
National Park Service
Cultural Landscapes Inventory
2002



Pisgah Inn
Blue Ridge Parkway - Pisgah District

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

The Pisgah Inn component landscape is a fifteen-acre component landscape that is located at Milepost 408.6 on the Blue Ridge Parkway. The Pisgah Inn landscape is set on a ridgeline on the south side of the roadway. The component landscape is a developed lodge, restaurant, gas station, camp store and parking area with a designed planting plan within the developed area and a retention of the natural forest on the periphery. Buildings and structures date to one of the two periods of significance with the exception of the employee dorms and a maintenance building, built in 1990 and 2000 respectively.

This component landscape has two periods of significance. The first is 1919-1963, which marks the operation of the Pisgah Forest Inn - the first inn to operate on the property. This inn ceased to be open to the public in 1963 and the building was demolished in 1986. Two cabins remain from this time period, but designed landscape features including a large wildflower garden no longer exist. The second period of significance dates to the 1960s and covers the Blue Ridge Parkway development that occurred on the site at that time. This development is responsible for the way the component landscape looks today.

The Pisgah Inn landscape is currently in good condition. Although integrity has been lost from the earlier Pisgah Forest Inn landscape, what exists on the site today essentially follows the original planting plan and design for the area that dates to 1966. Its use is the same as it was historically and the landscape has changed little since the Parkway developments. The Pisgah Inn landscape retains integrity as a contributing component landscape of the Mount Pisgah Recreation Area landscape.

Site Plan

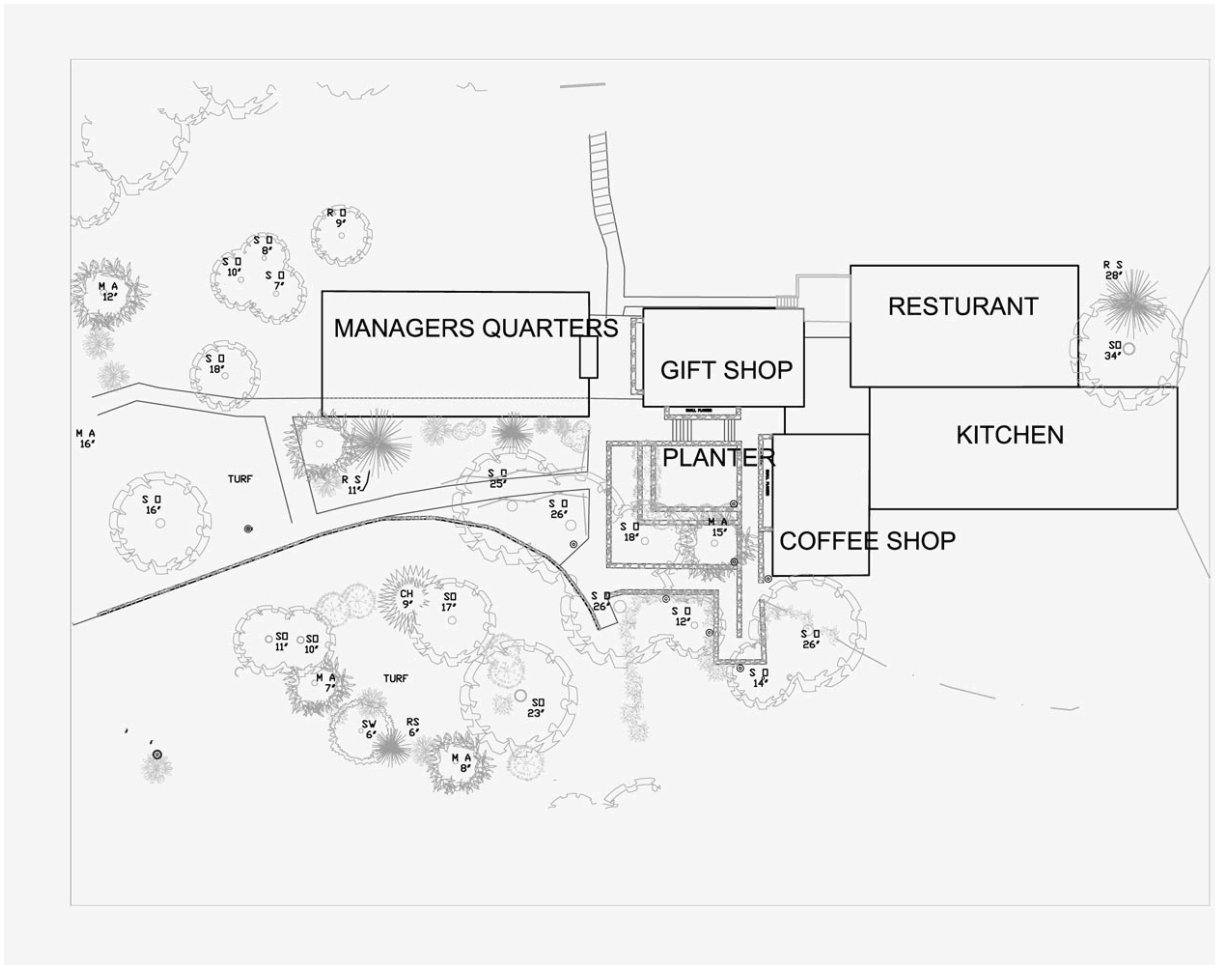


Figure 4: Site plan of a portion of the developed area at Pisgah Inn (see attached full-sized drawing for site plan of the entire component landscape.)

