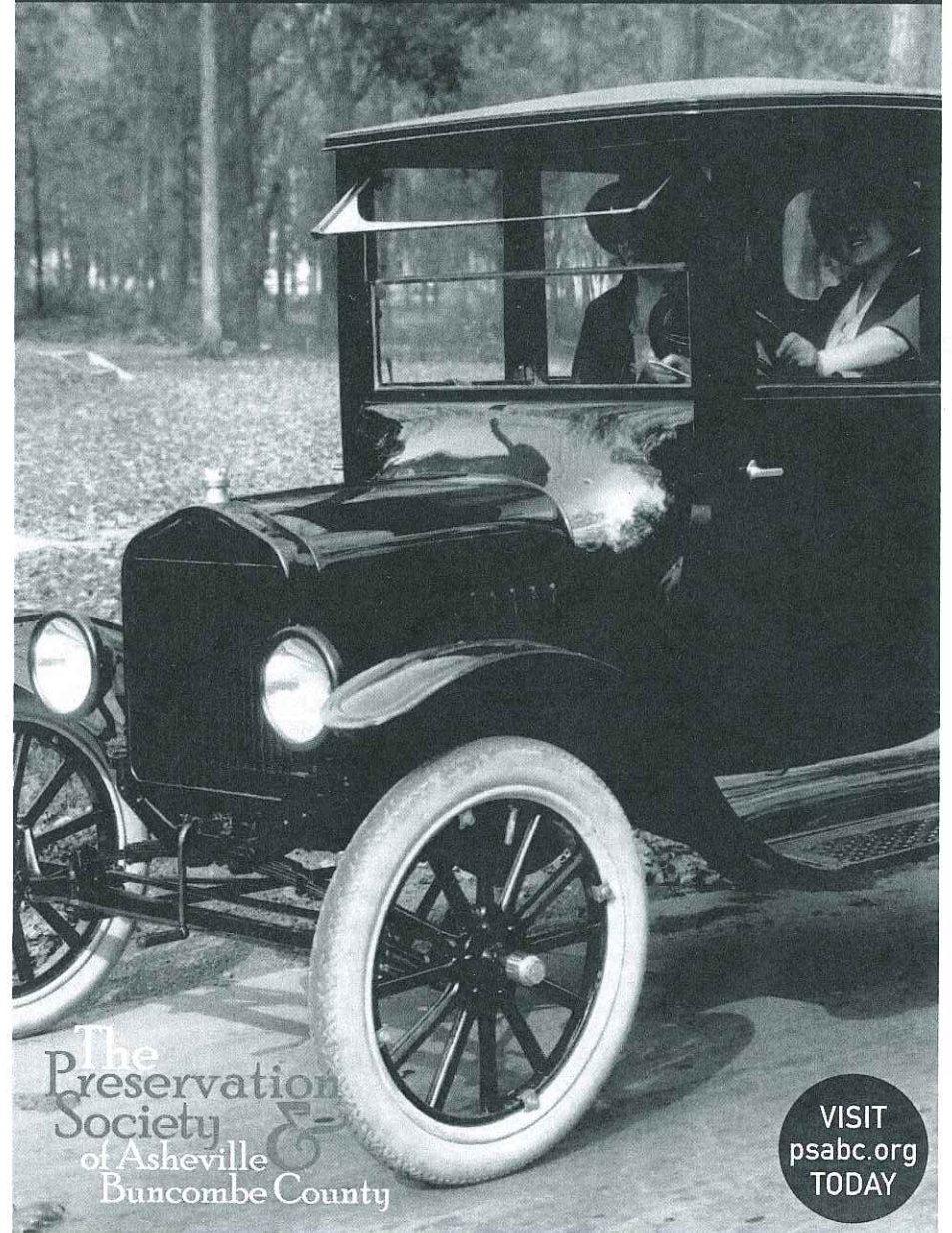


OAKLEY, SAYLES VILLAGE
& THE BLEACHERY:
A WORKING COMMUNITY



The
Preservation
Society
of Asheville &
Buncombe County

VISIT
psabc.org
TODAY

STOP 1: 52 LIBERTY ROAD



From Parking Lot, turn right onto Liberty Street, go 0.1 mile— house on left side of Liberty Rd. Pause on Liberty to observe the house.

