



**North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary D. Reid Wilson

Office of Archives and History  
Deputy Secretary, Darin J. Waters, Ph.D.

January 19, 2022

**MEMORANDUM**

**TO:** Kate Husband  
Office of Human Environment  
NCDOT Division of Highways

**FROM:** Renee Gledhill-Earley   
Environmental Review Coordinator

**SUBJECT:** Historic Structures Survey Report, Construct Roundabout at SR 3136 (Cane Creek Road) and SR 3116 (Mills Gap Road), PA 21-07-0005, Buncombe County, ER 21-3260

Thank you for your December 2, 2021, memorandum transmitting the above-referenced report. We have reviewed the report and agree that the Meadow's Store and Apartments (BN6343) is not eligible for listing due to its diminished historic integrity.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

[mpfurr@ncdot.gov](mailto:mpfurr@ncdot.gov)



Historic Structure Report  
Construct Roundabout at SR 3136 (Cane Creek Road) and  
SR 3116 (Mills Gap Road)  
WBS No. 48915.1.1, PA No. 21-07-0005  
Buncombe County, North Carolina  
S&ME Project No. 218293

PREPARED FOR:

**North Carolina Department of Transportation  
Environmental Analysis Unit  
1598 Mail Service Center  
Raleigh, North Carolina 27699-1598**

PREPARED BY:

**S&ME, Inc.  
620 Wando Park Boulevard  
Mount Pleasant, SC 29464**

**November 2021**



**Historic Structure Report  
Construct Roundabout at SR 3136 (Cane Creek Road)  
and SR 3116 (Mills Gap Road)  
Buncombe County, North Carolina**

**WBS No. 48915.1.1, PA No. 21-07-0005**

**FINAL REPORT**

Prepared for:

North Carolina Department of Transportation  
Human Analysis Unit  
1598 Mail Service Center  
Raleigh, North Carolina 27699-1598

Prepared by:

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620 Wando Park Boulevard  
Mount Pleasant, South Carolina 29464

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A handwritten signature in cursive script that reads "Heather L. Carpini".

11/4/2021

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Heather Carpini, M.A.  
Principal Investigator, S&ME, Inc.

Date

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Mary Pope Furr  
Supervisor, Historic Architectural Resources Group  
North Carolina Department of Transportation

Date

November 2021

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## Management Summary

On behalf of the North Carolina Department of Transportation (NCDOT), S&ME, Inc. (S&ME) has completed a historic architectural analysis of one resource located within the project area for the construction of a roundabout at the intersection of SR 3136 (Cane Creek Road) and SR 3116 (Mills Gap Road), approximately two miles northeast of the center of the town of Fletcher, in Buncombe County (WBS No. 48915.1.1, PA No. 21-07-0005) (Figures 1.1 and 1.2).

This project is subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Historic Preservation Office (NC-HPO)/Federal Highway Administration (FHWA) 2015). An NCDOT architectural historian established an Area of Potential Effects (APE) for the project, approximately 50 feet to either side of the current centerlines and approximately 100 feet from the proposed construction limits, to encompass anticipated construction activities, and conducted a preliminary assessment to identify resources of approximately fifty years of age or more within the APE. No previously recorded structures were listed within the APE and one previously unrecorded structure greater than 50 years of age, recorded during this survey as the Meadow’s Store and Apartments (BN6343), warranted an intensive National Register of Historic Places (NRHP) eligibility evaluation and is the subject of this report. NCDOT Architectural Historians determined that other properties and districts are not worthy of further study and evaluation, due to lack of historical significance and/or integrity.

In September 2021, S&ME conducted a historic architectural analysis and eligibility evaluation on the Meadow’s Store and Apartments (Table 1.1). S&ME recommends the Meadow’s Store and Apartments (BN6343) as ineligible for the NRHP.

**Table 1.1. Summary of property surveyed in the WBS 48915.1.1 project area.**

Property Name	NC-HPO Survey Site No.	Eligibility Determination	Criteria
Meadow’s Store and Apartments	BN6343	Not Eligible	N/A





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## 1.0 Introduction (Methodology)

On behalf of the NCDOT, S&ME completed a historic architectural analysis of one resource located within the project area for the construction of a roundabout at the intersection of SR 3136 (Cane Creek Road) and SR 3116 (Mills Gap Road), approximately two miles northeast of the center of the town of Fletcher, in Buncombe County (WBS No. 48915.1.1, PA No. 21-07-0005) (Figures 1.1 and 1.2). Work was completed under Limited Services Contract Number 7000019086, dated February 5, 2019, and time extension, dated March 17, 2020, and conducted in general accordance with the agreed-upon scope, terms, and conditions presented in Proposals No. 42-1800497, dated May 10, 2018, and 42-1801244 Rev. 1, dated January 28, 2019, and an electronic notice to proceed from Mary Pope Furr, of NCDOT, to Heather Carpini, of S&ME, dated August 6, 2021.

NCDOT architectural historians established an APE for the project, approximately 50 feet to either side of the current centerlines and approximately 100 feet from the proposed construction limits, to encompass anticipated construction activities. NCDOT identified one previously unrecorded resource within the APE that warranted further evaluation to determine its NRHP eligibility; this resource was recorded during this survey as the Meadow's Store and Apartments (BN6343).

The historic architectural analysis included surveying, analyzing, and evaluating the historic property according to NRHP criteria. Fieldwork for the project was conducted in September 2021, by Senior Architectural Historian Heather L. Carpini, who completed photography, mapping, research, and authored the report. Research was conducted at the Buncombe County Register of Deeds and at the Buncombe County Public Library, as well as using information provided by property owner Ben Foster. Additional information was compiled from survey records of the NC-HPO survey files and additional research was conducted using online federal census data, historic maps, and other county records.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; the Department of Transportation regulations and procedures (23 CRF 771 and Technical Advisory T 6640.8A); procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; NCDOT's current *Historic Architecture Group Procedures and Report Products* (2015); and NC-HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* (2015).

