building housed Mountain Park Pharmacy until the owner's death when the building was willed to the Town of Hot Springs (interview with Harold Anderson and Hazel Moore).

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Summary

The Hot Springs Historic District is significant as the historic center of this small mountain community in the northwest corner of Madison County, North Carolina, with historic buildings dating from the late nineteenth through the mid-twentieth centuries. Hot Springs was the northern gateway into North Carolina as a part of the old Buncombe Turnpike drover's road along the French Broad River connecting Greeneville, Tennessee, with Greenville, South Carolina. In addition, the town was one of the earliest resort communities in the state once the natural warm springs were discovered by permanent settlers in the early nineteenth century. This resort economy continued to expand after the arrival of the railroad in 1882, when the town experienced its greatest period of growth. Hot Springs was also the original location of an important educational institution, the Dorland Institute, founded in 1887, which provided secondary educational opportunities for students from Madison and neighboring counties. The period of significance for the Hot Springs Historic District extends from ca. 1890, the date of the earliest building in the district, the notable Queen Anne-style Frederick Gorenflo House, to 1956, the construction date of Tweed's Court, the youngest historic building in the district. Tweed's Court was built during a second period of tourism development in the community after World War II, spurred by road improvements and the automobile.

The Hot Springs Historic District includes commercial, civic, residential, and religious institutional buildings, including the Gothic Revival Dorland Memorial Presbyterian Church, designed by prominent Asheville architect Richard Sharp Smith. These buildings, while they portray the mix of uses typical of a small mountain town from the late-nineteenth through the mid-twentieth centuries, also signify the importance of the town as a location for exceptional buildings such as the Smith-designed church, along with the availability of local stonemasonry and carpentry skills evident in the Gorenflo House (ca. 1890) and the Gentry Hardware Building (1946). The district meets National Register Criterion A for its local commercial significance and Criterion C for its architectural significance. The buildings display a wide range of architectural styles including examples of Commercial Style, Queen Anne, Gothic Revival, Craftsman, and post-World War II modern.

Historic Background and Commercial Context

Madison County was formed in 1851 from portions of Buncombe and Yancey Counties. As noted in A Guide to the Historic Architecture of Western North Carolina, Madison County has often been known as "...the 'Kingdom of Madison' for its isolation and the independence of its people", creating a "dual heritage that encompasses rural mountain culture and a once-great mineral springs resort at Hot Springs. Bisecting the steep terrain, the French Broad River courses

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through its narrow gorge from Asheville to Paint Rock at the Tennessee state line. The southeast part of the county, including Marshall, the county seat, traded with Asheville, while the north and west sections, including Hot Springs, were oriented to Greeneville, Tennessee...".¹ The history of Hot Springs (originally known as Warm Springs) precedes incorporation in 1893 by more than one hundred years. Early explorers and travelers through the area learned of the thermal springs as early as 1788, and the town was named Warm Springs because of this natural geologic phenomena. On July 11, 1788 the governor of North Carolina conveyed a 200-acre land grant on the south side of the French Broad River to Gaser Dagg, which included the springs.² Even before this, there is evidence in the area of Native Americans utilizing the springs. Early Warm Springs included the thermal springs, a tavern, and a stage coach stop. By the beginning years of the nineteenth century, there were hotels and guest houses throughout the Warm Springs area, the most well-known of which was the Warm Springs Hotel, originally owned by Philip Hale Neilson, and later owned by James W. and John E. Patton from 1832 until the end of the Civil War.³ James H. Rumbough bought the Warm Springs Hotel from Patton on October 20, 1866 for \$45,000.00, which included the entire town of Hot Springs. It was put in his wife's name, Carrie T. Rumbough.⁴ The tourism industry was spurred on by the arrival of the railroad to Hot Springs in 1882. It was this same year that Rumbough enlarged the hotel building.⁵ A travel book from the time noted that the main building was three stories tall with a two-story wing, a rear addition, a green lawn, graveled walks and driveways, and could accommodate 600 guests.⁶ This hotel burned in 1884 and Rumbough then built the Mountain Park Hotel on 100 acres in 1886. The new hotel was four stories, had 200 guest rooms, electricity, steam heat, bowling alleys, billiards, tennis, swimming, horses, a theater, an orchestra, dances, and what may have been the first nine-hole golf course in North Carolina.⁷ The elaborate bath house contained sixteen large marble pools sunk into the springs, with some of it pumped into private hotel rooms. The curative waters were noted as containing sodium, potassium, lime, magnesia,

¹Bishir, Catherine W., Michael A. Southern, and Jennifer F. Martin. A Guide to the Historic Architecture of Western North Carolina. Chapel Hill, North Carolina: The University of North Carolina Press, 1999, p. 247.