This simple one-story house with a hipped roof was built around 1913. In 1912, carpenter J. L. Murphy platted a four-lot subdivision, named "Fairland Park", along the east side of Liberty Street adjacent to the "Oakley School lot". A 1912 newspaper article titled, "A Workman Who Has Prospered", reported that J. L. Murphy had moved to Asheville six-years previous from McDowell County with only "\$65 in money..." "Since then, reports the article, "he has worked at his trade here at wages ranging from \$2.50 to \$3 a day; but he has also recognized the value of real estate, has bought several lots, built on them, sold them and bought again." "Lot 3", on which this house was built was purchased in September of 1913 by fellow carpenter, Thomas Russel Reed and his wife Ida. Although we know that Murphy provided the financing, it is unclear if he built the house as spec house or whether carpenter Reed built his own house. The Reed family sold the home in 1925. In 1947 the Sutphin family purchased the home and lived there until selling the property in 2005 to the Buncombe County Board of Education, which currently owns the property. The school has declared the property as "surplus" and is negotiating with the Preservation Society about the potential of rehabbing the property and returning it to a contributing residential house in the neighborhood. PSABC is also in consultation with the School Board about co-operating with Habitat for Humanity on re-developing two other school-owned vacant lots at each end of this row of Fairland Park homes.

STOP 2: 86 RALEIGH ROAD



From 52 Liberty, continue down Liberty Rd 0.4 mile to Raleigh Avenue. Turn left on Raleigh, straight on Raleigh to 4-way stop sign at the intersection of School Road. Go straight across intersection and continue on Raleigh up the hill to the two-story brick house on left side of street.

Developers J. T. Bledsoe & N. T. Robinson joined forces in 1926 to begin developing two subdivisions in Oakley, "Broadview Park" and "Broadview Manor". The first, Broadview Park was platted in February of 1926. Two years later, in February 1928, Bledsoe-Robinson Development Company sold Lots 120 & 121 of Block H to Professor Alonzo Carlton Reynolds and his wife Nannie. The house that Reynolds built on his newly purchased lot, is a two-story, rather plain brick house. The house, although having hints of the Arts & Crafts styling, seems to have been designed with no specific "style" in mind. Its distinguishing features are its beautiful large front porch and original detached garage.

"A. C." Reynolds, educator, was born in the Sandy Mush community in 1870. After graduating from George Peabody College, in Nashville, TN in 1895, where he met his wife Nannie, he began a long career serving successively as principal of Camp Academy in Leicester, president of Rutherford College, superintendent of Burke County schools, and superintendent of Buncombe County schools (1905-12), president of Cullowhee Normal and Industrial School (now Western Carolina University). In 1919 he started teaching at Woodfin High and the following year became superintendent of the Haywood County schools, but Reynolds returned to Woodfin in 1924 as principal. He again served as superintendent of Buncombe County schools from 1926-33. Also at this time he was instrumental in the establishment of the Biltmore Junior College, (begun in 1927) where he served as its first president until 1936. Although the house at 86 Raleigh was sold in 1933, after Reynolds defaulted on the mortgage, the Reynolds family continued to live in the house until 1936 at which time the family moved, Reynolds taking a job as principal at Barnardsville High School. He returned to Oakley High School in 1938 and the family lived in Oakley until his retirement in 1942. "A. C. Reynolds High School" is named for this former dedicated school teacher and administrator.

STOP 3: 211 ONTEORA BLVD



From 86 Raleigh, continue on Raleigh to the intersection of Onteora Blvd. Stop and then turn left on Onteora, go a few feet to the second house from the intersection. Two-story brick house on left-side of street. Pull in driveway and park. House OPEN for tour.

**OPEN
FOR
TOURS**

This house was built by carpenter/farmer, Kimsey Steven Bryson and his wife Maude in 1927, on a lot that they purchased in the newly opened "Broadview Manor" development. Broadview Manor and Broad View Park, were developed in 1925 and 1926 by real estate developer and mogul J. T. Bledsoe and his business partner N. T. Robinson. The house that Bryson built has a restrained Arts & Crafts styling, especially seen in the tapered columns on brick bases, and the open timberwork framing on the porch and carport. The exterior and interior retain many of its original features, including original light fixtures.

The Brysons were longtime members of the Oakley community, with Maude serving as a teacher at Oakley School for many years. The Brysons lived in the house for over fifty years, only selling the house to the current owner's mother in 1978, following the death of Mr. Bryson.

The current owners, Henry & Gail Mitchell, have owned the house for 28 years, having purchased it from Henry's mother in 1988. They have been good stewards of the house, both by retaining many of its original features and restoring those that had been lost or deteriorated.