Drawing Path: J:\Projects\North Carolina\NCDOT\WBS 48915 Evaluation\Draft Report\Figures\Figure 1-1 - Topo.mxd plotted by hcarpini 11-01-2021



**REFERENCE:**  
 GIS BASE LAYERS WERE OBTAINED FROM ESRI AND BUNCOMBE COUNTY.

- Legend
- BN6343
  - WBS 48915.1.1 APE
  - 622 Cane Creek Road - Tax Parcel

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SCALE:	1 IN = 625 feet
PROJECT NO:	218293
DRAWN BY:	HLC
DATE:	11/1/2021



## Topographic Map

WBS 48915.1.1

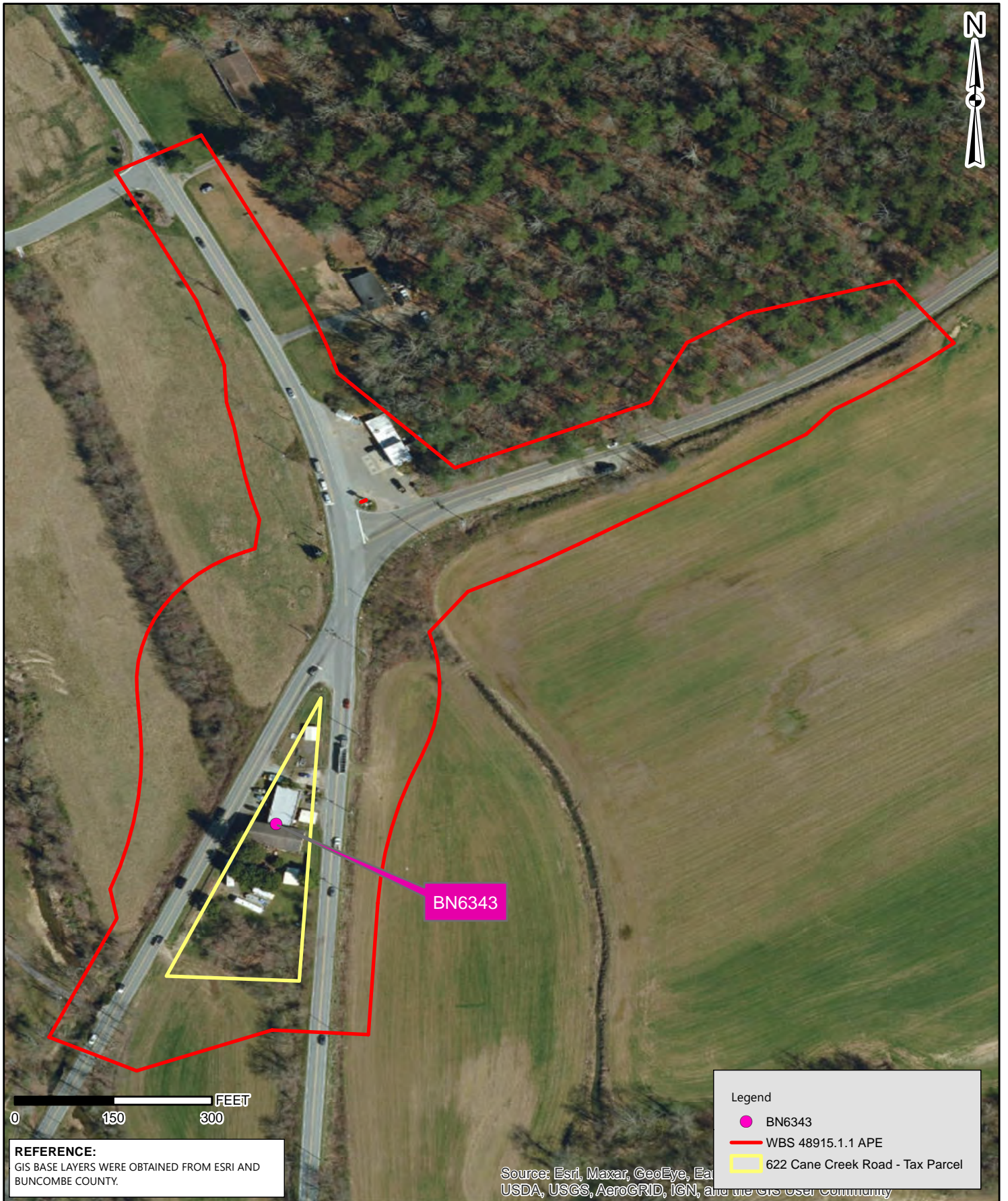
Fletcher, Buncombe County, North Carolina

EXHIBIT NO.

1.1



Drawing Path: J:\Projects\North Carolina\NCDOT\WBS 48915 Evaluation\GIS\Figure 1-2 - Aerial.mxd plotted by hcarpini 11-01-2021



SCALE: 1 IN = 196.74 feet

PROJECT NO: 218293

DRAWN BY: HLC

DATE: 11/1/2021



**Aerial Map**  
WBS 48915.1.1

Fletcher, Buncombe County, North Carolina

EXHIBIT NO.