²"History of Hot Springs, North Carolina". Survey files for Hot Springs, North Carolina. Department of Archives and History, western office, Asheville, North Carolina, p. 24. Also, Madison County Deed Book A, p. 491.

³Ibid, p. 25. The Pattons were deeded the land which originally had been part of the land grant to Gaser Dagg. According to an unpublished paper by David C. Cunningham dated December 9, 1969, Philip Hale Neilson inherited the Dagg land on April 27, 1829 and sold it to Green K. Cessna (Madison County Deed Book 16, p. 74). Cessna sold the land to the Pattons on December 6, 1831 for \$20,662.00 (Madison County Deed Book 16, p. 413).

⁴Cunningham, David C. Unpublished paper for History 450, Mars Hill College. December 9, 1969, p. 8. Located in Pack Memorial Library, Asheville, North Carolina.

⁵"History of Hot Springs, North Carolina", p. 19.

⁶Ibid.

⁷"History of Hot Springs, North Carolina", p. 26.

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ammonia, iron, alumina, and silica.⁸ This same year, in 1886, hotter springs were discovered and the name of the town was changed to Hot Springs. In 1912, Rumbough sold the hotel to his son James Edwin Rumbough of Asheville.⁹ The Mountain Park Hotel stood until 1920 when it also burned. A third hotel, the Hot Springs Inn, was built in 1926, but it burned in 1977. The land associated with the hotel has remained intact and in recent years a new hotel has been built and the springs and baths have been tapped once again for modern-day use.

The history of Hot Springs is also closely tied to transportation. Early wagon roads followed Cherokee trails along the French Broad River and linked Tennessee and South Carolina. Warm Springs, located on the French Broad River was one of the towns located along this early transportation and commercial route. This wagon road quickly became crowded and difficult to maneuver. In 1824 the North Carolina General Assembly passed legislation for construction of the Buncombe Turnpike, which followed the ledge on the right bank of the river and was completed in 1828. This quickly became the major toll road linking Greenville, Tennessee, just over the state line from Warm Springs, with Greenville, South Carolina.¹⁰ Drivers herding livestock down the turnpike from Tennessee to the coastal lowlands created a market for local farmers' corn and other feed crops, and the low-country elite came in their carriages up the turnpike for summer stays at the famous springs...¹¹ There were stock stands located every ten miles along the route which provided lodging, a place for trade, and taverns. The turnpike served not only as a commercial route for livestock, but spurred the building of public houses for the drovers and the early tourists to the area, making Warm Springs one of the oldest health resorts in the state of North Carolina.¹² Early publicity for the turnpike included recommendations such as "...none should visit Asheville without taking a ride down the French Broad River to Warm Springs in Madison County. The turnpike road is excellent, the river beautiful, and the scenery on both sides wild and grand. The public houses, too are very good..."¹³

By 1868, the East Tennessee and Virginia Railroad had been completed from Morristown, Tennessee to Paint Rock, North Carolina, just north of Warm Springs. By 1880, the Western North Carolina Railroad had been completed as far west as Asheville. Finally, by 1882, the final

⁸ Cunningham, David C. Unpublished paper for History 450, Mars Hill College. December 9, 1969, p. 13.

⁹ Cunningham, David C. Unpublished paper for History 450, Mars Hill College. December 9, 1969, p. 10.

¹⁰ Underwood, Jinsie. This Is Madison County. Self-published, 1974, p. 17.

¹¹ Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. A Guide to the Historic Architecture of Western North Carolina, Chapel Hill, North Carolina: The University of North Carolina Press, 1999, p. 247.

¹² This Is Madison County, p. 17.

¹³ Ibid.

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link of the Western North Carolina Railroad from Asheville to Paint Rock was completed.¹⁴ When the railroad arrived in Warm Springs, the Drover's Era and the Buncombe Turnpike came to an abrupt end. Transporting livestock and other goods was less costly and much quicker by rail. The drover's stands and hotels were quickly abandoned, but the town began to thrive in new ways.¹⁵ The town of Warm Springs incorporated in 1893, making it the oldest incorporated town in the county. Southern Railroad Company bought the entire Western North Carolina Railroad line on August 22, 1894.¹⁶