STOP 4: 21 BRISTOL PLACE



From 211 Onteora Blvd, go through property on driveway which turns to the right and empties onto Winston Avenue around the back of the house. Turn left onto Winston Ave and continue straight to stop sign at Broadview Ave. Stop, then go straight across intersection remaining on Winston to the intersection of Lincoln Avenue. Turn right onto Lincoln, Ave and go .1 mile to Bristol Place, turn right on Bristol Place, two-story white frame house on right-side of street.

Broadview Park was opened in January of 1927. Ernest L. McClintock purchased this house and lot (Lot 43) in Broadview Park from developers Bledsoe-Robinson in April 1927. We know that the house was already built as the property transfer included an indebtedness of \$6,000. The house that McClintock purchased was a modest two-story frame house with a large front porch. McClintock, was a former upholster, who was then a partner in the firm of Blue Ridge Furniture Company. E. L. moved into his new home with his wife Mary and their two children, Ernest and Mary. The McClintock family owned and lived in the house until selling it to the Harold Addison family in 1940.

Harold Addison, born in Bolton, England, was a plant supervisor who was sent down to Sayles Biltmore Bleachery from the Sayles Finishing Plant in Rhode Island to help start the new Biltmore plant in 1926. Harold and his family first lived in Sayles Village until purchasing 21 Bristol in 1940. Harold died in 1955, but Florrie, his wife, continued to own and live in the house until her death in 1991.

The current owners have added a lovely picket fence around the front yard and are in the process of re-modeling the home's kitchen. Although the house is covered in vinyl siding it still retains its distinctive features: its large front porch, its original three-over-one windows and its vintage detached garage.

STOP 5: 12 BROADVIEW AVENUE



From 21 Bristol Place, continue down Bristol to the intersection of Broadview Avenue. The house is almost straight ahead of you. Turn left onto Broadview, Tudor-style brick house is immediately on your right.

In 1927, Bledsoe-Robinson developers sold "Lot 172" of Block "J" in Broadview Park to S. D. & Leila Stroup. At the same time, the Stroups secured three deeds of trust, indicating that they were financing the construction of a house. Indications are that they were building the house as a spec house, and to support that suspicion, S. D. Stroup's occupation is listed in the 1930 census as "Carpenter-House". Also, indicative of a spec house, just three months later the Stroups sold the property, entailed with a \$6,000 indebtedness, to A. R. & Queen Anne Baylor. A. R. Baylor was a traveling salesman, and his wife Queen Ann (yes that was her name) was a music teacher at Oakley School, which is no doubt the reason for them purchasing the house.

Unfortunately, in 1932, the Baylor's defaulted on the mortgage and the house was sold at a Courthouse sale to Jefferson Life Insurance Company, who then leased out the home until selling it to Nathan B. & Kathleen Stubblefield in 1936. N. B. Stubblefield was a real estate salesman and Kathleen was a teacher at Oakley Elementary School. Interestingly, on the 1930 Census they are listed as living on Lincoln Avenue but yet their names are immediately before A. R. & Queen Baylor's. Both Kathleen and Queen Ann were teachers at Oakley, and likely knew each other. The Stubblefields had previously purchased a number of properties in the late 1920's in Oakley, but in 1936 they settled on 22 Broadview Avenue (now numbered "12") as their permanent residence, or as we would now say, their "forever home". The Stubblefields lived in their charming English-Tudor cottage for almost fifty years. The current owners are only the second owners since the Stubblefield family sold the house in 1983.

The home's distinguishing feature is its cohesive yet restrained quaint English-Tudor style, with its brick walls, steep roof, and stuccoed roof dormers.