Property Level and CLI Numbers

Inventory Unit Name:	Pisgah Inn
Property Level:	Component Landscape
CLI Identification Number:	550221
Parent Landscape:	550145

Park Information

Park Name and Alpha Code:	Blue Ridge Parkway - Pisgah District -BLRI
Park Organization Code:	5159
Subunit/District Name Alpha Code:	Blue Ridge Parkway - Pisgah District - BLRI
Park Administrative Unit:	Blue Ridge Parkway

CLI Hierarchy Description

Mount Pisgah contains one landscape - Mount Pisgah Developed Area - and four component landscapes - Buck Springs Overlook, Pisgah Inn, Mount Pisgah Campground, and Mount Pisgah Picnic Area. Buck Springs Overlook contains the remnants of the late 19th century hunting lodge built by George Vanderbilt. Pisgah Inn encompasses the new inn built in 1965, park residence area, restaurant, and remnant buildings and landscape features from the Pisgah Forest Inn (1919). The Mount Pisgah Campground and Mount Pisgah Picnic Area date to the 1960s.

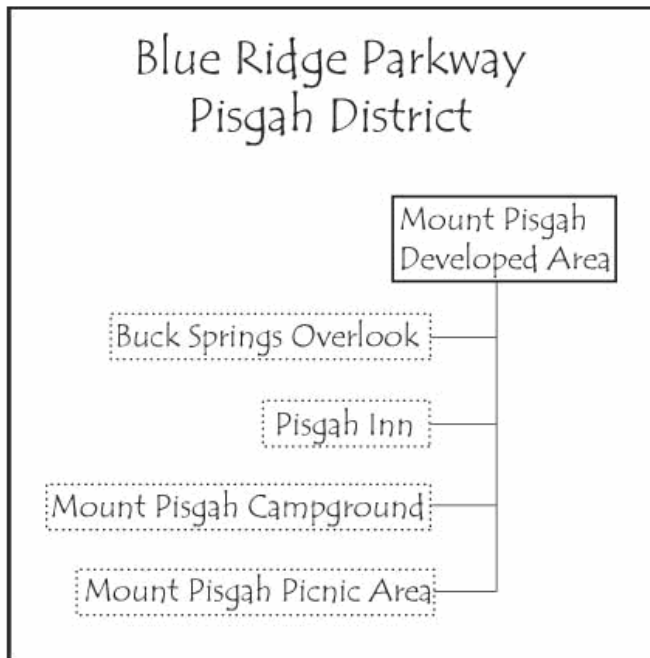


Figure 1: Mount Pisgah Developed Area Cultural Landscape Hierarchy (Mount Pisgah represents five out of over two dozen cultural landscapes along the Blue Ridge Parkway - see the Blue Ridge Parkway landscape entry for a more complete hierarchy graphic.)

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The CLI was begun in 2002, with Louisiana State University MLA students, Peggy McClain and Mary Fernandez, spending the summer working at the site. They completed much of the primary documentation collection, and they produced site maps for all of the Pisgah landscape inventory units in Autocad. The Jaeger Company (TJC) has been contracted through an IDIQ with Pond and Company to complete the inventory.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	08/01/2005
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	09/08/2004

National Register Concurrence Narrative:

Through BLRI consultation with North Carolina SHPO, the entire parkway property within the state of North Carolina was deemed eligible for listing on the National Register. A National Historic Landmark nomination is also being written for the Parkway by Ian Firth. The period of significance for the parkway is 1936 – 1987. All roadway features from this period are considered nationally significant and contributing features to the NHL nomination. Associated features – such as campgrounds, inns, and picnic sites – dating from before 1956 are also considered contributing features. Associated features from 1956 – 1987 may also be significant at regional or local levels.

Concurrence Graphic Information:

Pisgah Inn
Blue Ridge Parkway - Pisgah District



United States Department of the Interior

NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., S.W.
Atlanta, Georgia 30303



H22(SERO-CRD)

08 July 2005

Memorandum

To: Superintendent, Blue Ridge Parkway
From: Chief, Cultural Resource Division, Southeast Region
Subject: Cultural Landscape Inventory

We are pleased to transmit the Cultural Landscape Inventories (CLI) for the Mount Pisgah Developed Area, and its four component cultural landscapes: Buck Springs Overlook, Mount Pisgah Campground, Mount Pisgah Picnic Area, and Pisgah Inn. The CLI is an evaluated list of landscape properties in the National Park System eligible for listing on the National Register of Historic Places (NR) or that contribute to an existing historic property. In order for the CLIs to be certified and counted under goals 1a7 and 1b2B in PMDS, the State Historic Preservation Office (SHPO) or Keeper of the NR needs to concur on the eligibility of the property for listing. The North Carolina SHPO concurred on the National Register eligibility of all Blue Ridge Parkway land in North Carolina on 8 September 2004.

The Park Superintendent also needs to concur on the condition assessment and management category provided within the inventory. A signature page is enclosed for Park Superintendent approval. The assessment form needs to be signed and returned to the Regional Office for final certification and listing in PMDS goals 1a7 and 1b2B. If the condition assessment and management category are agreed upon, please sign the attached approval forms and return to our office to the attention of David Hasty.