1.2





## 2.0 Eligibility Evaluation

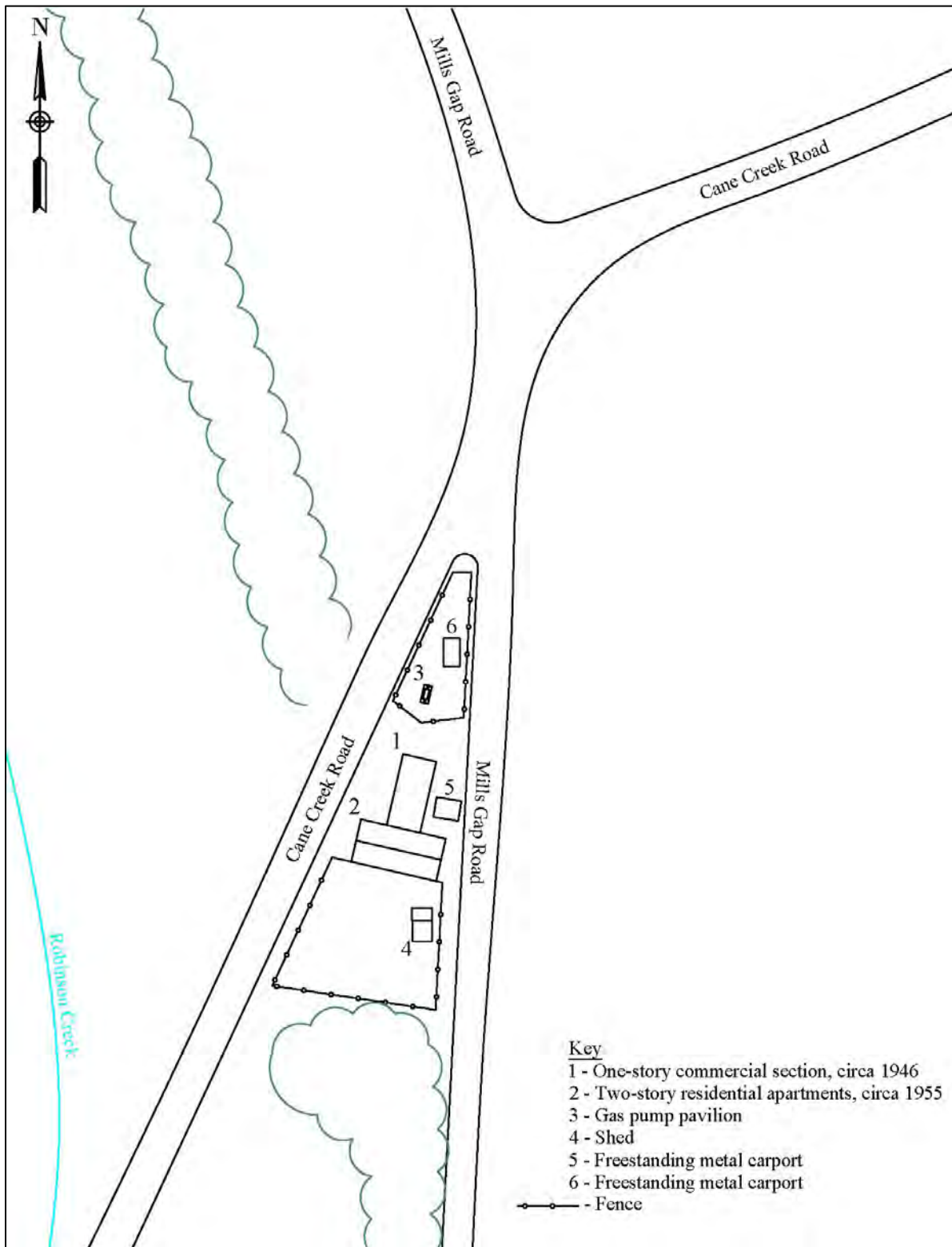
### 2.1 Meadow’s Store and Apartments (BN6343)

Resource Name	Meadow’s Store and Apartments
HPO Survey Site #	BN6343
Street Address	622 Cane Creek Road
PIN	9663 47 3569 00000
Construction Date(s)	Circa 1946; 1955
NRHP Recommendation	Not Eligible; N/A



**Figure 2.1. Meadow’s Store and Apartments (BN6343), facing southwest.**

The Meadow’s Store and Apartments (BN6343) is located at 622 Cane Creek Road, on a triangular parcel to the south of the intersection of Cane Creek and Mills Gap roads; the resource is located in the south central portion of Buncombe County, approximately 0.5-mile north of its boundary with Henderson County (Figures 1.1 and 1.2). The front, one-story, portion of the structure, which historically functioned as a commercial establishment, was originally constructed around 1946; the rear two-story, apartment portion of the building was a later addition, constructed around 1955. The building is located on the northern portion of a 1.4-acre tax parcel, set back approximately 150 feet south of the intersection of Cane Creek and Mills Gap roads, and approximately 15 feet from each road on the east and west (Figure 2.2).



**Figure 2.2. Site plan of the Meadow's Store and Apartments property (BN6343).**

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The commercial section of the building is one-story, with a flat roof and is oriented with its front elevation facing north, toward the intersection of Cane Creek and Mills Gap roads. The structure is concrete block masonry with a fieldstone veneer, which extends in a rough edge above the roofline to create a small parapet wall (Figure 2.3). The north elevation has a large central entryway, which is surrounded by a slightly protruding stone surround. The entryway currently has a double wooden entry door, with each door having a large single-pane window above a single lower panel, on the western side of the entryway; the eastern side has been enclosed with a metal panel (Figure 2.4). Above the doors and metal panel is a four-pane, wooden-framed transom. The entryway is flanked by a display window in either side, each with a protruding stone sill. The western window is original to the retail building and has a single-pane display window with a three-pane transom above, each encased within a wooden frame (Figure 2.5). The window to the east retains its original three-pane transom, but the lower window has been replaced with an eight-over-eight, double-hung, wooden sash flanked by a four-pane sidelight on either side (Figure 2.6). A sign reading "Meadow's Store", flanked by two round "Coca-Cola" signs, is mounted above the doorway.

The east elevation of the one-story portion of the structure has an entry door, which is a wooden door with three lower panels and six upper panes, located beneath a metal awning (Figure 2.7). To the north of the door is a single four-over-one, double-hung, wooden sash window and to the south is a paired four-over-one, double-hung, wooden sash window. This entryway and windows are part of a small living area located behind the store. North of the side entry door, there are two, small window openings, each with a two-pane, metal frame window (Figure 2.8). The north elevation on the one-story portion of the building also has two, small window openings, each with a two-pane, metal frame window (Figure 2.9). Below these windows is a small side-gabled addition with a small entry door on its south wall; south of the addition, there is an exterior chimney with stone veneer. To the south of the chimney, corresponding to the rear living area behind the retail space, there are two single and one paired four-over-four, double-hung, wooden sash windows (Figure 2.10).



Figure 2.3. Meadow's Store and Apartments (BN6343), facing south.





**Figure 2.4. Meadow's Store and Apartments (BN6343), entry detail, facing south.**



**Figure 2.5. Meadow's Store and Apartments (BN6343), store window detail, facing south.**





**Figure 2.6. Meadow's Store and Apartments (BN6343), store window detail, facing south.**



**Figure 2.7. Meadow's Store and Apartments (BN6343), facing west.**





**Figure 2.8. Meadow's Store and Apartments (BN6343), window detail, facing west.**



**Figure 2.9. Meadow's Store and Apartments (BN6343), facing east.**





**Figure 2.10. Meadow's Store and Apartments (BN6343), facing east.**

The interior of the retail portion of the Meadow's Store and Apartments building has a large open space, with some original plaster interior walls and a modern vinyl tile floor (Figures 2.11 and 2.12). The western portion of the interior has been enclosed to create an office. The vestiges of the original recessed entryway and canted display windows remains behind the current entryway. The western portion of the original entryway remains, creating a portion of the wall for the office, with a large, single-pane, wooden-framed display window (Figure 2.13). The eastern portion of the original entryway, as well as the recessed door portion between the two canted sections, has been removed, although the framing along the ceiling remains (Figure 2.14). No display cases or fixtures from the building's period as a dry goods store remain. A metal wood-burning stove is located in the rear corner of the building with the exhaust piped through one of the two-pane, metal windows on the east elevation (Figure 2.15). Behind the office, the rear of the western portion of the retail space has also been enclosed, as has the rear portion of the eastern side of the store, with a wall running between the two metal-frame windows (Figures 2.16–2.18). The interior of the former retail space is currently used mostly for storage, although it housed a sign-making business until 2020. Access to the interior of the rear living space was not granted.