STOP 6: 58 OAKLEY ROAD

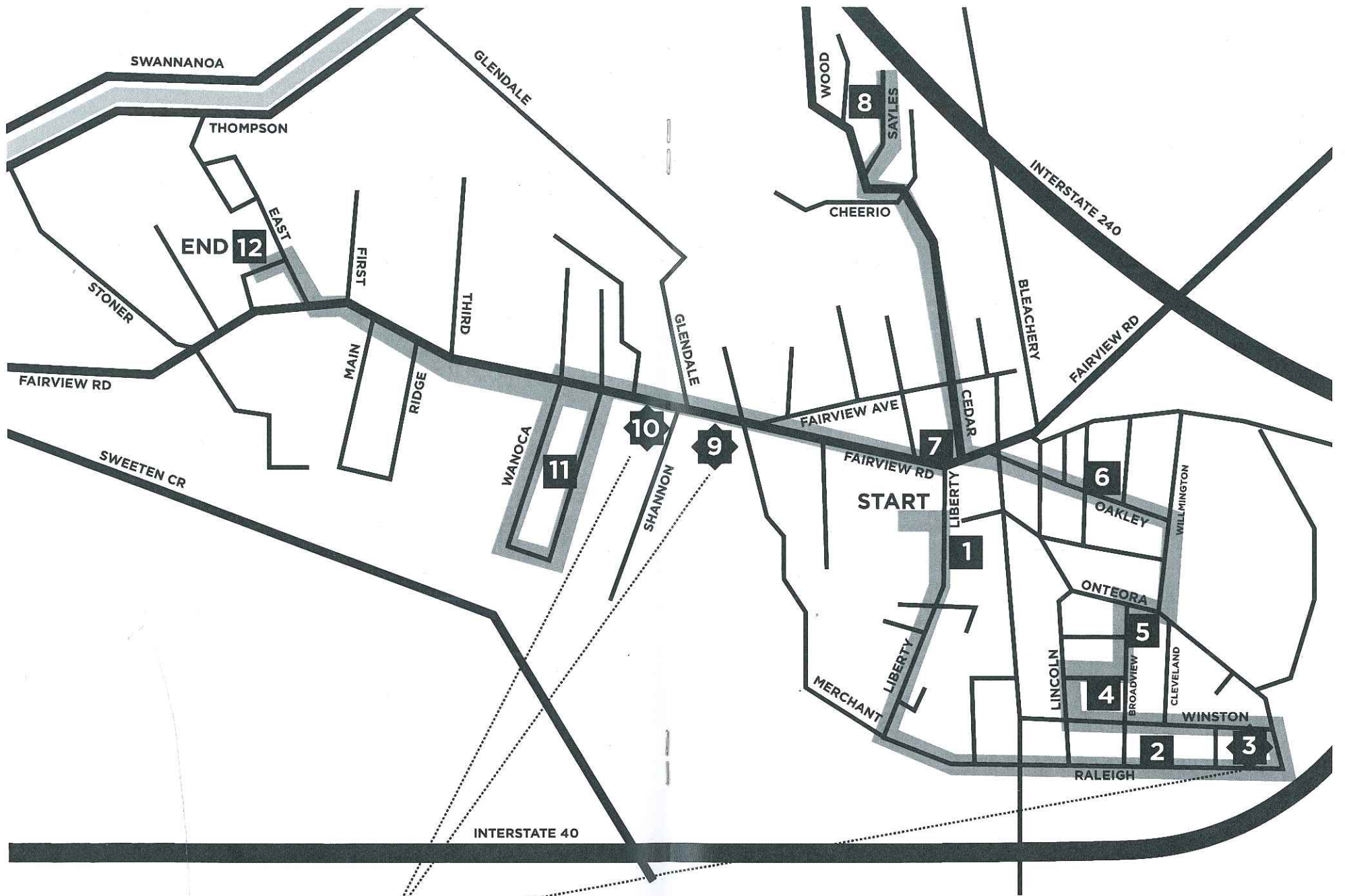


From 12 Broadview Avenue continue down Broadview Avenue to the intersection of Onteora Blvd. Turn right onto Onteora and go to first intersection on left at Wilmington Rd. Turn left on Wilmington Rd and go .1 mile to Oakley Road. Turn left on Oakley Road and go .1 mile to house on right-side of road.

The Brown Realty Company, led by developer Robert S. Brown, began selling lots in its newly opened "Oaklyn" development in 1924. This new subdivision was designed to appeal to middle-class families. It was advertised as "being designed to meet the needs of the average man for a semi-suburban locality that would combine beauty, accessibility and moderate price." And although the prices of the lots were "well within the reach of the average," the subdivision still boasted modern conveniences such as "water, light, sewage and paved streets throughout." This property at 58 Oakley Rd. occupies "Lots 1 & 2" of Block E.

