National Park Service
Cultural Landscapes Inventory
2022



Moses H. Cone Memorial Park

Blue Ridge Parkway

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Chapter 1: General

Region

Southeast

Park Alpha Code

BLRI

Park Org Code

5157

Resource Type

Cultural Landscape

Resource Classification

Cultural Landscape

Inventory Status

Complete

Resource ID

550143

Resource Name

Moses H. Cone Estate

Parent Landscape

N/A

Parent Resource ID

N/A

State

NC

Park Name

Blue Ridge Parkway

Cultural Landscapes in the Cultural Resources Inventory System:

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archaeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL. CRIS-CL records conform to a standardized data structure known as the Cultural Landscapes Inventory (CLI).

The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

The Cultural Landscapes Inventory (CLI)
The CLI is the data structure within CRIS used to document and evaluate all potentially significant landscapes in which NPS has, or plans to acquire any enforceable legal interest. Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:

Landscape individually meets the National Register of Historic Places criteria for evaluation; or, Landscape is a contributing element of a property that is eligible for the National Register; or, Landscape does not meet the National Register criteria, but is managed as cultural resources because law, policy or decisions reached through the park planning process.

Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.

The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are: *National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish…a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places…of properties…*

Executive Order 13287: Preserve America, 2003. Sec. 3(a)…Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA…No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior…

Executive Order 13287: Preserve America, 2003. Sec. 3(c) each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying…historic properties in its ownership and make the report available to the Councill and the Secretary…

The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories…about cultural resources in units of the national park system…Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,…and historic sites…

Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Landscape Description

The Moses H. Cone Memorial Park is a historic designed landscape extending over more than 3,500 acres north of Blowing Rock in Watauga County, North Carolina. The estate is dominated by the rolling terrain representative of the Blue Ridge Mountain physiographic province. The summits of two mountains fall within the property as well as low areas along several stream valleys. The remainder of the property is characterized by the unique mountain landscape prevalent in the North Carolina Blue Ridge, including steeply sloped areas and valleys as well as level terraces. It was this unique and beautiful landscape setting that inspired Moses Cone to begin buying tracts of land to form the core of his country estate from 1893–1899.

After the deaths of Moses Cone in 1908 and his wife Bertha in 1947, the property was transferred to the United States of America. This was completed when the trustees of Moses H. Cone Memorial Hospital reached an agreement with the government whereby it would assume ownership of Flat Top Estate (to be called Moses H. Cone Memorial Park), with the National Park Service managing and protecting the park. The actual transfer of the property took place in 1949. Construction of the Blue Ridge Parkway through the park began in 1955. The parkway splits the property along its east/west axis. The section of the parkway that extends through Moses H. Cone Memorial Park was completed in 1957. It extends for 2.3 miles northeast/southwest through the park between mileposts 292 and 295. The road has been little altered since its original construction through the area, with completion of bridge crossings in 1960.

The Moses H. Cone Memorial Park is classified as one of several recreation areas designated along the parkway, providing opportunities for recreation and learning about local culture. Currently, land uses associated with the park include agricultural, cemetery, commercial, maintenance, museum/educational/interpretive, recreational, religious, scientific study, and visitor services. A comfort station and ranger services are available to the public within the carriage house. In addition, the National Park Service entered into an agreement with the Southern Highlands Handicraft Guild to use the manor house as a craft center. A number of the pastures and meadows on the estate are also used by local farmers for grazing cattle and horses and for growing hay.

The cultural landscape that comprises the park includes its natural systems and features, Flat Top Manor, the apple barn, carriage house, and numerous structures that support many of the historic functions of the property including the carriage drive experiences, building sites and gardens, and farming activities. The cultural landscape also includes remnant apple orchards, two large lakes and a pond, garden terraces, and the system of historic earthen and graveled carriage drives designed by Moses Cone that provide access to all corners of the property. The drives lead to all of the estate's special features, including mountain summits, lakes, viewpoints, pastures, wooded ravines, and mountain slopes. Design of the carriage roads was carefully orchestrated by the Cones for the aesthetic enjoyment of the visitor and to foster appreciation for the environment.

Landscape Hierarchy Description

The Blue Ridge Parkway corridor is classified as a primary landscape in the CLI database. The parkway was constructed across the center of Flat Top Estate in 1955–1957. The 3,516 acre estate was intact before the construction of the parkway and constitutes one contributing site with significant associations with the Blue Ridge Parkway.

Recent Condition

Fair

Subsite/Child components

None

Landscape Type

Historic Designed Landscape

Cover Page Graphic

See Cover Page.

Site Plan(s)

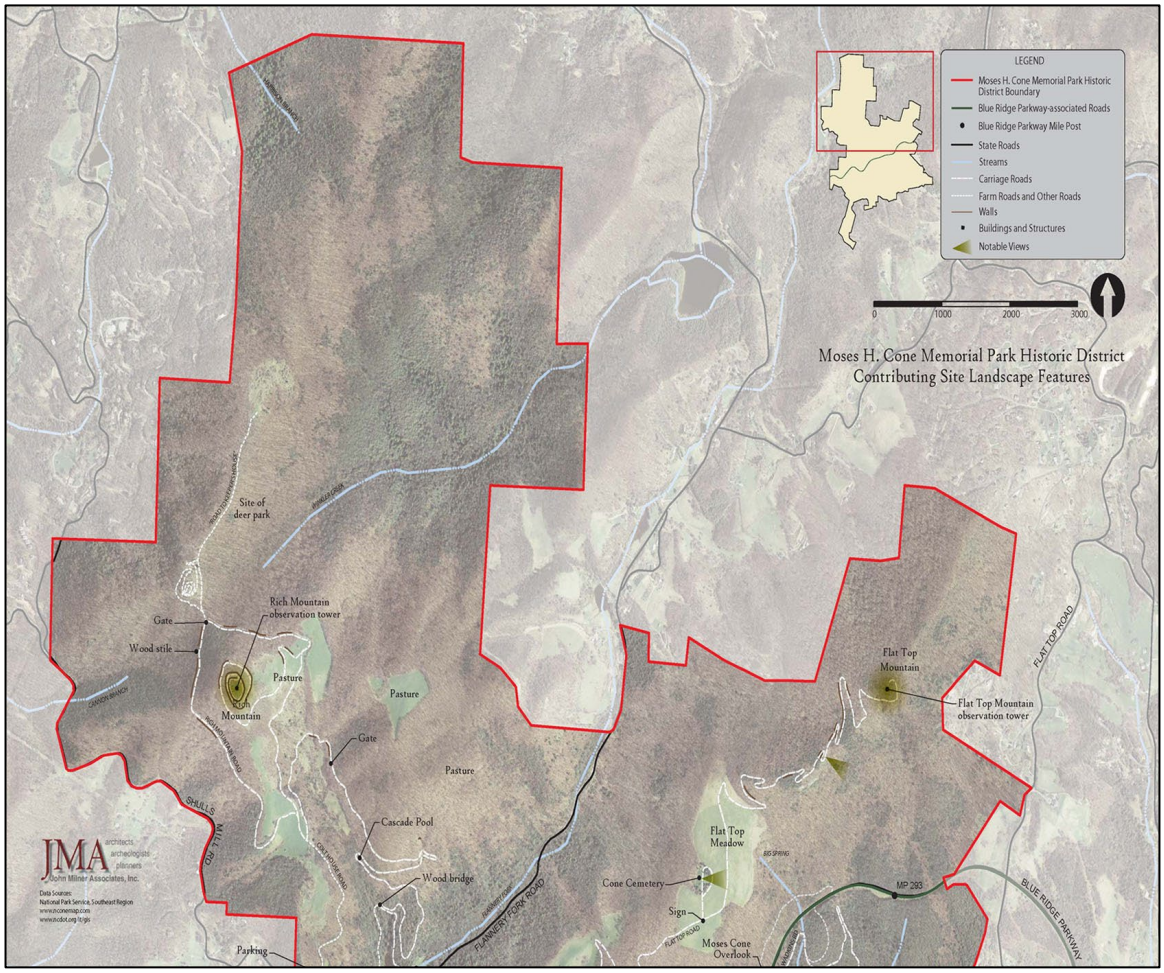


Fig 1-1. Overall site plan of the north section of Moses H. Cone Memorial Park. Source: JMA, 2013; adapted from GIS information and aerial photography received from NPS Southeast Region and historic maps from Blue Ridge Parkway Archives.

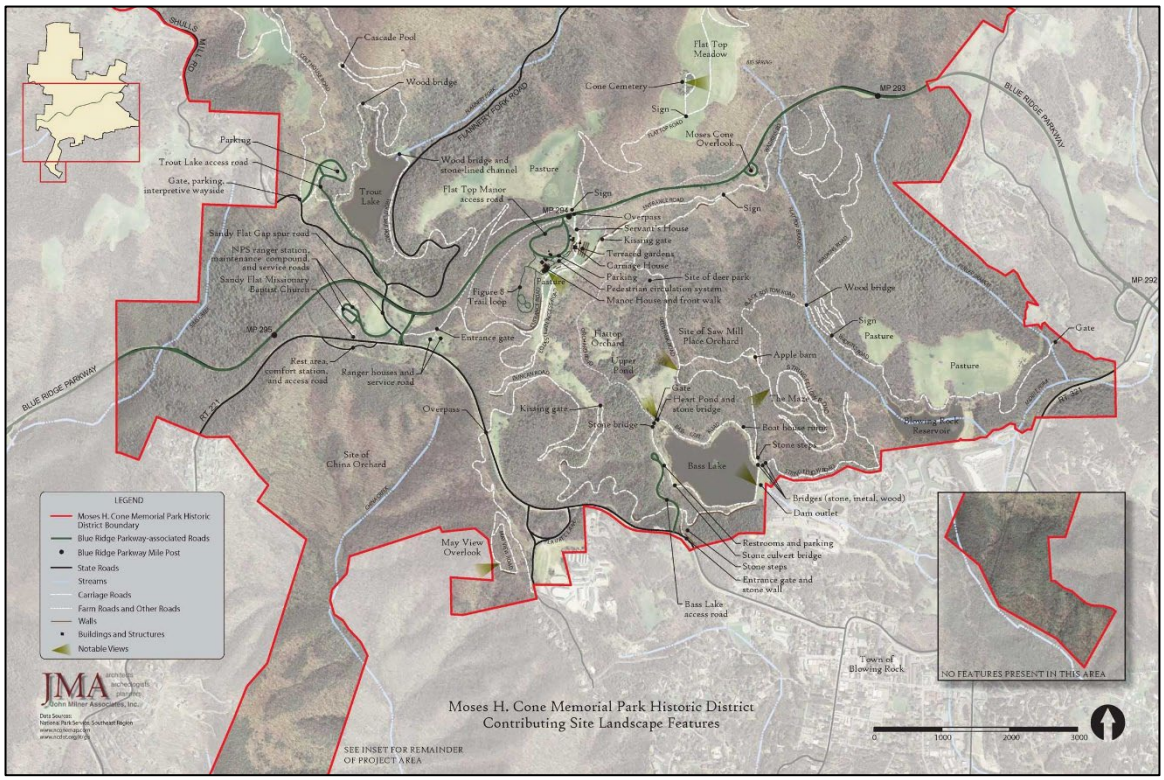


Fig 1-2. Overall site plan of the south section of Moses H. Cone Memorial Park. Source: JMA, 2013; adapted from GIS information and aerial photography received from NPS Southeast Region and historic maps from Blue Ridge Parkway Archives.

Hierarchy Description Graphic

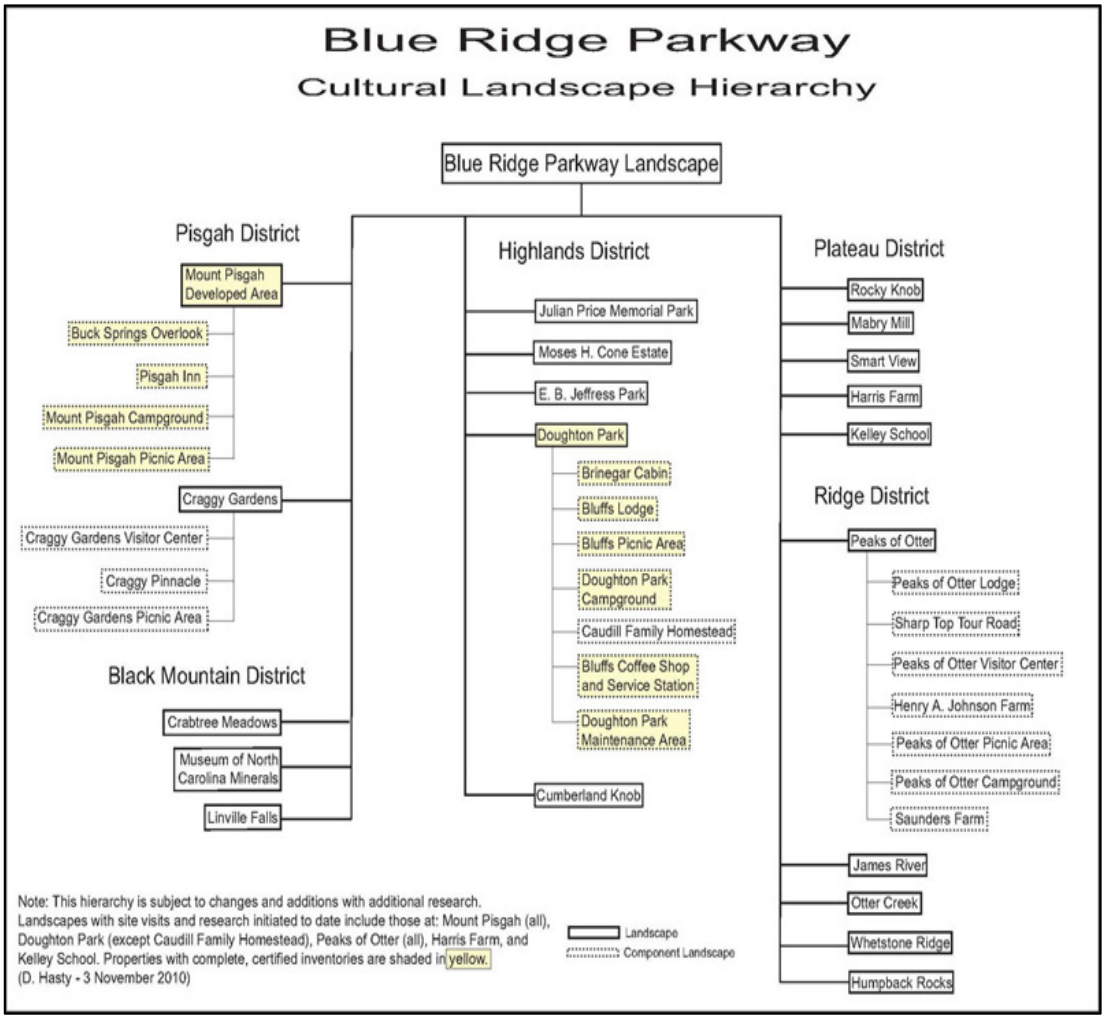


Fig 1-3. Moses H. Cone Estate Cultural Landscape Hierarchy

Other Names

Seq. No.	Name	Type
1	Flat Top Estate	Historic
2	Moses H. Cone Memorial Park	Current

Chapter 2: Concurrence Status

Park Superintendent Concurrence Date

09/16/2022

Park Superintendent Concurrence

Yes

Completion Status Explanatory Narrative

All documentation entered in this database inventory unit was obtained from the Cultural Landscape Inventory for the Moses H. Cone Memorial Park Landscape, prepared by Wiss, Janney, Elstner Associates, Inc., and John Milner Associates, Inc., in 2013–2014. The information was entered into the CLI database by staff of the Southeast Regional Office.

Historical research for the CLI project was performed by Wiss, Janney, Elstner Associates, Inc., at the Blue Ridge Parkway archives in Asheville, North Carolina. The archival collection at the park included NPS reports, historic photographs of the site, historic aerial photography, and historic maps. Additional archival documents and maps were obtained from the NPS Denver Service Center. Research was also conducted online at locations such as the Library of Congress Online Catalog to obtain digital reference materials.

Analysis and evaluation involved documenting key landscape components and analyzing the evolution of landscape development. John Milner Associates, Inc., conducted the field survey to document current conditions, primarily during the fall of 2010. Based on the history of the landscape and the evaluation of historic landscape features and patterns, landscape significance was determined. Comparative analysis between the existing conditions and the historic maps and photographs was then used to define the type and concentration of historic resources remaining in the Moses H. Cone Memorial Park landscape. From this information, cultural landscape integrity was determined. A CLI update and accompanying condition reassessment was completed by Chris Robey in 2022. The park contact is BLRI Cultural Resources Specialist, Andrew Triplett.

Concurrence Graphics

United States Department of the Interior

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

IN REPLY REFER TO:
H22 (SERO-CRD)

5 September 2013

Memorandum

To: Superintendent, Blue Ridge Parkway

From: Chief, Cultural Resource Division, Southeast Region

Subject: Cultural Landscape Inventory – Moses H. Cone Estate

We are pleased to transmit Cultural Landscape Inventory (CLI) for the Moses H. Cone Estate of Blue Ridge Parkway. This CLI was produced through an IDIQ contract with Wiss, Janney, Elstner and Company, with John Milner and Associates as a sub-contractor. The CLI was produced in conjunction with an update to the existing 1993 Cultural Landscape Report (CLR), as well as a new National Register nomination.

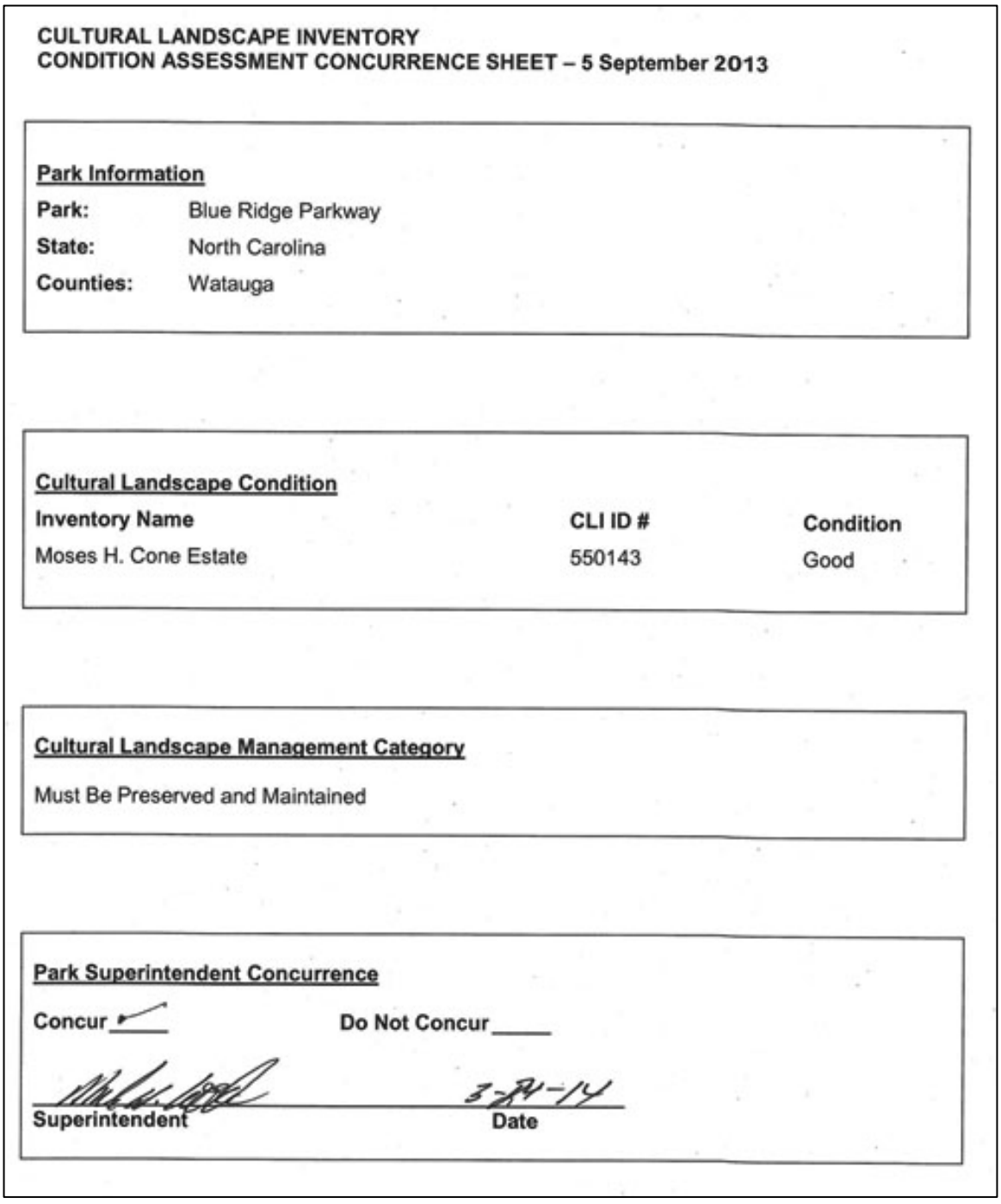
The CLI is an evaluated list of landscape properties in the National Park System eligible for listing on the National Register of Historic Places (NR) or that contribute to an existing historic property. In order for the CLIs to be certified, the State Historic Preservation Office (SHPO) or Keeper of the NR needs to concur on the eligibility of the property for listing. North Carolina SHPO has already signed off on the Moses H. Cone Estate CLI via signature on the National Register portion of this project.

The Park Superintendent also needs to concur on CLIs, including 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. If the findings of the CLI, including 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.

Attachments

TAKE PRIDE IN AMERICA

Fig 2-1. Memo to Superintendent



CULTURAL LANDSCAPE INVENTORY
CONDITION ASSESSMENT CONCURRENCE SHEET – 5 September 2013

Park Information

Park: Blue Ridge Parkway
State: North Carolina
Counties: Watauga

Cultural Landscape Condition

Inventory Name	CLI ID #	Condition
Moses H. Cone Estate	550143	Good

Cultural Landscape Management Category

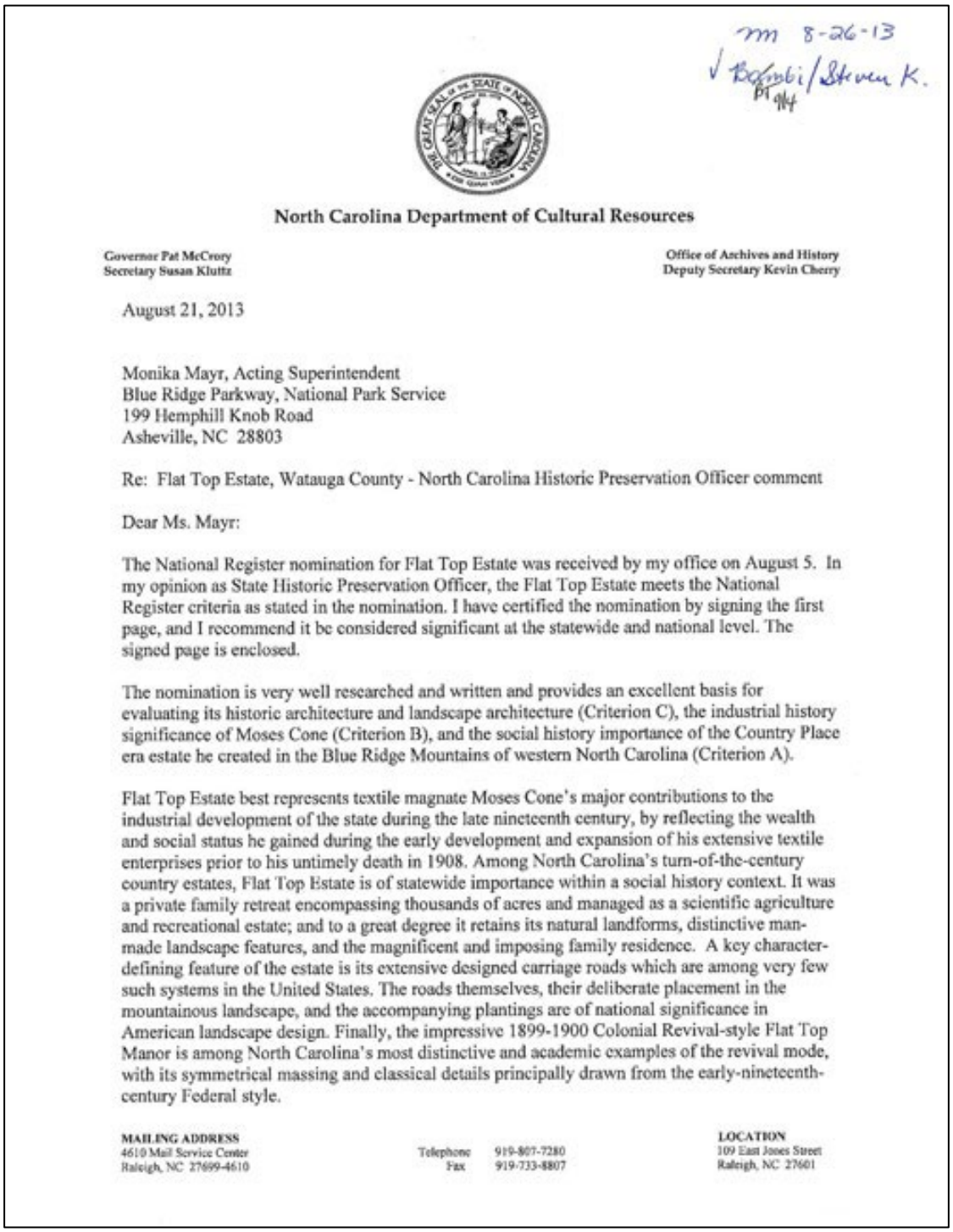
Must Be Preserved and Maintained

Park Superintendent Concurrence

Concur ✓ Do Not Concur ____

Superintendent — Date 3-24-14

Fig 2-2. Superintendent Signature



mm 8-26-13
√ Bolmbi/Steven K.
PT 9/4

North Carolina Department of Cultural Resources

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

August 21, 2013

Monika Mayr, Acting Superintendent
Blue Ridge Parkway, National Park Service
199 Hemphill Knob Road
Asheville, NC 28803

Re: Flat Top Estate, Watauga County - North Carolina Historic Preservation Officer comment

Dear Ms. Mayr:

The National Register nomination for Flat Top Estate was received by my office on August 5. In my opinion as State Historic Preservation Officer, the Flat Top Estate meets the National Register criteria as stated in the nomination. I have certified the nomination by signing the first page, and I recommend it be considered significant at the statewide and national level. The signed page is enclosed.

The nomination is very well researched and written and provides an excellent basis for evaluating its historic architecture and landscape architecture (Criterion C), the industrial history significance of Moses Cone (Criterion B), and the social history importance of the Country Place era estate he created in the Blue Ridge Mountains of western North Carolina (Criterion A).

Flat Top Estate best represents textile magnate Moses Cone's major contributions to the industrial development of the state during the late nineteenth century, by reflecting the wealth and social status he gained during the early development and expansion of his extensive textile enterprises prior to his untimely death in 1908. Among North Carolina's turn-of-the-century country estates, Flat Top Estate is of statewide importance within a social history context. It was a private family retreat encompassing thousands of acres and managed as a scientific agriculture and recreational estate; and to a great degree it retains its natural landforms, distinctive man-made landscape features, and the magnificent and imposing family residence. A key character-defining feature of the estate is its extensive designed carriage roads which are among very few such systems in the United States. The roads themselves, their deliberate placement in the mountainous landscape, and the accompanying plantings are of national significance in American landscape design. Finally, the impressive 1899-1900 Colonial Revival-style Flat Top Manor is among North Carolina's most distinctive and academic examples of the revival mode, with its symmetrical massing and classical details principally drawn from the early-nineteenth-century Federal style.

MAILING ADDRESS
4610 Mail Service Center
Raleigh, NC 27699-4610

Telephone 919-807-7280
Fax 919-733-8807

LOCATION
109 East Jones Street
Raleigh, NC 27601

Fig 2-3. Letter from SHPO - page 1

The Estate's period of significance, as presented in the nomination form, is limited to the period when the Cone family resided at the property, beginning with the construction of the house in 1899-1900 until Mrs. Cone's death in 1947. I concur with this period of significance with the provision that the National Historic Landmark nomination being prepared for the entire Blue Ridge Parkway document the property's second period of historic importance under National Park Service ownership and its integration of the Estate into the Blue Ridge Parkway. At present, the Parkway-related history and resources at Flat Top Estate are officially determined to be eligible for listing in the National Register.

I appreciate this opportunity to comment on and certify the significance of Flat Top Estate, which stands among North Carolina's most important historic places.

Sincerely,

Kevin Cherry
State Historic Preservation Officer

Encl.

Fig 2-4. Letter from SHPO - page 2



NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, *enter only* categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Flat Top Estate

other names/site number Moses H. Cone Memorial Park

2. Location

street & number Blue Ridge Parkway (BLRI), from milepost 292.8 to 295.5 N/A not for publication

city or town Blowing Rock X vicinity

state North Carolina code NC county Watauga code 189 zip code 28605

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

X national ___ statewide ___ local

Signature of certifying official/Title: [signature] SHPO Date: 3/20/2013

State or Federal agency/bureau or Tribal Government: North Carolina Dept. of Cultural Resources

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

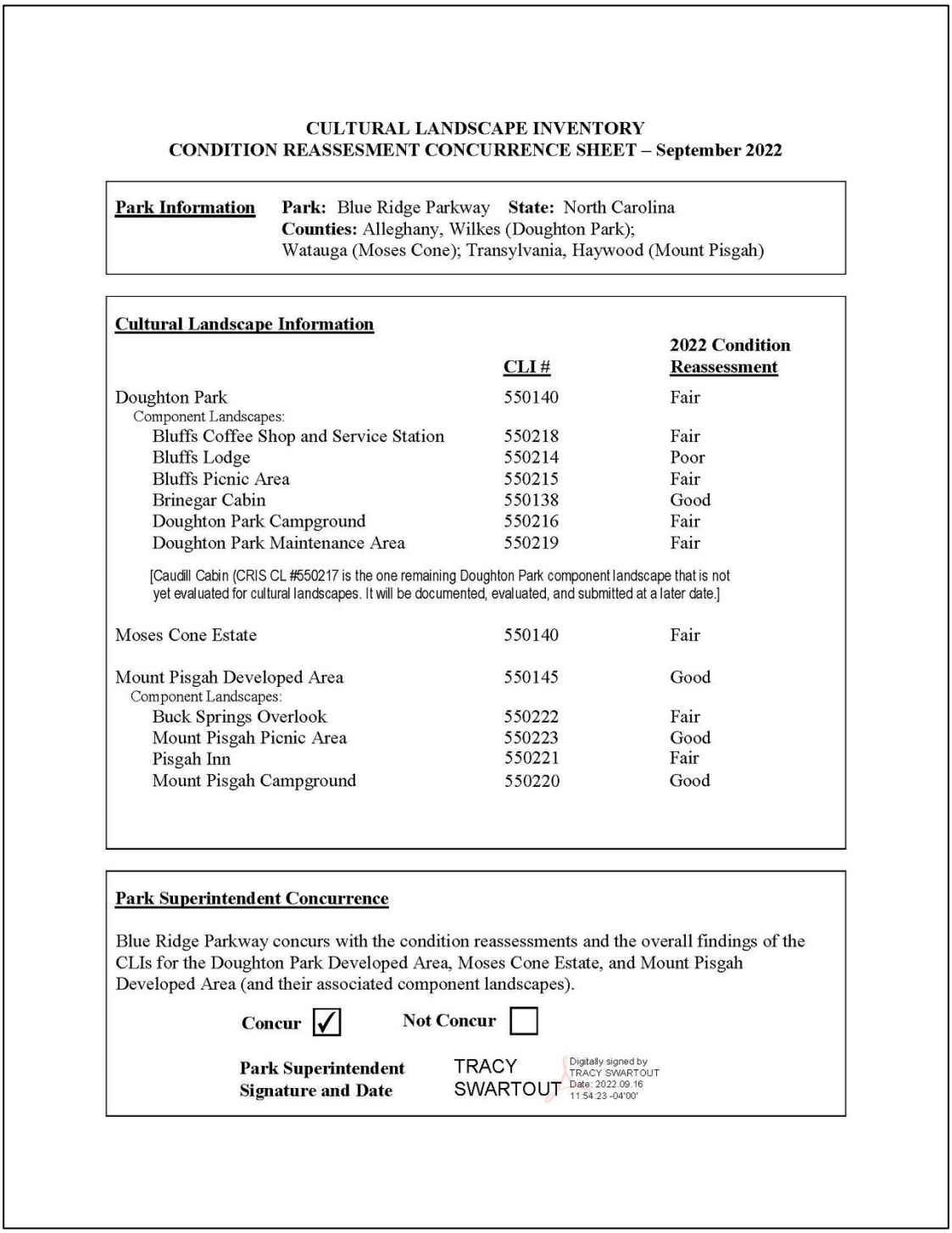
___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

1

Fig 2-5. NC-SHPO Signature



CULTURAL LANDSCAPE INVENTORY
CONDITION REASSESMENT CONCURRENCE SHEET – September 2022

Park Information

Park: Blue Ridge Parkway **State:** North Carolina
Counties: Alleghany, Wilkes (Doughton Park);
Watauga (Moses Cone); Transylvania, Haywood (Mount Pisgah)

Cultural Landscape Information

	CLI #	2022 Condition Reassessment
Doughton Park	550140	Fair
Component Landscapes:		
Bluffs Coffee Shop and Service Station	550218	Fair
Bluffs Lodge	550214	Poor
Bluffs Picnic Area	550215	Fair
Brinegar Cabin	550138	Good
Doughton Park Campground	550216	Fair
Doughton Park Maintenance Area	550219	Fair
[Caudill Cabin (CRIS CL #550217 is the one remaining Doughton Park component landscape that is not yet evaluated for cultural landscapes. It will be documented, evaluated, and submitted at a later date.]		
Moses Cone Estate	550140	Fair
Mount Pisgah Developed Area	550145	Good
Component Landscapes:		
Buck Springs Overlook	550222	Fair
Mount Pisgah Picnic Area	550223	Good
Pisgah Inn	550221	Fair
Mount Pisgah Campground	550220	Good

Park Superintendent Concurrence

Blue Ridge Parkway concurs with the condition reassessments and the overall findings of the CLIs for the Doughton Park Developed Area, Moses Cone Estate, and Mount Pisgah Developed Area (and their associated component landscapes).

Concur ☑ **Not Concur** ☐

Park Superintendent Signature and Date TRACY SWARTOUT Digitally signed by TRACY SWARTOUT Date: 2022.09.16 11:54:23 -04'00'

Fig 2-6. Superintendent Signature of Concurrence (2022)

Chapter 3: Geographic Information

Area (Acres)

3,516

Land Tract Number(s)

42-101

Boundary Description

The boundary of the property is identified as Watauga County, North Carolina, Land Records Parcel 2808 53 0904 000, consisting of 3,516 acres.

Latitude/Longitude

Seq. No.	Geo-metry	Lati-tude	Longi-tude	Geo-Datum	Eleva-tion (Meters)	Position Source	Positi on Arrura cy	Date	Narra -tive
1	Area	36.1821848640104	-81.710652939063	1983 North American Datum					
2	Area	36.1822394661255	-81.7013897588695	1983 North American Datum					
3	Area	36.16563462353	-81.66958742735	1983 North American Datum					
4	Area	36.142537631795	-81.6645893971612	1983 North American Datum					
5	Area	36.1205328883582	-81.7036854857924	1983 North American Datum					

6	Area	36.1247931346346	-81.7074462577842	1983 North American Datum					
7	Area	36.1409329426027	-81.7147046738822	1983 North American Datum					
8	Area	36.1471352787361	-81.7147609112648	1983 North American Datum					
9	Area	36.1588301106166	-81.7189916042662	1983 North American Datum					
10	Area	36.1625352714638	-81.7190254212281	1983 North American Datum					
11	Area	36.1663395947806	-81.7190601496924	1983 North American Datum					

Regional Landscape Context

Physiographic

The Moses H. Cone Memorial Park falls within the rolling to rugged terrain of the Blue Ridge. Blowing Rock is situated in the Appalachian Highlands region of western North Carolina and the southern Blue Ridge physiographic province. The Blue Ridge province features elevated mountainous topography derived from ancient durable geological formations composed of complexly folded and faulted igneous granitic charnockites and metamorphosed volcanic rocks, in addition to sedimentary limestones. Within the physiographic province, there are several recognized geologic formations. The park lies within the Blue Ridge geologic belt and a sub-area referred to as the Grandfather Mountain window. Blue Ridge belt geology includes a complex of igneous, metamorphic and sedimentary rocks thought to be between 500,000 and 1 billion years

old. The complex has been repeatedly squeezed, fractured, faulted and twisted into folds. The Grandfather window, associated with the named mountain to the southwest, was formed when younger rocks eroded, exposing older rock below. The Blue Ridge belt contains deposits of feldspar, mica, and quartz-basic materials that have been extracted for use in the ceramic, paint, and electronic industries. Fine-grained schist is prevalent within the region, and appears as outcrops on some of the park's steeper slopes. Native schist has been used throughout the property to form walls, culverts, constructed water features, and other elements of the historic landscape.

The rolling mountain landscape produces substantial elevational changes across the site, affording magnificent views from the park. Some of the most dramatic and unparalleled views of the mountain context are from the summits of the two peaks, Flat Top and Rich mountains.

Cultural

The Moses H. Cone Memorial Park is located in Watauga County, which was formed in 1849 from parts of Ashe, Caldwell, Wilkes, and Yancey counties in North Carolina. The largest city in close proximity to the park is Boone, incorporated in 1872 and named after the American pioneer explorer, Daniel Boone. Boone is the county seat and home of Appalachian State University. In 2010, Boone's population was 17,122. Boone is 3 miles from the park, and the smaller town of Blowing Rock (1,500 full time residents and 8,000 summer residents) is 2 miles from the park. Both Boone and Blowing Rock have continued to grow and expand due to increased population, seasonal residents, and tourism. Blowing Rock has historically been a destination community, popular since the 1850s among people from throughout the South for escape from summer heat and for recreational opportunities in the magnificent scenery of the Blue Ridge Mountains, and has a close cultural connection with the Moses Cone estate and memorial park. Residential development associated with Blowing Rock has encroached on the southeastern boundary of the park and is in the major viewshed from the manor house. Residential dwellings are also visible from various points along the carriage drives. Most of the land north and northwest of the property is dotted with mountain homes and crossed with winding residential access roads. Except for some residential and small-scale commercial development along US 221, which runs

southwest from the park, the rest of the land beyond the southwest boundary is rugged and uninhabited terrain.