**Figure 2.11. Meadow's Store and Apartments (BN6343), store interior, facing north.**



**Figure 2.12. Meadow's Store and Apartments (BN6343), store interior, facing northwest.**





**Figure 2.13. Meadow's Store and Apartments (BN6343), store interior, facing northwest.**



**Figure 2.14. Meadow's Store and Apartments (BN6343), store interior, facing northeast.**



**Figure 2.15. Meadow's Store and Apartments (BN6343), store interior, facing south.**



**Figure 2.16. Meadow's Store and Apartments (BN6343), store interior, facing north.**





**Figure 2.17. Meadow's Store and Apartments (BN6343), store interior, facing northeast.**



**Figure 2.18. Meadow's Store and Apartments (BN6343), store interior, facing east.**

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Attached to the south elevation of the one-story, flat-roofed retail portion of the building is a two-story, side-gabled apartment building that was added in the mid-1950s and extends past the east and west elevations of the earlier retail portion of the resource. Originally a flat-roofed building, the gabled roof was added in the 1980s. The two-story, residential section of the building is symmetrical, with five bays on the south elevation, two bays both the east and west elevations, and eight bays across the north elevation. On the north elevation, there are four bays located above the intersecting rear wall of the one-story commercial portion, each with a two-pane, vinyl frame window; on the portion of the second-story wall above the one-story section, the stone has been removed and the wall has been painted (Figure 2.19). To the east and west of the one-story portion, each side of the north elevation has an entry door, with storm door, and an arched garage bay on the first story and two two-pane, vinyl frame windows, one smaller than the other, on the second story (Figures 2.20–2.22). On both the east and west elevations of the two-story section, there are two two-pane, vinyl frame windows on the second story and vertical wooden siding in the gable end, above a decorative line of small openings between the stone, which create an attic-level vent (Figures 2.23–2.26).

The south elevation of the two-story residential portion of the structure has a central entry door, which is flanked by narrow rectangular sidelights; the light on the west is an original four-pane, metal frame window, while the light on the east has been replaced with a single pane above an air-conditioning unit (Figures 2.27–2.30). On either side of the sidelights, there is a slight stone projection. On either side of the central entryway on the first story, the bay closest to the door has a single-pane, vinyl frame window and the bay closest to the structure's corner has a two-pane, vinyl frame casement window. On the second story, there is a pattern of three windows, which is repeated: a three-pane, vinyl frame window flanked by a two-pane, vinyl frame window on either side; the three-pane window lines up above the lower single pane window. The roof, which has open soffits, is covered with asphalt shingles. There is a brick chimney visible above the roofline at the center of the north elevation of the two-story structure. Access was not granted to the interior of the apartments in this portion of the resource.



**Figure 2.19. Meadow's Store and Apartments (BN6343), wall detail, facing southwest.**





**Figure 2.20. Meadow's Store and Apartments (BN6343), facing southeast.**



**Figure 2.21. Meadow's Store and Apartments (BN6343), apartment door and garage, facing southeast.**





**Figure 2.22. Meadow's Store and Apartments (BN6343), apartment garage detail, facing south.**



**Figure 2.23. Meadow's Store and Apartments (BN6343), facing southeast.**





**Figure 2.24 Meadow's Store and Apartments (BN6343), facing northeast.**



**Figure 2.25. Meadow's Store and Apartments (BN6343), facing northwest.**





**Figure 2.26. Meadow's Store and Apartments (BN6343), facing west.**



**Figure 2.27. Meadow's Store and Apartments (BN6343), facing northeast.**





**Figure 2.28. Meadow's Store and Apartments (BN6343), facing north.**



**Figure 2.29. Meadow's Store and Apartments (BN6343), facing north.**





**Figure 2.30. Meadow's Store and Apartments (BN6343), facing northwest.**

North of the Meadow's Store and Apartments building is the remains of a circa 1950s fuel island, from the period of significant growth in automobile traffic, when the Meadow's Store sold gasoline. Although the gas pumps themselves are no longer in place, the oblong raised concrete island and two metal lampposts are still visible within an area enclosed with a modern, chain-link fence (Figures 2.31 and 2.32).

South of the Meadow's Store and Apartments building is a modern, wooden-framed shed (Figures 2.33 and 2.34). The shed, which rests on concrete block piers, has a larger section with a pent roof, that slopes down away from its west elevation, and a smaller, shed-roofed section attached to its north elevation. The larger portion has a single entry door, reached by a simple plywood ramp, on the west elevation; the walls are covered with painted plywood on the lower portion and corrugated metal on the upper portion. The smaller section to the north also has a single entry door and plywood-covered walls. The roof, which is covered with standing-seam metal, has visible raftertails.

There are also two free-standing metal carport structures located on the property, to the north and to the east of the Meadow's Store and Apartments building (Figures 2.25 and 2.35).



**Figure 2.31. Meadow's Store and Apartments (BN6343), gas pump pavilion, facing east.**



**Figure 2.32. Meadow's Store and Apartments (BN6343), gas pump pavilion and storefront, facing south.**





**Figure 2.33. Meadow's Store and Apartments (BN6343), shed, facing northeast.**



**Figure 2.34. Meadow's Store and Apartments (BN6343), shed, facing south.**





**Figure 2.35. Meadow's Store and Apartments (BN6343), metal carport, facing south.**

### 2.1.1 History

The Meadow's Store and Apartments (BN6343) is dated to 1938 by Buncombe County tax records but, based on information from the current owner and property records, the earliest portion of the building dates to the mid-1940s. The current 1.4-acre parcel is part of an 8.8-acre tract that was sold by Susannah Wetmore Nye and Douglas D. Nye to William McKinley and Grace Ellen Meadows in 1946 (Buncombe County Register of Deeds 1946 DB 627:67). The deed identifies the property as being the "extreme southeastern portion of the Struan farm" (Buncombe County Register of Deeds 1946 DB 627:67). Struan was the circa 1847 home of Charleston planter Alexander Robertson, great-grandfather of Susannah Wetmore Nye and the land was part of the large acreage owned by Alexander Robertson and inherited by Susannah Wetmore Nye through her mother, Susan Allan Wetmore, and grandmother, Antonia Robertson Allan (*Asheville Citizen-Times* 19 September 1926:D1) (Figure 2.36).