After the railroad arrived, Hot Springs began its most significant period of growth. By 1902, Hot Springs' population reached 445, and it boasted five hotels, four general stores and one private school, the Dorland Institute.¹⁷ In 1904, there were two additional general stores and five boarding houses.¹⁸ Phone lines reached the town in 1908, when lines were built from Asheville to Morristown, Tennessee through Weaverville, Ivy River, Marshall, Walnut and on to Hot Springs.¹⁹ By 1910, Hot Springs had doubled its population to 800, with three churches, one school, one bank, one doctor, one druggist, four general stores, and three boarding houses. In 1915, due to the increased demand for building supplies, two lumber companies had opened.²⁰

Hot Springs was known not only for its curative springs, but became nationally famous during World War I as the location of a 2700-German-prisoner-of-war encampment. Military prisoners were brought to the area and imprisoned at the Mountain Park Hotel, which had been leased to the federal government. The prison grounds, surrounded by barbed wire, were located primarily on the north side of the river on the hotel lawn, but barracks for the German sailors were located on the south side of the river. Officers were housed in the hotel building. The enlisted men prisoners built their own housing, a chapel, and other support structures in a rustic style using available materials, similar to what they were used to at home in Germany. Nothing remains of this camp since it was burned down right after the war ended.²¹

As the town grew due to tourism and the arrival of the railroad, building in other parts of the community also took place from the late nineteenth through the mid-twentieth centuries.

¹⁴ "History of Hot Springs, North Carolina", p. 20.

¹⁵ Ibid.

¹⁶ Ibid, p. 22.

¹⁷ The North Carolina Yearbook. Raleigh, North Carolina: The News and Observer, 1902, p. 96.

¹⁸ The North Carolina Yearbook. Raleigh, North Carolina: The News and Observer, 1904.

¹⁹ Moore, Della Hazel. Yesteryears of Hot Springs, North Carolina, self-published, 1994, p. 3.

²⁰ The North Carolina Yearbook. Raleigh, North Carolina: The News and Observer, 1910 and 1915.

²¹ Moore, Della Hazel. Local resident and historian. Interview by Sybil H. Argintar
1 October 2007; 12 August 2008; and town walk/interview 15 August 2008.

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Residential development took place, some of which was located along Bridge Street (the main east-west route through town, and the old turnpike route), along with the construction of commercial buildings and hotels along Main Street. The Dorland Institute, later Dorland-Bell School, also played a role in the development and history of Hot Springs, although only a few of the original structures associated with the school remain. Dr. Luke Dorland, a Presbyterian minister, retired to Hot Springs in 1887, and immediately saw the need for additional schools in the small mountain town, which up until that time had very few educational opportunities for children. He soon established a small school which he named Dorland Institute. Many guests from the Mountain Park Hotel gave money for a larger building and also for construction of girls' dormitories. These were built on the site of the current Tweed's Court (50 Bridge Street, ca. 1956), housing at one time seventy female students. In 1893, the Women's Mission Board of the Presbyterian Church took over operations of the school, which also included residences and schooling for thirty male students. On January 13, 1897, a second Presbyterian school was established in nearby Walnut, called the Jewel Hill Academy. This two-room school served 113 students, with the school quickly outgrowing its space. Five acres of land was given for a new school and in 1899 the Bell Institute was built, with an enrollment of 284. In 1918 the two schools were consolidated into the Dorland-Bell School, which continued operating in Hot Springs until 1944 when everything was moved to the current Warren Wilson College in Swannanoa, North Carolina.²²

While the county seat of Marshall claimed the bulk of the commerce for the county, Hot Springs continued to grow through the 1920s as evidenced by the number of new commercial buildings constructed during this time. The old frame store buildings from the late nineteenth century were torn down to make way for the more substantial brick ones, a sign of the town's wealth and prosperity. Hot Springs in the 1920s, as well as now, was a recreational mecca for river enthusiasts, with the largest rapid on the French Broad River located near the town.²³ As more roads developed in and around the town, this spurred growth in the community. Highway 25/70 (Bridge Street) was paved in 1928, making access into Hot Springs much easier.

The Depression Era from the stock market crash of 1929 through the mid-1930s was a difficult time in Hot Springs, as it was everywhere else in the country. Lifelong resident Hazel Moore recalls that businesses in Hot Springs that were associated with the Southern Railroad managed to stay open, but many businesses failed. Families were forced to go back to the land and become self-sufficient, growing their own food. Hot Springs was saved, as were many other towns, by the creation of the Federal Civilian Conservation Corps (CCC) and the Works Progress

²² "History of Hot Springs, North Carolina", p. 40.

²³ Madison County, North Carolina Heritage, Volume I. Walsworth Publishing Company, 2000, p. 4.