Julian Price Memorial Park, which contains 3,900 acres of land, is adjacent to much of the south and southwest boundaries of Moses H. Cone Memorial Park. The undeveloped land of these two parks is indistinguishable. Julian Price Memorial Park contains a campground and amphitheater, picnic area, and other facilities. As a result, the park is becoming increasingly popular as a local recreational facility as well as a major destination along the route of the Blue Ridge Parkway.

Political

Moses Cone died at the age of 50 in 1908. After his death, his wife Bertha continued to manage the property and reside there in the summer months until her death in 1947. She is known to have continued the work begun with her husband.

She also established a dairy farm on the property that included new barns and other features that continued operations until circa 1940. Maintenance of the apple orchards and the dairy farm became increasingly difficult for Bertha Cone, and some aspects of the management of the property declined. Bertha Cone died in 1947 and was buried beside her husband in Cone Cemetery.

In her will, Bertha Cone stipulated that the estate be transferred to the trustees of Moses H. Cone Memorial Hospital in Greensboro, North Carolina, and was outwardly adverse during her lifetime to the proposals that had been made for over ten years to continue the Blue Ridge Parkway through the property. In 1950, the hospital's trustees determined that they would be unable to adequately maintain the property and elected to transfer it to the federal government for inclusion within the Blue Ridge Parkway.

The Blue Ridge Parkway that now divides Moses H. Cone Memorial Park was constructed through the property between 1955 and 1957. Construction of the parkway led to the destruction or interruption of portions of the carriage drive system designed by Moses Cone. In order to

restore historic circulation routes on the property, a parkway overpass was built in 1960 behind the manor house that connects the carriage drives to the north and south.

Also in 1960, the Yonahlossee Turnpike (present-day U.S. Highway 221) was widened and partially realigned, resulting in the demolition of an arched stone bridge that had conveyed May View Road over the public road corridor. The carriage drive was rerouted beneath the improved highway via a stone-faced box culvert overpass. In the late 1970s, the Boone Turnpike that edges the property to the east was enlarged to four lanes.

By the late twentieth century, residential subdivisions associated with the town of Blowing Rock had begun encroaching on the property boundary. From Flat Top Manor, the expansive views to the south now include clusters of late twentieth century dwellings.

Ownership of the Blowing Rock Reservoir was transferred to the city in 2012. The United States government has completed the land exchange with the town of Blowing Rock. Fee title to 20.2 acres of land, including the municipal reservoir and eight permanent easements for water and sewer, passed to the town of Blowing Rock on or about December 28, 2012. In exchange, the government took fee title to 192 acres of forested mountain land in the China Creek area that adjoins the Moses Cone estate and United States Forest Service land.

Location Map Graphic Information



Fig 3-1. Location Map. Source: JMA and North Carolina State Map at http://www.northcarolina-map.org/detailed.htm, accessed October 2012.

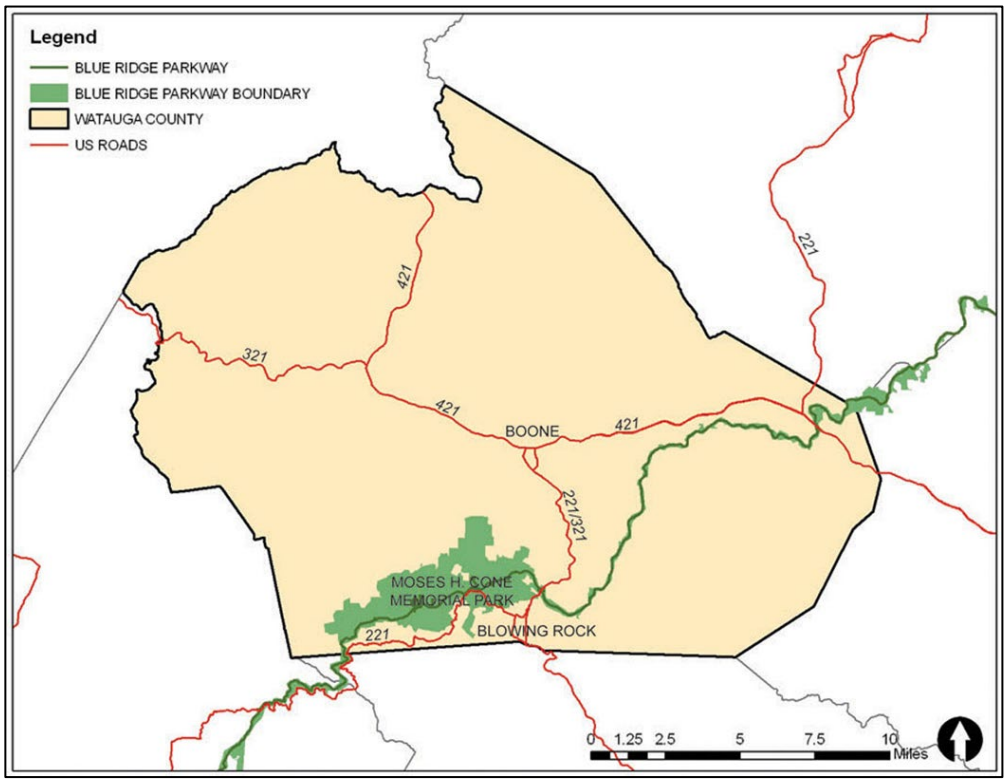


Fig 3-2. Watauga County Map. Source: JMA and North Carolina State Map at http://www.northcarolina-map.org/detailed.htm, accessed October 2012.

Counties and States

Watauga County, NC

Chapter 4 : Management Information

Management Category

Should Be Preserved and Maintained

Management Category Date

01/13/1950

Management Category Explanatory Narrative

The Moses H. Cone Memorial Park meets the criteria for the Management Category, "Should be Preserved and Maintained." The park meets National Register criteria and is compatible with the legislated purpose and significance of the Blue Ridge Parkway.

The Moses H. Cone Memorial Park was deeded to the United States government for incorporation into the Blue Ridge Parkway by Moses H. Cone Memorial Hospital. The deed for the transfer was recorded on January 13, 1950. As part of the transfer of title, the National Park Service became responsible for fulfilling the wishes of Bertha Cone, who in 1911 had granted the estate to the hospital in order to "provide for the use of the said estate as a park and pleasure ground for the public, and in perpetuity, and to make it an everlasting memorial to the said Moses H. Cone."

This management category may be revisited upon completion of the Parkway NHL nomination.

Management Agreements

Management Agreement	Other Management Agreement	Management Agreement Expiration Date	Management Agreement Explanatory Narrative
Concession Contract/Permit		12/31/2022	The concessions contract at Moses Cone Manor is contract CC-BLRI001-93 with the Southern Highland Handicraft Guild , and covered the period from January 1, 1991,through December 31, 1995. The contract has been extended annually since 1995.

Legal Interests

Legal Interest Type	Fee Simple Reservation Expiration Date	Other Organization/Agency	Legal Interest Narrative
Fee Simple			All property within the present-day boundary of Moses H. Cone Memorial Park is owned and administered by the National Park Service.

Located in a managed wilderness?

No

Adjacent Lands Information

Do Adjacent Lands Contribute?

Yes

Narrative

Much of the landscape surrounding Moses H. Cone Memorial Park remains rural and sparsely settled, with the exception of lands to the south and east. The town of Blowing Rock has experienced extensive growth since the late twentieth century, and residential subdivisions are now located within view of the manor house and along the property's southeastern boundary.

Adjacent land to the south and west of the park, as well as the park itself, lies in the context of the Pisgah National Forest. The forest contains over 500,000 acres of primarily hardwood forest and numerous rivers and waterfalls. The first tract of land within Pisgah National Forest was purchased under the Weeks Act of 1911. This led to the creation of the national forests in the eastern United States. The forest is also the location of the first school of forestry in the United States, preserved at the Cradle of Forestry in America historic site. It is also the context of two of the earliest designated wilderness areas in the east.

Julian Price Memorial Park, also within Pisgah National Forest, borders the park to the south and west, extending views and experiences of the rural and rugged mountain landscape well beyond Moses H. Cone Memorial Park.

Chapter 5: National Register Information

National Register of Historic Places

Documentation Status

Entered Documented

Documentation Narrative Description

Flat Top Estate (Moses H. Cone Memorial Park) was listed in the National Register of Historic Places on December 24, 2013. Development of a National Register nomination by the same project team proceeded concurrently with the development of this CLI. Concurrence was provided by the North Carolina State Historic Preservation Office. The following National Register information is therefore based on the findings of this inventory, the related National Register nomination, and the Cultural Landscape Report (CLR) Update completed concurrently with this CLI by the project team.

As of 2020, a National Historic Landmark nomination is underway, with a first draft submitted in April 2022. The acceptance of the NHL nomination will address the significance of Flat Top Estate in relation to the Blue Ridge Parkway.

Eligibility

Eligible – Keeper

Concurrence Eligibility Date

12/24/2013

Concurrence Eligibility Narrative

Concurrence was provided by the North Carolina State Historic Preservation Office in 2013 for the National Register nomination prepared by the same project team that completed the CLI.

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 in 2004. A National Historic Landmark (NHL) nomination was written for the Parkway by Ian Firth in 2005. This nomination reached final draft stage but was never signed off on by either the Parkway superintendent or the National Register. As of 2020, a new NHL nomination is underway for

Blue Ridge Parkway through an Agreement with Public Archaeology Lab, Inc. (PAL). PAL submitted a first draft in early 2022.

Significance Level

National

Contributing/Individual

Individual

National Register Classification

District

Statement of Significance

The Flat Top Estate Historic District, which comprises Moses H. Cone Memorial Park, is significant at the national and state level as a designed landscape representative of the Country Place era. Set within the rolling terrain of western North Carolina's Blue Ridge Mountains, the estate was the summer home and seasonal retreat of textile magnate Moses Cone and his wife Bertha. The Cones assembled the property, located near the town of Blowing Rock, from several parcels acquired between 1892 and 1899. Within the estate, the Cones built an impressive manor house on a prominent knoll with expansive views of the mountains to the south that survives today, as well as more than 25 miles of carriage drives designed by Moses Cone to provide access to the scenic rolling and mountainous terrain. During their tenure on the estate, the Cones transformed a landscape of exhausted farmlands into a bucolic pleasure ground where visitors were introduced to the wonder and beauty of nature through the winding journey of Cone's carriage drives, carefully considered plantings, overlooks and stonework features, an observation tower, and constructed water features. The Cones applied a conservation ethic to the land, reclaiming and enhancing the soil, and planting native species to reforest eroded fields. The Cones also engaged in their own agricultural programs, providing employment for many Blowing Rock residents, and helped to establish the nearby Sandy Flat School and Missionary Baptist Church, as well as residences for their tenants and employees.

The historic district comprised of Flat Top Estate, now Moses H. Cone Memorial Park, is significant at the state level under National Register **CRITERION A** as an example of a Country

Place era estate. Beginning with the period of rapid industrialization in the 1880s that followed the Civil War and continuing until the economic downfall of the late 1920s, wealthy business leaders established private estates in picturesque rural settings. At Flat Top Estate, Moses Cone established a gentleman's country retreat in the style of those established by American captains of industry of the late nineteenth and early twentieth centuries. The historic district is one of the largest and best preserved country estates in western North Carolina, incorporating a large manor house surrounded by orchards, pastures, meadows, lakes and other constructed water features, roads, and forests.

The historic district is also significant at a state level under National Register **CRITERION B** in the area of **Industry** for its historic association with Moses Cone (1857 - 1908), who revolutionized textile manufacturing in the South, and particularly in North Carolina, during the late nineteenth century. In partnership with his brother Ceasar, Moses Cone reorganized the marketing of textiles by southern textile mills and introduced the manufacture of denim in the South. The entrepreneurial efforts of Moses Cone during the late nineteenth and early twentieth centuries throughout the southeast region affected this industry throughout the country. Flat Top Estate was a product of the wealth generated by Cone's work in the textile industry, and its development and use reflected his personal interests, intellectual and scientific pursuits, and his aesthetic preferences. The estate not only served as Moses Cone's summer residence, but was also largely created and managed in response to his personal direction. The present-day Moses H. Cone Memorial Park encompasses and preserves Flat Top Estate, the property most closely associated with the life of Cone in North Carolina. Flat Top Estate symbolizes the life of Moses Cone more than any other place associated with him. As noted by Ian Firth:

> "Flat Top Manor was not just Moses Cone's summer residence. It was very much his own creation and the consuming interest of his last years. The estate was not the source of his great wealth, but rather illustrates the ends to which he chose to put that wealth. The design of the estate was the work of this self-educated man. He reportedly took an active role in its day-to-day management and showed a paternalistic concern for the welfare of his employees. That it was his crowning achievement is confirmed by the decision of his

wife and family to dedicate it as a public park in his memory" (Firth, Cultural Landscape Report, 86).

The historic district is nationally significant under National Register **CRITERION C** in the area of **Landscape Architecture** for the planning of the estate, in particular the extensive network of carriage roads and associated plantings designed by Moses Cone. The carriage roads are among very few such systems in private estates of this period in this country; they represent extensive and careful design and planning, and remain nearly intact today. The carriage roads, and their associated plantings, vistas, stonework, and storm water management features, possess a high artistic value. Flat Top Estate is designed as a vernacular, rural, mountain environment, rather than a formal “high design” style as exemplified by grand estates such as Biltmore. The estate is also an unusual surviving example of a designed landscape representative of the Country Place era, with exemplary orchestration of various natural and constructed features to convey an appreciation for the natural environment, particularly as illustrated by the carriage roads. As also noted by Firth, the Cone estate and the Carnegie estate on Cumberland Island are the only examples of Country Place era landscapes within the care of the National Park Service in the Southeast. In addition, Flat Top Estate and Acadia are the only landscapes within the national parks system that include a designed network of carriageways. Comparing Flat Top Estate and Cumberland Island, Firth commented, “These landscapes encapsulate many of the important ideas of their time—ideas in the realms of landscape and architectural aesthetics, scientific agriculture, environmental conservation, and social and economic theory [...] At Flat Top Estate the primary achievement was in the fields of landscape architecture and engineering with the development of the extraordinary system of carriage roads.” Firth goes on to note, “While each of the carriage roads has its particular charm, the two mountain roads are the most spectacular. Their ascent through a series of picturesque forest and pastoral scenes to the sublime vistas of the mountain tops had been planned with great skill and a sensitivity to the potential of each site. These roads are very different from Olmsted's Approach Road at Biltmore, but they can be ranked with that work as the finest pieces of scenic road design of their period” (Firth, Cultural Landscape Report, 85).

The historic district also includes the Colonial Revival style manor house, significant under Criterion C at the state level in the area of Architecture. Designed by the noted, Cornell University-trained architect, Orlo Epps (1864–1926), Flat Top Manor is significant as an early example of Colonial Revival style in North Carolina and as a particularly grand, fully realized, and intact example of this building type.

The association of the Flat Top Estate Historic District with the Blue Ridge Parkway, and its role as a recreational area along the parkway, are not considered as part of this significance evaluation. (The pending National Historical Landmark nomination currently in development by the National Park Service for the Blue Ridge Parkway will address the significance of Flat Top Estate in relation to the Blue Ridge Parkway.)

In addition, further study is needed to determine the National Register significance of Flat Top Estate in the area of **Historic Archeology (Non-Aboriginal)** for its potential to yield information important in history. Based on limited archeological studies of foundations and building remains from the Cone period, the site is likely to yield information pertaining to nineteenth and early twentieth century lifeways, as well as evidence of the built environment relating to the Cone period. In addition, investigation of the estate's apple orchard sites, which are associated with an early phase in the development of commercial orchards in the United States, may provide important information. Investigation of the orchards may inform knowledge of genetic resources, such as rare apple cultivars, of interest to researchers through pollen and phytolith analysis, and orchard management based on investigation of structural deposits.

National Register Significance Criteria

A - Associated with events significant to broad patterns of our history

B - Associated with lives of persons significant in our past

C - Embodies distinctive construction, work of master, or high artistic values

National Register Criteria Considerations

None

National Register Periods of Significance (with Historic Context Themes)

Seq. No.	Start Year/Era and End Year/Era	Historic Context Theme	Subtheme	Facet
1	1899 CE and 1947 CE	Creating Social Institutions and Movements	Ways of Life	Domesticity And Family Life – Farming Communities
2		Expressing Cultural Values	Architecture	Period Revivals (1870-1940)
3		Expressing Cultural Values	Landscape Architecture	The Late Victorian Eclectic Landscape

National Register Areas of Significance

Seq. No.	Category	Subcategory (only for Archeology and Ethnic Heritage)	Narrative
1	Architecture		
2	Industry		
3	Landscape Architecture		
4	Social History		

Is Resource within a designated National Natural Landscape?

No

Chapter 6: Chronology & Physical History

Chronology

Seq. No.	Major Event	Major Event Narrative	Start Year of Event	Start Era	End Year of Event	End Era
0	Purchased/Sold	Moses Cone purchases 31 acres near Blowing Rock	1892	CE	1892	CE
1	Purchased/Sold	Moses Cone purchases 940 acres on Rich Mountain.	1893	CE	1893	CE
2	Purchased/Sold	Moses Cone acquires more than 3,516 acres over forty-five separate transactions.	1892	CE	1895	CE
3	Removed	Moses Cone has 10 acres of forest cut, and stumps and dead trees removed from an additional 200 acres.	1895	CE	1895	CE
4	Planted	Moses Cone has nearly 21,000 apple trees planted on the land cleared in 1895.	1895	CE	1898	CE
5	Planted	An additional 4,000 apple trees are planted at Flat Top Estate, as well as 2,000 peach, pear, plum, and cherry trees.	1898	CE	1899	CE
6	Built	Moses Cone begins planning a home with outbuildings including a carriage house and stable, a laundry house with an icehouse and gas plant, two servants' houses, and a bowling alley on his property. Simultaneously, he also begins erecting small frame houses for estate workers and their families.	1897	CE	1897	CE
7	Built	Construction of Flat Top Manor begins.	1899	CE	1899	CE
8	Built	Construction of the carriage roads at Flat Top begins.	1899	CE	1899	CE
9	Built	Nearly 22 miles of roads are constructed throughout Cone's estate.	1899	CE	1905	CE
10	Built	A terraced fruit and vegetable garden is planted on the slope below the carriage house.	1900	CE	1900	CE
11	Built	Moses Cone constructs two deer parks at Flat Top Estate	1899	CE	1908	CE

		and introduces a herd of 100 white-tailed deer.				
12	Built	Bass Lake and Trout Lake are constructed (c. 1900).	1900	CE	1900	CE
13	Planted	The number of apple trees planted at Flat Top Estate totals 25,100.	1899	CE	1899	CE
14	Ranched/Grazed	Moses Cone has 400 acres on the slopes of Flat Top and Rich mountains converted to grazing land.	1899	CE	1899	CE
15	Farmed/Harvested	The orchards at Flat Tops Estate employ more than 15 percent of the population of Blowing Rock and produce over 50,000 bushels of apples shipped throughout the Southeast and elsewhere, as well as used on the estate (c. 1900).	1900	CE	1900	CE
16	Built	Construction of Flat Top Manor is completed.	1900	CE	1900	CE
17	Purchased/Sold	Cone purchases ninety-nine cattle as well as Shropshire sheep, horses, oxen, and turkeys. This same year, Cone also constructs a hennery near the carriage house to house Brown Leghorns.	1900	CE	1900	CE
18	Farmed/Harvested	The Greensboro Patriot reports that Cone is developing some of the finest cattle in the state of North Carolina.	1902	CE	1902	CE
19	Memorialized	Moses Cone dies. His body is interred at a site halfway up Flat Top Mountain. A granite monument with an inscribed bronze plaque marks the grave.	1908	CE	1908	CE
20	Inhabited	Shortly after Moses Cone's death, Bertha's unmarried sisters, Sophia and Clementine Lindau, move into Flat Top Manor. The three sisters live at the estate during the summer and fall and at Sophia's home in Baltimore during the winter and spring.	1908	CE	1908	CE
21	Expanded	Bertha Cone expands the kitchen at Flat Top Manor by 10 feet to the north.	1909	CE	1909	CE

22	Land Transfer	The final settlement agreement for Moses Cone's estate is signed. The agreement gives Bertha Cone control of Flat Top Estate and Moses's other personal property. Her stock in the Cone Export and Commission Company is conveyed to Moses H. Cone Memorial Hospital.	1911	CE	1911	CE
23	Farmed/Harvested	Bertha Cone expands farming operations at Flat Top Estate to include dairy operations.	1910	CE	1919	CE
24	Farmed/Harvested	Bertha Cone invites W.N. Hutt to the orchards at Flat Top Estate to demonstrate the best methods for picking and packing apples to estate employees and local farmers.	1912	CE	1912	CE
25	Built	D.M. Sullivan designs a twelve-stall dairy. The dairy is constructed at Flat Top, becoming the first Grade A dairy in Watauga County and supplying milk and cream to nearby hotels and creameries.	1913	CE	1913	CE
26	Built	Construction begins on a cable and rail system for transporting boxes of apples up the hillside at Flat Top Estate to the engine house near the Yonahlossee Turnpike.	1914	CE	1914	CE
27	Altered	The telephone system at Flat Top Manor is improved.	1915	CE	1915	CE
28	Destroyed	A landslide blocks the spillway at Trout Lake dam during a heavy two-day storm. A 120-foot section of the dam ruptures, allowing floodwater to rush down the mountainside. Two residences are destroyed. The dam is never rebuilt.	1916	CE	1916	CE
29	Farmed/Harvested	Apple production at Flat Top Estate increases from 20,000 bushels a year to 40,000 bushels with profits rising to nearly $60,000 a year.	1920	CE	1929	CE
30	Altered	Flat Top Manor is outfitted with electricity (c. 1925).	1925	CE	1925	CE

31	Destroyed	By this year, all chestnut trees at Flat Top Estate have been wiped out by the chestnut blight.	1927	CE	1927	CE
32	Damaged	A portion of the earthen dam at Bass Lake slumps during repairs of the gate valve, necessitating further costly repairs (c. 1930).	1930	CE	1930	CE
33	Planned	The Blue Ridge Parkway is approved for construction.	1933	CE	1933	CE
34	Engineered	Government surveyors begin laying out a route for the proposed Blue Ridge Parkway. A portion of the road is to run between the manor and Bass Lake. Bertha Cone opposes this road alignment and seeks legal assistance from her brothers-in-law, Ben and Herman Cone.	1935	CE	1935	CE
35	Planned	The master plan for the Blue Ridge Parkway calls for twenty recreation areas to be established along the route.	1936	CE	1936	CE
36	Engineered	Government surveyors return to Flat Top Estate, prompting Bertha Cone to begin urging NPS Director Arno Cammerer to preserve her estate. At this time, Bertha also hosts Congressman Robert Doughton and Secretary of the Interior Harold Ickes at Flat Top Manor to convince them to select another route. Bertha also expresses her concerns to President Franklin Roosevelt.	1939	CE	1939	CE
37	Altered	Bertha Cone raises the pay of estate workers following wage increases across the American labor market tied to the the U.S.'s entry into World War II. As a result, she must cut her workforce from twenty-nine to twenty-four. Additionally, she closes the dairy and reduces the acreage of the orchards.	1941	CE	1945	CE
38	Land Transfer	Bertha Cone dies. As established by the 1911	1947	CE	1947	CE

		settlement agreement, nearly all of her property, including her Cone Company stock and the Flat Top Estate, are left to the trustees of Moses H. Cone Memorial Hospital. All remaining personal personal property and stocks are divided among charities and relatives as dictated by her will. Her will also stipulates that Flat Top Manor is to be closed upon her death and never opened again for any purpose.				
39	Land Transfer	The trustees of Moses H. Cone Memorial Hospital approach Blue Ridge Parkway Superintendent Sam Weems to gauge the National Park Service's interest in assuming ownership and management of Flat Top Estate.	1947	CE	1947	CE
40	Land Transfer	Moses H. Cone Memorial Park is folded into the group of twenty recreation areas planned for the Blue Ridge Parkway. Legal obstacles prevent the transfer of the estate for nearly two years, however.	1947	CE	1947	CE
41	Land Transfer	The deed transferring ownership of Flat Top Estate is transferred to the National Park Service is prepared and recorded in 1950. Thereafter, the Park Service assumes full control of the estate.	1949	CE	1949	CE
42	Altered	The National Park Service modifies the plumbing at Flat Top Manor to permit the use of the two standpipes without activating the entire system.	1950	CE	1950	CE
43	Removed	The National Park Service removes all but five structures from Flat Top Estate, including the tenant houses, laundry house, and bowling alley. The five structure retained are the manor house, carriage house, the apple barn, one servants'	1950	CE	1959	CE

		house, and the Sandy Flat Church.				
44	Planned	Sam Weems approaches the Penland School of Handicraft to discuss the establishment of a craft training center at Flat Top Manor. Although the school responded positively to this idea, it lacked sufficient funding to establish the craft center.	1941	CE	1941	CE
45	Established	Sam Weems approaches the Southern Highland Handicraft Guild, who accept his offer to open a craft center at Flat Top Manor. The craft center opens and begins operation that same year.	1951	CE	1951	CE
46	Expanded	A pioneer museum exhibit is installed at Flat Top Manor.	1952	CE	1952	CE
47	Repaired	The dam at Trout Lake is repaired and the lake stocked with rainbow trout.	1952	CE	1952	CE
48	Removed	The c. 1900 chestnut observation tower on Flat Top Mountain is replaced by a steel observation tower.	1954	CE	1954	CE
49	Planned	The town of Blowing Rock is issued a special-use permit by the National Park Service to construct a dam and reservoir along the edge of the Moses H. Cone Memorial Park property.	1955	CE	1955	CE
50	Built	A two-mile section of the Blue Ridge Parkway is constructed through the Cone Estate, fully incorporating it as a recreation area along the Parkway. Construction of the Parkway severs some carriage roads, but Parkway planners reconnect some of these carriage roads by providing passage beneath the Parkway to allow access between the southern and northern halves of the estate.	1955	CE	1957	CE
51	Built	Two ranch-style ranger houses are constructed east of Sandy	1958	CE	1958	CE

		Flat Gap as part of the Mission 66 program.				
52	Expanded	The National Park Service adds the west portion of the sun porch at Flat Top Manor.	1960	CE	1960	CE
53	Planned	The Southern Highland Handicraft Guild proposes the construction of an "Americana" village at Flat Top Estate. Despite years of planning, this village is never realized due to logistical and financial problems (c. 1965)	1965	CE	1965	CE
54	Removed	The pioneer museum exhibit added to Flat Top Manor in 1952 is removed (c. 1970)	1970	CE	1970	CE
55	Expanded	The National Park Service adds public restrooms to the west end of the Flat Top Manor porch.	1970	CE	1979	CE
56	Built	The ranger station at Sandy Flats Maintenance Area is constructed.	1980	CE	1980	CE
57	Developed	The National Park Service develops a maintenance area just west of U.S. Highway 221 that includes office, maintenance, and storage buildings.	1980	CE	1985	CE
58	Built	The vehicle storage building at Sandy Flats Maintenance Area is constructed.	1981	CE	1981	CE
59	Altered	Both Bass Lake and Trout Lake are drained, as the earthen dams do not meet federal safety standards.	1987	CE	1987	CE
60	Reconstructed	The dams at Bass Lake and Trout Lake are reconstructed.	1990	CE	1990	CE
61	Built	The historic preservation workshop at Sandy Flats Maintenance Area is constructed adjacent to the vehicle storage building.	1994	CE	1994	CE
62	Built	The pole shed at Sandy Flats Maintenance Area is erected.	1998	CE	1998	CE
63	Altered	The National Park Service updates circulation and facilities in the vicinity of the primary visitor parking area	2000	CE	2000	CE

		behind Flat Top Manor and the carriage house in order to meet contemporary federal standards for universal accessibility (c. 2000).				
64	Altered	The National Park Service completed a new access road, parking area, comfort station, and trail system affording universal access to the carriage drive encircling Bass Lake.	2000	CE	2009	CE
65	Restored	The balustrades on the veranda at Flat Top Manor are replaced.	2000	CE	2010	CE
66	Excavated	The National Park Service begins preliminary soil testing in the former orchards at Flat Top Estate out of concern for potential contamination from past pesticide and herbicide use during the Cones' management of the property.	2001	CE	2001	CE
67	Built	Shortly after the National Park Service begins preliminary soil testing in the former orchards, informational signs are posted near several orchard access points advising visitors against consuming apples from the orchards.	2001	CE	2001	CE
68	Moved	A small hazardous materials storage building is moved to the Sandy Flat Maintenance Area.	2002	CE	2002	CE
69	Repaired	Cyclic repairs involving preservation and safety inspections are completed for four bridges associated with Bass Lake Road by historic preservation staff.	2005	CE	2005	CE
70	Repaired	Student Conservation Association resource assistants help with the repair of historic structures, trails, and carriage roads at Moses H. Cone Memorial Park.	2007	CE	2008	CE
71	Removed	The National Park Service removes the restrooms from the Flat Top Manor porch in order to restore its original historical	2008	CE	2008	CE

		design. Thereafter, restrooms are moved to the carriage house.				
72	Excavated	The National Park Service completes testing of soils associated with the former orchards to address concerns regarding contamination due to the use of toxic chemicals and compounds to control pests and weeds during Cone ownership.	2010	CE	2010	CE
73	Repaired	Cyclical repair work is performed on approximately 6 miles of carriage drives.	2010	CE	2010	CE
74	Repaired	1,400 linear feet of stone wall along Rich Mountain Road is repaired and restacked.	2010	CE	2010	CE
75	Maintained	Cyclical maintenance is carried out on several carriage roads. Specific tasks completed include the application of crushed stone aggregate, cleaning of drainage culverts, grading and contouring of 7.3 linear miles of road surface and associated ditchlines, and repointing of stone headwalls along the popular Rich Mountain and Flat Top Carriage Trails. The switchback to Deer Park #2 receives an application of stone aggregate and other restoration work. Stone is also applied to the Bridle path. The project is proposed in April of 2011 and completed in late September of 2016.	2011	CE	2016	CE
76	Repaired	Several repairs of the historic buildings and grounds associated with the Moses Cone Estate are carried out. The concrete steps of the Sandy Flat Baptist Church are repaired. One of the historic maples adjacent to the Maze/Deer Park Carriage Trails is transplanted. The ADA ramp adjacent to the Carriage House is re-stained.	2012	CE	2012	CE

77	Built	Site managers take steps to prevent cars from parking on the inside shoulders of the entrance road and along the drives of the Moses Cone Manor main parking area. Among several proposed alternatives, site managers opt to install temporary worm fencing with on-hand, native materials.	2012	CE	2012	CE
78	Restored	The population of water lilies in Bass Lake is reduced by approximately 50%. In some areas, entire patches are removed; in others, patches are thinned to a smaller size. In the north and west arms, a 30′ swath is cut along the edge closest to the center of the lake. The project is proposed in August of 2012 and completed in October of 2013.	2012	CE	2013	CE
79	Stabilized	Repairs and stabilization measures are undertaken in order to prevent further deterioration of the Carriage Barn and Manor buildings. Work orders addressed through this project include roof repair, exterior painting (including painting and re-glazing windows), and replacement of rotten seals, columns, and balusters and rebuilding of retaining walls adjacent to the Carriage Barn. The project is proposed in October of 2012 and completed in August of 2014.	2012	CE	2014	CE
80	Altered	The old chemical storage vault adjacent to the Entrance Carriage Road (between the Terraced Garden and the old Kissing Gate) is filled with rip rap topped with a layer of soil and gravel.	2013	CE	2013	CE
81	Maintained	Volunteers and personnel from the Watauga County	2013	CE	2013	CE

		Cooperative Extension undertake a maintenance project addressing the hydrangea beds on the south and west side of Bass Lake. The group removes white pine seedlings from the beds, hand-prunes overgrown shrubs, and applies lime and a small amount of slow-release fertilizer.				
82	Restored	Site managers host the Arborist Training Program at the Moses Cone Estate. Arborist trainees work with the park's Plant Ecologist and Cultural Resource Specialist to restore declining apple trees through deadwooding, structural pruning, and removal of encroaching vegetation.	2013	CE	2013	CE
83	Repaired	The Bass Lake and Trout Lake Dams receive repairs and modifications to improve their safety and performance.	2014	CE	2015	CE
84	Removed	Non-historic board fencing originally constructed to contain cattle on an agricultural lease is removed. The project is completed by a North Carolina YCC work crew.	2015	CE	2015	CE
85	Repaired	The Blue Ridge Parkway Foundation funds a project to repair the exterior doors, windows, porches, and roofs of Flat Top Manor, the Apple Barn, and the Flat Top Observation Tower.	2015	CE	2016	CE
86	Planned	The Blue Ridge Parkway Foundation begins raising funds for the rehabilitation of Flat Top Manor.	2016	CE	2016	CE
87	Rehabilitated	The $2.4 million rehabilitation of Flat Top Manor is completed.	2020	CE	2021	CE

Physical History

1. Early Life of Moses Cone, 1859–1892

Moses Cone was born in 1857 in Jonesborough, Tennessee, to German Jewish immigrants Herman and Helen Guggenheimer Cone. Herman Cone had immigrated to the United States in 1846 and initially worked as a salesman, changing his last name from Kahn in 1850. Prior to the Civil War, Herman Cone and his brother-in-law Jacob Adler owned a dry goods store in Jonesborough. The partners closed the business after the outbreak of the war and purchased farms outside of Jonesborough. At the conclusion of the war, Adler and Herman Cone returned to their retail business with a third partner, Shelby Shipley. In 1870, the Cone family moved to Baltimore, Maryland, where Herman Cone opened Guggenheimer, Cone & Company, a wholesale grocery business (Philip T. Noblitt, A Mansion in the Mountains: The Story of Moses and Bertha Cone and Their Blowing Rock Manor (Boone, North Carolina: Parkway Publishers, Inc., 1996), 4, citing Sydney Cone, Jr., ed., "The Cones from Bavaria," typed manuscript, volume 1: 3, 20, Greensboro, North Carolina, Public Library).

In the early 1880s, Herman Cone moved his family to a brownstone at 1607 Eutaw Place in Baltimore. Eutaw Place was home to the Baltimore elite beginning in the 1850s. In the 1880s, several affluent German Jewish families, including the Cones, moved into the neighborhood. Like the Cones, the majority of the residents of Eutaw Street did not come from wealthy, previously established families, but instead had gained their wealth through their own business ventures. Joseph Friedenwald, the President of the Crown Cork and Seal Company, and his family lived at 1916 Eutaw Place and were among the Cone's most prominent neighbors. The Friedenwalds had a 1,200-acre summer estate near Glyndon, Maryland, approximately 20 miles northwest of Baltimore. The heart of the German Jewish society in Baltimore was the Phoenix Club. Founded in 1886 as a literary and social club, the Phoenix Club was located at 1505 Eutaw Place, approximately one block away from the Cone's brownstone, and served as a gathering place for the community (Gilbert Sandler, Jewish Baltimore: A Family Album (Baltimore: The Johns Hopkins University Press, 2000), 37–42).

In 1878, the two oldest Cone sons, Moses and Ceasar, entered the family grocery business and worked as travelling salesmen. The brothers travelled throughout the eastern United States and spent time in the South. Due to the poor economic conditions in the South following Reconstruction, the Cones' customers were often forced to barter textiles in exchange for the groceries and cigars being sold by Ceasar and Moses. The Cones were further introduced to the textile industry as they sold and traded fabrics in their grocery store. As a result, the Cone brothers were able to develop relationships with the owners of cotton mills in the South during this time. Beginning in the 1880s, the Cone brothers began to invest in Southern textile mills, and by the end of the decade Moses Cone was president of the C.E. Graham Manufacturing Company in Asheville, North Carolina. Charles Graham, a customer of the Cones, turned to them to help finance a new textile mill in 1887. Despite Moses Cone's new position as president of the manufacturing firm, he continued to travel and work for the family wholesale grocery firm. Encouraged by their relationships with southern mills, the Cone brothers entered the clothing manufacturing business and, along with Simon Lowman and Charles Burger, opened Cone Brothers, Lowman and Burger Clothing Manufacturers in Baltimore (Firth, Cultural Landscape Report, 86).

In 1888, after a nearly four-year courtship, Moses Cone married Bertha Lindau, whose family lived near the Cones on Eutaw Place. Bertha's parents, like Herman and Helen Cone, were German Jewish immigrants. Following their marriage, Moses and Bertha moved to a home at 1524 Eutaw Place, less than a block away from the Cone family residence (Firth, Cultural Landscape Report, 9–10). Moses and Bertha Cone's residence is no longer extant.

In 1890, Moses and Ceasar Cone established the Cone Export and Commission Company in New York City. Their father proceeded to liquidate the family wholesale grocery company, in order to turn the capital over to his sons to help them with their newly established business. Later that year the new firm began to market and export the products of the mills it represented. The Cones also provided loans to mill owners while offering advice on mill operations. The new company had some success; however, an economic panic in 1892 undermined the financial stability of several mills in which the Cones had invested and some of their main contracts were not

renewed. As a result, later that year the Cones took control of the C.E. Graham plant in Asheville, North Carolina, in which they had first invested in the 1880s, renaming it the Asheville Cotton Mill (Firth, Cultural Landscape Report, 12–14). At this time, the headquarters of the Cone Export and Commission Company was relocated from New York City to Greensboro, North Carolina, likely to be closer to the mills.

In 1893, the Cones established the Southern Finishing Mill in Greensboro. Greensboro was chosen over Charlotte due to its proximity to railroads and larger markets. The finishing of textiles refers to the process performed on fabric after production to improve the look, performance, or feel of the textile. The new mill would be the first in the South to deal exclusively with the finishing of textiles (Firth, Cultural Landscape Report, 14, citing Gary Richard Freeze, "Model Mill Men of the New South: Paternalism and Methodism in the Odell Cotton Mills of North Carolina, 1877–1908" (Ph.D. diss., University of North Carolina, Chapel Hill, 1988), 122; Diane L. F. Afflick, Just New from the Mills: Printed Cottons in America, Late Nineteenth and Early Twentieth Centuries (North Andover, Massachusetts: Museum of American Textile History, 1987), 21). At the time of the mill's construction, few southern mills had the capacity to finish textiles, as many were small and simply could not afford to incorporate this process into their plant operations.