William McKinley (Bill) Meadows (1910-2001) was born in Madison County and was the son of Burgin C. and Mollie Higgs Meadows (*Asheville Citizen-Times* 5 October 2001:16). Retail and small business operation was part of his family lineage. Burgin and Mollie Meadows operated a dry goods store, known as the Meadow's Store (Figure 2.37), in the community of Spring Creek, with help from their children (*The News-Record* [Marshall, North Carolina] 27 June 2012:A6; Madison County Heritage Book Committee 1994:277; *Asheville Citizen-Times* 31 October 1956:16). After enlisting in the United States Marine Corps in 1932, he was assigned to various duty stations before being discharged in 1936. Upon returning to North Carolina, Bill Meadows married Grace Ellen Cauble (1917-2010) in 1940 and purchased the Spring Creek Meadow's Store from his father (*Asheville Citizen-Times* 2 June 1940:17). However, following the bombing of Pearl Harbor, he reenlisted in the Marine Corps and

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served on the U.S.S. Santa Fe until he was discharged in 1944 (*Asheville Citizen-Times* 5 October 2001:16). Shortly after Bill Meadows returned to North Carolina following World War II, he and Grace Meadows purchased the property on which the Meadow's Store and Apartments (BN6343) stands. In 1947, his brother Tom Meadows and his wife, Inez, took over the operations of their parent's store in Spring Creek, which he ran until 1977 (*Asheville Citizen-Times* 28 August 2007:4; 31 December 2002:12). Bill Meadows's sister, Nannie Meadows Thomas, and her husband Fred Thomas, opened Meadow's Dry Goods Store and Shoes on Haywood Road in West Asheville, a business she ran for the next half century (*Asheville Citizen-Times* 2 April 2000:C1; 27 June 1999:1) (Figure 2.38). Between the late 1940s and the late 1970s, there were three Meadows family members operating retail establishments in the Asheville metropolitan area, each identified by the name Meadows Store.

Shortly after purchasing the property at the intersection of Cane Creek and Mills Gap roads, Meadows erected the one-story, front (northern) portion of the current building as a general and dry good store (Figure 2.39). Information from the current property owner states that Meadows was a "do-it-yourself" type who constructed the store with help from neighbors, collecting the rocks for the exterior veneer from Cane Creek and the surrounding area (Personal interview, Ben Foster, 22 September 2021). The Meadow's Store opened in 1947 and Bill Meadows sold groceries and dry goods at this location until his retirement in 1980 (Figures 2.40 and 2.41); like many crossroads stores, Meadow's Store also served as a "community gathering place" (*Asheville Citizen-Times* 5 October 2001:16). During the late 1940s, the family lived in an apartment at the rear of the store building (Personal interview, Ben Foster, 22 September 2021).

In 1955, Meadows constructed the two-story rear portion of the building as apartments; the building holds two six-room apartment homes, each with an open garage parking bay (Figures 2.42 and 2.43). Once this building was complete, the Meadows family moved into one of the apartments and rented the other. Advertisements seeking tenants appeared in the local newspapers beginning in 1955 (Figure 2.44). Beginning in 1957, in addition to operating his store and apartment rental business, Bill Meadows served as a volunteer weather observer, taking readings at his store property to "help local farmers and...provide the nation with valuable permanent weather records" (*Asheville Citizen-Times* 26 January 1982:26; *Asheville Citizen-Times* 5 October 2001:16). In the early 1960s, Bill and Grace Meadows built a new house in the southern portion of their 8.8-acre property, just south of the Meadow's Store and Apartments (BN6343) and moved out of the apartment attached to the store and into the new house (Personal interview, Ben Foster, 22 September 2021). Both structures are visible on a 1964 aerial photograph (Figure 2.45).

In 1980, Bill Meadows retired from running Meadow's Store; he and his wife transferred the 8.8-acre property holding the store and the family house to their daughter, Rebecca Hope Meadows, the following year (Buncombe County Register of Deeds 1981 DB1270:510). In 1985, Rebecca Hope Meadows Wiltshire and her husband, Robert A. Wiltshire, transferred the property back to her parents, who then split off the 1.4-acre property containing the Meadow's Store and Apartments (BN6343) and transferred it back to their son-in-law, Robert Wiltshire (Buncombe County Register of Deeds 1985 DB1399:75; DB1414:519) (Figure 2.46). Robert Andrew Wiltshire died on April 26, 2016 and his heir, Deborah S. Wiltshire, and his estate sold the property to Bennie A. and Atea S. Foster (Buncombe County Register of Deeds 2016 DB5491:999). Foster, who is the current owner, had rented the store portion of the structure for a number of years, running his sign business out of the former Meadow's Store building. Currently, the apartments are in use as residences and the retail portion of the building is used for storage.