Enclosures



Letter to the Superintendent

CULTURAL LANDSCAPE INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET - 6 June 2005

Park Information

Park: Blue Ridge Parkway
District: Highlands
State: North Carolina
Counties: Wilkes, Alleghany

Cultural Landscape Information

Inventory Name	CLI Id #	Condition	Management Category
Bluffs Coffee Shop and Service Station	550218	Fair	Must Be Preserved and Maintained
Bluffs Lodge	550214	Good	Must Be Preserved and Maintained
Bluffs Picnic Area	550215	Good	Must Be Preserved and Maintained
Doughton Park Campground	550216	Good	Must Be Preserved and Maintained
Doughton Park Maintenance Area	550219	Good	Must Be Preserved and Maintained

Park Superintendent Concurrence

Concur ☒

Do Not Concur ☐


Superintendent

8/1/05
Date

Superintendent Signature of Concurrence

**CULTURAL LANDSCAPE INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET – 31 August 2011**

Park Information

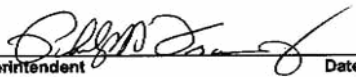
Park: Blue Ridge Parkway
District: Pisgah
State: North Carolina
Counties: Transylvania, Haywood

Cultural Landscape Information

Inventory Name	CLI Id #	Condition	Previous Condition & Date
Mount Pisgah Developed Area	550145	Good	8/1/2005 (Good)
Buck Springs Overlook	550222	Fair	8/1/2005 (Fair)
Mount Pisgah Campground	550220	Fair	8/1/2005 (Fair)
Mount Pisgah Picnic Area	550223	Good	8/1/2005 (Good)
Pisgah Inn	550221	Good	8/1/2005 (Good)

Park Superintendent Concurrence

Concur ☒ Do Not Concur ☐



Superintendent Date 9/23/11

Superintendent Condition Recertification, 2011

Pisgah Inn
Blue Ridge Parkway - Pisgah District

10/12/2004 10:48 FAX

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H32

United States Department of the Interior

NATIONAL PARK SERVICE

Blue Ridge Parkway
199 Hemphill Knob Road
Asheville, North Carolina 28803

MMB
8/17/04

JUL 21 2004

Dr. Jeffrey J. Crow, State Historic Preservation Officer
North Carolina Department of Cultural Resources
Division of Archives and History
4610 Mail Service Center
Raleigh, North Carolina 27699-4610

Dear Dr. Crow:

As you know the National Register of Historic Places is the official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. These contribute to an understanding of the historical and cultural foundations of the Nation. The National Register includes:

- * All prehistoric and historic units of the National Park System;
- * National Historic Landmarks, which are properties recognized by the Secretary of the Interior as possessing national significance; and
- * Properties significant in American, State, or local prehistory and history that have been nominated by State Historic Preservation Officers, Federal agencies, Tribal Preservation Officers, and others, and have been approved for listing by the National Park Service.

The Historic Sites Act of 1935 (Public Law 74-292) established the National Historic Landmark Survey. The National Historic Preservation Act of 1966 (Public Law 89-665) authorized the National Register of Historic Places, expanding Federal recognition to historic properties of local and State significance. The National Park Service in the U. S. Department of the Interior administers both programs. Regulations for these programs are contained in 36 CFR Part 60, "National Register of Historic Places", and 36 CFR Part 65, "National Historic Landmarks Program".

The National Historic Preservation Act of 1966 authorizes State Historic Preservation Officers to nominate properties to the National Register of Historic Places and to carry out other preservation activities. Federal Preservation Officers have been designated in Federal agencies to nominate Federal properties and to fulfill other responsibilities of the Act. The Blue Ridge Parkway leadership, acting in concert with the leadership of the National Park Service Southeast Regional Office, are working energetically and enthusiastically to nominate the Blue Ridge Parkway for listing in the National Register of Historic Places as a National Historic Landmark. We would highly value your support and concurrence on the signature line below. We look

Memo to NC SHPO

Pisgah Inn
Blue Ridge Parkway - Pisgah District

10/12/2004 10:40 PAA

forward to working closely with your office as we strive to protect the resources and enhance the integrity of the fabulous Blue Ridge Parkway. Please sign on the line below on both copies of this document and return one copy to Parkway Headquarters.

Thanks so much for your assistance and willing cooperation.

Sincerely,



Daniel W. Brown
Superintendent

The Blue Ridge Parkway clearly meets the eligibility requirements for listing in the National Register of Historic Places as a National Historic Landmark. The Office of the State Historic Preservation Officer, State of North Carolina, supports and endorses the National Park Service efforts with regards to this listing of the Blue Ridge Parkway in the National Register of Historic Places.

I Concur: Jeffrey Brown, SHPO Date 9 Aug 04

	DIVISION CHIEF, RP & PS	
	LAND RESOURCES SPEC.	
	LAND RESOURCES SPEC.	
X	CULTURAL RESOURCES SPEC.	
	ENVIRONMENTAL COMPLIANCE SPEC.	
	COMMUNITY PLANNER	
	RESIDENT LANDSCAPE ARCHITECT	
	CURATOR	
	GEOGRAPHIC INFO. SPEC.	
	ENGINEERING DRAFTSMAN	
	ADMIN. ASSISTANT	
X	FILE: <u>ALIZETTE - FILED</u>	
	<u>COMPLIANCE FILE</u>	

GW 8/20

NC SHPO Signature

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Pisgah Inn component landscape boundary follows the Blue Ridge Parkway, extends southeast to encompass the park residence area, then follows the crest of the steep ridgeline south of the inn structures and trace road, and then turns northwards again to meet with the parkway.