Shortly after establishing the Southern Finishing Mill, the Cone brothers saw an opportunity to expand the North Carolina textile industry further by introducing the production of denim to the region. At this time nearly all of the denim in the United States was being produced by Levi Strauss and Company in New England. The brothers convinced W. A. Erwin, a plant manager, to produce denim that would be sold by the Cone Export and Commission Company. After three years, Erwin decided not to continue to produce denim, leaving the Cones unable to fulfill their customers' denim orders (Ellen B. Hirschland and Nancy H. Ramage, The Cone Sisters of Baltimore: Collecting at Full Tilt (Evanston, Illinois: Northwestern University Press, 2008), 23–24). As a result, the Cones decided to design, build, and manage their own textile mill for the production of denim. In 1895, the Cones purchased nearly 1,600 acres of land from a defunct steel and iron company in Greensboro. That year Proximity Mill, so named because of its proximity to both the railroad and the cotton fields, was constructed. The construction of the new mill, which

would produce blue and brown denims on 250 looms, was funded by Moses and Ceasar, along with other investors (Noblitt, 16, citing Greensboro Patriot, March 4, 1896).

In early 1898, the Cones' first mill, the Asheville Cotton Mill, made national news due to the high quality of the product being produced. An article in the New York Times stated, "[…] those Asheville mills are turning out a class of fine goods not surpassed in New England or elsewhere and, equaled by few in the South" (Neva J., Specht, Ph.D., Carrie A. Streeter, MA, and Joseph W. Otto, MA, Appalachian State University, Historic Furnishings Report for Flat Top Manor, Moses H. Cone Memorial Park, Highlands District, Blue Ridge Parkway, Blowing Rock, North Carolina , undated., citing New York Times. "Southern Cotton Goods," 8 March 1898).

During the late nineteenth century, textile manufacturing operations shifted from the northern United States to the South. The move was largely spurred by the lower cost of labor in the southern states. Unlike workers in the north, the southern labor force was not unionized and, as a result, paid lower wages. Textile workers in the South typically worked more than 60 hours a week, as compared to 40 hours for workers in similar jobs in the Northeast. In 1898, Moses Cone and his brother Ceasar joined a group of Southern industrialists who travelled to Washington, D.C., to speak out against a proposed amendment to the United States Constitution sponsored by a Massachusetts congressman that sought to establish uniform hours of labor across the country (Specht, et al., citing Charlotte Daily Observer, 2 February 1898).

In 1899, the Cone brothers, with assistance from Emanuel and Herman Sternberger of South Carolina, opened a second mill in Greensboro. This mill, which produced flannel, was known as Revolution Cotton Mill. In 1902, the Cones began construction on a third mill in Greensboro. White Oak Mill was constructed on more than 1,500 acres of land adjacent to the Proximity Mill. The Cones hoped that the new mill, which housed 1,000 looms, would allow them to control the United States denim industry (Specht, et al, citing Charlotte Daily Observer, 2 February 1898). At the time it was completed in 1905, White Oak Mill was the largest denim manufacturing plant in the world. By 1914, the White Oak and Proximity mills had 3,500 looms and were one of the largest centers of denim manufacturing in the world (Firth, Cultural Landscape Report, 86, citing

Mildred Gwin Andrews, The Men and the Mills: A History of the Southern Textile Industry (Macon, Georgia: Mercer University Press, 1987, 69)). Proximity Mill has been largely demolished, while the White Oak Mill still operates as a mill today.

In addition to establishing mills in Greensboro, the Cones also developed villages adjacent to their mills to house the mill workers in the early 1900s. The villages contained homes, stores, schools, churches, athletic fields, and gymnasiums. A separate mill village was developed to house African American workers and their families. In addition to housing, the Cones provided recreation and entertainment opportunities for their employees (Firth, Cultural Landscape Report, 86, citing Barry M. Buxton, Historic Resource Study, Moses H. Cone Estate, Blue Ridge Parkway (Atlanta, Georgia: National Park Service, 1987), 29).

The Cones were paternalistic with regard to the management of their mills and provided strict rules for employees living in the mill villages. For example, employees who spoke with union representatives risked being dismissed from their jobs (Noblitt, 18–22, citing Melton A. McLaurin, Paternalism and Protest: Southern Cotton Mill Workers and Organized Labor, 1875–1905 (Westport, Connecticut: Greenwood Publishing, 1971), 140; Lenoir Topic, June 6, 1900). In 1900, the National Union of Textile Workers (NUTW) began to organize workers in southern mills. Upon learning that the NUTW was organizing at their Greensboro mills, the Cones shut down operations and locked out their employees. Those employees who supported unionizing were required to sign an agreement renouncing the union, and those who refused to sign the agreement were dismissed (Noblitt., 20–21, citing Charlotte Daily Observer, May 9, 1900, and May 15, 1900; transcript of meeting between Ceasar Cone, O. P. Dickerson, J.C. Smith, and others, Cone Mills Archives; Greensboro Patriot, May 9, 1900).

2. Development of Flat Top Estate, 1892–1908

Country Place Era: The construction of Flat Top Estate occurred during what is commonly referred to as the Country Place era. Beginning with the period of rapid industrialization in the 1880s that followed the Civil War and continuing until the economic downfall of the late 1920s, wealthy business leaders established private estates in picturesque rural settings (Firth, Cultural

Landscape Report, 82–83). As exemplified in Flat Top Estate, a Country Place era estate often consisted of a large main house surrounded by a landscape consisting of both formal gardens and natural landscapes, including orchards, pastures, meadows, lakes, landscape roads, and forests. As Firth notes:

> "Country places provided a respite from the pressures of the city to which one could return physically rejuvenated and morally uplifted. This was an idea deeply embedded in western culture from the time of Virgil and the design of a typical American country place made clear references to its European antecedents […] Someone purchasing a country place was expected to adopt the style and habits of a gentleman […] Rural undertakings might involve laying out the grounds or any branch of agriculture. The design of the estate would establish the gentleman's reputation as a man of refined tastes, while the management of the land would allow him to set an example of progressive thinking and business acumen to the rural community. At the same time his wealth enabled him to set aside from agriculture a portion of his estate, and thereby to subscribe to the ideals of the new conservation movement." (Firth, Cultural Landscape Report, 82).

The Country Place era had its roots in colonial times, when farmers were admired for their stable and productive lifeways and figures such as Thomas Jefferson promoted agricultural life as the model for citizens of the fledgling United States. During the late nineteenth century, country life was idealized as both healthy and virtuous, while city life was viewed as unhealthy and morally corrupt. It was believed that living in a country setting, in an appropriately structured environment, promoted good health and provided an atmosphere conductive to emotional and spiritual well-being (Noblitt, 28, citing Peter J. Schmitt, Back to Nature: The Arcadian Myth in Urban America (Baltimore, Johns Hopkins University Press, 1990), xvii, and George B. Tatum, "The Emergence of an American School of Landscape Design," Historic Preservation (April–June 1973), 38, 41). While the homes of the Country Place era were usually located away from large cities, they were in many cases readily accessible from the cities by modern transportation such as trolleys, trams, or private vehicles.

While the wealthy constructed rural estates to enjoy the benefits of country life and nature, their properties also served as status symbols and a way to display their wealth. Leaders of business and industry across the country developed private estates in landscaped parks throughout the late nineteenth and early twentieth centuries. J. Ogden Armour, president of the Armour meat-packing company, developed the 1,000-acre Mellody Farm north of Chicago in 1908, while businessman Hugh McKennan Landon constructed the French chateaux inspired Oldfields outside of Indianapolis in 1909–1913. The Renaissance Revival house at Mellody Farm sat among formal gardens designed by landscape architect Ossian Simonds, while William Randolph Hearst commissioned architect Julia Morgan to design an eclectic Spanish Revival estate near San Simeon, California; Hearst Castle sat in a 127-acre landscape with formal gardens, swimming pools, tennis courts, and a private zoo.

R. J. Reynolds, founder of the R. J. Reynolds Tobacco Company, constructed Reynolda outside of Winston-Salem in 1917. Reynolda, a 1,000-acre estate that included a model farm, featured a main house designed by Philadelphia architect Charles Barton Keen as a large bungalow in the Colonial Revival style. The two-and-one-half-story home featured long, symmetrical facades with multi-light windows and pedimented dormers, and was clad with stucco with a gabled green tile roof. Expansive glazed French doors at the first floor of the house overlooked a formal garden, while the interior featured a grand two-story drawing room. Similar to the Cone's orchards at Flat Top, Reynolds's wife Katherine established a model farm where local farmers could learn about the benefits of soil analysis and crop rotation, as well as other new progressive methods of farming not regularly practiced in the region. In addition to the model farm, Reynolda housed a dairy that provided milk to the estate as well as to surrounding communities (www.reynoldahouse.org/discover/reynolda/historic.php, accessed February 2011). A series of formal gardens and a 16-acre lake were constructed near the main house.

Biltmore, constructed by George Vanderbilt III, near Asheville, North Carolina, is perhaps the best-known example of a Country Place era estate, although on a scale well beyond that of many of the other examples noted here (Noblitt, 28–29, citing Susan M. Ward and Michael K. Smith, Biltmore Estate (Asheville, North Carolina: Biltmore Company, 1989), 5). George W. Vanderbilt

III eventually spent $3 million on Biltmore, which upon completion in 1895 was the largest private residence in the world. The 250-room mansion, designed by architect Richard Morris Hunt, was modeled after the French chateaux of the sixteenth century and set in a 125,000-acre estate with grounds designed by Frederick Law Olmsted. In addition to designing several gardens and parks, Olmsted sought to reclaim over-farmed land by establishing scientifically managed forests. The forests at Biltmore, overseen by noted forester Gifford Pinchot, became a model of progressive forestry. Formal gardens defined the landscape near the house, while a deer park and bass pond could also be found within the estate (Davyd Foard Hood, Isinglass; Daniel Vivian, National Park Service, National Historic Landmarks Survey, ed. Biltmore Estate National Historic Landmark Nomination (Additional Documentation and Boundary Reduction), approved April 5, 2005).

Thomas Carnegie, brother of Andrew Carnegie, and his wife, Lucy Coleman Carnegie, began construction on an estate and winter home on Cumberland Island off the coast of Georgia in 1884. The site at Dungeness housed the ruins of an early nineteenth-century mansion. The two-story structure, designed in the Queen Anne and Stick styles, featured granite walls, a Vermont slate roof, and a 90-foot-tall tower at one end. Thomas Carnegie also built drives through the forests, worked to revitalize the existing orchards, and added exotic plantings. When Carnegie died at the age of forty-three in 1886, his wife sold their home in Pittsburgh and moved with her nine children to the island, returning to the North during the summers. Lucy Carnegie engaged the architectural firm of Peabody and Stearns of Boston to enlarge the house; the mansion was eventually completed as a massive Italianate structure with fifty-nine rooms. Lucy Carnegie constructed numerous additional buildings, walls, a pergola, greenhouses, and a Queen Anne-style guesthouse with a pool and squash court. She converted one of the ornamental gardens to a vegetable and fruit garden. The estate, which comprised nearly 90 percent of the 36,000-acre island, raised poultry, cows, beef cattle, and pigs, as well as assorted crops and sea island cotton; boats traveled to the mainland each day to bring provisions for the Carnegies and their guests (Lary M. Dilsaver, Cumberland Island National Seashore: A History of Conservation Conflict (Charlottesville, Virginia: University of Virginia Press, 2004); accessed online at http://www.nps.gov/history/history/online_books/cuis/dilsaver/chap2.pdf, August 2012).

John D. Rockefeller, Jr., first visited Mount Desert Island, now part of Acadia National Park, as a student in 1893. Fifteen years later he returned with his family, living first in Bar Harbor during the summers. Rockefeller enjoyed the respite from his life in New York on Mount Desert Island and supported the ban against automobiles on the island that was established in 1908. In 1910, Rockefeller left his position at Standard Oil Company to devote his life to philanthropy. He moved with his family to Seal Harbor on Mount Desert Island, and gradually expanded a Tudor-style cottage, the "Eyrie," into a mansion of approximately one hundred rooms. Seeking to support and protect the peaceful character of Mount Desert Island, Rockefeller funded the construction of 45 miles of rustic carriage roads, open to horse and carriages, and equestrian and pedestrian use, but not accessible to motorized vehicles. The construction project, which continued from 1913 to 1940, resulted in a network of state-of-the-art broken-stone roads, 16 feet wide, with grades and curves designed to accommodate horse-drawn carriages. Rockefeller aligned the roads to follow natural contours and provide scenic views, and had the roadsides landscaped with native materials to help blend the roads with the landscape (Acadia National Park, accessed at http://www.nps.gov/acad/historyculture/historiccarriageroads.htm, August 2012). The carriage roads constituted a unique and lasting contribution to the natural setting.

Establishment of Flat Top Estate: Like many other wealthy industrialists and businessmen of the period, Moses Cone sought to provide himself and his family with a retreat from their busy city life. As the Cone textile empire grew and the brothers became wealthy entrepreneurs, Moses Cone decided to purchase land in western North Carolina for the purpose of developing a country estate. Together with many others who built such country estates, Cone believed that country life promoted health as well as emotional and spiritual uplift. Such country places also provided a way for their owners to display their wealth through architecture and landscape design. For Moses Cone in particular, Flat Top Estate was more than a country retreat and a display of wealth; it was also the setting in which he could experiment with scientific agriculture through his orchards and other farm activities. Flat Top, though more modest in scale than an estate such as Biltmore, contained many of the characteristic features of a Country Place era estate including orchards, pastures, meadows, lakes, landscape roads, and forests. Moses Cone was

aware of Biltmore's construction and began to purchase land near Blowing Rock two years after George Vanderbilt began work at Biltmore. Although there is no evidence that Moses Cone knew Vanderbilt or corresponded with him about building an estate, Flat Top Estate was clearly inspired by Biltmore. Like Biltmore, Flat Top contained carriage roads, a bass lake and boat house, deer parks, and cattle, sheep, chickens, and gardens. Both owners were interested in scientific agriculture and Flat Top Estate's attention to apple orchards resembled Biltmore's progressive forestry (Noblitt, 31).

Cone selected a property near Blowing Rock in Watauga County. Blowing Rock, at an elevation of 4,000 feet, featured beautiful mountain scenery and was attractively cool in the summers; Cone selected the site in part for the "salubrious and invigorating effect of the climate" (Indenture, May 30, 1911, cited in Firth, Cultural Landscape Report, 83). The first summer home was built in the area in 1856 by James Harper, a merchant from Lenoir. Between 1884 and 1891, the Watauga, Blowing Rock, and Green Park hotels opened in Blowing Rock. By the time Moses Cone decided to purchase property in the area, the community was an established resort destination, with a year-round population of 200 expanding to more than 600 during the summer months (Noblitt, 32–33, citing Barry M. Buxton, A Village Tapestry, The History of Blowing Rock (Boone, North Carolina: Appalachian Consortium Press, 1898), 2, 18–19, 90; John Preston Arthur, A History of Watauga County, North Carolina (Richmond : Everett Waddey, 1915), 217–218). The town offered telegraph and telephone service and delivery of newspapers from around the state. Despite Blowing Rock's isolated location in the mountains, a turnpike allowed for stage and surrey transportation to Lenoir, where train service was available to Greensboro and other locations, from which connections could be made to New York and other major cities (Noblitt, 32–33).

Blowing Rock was a natural choice for Moses Cone, who had grown up in Jonesboro and felt at home in western North Carolina. The facilities of Blowing Rock allowed him to continue to direct his business while vacationing in the mountains. In addition, land costs were reasonable as compared to urban markets. During the summer months, Blowing Rock attracted bankers and industrialists from around the South, creating a social environment that would have appealed to

Cone (Surber and Barber Architects, Inc., Moses H. Cone Manor House: Historic Structure Report, prepared for the Southeast Regional Office, National Park Service, Department of the Interior, February 1996, 11; Noblitt, 33–34). Cone purchased his first property in the area, 31 acres near Blowing Rock, in September 1892 (Noblitt, 33, citing Caldwell County Deed Book 24, 511, and the Watauga County Deed Book R, 131). A year later, he purchased 940 acres on Rich Mountain. In all, Cone purchased more than 3,516 acres through forty-five separate transactions. Cone's property was larger than similar estates closer to New York or Baltimore, though nowhere near as large as Biltmore or the Carnegie property on Cumberland Island, Georgia.

The property that Cone assembled was a patchwork of former agricultural fields, pastures, woodlots, and forests. Much of the land consisted of steep, stony soils. Erosion and decades of farming had led to a depletion of productivity of the soils by the time Moses Cone acquired his property. However, numerous streams and springs were also present, and Cone realized the potential of the sites. In 1895, Cone had 10 acres of forest cut, and stumps and dead trees removed from another 200 acres of his land at his property. By early 1898, nearly 21,000 apple trees had been planted on the cleared land. By the fall of 1899, 4,000 more apple trees were planted, in addition to 2,000 peach, pear, plum, and cherry trees (Noblitt, 36, citing Watauga Democrat, September 23, 1897; Greensboro Patriot, December 29, 1987, February 2, 1898, and September 13, 1899). With work on his orchards underway, Cone began to plan construction of a home on the site, as well as outbuildings including a carriage house and stable, a laundry house incorporating an icehouse and gaslight plant, two servants' houses, and a bowling alley. In addition to these structures and various farm buildings, Cone began erecting small frame houses in 1897 for workers and their families.

Landscape Design and Carriage Roads: The design of the landscape for the Flat Top Estate was of great interest to Moses Cone. No element of the estate was planned without consideration for all of the other elements; "the house and gardens, roads, lakes, pastures, and orchards represented a single composition. Each had to be evaluated for its relationship and impact on the other" (Noblitt, 48). Cone, in consultation with his wife Bertha and architect Orlo Epps, selected the site for the house, while Moses and Bertha Cone collaborated in the determination of alignments for

the various carriage drives that led to each of the important scenic attractions associated with the expansive estate.

The extensive network of carriage drives served a practical function—to connect different locations across the irregularly shaped and expansive estate—but aesthetic considerations were an essential factor in their design. Cone controlled the alignment and orientation of each portion of the drives to develop views and vistas. As Firth notes, "What makes the Cone roads so remarkable is their alignment. While others were striving to achieve smooth curves with gradual transitions, Moses Cone seems to have delighted in maximizing the number of sharp turns and switchbacks. While this would have been dangerous on public roads, on his private roads it enabled him not only to maintain a gentle gradient but to arrange a gentle sequence of views across the estate. These views gave each road a unique character, and it is the alignment of the roads to take advantage of their setting which constitutes Moses Cone's finest artistic achievement" (Firth, Cultural Landscape Report, 85).

Carriage roads were an important feature of several country estates constructed in the nineteenth century. Firth speculates that Cone may have been familiar with the writings of Hermann von Puckler-Muskau as he planned the carriage drives (Firth, Cultural Landscape Report, 85). The German prince and amateur landscape gardener created roads in the park at Muskau in Silesia in the mid-nineteenth century (Muskauer Park on the present-day border between Bad Muskau, Germany, and £êknica, Poland).

In the United States, George Vanderbilt commissioned the noted landscape architect Frederick Law Olmsted to lay out and direct construction of roads at Biltmore in the late nineteenth century. Olmsted designed a series of roads that travelled through a variety of trees and other vegetation, fashioning a landscape that appeared to have been created by nature (Noblitt, 48). The road system at Biltmore is composed of pleasure, service, and farm roads. Bridges and culverts carry these paved and unpaved roads over creeks and other water features. Olmsted's design for the road system, combined with his careful placement of trees and other vegetation,

created specific views for the visitors arriving to Biltmore (Hood, Biltmore Estate National Historic Landmark Nomination (Additional Documentation and Boundary Reduction)).

John D. Rockefeller, Jr., constructed nearly 60 miles of carriage roads on Mount Desert Island in Maine between 1913 and 1940. He sought to create a system of roads that would allow users to experience the landscape and thus feel restored by nature. Inspired by his family's estate Forest Hill, near Cleveland, Rockefeller engaged several engineers to assist him in the design and execution of his carriage road project. He sought to locate the roads in such a way that would maximize views of the island's features as well as the carriage road bridges (Lauren G. Meier, Historical Landscape Architect, Lee Terzis, Historian; revisions by Nancy J. Brown, Historical Landscape Architect, National Register Nomination. Historic Resources of Acadia National Park Multiple Property Listing (Brookline, Massachusetts: Olmsted Center for Landscape Preservation, June 2001, revised June 2005). Rockefeller reportedly visited Flat Top estate in the years following Moses Cone's death (Firth, Cultural Landscape Report, 85, citing Rieley and Brouse (1989), 5). The carriage roads, bridges, and gatehouses on Mount Desert Island, which are part of Acadia National Park, were listed as significant examples of landscape architecture in the National Register of Historic Places on November 14, 1979.

In many ways, the design and purpose of private carriage drive systems serve as a precedent for the automobile parkways of the twentieth century. As Firth notes, "Nineteenth century estate roads designed for pleasure driving were the forerunners of twentieth century recreational highways" (Firth, Cultural Landscape Report, 85). As exemplified at Flat Top Estate, travelers are led through carefully considered sequences of vistas across natural features such as mountains, forests, and streams, as well as man-made landscapes of fields, pastures, and orchards. In the case of the carriage drives, Cone used sharp hairpin turns that required carriages to nearly come to a stop, creating opportunities to perceive vistas across the estate.

In early 1899, Moses Cone hired J. M. Wolfe, a Greensboro contractor, to construct carriage roads at Flat Top. The roads are believed to have been designed by Cone himself, who is said to have walked or driven along the line of a proposed road followed by a crew who would mark the

route. Cone reportedly retained W. G. Potter, a civil engineer from Greensboro, to assist him with any engineering issues with the carriage roads (Noblitt, 22). Construction on the roads began in May 1899. The carriage roads were constructed of hard-packed dirt, usually 12 to 15 feet in width, and comprised of a series of switchbacks that allowed the road grades to be kept at no more than five percent, reducing washouts and other problems associated with steeper slopes. The gentler slopes also made it easier to haul farm produce and equipment. Nearly 22 miles of roads had been constructed by the end of the summer of 1899, and nearly 25 miles of roads were constructed by 1905 (Noblitt, 48–49, citing F. S. Mumford Diary, July 6, 1900; Lenoir Semi-Weekly News, September 8, 1899; Firth, 11). It was in that year that Moses and Bertha Cone went on a world tour, from which Moses Cone returned in poor health.

Although the Cones kept surreys, which were pulled by horses at a fast trot, the carriage roads with their many hairpin bends were not suitable for coach driving. Instead, they were intended to be driven along at a leisurely pace so that passengers could enjoy the scenery. The plantings along the carriage drives at Flat Top Estate, to be viewed from horseback or from slow-moving carriages, are also a significant aspect of their design. The extensive plantings notably used native species; Cone was rigorous in excluding exotic species, although blending exotic and native plantings was common practice at the time among landscape architects (Firth, Cultural Landscape Report, 85). In some areas along the roads Cone planted rows of sugar maples, while in others he planted groves of balsam fir. The landscape was carefully developed by Cone to reveal views and to provide a varying experience from season to season. Cone arranged the tree plantings to frame sequential views, allowing riders to wind through the tree-lined roads to a succession of lookouts. For example, near Flat Top Manor house the roads travelled through lines of formally planted trees and pastures before entering heavily forested areas, from which riders emerged at carefully designed lookouts (Noblitt, 49–50). The carriage roads were used by the Cones and their guests for horse-riding and walking. The Cones opened the carriage roads to residents of the Blowing Rock area, who were allowed to walk or ride horses, and to enjoy the views. However, neither the Cones and their guests, nor the public, used the carriage roads for travel by automobiles.

Gardens, Deer Parks, and Water Features: In addition to the carriage drives, the landscape of Flat Top Estate incorporates other designed features of interest, including gardens, deer parks, and water features, as well as the forests and orchards described above. While Moses Cone did not establish the elaborate formal gardens seen at other country estates such as Biltmore and Reynolda, he did plant gardens at his estate. Southeast of the manor house was a terraced fruit and vegetable garden, sited on the slope below the carriage house. This garden was planted in April 1900 and included a variety of raspberries, strawberries, rhubarbs, asparagus, carrots, onion, lettuce, radishes, beans, sprouts, spinach, and beets, for use by the estate. In later years, flowers were grown in the terraced garden as well. Behind the manor house, the Cones also planted fruit, vegetable, and flower gardens. These included a cutting bed of peonies. The other location on the estate where ornamental plantings were prevalent was around Bass Lake. Here, Bertha Cone planted extensive beds of white hydrangeas framed by nearby evergreen tree plantations. Other than these more formal gardens, the landscape at Flat Top estate was largely treated as a picturesque park that emphasized and enhanced the natural setting (Firth, Cultural Landscape Report, 60; Noblitt, 52).

Between 1899 and 1908, Moses Cone constructed two deer parks at Flat Top Estate to house and protect more than 100 white-tailed deer. The Cones imported the deer from Pennsylvania and Long Island, as hunting had reduced the number of wild deer in the Blowing Rock area. The first deer park, approximately 15 acres in size, was developed in 1899 next to Flat Top Orchard and was enclosed by a wire fence to allow the deer to be visible from the entrance road. The second deer park, constructed in 1908, was nearly 200 acres in size and was situated on Rich Mountain. A 10-foot-high paling fence surrounded the park. Cone prohibited his tenants and the public from hunting on his estate. Deer remained on the property until 1920, when they were sold by Bertha Cone (Firth, Cultural Landscape Report, 55).

To further enhance the estate, Moses Cone had two lakes constructed: Trout Lake, situated at Flannery Fork Road below Rich Mountain, and Bass Lake, located between Flat Top Manor house and the village. Bass Lake's location below Flat Top Manor house provided an excellent reflective foreground for viewing the house as visitors entered the estate. In addition to the lakes, small

ponds and pools were constructed at the estate to enhance the natural scene. In the middle of Flat Top Orchard was Upper Pond. The pond was retained by an earthen dam. Two heart-shaped pools were situated near the Upper Pond, above Bass Lake. It is believed that the heart-shaped pools, which were stocked with trout, were added by Bertha Cone as they are not shown on a 1909 map of the estate. Another small pool was located northwest of Trout Lake (Noblitt, 57–58).

Apple Orchards and Agriculture: The primary agricultural features of the estate, the apple orchards, represent an important part of America's horticultural heritage. Although only a small amount of commerce involving apples was possible in the United States until the mid-nineteenth century because of a lack of transportation systems suitable for conveying the fruit to market, apples were a popular crop. Each farm had its own orchard, typically consisting of seedling trees as well as grafted nursery trees. Common apples from seedling trees were used to feed stock and for cider-making, while the apples from a wide variety of grafted trees provided crops throughout the year. Increasing interest in pomiculture led to a wide variety of apples being grown in this country. By the middle of the nineteenth century, Andrew Downing and his brother Charles had identified more than 1,800 varieties of apples, of which 1,099 were American in origin (Firth, Cultural Landscape Report, 87, citing Bailey, 1892, 230).

The opening of canals and extension of railroads in the latter half of the nineteenth century stimulated the development of commerce in apples. Among the primary challenges to the commercial development of apple orchards were losses through disease and pests. Insecticides were first introduced in New York State in the 1870s and fungicidal sprays in 1885, leading to increased success among commercial growers (Firth, Cultural Landscape Report, 87, citing Beach, 1905, 41). However, an outcome of this commercial success was that growers gradually concentrated on a few varieties of apples, rather than continuing to propagate the wide variety of older types previously found in individual farm orchards.

The Cone orchards were established in the early days of commercial apple growing in the United States. The Cones incorporated a large number of apple varieties into their plantings, rendering the orchards a microcosm of what was available at the time. Flat Top Estate included two types of

orchards: commercial sections, in which the Cones grew sixteen cultivars selected for marketability and adaptation to the region, and family orchards, which featured fifty-nine varieties of apples. Some of these varieties may have only been cultivated locally but each was valued for its particular qualities. Of the seventy-five types of apples grown on the estate, many are no longer commercially available and some may be considered rare. As noted by Ian Firth, the orchards ". . . are potentially important as a collection of old apple varieties; some of which are now rare. The combination of commercial with family orchards makes them representative of a turning point in the composition of American orchards" (Firth, Cultural Landscape Report, 92). The Cone orchards are important to understanding the history of fruit-growing in the United States, as well as the germplasm of old apple varieties grown in the region.

The fruit trees at Flat Top were mostly contained in three main orchards. The largest orchard, Flat Top Orchard, occupied 82 acres along the slopes of the valley below the manor house. The 81-acre China Orchard sat below Sandy Flat, along the scarp face of the Blue Ridge. Adjacent to Flat Top Orchard and approximately one-third of its size was Saw Mill Place Orchard. A fourth orchard owned by Moses Cone was located nearly 3 miles away from Flat Top Estate, next to the Green Park Hotel. In addition to the four orchards, fruit trees were also planted near the estate employees' homes (Firth, Cultural Landscape Report, 38).

When Moses Cone began planting apple trees in 1898, pomologists considered the soil and climate in western North Carolina among the best in the United States for growing choice winter apples. Orchards were prevalent in North Carolina at the beginning of the twentieth century, as the state's 4.2 million trees produced more than 7 million bushels of apples annually (Noblitt, 36–37, citing North Carolina Board of Agriculture, Apple Bulletin (July 1900), 18, 4–5). The Cone estate had a particularly well suited climate for growing apples. The Flat Top, China, and Saw Mill Place orchards were all located below an elevation of 4,000 feet and possessed a southerly orientation. Despite the steep slopes and shallow, stony soil at the three orchard sites, the varieties of apple trees planted were successful in these locations (Firth, Cultural Landscape Report, 39). By the fall of 1899, the number of apple trees at Flat Top Estate totaled 25,100

(Noblitt., 36, citing Watauga Democrat, September 23, 1897; Greensboro Patriot, December 29, 1987, February 2, 1898, and September 13, 1899).

Although his new orchards would prove to be successful financially, Moses Cone apparently began planting fruit trees because of his personal interest in scientific farming, rather than as an investment. Cone was particularly interested in demonstrating the value of scientific pomology (Noblitt, 36–37). Scientific practices, including research on the development, cultivation, and physiological studies of fruit, were beginning to play an important role in the production of commercial produce at the time Moses Cone began planting the orchards at Flat Top. Cone sought an individual with proper training who could be charged with managing the orchards, which were to show what could be realized with scientifically practiced agriculture. In late 1899, Cone hired 31-year-old Freeman Mulford of New Jersey to manage his orchards (Noblitt, 47, citing Greensboro Patriot, September 13, 1899; U.S. Bureau of the Census, Population Schedules, Watauga County, 1900; Firth, 14). Mulford later worked at the United States Department of Agriculture as a horticulturist specializing in the nomenclature of annual plants (Firth, Cultural Landscape Report, 27; Firth notes that Mulford's diary suggests a wide knowledge of horticulture, and that seventeen years later, Olmsted, Colville, and Kelsey cited Mulford as an authority within the U.S. Department of Agriculture on the nomenclature of annual plants). During the next year, Mulford inventoried and mapped the orchards at Flat Top, as well as the orchard at Green Park. In keeping with his desire to demonstrate the value of scientific pomology, Cone had seventy-five varieties of apples planted, many of which were considered rare. Cultivars best suited for the slope of the orchards were chosen. Sixteen varieties were sold commercially, while the rest were for the use of the Cone family and estate. In addition to apples, Mulford's inventory also indicated that pears, peaches, plums, cherries, nectarines, chestnuts, and hickory nuts were being grown at the Cone orchards (Firth, Cultural Landscape Report, 40).

The trees in the orchards were planted approximately 35 feet apart, interspersing rows of permanent trees with filler trees. The filler trees protected the permanent trees for the first several years of growth, until they reached their full production potential, at which time the filler trees were removed. The trees were typically pruned from February to May, while pesticides and

fungicides were applied to the trees throughout the growing season. After the apples were harvested, they were taken to apple barns where they were sorted and packaged. Apples that were not being sold immediately were stored in large barrels of cool water insulated with wood shavings (Noblitt, 53, citing James Beeler and others, "An Analysis of the China Orchard in the Moses H. Cone Estate, 1900–1947 (Student paper, Appalachian State University, 1980), 94–95).

Cone gradually extended his apple orchards over the next decade (Noblitt, 36, citing North Carolina Board of Agriculture, Apple Bulletin (July 1900), 18, 4–5). By the early 1900s, the orchards employed more than 15 percent of the population of Blowing Rock; the more than 10,000 trees produced over 50,000 bushels of apples that were shipped throughout the Southeast and elsewhere, as well as used on the estate (Buxton, Historic Resource Study, Appendix – Draft National Register nomination, undated). The extensive local employment provided by the orchards provided an alternative to subsistence farming and improved the economy of the community.

In scientific agriculture, as with landscape architecture, Moses Cone was largely self-taught. Cone subscribed to several farm magazines including Progressive Farmer, read technical reports, and subscribed to societies and organizations that shared the information he sought for application at his estate; for example, he was a member of the American Hereford Cattle Breeders' Association. In addition to practicing the model scientific methods of orchard management, Moses Cone also sought to demonstrate best practices in stock farming. In the fall of 1899, Cone had 400 acres on the slopes of Flat Top and Rich mountains turned into land for grazing. By early 1900, he had purchased ninety-nine cattle, as well as Shropshire sheep, horses, oxen, and turkeys. Cone also constructed a hennery near the carriage house to house Brown Leghorns. In 1902, the Greensboro Patriot reported that Cone was developing some of the finest cattle in the state. However, despite his success in raising livestock, Cone eventually scaled back cattle breeding as he did not find it profitable (Noblitt, 54–55 citing Greensboro Patriot, June 18, 1902).

Moses and Bertha Cone were avid conservationists with regard to the natural resources of their estate. Reportedly influenced by Gifford Pinchot, they planted a wide variety of trees and

wildflowers (including native as well as non-native species), constructed lakes, and created deer parks to protect the deer population. Moses Cone considered the placement of and interrelationships between the gardens, orchards, fields, ponds, pastures, and other developed resources of their property, as well as the relationship between the estate and the surrounding environment.

Design and Construction of Flat Top Manor, 1899–1900: Flat Top Manor, built at the turn of the twentieth century as a summer residence for Moses Cone and his family, is significant at a state level for architectural design as a Colonial Revival residence. Designed by the noted, Cornell University-trained architect, Orlo Epps (1864–1926), Cone initially contacted architect Stanford White of the architectural firm of McKim, Mead, and White. However, White informed Bertha Cone that he was not interested in the job unless the Cones were prepared to spend $100,000 on the home. Upon White's rejection, the Cones hired Epps, whose practice was located in Washington, D.C. The Cones were familiar with Epps through his previous practice in Greensboro as part of the firm Epps & Hackett, which was responsible for the design of Proximity Mill (Noblitt, 36–37).

Born in Elkhart, Indiana, in 1864, Orlo Epps moved to Oneonta, New York, at the age of sixteen. He attended Cornell University in Ithaca, New York, graduating in 1887. Epps was thus a part of the first generation of architects schooled in America. Upon graduation from Cornell, and after a brief period of service in the U.S. Army, Epps returned to Oneonta to practice architecture. In 1894, Epps moved to Greensboro, North Carolina, where he served as a professor of mathematics and physics for seven years at the Agricultural and Mechanical College. While in Greensboro, Epps was also a partner in the firm Epps and Hackett, for which he designed buildings including the Foust Building (1891) for the State Normal and Industrial School for Girls, now the University of North Carolina at Greensboro. Epps was also responsible for the designs of the Knights of Pythias Building (1891) and the B. J. Fisher Hotel (1892) in Greensboro. In 1895, the firm of Epps and Hackett was hired by the Cone brothers to design Proximity Mill. In the late 1890s, Epps moved to Washington, D.C., where he was practicing when Moses and Bertha Cone approached him to design their new manor house. His relationship with the Cone family continued to bring

Epps commissions, and in 1902, he designed the Cone Export and Commission Building in Greensboro. Epps left Washington in 1905 and returned to Oneonta, New York, where he started a hardware business. In 1908, after a major fire in Oneonta, Epps returned to architectural practice. In 1911, he opened his own office and continued to practice architecture until his death in 1926. During this time he designed a number of buildings in New York State, including the State School of Agriculture in Delhi, New York (Surber and Barber Architects, Inc., Moses H. Cone Manor House: Historic Structure Report, 18–19).

Epps designed the Cone manor house in the Colonial Revival style, which became popular in the 1880s after national interest in the Colonial period and the early history of the nation was piqued during Centennial celebrations held in Philadelphia in 1876. The style, which sought to revive stylistic components of English architecture of the Georgian period, continued to gain popularity in the 1890s and beyond. Colonial Revival buildings were often characterized by a primary facade with symmetrically balanced windows and an accentuated center door, normally with a decorative crown (pediment) supported by pilasters; doors with overhead fanlights or sidelights; windows frequently placed in adjacent pairs, and having double-hung sash, usually with multi-pane glazing in one or both sash. While it can be argued that the manor house is not a pure example of the Colonial Revival style, it strongly exhibits features of the style and is even more characteristic of the hip-roof-without-full-width-porch principal subtype. (Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 2006), 321¬–326). Flat Top Manor is characterized by a symmetrically balanced primary facade and an accentuated front door defined by a projecting portico, and paired multi-pane, double-hung windows. A porch complete with Ionic columns extends across the main facade of the home. Unlike other early houses of the period in North Carolina that incorporated Neo-Classical or Neo-Colonial details such as columns, pediments, and Palladian windows, in Queen Anne-style buildings, Flat Top Manor was an early example of the Colonial Revival style, one of the earliest Colonial Revival-style houses built in the state, and the grandest and most fully realized of those that survive (Laura Philips, draft National Register nomination, citing an oral interview with Catherine W. Bishir, October 8, 2009. Philips also notes that the mountainside setting at Flat Top,

where a rustic lodge might be the expected architectural expression, made the Colonial Revival style manor house particularly impressive).