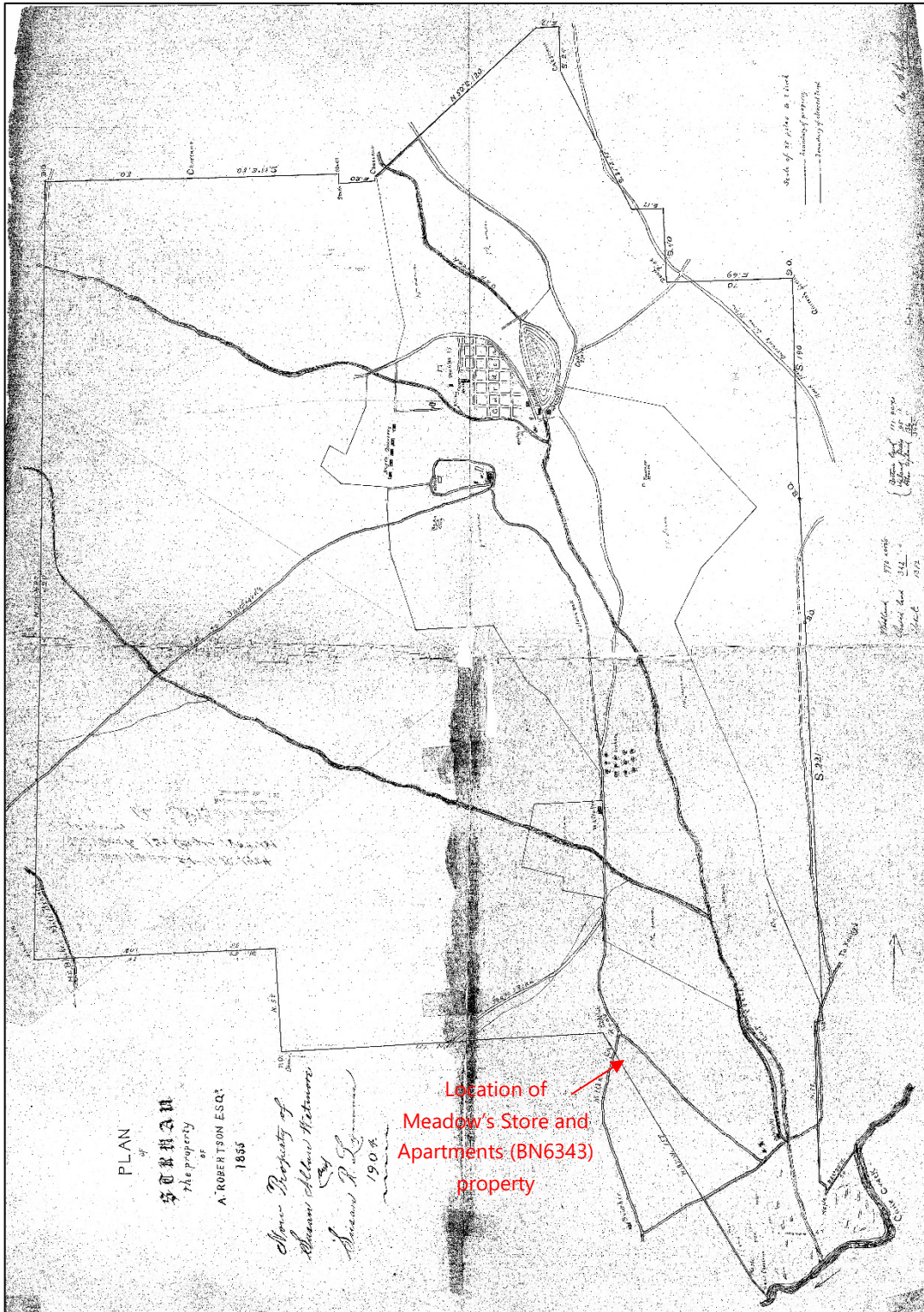


Figure 2.36. Plat of Struan property, 1904 (Buncombe County Register of Deeds 1904 PB134:180).



**Figure 2.37. Photograph of the Meadow's Store, Spring Creek, Madison County, circa 2011, owned and operated by Burgin and Millie Meadows (Dalton n.d.).**



**Figure 2.38. Meadow's Dry Goods Shop (BN4931), Asheville, facing southeast.**





**Figure 2.39.** Undated historic photograph of the Meadow's Store (BN6343); vehicle suggests late-1940s and child in photograph is Rebecca Hope Meadows (born 1946) (photograph courtesy of Ben Foster).



**Figure 2.40.** Post-1955 historic photograph of the Meadow's Store and Apartments (BN6343), with gas pumps (photograph courtesy of Ben Foster).



**Figure 2.41. Post-1955 historic photograph of the front elevation of Meadow's Store and Apartments (BN6343), (photograph courtesy of Ben Foster).**



**Figure 2.42. Post-1955 historic photograph of the Meadow's Store and Apartments (BN6343), west elevation (photograph courtesy of Ben Foster).**



Figure 2.43. Post-1955 historic photograph of the Meadow's Store and apartments (BN6343), south elevation (photograph courtesy of Ben Foster).



Figure 2.44. Advertisement for apartment for rent, Meadow's Store and Apartments (BN6343) (*Asheville Citizen-Times* 13 April 1955:19).





**Figure 2.45. Aerial photograph, 1964, showing Meadow's Store and Apartments (BN6343) and the 1960s Meadows family house (United States Air Force 1964).**



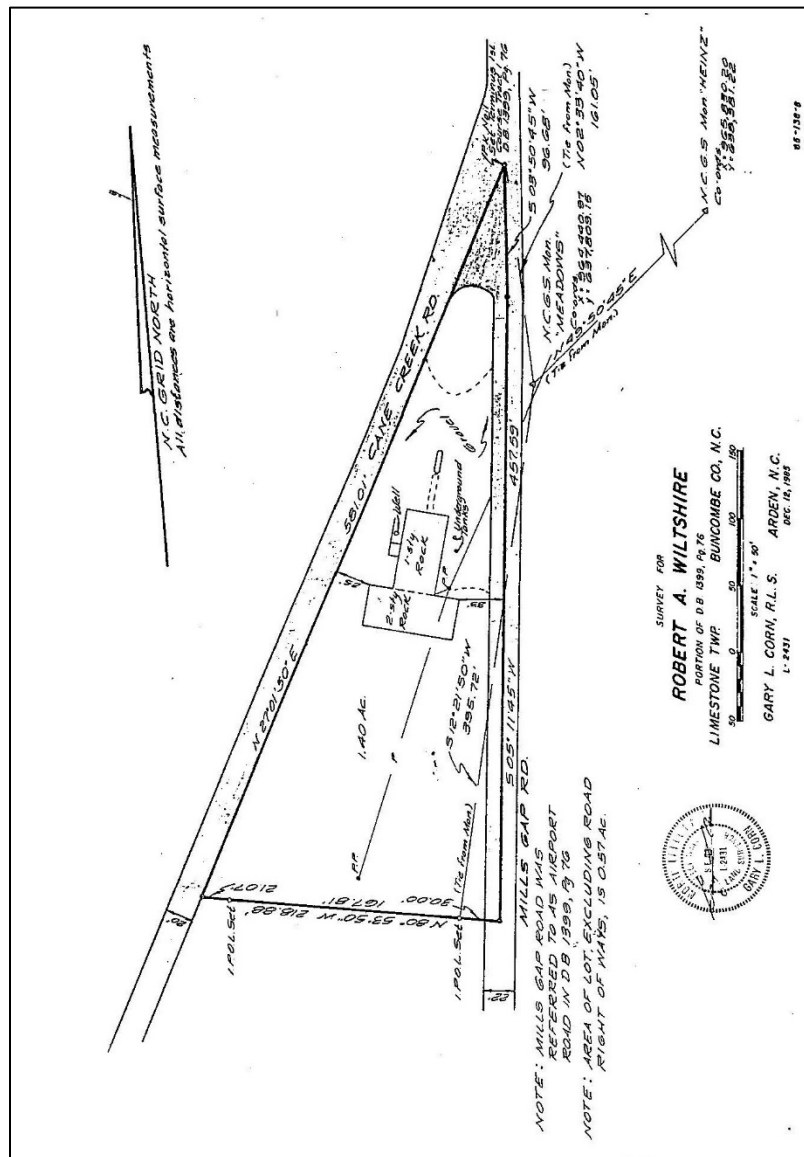


Figure 2.46. Plat of 1.4-acre Meadow’s Store and Apartments (BN6343) property (Buncombe County Register of Deeds 1985 DB1414:520).