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Administration (WPA). There was a large CCC camp located on the banks of the French Broad River in Hot Springs which created jobs for many young men. The WPA was also active in the community, and was open to employing men and women. Even young teens were able to find work through the WPA under a program known as the National Youth Association (NYA). Ms. Moore recalls that she and several other local teens worked at the lunch room set up as part of the WPA. They were able to work there at a rate of \$19.00 for two weeks.²⁴

Things improved economically for some residents of the town during the 1940s, spurred on by the opportunities created by World War II. However, in many cases, this meant that men who were not serving in the war left Hot Springs for war machinery construction industry jobs, particularly in Michigan. But, this was temporary and most saved their money and returned to Hot Springs after the war to buy homes and start new businesses.²⁵

Hot Springs' history and development, as previously mentioned, is closely tied to transportation, beginning with the wagon road, then the Buncombe Turnpike, then the arrival of the railroad, and finally the paving of roads and the importance of the automobile. As automobile travel increased in the late 1940s and 1950s through the mountains, Hot Springs saw the resurgence of a tourism-based economy and the building of the motor courts, two of which, Tweed's Court (50 Bridge Street, ca. 1956) and Creekside Inn (153 Bridge Street, ca. 1949), are included in the district. Highway 25/70 (Bridge Street) ran right through the center of town, and brought with it a large amount of automobile traffic and tourists. In addition to the private automobile there was bus service in and out of the town, with the bus station located on Bridge Street (153 Bridge Street).²⁶ Gentry Hardware (124 Bridge Street, 1946) also dates from this second period of growth for the town, and has remained as a thriving business since its inception. Industry located in the town in the mid-1950s, including the Pacific Hills Raeford Division of Burlington Industries.²⁷ Another industry, which began operation in 1953, was the Goodall-Sanford Spinning Mill.²⁸

Passenger service on the train continued into Hot Springs until the late 1950s, the depot was torn down in 1982, and the bypass was completed in the late 1960s to the east of Hot Springs. Tourists were then able to drive to other places more easily, resulting in an economic downtown

²⁴ Moore, Hazel. Lifelong Hot Springs resident. Interview by Sybil H. Argintar, 15 August 2008.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Cuningham, David C. Unpublished paper for History 450, Mars Hill College. December 9, 1969, p. 17.

²⁸ Wellman, Manly Wade. The Kingdom of Madison. Chapel Hill, North Carolina: University of North Carolina Press, 1973, p. 198.

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for the town in the 1970s and 1980s.²⁹ However, tourism is currently on the rise again and the town is known for its association with the revitalized hot springs spa complex and outdoor adventure sports with many rafting and bicycling companies located in the town. The Appalachian Trail, a hiking trail which runs from Georgia to Maine, runs through the center of the town, offering yet another recreational opportunity for the visitor and resident.

Architecture Context

The buildings in the Hot Springs Historic District include Queen Anne, Romanesque Revival-influenced, Gothic Revival, Commercial Style, Craftsman, and post-World War II modern designs.

The Queen Anne style, popular from 1880 – 1910, typically includes features such as asymmetrical massing, turned porch posts, turrets, porch brackets, wraparound porches, and patterned masonry.³⁰ A particularly notable example is the Queen Anne **Frederick Gorenflo House** (81 Bridge Street, ca. 1890), a testimony to the skilled carpentry work of owner and builder Frederick Gorenflo. Details of the house include asymmetrical massing, fish scale shingles, board and batten siding, highly decorative brick chimney and scrollwork.

The Romanesque Revival style (1840-1900) typically utilizes the rounded Roman arch, the use of brick or stone for wall surfaces, and a minimal use of additional architectural detailing. The oldest commercial building in the district is the Romanesque Revival-influenced **Commercial Building** at 24 Andrews Avenue South (ca. 1895) with its typical use of the style in the segmental arched windows, cast iron storefront framing, and double-leaf door.

The Gothic Revival style which was first popular from 1830-1860, continued as a popular style for church buildings into the twentieth century, as exemplified by this building. Typical elements of this style include the use of Gothic-arch windows, often in stained glass, steeply pitched roofs, and exterior walls built of brick, stucco, stone, or board and batten. The district contains one significant Gothic Revival-style building, the **Dorland Memorial Presbyterian Church** (39 Bridge Street, 1900, NR 1986), designed by prominent Asheville architect Richard Sharp Smith, who also designed several buildings in Marshall. The church incorporates many elements of the style including Gothic-arched windows, and asymmetrical massing. Richard Sharp Smith, born in Harden, Yorkshire, England on July 7, 1852, was the supervising architect during the

²⁹ Anderson, Harold. Long-time resident of Hot Springs and owner of Alpine Court (formerly Tweed's Court). Interview by Sybil H. Argintar, 12 August 2008.