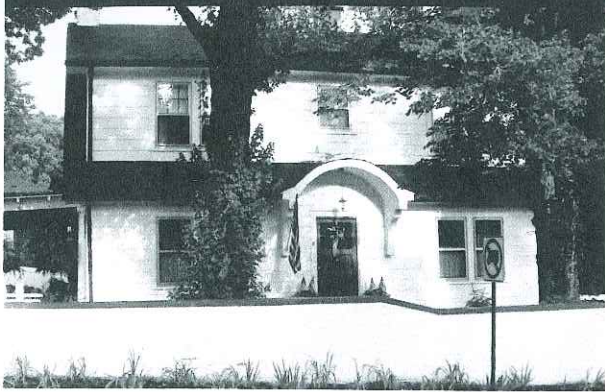
James E. Patton first purchased Lot 1 in 1925 and then Lot 2 in 1926. In November of 1927, Patton secured a loan from the "Home Mortgage Corporation", no doubt to provide financing to build the house. If he did build the house, which we suspect that he did, he certainly didn't live in it for any length of time as he sold the entire property only four months later to Rev. George D. Herman and his wife Alice, in March of 1928.

Rev. George D. Herman, after serving in pastorates in numerous towns such as Gastonia, Shelby, Wadesboro, and Waynesville, moved to Asheville in 1928 to assume the pastorate of Chesnut Street Methodist Church (now called St. Paul's UMC on Hillside St.). In 1929 he became the pastor of Oakley Methodist Church and remained in that position until retiring from ministry in 1935. Herman continued to live with his family in the house at 58 Oakley up until his death in 1957 at the age of 93. His daughter, Alice Herman Miles and her family, to whom Rev. Herman sold the house in 1956, lived in the house until finally selling it to the current owners in 1994. The modest frame bungalow with its inviting wrap-around porch was home to the Herman family for over 65 years!



OPEN FOR TOURS

STOP 7: 8 CEDAR STREET



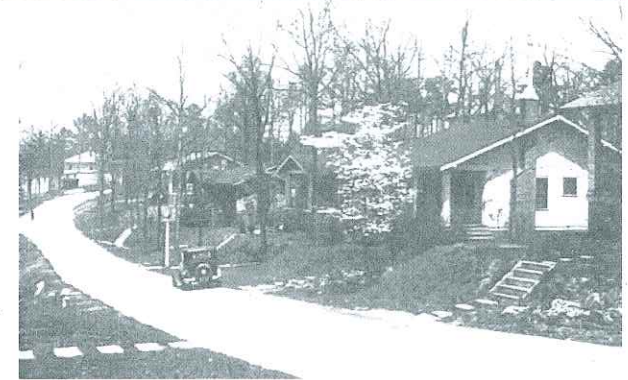
From 58 Oakley Road continue on Oakley Rd to the intersection of Onteora Blvd. Turn right on Onteora and to the immediate traffic light at Fairview Road. At light turn left on Fairview Road, go to next intersection at Cedar Street (traffic light). Turn right on Cedar Street, the white Dutch-Colonial house is immediately on left. You can pull into adjacent New Beginnings Church parking lot on right side of Cedar. BE CAREFUL not to block traffic.

Harry A. Ficken, a young notary, purchased the lot in 1925 from developers J. C. Cole & G. L. Fortune. However, in 1926 Ficken sold the small lot to J. A. & Eva Young, who subsequently built the two-story house in the then popular Dutch Colonial Revival style. Interestingly, in 1929, Harry A Ficken now married and working as an inspector for the Bankers Trust and Title Insurance Company, re-purchased the property. At first the Ficken family made this their primary residence, but as the onslaught of the Great depression set in, they had to lease out their home and find cheaper accommodations. Although the Fickens owned the home from 1929 until 1943, they ceased living there in 1933 or 34. In 1945, the home was purchased by William F. Johnson. Mr. Johnson was a millwright who worked for Sayles Bleachery for many years. His son William Hurdas Johnson, who worked as an electrician at Sayles, inherited the house following the death of his father in 1976. But sadly, W. H. Johnson passed away only eight years later, leaving the house to his widow, Katie Keith Johnson (known as "Kitty"). Kitty Johnson finally sold the house in 1992 and downsized to a nearby condominium. A long-time member of Reed Memorial Baptist Church (now called New Beginnings Church), Kitty lived until 2013, passing away at the age of 94.

The design of the house is typical of the Dutch-Colonial Revival style with its distinctive Gambrel-roof with full-width dormers in the front and rear on the second-story. This floor plan and style was very popular in the 1920's and 30's and was proliferated in period plan books, house catalogs, and mail-order homes (such as those sold in Sears and Montgomery Wards catalogs). The front door hood and side porch are finely executed and add to the charm of this lovely home. The current owners, Michael Riley & Kathleen Gurall, purchased the home in 2015 and have lovingly restored the home and garden.