As noted by architectural historian Catherine Bishir:

"The Colonial Revival style resulted, in large part, from expositions during the last quarter of the nineteenth century that showed Americans what their culture was becoming and what American architecture should be. The 1876 Centennial Exposition generated a burst of patriotic enthusiasm for America's past, including its architecture from the colonial period. The principal buildings at the 1893 World's Columbian Exposition exhibited Beaux Arts classicism. At the same time the buildings representing individual state exhibits tended to be more residential in character, highlighting each state's typical – which usually meant colonial – architecture. Often these were free interpretations of "colonial" themes that for many included not only the actual colonial period, but also the early nineteenth century and – especially in the South – the antebellum period […] The new passion for colonial architecture reflected a larger concern for stabilizing the identity of American culture in the face of massive immigration, class strife, and burgeoning industrialization. The Colonial Revival style was extolled as the architecture of Americanness, patriotism, stability, and longevity. For industrialist Moses Cone and his wife – both of German Jewish ancestry – who consciously adopted the symbols and actions of old-stock Americans, the selection of the Colonial Revival style for their house was a natural choice." (Catherine W. Bishir, North Carolina Architecture, Portable Edition (Chapel Hill: The University of North Carolina Press for the Historic Preservation Foundation of North Carolina, Inc., 2005), 489–490).

Together, with Epps, the Cones selected a site for the manor house at an elevation of 4,000 feet that afforded panoramic views to the south and east. Construction on the house began in September 1899 and continued until early 1900. The Watauga Democrat reported that construction of the house cost an estimated $60,000 to $75,000 (Noblitt, 42, 46; Watauga Democrat, January 24, 1901). The completed wood-framed structure was a twenty-three room, 13,795 square foot mansion, two-and-one-half-stories tall and symmetrical in form. The exterior featured an expansive wrap-around porch with Ionic columns and a balustraded roof deck; front

steps rising to the semicircular porch entrance bay; and Colonial Revival-style details including a pedimented center bay, fluted corner pilasters, a dentilated cornice, and Classical dormers. The interior featured a hall, parlor/music room, library, dining room, and billiard room in the front portion of the main floor, with living spaces and bedrooms on the second floor, and additional bedrooms in the third floor attic. Service spaces included the kitchens, pantries, servants' hall, basement, and offices. The interior public and family rooms were ornamented with Classical and Colonial Revival details, including the grand stair, mantels, paneled doors and wainscots, cornice moldings, and door and window surrounds. The house featured numerous modern conveniences, including tiled bathrooms; a service wing with built-in cabinets, marble sinks, hot and cold running water, and both ceramic tile and linoleum flooring; acetylene lights; a telephone system; and a wood-burning central heating system. Materials and furnishings were brought by teams of oxen over mountain roads from Lenoir, with materials purchased from as far away as California and household furnishings brought from Europe and the Far East. Firth notes, "The manor house would have been unremarkable in a different setting, but its construction was an extraordinary undertaking in the mountains."

In 1909 Bertha Cone expanded the kitchen to the north by 10 feet (Specht et al., 22, citing Surber and Barber Architects, Inc., Moses H. Cone Manor House, Historic Structure Report, 3). In 1915, the telephone system was improved and the house was outfitted with electricity in the mid-1920s. The next alteration was done by the National Park Service for increased protection from fire; in the winter of 1950 the extensive plumbing connections were modified to permit the use of the two standpipes without activating the entire system (Specht et al., 22, citing Superintendent's Monthly Report for February 1950, Blue Ridge Parkway Archives, Asheville, North Carolina). The west portion of the sun porch was added by the National Park Service after 1960 (Specht et al., 22, citing Surber and Barber Architects, Inc., Moses H. Cone Manor House, Historic Structure Report, 3). The 1970s saw the addition of public restrooms on the west end of the porch. In 2008, the restrooms were removed from the porch in order to restore the house to its original historical design. Restrooms were moved to the near-by carriage house. In the last ten years all of the balustrades on the veranda were replaced. Other than routine painting, roofing, and

maintenance, the aforementioned structural alterations represent the only significant changes to Flat Top Manor to date.

Life and Work at Flat Top Estate: The labor system created at the estate was similar to that used at the Cone's Greensboro mills, where talking to a union representative, excessive drinking, or poor moral character were grounds for dismissal. Estate workers were paid 7-1/2 cents per hour. In return for their work, they were allowed to live rent-free on the estate and received pasturage for one cow and a half-acre garden plot (Noblitt, 47–48, citing Miscellaneous Journal, Blue Ridge Parkway Archives; J. D. Brown Ledger Book, 172; Clyde Downs, interview by Tom Robbins and Kent Cave, November 21, 1975, transcript in "Moses Cone Fact Book," volume 2, Blue Ridge Parkway Library). The Cones provided sufficient work during the winter months so that tenants received regular wages year-round; in turn, the tenants paid for farm products they used such as apples, hay, and firewood.

Moses Cone and the Cone family became known not only for their business acumen but also for their philanthropy. They were interested in the health and education of their employees, and provided welfare service as well as company schools (Firth, Cultural Landscape Report, 86, citing Maribeth Crandell, Moses H. Cone, His Family, His Fortune, and His Life (Greensboro, North Carolina: Cone Printing Services, 1977), 5). The Cones took a paternalistic view of their works, expecting deference and a willingness to follow the rules of the estate. Some families remained with the estate for decades, with children born at Flat Top spending their adult lives there as well. At Flat Top estate the Cones provided funds for establishment of Sandy Flat School and required that all children on the estate attend school. Bertha Cone, as well as Moses Cone's sister Etta, taught at Sandy Flat School. (After school consolidation, Bertha Cone arranged for the building to be given to the Sandy Flat Baptist Church for continued use.) Moses Cone served on the Watauga County Board of Education and Moses and Bertha Cone served on the original Board of Governors of Appalachian Training School, later Appalachian State University.

The estate was important as a place of private recreation in which the Cones and their guests could enjoy the relaxing mountain environment. Moses Cone developed the carriage drives,

constructed lakes, and orchestrated views and landscape spaces framed with ornamental plantings to provide a pastoral setting for his family's activities. The lakes and ponds were stocked with fish for the family's use. Flat Top Estate and its manor house served not only as the focus of Cone's social life and the center of activities for Moses and Bertha Cone during the summer, but also as the setting for visits from their many distinguished and prominent friends. The Cones entertained family, friends, and influential guests such as the governor of North Carolina and the president of the Southern Railroad Company at Flat Top Estate. Moses Cone's sisters, Etta Cone and Dr. Claribel Cone, renowned collectors of modern art, also spent many summers at the estate.

3. Flat Top Estate after Moses Cone, 1908-1947

Moses Cone, whose health had begun to deteriorate in his last years, died in Baltimore on December 8, 1908, from myocarditis, pulmonary edema, arteriosclerosis, chronic nephritis, and high blood pressure. Cone's body was escorted by family members from Baltimore to Greensboro on a Southern Railway train. Additional family members, friends, employees, and government officials joined the funeral party, which continued to Blowing Rock in coaches and wagons. Moses Cone was laid to rest at a site halfway up Flat Top Mountain. A granite monument with an inscribed bronze plaque marked the grave (Noblitt, 110–111, citing Charlotte Daily Observer, December 9, 1908, and December 10, 1908; Greensboro Daily News, December 10, 1908).

Moses Cone left no will and upon his death, his heirs, who included his wife Bertha and his brothers and sisters, were required to settle his estate. Cone's estate, which included Flat Top Estate, his textile holdings, and life insurance policies, was valued at nearly $500,000, a significant sum at the time. Due to the size and complexity of the estate, it took Bertha Cone and Ceasar Cone, the court-appointed administrators of the estate, two-and-one-half years to negotiate a settlement that was acceptable to all parties. The final agreement, which was signed in May 1911, gave Bertha control of Flat Top Estate and Moses Cone's other personal property, while her stock in the Cone Export and Commission Company was conveyed to Moses H. Cone Memorial Hospital, a proposed facility the Cones sought to build in honor of Moses. Although Bertha Cone would continue to receive income from the stock during her lifetime, these assets would be

donated to the hospital upon her death along with the entire estate at Blowing Rock, which would be converted to a park. By terms of the settlement, Bertha Cone was excluded from management of the Cone Export and Commission Company (Noblitt, 113¬–114; Indenture, May 30, 1911).

Shortly after Moses Cone's death, Bertha's unmarried sisters, Sophia and Clementine Lindau, moved into Flat Top Manor house. The three sisters lived at the North Carolina estate during the summer and fall, and at Sophia's home on Eutaw Place in Baltimore during the winter and spring (Noblitt, 120, citing Nancy Lindau Lewis and Judith Lindau McConnell, interview by Noblitt, October 6, 1990; Edward Cone, interview by Noblitt, July 27, 1993).

Bertha Cone was determined to carry on her husband's work at the estate. In addition to running the household, a task that had always been her responsibility, Bertha now managed the tenants and supervised the maintenance of the grounds and infrastructure. Although she had some familiarity with basic farm operations before Moses died, Bertha expanded her knowledge of the subject by subscribing to and reading farm journals and magazines, as well as through experience gained in running the estate (Noblitt, 115¬–117). She expanded farming operations at Flat Top Estate in the 1910s to include dairy operations. In 1913, D.M. Sullivan, an employee of Proximity Manufacturing, designed a twelve-stall dairy that was constructed at Flat Top. The Flat Top Manor Dairy was the first Grade A dairy in Watauga County and supplied milk to nearby hotels. The dairy also sold cream to the Catawba Creamery in Hickory, where it was processed into butter (Noblitt, 117, citing Charlie Isenhour, interview by Judy Cornett, May 29, 1975, transcript, Blue Ridge Parkway Library; sales receipts and other dairy records, Blue Ridge Parkway Archives).

In addition to expanding farming operations, Bertha Cone also made several improvements to enhance the efficiency of the farm, particularly with regard to apple growing. In keeping with her husband's desire for the orchards to demonstrate the value of scientific pomology, Bertha invited W. N. Hutt, a North Carolina state horticulturist, to the orchards in 1912 to demonstrate the best methods of picking and packing apples to her employees as well as other local farmers (Noblitt,

128, citing Watauga Democrat, August 29, 1912, October 3, 1912, and October 10, 1912). Harvesting apples from the China Orchard had always been extremely labor intensive, as apples had to be transported up the mountainside using wooden sleds. In 1914, construction began on a cable and rail system that transported boxes of apples in 12 by 4 foot wooden carts 1,700 feet up the hillside to the engine house near the Yonahlossee Turnpike (Noblitt, 118, citing F. Y. V. Grice, Broderick and Bascom Rope Company, to Mrs. Moses H Cone, October 6, 1913, Blue Ridge Parkway Museum Collection). In the 1920s, apple harvests increased from 20,000 bushels a year to more than 40,000 bushels a year. The estate realized a profit of nearly $60,000 a year from apple sales during this time (Moblitt, 128, citing Omer Coffey, interview by Noblitt, October 19, 1991; Watauga Democrat, May 13, 1926; Time Book, 1914, Blue Ridge Parkway Archives).

In addition to providing a source of income, the farm also afforded a significant supply of fresh produce, meat, and dairy products. During the winter months, Bertha arranged for food to be shipped to her home in Baltimore, while farm products were also sent to friends and relatives in Greensboro, Atlantic City, and Baltimore. Even Gertrude Stein, a friend of Moses Cone's sisters Claribel and Etta, received apples from Flat Top in Paris, and several bushels of apples were sent to American soldiers in Europe during World War I.

In 1916, a small landslide blocked the spillway at the Trout Lake dam during a two-day storm that caused heavy flooding throughout much of western North Carolina. The quickly rising water ruptured a 120-foot section of the dam and ran down the mountainside, destroying two residences. Bertha never rebuilt the dam at Trout Lake.

Other problems plagued Flat Top Estate during the 1920s and 1930s. For example, when the gate valve on the Bass Lake dam broke and the lake was drained to allow repair, a portion of the earthen dam slumped, necessitating extensive and costly repairs. By 1927, a chestnut blight eliminated the American chestnut trees from the property. (Noblitt, 130–133, citing Edward Cone interview; C. A. Reed to Mrs. Bertha L. Cone, September 24, 1930, Blue Ridge Parkway Archives. It was this chestnut blight that effectively wiped out the American chestnut from Eastern hardwood forests.)

In 1935, government surveyors began laying out a route of the proposed Blue Ridge Parkway. The road was to run between the manor and Bass Lake, causing Bertha to be concerned that the new road would affect the carriage roads, trees, and shrubs on her property and would interrupt the views from the manor house. Bertha actively opposed the placement of the road through her estate and sought assistance from her brothers-in-law, Ben and Herman Cone. Surveyors returned to Flat Top in the spring of 1939, prompting further action by Bertha Cone. Bertha began writing to Arno Cammerer, Director of the National Park Service, urging him to preserve her estate. She also hosted North Carolina Congressman Robert Doughton and Secretary of the Interior Harold Ickes on a visit to Flat Top, hoping that the beauty of the estate would persuade them to route the proposed road through another location. Bertha even expressed her concerns in a letter to President Franklin Roosevelt (Noblitt, 136–137, citing Mrs. Moses H. Cone to President Franklin D. Roosevelt, July 14, 1939). Eventually, Bertha showed a willingness to compromise and indicated that if the government delayed construction of the road until after her death she would drop her protest. The National Park Service agreed, and construction on the Blue Ridge Parkway at Flat Top did not commence until after Bertha's death (Noblitt, 137, citing Mrs. Moses H. Cone to Arthur E. Demaray, July 28, 1939, "Moses Cone Fact Book," volume 2).

The involvement of the United States in World War II and the need for soldiers and civilian defense workers raised wages in the American labor market significantly. In response, Bertha raised the pay of her workers and, as a result was forced to reduce the number of employees at Flat Top from twenty-nine in 1941 to twenty-four in 1945. In addition, Bertha closed the dairy and reduced the acreage of the orchards (Noblitt, 137–138, citing Pay Ledgers, Blue Ridge Parkway Archives).Moses Cone, whose health had begun to deteriorate in his last years, died in Baltimore on December 8, 1908, from myocarditis, pulmonary edema, arteriosclerosis, chronic nephritis, and high blood pressure. Cone's body was escorted by family members from Baltimore to Greensboro on a Southern Railway train. Additional family members, friends, employees, and government officials joined the funeral party, which continued to Blowing Rock in coaches and wagons. Moses Cone was laid to rest at a site halfway up Flat Top Mountain. A granite monument with an inscribed bronze plaque marked the grave (Noblitt, 110–111, citing Charlotte

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Bertha Cone was determined to carry on her husband's work at the estate. In addition to running the household, a task that had always been her responsibility, Bertha now managed the tenants and supervised the maintenance of the grounds and infrastructure. Although she had some familiarity with basic farm operations before Moses died, Bertha expanded her knowledge of the subject by subscribing to and reading farm journals and magazines, as well as through experience gained in running the estate (Noblitt, 115¬–117). She expanded farming operations at Flat Top

Estate in the 1910s to include dairy operations. In 1913, D.M. Sullivan, an employee of Proximity Manufacturing, designed a twelve-stall dairy that was constructed at Flat Top. The Flat Top Manor Dairy was the first Grade A dairy in Watauga County and supplied milk to nearby hotels. The dairy also sold cream to the Catawba Creamery in Hickory, where it was processed into butter (Noblitt, 117, citing Charlie Isenhour, interview by Judy Cornett, May 29, 1975, transcript, Blue Ridge Parkway Library; sales receipts and other dairy records, Blue Ridge Parkway Archives).

In addition to expanding farming operations, Bertha Cone also made several improvements to enhance the efficiency of the farm, particularly with regard to apple growing. In keeping with her husband's desire for the orchards to demonstrate the value of scientific pomology, Bertha invited W. N. Hutt, a North Carolina state horticulturist, to the orchards in 1912 to demonstrate the best methods of picking and packing apples to her employees as well as other local farmers (Noblitt, 128, citing Watauga Democrat, August 29, 1912, October 3, 1912, and October 10, 1912). Harvesting apples from the China Orchard had always been extremely labor intensive, as apples had to be transported up the mountainside using wooden sleds. In 1914, construction began on a cable and rail system that transported boxes of apples in 12 by 4 foot wooden carts 1,700 feet up the hillside to the engine house near the Yonahlossee Turnpike (Noblitt, 118, citing F. Y. V. Grice, Broderick and Bascom Rope Company, to Mrs. Moses H Cone, October 6, 1913, Blue Ridge Parkway Museum Collection). In the 1920s, apple harvests increased from 20,000 bushels a year to more than 40,000 bushels a year. The estate realized a profit of nearly $60,000 a year from apple sales during this time (Moblitt, 128, citing Omer Coffey, interview by Noblitt, October 19, 1991; Watauga Democrat, May 13, 1926; Time Book, 1914, Blue Ridge Parkway Archives).

In addition to providing a source of income, the farm also afforded a significant supply of fresh produce, meat, and dairy products. During the winter months, Bertha arranged for food to be shipped to her home in Baltimore, while farm products were also sent to friends and relatives in Greensboro, Atlantic City, and Baltimore. Even Gertrude Stein, a friend of Moses Cone's sisters Claribel and Etta, received apples from Flat Top in Paris, and several bushels of apples were sent to American soldiers in Europe during World War I.

In 1916, a small landslide blocked the spillway at the Trout Lake dam during a two-day storm that caused heavy flooding throughout much of western North Carolina. The quickly rising water ruptured a 120-foot section of the dam and ran down the mountainside, destroying two residences. Bertha never rebuilt the dam at Trout Lake.

Other problems plagued Flat Top Estate during the 1920s and 1930s. For example, when the gate valve on the Bass Lake dam broke and the lake was drained to allow repair, a portion of the earthen dam slumped, necessitating extensive and costly repairs. By 1927, a chestnut blight eliminated the American chestnut trees from the property. (Noblitt, 130–133, citing Edward Cone interview; C. A. Reed to Mrs. Bertha L. Cone, September 24, 1930, Blue Ridge Parkway Archives. It was this chestnut blight that effectively wiped out the American chestnut from Eastern hardwood forests.)

In 1935, government surveyors began laying out a route of the proposed Blue Ridge Parkway. The road was to run between the manor and Bass Lake, causing Bertha to be concerned that the new road would affect the carriage roads, trees, and shrubs on her property and would interrupt the views from the manor house. Bertha actively opposed the placement of the road through her estate and sought assistance from her brothers-in-law, Ben and Herman Cone. Surveyors returned to Flat Top in the spring of 1939, prompting further action by Bertha Cone. Bertha began writing to Arno Cammerer, Director of the National Park Service, urging him to preserve her estate. She also hosted North Carolina Congressman Robert Doughton and Secretary of the Interior Harold Ickes on a visit to Flat Top, hoping that the beauty of the estate would persuade them to route the proposed road through another location. Bertha even expressed her concerns in a letter to President Franklin Roosevelt (Noblitt, 136–137, citing Mrs. Moses H. Cone to President Franklin D. Roosevelt, July 14, 1939). Eventually, Bertha showed a willingness to compromise and indicated that if the government delayed construction of the road until after her death she would drop her protest. The National Park Service agreed, and construction on the Blue Ridge Parkway at Flat Top did not commence until after Bertha's death (Noblitt, 137, citing Mrs. Moses H. Cone to Arthur E. Demaray, July 28, 1939, "Moses Cone Fact Book," volume 2).

The involvement of the United States in World War II and the need for soldiers and civilian defense workers raised wages in the American labor market significantly. In response, Bertha raised the pay of her workers and, as a result was forced to reduce the number of employees at Flat Top from twenty-nine in 1941 to twenty-four in 1945. In addition, Bertha closed the dairy and reduced the acreage of the orchards (Noblitt, 137–138, citing Pay Ledgers, Blue Ridge Parkway Archives).

4. Flat Top Estate After Bertha Cone- Mose H. Cone Memorial Park, 1947-present

In early June, 1947, Bertha Cone suffered a heart attack. She died several days later, on June 8, at the age of eighty-nine. Local newspapers reported that her estate was worth an estimated $15 million. As directed by the 1911 agreement, nearly all of her property, including the Cone Company stock and the Flat Top Estate, was left to the trustees of Moses H. Cone Memorial Hospital. All remaining personal property and stocks were divided among charities and relatives according to her will. Bertha bequeathed $10,000 to the Blowing Rock Hospital and $15,000 to various Jewish and community organizations in Baltimore, while trust funds were established for relatives. Bertha also stipulated in her will that Flat Top Manor house be closed after her death and never opened again for any purpose (Noblitt, 139–141, citing Bertha Cone will).

Upon Moses Cone's death, Bertha Cone and his family established a hospital corporation in his memory; Moses H. Cone Memorial Hospital was constructed in Greensboro in 1951. Bertha Cone also ensured that Flat Top Estate would become a public park upon her death. Moses H. Cone Memorial Park officially opened in 1951. The trustees of Moses H. Cone Memorial Hospital were charged with the task of managing Moses H. Cone Memorial Park at Flat Top, and at the same time building and operating the new hospital in Greensboro. It was evident to the trustees that the hospital and park would be competing for the same financial resources and since their first priority was the hospital, the trustees sought to divest themselves of Flat Top Estate. In July 1947, the trustees approached Sam Weems, Superintendent of the Blue Ridge Parkway, to gauge the National Park Service's interest in assuming ownership and management of the estate (Anne

Mitchell Whisnant, Super-scenic Motorway: A Blue Ridge Parkway History (Chapel Hill, North Carolina: University of North Carolina Press, 2006), 143–144).

Fourteen years earlier, after years of planning and in conjunction with the successful completion of Skyline Drive in Shenandoah National Park, construction of the Blue Ridge Parkway had been approved on November 19, 1933. Landscape architect Stanley Abbott and his colleagues sought to highlight the diverse landscape of the parkway and also reveal the "charm and interest of the American countryside" by preserving the cultural history of the surrounding landscape. The 1936 master plan for the parkway called for twenty recreation areas to be established along the route. Moses H. Cone Memorial Park would join these sites as part of the recreational areas associated with the Blue Ridge Parkway. Once the National Park Service had decided to acquire Flat Top Estate, legal obstacles relating to the ownership of the property, as well as to questions on whether the estate could be transferred to the National Park Service under the 1911 indenture, prevented transfer of the estate for nearly two years. On January 21, 1949, the deed transferring the property to the National Park Service was prepared, and was finally recorded on January 13, 1950. The National Park Service took full control of Moses H. Cone Memorial Park at this time.

The National Park Service envisioned the property as an outdoor recreation area, and upon assuming responsibility for the park, began to prepare the site for this function. The dam at Trout Lake, which had been destroyed by a storm in 1916, was repaired and the lake was stocked with rainbow trout in 1952. Construction of a bathhouse and beach was also proposed at the lake; however, these plans were never realized. The grounds and carriage roads remained open to the public for use by hikers and horseback riders, as required by the agreement between the hospital trustees and the National Park Service.

Upon acquisition, the National Park Service also faced the dilemma of what to do with Flat Top Manor and the nearly fifty support structures on the property. A large estate did not complement the parkway designers' vision of the parkway and its adjacent recreation areas, or of the picture they sought to paint of Southern Appalachian mountain farming and lifeways. The National Park Service had no plans to continue operating the farm or the orchards on the property and as a

result dismissed all of the tenants except the overseer. During the 1950s, the National Park Service removed all but five of the structures on the estate, including the tenant houses, laundry house, and bowling alley. The five structures retained were the manor house, the carriage house, the apple barn, one servants' house, and the Sandy Flat Church. While the smaller structures were considered useful for storage and office functions, the question of what to do with the manor house remained. Initially, the National Park Service recommended turning Flat Top Manor into a restaurant or offices. These ideas were quickly reconsidered, and in April 1951, Sam Weems approached the Penland School of Handicraft, which was located in Mitchell County, to discuss establishment of a craft training center in the manor. Although the school responded positively to this idea, it was unable to commit sufficient finances to establish the craft center. Weems then approached the Southern Highland Handicraft Guild, which accepted his offer and opened a craft center at Flat Top Manor in 1951. In addition to selling crafts, local craftspeople gave demonstrations on topics such as spinning and weaving, knotting, and wood carving to visitors (Noblitt, 148–152). Craft sales at Flat Top Manor were seen as an extension of the pioneer themes seen throughout the parkway. In 1952, a pioneer museum exhibit was installed in the house. The craft center proved to be profitable and in the mid-1960s the Guild, in conjunction with the Blue Ridge Parkway, proposed the construction of an "Americana" village on the estate that would show visitors the life of Appalachian mountaineers. The proposed village would include a country store, one-room school house, and church as well as a working farm complete with a farm house, barn, support structures, gardens, fields, and orchards. The plans also called for the construction of a visitor center and outdoor amphitheater to be situated near the manor house, as well as new structures to house workshops and demonstration areas, and year-round residences for the craftsmen. Despite years of planning, Americana was never constructed, primarily due to logistical and financial problems.

In 1954, the chestnut observation tower constructed at the top of Flat Top Mountain in 1900, to allow visitors to see out over the trees, was replaced by a steel observation tower. In 1955, the town of Blowing Rock was issued a special-use permit by the National Park Service to construct a dam and reservoir along the edge of the park property. The new dam and reservoir provided water to the town of Blowing Rock and also afforded views of a scenic water feature to hikers

and horseback riders, complementing the scenery offered at Trout and Bass lakes (Firth, Cultural Landscape Report, 69).

From 1955 to 1957, the two-and-a-half-mile stretch of the Blue Ridge Parkway through the Cone Estate was constructed, incorporating the park as a recreation area associated with the parkway. The parkway was routed not far behind the manor house, and an entrance road loop with parking was built northeast of the house. Plantings of native rhododendron shielded the house from both the parkway and the entrance loop parking area. Construction of the parkway severed some of the carriage roads, but parkway planners reconnected some of the roads by providing for passage beneath the parkway to allow for access between the north and south halves of the estate. Rustic stone overpasses constructed on the parkway provided a visual link with the dry laid stone retaining walls used along parts of the estate's carriage road system (Firth, Cultural Landscape Report, 69).

In 1958, two ranch-style houses for park rangers were built just east of Sandy Flat Gap as part of the Mission 66 program. The program, which began in 1956, sought to improve facilities and address deteriorated conditions in the national parks that had resulted from delayed maintenance during World War II coupled with a massive visitor boom in the post-war years. Mission 66 projects began in 1956 and ended in 1966, the fiftieth anniversary of the National Park Service. Over $1 billion was spent on infrastructure and other improvements in the parks during this time.

The pioneer museum exhibit added to the manor house in 1952 was removed during the late 1960s and early 1970s. Throughout the latter portion of the twentieth century, maintenance projects were undertaken throughout the park. In 1987, both Bass Lake and Trout Lake were drained, as the earthen dams did not meet federal safety standards. The dams were reconstructed in 1990 (Firth, Cultural Landscape Report, 76).

Just west of the U.S. Highway 221, the National Park Service developed a maintenance area beginning in the early 1980s that included office, maintenance, and storage buildings. The first

structure constructed was the ranger station office building in 1980. In 1981, the ranger station vehicle storage building was constructed. A historic preservation workshop was built in 1994, adjacent to the vehicle storage building, while a pole shed was erected in 1998. In 2002, a small concrete building was moved to the site to store insecticides.

In circa 2000, the park updated circulation in the vicinity of the primary visitor parking area behind Flat Top Manor, and the carriage house and Manor House. The improvements included the addition of a universal accessibility ramp, handrails, and landings to update the walks developed in the 1950s and 1980s in order to meet contemporary federal standards. Adaptive reuse of the carriage house as a restroom facility also required the provision of new accessibility features. Also during the 2000s, the park completed new access features to the Bass Lake environs, building a new access road, parking area, comfort station, and trail system that affords universal access to the carriage drive that encircles the lake. These improvements enhanced visitor access to one of the most popular parts of the estate. These amenities are used by many local residents for recreation.

Other changes that have occurred on the property between circa 2000 and the present include a general decline of the fruit tree orchards, and an increase in woodland cover, a decrease in the percentage of the property maintained in fields and meadows, evidence of repair efforts conducted in association with the carriage drives and associated rock walls, and transfer of a 20.2-acre parcel to the city of Blowing Rock for use as a public water reservoir.

In 2005, cyclic repairs involving preservation and safety inspections were completed for four bridges associated with Bass Lake Road by historic preservation staff. The preservation repairs involved restoring the appearance of the deteriorated features and preserving their appearance and function by cleaning and repointing masonry joints and resetting loose stones on Lake Trail Bridge no. 1; cleaning and pointing masonry joints, resetting loose stones, repairing stone abutments, and replacing deteriorated decking timber on Lake Trail Bridge no. 2; and cleaning and repointing masonry joints and resetting loose stones on Lake Trail Bridges no. 3 and no. 4. Because these bridges are used to convey National Park Service maintenance vehicles, the

structural integrity and stability of the bridges is regularly inspected to support both routine and emergency maintenance tasks.

Between 2007 and 2008, Student Conservation Association (SCA) resource assistants helped with the repair of historic structures, trails, and carriage roads at Moses H. Cone Memorial Park. Specific efforts focused on grading and shaping carriage drive corridors including the shoulder and side drainage features, spreading crushed stone aggregate, pointing the stone headwalls of culvert features, cleaning out culvert pipes, replacing loose stones, and removing debris along Deer Park Road, Flat Top Road, Bass Lake Road, and Trout Lake Road.

In 2010, the National Park Service completed testing of the soils associated with the former orchards to address concerns first raised in 2001 regarding contamination due to the use of toxic chemicals and compounds to control pests and weeds during Cone ownership. As part of the effort, the National Park Service hired a contractor to test for the presence of residual pesticide compounds in the Cone orchards. Samples were collected from the surface and subsurface soil, groundwater, surface water, and sediments for analysis of metals, semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and chlorinated pesticides. The results of laboratory analysis did not report the presence of pesticide compounds in samples collected from surface water, groundwater, stream sediments, and subsurface soils; however, arsenic was detected in surface soils with concentrations above the Soil Remediation Goal (SRG) established by the North Carolina Department of Environment and Natural Resources. Based on the results of the random sampling, the National Park Service concluded that the entire orchard has elevated levels of lead and arsenic, but that the levels do not exceed significant thresholds. The impacts to hikers, apple pickers, and maintenance staff were not considered to present a health hazard to visitors or staff so long as the soil is not ingested or disturbed enough to create dust that could be inhaled. Informational signs posted near several orchard access points advising people against consuming any apples from the orchards have been in place since preliminary soil testing was conducted in 2001.

Two major repair projects pertaining to contributing features on the property were also completed in 2010. Cyclical repair work was performed on approximately 6 miles of carriage drives. Specific tasks completed by this project included reshaping road ditches; application of 1,200 tons of crushed stone aggregate; and fine grading of 13,550 linear feet of carriage trail surface relating to Trout Lake Road carriage drive. Additionally, 1,400 linear feet of stone wall along Rich Mountain Road was repaired and restacked. The repairs consisted of dismantling the wall, excavating a 3-foot-wide footing, applying a 6-inch-deep base of compacted stone, and restacking the dry laid wall in accordance with its historic character.

From 2011 to 2016, further cyclical maintenance was carried out on several carriage roads. Specific tasks completed included the application of crushed stone aggregate, cleaning of drainage culverts, grading and contouring of 7.3 linear miles of road surface and associated ditchlines, and repointing of stone headwalls along the popular Rich Mountain and Flat Top Carriage Trails. The switchback to Deer Park #2 received an application of stone aggregate and other restoration work. Stone was also applied to the Bridle path. The project was proposed in April of 2011 and completed in late September of 2016. (PEPC Project ID #36537)

In 2012, several repairs of the historic buildings and grounds associated with the Moses Cone Estate were carried out. The concrete steps of the Sandy Flat Baptist Church were repaired. One of the historic maples adjacent to the Maze/Deer Park Carriage Trails was transplanted to a location away from the carriage trails to prevent further damage to its root system. The ADA ramp adjacent to the Carriage House is re-stained. This same year, site managers also took steps to prevent cars from parking on the inside shoulders of the entrance road and along the drives of the Moses Cone Manor main parking area. Among several proposed alternatives, site managers opted to install temporary worm fencing with on-hand, native materials. (PEPC Project ID #40857)

Between 2012 and 2013, the population of water lilies in Bass Lake was reduced by approximately 50%. In some areas, entire patches were removed; in others, patches were thinned to a smaller size. In the north and west arms, a 30’ swath was cut along the edge closest to the center of the

lake. The project was proposed in August of 2012 and completed in October of 2013. (PEPC Project ID #43891)

Between 2012 and 2014, repairs and stabilization measures were undertaken in order to prevent further deterioration of the Carriage Barn and Manor buildings. Work orders addressed through this project included roof repair, exterior painting (including painting and re-glazing windows), and replacement of rotten seals, columns, and balusters and rebuilding of retaining walls adjacent to the Carriage Barn. The project was proposed in October of 2012 and completed in August of 2014. (PEPC Project ID #44312)

In 2013, an old chemical storage vault adjacent to the Entrance Carriage Road between the Terraced Garden and the old Kissing Gate was filled with rip rap topped with a layer of soil and gravel. (PEPC Project ID #47430) That same year, volunteers and personnel from the Watauga County Cooperative Extension undertook a maintenance project addressing the hydrangea beds on the south and west side of Bass Lake. The group removed white pine seedlings from the beds, hand-prunes overgrown shrubs, and applied lime and a small amount of slow-release fertilizer. (PEPC Project ID #47824) Later that year, site managers host the Arborist Training Program at the Moses Cone Estate. Arborist trainees worked with the park's Plant Ecologist and Cultural Resource Specialist to restore declining apple trees through deadwooding, structural pruning, and removal of encroaching vegetation. (PEPC Project ID #49670)

From 2014 to 2015, the Bass Lake and Trout Lake Dams received repairs and modifications to improve their safety and performance. In 2015, non-historic board fencing originally constructed to contain cattle on an agricultural lease is removed. The project was completed by a North Carolina YCC work crew. (PEPC Project ID #53840)

In 2015, non-historic board fencing originally constructed to contain cattle on an agricultural lease is removed. The project is completed by a North Carolina YCC work crew. (PEPC Project ID #59044)

Between 2015 and 2016, the Blue Ridge Parkway Foundation funds a project to repair the exterior doors, windows, porches, and roofs of Flat Top Manor, the Apple Barn, and the Flat Top Observation Tower. (PEPC Project ID #59661)

In the fall of 2021, a $2.4 million rehabilitation of Flat Top Manor was completed. The project was funded by Blue Ridge Parkway Foundation donors and the National Park Service and took 14 months to complete. Fundraising for the project was initiated by the Blue Ridge Parkway Foundation in 2016. For years beforehand, peeling paint, crumbling woodwork, decaying columns, and boarded-up windows had signaled that Flat Top Manor required repairs. Architects from the Denver Service Center led the restoration work. The NPS hired Ritz Construction, Inc., to lead the onsite effort to complete the restoration. Double Hung, LLC, was responsible for the process of delicately removing and evaluating all the windows, columns, and railings.

To complete the rehbailitation, crews removed columns, balusters, and windows, repairing as many elements as possible and recreating those that could not be saved. Each piece of compromised clapboard siding was removed before the entire exterior was repainted. Sustainable composite roof shingles from Enviroshake replaced the weather-worn cedar shingles. Additionally, the beadboard ceiling of the porch was refreshed. At Double Hung LLC's workshop in Greensboro, N.C., workers meticulously repaired and repainted the features before returning them to their original locations on the building.



Fig 6-1. The Cone family, August 1898. Front step, seated: Jeanette Siegel Cone, wife of Ceasar Cone; Seated on porch, left to right: Ceasar Cone with his son, Herman; Sydney Cone, brother of Ceasar and Moses; Mr. Key of Baltimore; in chair: Helen Guggen



Fig 6-2. Moses and Bertha Cone, circa 1899–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

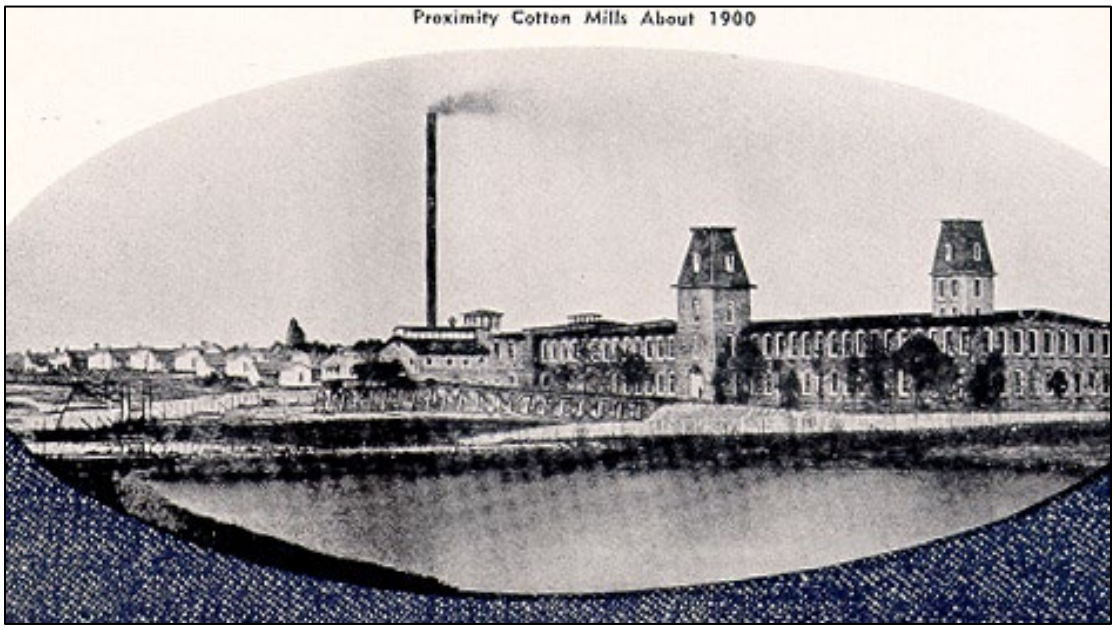


Fig 6-3. Proximity Cotton Mills in Greensboro, North Carolina, circa 1900.

Photographer unknown; image courtesy of Blowing Rock Historical Society.