Pisgah Inn
Blue Ridge Parkway - Pisgah District

State and County:

State: NC

County: Transylvania County

State: NC

County: Haywood County

Size (Acres): 15.00

Boundary UTMS:

Source:	USGS Map 1:24,000
Type of Point:	Point
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	340,743
UTM Northing:	3,919,157
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	340,815
UTM Northing:	3,919,000
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	340,513
UTM Northing:	3,918,822
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 27
UTM Zone:	17
UTM Easting:	340,492
UTM Northing:	3,918,903

Location Map:

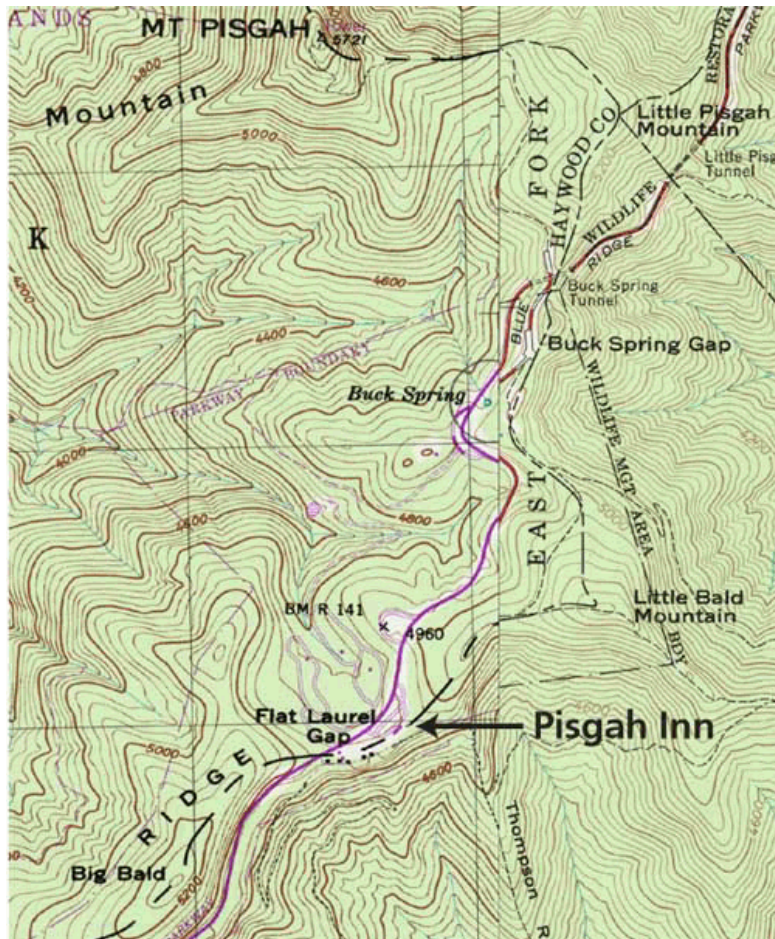


Figure 3: Pisgah Inn (USGS 1:24,000 quadrangles - Cruso, 1987 [east], and Dunsmore Mountain, 1967 [west]).

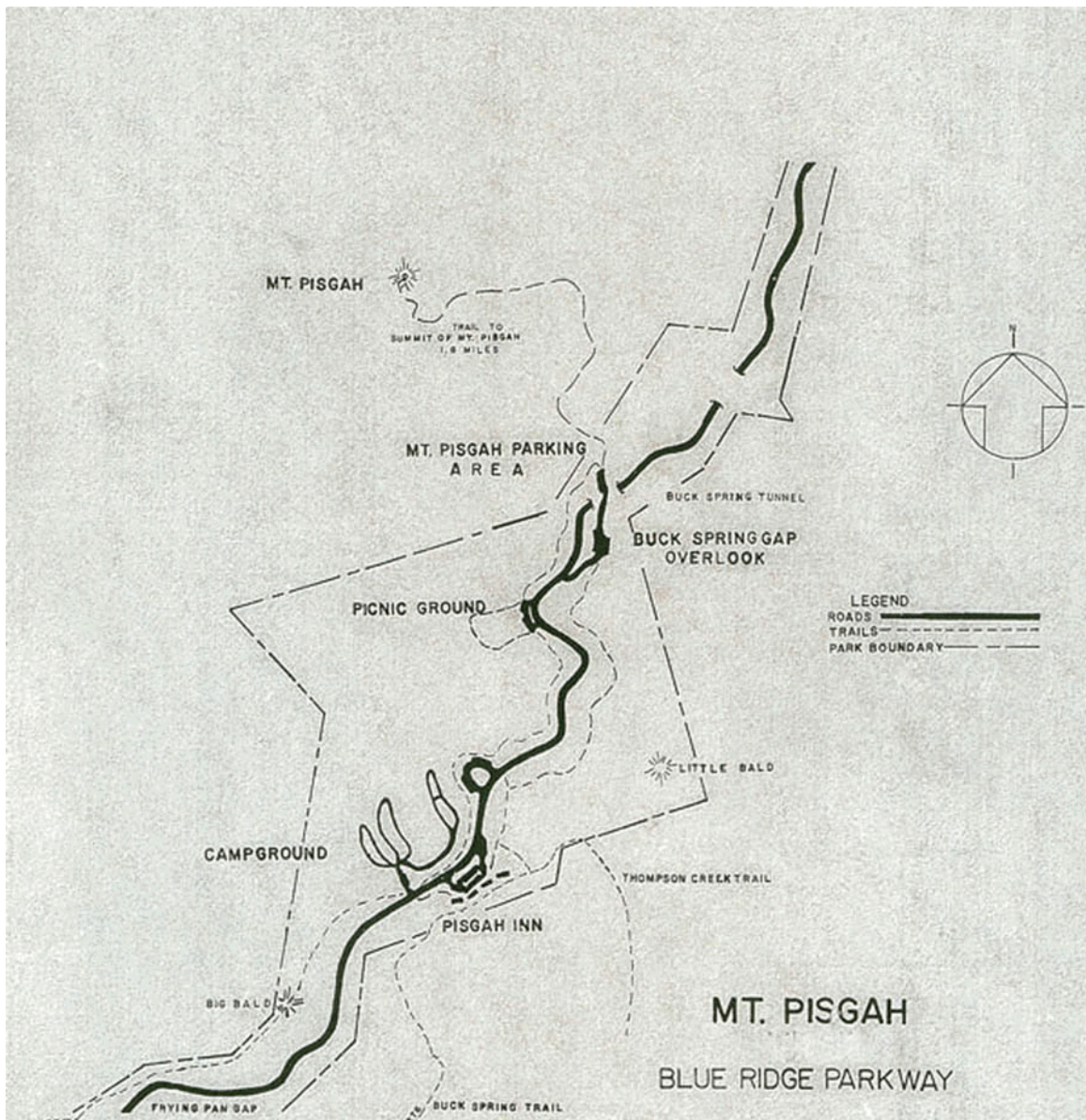


Figure 2: Mount Pisgah Recreation Area landscape.