STOP 8: SAYLES ROAD

From 8 Cedar Street, continue on Cedar until it becomes Wood Avenue. Continue on Wood Avenue another .2 miles down the hill until you come to Sayles Road on the right. Turn right and SLOWLY drive down the street, observing the various mill houses. At the end of Sayles Rd, turn around at the cul-de-sac and return to Wood Avenue.



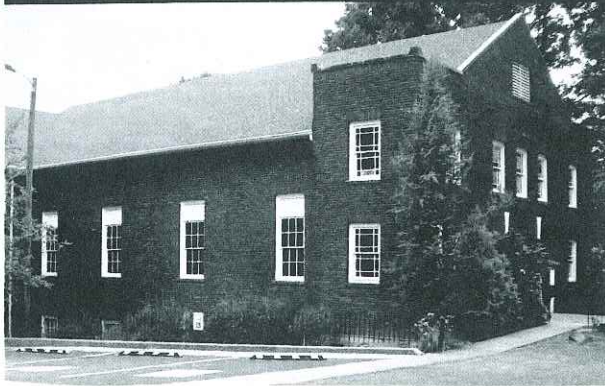
In December of 1923, Sayles Finishing Plant of Pawtucket, RI, founded in 1848, announced the construction of a \$2,000,000 fabric dyeing and finishing plant along the Swannanoa River in Asheville, NC. The plant's construction began in 1925 on the historic Cheesborough lands. The project also included an innovative and well-designed

"mill village" to house the workers. Sayles chose landscape architect, E. S. Draper of Charlotte, NC to design the site layout. "Of course the governing factor," explains Draper in a 1926 article, "which first must be considered in any layout is the topography, and the arrangement of the village should be determined first by the requirements of the land on which the village is being built." This approach at the time was innovative for mill villages, and Sayles Village was a model for others to emulate. Draper took pains to design the village so that the "site terraced on sloping ground, leaving as much of the natural wooded growth as possible". The houses themselves were designed by J. E. Serrine & Co. of Greenville, SC. Serrine designed three types of one-story homes for the workers— "a three room" (one bedroom), "four room" (two bedroom), and a "five room" (three bedroom). The mill houses, though very picturesque, can stylistically be described as mixture of Arts & Crafts and Colonial-revival styles. Although the massing and low-pitched roofs with their large over-hangs are representative of Arts & Crafts styling, the mostly six-over-six paned windows and classical boxed porch columns are borrowed from Colonial revival homes of the day. In addition to the workers homes (or "operatives' cottages" as Draper called them) Serrine designed two-story Colonial-revival homes for the executives, which were built on Ridge Street at the top of the village. None of the executive houses remain.

In 1962, Celanese Corporation of American, who then owned and operated the Bleachery, divested themselves of the village houses and sold them to the workers. In the 1970's Interstate 240 cut a swathe dividing the mill and village and causing the loss of a number of houses. The Bleachery closed in 1991, and after years of cleanup of the "Superfund site", the mill was torn down and the property developed into retail stores and multi-family residences.

Today the village remains, and is picturesque with many of the current owners have lovingly restored their homes. PSABC member, Deborah Elliott, takes so much pride in her Sayles Village home (#24 Sayles Rd) that she has patiently endured the long and grueling restoration/rebuilding of her home following last year's catastrophic damage, incurred when a large tree fell upon her house.

STOP 9: OAKLEY METHODIST CHURCH



*Sayles Road. Turn left on Wood Avenue (look twice before turning) and proceed up the hill on Wood Ave until it becomes Cedar Street, continue to traffic light at the intersection of Fairview Road. Turn right on Fairview Road. Continue on Fairview Rd to Merchant Street. (Just past the severe left bend on Fairview. Rd) Turn left onto Merchant Street, parking is behind the church. Handicapped parking available on upper lot. **Church OPEN for tour. (Accessible)***

The December 18, 1920 edition of the Asheville Citizen-Times announced that "plans have been made for starting a new structure, to be erected near Oakley school on Fairview road." It was further reported the new church "would mean the establishment of the first Methodist church in the immediate neighborhood". Services were held in the "Oakley Schoolhouse" while the funds were being raised. The cornerstone of the new church was laid on September 18, 1921, with an accompanying service directed by Rev. D. Atkins. Behind the cornerstone were "placed a copy of a daily paper, the names of church members, trustees, members of the Sunday school and other articles." Construction continued into 1921, but not completed until 1922. "An oyster supper will be given at the Oakley Methodist church... by the Ladies Aid Society." The February 1992 article further reported that, "Benefits will be used for the new church being erected." Unlike today's codes, nothing prevented them from using the church before it was totally completed.