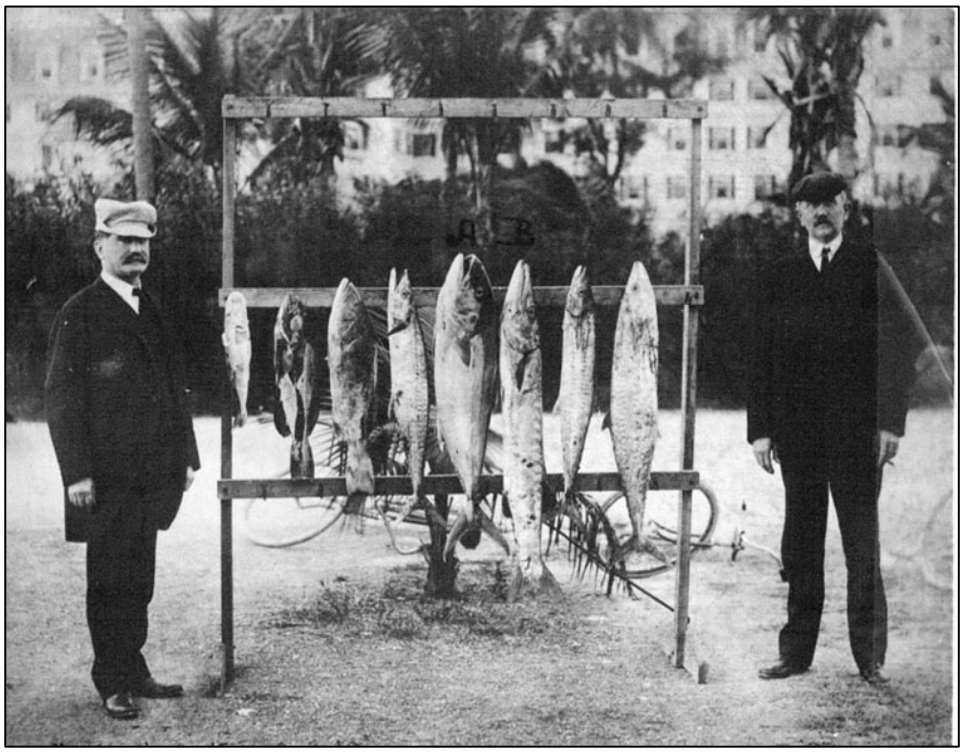


Fig 6-4. Moses Cone (left), 1906. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-5. Postcard of the entrance to Flat Top Estate from the Yonahlossee Turnpike, circa 1900. At the time the photograph was taken, the gate was not yet installed. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

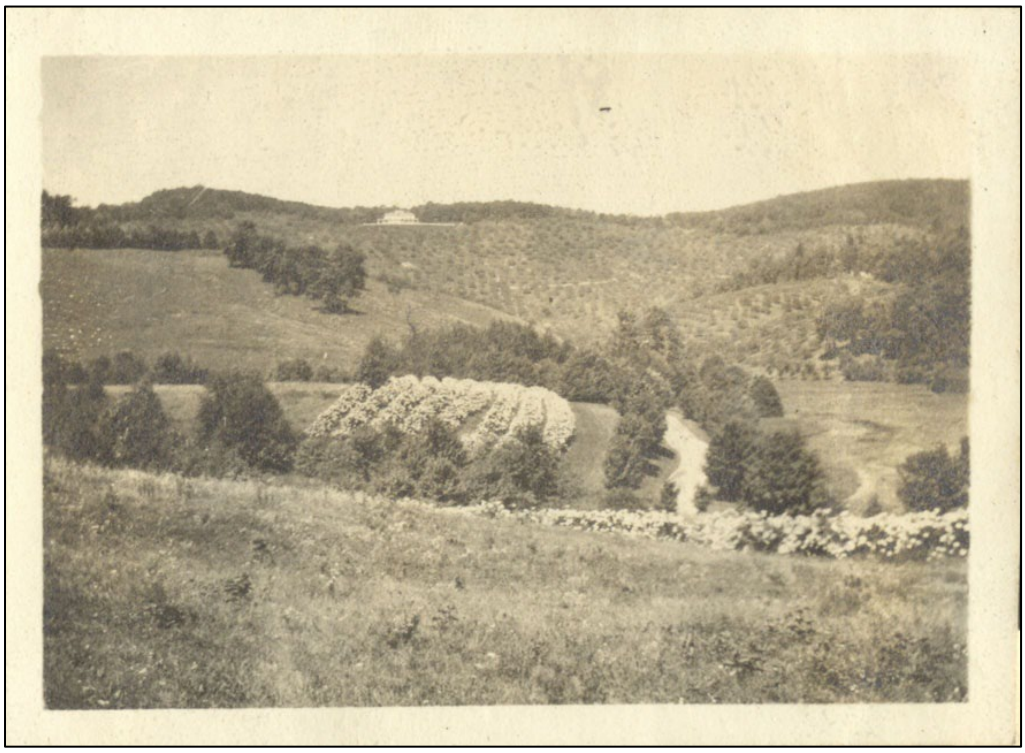


Fig 6-6. Distant view looking northwest of Flat Top Manor with hydrangea plantings in middle ground, circa 1900–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-7. View of hydrangea plantings near Bass Lake, circa 1900–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

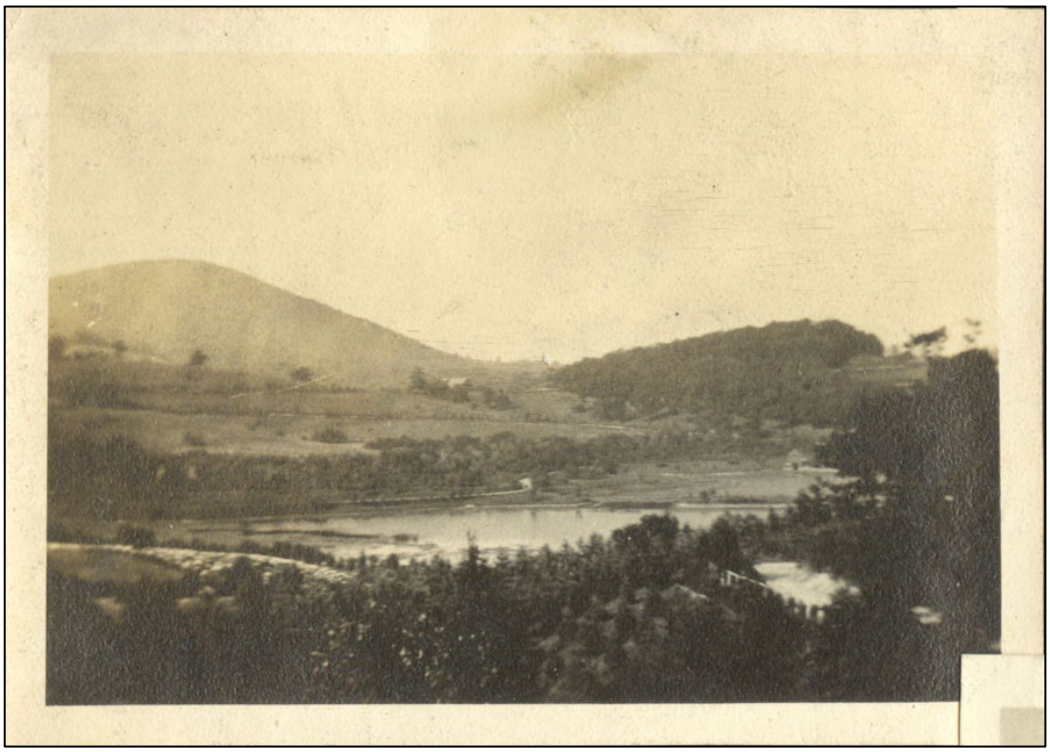


Fig 6-8. View across Bass Lake toward the Cone Cemetery site, possibly from the Yonahlossee Turnpike, looking northeast, circa 1900–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-9. View of Bass Lake looking north circa 1900–1908, with the boat house visible on the left and the apple barn and stone bridge crossing of the dam spillway in the center. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-10. View southeast of Bass Lake from the entrance road, with the double arched bridge in the center of the view, circa 1900–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-11. View of Bass Lake toward the northwest, with Flat Top Manor in the distance, circa 1900–1908. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-12. View north across Bass Lake, likely from Duncan Road, circa 1900–1908. The boat house is visible along the lakeshore at the center right. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

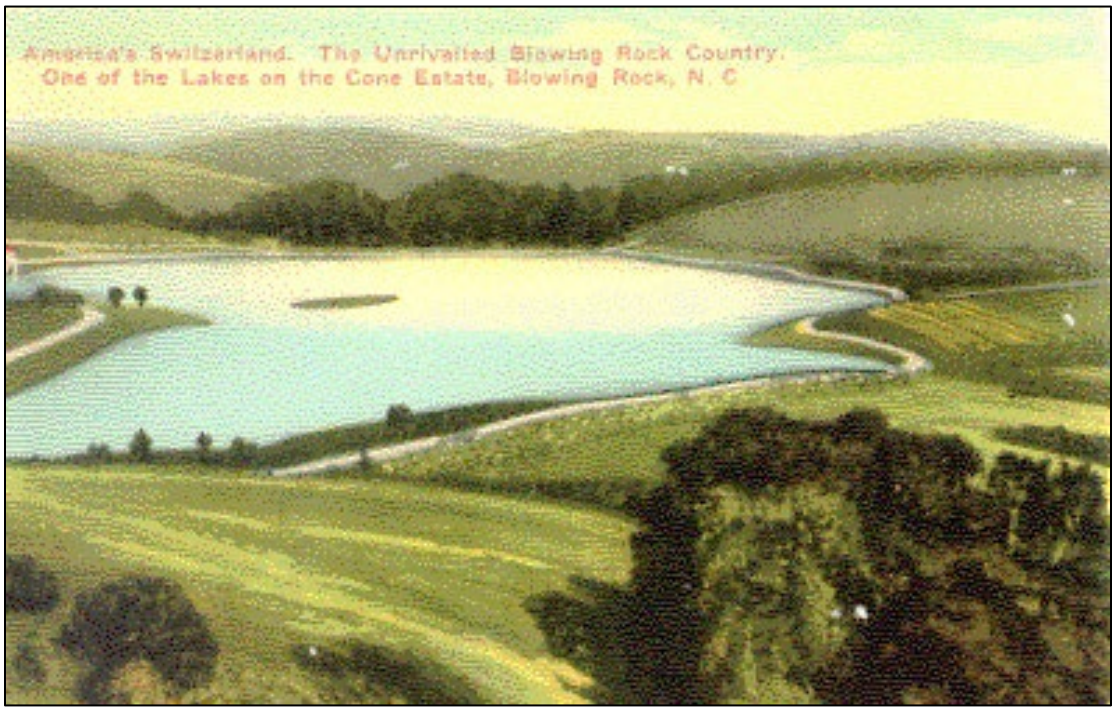


Fig 6-13. Postcard of Flat Top Estate, view southeast across Bass Lake, circa 1907–1915. Photographer: E. Q. Krupp Company; image courtesy of Blowing Rock Historical Society.

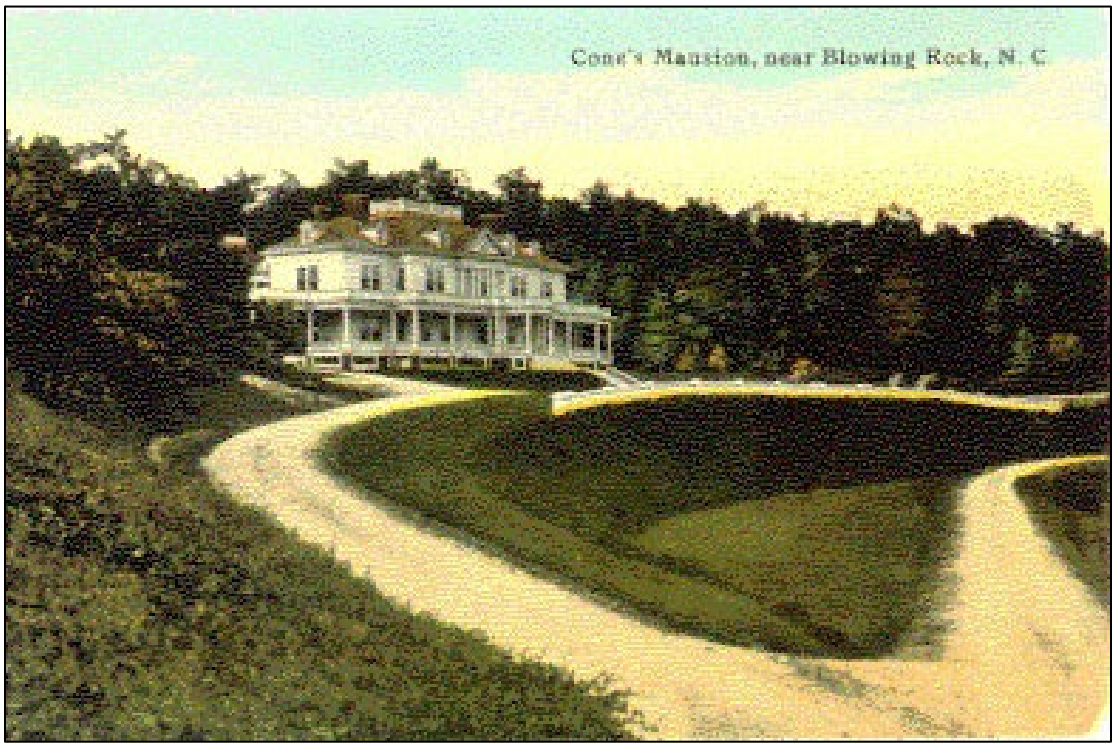


Fig 6-14. Postcard of Flat Top Manor, view looking northeast, 1914‒1915. Photographer: Brown Book Company; image courtesy of Blowing Rock Historical Society.



Fig 6-15. Construction of the May View Drive overpass structure at U.S. 221, September 1938. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-16. Postcard of Bass Lake and boat house, view looking northeast, circa 1940. Photographer: Asheville Post Card Company; image courtesy of Blowing Rock Historical Society.

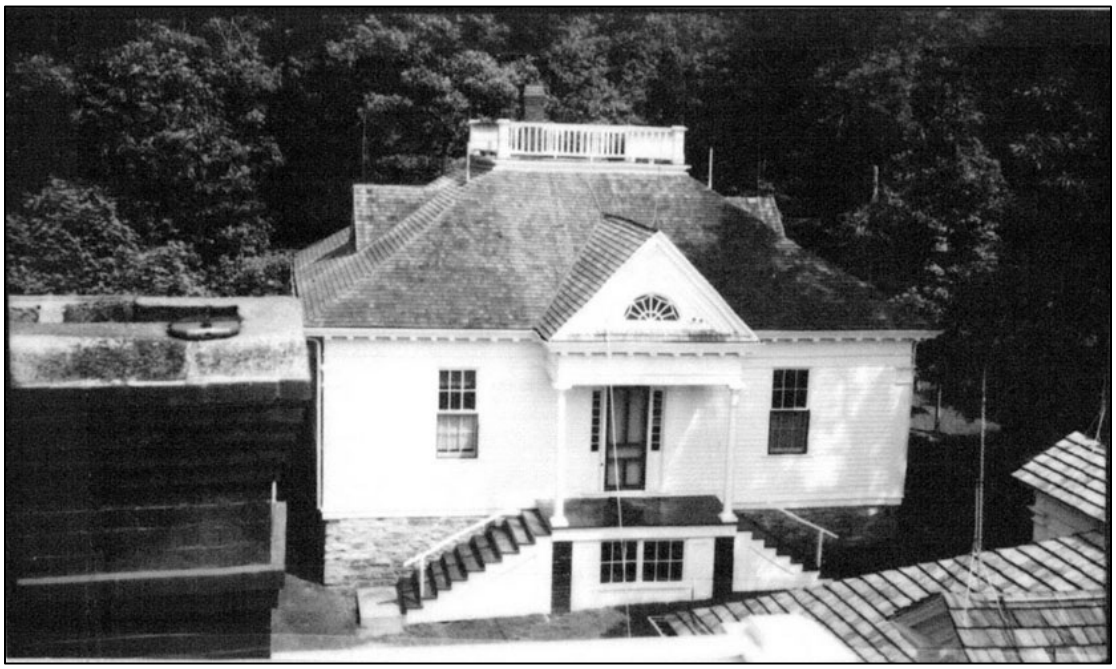


Fig 6-17. Flat Top Estate laundry house and servants' quarters (now demolished), July 1947. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

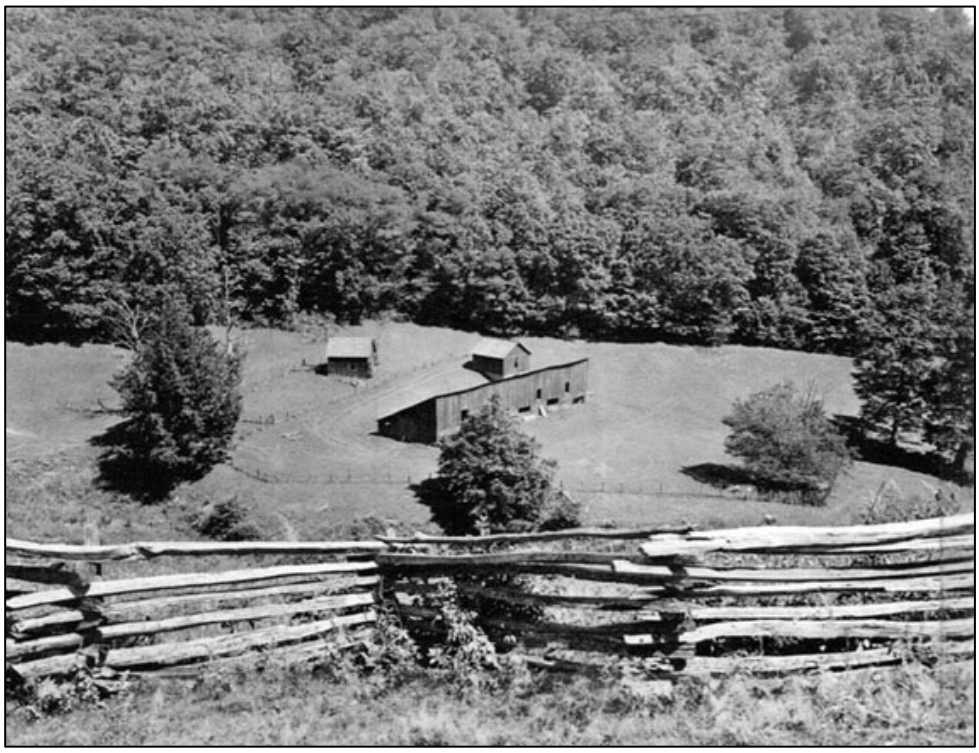


Fig 6-18. View of the horse stables at Flat Top Estate (now demolished), September 1948. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

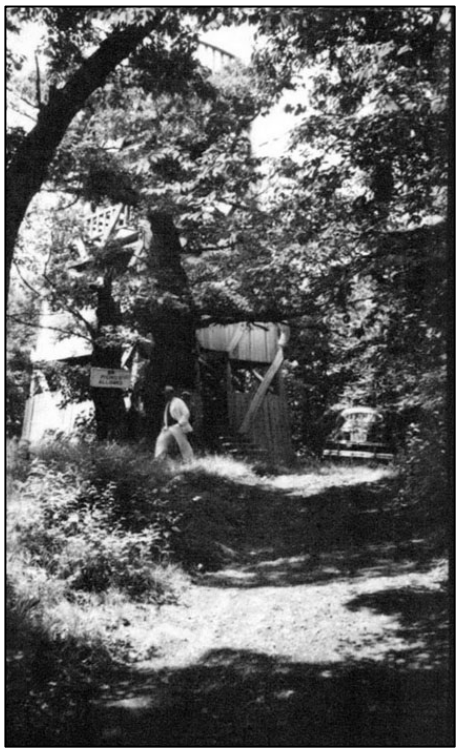


Fig 6-19. Wood observation tower (now demolished) on Flat Top Mountain, with Ben Cone in foreground, circa 1948. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.



Fig 6-20. Wood observation tower (now demolished) on Flat Top Mountain, September 1948. Photographer unknown; photograph courtesy of National Park Service, Blue Ridge Parkway.

Chapter 7: Uses

Functions and Uses

Seq. No. (R)	Major Category (R)	Category (R)	Use/ Function (R, if exists)	Historic (Yes/No)	Current (Yes/No)	Primary (Yes/No)
1	Government	Government Office	Comfort Station (Latrine)	No	Yes	No
2	Landscape	Scenic Landscape	Scenic Landscape	Yes	No	No
3	Agriculture/Subsistence	Farm (Plantation)	Farm (Plantation)	Yes	No	No
4	Landscape	Scenic Landscape	Scenic Landscape	No	Yes	No
5	Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	No
6	Commerce/Trade	Specialty Store (Shop)	Specialty Store (Shop)	No	Yes	No
7	Government	Government Office	Interpretation Facility	No	Yes	No
8	Government	Government Office	Visitor Contact (Visitor Center)	No	Yes	Yes
9	Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes

Public Access

Public Access

Unrestricted

Public Access Narrative

The Moses H. Cone Memorial Park is open year round. It is accessible from the Blue Ridge Parkway, between mileposts 292 and 295. The Blue Ridge Parkway is a limited access roadway and there are three opportunities to leave the parkway and experience parts of Moses H. Cone Memorial Park. In winter, weather conditions often close the Parkway and therefore access to the park.

Currently, the manor house is home to the Parkway Craft Center, a retail store operated by the Southern Highland Craft Guild and exhibiting works by artisans from nine Appalachian states. There is also a bookstore within the manor house that provides Parkway visitors with trail maps, brochures, nature books, and guidebooks. The manor mouse and Parkway Craft Center are open

seasonally from March 15 through November 30, but closed on Thanksgiving Day. Time of operation is from 9:00 a.m. to 5:00 p.m. daily.

As components of Moses H. Cone Memorial Park, access to the carriage drives remains limited to pedestrian and equestrian use. Horseback riding is allowed on all carriage trails, but visitors must provide and trailer their own horses.

Chapter 8: Analysis & Evaluation

Analysis and Evaluation Summary

The current boundaries of Moses H. Cone Memorial Park as defined in the National Register nomination are essentially consistent with the estate assembled by the Cones during the late nineteenth and early twentieth centuries. Together, the Cones created a unique vernacular expression of the Country Place era estate, layered with an ethic of environmental conservation and stewardship, an appreciation for nature, and a legacy of built features exemplified by the carriage drive system that unified the experiential qualities of the property. Their conservation philosophy influenced and shaped the design and development of the estate, as denoted by a rustic aesthetic that combines curvilinear forms, natural and native materials, prominent views of native landforms, water features, and plant materials. Overall the landscape of the Park retains integrity to the period of significance, 1899 to 1947.

The Moses H. Cone Memorial Park landscape was analyzed and evaluated based on eleven key characteristics: archeological sites; natural systems and features; spatial organization; land use, landform and topography; circulation; views and vistas; vegetation; constructed water features; buildings and structures; and small-scale features. The narrative below is organized around these key characteristics and the various features associated with each characteristic are also identified and described, as appropriate.

Summary. The natural systems, features, and topography that define Moses H. Cone Memorial Park are essentially unchanged since the period of significance. The park falls within the rolling to rugged terrain of the Blue Ridge Mountains. The Blue Ridge province features elevated mountainous topography, with substantial elevational changes across the site. Between the mountainous high points, several stream corridors flow downhill in various directions, fed by intermittent drainageways and springs that arise on the mountain slopes. This natural setting remains substantially unchanged. The cool climate in the mountain elevations was one of the main attractions for the Cones when creating their estate and it continues to be a prime attraction for visitation to the park.

The spatial organization of the park reflects the significant patterns established during the period of significance by Moses and Bertha Cone, particularly from 1899–1908. Key spatial qualities included the extensive and flowing carriage drive system through the landscape; extensive plantings creating spatial corridors along the carriage drives; open fields and pastures that created spatial contrast from the woodlands and views from the carriage drives; orchards that created a geometric pattern on the landscape; and the siting of the buildings, structures and cemetery on elevated knolls. The park retains much of this spatial quality except for changes introduced with the construction of the Blue Ridge Parkway through the site from 1955–1957, encroachment of suburban development associated with the town of Blowing Rock, and the loss of some open meadow, pasture, and orchard areas to successional woodland.

Directly related to the spatial organization are the views and vistas that are an integral part of Moses H. Cone Memorial Park experience. During the period of significance and the construction of the designed landscape, the Cones clearly considered views in the design of the estate, particularly in the siting of the house, the orchestration of the carriage drives, the pastoral lake and pasture scenes, and the construction of viewing platforms and towers. Many of the views and vistas survive from the period of significance in good condition, as do the viewing platforms and tower. These include views from Bass Lake Road, Deer Park Road, Duncan Road, the Entrance Road, Flat Top Road, May View Road, Rich Mountain Road, Stringfellow Road, Trout Lake Road, and Wadkins Road. Among the most dramatic views are those afforded from the summits of the two peaks on the estate—Flat Top and Rich mountains—and the surviving views from the cemetery. The sequence of views that characterized each carriage drive in the historic period has been altered by many changes to the estate since 1947, as mentioned in the alterations to spatial organization. The observation tower atop Flat Top Mountain was originally built in 1900 by Moses Cone and was constructed of chestnut. After the National Park Service began administering the property as part of the Blue Ridge Parkway, they replaced the original chestnut tower with a steel observation tower in 1954.

Circulation features designed and constructed by Moses Cone during the early period of significance (1899 to 1908) comprise some of the most significant landscape elements on the site. Much of the alignment of the 21 miles of carriage roads survives from the period of significance, although the condition of the roads diminished after 1951, lacking the meticulous maintenance operations by the Cones during the period of significance. The construction of the Blue Ridge Parkway also altered and removed some of the original segments of the carriage roads. Much of the designed landscape plantings along the road also survive as well as the stone retaining walls built to support the road and the banks above them. Breast walls above the road were also constructed and survive in good condition today. The condition of the carriage roads after 1951 diminished due to severe erosion, drainage problems, and the loss of the original cross section of the roads that ensured proper drainage. Repairs have been made by the National Park Service but management and maintenance of the carriage drives is a continuous and necessary process. The associated retaining walls have generally survived in good condition from the period of significance. Many of the trees planted in avenues along the roads have survived, but in poor condition. The losses began in the historic period, particularly among the sugar maples. The sequence of views which characterized the carriage roads in the historic period have been altered by changes to land use, vegetative cover, and urban development around Blowing Rock. The construction of the Blue Ridge Parkway across the center of the estate, and the administration of the large estate by the National Park Service as part of a much larger road system, resulted in several changes to the property in the 1950s and 1960s, and more recently in the late 1990s and early 2000. Changes included new parking areas; adaptation of circulation and recreational features as trails for visitors; the addition of universal accessibility improvements linking the parking area and Flat Top Manor and the carriage house; and the establishment of a new visitor use access road, parking area, trails, and comfort station near Bass Lake.

Vegetation was established at Moses H. Cone Memorial Park during the period of significance due to the Cone's desire to be good stewards of the land, to embellish the designed landscape, and to create agricultural land uses including extensive orchards, pastures, and meadows. With the advice of Gifford Pinchot, noted conservationist, the Cones included an extensive plantation of conifers on the property. They primarily used white pine, with Fraser fir, Norway spruce, and

hemlocks, to create the plantations. Bertha continued the work of her husband after 1908 and planted extensive hemlocks circa 1916. Portions of the plantations survive but the death of hemlocks due to hemlock woolly adelgid, the decline of other trees, and growth of deciduous hardwood saplings beneath the conifers has altered the original character of the stands and diminished integrity.

Beginning circa 1900, trees and understory shrubs were planted by the Cones along the margins of the carriage drives, as well as the margins of Bass Lake. Early species of trees are known to have included white pine and sugar maples, and understory shrubs included mountain laurel, rosebay, and Catawba rhododendron. Many of the trees planted in avenues have survived, but are in poor condition. The main losses have been sugar maples, Fraser furs, and the more recent and continuing loss of hemlock. In contrast, the rhododendrons and mountain laurels have flourished and spread. Some have been cut back where they have overgrown roads and retaining walls. This spreading growth diminishes integrity in areas where it is not cut back and maintained. However, these native shrubs continue to survive and grace the margins of the carriage drive. Bertha Cone focused much of her attention and taste on plantings around Bass Lake and the manor house environs. Bass Lake plantings included rhododendrons, hemlocks, tulip poplars, and large beds of hydrangeas. The hydrangea bed on the south side of the lake survives, as do the rhododendrons. Hemlocks have diminished due to the hemlock woolly adelgid. Gardens were also developed around the manor house and in terraced spaces below the carriage house. A peony garden and a combination fruit and vegetable garden, neither of which survives, were cultivated behind the manor house during Cone ownership. The only surviving garden is the terraced gardens located downhill from the carriage house. The Cones originally planted this garden in 1900 but no species survive. The National Park Service has restored elements of the garden on the second terrace. The garden area and structure survive from the period of significance and contribute to the understanding of the property during that time.

During the period of significance, Moses and Bertha Cone maintained more than 500 acres in open space which was used to pasture livestock and to grow hay. This acreage did not include the orchard sites. Since transfer of the property after 1947, many of the former pasture and

meadow areas have been converted to successional woodland. The NPS continues to manage more than 225 acres in open grass cover. Historically, the Cones managed large flocks of sheep, and kept dairy cattle that provided the estate with milk products. This land use of extensive pasture does not survive from the period of significance; however, under a lease agreement with the National Park Service, farmers continue to use the pastures for cattle grazing.

One of the key agricultural uses of the property during the Cone family ownership was that of the apple and fruit orchards. Between 1898 and 1900, the Cones planted three apple orchards on the estate and a fourth on the south side of Blowing Rock at Green Park. At present, only Flat Top Orchard retains a sufficient number of historic trees in an open setting for visitors to be able to understand the structure of the former orchards. By 1940, more than one-third of the apple trees in China Orchard had died. Most of the trees have since been lost due to diminished maintenance and the encroachment of successional woodland. Although the exact number of orchard trees that survive today is not known, the number has certainly declined since the late 1990s inventory, and will continue to do so unless further action is taken due to the age of the trees, encroachment of other woody growth, and lack of funding available to maintain the aging specimens. Continued loss of the trees further diminishes the integrity of the site and its association with the Cone era of ownership.

Buildings, structures, and constructed water features were part of the original designed landscape developed by Moses and Bertha Cone from 1899-1908. Surviving features from the period of significance include the Flat Top Manor, the carriage house, apple barn, Bass Lake, Trout Lake, Upper Pond, heart-shaped pools, cascade pool, bridges, and stone walls. Many of these features survive from the period of significance and are in good condition. The manor house is in good condition but has not functioned as a residence since 1947. It is now associated with the sales of handcrafted items featured by the Southern Highlands Handicraft Guild, a concessionaire and tenant of the property. The carriage house also survives in good condition and currently provides visitor services and interpretive programs. The apple barn is the only surviving historic agricultural building on the estate. It is in fair to good condition with current utilitarian use by the park. After the death of Bertha Cone in 1947 and the construction of the Blue

Ridge Parkway (1955 to 1957) through the estate, new buildings were erected by the National Park Service for maintenance, visitor services, and residences. Other buildings were demolished and some were relocated.

Many stone walls were constructed by the Cones during the period of significance, associated with the carriage drives, the carriage house, and Bass Lake entrance. These walls survive from the period of significance and exhibit particularly good workmanship and use of native material. The retaining walls associated with the carriage roads generally survive in good condition. Some sections of the walls have been repaired or rebuilt by the NPS, while others have slumped or undergone dislodging.

Landscape Characteristics and Features

Natural Systems and Features

Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology, geomorphology, hydrology, ecology, climate, and native vegetation.

Existing Conditions:

The Moses H. Cone Memorial Park extends over 3,516 acres near the town of Blowing Rock, North Carolina. The park falls within the rolling to rugged terrain of the Blue Ridge Mountains that contributes to the Appalachian Highlands region of western North Carolina, and the southern Blue Ridge physiographic province. The Blue Ridge is one of three physiographic provinces within North Carolina. The Blue Ridge province features elevated mountainous topography derived from ancient durable geological formations composed of complexly folded and faulted igneous granitic charnockites and metamorphosed volcanic rocks, in addition to sedimentary limestones. Within the physiographic province there are several recognized geologic formations.

Summits: A substantial degree of elevational change occurs across Moses H. Cone Memorial Park, which features two mountain summits and several stream valleys. The high point within the property occurs at 4,558 feet above mean sea level (AMSL) at the summit of Flat Top Mountain in the northeastern corner of the district, while the low point falls along a branch of China Creek of 2,720 feet AMSL in the southwestern corner. Flat Top Mountain includes a long shoulder that extends to the southwest. Cone Cemetery is located on an elevated knoll within the shoulder at an elevation of approximately 4,165 feet AMSL. A large part of the shoulder is maintained as an open meadow through mowing. The mountain summit features young woodland comprised of second-growth hardwoods.

Rich Mountain is located in the northwestern corner of the park and reaches a height of 4,360 feet AMSL. It features a knoll and an elongated ridgeline that tops 4,200 feet AMSL. Although woodland is slowly reclaiming the lower slope of Rich Mountain, extensive pastures supporting Shropshire sheep were part of the landscape during Moses Cone's tenure. The shallow and stony soils have not been as conducive to contemporary livestock pasturing as other parts of the property. Successional tree cover now partially obscures the views from the top of Rich Mountain.

The Flat Top Manor house is located near the center of the property. It was sited to take advantage of a prominent knoll with expansive views to the south and east that is set at an elevation of approximately 4,000 feet AMSL.

Stream Corridors and Springs: Between the mountainous high points, several stream corridors flow downhill in various directions. The streams are fed by intermittent drainage-ways and springs that arise on the mountain slopes. Streams flowing north form the headwaters of the New River, while those traveling south feed the Johns River. A single stream on the property flows westward, eventually entering the Watauga River. Named streams that arise within the park include Winkler Creek, Flannery Fork, Harrison Branch, Penley Branch, Flat Top Branch, Middle Fork, China Creek, Sims Branch, and Cannon Branch. The Cones, the original owners of the property, are known to have dammed portions of these streams in order to form two man-made

lakes and a pond, and to water two smaller constructed water features. While multiple springs help to feed the streams that flow through the district, one is important enough to be named on the Boone, North Carolina, 7.5 Minute Series USGS map. The so called "Big Spring" is indicated northeast of Cone Cemetery as a source that feeds Flat Top Branch.

Winkler Creek arises along the eastern slopes of Rich Mountain, and flows east by northeast toward the New River.

Flannery Fork flows north between Rich and Flat Top mountains and is part of the headwaters of the New River. Within the park, the fork arises in the western portion of the district north of the Blue Ridge Parkway. Two branches of Flannery Fork are dammed to form Trout Lake near their confluence. From the pond, the stream flows northeast. Flannery Fork Road (also Country Route 1541) generally parallels the stream corridor.

Harrison Branch traverses a small section of the park. It arises from the northern slopes of Rich Mountain and flows north, eventually reaching the New River.

Penley Branch flows south/southeast in the southern half of the park near its eastern margin. The creek flows into Middle Fork, which also picks up Flat Top Branch. Wadkins Road carriage drive crosses the branch at a ford.

Flat Top Branch flows south/southwest from "Big Spring" northeast of Cone Cemetery on the shoulder of Flat Top Mountain. It courses beneath the Blue Ridge Parkway corridor near milepost 293.4 and several sections of the carriage drive system, including the extension of the Entrance Road, and Black Bottom Road near its intersection with Wadkins Road, before feeding the Blowing Rock Reservoir. The reservoir, which supplies water to the city of Blowing Rock, was created on land formerly included within the Cone estate. Water associated with Flat Top Branch empties into Middle Fork, and eventually feeds the Johns River.

Middle Fork flows south, east, and then north near the Blowing Rock city boundary. It arises as several unnamed branches, two of which have been dammed to form Bass Lake within the park. The Blowing Rock Reservoir flows into Middle Fork. Chetola Lake, located within the city of Blowing Rock, is also formed from its waters. Middle Fork crosses beneath the Blue Ridge Parkway near milepost 291.8.

China Creek is located in the southwest corner of the park, west of the city of Blowing Rock and east of U.S. Highway 221. It flows south, eventually emptying into the Johns River. Several unnamed branches contribute to the formation of China Creek within the park. China Creek represents the low point of the park at approximately 2,700 feet AMSL.

A very short segment of Sims Creek flows through the park in its western segment near the boundary with the Julian Price Memorial Park. This creek flows beneath the Blue Ridge Parkway near milepost 295.

A very short segment of Cannon Branch falls within the park in its northwestern corner along the lower western slopes of Rich Mountain. This stream eventually empties into the Watauga River.

Big Spring is a free-flowing spring located on the shoulder of Flat Top Mountain northeast of Cone Cemetery from which Flat Top Branch arises. It appears that the spring was fenced historically to protect it from damage by livestock. Today, the spring is surrounded by trees but it is thought to have been open during Cone family ownership. The spring feeds Flat Top Branch.

Forests: Extensively forested, the Blue Ridge Mountains are so-called in part because of the trees that cloak the hills and valleys, which impart their distinctive bluish color and hazy character through the release of a chemical compound known as isoprene during transpiration. Native successional forest growth covers as much as 90 percent of Moses H. Cone Memorial Park. The age, composition, and health of woodland stands vary, however, depending on the past cultural use of the land. Many areas feature trees approximately 60 years old, representing the transition from Cone family to National Park Service ownership when land management practices likely

changed, and many former fields and pastures were abandoned and released to succession. It is possible to find the foundations of old building sites and the remnants of abandoned gardens scattered throughout the younger forest stands.

The majority of the native forest is comprised of deciduous hardwoods, with oaks and hickory dominant. Species that comprise the upland forests include Northern red oak (Quercus borealis), black oak (Q. velutina), chestnut oak (Q. prinus), and white oak (Q. alba), as well as mockernut and pignut hickories (Carya tomentosa and C. glabra). Mesic communities associated with stream corridors and cooler, moist coves and ravines also feature an abundance of tulip poplar (Liriodendron tulipifera), white ash (Fraxinus americana), red maple (Acer rubrum), basswood (Tilia heterophylla), and Fraser magnolia (Magnolia fraseri). Canadian and Carolina hemlock (Tsuga canadensis and T. caroliniana) have traditionally been an important component of the cove and ravine communities. A relatively recent infestation of the Eastern United States by the hemlock woolly adelgid, an aphid-like insect that is native to Asia, has led to the demise of most hemlocks in the region.

Open Vegetative Cover: Grassland pastures, meadows, and open turf comprise a small percentage of the landscape of the park. In the past, nearly 500 acres were designated for pastures and meadows; today, the number is closer to 225 acres. Other areas that are maintained in open vegetative cover include lawns and gardens around the house, Cone Cemetery, and the site of former apple orchards that are now used as pasture. The orchards are in severe decline today but covered large areas of the property during the Cones' tenure.