Regional Context:

Type of Context: Cultural

Description:

Ancestors of the Cherokee Nation were the first inhabitants in the region and named Mount Pisgah "Elseetoss" and the Pisgah Ridge "Warwassetta." The area was purchased by David Allison in 1797, but little development took place. George Vanderbilt's purchase of the land near Buck Spring in the late 1880s brought the first formal development into the area. The US Forest Service purchased the Mount Pisgah area from the Vanderbilt Estate in 1917 which limited development. The Blue Ridge Parkway through the Mount Pisgah area was opened to visitors in 1955 with the Pisgah Forest Inn, built in 1919, operating through a concessions lease with NPS. An existing campground was expanded, a picnic area developed, and a new inn constructed in the 1960s. Today the Mount Pisgah Recreation Area is the most popular attraction on the Parkway south of Asheville.

Type of Context: Physiographic

Description:

The Mount Pisgah Recreation Area lies along the Pisgah Ridge in the Balsam Mountains of western North Carolina. The elevation of Mount Pisgah is 5,721 feet. The recreation area is bounded on all sides by the Pisgah National Forest. The mountain soils have slopes ranging from strongly sloping to very steep. The dominant soils are loamy soils that range in depth from shallow to very deep. Stones or boulders are commonly scattered across the surface of most soils. The major mountain landform positions include long narrow summits, irregularly shaped side slopes, and bouldery colluvial fans. Most mountain landforms and soils are at elevations above 1,200 feet (USDA website).

Type of Context: Political

Description:

The Mount Pisgah Recreation Area is located in the 11th Congressional District of North Carolina.

Tract Numbers: 57-101, 57-102, 58-101, and 58-102

Management Information

General Management Information

Management Category: Must Be Preserved And Maintained

Management Category Date: 05/04/2005

Management Category Explanatory Narrative:

As a potential National Historic Landmark, the entire Blue Ridge Parkway receives a category of 'Must Be Preserved And Maintained.' For the Mount Pisgah Developed Area, where many of the associated landscape features post-date the period of NHL significance, the category of 'Must Be Preserved and Maintained' pertains more to the function of the property as a parkway recreational area, rather than to the preservation of individual buildings, structures and landscape features. A Mount Pisgah feature dating to the 1960s, for instance, may have Regional or Local significance – rather than National, and an individual management category of 'Should Be . . .' or 'May Be . . .' rather than 'Must Be Preserved and Maintained.'

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Concession Contract/Permit

Expiration Date: 12/31/2004

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Other Restrictions

Explanatory Narrative:

The Pisgah Inn facilities are open seasonally.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Adjacent lands contribute to the Pisgah Inn landscape in two ways. Mount Pisgah, which is located outside of the landscape boundary, is a significant view to the north. The Pink Bed are located to the south of the ridge where the inn buildings are located. This area is so named because of the pink blooms of rhododendron and mountain laurel that are visible in late spring and early summer. Significant views of this area are visible from the south side of the lodge and restaurant, as well as from the informal overlook located below the observation deck. A portion of the Buck Spring Trail extends beyond the component landscape boundary onto USFS land.

National Register Information

Existing National Register Status

National Register Explanatory Narrative:

A National Historic Landmark (NHL) nomination for the entire Blue Ridge Parkway is in the process of being developed which will include the Mount Pisgah Recreation Area and its component landscapes.

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	District
Significance Level:	National
Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Criteria Considerations:	G -- A property achieving significance within the past 50 years if it is of exceptional importance

Period of Significance:

Time Period:	AD 1933 - 1987
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	General Recreation
Other Facet:	None
Time Period:	AD 1933 - 1987
Historic Context Theme:	Developing the American Economy
Subtheme:	Transportation by Land and Air
Facet:	Carriage Roads, Touring Roads and Parkways
Other Facet:	None
Time Period:	AD 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	NPS Mission 66
Other Facet:	None
Time Period:	AD 1933 - 1987
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	NPS Mission 66--Landscape Architecture
Other Facet:	None

Area of Significance:

Area of Significance Category: Entertainment - Recreation

Area of Significance Subcategory: None

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory: None

Area of Significance Category: Transportation

Area of Significance Subcategory: None

Statement of Significance:

This component landscape has two distinct periods of significance. The first period, 1919-1963, covers the Pisgah Forest Inn and cabins and associated landscape features. Although the main building was demolished in 1986, two cabins and a road trace from this period survive. These features are significant for their role in the private resort development of the area in the early part of the twentieth century. Development was incorporated into and took advantage of the naturalistic setting.