The original brick building has an asymmetrical front façade, with what appears to be the base for a bell tower on its left-side. This may have been intended for a bell tower and/or steeple to be completed at a later date. It apparently was never completed. The main sanctuary has been remodeled from its original appearance with the original windows having been resized and replaced. The rear four-story Educational wing was erected in 1952.

While touring the building, be sure to see the "history wall" in the lower level lobby next to the fellowship hall. It is filled with mementoes from the various decades of the church's history.

**OPEN
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STOP 10: 573 FAIRVIEW ROAD



*From Oakley Methodist Church parking lots—go back to intersection of Merchant Street and Fairview Road (at front of church). Turn left onto Fairview Road and go to traffic light at Glendale Avenue. Go straight at the light to Shannon Street, which will be almost immediately on your left. Turn left onto Shannon and turn into the first parking lot on right. Building fronts on Fairview Road, but parking is on the side of the building. **Building OPEN for tour. (Accessible)***

This lovely brick building is one of the few remaining remnants of Oakley's retail establishments of the 1920's. Albert Theodore Davidson, known as "Theo" Davidson is known to have opened his first grocery store in the Oakley area, as early as 1909. In 1920, Davidson purchased "Lots 11, 12, & 13" in Erwin W. Patton's 1920 development on the southside of Fairview Road. A few months later he formed a partnership with Patton's son-in-law Gray McChesney. "Davidson-McChesney" was made up of A.T. Davidson with 49 shares, his wife Lila held 1 share, and McChesney held the remaining 50 shares. Davidson-McChesney was listed in the 1920's city directories as "general merchandise and meat market". Oddly, for some reason, in 1921 Davidson sold lots 11 & 12 (where 573 Fairview now sits) back to Ellen Patton. So, Davidson-McChesney, leased the building from Patton, and operated the store until 1930.

Also in 1921, Davidson and Lila purchased the adjacent lots to the east and built a family residence. Their 1-1/2 story bungalow (577 Fairview Rd) which occupied the now grassy area between the building and Shannon Avenue, was torn down in 1999.

By 1935 the brick store building was being leased to "Jax Pax" grocery store, a local chain of 3 or 4 stores in Asheville. Jax Pax operated the store until 1949, and then in the early years of the 1950's the "Oakley Supermarket" operated the store. The store property was purchased in 1955 by A. P. Thrash Refrigeration & Fixtures from E. M. Jarrett. Ellen Patton had defaulted on a 1934 Deed of trust mortgage to R. E. Shuford. Jarrett had purchased the property in 1943 from a commissioner who was settling the estate of Shuford.

A. P. Thrash sold the property to W. Ansel Smith in 1966, who along with his sons, continued to use the property for a Refrigeration and restaurant equipment business. Smith's son, Ansel Tucker Smith, who had bought the property from his father, sold the property (which now included the Davidson residence) to Helps International Ministries in 1999.

The current owners, Root & Wings art school, purchased the property in 2014 and began an extensive adaptive-reuse renovation of their historic property, for which they were awarded a 2016 Griffin Award from the Preservation Society.

**OPEN
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STOP 11: 50 WANOCA AVENUE



From 573 Fairview Road, exit parking lot (only one-way exit) at Fairview Road at front of building. Turn left onto Fairview Road and go .1 mile to the second street on left, at Wanoca Avenue. Turn left onto Wanoca Ave and go to the fifth house on left-side of street.

"LINWOOD PARK DEVELOPMENT ON FAIRVIEW ROAD— NEW JACKSON BUILDING WILL BE TWELVE NOT TEN STORIES HIGH", was the dual headlines from a December 10, 1922 article in the Asheville Citizen Times. Lynwood B. Jackson, known simply as "LB", was an energetic and ambitious young man of only 27 years old, who was not only fast becoming a real estate mogul, but was about to construct Asheville's first skyscraper. Jackson moved to Asheville in 1914 to assist his father, E. A. Jackson, in the establishment of the Chero-Cola Bottling business, where Linwood served as Secretary-Treasurer. Linwood invented and patented a "bottle tester" in 1916, to help his employees to safely inspect the contents of the filled cola bottles. In November of 1919, at age the age of 22, L. B. Jackson made his first two property transactions- the start of a career which would eventually turn him into a multi-million dollar contractor and real estate developer.