Feature Name: Flat Top Mountain
Feature Contribution: Contributing

Feature Name: Rich Mountain
Feature Contribution: Contributing

Feature Name: Flat Top Branch

Feature Contribution: Contributing

Feature Name: Big Spring near Cone Cemetery

Feature Contribution: Contributing

Feature Name: Flannery Fork

Feature Contribution: Contributing

Feature Name: China Creek

Feature Contribution: Contributing

Feature Name: Sims Creek

Feature Contribution: Contributing

Feature Name: Cannon Branch

Feature Contribution: Contributing

Feature Name: Harrison Branch

Feature Contribution: Contributing

Feature Name: Winkler Creek

Feature Contribution: Contributing

Feature Name: Penley Branch

Feature Contribution: Contributing

Feature Name: Middle Fork

Feature Contribution: Contributing



Fig 8-1. View of Flat Top Mountain from Flat Top Road. Camera facing northeast (2022).

Spatial Organization

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

Existing Conditions:

The spatial organization of the park reflects the significant patterns established during the period of significance by Moses Cone, particularly from 1899–1908. Key spatial qualities included the extensive and flowing carriage drive system through the landscape, extensive plantings creating spatial corridors and prominent views along the carriage drives, open fields and pastures that created spatial contrast from the woodlands and views from the carriage roads; orchards that

created a geometric pattern on the landscape; and the siting of the buildings, structures and cemetery on elevated knolls. The park retains much of this spatial quality from the Cone era except for changes introduced with the construction of the Blue Ridge Parkway through the site from 1955–1957, encroachment of suburban development associated with the town of Blowing Rock, and the loss of open meadow, pasture, and orchard areas to successional woodland.

The park is divided by the Blue Ridge Parkway along its east/west axis. To the north of the Blue Ridge Parkway, the topography of the district is more elevated and includes the summits of Rich and Flat Top mountains. To the south of the parkway, the property is characterized by a central plateau set more than 500 feet below the mountain summits and is cut by several stream corridors. The southwestern corner of the district is edged by a steeply-sloped mountain escarpment.

Manor House and environs: Visitors to Moses H. Cone Memorial Park generally approach the property from the access road that leads to the primary visitor parking area located north of the manor house and carriage house. The landscape around the Flat Top Manor has an open character due to the extensive area of mown grass that is maintained between the house and the carriage house, and in association with adjacent former garden and orchard areas. The relatively large late nineteenth-century manor house is perched atop an elongated knoll. Below the house, the land falls away dramatically to the south and southeast. From the porch, the visitor has a sense of command over the landscape. On axis with the views is Bass Lake set within the valley below. To the east is the carriage house, which is also sited on a high point overlooking steeply sloped topography maintained in mown grass lawn and fields. Below the carriage house, the Cones built a series of four stone retaining walls that step down the hillside, forming terraces that once featured several gardens. The manor house and carriage house are connected by a carriage drive corridor that continues to the east and west, extending the sense of expansive open space toward the wooded hills beyond.

Most of the spatial quality and organization within the manor house environs survives from the period of significance, with a few exceptions. The new access road that leads to the visitor

parking was added when the Blue Ridge Parkway was constructed changing the entire entrance and spatial sequence to the manor house from the original design by Moses Cone in the early 1900s. Traditionally, visitors to the estate arrived via one of the public roads located nearby, entering through one of the two private entrances marked by gates and stone piers. The property also features three additional less formal entrances that were used for farm purposes and other functions. The Entrance Road connected the two formal entrances, which arose from Sandy Flat Gap to the west of the manor house and the Yonahlossee Turnpike to the south near Bass Lake. Today, the Entrance Road and its associated features survive to illustrate the way in which visitors approached the house precinct during the period of significance. The spatial relationship of the manor house and the carriage house survives from the period of significance, even though spatial quality has been diminished due to substantial changes made around the carriage house circa 2000 to provide universal accessibility for visitors. The walks and ramps required to negotiate the slope of the topography substantially changed the spatial sequence and organization between the two structures.

In the vicinity of the house, the combination of elevated terrain, and grass lawn and fields, contribute to an open precinct that features expansive views to the south and east. The large open space is broken into smaller, more intimate areas through the use of fencing, a balustrade, lines of trees, retaining walls, plantings, and garden elements, such as the Figure 8 Walk and the terraced gardens below the carriage house. The Entrance Road carriage drive crosses the open house precinct, leading the eye to make visual connections to other parts of the property and the landscape beyond. Views from the manor house are directed to Bass Lake in the valley below, and to Blowing Rock set in the hills beyond. Historically, this view was more pastoral; extensive residential development during the late twentieth century has altered the original vista and diminished spatial quality of the viewshed around the manor house.

Cone Cemetery: Set within the large meadow on the shoulder of Flat Top Mountain stands Cone Cemetery. After the death of Moses Cone in 1908, his wife Bertha established the cemetery on an elevated knoll. Moses Cone was buried there in 1908 and Bertha in 1947. The rectangular form of the cemetery is emphasized through the use of a low stone retaining wall, into which the

wrought iron fence is set. Moses Cone's headstone faces east toward a dramatic view of the mountains. The view is framed through a formal planting of evergreen trees set at the corners of an open space that frames the cemetery at the center. This distinct space within the larger landscape survives today in good condition. Its spatial organization and quality remain from the period of significance. The cemetery can be viewed in the distance from the carriage drive to Flat Top Mountain. The quality of this feature as a distinct space at the edge of the open expanse of Flat Top Meadow also survives as part of the spatial sequence to the top of Flat Top Mountain.

Bass Lake: Bass Lake is a lozenge-shaped body of water set within the valley south of the Flat Top Manor. Moses Cone designed the lake as an ornamental feature to be enjoyed when traveling along the nearby carriage drive. Bass Lake Road, a relatively level corridor edged by rows of sugar maple trees and carefully graded landforms, encircles the lake. The land uphill from the carriage drive has been graded into a regularly sloped bank, helping to contain the space of the lake and adjacent road corridor. From the carriage drive, views of the lake are afforded through the regular openings between the tree trunks. The designed landscape space of Bass Lake and its associated plantings survive today and remain a highly visible part of the views and contrasting spatial qualities provided along the carriage drives. Bass Lake and its immediate environs also remain visible from the higher elevations of the property, specifically from the front porch of the manor house.

Carriage Drive System: More than 21 miles of gravel and hard-packed earth-surfaced carriage drives traverse all forms of terrain within the park. These carriage drives primarily extend through a wooded landscape, and therefore form narrow open corridors set between dense walls of evergreen shrubs and beneath the ceiling formed by the tree canopy. The carriage drives also offer several opportunities to take in expansive views from the elevated terrain of the mountains, pasture, and field margins, and across the lakes. This system of circulation designed and constructed by Moses Cone in the early 1900s survives from the period of significance and continues to offer visitors a highly structured and organized spatial experience of the park. The contrast in spatial quality and views was highly orchestrated by the Cones along the carriage drives, with great consideration of the power of contrasting spatial sequence and the visual

experience of the larger landscape. Much of this sequence survives but has been altered since 1947 by the abandonment of the orchards and pastures, lack of maintenance along the edges of the carriage roads, and development present in the viewsheds once occupied by rural landscape.

Pastures: Open fields, pastures, and meadows survive in the park from the period of significance. As part of the design of the estate, these open spaces often served a dual purpose – they supported agricultural production as well as the orchestrated sequence of views and spatial patterns afforded by the carriage drives. To take advantage of these views and achieve the desired spatial patterns, the carriage drives often passed along the margins or through the center of the open fields and pastures. During the Cone's ownership of the property, nearly 500 acres were designated for pastures and meadows. Since the transfer of the property to the National Park Service, many of the former pasture and meadow areas have reverted to woodland to reduce the maintenance costs associated with mowing. The National Park Service continues to manage more than 225 acres in open grass cover. The primary pastures that survive on the estate today include Flat Top Pasture behind the manor house, a large open pasture on Rich Mountain, fields and pasture north of Wadkins Road near the southeastern corner of the property, Bridge Meadow and the Horse Show Field along May View Road east of U.S. Highway 221, and adaptation of the former Flat Top Orchard north of Bass Lake as pasture. Flat Top Meadow, which surrounds Cone Cemetery on the shoulder of Flat Top Mountain, is not fenced or used for pasture, but is cut for hay. These surviving open spaces retain much of the spatial quality designed and developed by Moses and Bertha Cone during the period of significance.

Blue Ridge Parkway Corridor: The Blue Ridge Parkway corridor is a linear open space, composed of the two-way travel route, grass shoulders, and a narrow band of mown terrain that is frequently edged by the woody vegetation that limits expansive views into the property. Longer views are afforded from an overlook located at milepost 293.5, and of the pasture north of the Cone Manor. The open corridor serves to focus views along the road or to key vistas emphasized by clearings and features such as the overlook located at milepost 293.5. The park falls between mileposts 292 and 295 of the 469-mile-long parkway corridor. While views into the estate are afforded from a few locations along the road corridor, vegetation and screen plantings often

serve to restrict views between the two areas. The Blue Ridge Parkway corridor follows a relatively level, yet elevated ridgeline below the peaks of Rich and Flat Top mountains, but above Flat Top Manor. There are two opportunities to enter the Moses Cone estate from the limited access parkway corridor. These occur near milepost 294, as an access road leading to the primary visitor parking area for the estate, and near milepost 294.8, at the junction with U.S. Highway 221. These road corridors and connections were established as part of the early development of the parkway through the area in 1957. Construction of the Parkway in 1955–1957 altered the entrance sequence to the manor house thus diminishing the integrity of the spatial organization and sequence from the period of significance. The existing Blue Ridge Parkway features postdate the current period of significance, and do not contribute to the significance of the historic district.

Feature Name: Manor house and environs
Feature Contribution: Contributing

Feature Name: Cone Cemetery
Feature Contribution: Contributing

Feature Name: Bass Lake
Feature Contribution: Contributing

Feature Name: Carriage drive system
Feature Contribution: Contributing

Feature Name: Pasture north of the Blue Ridge Parkway
Feature Contribution: Contributing

Feature Name: Pasture at Flat Top Orchard below manor
Feature Contribution: Contributing

Feature Name: Pasture north of Blowing Rock Reservoir

Feature Contribution: Contributing

Feature Name: Pastures on eastern slopes of Rich Mount

Feature Contribution: Contributing

Feature Name: Blue Ridge Parkway corridor

Feature Contribution: Contributing



Fig 8-2. Oblique view of Cone Cemetery. Camera facing northwest (2022).

Land Use

Land uses are the principal activities in a landscape that form, shape, and organize the landscape as a result of human interaction.

Post-Historic and Existing Conditions:

Acquisition of the land by Moses Cone for the construction of his estate transformed the landscape and introduced a number of land uses to a site that had been settled in the nineteenth century and cleared only for subsistence agriculture. Land uses introduced to the estate were established mainly during the fifteen years between Moses Cone's first land purchase and his early death in 1908, the earliest years of the period of significance. Land uses introduced in this time period include orchards, agriculture, commercial, cemetery, pasture and meadows, forest, deer parks, plantations, buildings and associated gardens, and recreation associated with the carriage trails, lakes and ponds.

The four main orchards were planted in the fall of 1899 and the spring of 1900 and were mainly devoted to apples, but also included pears, peaches, plum, cherries, nectarines, chestnuts, and hickories. The orchards were a major commercial venture at this time. By 1910, hay was also being stacked and baled and employees could buy hay for their own animals. The operation of the orchards was discontinued after 1947 and acquisition by the National Park Service. China and Saw Mill Place Orchards were abandoned, but the National Park Service continued to maintain trees through pruning within Flat Top Orchard and portions of Saw Mill Orchard until the late 1990s. China Orchard has generally been released to succession. As of 1993, Flat Top Orchard had already been adapted as a pasture for livestock. The other orchards are now heavily overgrown. Although the exact number of orchard trees that survive today is not known, the number has certainly declined since the late 1990s inventory. Some remnant fruit trees indicative of this land use survive today, but with diminished integrity due to loss of design, location, setting, feeling, and association.

Moses Cone was buried at Cone Cemetery in 1908. The cemetery is located on the edge of a meadow, halfway between the manor house and the summit of Flat Top Mountain. Lines of

Fraser fir were planted around the site and it was enclosed by a bronze fence and a large block of granite was erected as a monument. In 1948 Bertha Cone's ashes were buried there, and those of her two sisters. The cemetery survives today in the same location and with little change to the major features installed in 1908. The Fraser furs were lost to insect infestation and the National Park Service replanted the area with additional Norway spruce to frame the dramatic views of the Blue Ridge Mountains visible to the east from the cemetery. The cemetery survives with a high degree of integrity in the aspects of design, materials, location, design, feeling, and association.

Design of the carriage roads and their construction was supervised by Moses Cone for the recreational use of surreys pulled by "fast trotting horses" to be driven along at a leisurely pace. The carriage roads were also used for riding horses and walking by the Cones, their guests, and the general public. The estate was open to the public, but visitors were required to keep to the carriage roads. The condition of the carriage roads has deteriorated since the death of Bertha Cone. The road bed has eroded severely in many areas, the cambered cross section has gone, and gutters are blocked. The carriage roads survive today with integrity, though diminished in condition. They retain aspects of design, association, feeling, materials, and workmanship, and continue to provide recreational opportunities for visitors to jog, walk, or ride horses.

Though the lakes and ponds were built by Moses Cone to embellish the landscape, they were used for employee fishing, some boating, and discreet swimming. Both Trout Lake and Bass Lake were impounded in the early years of twentieth century but have endured changes since then. They were drained in 1987 because the earth dams did not meet new federal safety standards. The dams were reconstructed in 1990. Until they were drained they attracted many fishermen. Trout Lake, which was stocked by the National Park Service, was particularly popular. They survive today with diminished integrity, and retain aspects of design, workmanship, materials, location, and setting . Recreational fishing continues at Trout Lake.

The number of acres currently managed in open vegetative cover—lawns, pastures, and meadow—has slowly diminished since 1947. The 1993 CLR estimated that approximately 500

acres were maintained in open vegetative cover during Cone management of the property, mostly associated with agricultural and grazing land use. By 1993, the area had declined to 228 acres. Open fields continue to be managed by the National Park Service through mowing and the pasturing of livestock using lease agreements by local farmers. However, those areas that are less well suited to pasture and mowing—steep slope, stony soils, wet areas—remain under constant pressure to revert to woodland cover. More acres have become wooded since 1993, particularly on Rich Mountain. The former Deer Park was one of two deer parks established by Moses Cone on the property during the early 1900s, but it was abandoned by the 1920s. Historically, Deer Park was a fenced pasture where a herd of deer were kept. Today, it is a wooded area that edges Flat Top Orchard and due to loss of integrity it is not considered a contributing feature. The hemlock woolly adelgid has represented a threat to the hemlock stands on the property since 1993. Loss of hemlocks is currently occurring throughout the western North Carolina mountains, with devastating results to habitat and water quality. Moses and Bertha Cone planted 94 acres of coniferous plantations around Bass Lake between 1900 and the 1920s. White pine was the primary species planted, but they also included small areas of Fraser fir, Norway spruce, and hemlock south of the lake. The Fraser firs have already been lost due to the infestations of balsam woolly adelgid. Although the hemlocks were not the predominant species of the Cones' coniferous plantations, they are native and part of the local flora. Their loss would further diminish the integrity of the plantations. These land use patterns survive today with diminished integrity.

The manor house was under construction in 1899 and 1900 and used as a residence for the Cone family until Bertha died in 1947. There were also two gardens associated with the residential land use, each a little over two acres in size, close to, but hidden from, the manor house. To the northeast lay a terraced fruit and vegetable garden on the slope below the carriage house. This garden area was being cleared of stone in January 1900 and was planted that April. The manor house survives intact but is no longer used as a residence; the garden structures also survive and still support a few climbing roses introduced in 1910. Even though the land use has changed, the house and garden structures survive with integrity, retaining a strong aspect of association with residential land use through interpretation. Today, commercial land uses are associated with

sales of hand-crafted items featured within Flat Top Manor by the Southern Highlands Handicraft Guild, a concessionaire and tenant of the property.

Several maintenance buildings associated with National Park Service operations within this section of the Blue Ridge Parkway are located along the spur road that connects the Blue Ridge Parkway and U.S. Highway 221. These buildings house offices, equipment, and materials associated with upkeep of the road corridor and Moses H. Cone Memorial Park. This land use postdates the period of significance and is considered non-contributing.

The primary land use currently associated with the property is museum/educational/interpretive, whereby visitors to the property, including those traveling along the Blue Ridge Parkway, can learn about the Cone family and their use of the estate during the late nineteenth and early twentieth century. Interpretive programs and media are offered in the carriage house and at waysides carefully placed throughout the property. This land use dates to early National Park Service occupation of the property and postdates the period of significance.

Religious land use is associated with the Sandy Flat Church located along U.S. Highway 221. The church continues to house an active congregation. The building served as both a schoolhouse and church during Cone family ownership of the property.

A comfort station and ranger services are available to the public within the carriage house. This visitor service land use postdates the identified period of significance for the estate.

Feature Name: Agricultural
Feature Contribution: Contributing

Feature Name: Building and Associated Garden
Feature Contribution: Contributing

Feature Name: Cemetery

Feature Contribution: Contributing

Feature Name: Pasture, Meadow, Deer Park, Coniferous Plantation

Feature Contribution: Contributing

Feature Name: Commercial

Feature Contribution: Non contributing – compatible

Feature Name: Maintenance

Feature Contribution: Non contributing – compatible

Feature Name: Museum/educational/interpretive

Feature Contribution: Contributing

Feature Name: Recreational

Feature Contribution: Contributing

Feature Name: Religious

Feature Contribution: Contributing

Feature Name: Visitor services

Feature Contribution: Non contributing – compatible



Fig 8-3. Cows grazing in pasture north of MP 294. Camera facing north (2022).

Topography

Topography is the three dimensional configuration of the landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect).

Existing Conditions:

The Moses H. Cone Memorial Park extends over rolling to rugged terrain representative of the Blue Ridge Mountain physiographic province. The summits of two mountains fall within the property–Rich and Flat Top. The summit of Flat Top in the northeastern corner of the district represents the high point of the property and stands at 4,558 feet AMSL. The mountain includes a long shoulder that extends to the southwest. Rich Mountain is located in the northwestern corner of the park. It features a knoll that reaches a height of 4,360 feet AMSL, and an adjacent elongated

ridgeline that tops 4,200 feet AMSL. The lowest point in the district occurs along a branch of China Creek near the scarp face of the mountains in the southwestern corner of the district and lies at 2,720 feet AMSL. The overall change in elevation over the property is more than 1,800 feet.

The remainder of the property is characterized by rolling terrain that includes steeply sloped areas and valleys as well as level terraces. The manor house is located atop a lozenge-shaped knoll that falls within a relatively level plateau at an elevation of 4,000 feet AMSL. The knoll is oriented northeast/southwest. It is located just south of the Blue Ridge Parkway. The land falls away steeply at the edge of the knoll to the southeast. Trout and Bass lakes are nestled in lower valley areas at approximately 3,760 and 3,560 feet AMSL, respectively. The southwestern portion of the property is more steeply sloped and edged by an escarpment. May View Road carriage drive follow the margins of the escarpment and overlooks steep terrain, offering expansive views to the south and west.

The higher elevations of the property produce a relatively cool summer climate, which was one of the main attractions for the Cones in creating their estate near Blowing Rock. The existing landform and topography, present as part of the early estate development, survive today with integrity.

Feature Name: Flat Top Mountain
Feature Contribution: Contributing

Feature Name: Rich Mountain
Feature Contribution: Contributing

Feature Name: Manor house knoll
Feature Contribution: Contributing

Feature Name: May View overlook
Feature Contribution: Contributing

Vegetation

Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape.

Existing Conditions:

Woodlands: The majority of the Moses Cone estate is currently wooded. The woodlands include (1) native hardwood communities present at the time the Cones purchased the estate, and are contributing features of the site; (2) woodlands that have arisen through secondary succession after 1947 due to the abandonment of agricultural activities, which are not contributing; and (3) evergreen plantations established by the Cones during the early twentieth century to reforest former farmsteads in support of soil conservation and to enhance views and the carriage drive corridors, which are contributing features from the period of significance.

With the advice of Gifford Pinchot, Governor of Pennsylvania, first director of the U.S. Forest Service, and noted conservationist, the Cones included an extensive plantation of conifers in the valley below the manor house. White pine (Pinus strobus) was the primary species planted by Moses Cone as part of this plantation, although Fraser fir, Norway spruce, and hemlocks were also incorporated into the tree plantations. Balsam firs planted in large numbers in 1904 were later lost to an infestation of the balsam woolly adelgid. This infestation was first documented at Mt. Mitchell in the 1950s and spread across the region ultimately affecting all firs by the mid-1980s. Bertha Cone is known to have continued the work of Moses Cone in this area, planting extensive numbers of hemlocks circa 1916. As with other features of the estate, the Cones designed the composition of the plantation. At first, they planted the trees relatively widely apart, between twenty and thirty feet on center. Later they moved to a more tightly spaced interval and a grid pattern. The understory of the plantation was similarly considered. Today, most of the hemlocks are dying due to an infestation of hemlock woolly adelgid. Deciduous hardwood saplings have since grown up beneath the conifers, altering the original character of the stands. The plantations otherwise survive with integrity; however, loss of species and alteration of the original character of the plantations has occurred since 1947.

Formal Tree Plantings: Other woody vegetation planted by the Cones that survives today includes long rows of native trees that grace the margins of several of the carriage drives. These tree plantings survive today, having matured since the period of significance; most are concentrated within the southern half of the property. These planting programs began circa 1900 as the earliest roads were completed. The species used included white pine (Pinus strobus), Fraser fir, sugar maple (Acer saccharum), and tulip poplar (Liriodendron tulipifera). These rows of trees were planted along the Entrance, Stringfellow, Duncan, and Bass Lake roads. A double row of sugar maple trees was also planted along Bass Lake Road. The sugar maples are said to have been transported to the estate from New Hampshire, where they are native, and that Moses Cone took special pride in their beauty (Barry M. Buxton, Historic Resource Study, Moses H. Cone Estate, Blue Ridge Parkway (Atlanta, Georgia; National Park Service, April 1987), 3). Elsewhere, the deciduous species—sugar maples or tulip poplars—were used to edge the downhill side of the road, while the evergreens—Fraser firs and white pines—were planted on the uphill side. Some single lines of trees were also planted along roads in some open areas. A line of white ash (Fraxinus americana) was planted along the Entrance Road at the lower entrance into the carriage house, and along May View Road. White ash and sugar maples were added to the woodlands along the road where Rich Mountain Road left the forest near the summit of the mountain (Buxton, Historic Resource Study, 28). Most of these plantings survive on the property today in various degrees of condition.

Understory Plantings: Understory shrubs were also added by the Cones along the margins of the carriage drives. Mountain laurel and rosebay and Catawba rhododendron (Rhododendron maximum and R. catawbiense) were planted in rows and drifts, particularly on the uphill slopes of the road corridors, around rock outcrops, and to accentuate switchbacks. For example, a grouping of rosebay rhododendron was planted in the center of the double switchback on Flat Top Road. The purple blossoms still delight and surprise visitors who travel the road in the spring. Flat Top Mountain includes primarily rosebay rhododendron, while Catawba rhododendron is more prevalent on Rich Mountain. These shrubs were not added until after the white pines were planted to ensure that sufficient shade would be present to provide the proper growing environment for the natives. Rhododendrons and mountain laurels were also planted

along Flannery Fork Road, and hedges of hemlock edged the Yonahlossee Turnpike when visible beside open fields. Today the estate abounds with native rhododendrons, mountain laurel, and wildflowers of many varieties (Buxton, Historic Resource Study, Moses H. Cone Estate, section 2, 35). The mountain laurels and rhododendrons shrubs survive and continue to grace the margins of the carriage drives and enhance the experience of traveling along the designed road corridors. The plants are managed through intensive pruning when their abundant growth and spread have covered retaining walls, roads, or other historic features of the site.

Bass Lake Plantings: The Cones focused the plantings of non-natives around Bass Lake. Large beds of white flowering Pee Gee hydrangea (Hydrangea paniculata var. Grandiflora), introduced from Japan and popular in the nineteenth century, survive along the southwestern margins of Bass Lake. These were added by Bertha Cone after her husband's death in 1908. Beyond the hydrangeas are groves of Norway spruce, hemlocks, Fraser fir, and white pines planted circa 1900, which provided an evergreen backdrop for the flowering shrubs. Vegetation in these groves survives from the period of significance but has diminished over the years due to the loss of hemlocks to the hemlock woolly adelgid. The Bass Lake area also includes banks of rhododendron to the north, some of which are hybrids, a double line of hemlocks planted around 1916, and a line of tulip poplars. Most of these plantings survive today except for the diminished numbers of hemlock. Some of the hydrangea beds have been restored by the National Park Service. Bertha Cone established hedges of hemlock along the Yonahlossee Turnpike between Sandy Flat and Bass Lake. She was concerned that widening of the turnpike would damage the hedge and, today, much of the hedge has been lost as she predicted. Since 1993, the National Park Service has developed new visitor access, parking, and service features in proximity to Bass Lake. The lake is now accessible to the public from a spur road and parking area that arises from U. S. Highway 221 east of Laurel Lane. In addition to the access road and parking area, the National Park Service has developed stone-dust paths, a comfort station, and site furnishings to accommodate visitors. The comfort station, which was completed in 2009, is located near the entrance to the present-day public parking area west of Bass Lake off U.S. Highway 221.

Manor House Environs: Bertha Cone planted several gardens around the house and in the terraced spaces below the carriage house. The manor house precinct featured a croquet lawn; tennis court; and a flower, fruit, and vegetable garden west of the house including a peony cutting garden. These gardens appear on a map produced for the 1993 CLR by Ian Firth. His source for this drawing was a 1940 aerial photograph (not available for review for the purposes of this CLI report). These features have been lost since the death of Bertha Cone in 1947. The only surviving garden is the terraced garden located downhill from the carriage house. The garden is formed from a series of three stone retaining walls that establish four terraces within the descending topography. The National Park Service has restored elements of the garden that formerly occupied the second terrace from the top, including a long metal arbor trained with climbing roses. A raspberry bed has been planted on the lowest terrace. The Cones originally planted the terraced garden in 1900 with a wide variety of fruits and vegetables, while flowers were added later. Most of the gardens are no longer present except in outline. These garden areas contribute to the overall understanding of the property during Cone family ownership.

Meadows and Pastures: Elsewhere on the property, open fields, pastures, and meadows survive from the Cone era. As part of the design of the estate, these open spaces often served a dual purpose; they supported agricultural production as well as the orchestrated sequence of views afforded by the carriage drives. Today, these pasture and meadow areas are used by local farmers to pasture livestock in the summer through lease programs. This allows the National Park Service to maintain key areas in open space by reducing the expenses associated with regular mowing. Today, the primary open spaces within the estate are located north of the Blue Ridge Parkway behind the manor house, along the eastern and western slopes of Rich Mountain, in the vicinity of the Cone Cemetery, below the manor house, and north of Wadkins Road in the southeastern corner of the property.

During their tenure on the property, the Cones maintained more than 500 acres in open space that was used to pasture livestock and for hay, not including the orchard sites. Since transfer of the property to the National Park Service, many of the former pasture and meadow areas have been converted to successional woodland to reduce the cost of maintaining this extensive area

through mowing. The National Park Service continues to manage more than 225 acres in open grass cover, some through agreements made with local farmers to use the pastures for summer grazing of livestock. Only lands that can be adequately protected against erosion and other environmental damage are considered for the leasing program. Flat Top Orchard is today being maintained in part through the grazing of livestock, a use that was not traditionally considered for the orchards. The primary pastures on the estate today are Flat Top Pasture behind the manor house; a large area on Rich Mountain, north of Wadkins Road near the southeastern corner of the property; Bridge Meadow and the Horse Show Field along May View Road east of U.S. Highway 221; and land north of Bass Lake, most of which was formerly part of Flat Top Orchard. The stony soils associated with the Rich Mountain pastures limit the number of animals that can be on the land at any one time. This has rendered use through historic lease programs challenging, and approximately 35 percent of the original open area has been lost on Rich Mountain (Firth, Moses Cone Cultural Landscape Report, 73–74). There is also a large meadow surrounding Cone Cemetery on the shoulder of Flat Top Mountain. This area, referred to as Flat Top Meadow, is not fenced or used for pasture, but is cut for hay. The fields at the eastern end of Wadkins Road carriage drive are also sometimes used to harvest hay. The pastures generally house beef cattle, although the meadows along May View Road are used for pasturing horses. Today, beef cattle are the most prevalent livestock raised in the region. Historically, the Cones maintained large flocks of sheep, and kept dairy cattle that provided the estate with milk products. Various sheds and barns were present within the pastures to accommodate the food and shelter needs of the livestock. Only one small contemporary pump house remains in Flat Top Meadow to recall this pattern on the land.

Apple Orchards: Other surviving evidence of the Cones' agricultural use of the property includes the former Flat Top apple orchard, now used as pasture, and very limited evidence of China and Saw Mill Place orchards. The orchards are in severe decline today but covered approximately 190 acres of the property during the early to mid-twentieth century. Today, most of the original trees have been lost to age, disease, or a lack of maintenance. Several trees survive in rows within the Flat Top Orchard and are visible from Duncan Road. A few older trees are also evident within the younger successional woodlands of the China Orchard.

The Cones were interested in scientific farming, and their orchards were planted and cultivated according to the latest theories and practices. The trees were organized into rows that paralleled the contours of the land. They planted a combination of permanent and filler trees. As many as three filler trees were planted for every permanent tree. These were used as spacers until the permanent trees had attained a certain size. The permanent trees were planted about 33 feet apart. Filler trees were planted between each permanent tree, and a row of filler trees sat between each row of permanent trees. For ease of harvesting, and to promote air circulation, the trees were trained as half standards with an open crown.

The management and care of the orchards was labor intensive, requiring several applications of pesticides and fungicides throughout the spring and summer months. The sprays were mixed and stored in spray houses near the orchards to render them easily accessible. Although the buildings are no longer extant, evidence of the former spray houses exists in the orchards as foundations. One of these is present to the south of the Entrance Road, east of the carriage house. A historic sprayer wagon is on display in the carriage house. Access within the orchard was afforded via Orchard Road that extended from the northern end of Bass Lake to the Entrance Road. The road is currently heavily overgrown and not in general use.

Maintaining the orchards remained challenging throughout their existence. By 1940, possibly due to the poor nature of the property's soils and the steepness of its slopes, more than one-third of the apple trees in China Orchard had died. Most of the trees have since been lost due to diminished maintenance and the encroachment of successional woodland. As reported in Ian Firth's Cultural Landscape Report of 1993, a survey of surviving apple trees conducted in 1988 and 1989 indicated that there were only 414 trees surviving in Flat Top Orchard, 122 in China Orchard, and 93 in Saw Mill Place Orchard. In 1997, National Park Service wildlife biologist Bob Cherry and ranger Julie Mullis updated the survey, finding only 140 trees in Flat Top Orchard, 74 in China Orchard, and 16 in Saw Mill Place Orchard. The numbers have continued to dwindle. However, scattered apple trees remain evident within the forested areas, while as many as 30

trees are visible within Flat Top Orchard along Duncan Road. The National Park Service has initiated some orchard restoration efforts in the Flat Top Orchard area below the manor house.

Of the orchards on the estate, Flat Top Orchard has the largest number of living apple trees. These are located primarily along the orchard's western margin near Duncan Road and most are Ben Davis cultivars. At Saw Mill Place, the majority of the surviving trees are found at the southern end, and some are located along Black Bottom Road. The only trees that survive within China Orchard are located in the upper section near U.S. Highway 221, where there are gaps in the successional tree canopy. Orchard roads and the foundations of apple barns and spray houses survive beneath the undergrowth. A tramway that once conveyed loads of apples up the steep slopes of the orchard is no longer extant.

According to Susan Dolan, writing in "A Fruitful Legacy: A Historic Context of Fruit Trees and Orchards in the United States, from 1600 to the Present" (National Park Service, 2009), the sites of the Cone orchards and those trees that survive remain highly significant because they are rare specimens of early-twentieth-century apple cultivars. All of the cultivars grown at Flat Top Estate are now rare, and some are extremely rare, according to a matching of the cultivars with the North American and European Fruit and Tree Nut Germplasm Resources Inventory (1981) (Firth, Cultural Landscape Report, 73–74).

Cone Cemetery: Cone Cemetery lies halfway between the manor house and the summit of Flat Top Mountain, within Flat Top Meadow. The meadow follows the upland plateau, representing a shoulder of Flat Top Mountain. The cemetery is set within the center of a grassy knoll within the meadow. The cemetery, with its historic fencing and grave markers, survives in its original location from the period of significance in good condition.

Plantings of Fraser fir and Norway spruce frame the central open space associated with the cemetery. The groves were originally planted by Bertha Cone after Moses Cone's death in 1908. Some of the original trees were lost to the balsam woolly adelgid and have been replaced by the National Park Service. The groves frame the cemetery and afford visitors a magnificent view to

the mountains beyond. Views of the cemetery are also afforded from the carriage drives as they return toward the manor house from Flat Top Mountain. These views from the carriage drive also survive from the period of significance. The cemetery is framed by a copper fence set within a low dressed, granite-block wall with chamfered sides and interlocking ends that forms a square central space where the graves of Moses and Bertha Cone, and Bertha's sisters are located. The fence edges an area 25 feet square. It is composed of square iron pickets, 3/4-inch square, with tapered tops set 4 inches on center and 4 feet 1-1/2 inches high and supported by three rails. The rails are spaced evenly apart, with the highest bar set approximately 2-1/2 inches below the fence tops, the second midway between the top and bottom rails, and the third near the base of the pickets. Posts are set 8 feet on center and are comprised of a slightly thicker and taller picket set into the granite base. The fence features cross braces that extend periodically from the top bar to the base of the 6-1/2-inch-high and 12-inch-wide granite blocks. The cross braces are turned 90 degrees near the base and anchored into the granite block base. A locked gate is set in the center on axis with Moses Cone's headstone. The granite blocks are cut to form a step into the cemetery, and the gate is set below the level of the fence.

The headstone for Moses and Bertha Cone (LCS 091322) sits centered within the fenced area, but closer to the front of the space. It faces east, is approximately 8 feet tall, and is formed of a slightly battered rusticated granite shaft with a hipped peak set on two stacked foundation blocks of battered rusticated granite. The lower block is approximately 8 feet long, 2 feet high, and 4 feet 8 inches wide. The upper block is inset slightly from the lower base and is approximately 6 feet long and 18 inches high. The sides of the base and platform are rusticated, while the tops have flared, beveled aprons to shed water. Two bronze plaques with raised lettering are set atop one another in the center of the boulder. These note the graves of Moses and Bertha Cone. The headstone and bronze plaques survive from the period of significance and are in good condition. Bertha's ashes were added to the cemetery in 1948.On the west side of the monument, a large bronze plaque bears an inscription taken from the Charlotte Observer on December 10, 1908, two days after Moses Cone's death. The top boulder is etched in its center with a large groove where the plaques are inset. Behind the Cone headstone and to the east along the back fenceline are two low, dressed granite markers, each with angled faces and a curved top. These are the grave

markers of Bertha Cone's two sisters—Sophie and Clementine Lindau. The stones have a decorative floral carving that frames the text and follows the shape of the carved stone. Bertha Cone's sisters lived with her after the death of Moses, and their ashes were later interred in the cemetery, Clementine in 1945 and Sophie in 1948.Clementine's granite marker survives from the period of significance and Sophie's marker was placed just one year outside the period of significance.

Feature Name: Evergreen plantations
Feature Contribution: Contributing

Feature Name: Rows of trees associated with roads carriage drives
Feature Contribution: Contributing

Feature Name: Ornamental Plantings along carriage drives
Feature Contribution: Contributing

Feature Name: Ornamental Plantings, Bass Lake
Feature Contribution: Contributing

Feature Name: Terraced garden
Feature Contribution: Contributing

Feature Name: Pastures and meadows
Feature Contribution: Contributing

Feature Name: Apple Orchards
Feature Contribution: Contributing

Feature Name: Cone Cemetery
Feature Contribution: Contributing



Fig 8-4. View over Flat Top Meadow from Flat Top Road. Camera facing south (2022).



Fig 8-5. View over cow pasture near southern terminus of Flat Top Road. Camera facing southwest (2022).



Fig 8-6. View over pasture near Flat Top Manor from service road leading to Ranger Houses. Camera facing east (2022).



Fig 8-7. View into pasture undergoing succession along Orchard Road. Camera facing north (2022).



Fig 8-8. View over pastures near Rich Mountain. Camera facing southwest (2022).



Fig 8-9. View over pasture at intersection of Rick Mountain Road, Rich Mountain Road, and Colt House Road. Camera facing south (2022).



Fig 8-10. View into cow pasture from Flat Top Road. Camera facing north (2022).



Fig 8-11. Ornamental tree plantings along Entrance Road segment southeast of Terrace Garden. Camera facing southwest (2022).



Fig 8-12. Ornamental tree plantings along Duncan Road near intersection with Bass Lake Loop. Camera facing northeast (2022).



Fig 8-13. Restored Pee Gee Hydrangea planting along Bass Lake Loop near comfort station and parking area. Camera facing southwest (2022).



Fig 8-14. Panned-out view of evergreen screen from Flat Top Road spur approaching Cone Cemetery. Camera facing north (2022).



Fig 8-15. Dense carpet of Japanese stiltgrass in drainage ditch along Duncan Road. Illustrative of similar invasions throughout MOCO. Camera facing southwest (2022).

Circulation

Circulation refers to the spaces, features, and applied material finishes that constitute systems of movement in a landscape.

Existing Conditions:

Several road corridors and systems extend through or are part of Moses H. Cone Memorial Park. These road corridors include routes that are internal to the estate, as well as public thoroughfares.

Public Roads Traversing the District: Formerly known as the Yonahlossee Turnpike, U.S. Highway 221 runs through the southwestern corner of the park. This two-lane arterial road is asphalt paved. It provides access to the original estate entrance, which is not open to the public,

as well as the Bass Lake entrance. Several buildings are located along U.S. Highway 221, including Sandy Flat Baptist Church and the maintenance buildings affiliated with the Blue Ridge Parkway District Office. The road continues to the city of Blowing Rock, located to the southeast. Present during Cone ownership of the estate, the road was widened and partially realigned in 1960, which resulted in the demolition of an arched stone bridge that conveyed a crossing of the May View Road carriage drive. The carriage drive was rerouted beneath the improved highway via a stone-faced box culvert overpass. The character of the road has been changed sufficiently from its historic appearance, causing loss of integrity for the road corridor.