The second period of significance relates to the modern Pisgah Inn landscape, which is a designed landscape dating to the 1960s. At that time, the Blue Ridge Parkway was opened to automobile travel through the area and the Pisgah Inn landscape developed as a result. This component landscape is part of NPS Mission 66/Post WWII development, which can be considered historically significant despite the fact that it has not yet reached fifty years in age.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed

Current and Historic Use/Function:

Primary Current Use: Restaurant (Bar, Lounge)

Other Use/Function

Recreation/Culture-Other

Lodge (Inn, Cabin)

Government-Other

Automobile

Other Type of Use or Function

Both Current And Historic

Both Current And Historic

Current

Current

Current and Historic Names:

Name

Pisgah Forest Inn

Pisgah Inn

Type of Name

Historic

Both Current And Historic

Ethnographic Study Conducted:

No Survey Conducted

Chronology:

Year	Event	Annotation
AD 1917	Purchased/Sold	George Vanderbilt's wife sells 80,248 acres of their Mount Pisgah land holdings to the National Forest Reservation Commission creating the Pisgah National Forest.
AD 1919 - 1920	Altered	US Forest Service grants George Farrington Weston a 30-year lease and concessions permit for his newly constructed Pisgah Forest Inn.
AD 1937	Purchased/Sold	Weston sells the Pisgah Forest Inn to H.H. Nash and Harold Moon.
AD 1948	Purchased/Sold	Nash and Moon sell the Pisgah Forest Inn to Marine Hess and Bess Cameron.
AD 1955	Purchased/Sold	Leslie G. and Leda D. Kirschner purchase and operate the Pisgah Forest Inn.
AD 1959 - 1960	Designed	The NPS Eastern Office of Design and Construction approves a preliminary development plan for the Mount Pisgah area, incorporating the existing Pisgah Inn into the plans.
AD 1965	Built	A newly constructed Pisgah Inn with 26 units is completed; a new service station and camp store are also built and opened to the public.

Pisgah Inn
Blue Ridge Parkway - Pisgah District

AD 1966	Built	A dining room, grill, gift shop, and four additional lodging units are opened.
AD 1987	Demolished	The old Pisgah Forest Inn (built 1920) is demolished due to its deteriorated state.

Physical History:

1919 - 1937 (Weston Ownership)

The Pisgah Forest Inn was the first inn constructed within the Pisgah Inn component landscape in 1919. English-born George Farrington Weston, a trained architect and engineer, had served as superintendent of the George Vanderbilt Farms from 1895 to 1903 and was the first inn owner. In 1919, Weston and his wife received a concession permit from the US Forest Service (USFS) which allowed them to build and own an inn on 2.91 acres of USFS land in close proximity to Mount Pisgah. Weston drew up the plans and supervised the construction of a log frame, board-and-batten sided building. It was operational for the 1920 season (Old Pisgah Inn HABS file).

The Pisgah Forest Inn was located at a 5,120-foot elevation and was visited mostly by wealthy vacationers. The complex was centered on a main lodge that housed eleven bedrooms with baths, a restaurant, and a gift shop. Four overnight cabins - Kalmia Cottage, Chinquapin Cottage, Chewink Cottage, and Tree-Top Cabin - as well as a workshop/garage and a laundry building were also part of the complex. Mrs. Weston established a large flower garden at the inn, with nearly 300 different flowers and shrubs. Visitors accessed the inn from a narrow mountain road that is now North Carolina 151 (Quin 436-437).



Figure 5: View of the Pisgah Forest Inn in 1923 (NPS).



Figure 6: View of the Pisgah Forest Inn in 1923 (NPS).

1937 - 1962 (Interim Years)

The Westons sold the inn in 1937 to H.H. Nash and Harold Moon. World War II led to a decline in visitation and a decision to sell the inn in 1948, one year prior to the expiration of the original USFS lease. Marine Hess and Bess Cameron purchased the inn, renewed the concessions lease, and later sold the property to Leslie G. and Leda D. Kirschner in 1955. The Kirschners operated in conjunction with the USFS until 1962, at which point operations permits were handled by the National Park Service (Quin 438).

Although Parkway officials had been planning roadway developments in the Mount Pisgah area since 1946, a preliminary construction plan was not approved until 1959 (Development Plan, Mount Pisgah). The Kirschners did not know what the future of the inn would be with the imminent land transfer from the USFS to the Blue Ridge Parkway and awaited word from NPS if the Pisgah Forest Inn would continue to operate (Quin 438-440).

1962 - (Pisgah Inn and the Blue Ridge Parkway)

In 1962 the Kirschners associated themselves with additional backers to form Pisgah Inn, Inc. NPS granted a concession contract that allowed continued operation of the current inn while new facilities were being constructed. A preliminary plan dated 9/25/1963 and signed by Superintendent Sam P. Weems, shows the existing inn and cabins as well as proposed locations

of a restaurant, lodge buildings, and future employee housing (PKY-MP-3051).

The Waynesville, North Carolina, architectural firm Foy & Lee Architects prepared drawings and sketches of the proposed inn improvements. The new facilities would ultimately include a restaurant, gift shop, service station, and two lodge buildings (BLRI 601-8001). Noted on the plan of the restaurant are the location of stone planters and an overlook "to be constructed by others." After the new lodge opened to the public, the original inn was used for employee housing until the 1980s, when structural deterioration deemed it unsafe. The Pisgah Inn service station and camp store opened July 18, 1965 (Quin 442). Although ownership changed in 1964 and 1978, the inn never ceased operating (Old Pisgah Inn HABS Folder).

By 1986, the condition of the Pisgah Forest Inn building had so deteriorated that NPS reconsidered its continued use. Expert historic architects determined that seventy-five to eighty percent of the inn needed replacement; the building was so deteriorated that rehabilitation was not a reasonable option. Demolition of the building was determined necessary for safety reasons.