Three years later in 1922, he purchased 25 acres on the south side of Fairview Road from the Erwin Patton estate and platted out a new development to be called "Linwood Park". The new development was "pronounced as among the most attractive suburban sections in the vicinity of Asheville" and boasted "an excellent view of the surrounding mountains... including Pisgah and The Rat." The new park had two main streets running north-south, Wanoca and Unaka Avenues.

Linwood Park, it was announced in January 1923, would open in thirty days and would have "several residences costing approximately \$20,000 [together]." that "will be under construction when the property opens for the erection of residences." One of the residences that was built at the start, or at least under construction, was the house on "Lots 9-10, Block E", now known as 50 Wanoca Avenue. This is evidenced by the fact that in May of 1923, the Asheville Investment Company (another LBJ company) sold the property to LB's brother, Robert P. Jackson, along with an indebtedness of \$2,500. At the same time Robert Jackson also purchased the property at Lots 15-16 of Block E, on Unaka Avenue (#15 Unaka), which also came with the same amount of indebtedness, and which in design is an exact copy of 50 Wanoca Ave.

Unfortunately, the house at 50 Wanoca became caught up in the frenzied and chaotic state of real estate development in the 1920's and 1930's. From 1923 until 1930, this property was owned by over 22 separate individuals, none of whom ever occupied the house. In 1930 the property was "tract #30" of 103 tracts that were sold by Model Homes Corp to Consolidated Realty. Both entities were conglomerates that scarfed up most of properties that were lost by their owners in the 1929 Bank crash. The house was leased out during most of the 1930's, and it was not until 1938 that the house had its first owner/occupier, J. Bert Turbeville and his wife. The current owners, purchased the small but stately bungalow in 1995, and have slowly restored the house to its original majesty. A master bedroom and bath wing was added to the original two bedroom, one bath, house in 2005.

STOP 12: 18 OAKVIEW ROAD



From 50 Wanoca Avenue, continue down Wanoca Avenue to the end of the street, turn left onto Unaka Avenue (also called Third St.), go a short distance and Unaka makes a 90 degree left turn. Continue up Unaka Avenue to Fairview Road. BUT on your way up Unaka, pause in front of house #15 Unaka (on left-side of street) and notice that it is a twin to 50 Wanoca Avenue. Turn left onto Fairview Road and go 1/2 mile to East Street. Turn right onto East Street to first in-intersection on right at Oakview Road. Turn left onto Oakview, and the two-story frame house will be on the right.

The house at 18 Oakview is an example of the pre-1920's development activity in Oakley. Development of this property began in 1891 when Otis A. Miller purchased two tracts (total 214 acres) from S. H. & M. L. Reed along the north side of Fairview Road, for a new subdivision to be named, "Resthaven". An auction was to be held on June 29th and 30th of 1892 during which the lots would be auctioned for sale. As an incentive to encourage buyers, each person who would purchase a lot would be eligible for the raffle, the prize awarded would be a free four-room, fully furnished house, to be built on the lot they would purchase. The published advertisement boasted that "each buyer stands an equal chance of getting it". Despite all the hype, the auction must have been a DUDI, as Otis continued to desperately advertise the property throughout 1892, but alas there is no evidence of any resultant property transfers, and in 1893 Miller sold both tracts back to the Reed brothers from whom he had purchased them.

In 1910, E. L. Gaston purchased a portion of the failed Resthaven development from the Reed family and platted out a small development. In 1919, E. L. Gaston sold "lots 11, 15-18" to school teacher, Emory E. Lyda. The house had probably been built as a spec house and leased to Lyda previous to the sale, as it was recorded in the deed as "being the lands upon which the said EE Lyda now lives". Lyda possibly had been living there since the year before as he was listed in the 1918 city directory as the principal of Gashes Creek School with his home in "Biltmore".

Lyda lived in the house with his wife Ida and seven children for over thirty years, until his death in 1951. Ida and two unmarried children, Clyde and Gracie (who was listed in a census as "She's cripple") continued to live in the house until the deaths of Ida and Gracie, both who died only a few months apart in 1956.

The two-story frame house at 18 Oakview Road, in style resembles a typical simple farmhouse of the early twentieth century. A distinctive feature of the house is its large inviting front porch. The large lot that the Lyda family enjoyed has now been reduced to a third of its original size. The current owners have recently repainted the exterior.

TO END TOUR- from 18 Oakview Road, continue down Oakview Road until it makes a sharp left, turn left and go up the street back to Fairview Road. HOPE YOU ENJOYED THE TOUR!