³⁰ McAlester, Virginia, and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984, p. 263-265.

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construction of the Biltmore House from 1890 – 1895. After completion of this, Smith stayed on in Asheville and designed buildings all over western North Carolina until his death in 1924.³¹ Specifically in Madison County, Smith designed several houses, along with the 1907 Neoclassical Revival Madison County Courthouse. Buildings that Smith, or later the firm of Smith and Carrier designed in Asheville and other parts of western North Carolina, include the Tudor Revival office and barber shop in Biltmore Village (1901); the Gothic Revival A. M. E. Zion Church (1910); Grace Memorial Church (1905); the Gothic Revival St. Mary's Parish Church (1914); Hill Street School (1907); the Neoclassical Henderson County Courthouse (1904); and numerous residences in a variety of styles.

The Commercial Style (1900-1930) was a reaction to the more ornate buildings of the Queen Anne style from the late nineteenth century. Features of this style include one, two, or three stories, with a storefront on the first floor, some masonry patterns such as soldier courses or corbelled cornices, flat roofs, parapet walls, and large windows, often in a one-over-one configuration. The Commercial Style buildings in the Hot Springs Historic District follow many of the common design elements of the style in their use of brick as the exterior material and the upper façade ranging from plain unornamented to more elaborate with corbelling, decorative brick patterns, and window arches or keystones. One particularly notable Commercial Style building in the district is the **Plemmons Building** (176 Bridge Street, 1923), with its original storefront with a recessed entry, textured glass transom, one-over-one windows on the second floor, and corbelled cornice.

The use of stone as an exterior material is also seen on one building in the district, **Gentry Hardware** (124 Bridge Street, 1946). The detailing of this building is similar to that used in a Commercial Style building, but the stone walls add an interesting variation in terms of texture and relation to the indigenous materials found in the mountains. Even though fieldstone and river rock was a readily available material in Hot Springs, as in several other mountain communities, the decision to use these materials was not an arbitrary one. Builders used the stone to showcase this material for its stability, beauty, and character. Spruce Pine, with its use of mica stone, Marshall with its use of fieldstone, and Black Mountain with its extensive use of river rock on many of its buildings are other good examples of this conscious decision to create something unique out of available materials.

³¹ Historic Resources Commission of Asheville and Buncombe County. An Architect and His Times: Richard Sharp Smith, 1995, p. 8-9.

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The Craftsman style, popular from 1905 – 1930, is notable for the use of natural materials, low-pitched front or side gable roofs, exposed roof rafters, porches with battered square posts on brick piers, knee braces, and irregular massing. The only example of this style in the district is the **Mary Robinson House** at 39 Bridge Street (ca. 1920). This house, like many bungalows, is one-and-one-half stories, has weatherboard siding, and an attached porch with square posts on a pierced brick balustrade.³²

Examples of modern buildings within the district include **Tweed's Court** (50 Bridge Street, ca. 1956) and **Creekside Inn** (153 Bridge Street, ca. 1949). Modern buildings such as these began to grow in popularity in the late 1930s, continuing up to the present day.³³ Features include sleek lines, unadorned surfaces, flat, hip, or shed roofs, and casement, picture, or double hung windows. Tweed's Court, with its hip roof, multi-light casement windows, and smooth stucco wall surfaces exemplifies some of the features of this time. Creekside Inn also has some of these same features, including unadorned wall surfaces.

³² McAlester, Virginia, and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984, p. 454-455.

³³ Ibid, p. 476-477.

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Boundary Description

The boundaries for this nomination are indicated on the accompanying tax/sketch map, with a scale of 1" = 200'.

Boundary Justification

Boundaries include the area with the greatest concentration of late-nineteenth to mid-twentieth century buildings which retain a high degree of architectural integrity. Areas outside of the district boundaries include new commercial construction, vacant lots, and residential neighborhoods.

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Hot Springs Historic District Photographs

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

Name of property: Hot Springs Historic District
 Hot Springs
 Madison County
 North Carolina
Photographer: Sybil H. Argintar
Date of photos: June 2007, unless otherwise noted

1. Bridge Street, view southeast, November 2006
2. Andrews Avenue South, view northwest
3. Dorland Memorial Presbyterian Church, view northwest
4. Frederick R. Gorenflo House, view northwest, August 2008
5. Tweed's Court, view southeast
6. Gentry Hardware, view southeast
7. 164 Bridge Street, view southeast