The Pisgah Inn continues to operate seasonally. The present concessions contract expires in 2004. Pending funding, the buildings are scheduled for renovation in the next three years (Mount Pisgah Website).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Pisgah Inn retains integrity as a component landscape of the Mount Pisgah Recreation Area. Landscape planning and design from the 1960s, when the area was formally developed as part of the Blue Ridge Parkway, is clearly evident and the component landscape has experienced few changes since that time. The component landscape retains integrity as the main developed portion of the recreation area with the lodge, restaurant, and support buildings; landscaped parking areas; and designed planting beds are relatively unchanged. This area still suggests the original design intent and retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The Pisgah Inn landscape no longer retains integrity as a landscape that dates to the Pisgah Forest Inn era. The removal of the inn's main building, two cabins, and the large wildflower garden have created a significant loss of integrity in the areas of setting, materials, design, workmanship, feeling and association. The current landscape no longer expresses a mountain retreat landscape from the 1920s as a result of the loss/removal of these significant features.

Landscape Characteristic:

Circulation

Vehicular circulation patterns that date to the 1960s dominate a large portion of the component landscape. The asphalt parking area is accessed from the parkway at two points and consists of two rows of parking spaces separated by a large grass island containing other vegetation. Vehicle access to the camp store/gas station as well as to the passenger drop off area in front of the lodge/restaurant is accessible from the parking lot. Two access roads spur from the south side of the parkway - one gravel road provides vehicle access to the employee dorms and the other is a paved maintenance road at the southern end of the component landscape boundary. With the exception of the gravel road to the employee dorms, all vehicular circulation patterns date to the period of significance.

Pedestrian circulation through this component landscape is largely unplanned. Asphalt sidewalks (ca. 1960s) extend from the parking area to the lodge and restaurant buildings. A former access road, now a road trace, is located on the south side of the Pisgah Inn. Dating to before the Pisgah Forest Inn period of significance, the trace was the former construction road used to build George Vanderbilt's Buck Spring Lodge and later used as the entrance road to the Pisgah Forest Inn.

Vehicle and pedestrian circulation patterns retain integrity of location and setting since the mountain setting has remained relatively unchanged. Integrity of design, materials, and workmanship is retained due to the unaltered original design patterns. As the original designers' intent with regard to circulation is clearly evident, integrity of feeling and association is intact.

Landscape Characteristic Graphics:



Figure 7: Network of asphalt sidewalks from parking lot (NPS).



Figure 8: Gravel access road to employee dorms.



Figure 9: Former access road to Pisgah Forest Inn, now a road trace (NPS).

Topography

The Pisgah Inn component landscape is located on a gently sloping area of the ridgeline at an elevation averaging 4,920 feet. Minor adjustments were made to accommodate the large flat expanses needed in the parking area, as indicated on PKY-BR-MP-3051. The modifications were not significant enough to compromise the integrity of the naturally sloping ground. The component landscape retains integrity in terms of location, setting, feeling, and association.

Views And Vistas

The Pisgah Inn buildings feature large windows from which the southern mountains can be viewed. A formal observation deck is located between the restaurant and gift shop from which the same view is visible. The 1966 planting plan for the component landscape notes that "selective vista clearing is required" in this area. (BLRI 601-3057). The designed viewing area yields an expansive view, approaching 180 degrees, and looks out into the southern mountains and the Pisgah National Forest. A less expansive version of this view is also available from an informal overlook that has been created on the former road trace.

Views of Mount Pisgah and Frying Pan Mountain to the north are visible from throughout the component landscape. The clearing of ground for the parking area contributes to the availability of views to the north.

View integrity has been preserved. Other than some clearing of land, the area within the component landscape boundary has not been significantly altered to obtain the views. The land that is viewed, both to the north and to the south, remains in an undeveloped, natural state because it is part of the Pisgah National Forest. For these reasons, integrity of location, setting, feeling, and association are present.

Landscape Characteristic Graphics:



Figure 10: View of the southern mountains from the observation deck outside of the restaurant (NPS).



Figure 11: Informal observation point on old road trace (NPS).

Buildings And Structures

Eleven buildings are located within the component landscape. Five noncontributing buildings were constructed later than the period of significance - four employee dorms built in 1990 and the maintenance building built in 2000. All of these noncontributing buildings are screened from the main developed area of the component landscape by existing vegetation and have no impact on integrity.

Kalmia Cabin and Chewink Cabin, built in 1920 as part of the Pisgah Forest Inn complex, are still extant on site. These cabins are part of the Pisgah Forest Inn period of significance (1919-1963). The wood siding of the small cabins reinforces the naturalist building design that was the dominant theme of all the buildings from this era. The cabins are currently vacant and the designed view from each is no longer maintained as the cabins are now heavily obscured by mature vegetation and the integrity of these resources no longer exists.

The Pisgah Inn complex dates to ca. 1965. This development contains two lodge units, a restaurant/gift shop/ manager's quarters, and a separate camp store and gas station. The camp store is located close to the main roadway while the other buildings are sited at the edge of the ridgeline in order to take advantage of the expansive views provided by the location. These buildings retain integrity of location, setting, design, materials, workmanship, feeling, and association because they remain unaltered since construction in the 1960s and they are clearly

distinguishable as a product of their time.

Landscape Characteristic Graphics:



Figure 12: View of Pisgah Inn looking northwest (NPS).



Figure 13: View of Chewink Cabin in 2002, now abandoned (NPS).



Figure 14: View of Kalmia Cabin in 2002 (NPS).



Figure 15: Employee dorms built in 1990 (NPS).

Small Scale Features

Circa 1960s light fixtures are found throughout the developed portion of the component landscape. Ten-foot box lights are found in the grass median of the parking lot. Eight-foot light fixtures are found along the sidewalk at the south end of the parking lot and on the pedestrian paths. Eighteen-inch low light fixtures are used to light the entrance area near the restaurant and gift shop. Light fixtures are generally used to demarcate circulation networks.