Shulls Mill Road (County Road 1552) winds northwest from the Blue Ridge Parkway underpass near U.S. Highway 221, following the northwestern boundary of the park toward Camp Yonahlossee. The two-lane asphalt-paved road corridor appears to follow a similar alignment to that shown on the 1909 W. G. Potter map of the Cone property. Little development has occurred along the road corridor in the vicinity of the park, and it retains similar character to that present during the 1940s. The road also recalls a historic era when it provided a connection to a local grist or sawmill. The road appears to survive with integrity to the Cone period of significance.

Flannery Fork Road (County Road 1541) is a narrow, two-way, hard-packed, earth-and-gravel county road corridor that extends northeast from the overpass at the Blue Ridge Parkway near U.S. Highway 221. The road edges the Flannery Fork stream corridor between Rich and Flat Top mountains for approximately 1 mile through the park. The Cones planted rhododendrons and mountain laurels along Flannery Fork Road; some of these plantings survive today. The present unimproved road follows a similar alignment to a county road indicated on the 1909 Potter map of the estate. It generally appears to survive with integrity to the Cone period of significance and has undergone few changes since the 1940s.

Other public roads that traverse the park include U.S. Highway 321, Flat Top Road, and Laurel Lane. With the exception of Flat Top Road, all of these public road corridors were present during the estate's historic period of significance, as indicated on the 1909 Potter map. Three of the roads

have been renamed, however, while the two highways have been significantly altered and have lost integrity.

U.S. Highway 321 connects Boone and Blowing Rock, North Carolina, traversing a portion of the southeastern corner of the park. The Wadkins Road carriage drive dead ends at the highway. This four-lane arterial road is asphalt-paved. U.S. Highway 321, formerly known as the Boone Turnpike, was also present during the Moses Cone period of ownership of the estate. The formerly two-lane roadway was enlarged to four lanes in the late 1970s. The resulting change in character has resulted in lost integrity.

Flat Top Road is the only one of the six public roads that cross the park that was not present during the historic period of significance. The two-lane asphalt-paved road parallels a section of the Blue Ridge Parkway in the eastern portion of the park. Flat Top Road is located in the general vicinity of the Old Boone Road indicated on the 1909 Potter map of the Moses Cone estate but is a contemporary road that leads through a residential area.

Laurel Lane, formerly known as Brown Road, is a narrow, two-way, asphalt-paved local road corridor that leads south from U.S. Highway 221 in the southwestern corner of the park, west of the city boundary of Blowing Rock. A large horse stable is located along the road that visitors use to rent horses to ride within Moses H. Cone Memorial Park. As indicated on the 1909 Potter map of the Cone estate, Laurel Road appears to follow a similar alignment to the historic route. Although it has since been paved with asphalt, the road appears to survive with integrity to the Cone period of significance.

Carriage Drives: Another key component of the circulation is the system of historic carriage drives designed by Moses Cone that provide access to all corners of the property. The road system, originally covering a distance of approximately twenty-five miles, now extends for about twenty-one miles through the estate. Several segments were lost due to construction of the parkway and other changes to the property after the death of Bertha Cone in 1947. The roads lead to all of the estate's special scenic features the mountain summits, lakes, viewpoints, pastures,

wooded ravines, and mountain slopes. Additionally, the park contains several miles of farm roads that are in various states of repair today. Some have been incorporated into a visitor circulation network, while others are visible as traces in former orchard sites and pastures that are becoming overgrown with woodland trees.

More than twenty-one miles of graveled and earthen carriage drives, ranging in width from 12 to 15 feet, extend throughout Moses H. Cone Memorial Park. The roads that served as entrances into the estate were wider than the others, which were only sufficient to allow two carriages to pass one another. These road corridors were designed by Moses Cone and constructed by engineers and road crews between circa 1899 and 1905. The roads were designed to provide a pleasurable and recreational experience for those on foot, on horseback, or riding in horse-drawn carriages. As today, cars were not permitted to drive on the carriage roads (Buxton, Historic Resource Study, Moses H. Cone Estate, Blue Ridge Parkway, section 2, 27). The estate was open to the public and visitors were allowed to travel along the carriage drives by foot, horse, or carriage. Views are an integral part of the design of the carriage drives, particularly atop Flat Top and Rich mountains and along May View Road.

Despite the fact that the roads lead to the highest elevations on the property, they consistently follow a gentle and even grade, rarely exceeding a 5 percent slope. To achieve this gentle grade through the mountainous terrain, Moses Cone incorporated the use of switchbacks and hairpin turns, some with a turning radius of as little as 20 feet. Cone incorporated interesting features into the experience of navigating the hairpin turns, such as exciting views, stone walls, and ornamental plantings.

Moses Cone developed the carriage drives as a series of individual yet interconnected segments. Although some of the carriage roads may have followed the alignments of earlier farm roads, most are thought to be new alignments designed by Cone himself. Each road was given a distinct name that described a key feature or was derived from the name of an individual associated with the property either a former owner, or a contemporary estate supervisor. Cone designed the roads to offer a wide range of experiences and viewpoints. They were each orchestrated as a

series of viewpoints that offered a range of picturesque effects. The roads continually bent, and curved, and wound back and forth along the hilly terrain, presenting an ever-changing series of views. Cone also designed the road margins to support the rich array of viewpoints and perspectives, planting trees, shrubs, and vines in some places, and clearing in others to create a vista.

Originally, all the carriage roads except for the Entrance Road at Sandy Flat Gap were surfaced with hard-packed earth. Soil used to surface the roads is thought to have been borrowed from a pit located within the Saw Mill Orchard along Black Bottom Road. The Entrance Road was macadam during Cone residency and supported both the more formal approach to the house used by visitors and the frequent travel in and out of the estate by the Cones. Today, the Entrance Road is paved with asphalt, a change that occurred during National Park Service management of the property. Carriage drives that led to the Saw Mill Place apple barn were surfaced with crushed rock during Cone ownership to help protect them from the seasonal truck traffic associated with the shipping of apples. Today, the rest of the surviving carriage drives remain earth-surfaced, although a top dressing of crushed stone has been added to many segments by the National Park Service to limit erosion.

The carriage drives were designed with a rounded crown or camber that would shed water to either side of the travelway. Gutters were generally established on the uphill side of the roads, although sometimes they were added to both sides of the road. The gutters discharged stormwater in one of two ways. Many extended beyond the road corridor at curves, sending the water into the landscape beyond the travelway; in other cases, closed culverts conveyed water to the downhill side beneath the roadway through pipes. The original culverts were built of wood or corrugated metal. Few wood culverts survive today due to the tendency of the material to rot. Many of the culvert features have been retained through replacement with earthenware pipes. Some original corrugated metal pipes survive, however. Stacked stones that marked the culvert openings are evident along the margins of most of the carriage roads today.

The carriage drives also incorporated bridges to cross stream corridors. Most of the bridges were modest, level structures with wood-decking. The bridges rest on different abutment structures, some stone, others concrete. More formal, but still modest, stone-faced bridges convey Bass Lake Road over stream corridors in three locations.

Planted trees, shrubs, and vines were another important part of the carriage road design. Cone initiated planting campaigns along the carriage drives as early as 1900, continuing throughout the remainder of his life. Bertha Cone continued these planting programs after Moses Cone¡¦s death, although it is believed that she focused most of her efforts around Bass Lake. The Cones generally emphasized the use of native species in the roadside plantings. Rows of trees, including white pine, Fraser fir, tulip poplar, and sugar maple were planted along the margins of several of the carriage drives, including the Bass Lake, Entrance, Stringfellow, and Duncan roads. Rows and drifts of evergreen native shrubs primarily rhododendron and mountain laurel were planted on the slopes uphill from the carriage drives, and punctuated features like hairpin turns. Other plantings associated with the roads included a row of white ash near the carriage house and along May View Road, and white ashes and sugar maples interplanted within the forest near the summit of Rich Mountain. Ornamental plantings were also added along the public roads extending through the estate. Rhododendrons and mountain laurels were planted along Flannery Fork Road, and hemlock hedges were planted along open areas of the Yonahlossee Turnpike (present-day U.S. Highway 221). Most of these plantings survive today, recalling Moses Cone's original design intent for these pleasure drives.

The construction of the Blue Ridge Parkway between 1955 and 1957 altered limited sections of the carriage drive system and led to the loss of Sunset Drive. Several short stretches of these interrupted routes remain visible within the landscape today. To connect the property across the parkway, the National Park Service built a stone-faced bridge to convey the carriage drive system beneath the parkway near the manor house in 1957. The bridge links the Entrance Road with the carriage drives leading to Trout Lake and Flat Top and Rich mountains north of the parkway. The carriage drive system was similarly disrupted in 1960 when U.S. Highway 221 was widened, resulting in the demolition of a stone bridge that conveyed May View Road across the public

roadway. A new underpass was built, with stone facing, which today extends May View Road beneath U.S. Highway 221.

With more than twenty-one miles of the historic carriage drive system designed by Moses and Bertha Cone surviving from between circa 1899 and 1905, visitors continue to be able to experience many of the key features of the property today. However, as part of Moses H. Cone Memorial Park, access to the carriage drives remains limited to pedestrian and equestrian use. The integrity of the carriage drives has been affected by several condition problems and changes to the property and adjacent lands since Bertha Cone's death. The roads have changed in several ways. In many places, the original crown or camber structure has been lost to erosion and regrading. The original hard-packed earth surfacing has been covered with a light layer of gravel. Original wood culverts have been replaced with earthenware structures, and many of the gutters that lead to the culverts have suffered from erosion or clogging with soil and leaves. Erosion has also altered the road surface in some areas. The macadam section of the Entrance Road has been paved with asphalt. In addition, some segments, as well as the entire Sunset Drive corridor, were destroyed due to construction of the Blue Ridge Parkway, which also altered spatial patterns between the northern and southern sections of the property. Despite all of these issues, the system as a whole survives from the period of significance in fair to good condition.

Bass Lake Road: This segment of the carriage drives is relatively level. It is located in the south-central portion of the park and encircles Bass Lake. The carriage drive is edged by carefully graded side slopes above, and a level shoulder overlooking the lake. Rows of sugar maple trees edge the road on both sides, approximately 30 feet on center. Stone-faced and wood plank bridges convey Bass Lake Road over several drainages that empty into the lake. The road is paved in a fine stone dust, the only paving of this type on the property. This surface was likely applied by the National Park Service.

Black Bottom Road: Black Bottom Road links Wadkins, Deer Park, and Stringfellow roads in the southeastern quadrant of the park near the apple barn. Black Bottom Road is a former farm road and does not feature tree plantings, special views, or connections to key ornamental landscape

features. A wood plank bridge provides access across Flat Top Branch, and there are several culverts associated with the road that convey storm water beneath the road from the uphill to the downhill side. Young woodlands and pine plantations edge the road for much of its length suggesting that orchards and pasture formerly characterized the landscape in this part of the estate.

Deer Park Road: Deer Park Road extends between the Entrance Road east of the Carriage Barn and Bass Lake Road. To the west of the road the landscape features open pasture below the manor house. Views are afforded across the pasture to the manor house from the road. The lower section as it approaches the lake is wooded on the uphill side, while on the downhill side views are afforded to the lake. A rock retaining wall and rows of sugar maples edge the road near its intersection with Bass Lake Road. Moses Cone maintained a deer park to the west of this road for a short period. No evidence of the deer park survives today.

Duncan Road: Duncan Road arises from the paved Entrance Road and travels south and east, connecting first to May View Road, and later to Bass Lake Road near the contemporary National Park Service visitor access road and parking area. The road was named for Cone property supervisor G. H. Duncan. The Duncan Road corridor is generally wooded, with views afforded in a short segment by the open pasture associated with the former Flat Top Orchard southwest of the manor house. Rows of tulip poplar have been planted along the southern sections of the carriage drive. There are also several stacked stone walls, some as tall as 4 feet, that support the road as it traverses some of the more steeply-sloped terrain. Culverts are used to convey storm water from the ditches located on its uphill side beneath the road. Corrugated metal pipe is evident for this use in association with several of the culverts. The intake ends are typically marked by stacked stones surrounding a square or rectangular opening through which storm water flows.

Entrance Road: The Entrance Road arises from the spur road linking the Blue Ridge Parkway and U.S. Highway 221. The initial section of the Entrance Road is the only segment of the original system of carriage drives that has been paved with asphalt. A pair of wrought iron gates flanks

the road near its intersection with the highway. Stacked stone retaining walls edge the road along portions of both the uphill and downhill sides, helping to carve out a level area for the road to follow. Culverts marked by stone intakes convey storm water beneath the road. The relatively level section that approaches the manor house through an open area that features views of the house. This was one of the first roads established on the estate by the Cones in 1900. It is referred to as the Esplanade and was used by the Cones and their guests to promenade in the evenings. The road continues to the carriage house and further east where it connects with Deer Park and Wadkins roads. White ash trees planted along the road in front of the carriage house by the Cones survive today.

Flat Top Road: Flat Top Road is located north of the Blue Ridge Parkway and is connected to the southern part of the park through a stone-faced bridge/overpass in the Blue Ridge Parkway located northeast of the manor house. Flat Top Road travels northeast to the summit of Flat Top Mountain, first passing through a fenced pasture, a wooded area, a meadow, and additional woodland. It is thought that this was one of the first carriage drives established by the Cones in 1900. Flat Top Road leads to a hard-packed earth spur road that encircles the Cone Cemetery site. The cemetery is set within an open meadow that characterizes the lower shoulder of Flat Top Mountain. Further east, as the terrain begins to rise toward the Flat Top Mountain summit, the carriage drive passes into a wooded and steeply sloped landscape. The road winds through woods of various ages, edged in places by fencing indicative of former pasture uses. As it reaches the summit of the mountain, the carriage drive winds more frequently, and is edged and supported by stone retaining walls. In all, there are fifteen switchbacks associated with the road as it approaches the summit. Views are afforded at several locations along the route. At the top of the mountain stands a steel observation tower.

May View Road: May View Road arises from Duncan Road in the southwestern part of the park. It initially passes through open pasture before descending into a ravine where it is crossed by U.S. Highway 221. A narrow stone-faced bridge/overpass conveys the highway over the carriage drive. Beyond the overpass, the road winds its way uphill again, through wooded areas to a terminal loop that follows the margins of a dramatic and steeply sloped mountainside

escarpment, where views open up across a deep valley toward additional Blue Ridge Mountain peaks beyond. Rows of white ash trees were planted along the eastern margins of the road by the Cones, some of which survive today. A later spur road addition connects May View Road with Laurel Lane. The May View Road was historically one of the entrances into the estate.

Rich Mountain Road: Rich Mountain Road arises from Trout Lake Road at the northern end of Trout Lake. Rich Mountain Road travels initially through a wooded and steeply sloped landscape with extensive stacked stone walls supporting and edging the road. Part way up the mountain, a metal farm gate extends across the road. Rich Mountain Road later passes through a broad, level meadow that has traditionally been used to pasture livestock along the eastern slopes of the mountain. The trace of a former road that connected to Moses Cone's second short-lived deer park arises from the upper reaches of the Rich Mountain Road. As the carriage drive continues to wind its way up Rich Mountain, the slopes become steeper again, woodland is more prevalent, and stone walls and culverts are used to mediate slopes and storm water. White ash and sugar maple trees were planted along the road within the forest near the summit of Rich Mountain, some of which survive today. The terminus of the carriage drive spirals three times as it approaches the top of the mountain. A stone-lined grassy viewing platform established by the Cones punctuates the summit of the mountain.

Stringfellow Road: Stringfellow Road was originally named by the Cones for a former property owner on the site. It is currently referred to as the Maze by the National Park Service for the manner in which it turns and circles on itself several times. It is located east of Bass Lake and connects to Bass Lake and Black Bottom roads. A residential community edges the property along the southeastern boundary that is visible from portions of the Stringfellow Road corridor. Rows of white pine and sugar maple, closely planted, edge sections of the road.

Trout Lake Road: Trout Lake Road extends from the Blue Ridge Parkway overpass to the northern margins of the lake. It intersects Rich Mountain Road near the dam. The road also intersects new roads and trails built by the National Park Service to connect a contemporary visitor parking area to the west of the lake with the carriage drive system. There are several wood

plank and concrete bridges associated with stream crossings in the vicinity of Trout Lake. Trout Lake Road was historically one of the entrances into the estate.

Wadkins Road: The Wadkins Road carriage drive was named by Moses Cone for a previous property owner. The carriage drive extends east and south from the Entrance Road near its intersection with Deer Park Road. This carriage drive continues for some time through steep terrain and includes several twisting sections. As it approaches the eastern boundary of the property, the road passes through a large open pasture area and affords views of the Blowing Rock Reservoir located on land adjacent to and partially including the property. The road crosses Middle Fork via a ford. Wadkins Road was one of the five historic entrances into the estate.

Other roads: Colt House Road connects Shulls Mill Road and Rich Mountain Road. The road is gated at Shulls Mill Road to prevent visitor automobiles from reaching the Rich Mountain Road carriage drive. A pedestrian gate allows visitors to access the carriage drive on foot, and an interpretive wayside provides information about the property at this intersection. The Trout Lake access road exit is also located at this intersection.

Throughout the park, the remains of other roads can be found, overgrown, but still visible as terraces on the steep slopes. A road labeled "Road to Keeper's House" is indicated on the 1909 Potter map extending from Rich Mountain Road to a small building through one of the Cones' deer parks. A spur of the road is also shown spiraling to the top of a small knoll. This road survives as a farm access road and road trace today. The trace is surfaced with hard-packed earth and is gated at Rich Mountain Road. Orchard Road formerly traversed Flat Top Orchard from the northern end of Bass Lake to the Entrance Road but is currently heavily overgrown and not in general use.

Non-historic access roads: Southwest of Trout Lake is a one-way asphalt-paved public access drive and paved parking lot that is hidden from the lake by trees. The lot forms a loop, with two parking bays separated by a planted area. The access road arises from Shulls Mill Road near the base of Trout Lake. It was formed from the construction road used to replace the lake dam in

1990. The first parking area edges the lake and contains twelve automobile and ten horse trailer parking spaces. The second lot, which is screened from the lake by a planted area, contains two large parking areas that appear to be designed to accommodate several buses and/or overflow automobile parking. Wood fencing edges the parking area as it fronts the lake. An asphalt walk leads from the parking area to the lake.

Bass Lake is also accessible to the public from an access road and parking area that arises from U.S. Highway 221 east of Laurel Lane. In addition to the access road and parking area, the developed area includes stone-dust paths, a comfort station, guard rails and fencing, and site furnishings. The complex was developed after the period of significance by the National Park Service.

A small comfort station and rest area is available to visitors along U.S. Highway 221 near the Sandy Flat Church. This rest area postdates the period of significance.

A modest access road arises from the Sandy Flat Gap access spur and leads to the complex of maintenance and office buildings associated with the District Office. This development postdates the period of significance. Another short access road leads to the two small ranger houses located south of the Moses Cone entrance gates at the Entrance Road. These roads also postdate the period of significance.

Pedestrian and Equestrian Circulation: Several walks lead to the manor house and carriage house from the parking area. One includes stairs and metal handrails leading down the slope to the manor house from the parking area. Another incorporates stairs and ramped sections and leads to the carriage house. A more recently added universally accessible concrete walk edged by handrails zigzags down the hill at a consistent gentle grade. Stacked stone tree wells indicate the degree of fill that was used in some places to effect gentle grades for the walks and parking area. The universal accessibility ramp is set on top of a historic stacked stone retaining wall behind the carriage house. The walks are edged variously by signs, benches, drinking fountains, trash receptacles, and fencing.

The Figure 8 Walk is a historic footpath developed by the Cones southwest of the manor house. It is a 1-1/2 mile long , 3 to 3-1/4-foot-wide double loop surfaced with hard-packed earth and crushed-stone, with larger stones sometimes laid along the outer edge. For much of its length, the walk is shaded by hardwood trees and lined with rhododendrons. The footpath survives from the period of significance and has been restored by the National Park Service for the enjoyment of visitors. Alterations include current surfacing with hard-packed earth and crushed-stone, and a new concrete walk that leads from the asphalt-paved parking area west of the house.

A stone walk leads from the parking area located along the western side of the house toward the front entrance stair. This likely survives from the Cone era and is considered a contributing feature. Historic documentation for this walk has not been found; however, the character is gardenesque and the feature appears to connect to the area where the Figure 8 Walk is located, suggesting it was part of circulation around the house. The walk, which is 3 feet 6 inches wide and 51 feet long, is comprised of large square and rectangular native stones set in an irregular geometric pattern. Grass is growing in the spaces between the stones. Three stone steps are set within the walk.

One addition to the Moses Cone estate road network is an equestrian trail that offers an alternative for visitors on horseback to reach the Esplanade section of the Entrance Road. This stone dust corridor is located to the south of the Entrance Road; it was developed by the National Park Service and is not a contributing feature.

Blue Ridge Parkway: The Blue Ridge Parkway splits the property along its east/west axis. This federally administered, limited access travelway follows the Blue Ridge Mountain system for nearly 469 miles and connects Great Smoky Mountains National Park in North Carolina with Shenandoah National Park in Virginia. It was built in sections over a fifty-two-year period between 1935 and 1987. The Blue Ridge Parkway extends for 2.3 miles northeast/southwest through Moses H. Cone Memorial Park between mileposts 292 and 295. The parkway effectively splits the park into northern and southern sections. The parkway corridor closely edges the Flat

Top manor house precinct to its north. This section of the parkway was constructed between 1955 and 1957, with some of the related bridge structures not completed until 1960. The road corridor is generally consistent with the design guidelines established for the parkway during its early construction period beginning in the 1930s. The parkway is a two-way, two-lane, 20- to 21-foot-wide, asphalt-paved road with 4- to 5-foot-wide soft, rounded, grassed shoulders. Drainage ditches parallel the road in some locations to convey storm water to culverts and other engineered systems designed to promote motorist safety and to prevent erosion. The corridor is edged by combinations of open views and wooded areas comprised of native hardwoods and some evergreen screen plantings. Bridges and culverts convey the road over stream and road crossings. Today, the Blue Ridge Parkway corridor has a limited visual impact on the estate, although its original construction destroyed and altered some segments of the carriage drive system developed by Moses Cone.

The Blue Ridge Parkway is a limited access roadway. Between mileposts 292 and 295, there are three opportunities to leave the parkway and experience parts of Moses H. Cone Memorial Park: the Moses Cone Overlook, the Flat Top Manor access road, and the U.S. Highway 221 spur road.

The Moses Cone Overlook, located near milepost 293.5, is a place where motorists can park their cars and enjoy a view of Moses H. Cone Memorial Park. It is composed of a pull-off road, in the form of a half circle, that arises from the south side of the parkway that is oriented to the east, a row of five head-in parking spaces edged by granite curbing, an asphalt walk, a grass island, a culvert with stone end walls, and an interpretive sign. The views arise to the southeast but are currently blocked by successional forest growth. The overlook was completed in 1957 when this section of the parkway was built. The setting of this overlook is dominated by the large, mounded island covered in wood vegetation and rising 10-15' above the overlook parking and road. Overlook extends east with a dramatic fall in slopes adjacent to the sidewalk. View to the east is obstructed. Steep cut slope to west of Parkway covered in heavy woodland vegetation. This overlook is in good condition, with no visitor amenities or trailheads. A carriage road from the Moses H. Cone estate lies below the overlook elevation but is not visible due to vegetation. There is no view due to surrounding woodland vegetation. The overlook is a contributing feature

within the National Register-eligible Moses H. Cone Memorial Park / Flat Top Manor Estate. The Overlook retains integrity, but it is diminished by no association or feeling relating to Moses H. Cone. The carriage trail is not visible due to vegetation overgrowth.

The access road that leads to a visitor parking area behind Flat Top Manor arises near milepost 294. The road quickly splits into the entrance and exit of a one-way loop road. The 10-foot 9-inch-wide asphalt-paved road is lined with rhododendron plantings, which help screen it from view from the parkway. Drainage ditches convey storm water from the pavement, and logs line portions of the road to prevent visitors from parking in the ditches. The road leads to a curved parking area comprised of several bays totaling 44 parking spaces, which are edged by concrete wheelstops and an asphalt walk. The walk connects visitors to several concrete walks and stairs that lead down to the carriage house and manor house visible below the parking area. The parking lot was built in the late 1950s as part of the Blue Ridge Parkway.

Near milepost 294.7 at Sandy Flat Gap, an entrance/exit spur road connects the parkway to U.S. Highway 221, as well as two additional public road corridors that extend through the property: Shulls Mill Road and Flannery Fork Road. The spur road is located at Sandy Flat Gap. A parkway overpass permits access to Shulls Mill and Flannery Fork roads. Access to the Blue Ridge Parkway Sandy Flat Maintenance Office arises from this spur road, as does the Moses Cone Entrance Road. Two ranger houses, connected by a short access lane, are located near the gates at the entrance into Moses H. Cone Memorial Park. This road configuration was developed as part of the Blue Ridge Parkway circa 1955-1957.

For the purposes of this CLI, resources associated with the National Park Service development of the Blue Ridge Parkway are considered non-contributing because they do not contribute to the areas or period of significance addressed in this CLI. The National Park Service era resources within the property will be documented in a National Historic Landmark nomination currently in development, which will evaluate the National Park Service era resources as part of the larger Blue Ridge Parkway.

Summary: The carriage drive system, surviving evidence of farm roads, and several of the public road corridors survive with integrity from the Cone family period of significance. These include Flannery Fork Road, Shulls Mill Road, and Laurel Lane. The alignment, surface material, and character of the two U.S. Highways have been altered extensively since the period of significance, and these two road corridors have lost integrity to the historic period. The Blue Ridge Parkway and associated overlook and visitor parking area behind the manor house were established through the area after the Cone family period; the Blue Ridge Parkway postdates the period of significance and is not contributing to the Moses Cone property. The Trout and Bass Lake access roads and parking areas postdate the period of significance, as do the service roads associated with the National Park Service District Office complex located off the spur road linking U.S. Highway 221, Shulls Mill Road, and the Blue Ridge Parkway.

Feature Name: Flannery Fork Road
Feature Contribution: Contributing

Feature Name: Shulls Mill Road
Feature Contribution: Contributing

Feature Name: Laurel Lane
Feature Contribution: Contributing

Feature Name: Carriage drive system
Feature Contribution: Contributing

Feature Name: Colt House Road
Feature Contribution: Contributing

Feature Name: Road through Deer Park on Rich Mountain
Feature Contribution: Contributing

Feature Name: Orchard Road

Feature Contribution: Contributing

Feature Name: Farm road traces

Feature Contribution: Contributing

Feature Name: Concrete walk system leading to the manor

Feature Contribution: Non contributing – compatible

Feature Name: Figure 8 Walk

Feature Contribution: Contributing

Feature Name: Front walk

Feature Contribution: Contributing

Feature Name: U.S. Highway 221

Feature Contribution: Non contributing – compatible

Feature Name: Flat Top Road

Feature Contribution: Non contributing – compatible

Feature Name: Trout Lake access road and parking

Feature Contribution: Non contributing – compatible

Feature Name: Bass Lake access road and parking

Feature Contribution: Non contributing – compatible

Feature Name: Equestrian access trail southeast of FTM

Feature Contribution: Non contributing – compatible

Feature Name: Service roads at the District Office

Feature Contribution: Non contributing – compatible

Feature Name: Service roads at Sandy Flat Gap associated with ranger houses

Feature Contribution: Non contributing – compatible

Feature Name: Access road associated with U.S. Highway

Feature Contribution: Non contributing – compatible

Feature Name: Blue Ridge Parkway, Section 2-G

Feature Contribution: Non contributing – compatible

Feature Name: Moses Cone Overlook

Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flat Gap spur road

Feature Contribution: Non contributing – compatible

Feature Name: Flat Top Manor access road and parking and parking area

Feature Contribution: Non contributing – compatible



Fig 8-16. Newly laid gravel along Entrance Road segment approaching Flat Top Manor. Camera facing southwest (2022).



Fig 8-17. Newly laid gravel along Entrance Road segment approaching Carriage House. Camera facing north (2022).



Fig 8-18. View along segment of Figure-8 Loop supported by stone retaining wall. Camera facing south (2022).



Fig 8-19. View along overgrown segment of Orchard Road. Camera facing northwest (2022).



Fig 8-20. Segment of Bass Lake Road approaching Heart-shaped Pool with newly laid gravel. Camera facing northwest (2022).



Fig 8-21. Heavy incising along edge of Bass Lake Loop segment south of stone bridge near comfort station. Camera facing southeast (2022).



Fig 8-22. Segment of Bass Lake Road near intersection with Duncan Road. Camera facing northwest (2022).



Fig 8-23. Segment of Keeper's House Road just north of entrance gate. Camera facing north (2022).



Fig 8-24. Pasture and shrubland near site of Keeper's House at northern terminus of Keeper's House Road. Camera facing northwest (2022).



Fig 8-25. View along Colt House Road. Camera facing southeast (2022).



Fig 8-26. View along Rich Mountain Road segment just north of Trout Lake. Camera facing northwest (2022).



Fig 8-27. Heavy incising along Rich Mountain Road segment near stone walls south of Wood Stile. Camera facing north (2022).



Fig 8-28. View along winding approach to Rich Mountain summit. Camera facing southwest (2022).



Fig 8-29. View along Flat Top Road near MP 294. Camera facing northeast (2022).



Fig 8-30. View along Flat Top Road near northern end of cow pasture. Camera facing south (2022).



Fig 8-31. Newly laid gravel along winding approach to Flat Top summit. Camera facing southwest (2022).



Fig 8-32. One of many social trails along winding approach to Flat Top Mountain summit. Camera facing northeast (2022).



Fig 8-33. Two prominent social trails visible along Flat Top Road segment passing through Flat Top Meadow. Camera facing northeast (2022).

Buildings and Structures

Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity.

Existing Conditions:

Flat Top Manor (HS-35): The Flat Top Manor house is two stories high plus a full basement and an attic level that was built between 1899 and 1900. The main façade faces south and overlooks the grounds of the estate, with expansive views extending to Blowing Rock. The house is generally L-shaped, with the main rooms in an east-west wing at the front, and a service wing at the northeast corner. The large wood-framed Colonial Revival-style house has a porch that wraps

around most of the first floor and a hip roof covered with wood shingles. The first floor porch is supported on brick piers on stone footings. The porch is surrounded by a continuous wooden balustrade, with paneled pedestals at each pier and equal in height to the balustrade supporting painted wood fluted Ionic columns. The columns support a frieze and dentilated cornice at the roofline of the porch. Atop the roof, the pattern of square bases and balustrade is repeated, matching the porch balustrade below. The west half of the first-floor porch is enclosed by glass panels located just within the line of the balustrade and columns. The western end of the porch is extended to create a porte cochère.

The exterior of the house is clad with wood clapboard siding and wood trim, all painted white. The corners of each wing of the house have fluted Doric pilasters, which extend from the porch floor to ceiling at the first floor, or up to a continuous frieze at the head of the second story. The frieze is topped by a dentil course. The roof overhang has exposed projecting brackets and a continuous gutter. Exposed portions of the foundation wall are generally pargeted with stucco, painted white. Wood sheds cover basement window well openings.

The windows of the house are primarily double hung, one-over-one windows at the first floor, and a mixture of twelve-over-one and nine-over-one windows at the second floor. The windows under the first-floor porch have relatively simple, squared-off trim, while other windows typically have a small projecting cornice at the head. The attic dormer windows are also double hung, with semicircular-arch fanlight upper sash and single pane lower sash. The gabled dormer surround has fluted pilasters supporting cornice returns and a raking cornice; the dormer side walls are clad with unpainted wood shingles.

The building's main roof is covered with unfinished wood shingles. At the center of the main wing of the house, a low-slope portion of the roof (widow's walk) is surrounded by a painted wood balustrade, with a design similar to the porch balustrades. This roof area is covered with membrane roofing. Five brick masonry chimneys extend above the roof; all are painted white. The main roof drains to a perimeter hanging gutter, with painted galvanized exterior downspouts mounted to the building walls. The porch roofs drain to built-in gutters at the roof

perimeter, outside the balustrades. The gutters lead to exterior downspouts mounted to porch columns.

The interior of the house at the first floor has a formal arrangement of primary rooms, with service functions in the northeast wing. Throughout the primary first floor rooms, finishes include stained and varnished hardwood flooring covered by non-original carpet; painted canvas-covered plaster walls and ceiling; painted wood baseboard, paneled wainscot, trim, and picture rail; and plaster crown molding. Interior doors are typically seven panels. The second floor contains bedrooms and baths. Finishes are largely similar to the first floor, with stained and varnished hardwood flooring; painted wood baseboard, picture molding, and trim; painted canvas-covered plaster walls and ceilings; and plaster crown molding in most rooms. Unlike the first floor, most upstairs rooms do not have wood wainscot.

The attic level contains a large central open space, with five smaller rooms partitioned at the perimeter of the building, and one bathroom. Throughout the attic level, the spaces are finished with stained and varnished hardwood flooring; stained horizontally oriented wood bead board wall cladding; stained wood bead board ceiling cladding; and stained doors and trim. Gaslight wall sconces are present in some rooms. Where brick masonry chimneys pass through the attic level, the masonry is parged with stucco. The basement level is accessed from stairs that descend from the kitchen as well as from exterior stairs on the north side of the house. The basement spaces typically include exposed unpainted cast-in-place concrete floors, exposed brick masonry walls and piers, and exposed wood floor framing and subfloor construction above. Several small storage rooms are partitioned from the main basement space using wood framing and plywood floor, wall, and ceiling cladding. Basement spaces are present under the first-floor wrap-around porches; these spaces are not full height and have dirt floors.

Flat Top Manor is listed on the National Register as part of the Flat Top Estate Historic District. The site is a contributing resource that relates to the original design of the Blue Ridge Parkway (WJE 2016, A-284—285).

Carriage House (HS-20): To the east of the manor house is the Carriage House, built circa 1899–1905, that is one of the five surviving Cone-era buildings on the property. Interpretive programs and media are offered in the carriage house for visitors, as are rest room facilities. The carriage house is built into the hillside, with a raised masonry basement below two wood-framed levels. The foundation is built of uncoursed fieldstone masonry with beaded mortar joints. On the east wall of the basement level are five window openings and one door opening; the north and south ends each have a single window and one door opening. The basement level windows are wood four-light windows set under masonry arches built of three courses of rowlock bricks. The basement level doors slide on iron rods mounted to the exterior wall; the wood doors have a four-panel frame with diagonally oriented cladding within each panel. Across the east side of the basement is an open porch supported on four wood columns. The hip roof is covered by galvanized standing seam metal. There is no porch floor, and the roof framing is exposed at the underside.

Above the basement level, the building is wood-framed and is clad with painted wood siding. There is wood trim at the corners and along the eaves, and the gable roof has cornice returns at each gable. Since the building is built into the slope, grade level access to the main level is possible from the west side. On the west elevation, the exterior has large paired wood doors that slide on iron rods mounted to the exterior wall; the wood doors have a four-panel frame with diagonally oriented cladding within each panel. Behind the sliding doors, the original door opening has been infilled with a new exterior wall containing a stained and varnished wood four-panel personnel door to provide access to visitor restrooms. Across the west elevation is an open porch supported on five wood columns on stone bases. The hip roof is covered by galvanized standing seam metal. The porch floor is paved with cast in place concrete, and the roof framing is exposed at the underside.

The main gable roof is covered with standing seam galvanized sheet metal. At the center of the roof is a cupola with wood siding, a low slope roof, and a wood rooftop railing.

The interior of the basement level was used as horse stables and has a dirt floor, exposed post and beam wood structural framing, painted stone masonry walls, exposed wood joist floor construction above, and three wood-sided stalls. The main level has two modern restrooms partitioned from the southern third of the space, while the northern two-thirds is an open space, for storage of carriages, with wood flooring, walls, and ceiling. The upper level or hayloft is unfinished except for two small rooms partitioned at the south end, with wood floors and bead board wall and ceiling finishes

The Carriage House is listed on the National Register as part of the Flat Top Estate Historic District. The site is a contributing resource that relates to the original design of the Blue Ridge Parkway (WJE 2016, A-286).

Servants' House (B204): The Servants' House is located on the hillside overlooking the carriage house. It is surrounded by a mown grass lawn. At the back side, a concrete sidewalk leads up to an asphalt-paved driveway with carport; this driveway connects directly to the parkway rather than to the other roads of the Cone estate.

The building has a concrete masonry foundation, white-painted wood siding, and an asphalt-shingled gable roof with cornice returns. The L-shaped building has a rear addition that partially fills in the angle of the L. The front, east-facing façade has a central wood door with glazing and two four-over-four double hung windows. Across the façade is the front porch on concrete masonry foundation walls. The porch has a bead board ceiling and an asphalt-shingled hip roof. At the basement level adjacent to the south wall is an air conditioning condenser sheltered by a wood-framed lean-to. The L-shaped rear porch has a wood platform, a single wood post, and a hip asphalt-shingled roof. Two red brick masonry chimneys rise above the roof.

The Servants' House is designated a non-contributing structure in the National Register-listed Flat Top Estate historic district. Although constructed by the Cone family as part of the estate circa 1900, this building was relocated by the National Park Service and placed on a new foundation in the early 1950s and has thus lost integrity (WJE 2016, A-289).

Sandy Flat Missionary Baptist Church (HS-29): West of the intersection of Shulls Mill Road and U.S. Highway 221 sits the Sandy Flat Missionary Baptist Church. The south side of the building faces the highway, but the building design is symmetrical around an east-west axis. The building has a brick masonry foundation parged with stucco and scored to resemble random ashlar masonry, wood shingle siding (portions of which have staggered coursing), and an asphalt-shingled roof. The building has a T-shaped plan, with the hip-roof west wing forming the top of the T, and the gable-roof east wing forming the stem of the T. At each inside corner of the T-shaped plan is a shed-roof enclosed vestibule. The building has two red brick chimneys. Most of the windows are two-over-two double hung units with patterned glass. On the interior, the building has tongue-and-groove hardwood flooring and painted bead board wall and ceiling cladding. Door and window trim includes bull's-eye corner blocks. Wide, six-panel pocket doors divide the building into two primary original spaces. The south vestibule opens to both rooms with five-panel doors; there are two, two-light borrowed light windows from the vestibule to the eastern room. The western room remains one open space and contains fixed painted wood pews, a free-standing cast iron wood stove, and pendant light fixtures. The original eastern room has been subdivided to create three classrooms. Accessible from the eastern room are two toilet rooms created by partitioning the former north vestibule.