### 2.1.2 Architectural Context

A documentation of historic store buildings in Burke, Caldwell, Cleveland, McDowell, and Rutherford counties, located to the east of Buncombe County, provides a historic context for rural stores in central and western North Carolina (Fearnbach 2012). The Meadow’s Store and Apartments (BN6343) is a mid-century example of a rural store, constructed later than many other rural commercial establishments, but still within the time period when crossroads stores were important for the surrounding community. Rural store owners sought to meet the growing commercial needs of their neighbors by “establishing general stores with diverse inventories on well-traveled roads” (Fearnbach 2012:6). These stores continued to be the primary shopping location, as well as a social

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gathering place and often a tax collection location or polling place, for rural residents through the mid-twentieth century. As the popularity of personal automobiles grew, many general stores began transitioning to also sell gasoline. As automobile use increased and roads became better maintained in the mid-twentieth century, the need for rural crossroads stores lessened, as the shoppers traveled farther to do their shopping in more urban areas. Gas stations began moving away from providing general merchandise to only supplying gasoline and convenience items. Many rural crossroads stores closed in the late twentieth century and, although some of the buildings remain, they have often undergone significant alteration or neglect.

Architecturally, the Meadow's Store and Apartments (BN6343) falls into the Rustic Revival architectural tradition, which emphasized the use of native materials and a rustic, simple style that reflected a wish to return to the natural environment, different from the industrialization that had dominated many aspects of life in the late-nineteenth and early-twentieth centuries. Influenced by the camp movement of the early 1900s; the rustic-style architecture of National Park Service buildings, Civilian Conservation Corps (CCC), and Works Progress Administration (WPA) projects; and the simple forms of the Arts and Crafts movement, Rustic Revival architecture experienced great popularity in the western portion of North Carolina during the early to mid-twentieth century. The use of native stone, simple styles, and earth tones was applied to residential, commercial, and institutional structures throughout the region, including Buncombe County (Bishar et al. 1999; Bishar 1990:379-384). In Buncombe and Henderson counties, the stone construction of the Rustic Revival movement was able to build upon an earlier tradition of stone construction, which was employed in mid-1800s residences in the area, including on the first story of circa 1847 Struan (BN0693), the plantation property from which the store property was divided; the circa 1860 Rugby Grange (HN0042); and The Meadows (HN0004/HN1981), constructed in 1868-71 in Fletcher. It is likely that the availability of local stone as a building material, as well as stone construction in the area that began in the nineteenth century and continued with the Rustic Revival architectural movement, were all influences on Bill Meadows's choices when building his store and later apartment building.

In the general area around the Meadow's Store and Apartments, contemporaneous examples of native stone usage in Rustic Revival-style architecture include the entrance gate and circa 1951 Efrid Hall at Lutheridge (BN6304), the circa 1930 Far Horizons Farm (BN0378), and a handful of stone residences in the 1920s Rathfarnham Subdivision (BN6313) (Figures 2.47, 2.48, and 2.49). Slightly farther afield, other examples of residential structures from the mid-twentieth century that utilize stone construction or veneer include previously unsurveyed properties at 384 Fruitland Road, circa 1949, in Hendersonville and at 1854 Brevard Road, circa 1940, in Arden (Figures 2.50 and 2.51). Other commercial establishments in Buncombe County and using stone in their construction include the circa 1946 Morris and Margaret Brooks Store (BN6361), with its original northern one-story section having a stone exterior; a circa 1940 commercial building at 695 US 70 in Morganton, Burke County (BK0374) with a stone veneer front featuring a stepped parapet; and a circa 1930 store building at 2270 US 70 E, in Hildebran, Burke County (BK0388) that has stone walls and a stepped front parapet (Figures 2.52, 2.53, and 2.54).

In terms of buildings with a combination of commercial and residential uses, the Meadow's Store and Apartments is a more unique rural example of this type of structure. Another comparable resource is the circa 1930 Owl Restaurant-Skaggs House (HW0463) along Old US 19/Highway 23 near Canton (Figures 2.55 and 2.56). Although more ornate in its styling, with Art Deco influenced grooved concrete piers, the Owl Restaurant-Skaggs House is a stone structure, albeit river rock instead of fieldstones, that's original front (north) elevation served as a restaurant, while the rear of the structure was the family house of the restaurant owners. Although it has had additions to its east elevation, it retains a high degree of integrity and was determined eligible for the National Register in 2018 (Reed, Gillet, and Person 2018). Another contemporary example is the previously unsurveyed circa 1945 structure at 1206 Dana Road, Hendersonville (Figures 2.57 and 2.58). This two-story, gabled stone building may have

originally been a store with a living area, based on the north elevation display windows, but is currently rental apartments.



**Figure 2.47. Lutheridge (BN6304), Efrid Hall, facing southeast**



**Figure 2.48. Far Horizons Farm (BN0378), facing northeast.**





**Figure 2.49. House at 101 Rathfarnham Circle, Rathfarnham Subdivision (BN6313), facing south.**



**Figure 2.50. Unsurveyed House at 384 Fruitland Road, facing northeast.**





**Figure 2.51. Unsurveyed House at 1854 Brevard Road, facing east.**



**Figure 2.52. Morris and Margaret Brooks Store (BN6361), facing southwest.**





**Figure 2.53. Commercial Building (BK0374), facing south (image from Google Streetview).**



**Figure 2.54. Store (BK0388), facing southeast (image from Google Streetview).**





**Figure 2.55. The Owl Restaurant-Skaggs House (HW0463), facing northwest.**



**Figure 2.56. The Owl Restaurant-Skaggs House (HW0463), facing southeast.**





**Figure 2.57. Unsurveyed Structure, 1206 Dana Road, Hendersonville, facing southwest.**



**Figure 2.58. Unsurveyed Structure, 1206 Dana Road, Hendersonville, facing east.**





### 2.1.3 *Integrity*

Evaluation of the seven aspects of integrity required for National Register eligibility the Meadow's Store and Apartments (BN6343) are as follows:

- Location: High

The Meadow's Store and Apartments remains in its original location.