The use of stone for small scale features is prevalent throughout the component landscape. Curbs lining the parking area and steps leading up to the employee dormitories are made of stone. Headwalls are also stone. With the possible exception of the dormitory steps (date of construction unknown), all stone features date to the 1960s.

Signage within the Pisgah Inn landscape boundary follows a rustic theme that has been established throughout the Blue Ridge Parkway. Directional signs are constructed of wood that has been stained or weathered to gray. Lettering on signs is routed and painted white. Date of construction of signage within this component landscape is generally unknown. The Mount Pisgah Trails sign was designed in 1972 (PKY-BR-MP-2053). Overall, signage does not adversely affect the historic integrity of the Pisgah Inn landscape.

Small scale features have changed little over time and therefore historic integrity has not been

compromised.

Landscape Characteristic Graphics:



Figure 16: Example of eight-foot light poles (NPS).



Figure 17: Stone curbing in the parking lot (NPS).



Figure 18: Stone head wall (NPS).



Figure 19: Sign featuring routed lettering and weathered wood posts (NPS).

Vegetation

Mature vegetation exists throughout the component landscape. While most of the interior of the developed area was cleared for construction purposes in the 1960s, the periphery has remained in its natural state. When Foy & Lee Architects designed the buildings, they incorporated planters into the terrace near the reception area with a note that they would be "constructed by others" (BLRI 601-8001) landscaping plan for the component landscape was left up to the Division of Design and Construction out of Roanoke, Virginia.

The 1966 planting plan has a planting list that contains Frazier Fir (*Abies fraseri*), Sourwood (*Oxydendrum arboreum*), Red Spruce (*Picea rubens*), Scarlet Oak (*Quercus coccinea*), Red Oak (*Quercus borealis*), Mountain Ash (*Sorbus americana*), Carolina Hemlock (*Tsuga caroliniana*), Mountain Laurel (*Kalmia latifolia*), Carolina Rhododendron (*Rhododendron carolinianum*), Catawba Rhododendron (*Rhododendron catawbiense*), and Flame Azalea (*Rhododendron calendulacea*). Existing vegetation remains unchanged outside of the developed area, with "selective vista clearing - woods improvement for motel and lodge as required" (BLRI 601-3057).

Comparing the 1966 plan to a field survey carried out in 2002, it appears that the planting plan was executed almost exactly in the field. The only major change is that the landscaped area around the camp store is currently all turf, which was designed to have trees and shrubs.

Blueberry (*Vaccinium* sp.) located at the eastern end of the parking islands are not noted on the 1966 plan. The planters located outside of the restaurant currently contain mountain laurel; Box Sandmyrtle (*Leiophyllum buxifolium*) is shown in this location on the planting plan. A small designed planting bed that is located near the restaurant does not appear on the 1966 plan and its date of construction is unknown.

Vegetation in the landscape that was planted in 1966 is now mature, but remains essentially the same. Vegetation maintenance is required along the southern boundary to keep the expansive view unobstructed. Because no major changes have occurred since the initial planting plan in 1966, the vegetation retains integrity of location, setting, design, materials, feeling, and association.

Landscape Characteristic Graphics:



Figure 20: Parking lot with dense tree canopy on the periphery (NPS).



Figure 21: Designed planting bed of unknown construction date near the restaurant (NPS).

Condition

Condition Assessment and Impacts

Condition Assessment:	Good
Assessment Date:	08/01/2005
Condition Assessment:	Good
Assessment Date:	09/23/2011

Impacts

Type of Impact:	Deferred Maintenance
External or Internal:	Internal
Impact Description:	The Kalmia and Chewink cabins and surrounding area have not been actively maintained in recent years.

Landscape Stabilization Cost Explanatory Description:

No CLI or LCS stabilization costs exist for Pisgah Inn.

Treatment

Treatment

Approved Treatment:	Undetermined
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Approved Treatment Document Explanatory Narrative:

No approved treatment exists for the Mount Pisgah Developed Area. A park-approved CLR proposal is in PMIS for Mount Pisgah, and a GMP is underway for the entire parkway.

Approved Treatment Costs

Landscape Approved Treatment Cost Explanatory Description:

No LCS or landscape approved treatment costs exist for Pisgah Inn.

Bibliography and Supplemental Information

Bibliography

Citation Author:	Richard Quin
Citation Title:	Blue Ridge Parkway HAER No. NC-42
Year of Publication:	1997
Source Name:	HAER
Citation Title:	Old Pisgah Inn Report
Year of Publication:	1988
Source Name:	HABS
Citation Type:	Both Graphic And Narrative
Citation Location:	SERO
Citation Title:	BLRI Archives
Source Name:	Other
Citation Type:	Both Graphic And Narrative
Citation Location:	Asheville, NC
Citation Title:	Development Plan, Mount Pisgah
Year of Publication:	1952
Source Name:	Other
Citation Number:	RG 5, Series 8, Box 9, Folder 9
Citation Type:	Both Graphic And Narrative
Citation Location:	Asheville, NC
Citation Title:	Preliminary Plan: Roads, Parking Areas, and Walks - Lodge
Year of Publication:	1963
Source Name:	Other
Citation Number:	PKY-MP-3051
Citation Author:	Foy and Lee Architects
Citation Title:	Pisgah Inn Elevations
Year of Publication:	1964
Source Name:	DSC/TIC
Citation Number:	BLRI 601-8001

Citation Title:	Planting Plan Mount Pisgah Parking Area Lodge
Year of Publication:	1966
Source Name:	DSC/TIC
Citation Number:	BLRI 601-3057
Citation Title:	Pisgah Trails Sign Template
Year of Publication:	1972
Source Name:	Other
Citation Number:	PKY-BR-MP-2053