- Design: Medium

The Meadow's Store and Apartments retains the form it has had since the construction of the two-story apartment section on the south elevation of the circa 1946 store section. The removal of the gas pumps from the fuel island and the fencing of that portion of the lot has altered the design of the lot to allow for easy automobile access to the pumps, which were an important aspect of this store during the autocratic period of its operation. The interior of the store remains mostly open space, as it was when it was a retail establishment, with an enclosed living area behind it. However, the front portion of the west side has been enclosed to form an office and a small bathroom has been added to the south of the office's rear wall. The design of the entryway has been altered, as it originally was a recessed entry with canted display windows on either side of the entry door. Historic photographs show that a flush exterior door, with a transom and divided-light side panels, was added in the 1950s, but the recessed portion of the entryway was retained as a small vestibule to the store. The current owner replaced the 1950s door structure with a modern metal panel and double wooden entry door, each with single pane glass panels. He also removed the canted vestibule walls and windows, although the support structure for these walls remains visible. The late-twentieth century change in the residential section's roofline from flat to gabled changed the height and overall profile of the structure. Interior access to the apartment buildings was not obtained, so the interior design integrity of this portion of the structure was not assessed.

- Setting: Medium to High

When the Meadow's Store and Apartments was constructed, in the mid-twentieth century, this portion of Buncombe County was rural, with residences generally spread out along the main thoroughfares; this condition remained into the early twenty-first century. Since the store and apartments were built, there has been increased residential development along Cane Creek and Mills Gap roads, but it generally retained the same pattern as earlier development, and the store-apartment building was surrounded by mostly open fields. Sometime between 1964 and 1986, an additional commercial establishment was constructed on the opposite corner of the intersection from the Meadow's Store and Apartments. Although some modern residential development has occurred in small subdivisions to the west of Mills Gap Road since 2000, the majority of it is not visible from the Meadow's Store and Apartments.

- Materials: Medium

The Meadow's Store and Apartments retains much of its original exterior material. The circa 1946 one-story retail portion of the building retains its original concrete masonry unit construction and stone veneer exterior, as well as the majority of its original window openings, including the four-over-one, wooden sashes on the small rear apartment. The north, storefront elevation, has lost its original 1940s entryway and its exterior 1950s door, although the transom from the 1950s remains; similarly, the east window on the storefront retains its original transom, but the single-pane display window has been



replaced with an eight-over-eight, wooden sash with four-pane sidelights. The interior of the store building has no remaining fixtures from its usage as a store, has some original plaster but also sections of modern drywall on the interior, and the floor is modern commercial vinyl tiles. The 1955 two-story apartment structure also retains its original concrete masonry unit construction and stone veneer exterior, although the portion above the connection to the store building, on the north elevation, has had its stone removed and has been painted over. The majority of the windows on the apartment portion of the building have been replaced with two-pane, horizontal sliding, vinyl sashes; historic photos show the original 12-pane metal casement windows. The lone remaining original window on the apartment building is a four-pane, metal frame window to the west of the central rear door. Since interior access to the apartment section of the building was not granted, the material integrity of the interior of this portion of the structure was not assessed.

- Workmanship: Low to Medium

The original workmanship on the Meadow's Store and Apartments exterior is retained in the structural masonry and the stone veneer exterior and remaining original windows, but it has been altered by installation of modern windows on the apartment section and the removal of the original recessed entrance, which later served as a vestibule, have compromised architectural detailing that may have originally been part of the store and apartment building. On the interior of the store section of the building, the workmanship has been altered by the modernization of the walls and flooring and the removal of fixtures associated with the usage as a store. Since interior access to the apartment section of the building was not granted, the workmanship on the interior of this portion of the building was not assessed.

- Feeling: Medium

The Meadow's Store and Apartments is a mid-twentieth century rural crossroads store and attached apartment building. As a store, it represents the tradition of rural retail establishments, many located at the crossroads of main thoroughfares, that served the commercial needs of the surrounding community. The apartment building was presumably constructed to serve a need for housing in the area, possibly for workers on local farms, in the 1950s. The building continues to convey its mid-twentieth century construction date and reads as a crossroads store; the retention of the fuel island lighting indicates its usage, during the growing automobile usage era of the twentieth century, as a gas station as well as a general store. The apartment structure retains its feeling as a residential building.

- Association: Medium

The Meadow's Store and Apartments retains its association with the Bill Meadows and the Meadows family, the builders and original operators of the store and apartment building. Although it is no longer owned by members of the Meadows family, the current owner of the building has retained the Meadow's Store signage on the front of the building, at the request of the original owners, and the structure has undergone few changes since it passed out of Meadows family ownership and would be recognizable by Bill Meadows. Since it is not currently used as a retail building, the structure retains its association with the pattern of rural crossroads stores through its storefront but has lost this association through the loss interior fixtures associated with a general store.





#### 2.1.4 Eligibility

The Meadow's Store and Apartments (BN6343) is recommended as ineligible for inclusion in the NRHP under Criterion A, as it does not have a significant association with a particular event or broad pattern of history. Although it represents a mid-twentieth century rural commercial building and an attached residential structure, which presents a unique combination for a rural structure, there have been alterations to the property that have undermined its integrity in this respect. Changes to the interior of the commercial portion and alterations to the windows and roofline and loss of historic material that have affected the significance of the Meadow's Store and Apartment as a rural example as a combination commercial-residential structure. The structure is recommended ineligible under Criterion B, as it does not have an association with a prominent person. The store and apartment building were owned by William McKinley (Bill) Meadows, who was well known in the local community and a member of the Meadows family, which owned a handful of retail businesses in the surrounding area; however, they did not achieve a level of prominence to elevate them above the other nearby residents. While the Meadow's Store and Apartments is an example of a rural store and a residential building, and is an example of the use of local stone building material in the Rustic Revival style, it has undergone alterations that have compromised its original architectural form and detail, as well as losing materials and workmanship, making it ineligible under Criterion C. The structure is unlikely to yield important historical information, so it is considered ineligible under Criterion D, for building technology.



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