The Sandy Flat Church is listed on the National Register as part of the Flat Top Estate Historic District. The site is a contributing resource that is related to the original design of the Blue Ridge Parkway (WJE 2016, A-290).

Apple Barn (HS-20): The Apple Barn, the only surviving historic agricultural building on the estate, is located at the intersection of Stringfellow Road with Black Bottom Road, north of the Maze, approximately 1/2 mile from the manor house. The barn has a grass lawn to its west but is otherwise surrounded by woodland.

The building is L-shaped, with the main portion measuring 20 feet by 80 feet. The main portion has a raised basement constructed of stucco-parged rubble stone masonry. The upper part is a wood-framed structure clad with painted wood Dutch-lap profile siding and a gable roof covered with sheet metal. Along the ridgeline of the main roof are three gabled ventilation cupolas. The east side of the main portion has one door opening and six vents near grade at the basement level, and two window openings with shutters and three low-height vents at the main level. The south end of the main portion has an arched door opening at the basement, one window opening with shutters at the main level, and a ventilation louver at the gable. The north end of the main portion has an arched door opening at the basement, one window opening with shutters and two low-height vents at the main level, and a ventilation louver at the gable. The barn is built into the hillside, and on the west side there is direct grade level access to the main level, which has two doors, one window opening with shutters, and seven low-height vents. All of the doors and window shutters are built of solid wood planks; at the west and east side doors only, the planks are oriented diagonally in each door. The southwest ell addition to the apple barn is a one-story wood-framed structure set on circular wood posts. The addition is clad with painted board-and-batten siding. The enclosed portion of the addition has a shed roof with exposed rafters and covered with sheet metal. Along the north side of the addition is a shed-roof porch with wood supports; the roof of the porch wraps onto a portion of the west facade of the original barn to shelter one of the entrance doors. The addition has one window at the west end, one window at the east end, and seven windows along the south side. The window openings are covered by spaced, vertical wood strips. The windows are six-light horizontal sliding sash. Along the north side of the addition under the porch are three pairs of doors.

The interior of the barn is utilitarian. At the basement level, the wood floor framing above is exposed, the walls are pargeted masonry, and the floor is wood plank. Wood posts along the centerline support the main level floor framing, and the space is divided by horizontal board partitions into smaller bays, formerly used for sorting and storing apples. The main level of the barn is divided into two unequal size rooms by a wood-framed partition wall with a painted seven-panel wood door. The walls and ceiling are sheathed by unpainted wood boards, except the south side of the partition wall, which is sheathed with Dutch-lap profile siding. Wood posts

at the centerline of the building support the loft level framing. The interior of the addition is a single large room with exposed wood structural framing. The loft interior is an open space with wood plank flooring and exposed wood wall and roof construction.

The Apple Barn is listed on the National Register as part of the Flat Top Estate Historic District. The site is a contributing resource that relates to the original design of the Blue Ridge Parkway (WJE 2016, A-287).

Bass Lake Comfort Station: Bass Lake is also accessible to the public from a spur road and parking area off of U.S. Highway 221 east of Laurel Lane. In addition to the access road and parking area, the National Park Service has developed stone-dust paths, a comfort station, and site furnishings to accommodate visitors. The comfort station, which was completed in 2009, is located near the entrance to the present-day public parking area west of Bass Lake off U.S. Highway 221. This building was constructed on a concrete masonry foundation, with cellulose fiber-cement (HardiPlank) siding and a hip roof covered by asphalt shingles. Gabled dormers with ventilation louvers are located on the north and south faces of the roof. The two entrance doors are located on the east elevation under a gable-roof porch, and a band of horizontal windows wraps from the front onto each side of the building. The Comfort Station is non-contributing as it was constructed after the period of significance for the Blue Ridge Parkway.

Servants' House Carport: Adjacent to the servants' house is a carport. The carport probably dates to the 1980s, according to NPS BLRI personnel. The open wood-framed structure is built of wood posts set in concrete, forming a two bay by three bay grid supporting a wood-framed gable roof structure. The gable ends are clad with plywood with applied battens, and the roof is covered with asphalt shingles. At the north end is a storage enclosure defined by wood-framed walls clad with plywood with applied battens. An asphalt driveway connects the carport to the Blue Ridge Parkway. The Carport is non-contributing but compatible with the design of the Servant's House.

Pump house near Servants' House: Between the Servants' House and the Terraced Garden is a small, concrete masonry pump house with a flat concrete slab roof covered by roofing membrane.

It is set into the hillside and has an east-facing wood plank door. An electrical pole with an electric meter stands adjacent to the structure. The pump house likely does not date to the period of significance but is compatible with the overall design of the site.

Falt Top Pasture Pump House (B957): The Flat Top Pasture Pump House (B957) is located at milepost 294.00 on the Blue Ridge Parkway on parkway right. The structure is situated on a mown-turf site at the base of a steep embankment. The structure is associated with the Moses H. Cone Manor House Visitor Center. The Moses H. Cone Memorial Park Pump House is a small one-story wood-framed structure with a concrete foundation, grooved plywood (T-111) siding, and a wood-framed asphalt shingle asymmetrical gable roof with enclosed eaves. The main entrance is a single panel door. Vent openings are located on the side elevations of the structure. The structure is a non-contributing resource due to its age, which is outside the period of significance for the Blue Ridge Parkway, but is compatible with the overall design of the site (WJE 2016, A-288).

Sandy Flats Maintenance Area: Sandy Flats Maintenance Area is located at milepost 294.80 on parkway left. The site has relatively flat terrain and is set in a clearing surrounded by dense woods. The rectangular-shaped site is bounded by a chain link fence with barbed wire and entered through a chain link gate. Access to the site is from an asphalt-paved winding spur road that extends to, but is not visible from, the parkway. The maintenance area consists of five structures arranged around and within a central asphalt-paved surface lot oriented on a northwest-southeast axis. A small residential enclave, consisting of two residential structures and a pumphouse, is located to the east and in close proximity to the maintenance area.

Sandy Flats Office and Maintenance Building (B701): The Office and Shops building is located at the center of the maintenance area site near the main entrance gates. The building is single-story with a linear plan oriented on a southeast–northwest axis. The building is composed of a concrete foundation, load-bearing concrete block walls painted green, and an asphalt shingle roof with vented eaves and hanging gutter. The main entrance is located at the northwest end of the building and is directly accessed from a paved surface on a 3-foot-tall embankment. Seven garage

units are located at the southeast end of the building. Each garage unit has the potential to be accessed from both the southwest and northeast elevations, although some of the openings have been infilled with grooved plywood panels and are no longer accessible. Of the garage openings that have not been infilled, all have a wood roll-up vehicular door. There are two interior chimneys on the structure. Typical fenestration includes vinyl awning and one-over-one double-hung windows. Door openings have steel-framed doors with glazing.

The Office and Maintenance Building is a non-contributing resource due to its age, which is outside the period of significance for the Blue Ridge Parkway (WJE 2016, A-292).

Sandy Flats Historic Preservation Workshop (B824): The Historic Preservation Workshop is located on the southwest corner of the Sandy Flats Maintenance Area, adjacent to the Vehicle Storage Building (B751). The chain link perimeter fence aligns with the side elevation of the building.

The Historic Preservation Workshop is a one-and-a-half-story wood-framed building oriented on a northwest–southeast axis with the main entrance located at the southeast end gable elevation. It has a concrete foundation, vinyl siding, and an asphalt shingle gable roof with vented eaves and hanging gutters. There is a small one-story lean-to addition located on the southwest elevation. The building features a garage vehicular entrance bay on the northeast elevation. The main entrance has a gable roof canopy and concrete stoop. Typical window and door openings include one-over-one double-hung windows and faux six-panel doors. A concrete masonry chimney is mounted to the southeast end gable elevation.

The Historic Preservation Workshop is a non-contributing resource due to its age, which is outside the period of significance for the Blue Ridge Parkway (WJE 2016, A-294).

Sandy Flats Maintenance - Vehicle Storage Building (B751): The Vehicle Storage building is located on the northwest side of the Sandy Flats Maintenance Area, near the entrance gates. The

building is immediately north of the Historic Preservation Workshop (B824) and affronts the paved surface lot. The chain link perimeter fence aligns with the back elevation of the building.

The Vehicle Storage Building is single-story with a linear plan oriented on northeast–southwest axis and constructed of concrete block on a concrete foundation and has grooved plywood siding painted beige. The building has a wood truss-framed asphalt shingle gable roof with hanging gutters. Door openings have steel-framed double-doors. The main elevation of the building is divided into eight 12-foot-wide bays, seven of which feature aluminum roll-up garage doors.

Although constructed within the period of significance, this structure is non-contributing because it was not an important part of park planning and development (WJE 2016, A-293).

Sandy Flats Maintenance - Pole Shed (B837): The Sandy Flats Maintenance Area Pole Shed is located on the northeast side of the Sandy Flats Maintenance yard. The building is northeast of the Sandy Flats Maintenance Area Office and Shops Building (B701) and affronts the paved surface lot. The chain link perimeter fence aligns with the back elevation of the building.

The Pole Shed is a one-story covered pole barn oriented on a northwest-southeast axis with the main entrance on the southwest. The structure has no foundation, wood timber framing that divides the building into bays, and a wood-framed sheet metal low-slope shed roof. The structural timber framing divides the structure into four bays along the main elevation. The exterior of the timber framing is clad with grooved plywood that encloses the structure on the northwest, northeast, and southeast elevations. Within the structure, wood timber partition walls extend between framing members and separate the barn into storage compartments.

The structure is a non-contributing resource due to its age, which is outside the period of significance for the Blue Ridge Parkway (WJE 2016, A-296).

Sandy Flats Maintenance – Hazardous Materials Storage (B406): The Sandy Flats Maintenance Area Hazardous Materials Storage Building (B406) is located at the southwest side of the Sandy

Flats Maintenance Area. The building affronts the paved surface lot and is adjacent to the Sandy Flats Maintenance Area Office and Shops Building (B701) to the southwest.

The Hazardous Materials Storage Building is a 96-square-foot structure with cast-in-place concrete foundation, tilt-up concrete panel walls, and a low-slope cast-in-place concrete roof slab. The building has a steel door on the main entrance elevation accessed by a concrete ramp, and a vent opening on the northwest elevation.

The structure is a non-contributing resource due to its age, which is outside the period of significance for the Blue Ridge Parkway (WJE 2016, A-291).

Sandy Flats Residential Enclave: The residential enclave at Sandy Flats Maintenance Area consists of two similarly designed residences. The site is accessed by a paved spur road that extends from parkway left to a common asphalt-paved driveway shared by all residences. The property is mown lawn and is surrounded by a heavily wooded deciduous forest. Site features include two asphalt sidewalks that provide access to the main and rear entrances of the residences.

Sandy Flats Residence 423 (B423): Residence 423 is a one-story Ranch style structure oriented on an east-west axis with the main entrance centered on the south elevation. The building has a slab-on-grade foundation, brick cladding at the base of the wall with vinyl siding above, and an asphalt shingle low-slope gable roof. The building features wood-framed double-hung one-over-one windows with vinyl screens and a brick rowlock sill course, hanging gutters, and a covered carport with a concrete slab floor and built-in wood cabinets along the exterior wall.

The structure is a contributing resource that relates to the original design of the Blue Ridge Parkway. It is a highly characteristic and intact example of its building type on the Parkway (WJE 2016, A-297).

Sandy Flats Residence 424 (B424): Residence 424 is a one-story Ranch style structure oriented on a northwest-southeast axis with the main entrance centered on the northwest elevation. The building has a slab-on-grade foundation, brick cladding at the base of the wall with vinyl siding above, and an asphalt shingle low-slope gable roof. The building features wood-framed double-hung one-over-one windows with vinyl screens and a brick rowlock sill course, hanging gutters, and a covered carport with a concrete slab floor and built-in wood cabinets along the exterior wall.

The structure is a contributing resource that relates to the original design of the Blue Ridge Parkway. It is a highly characteristic and intact example of its building type on the Parkway (WJE 2016, A-298).

Rest Area Restroom Building, U.S. Highway 221: Also located within the historic district boundary along U.S. Highway 221 across the road from the church is a state-administered public rest area. Accessed via a service road and parking area, the rest area features a small contemporary comfort station and utility building. The comfort station is located at the north edge of the parking area. It has a brick-faced foundation, wood panel siding with vertical grooves (T-111 siding), and an asphalt shingle gable roof with hanging prefinished steel gutters and downspouts. The south side of the building has paired glass entrance doors and four single-light windows. There are ventilation louvers at the gable ends. The restroom building was constructed in 1955 and extensively renovated in the early 1980s. The small utility building has a concrete foundation, concrete masonry walls 32 inches high above the foundation, upper walls clad with wood panel siding, and a gable roof covered with asphalt shingles. This rest area is a non-contributing resource. Its design is compatible with other contributing resources located within the historic district, however.

Structures at Moses H. Cone Memorial Park: Structures present on the Cone estate are numerous and varied. They support many of the historic functions of the property, including the carriage drive experiences, building sites and gardens, and farming activities. Most survive from the Cone period of development of the property. These structures include the ruins of a boat house on Bass

Lake, an observation platform and tower atop the mountains, several bridges and overpass features, rock walls, and a variety of fences. There are also several structures on the property that were developed by the National Park Service to support visitor access, recreation, and interpretation that postdate the period of significance.

Boat House Ruins: Located along the northern margin of Bass Lake is the stone and concrete foundation of a former boat house structure. The foundation indicates that the structure was two stories in height, with the upper story at grade with the road, and the lower story at the elevation of the lake. The current ruin includes a 6-foot-tall, 25-foot-long, 10-foot-wide, L-shaped, mortared and battered stone retaining wall that edges Bass Lake Road. A flight of six stone steps leads to the lower level of the structure and a concrete landing extends to the lakeshore. It is set within a low retaining wall that ranges in height from 18 inches to 3 feet. The stairs are also edged by a cheek wall. The foundation and side wall ruins edge a rectangular embayment of the lake. The boat house ruins are a contributing resource.

Observation Tower, Flat Top Mountain (B834): The observation tower perched atop Flat Top Mountain is a steel superstructure composed of four structural steel members connected by bracing and cross bracing. It is approximately 40 feet tall, and 25 feet square in plan. Six flights of stairs, each with eight 2-1/2-foot wide steps that are broken by landings, lead to a platform at the top that is enclosed within channeled steel railings. The four structural steel members are anchored in and bolted to low pyramidal concrete footers, 3 feet wide at the base, and tapered to 2 feet in width. The structural members are set at an angle, and the tower tapers towards the top.

An observation tower was first built on top of Flat Top Mountain to facilitate views in 1900 by Moses Cone. The early tower was constructed of chestnut. The Cones referred to their lookout tower on Flat Top Mountain as the Observatory. After the National Park Service began administering the property as part of the Blue Ridge Parkway, they replaced the original chestnut tower with a steel observation tower in 1954 for the safety of visitors. The steel structure was also used by the National Park Service as a fire tower.

The Flat Top Observation Tower is listed on the National Register as part of the Flat Top Estate Historic District. The site is a contributing resource that relates to the original design of the Blue Ridge Parkway (WJE 2016, A-295).

Observation Platform, Rich Mountain: A grassy platform surrounded by a 3-foot-high stone retaining wall marks the summit of Rich Mountain. Stone steps lead to the top of the grass platform, affording visitors an opportunity to take in views in most directions. The grassy observation platform was built between 1899 and 1905 and survives today in good condition. The structure is reached via Rich Mountain Road and is a contributing resource.

Shulls Mill Road Bridge (096P): The Shulls Mill Road Bridge is located at milepost 294.61 where the Blue Ridge Parkway and spans State Road 1538 (also known as Shulls Mill Road). This bridge provides the only means for public road corridor passage across the Parkway and was constructed in in 1957 as part of the Blue Ridge Parkway corridor through the area, as an overpass for the public road corridor. The bridge spans between grass and shrub-covered embankments on either side of the lower road and is set in a mown grass clearing surrounded by heavily wooded deciduous forest. The bridge is in close proximity to the Sandy Flat Maintenance Area, from which the bridge is visible.

The Shulls Mill Road Bridge is a 36-foot-long single-span rigid-frame concrete bridge with an elliptical arch shape and a 30-foot-wide deck. The bridge has a reinforced concrete structural span and concrete abutments with random ashlar native stone cladding at the wing wall, lower portion of the abutment wall, and spandrel walls, including stone voussoirs at the arch. The concrete on the underside of the arch and at the upper portion of the abutment wall is exposed to view. The bridge spans State Road 1538, with abutments set in the steeply sloped built-up earthen embankments. The stone guard wall that edges the road corridor is 2 feet high.

The Parkway crosses over the bridge and is a two-lane asphalt-paved road with a grass shoulder and stone parapet walls. A metal gate closure is located at the parkway north end of the bridge and regulates access to the Parkway during winter weather. State Road 1538 crosses under the

bridge and is a two-lane asphalt-paved road with a grass shoulder and asphalt drainage channel. There is a single access ramp, located on parkway left at the parkway north end of the bridge. As viewed from the approach on the Parkway, the bridge has a straight linear plan and is set at a 19-degree angle to the road below. The Shulls Mill Road Bridge is a non-contributing resource (WJE 2016, A-568).

Flat Top Carriage Trail Bridge (196P): The Flat Top Carriage Trail Bridge is located at milepost 293.95 where the Blue Ridge Parkway crosses Flat Top Carriage Trail, one of the original carriage drives associated with the Moses Cone Manor. Built in 1960, the bridge has a 12-foot-long span. The bridge spans between grass-covered embankments on either side of the lower road and has a rural, pastoral setting consisting of a grass-covered clearing. The clearing is surrounded by heavily wooded deciduous forest. The bridge is in close proximity to the Moses Cone Manor House and associated structures, from which the bridge is visible.

The Flat Top Carriage Trail Bridge is a single-span structure consisting of a reinforced concrete slab supported by vertical cast-in-place concrete abutments with random ashlar native stone cladding. The stone is set in a coursed pattern about a central Roman arch. The arch is formed by irregularly sized flat arch stone voussoirs, beyond which horizontal rows of various-sized stones extend to either side to form the abutments. The concrete structure on the underside of the span and at the abutment wall is exposed to view. The bridge spans the Flat Top Carriage Trail, with the abutments set in the steeply sloped built-up earthen embankments. A wood and metal guard rail, approximately 1 foot 9 inches in height, protects motorists crossing the overpass.

The Parkway crosses over the bridge and is a two-lane asphalt-paved road with a grass shoulder and timber-framed guardrails backed by steel plates. The Flat Top Carriage Trail crosses under the bridge and is a one-lane concrete-paved road. There is no direct access interchange between the two roads. As viewed from the approach on the parkway, the bridge has a straight linear plan and is set perpendicular to the road below.

The bridge deck width is 29 feet 4 inches, which accommodates the roadway, grass shoulder, and guardrail. The opening of the bridge below is relatively narrow; the single lane, 10-foot-wide carriage drive barely fits between the sides of the arched opening. In addition, the interior has only 12 feet of vertical clearance at the center of the arch, and 9 feet 4 inches along the sides.

The guard rail was recently replaced by the National Park Service to meet current highway safety standards and is not consistent with the original design. The bridge overall is a contributing resource that relates to the original design of the Blue Ridge Parkway, however (WJE 2016, A-567).

Carriage Road Bridges: In total, there are ten bridges associated with the carriage drives. All are relatively modest in scale and are used to convey the carriage drives over perennial and intermittent stream corridors and lake and pond spillways. Four are faced with stone. These are located along Bass Lake Road. They were constructed of the native stone used on walls, roughly squared and laid with mortared joints. Four are modest, level, wood structures set on stone or log abutments with wood guard rails and decking. They are consistent with the design used by Moses Cone for bridge crossings in the early 1900s, although they have likely experienced replacement of some of the wood materials over time.

A poured concrete single-span bridge or box culvert with coursed rusticated stone facing conveys U.S. Highway 221 over the May View Road carriage drive. The arch is composed of a segmental stone construction rather than voussoirs. A single course of long rectangular stone forms the cap. The opening is squared and narrow, and there is little excess space along the margins of the 10-foot-wide carriage drive. The concrete surface is visible on the inside of the bridge span. The existing overpass replaced a stone bridge built by Moses Cone to carry May View Road over the Yonahlossee Pike. The stone bridge was demolished and replaced with this underpass when the road was widened circa 1960. This bridge is non-contributing but compatible with the overall design of the site.

The Bass Lake Road bridge over the spillway is a double arch stone-faced structure located near the intersection of Bass Lake Road with Deer Park Road and Black Bottom Road. The bridge crosses the lake's stone-lined spillway. The water passes through a double circular arch span. The stone parapet wall rises from 17-inch-square piers. The northern pier is 28 inches tall, while the southern pier is 19 inches in height. The parapet wall curves upward toward a height of 46 inches at the center. The bridge is approximately 46 feet long and 23 feet wide. This bridge is a contributing feature.

The stone-faced bridge at the outflow of the heart-shaped pools at the head of Bass Lake conveys the carriage drive across the stream via wood decking. The uphill side does not contain a parapet wall but is open to the base of the stone-lined pools. The southern side of the bridge has a mortared rubble guardrail with a central round Roman arch. The top of the guard rail is set 1 foot 11 inches above the decking at the center and is slightly curved along the length of the bridge; the guard walls meet the ground flush at either end. The stone side of the bridge is 27 feet 5 inches long, while the side that edges the stone pools is 16 feet 8 inches long. The bridge is wide enough to convey the carriage drive with little excess space to either side. The bridge appears to be original to the Cone family period, although the stone has been repointed over the years. From the bridge, views are afforded to the house on the hillside above. This bridge is a contributing feature.

The stone-faced bridge over the drainageway that empties into Bass Lake is mortared, native uncoursed stone rubble, with a widened circular arch in the center. It includes two parapet walls that are rounded and highest in the center. The guard walls meet the ground flush at the end of the structure. This bridge is otherwise similar in size and scale to the bridge located near the heart shaped pools. This bridge is a contributing feature.

Another stone-faced bridge is actually a culvert with low, rounded parapet walls that curve with the road corridor. The stone used in this bridge is smaller than that present in the other three stone bridges around the lake. This structure is located to the southeast of the visitor parking area associated with the lake and is a contributing feature.

Four wood bridges are located along other roads within the park. One is located north of Trout Lake along Rich Mountain Road, a second is located east of Bass Lake along Stringfellow Road, the third crosses Flat Top Branch along Black Bottom Road near its intersection with Wadkins Road, and the fourth crosses the spillway associated with Upper Pond. They are consistent with the original design for carriage road bridges established by Moses Cone in the early 1900s. The bridge north of Trout Lake is set on a flared timber abutment that clearly postdates the period of significance, and sufficiently diminishes the integrity of the structure. Nonetheless, all four wood bridges may be considered contributing features.

Two bridges are located in close proximity to one another along Stringfellow Road near its junction with Bass Lake Road. The westernmost is constructed of steel beams and concrete abutments. It has wood or composite planking set at an angle, and square tubular metal guardrails composed of posts and a top and mid rail. These are anchored in the concrete of the bridge and the abutments. The bridge is 14 feet 7 inches wide and 17 feet 10 inches long. The bridge is set atop stacked stone retaining walls along the banks of the Bass Lake outflow. These stone walls likely date to the period of significance, with the bridge above a later replacement. These bridges are non-contributing but compatible with the overall design of the site.

A modest bridge conveys Trout Lake Road across the lake spillway. The bridge is a concrete box culvert that supports steel beams, which in turn provide a platform for wood decking and a low wood guard rail. Flared stacked stone walls channel water beneath the bridge, which was likely constructed as part of the replacement of the dam circa 1990. This bridge is non-contributing but compatible with the overall design of the site.

The Rich Mountain Road bridge is located to the north of Trout Lake and is a small wood plank bridge with wood decking. The bridge is set atop a flared timber retaining wall abutment. The bridge is 16 feet wide and 10 feet long. Although a similar bridge was likely placed in this location during the Moses Cone period, the wood timber abutments are a later replacement that

diminishes the integrity of the structure. This bridge is non-contributing but compatible with the overall design of the site.

As of this submission of the 2014 CLI, the integrity of the estate bridges cannot be completely assessed due to a lack of documentation regarding the degree of change that has occurred to meet structural safety needs.

Stone Walls: Stone walls are used throughout the estate to provide a structural edge to special spaces, and as retaining structures that help to establish relatively level road corridors, garden terraces, and building sites. Most of the rock retaining walls associated with the carriage drives were built between 1899 and 1905 to support the roads and the banks above them. Walls are typically constructed of dry-laid local grey schist, with rubble stones roughly trimmed on the outside face. There is no coping to the walls, and those below the roads are barely visible from above. Walls range in height from a few inches to several feet, and similarly extend from short to very long distances. On Rich Mountain and at May View, the walls reach considerable heights, exceeding 10 feet in places. In some locations, such as along the upper section of Wadkins road, large boulders have been left in place to form portions of walls. Bridges and other structures that are engineered to carry loads are mortared. Retaining walls are the most prevalent type found on the property, but there are also breast walls along the Esplanade near the manor house and at the Bass Lake entrance, and a freestanding wall at the Bass Lake entrance. The walls along the carriage drives surrounding the carriage house and at the Bass Lake entrance exhibit particularly good workmanship. The retaining walls generally survive in good condition with a high degree of integrity. Some sections have been repaired and rebuilt, while others have slumped or undergone dislodging of sorts. All remaining stone walls are considered contributing features.

Behind the manor house, a dry-stone retaining wall edges the slope to establish a level precinct around the building. Stone retaining walls also form a relatively level terrace above the carriage house. A retaining wall also bridges the landform between the upper and lower entrances into the building.

Below the carriage house to the east and south is a series of three stone retaining walls that altogether total 232 feet in length. The walls form level terraces, which the Cones used as garden beds. The top wall, which is edged along the Entrance Road by a split-rail fence, is relatively tall and has stone buttresses. A steep flight of sixteen concrete steps inset with metal handrails leads from the carriage road into the garden. Two additional walls approximately 3 feet in height are located further to the south. The walls are composed of coursed granite schist rubble. The terraces between the walls are between 32 and 40 feet wide. The second terrace features a rose trellis, while the third includes an arbor.

The apple barn is set into a hillside with an entrance at the lower level along Stringfellow Road and an additional entrance on the upper level behind that is accessed from the spur road that connects Stringfellow and Deer Park roads. Stacked native stone has been used to create a ramped retaining wall near the front of the building. An additional wall extends around the side of the building where the roads intersect.

A low stone retaining wall surrounds the Upper Pond located within Flat Top Orchard.

A long stone wall that includes a freestanding section anchored by large stone piers and a lower retaining component edges U.S. Highway 221 above Bass Lake. This wall edges the property. The piers frame wrought iron gates that mark one of the two formal entrances into the park. The freestanding wall is approximately 3 feet tall and 18 inches wide, with a mortared cap. Several rock walls are located around or near Bass Lake. These include the so-called Spite Wall that edged the boundary between the Cone property and Chetola, where a friend of Bertha Cone lived. The friendship was later said to have ended at the Spite Wall (Buxton, Historic Resource Study, Moses H. Cone Estate, 5). A long stone wall edges the intersection of Duncan Road and Bass Lake Road. The wall begins at grade and rises to approximately 3 feet in height. The wall is composed of thin slabs of native rock. The wall is relatively long. Another stacked stone wall edges the uphill side of the carriage drive north of the spillway near the boat house ruins.

A stacked stone breast wall edges the upper section of Deer Park Road. Also, a stone retaining wall supports a section of the upper portion of Duncan Road, while there are two stone retaining walls associated with the lower section of Duncan Road.

A section of stone retaining wall supports the Entrance Road as it leads into the park past the entrance gates. Later, a long breast wall edges the Entrance Road as it approaches Flat Top Manor. East of the carriage house, the Entrance Road continues, heading east toward the juncture with Wadkins Road. A stone wall supports the road for a section, and there is another breast wall located above the road near the gate leading into the orchard site.

Several rock retaining walls are associated with Flat Top Mountain Road. As the road begins to traverse the mountain, stacked native stone walls edge the carriage drive in several locations. The walls are generally composed of relatively flat stones laid in layers, with a larger capstone forming a solid end to the structures. These walls are typically low retaining walls associated with grading used to effect the gentle grades desired for the drives. Flat Top Road makes several hairpin turns near its summit. One of these is a double switchback. The carriage drive through the double hairpin turn is edged along its length by low stacked stone retaining walls.

A stone retaining wall supports a long section of May View Road.

Several stone walls are associated with the Rich Mountain Road corridor, including retaining walls that support the road corridor, walls that contain storm water, and the wall that forms the observation platform on top of the mountain. One of these walls is a stacked stone wall set in the hillside near the farm gate. An outflow pipe is visible at the base. This stacked stone wall likely retains and detains storm water flow down the hillside and channels it into the pipe that extends beneath the road. One of the more dramatic walls is located just beyond the metal farm gate where the road crosses a stream valley.

A tall, stacked stone wall carries the road through this steeply sloped section. A culvert near the base of the wall is used to convey stream flow. As the carriage drive approaches the summit, it

follows an ever-tightening concentric path. Stacked stone retaining walls edge the road in several locations. Portions of the walls near the summit were recently repaired by the National Park Service.

Feature Name: Flat Top Manor
Feature Contribution: Contributing

Feature Name: Carriage House
Feature Contribution: Contributing

Feature Name: Servants' House
Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats School/Church
Feature Contribution: Non contributing – compatible

Feature Name: Apple Barn
Feature Contribution: Contributing

Feature Name: Bass Lake Comfort Station
Feature Contribution: Non contributing – compatible

Feature Name: Servants' House Carport
Feature Contribution: Non contributing – compatible

Feature Name: Pump house near Servants' House
Feature Contribution: Non contributing – compatible

Feature Name: Pump house in Flat Top Pasture
Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats Maintenance: Office Building

Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats Maintenance: Insecticide Storage Building

Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats Maintenance: Historic Preservation Workshop

Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats Maintenance: Vehicle Storage Building

Feature Contribution: Non contributing – compatible

Feature Name: Sandy Flats Maintenance: Pole Shed

Feature Contribution: Non contributing – compatible

Feature Name: Rest Area Restroom Building, U.S. 221

Feature Contribution: Non contributing – compatible

Feature Name: Boat house ruins

Feature Contribution: Contributing

Feature Name: Observation tower, Flat Top Mountain

Feature Contribution: Contributing

Feature Name: Observation platform, Rich Mountain

Feature Contribution: Contributing

Feature Name: BRP bridge over Shulls Mill Rd MP 294.62

Feature Contribution: Non contributing – compatible

Feature Name: BRP bridge over carriage drive MP 294

Feature Contribution: Non contributing – compatible

Feature Name: U.S. Highway 221 overpass at May View Rd

Feature Contribution: Non contributing – compatible

Feature Name: Bass Lake Road Bridge over the spillway

Feature Contribution: Contributing

Feature Name: Stone-faced bridge at heart-shaped pools

Feature Contribution: Contributing

Feature Name: Stone-faced bridge over drainageway

Feature Contribution: Contributing

Feature Name: Stone-faced bridge

Feature Contribution: Contributing

Feature Name: Four wood bridges

Feature Contribution: Contributing

Feature Name: Stringfellow Rd steel & concrete bridge

Feature Contribution: Non contributing – compatible

Feature Name: Trout Lake bridge

Feature Contribution: Non contributing – compatible

Feature Name: Rich Mountain Road bridge

Feature Contribution: Non contributing – compatible

Feature Name: Walls associated with the manor house

Feature Contribution: Contributing

Feature Name: Walls associated with the carriage house

Feature Contribution: Contributing

Feature Name: Terraced garden walls

Feature Contribution: Contributing

Feature Name: Rock walls at the apple barn

Feature Contribution: Contributing

Feature Name: Upper Pond retaining wall

Feature Contribution: Contributing

Feature Name: Bass Lake entrance wall

Feature Contribution: Contributing

Feature Name: Bass Lake Road rock walls

Feature Contribution: Contributing

Feature Name: Deer Park Road rock wall

Feature Contribution: Contributing

Feature Name: Duncan Road rock walls (3)

Feature Contribution: Contributing

Feature Name: Entrance Road rock walls (4)

Feature Contribution: Contributing

Feature Name: Flat Top Mountain rock walls (9)

Feature Contribution: Contributing

Feature Name: May View Road rock wall

Feature Contribution: Contributing

Feature Name: Rich Mountain Road rock walls (13)

Feature Contribution: Contributing



Fig 8-34. Pump house near the center of Flat Top Pasture. Source: Wiss, Janney, Elstner Associates, 2013.



Fig 8-35. Oblique view of Servant's House Carport, east façade. Camera facing west (2022).



Fig 8-36. Oblique view of Servant's House, south façade. Camera facing north (2022).



Fig 8-37. Oblique view of Terraced Gardens near Flat Top Manor. Camera facing southwest (2022).



Fig 8-38. Oblique view of Pump House near Servants' House, south façade. Camera facing northwest (2022).



Fig 8-39. Oblique view of Carriage House, east façade. Camera facing northwest (2022).



Fig 8-40. Oblique view of Flat Top Manor, east facade. Camera facing north (2022).



Fig 8-41. Section of Flat Top Manor balustrade undergoing repair. Brick pads mark footings for columns. Camera facing northeast (2022).



Fig 8-42. Oblique view of Ranger Residence #1, north façade. Camera facing south (2022).



Fig 8-43. Oblique view of Ranger Residence #2, west façade. Camera facing southwest (2022).



Fig 8-44. Oblique View of Sandy Flat Pole Shed, west façade. Camera facing north (2022).



Fig 8-45. Oblique view of Sandy Flat Office and Maintenance building, north façade. Camera facing west (2022).



Fig 8-46. Oblique view of Sandy Flat Historic Preservation Workshop, north façade. Camera facing west (2022).



Fig 8-47. Oblique view of Sandy Flat Hazardous Materials Storage building, north façade. Camera facing south (2022).



Fig 8-48. Oblique view of Sandy Flat Vehicle Storage building, south façade. Camera facing west (2022).



Fig 8-49. Oblique view of Sandy Flat Baptist Church, south façade. Camera facing northwest (2022).



Fig 8-50. Stone walls along Entrance Road segment leading toward Ranger Houses. Camera facing south (2022).



Fig 8-51. Stone walls along Entrance Road segment near Flat Top Manor. Camera facing northwest (2022).



Fig 8-52. Stone walls along Entrance Road segment leading toward intersection with Wadkins Road and Deer Park Road. Camera facing southwest (2022).



Fig 8-53. Intact stone wall in good condition along Rich Mountain Road. Camera facing northeast (2022).



Fig 8-54. Collapsed stone wall along Rich Mountain Road. Camera facing northeast (2022).



Fig 8-55. Intact stone wall in good condition along curve in Rich Mountain Road. Camera facing southwest (2022).



Fig 8-56. One of several intact stone walls with moderate slumping along Rich Mountain Road. Camera facing north (2022).



Fig 8-57. Another intact stone wall with moderate slumping along Rich Mountain Road. Camera facing north (2022).



Fig 8-58. Intact stone wall in good condition at hairpin curve along Flat Top Road. Camera facing northeast (2022).



Fig 8-59. Two tiers of intact stone walls in good condition near view along Flat Top Road. Camera facing south (2022).



Fig 8-60. Long span of intact stone wall in good condition along Duncan Road near intersection with Bass Lake Loop. Camera facing southwest (2022).



Fig 8-61. Closer view of span of intact stone wall along Duncan Road near intersection with Bass Lake Loop. Camera facing southwest (2022).



Fig 8-62. Span of intact stone wall in good condition along Deer Park Road near intersection with Bass Lake Loop. Camera facing north (2022).



Fig 8-63. Intact stone wall and column in good condition near Entrance Gate off 221. Camera facing south (2022).



Fig 8-64. Intact stone wall and column in good condition near Entrance Gate off 221. Camera facing northwest (2022).

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Fig 8-65. Stone Bridge near comfort station along Bass Lake Loop. Camera facing northeast (2022).



Fig 8-66. Arched stone bridge along Bass Lake loop toward Heart-shaped Pool. Camera facing north (2022).



Fig 8-67. Arched stone bridge near Heart-shaped Pool along Bass Lake Loop. Camera facing north (2022).



Fig 8-68. Stone bridge with double arch near dam outlet along Bass Lake Loop. Camera facing west (2022).



Fig 8-69. Wood, metal and stone bridge along Stringfellow Road near Dam Outlet. Camera facing northeast (2022).



Fig 8-70. Oblique view of wood and stone bridge near Stone-lined Channel along Trout Lake Road. Camera facing north (2022).



Fig 8-71. Head-on view of wood and stone bridge near Stone-lined Channel along Trout Lake Road. Camera facing northeast (2022).



Fig 8-72. Small wood bridge along Rich Mountain Road. Intact and in good condition. Camera facing northwest (2022).



Fig 8-73. Wood and stone bridge near Upper Pool along Orchard Road. Camera facing northeast (2022).



Fig 8-74. Oblique view of Boathouse Ruins along Bass Lake Loop. Camera facing northeast (2022).



Fig 8-75. Oblique view of MP 294, south façade. Camera facing north (2022).



Fig 8-76. Oblique view of Rich Mountain Observation Tower. Intact and in good condition. Camera facing northwest (2022).



Fig 8-77. Steel observation tower at peak of Flat Top Mountain. Camera facing southwest (2022).

Views and Vistas

A views is the expansive and/or panoramic prospect of a broad range of vision that may be naturally occurring or deliberately contrived. A vista is a controlled prospect of a discrete, linear range of vision, which is deliberately contrived.

Existing Conditions:

Views and vistas are an integral part of Moses H. Cone Memorial Park experience. Moses and Bertha Cone clearly considered views in the design of the estate, particularly in the siting of the house, the orchestration of the carriage drives, the pastoral lake and pasture scenes, the ornamental plantings, and the construction of viewing platforms and towers.

Manor House Views: Views to the landscape and of the manor house from several locations were obviously considered in the design and siting of Flat Top Manor on a broad elevated knoll. The land to the south of the dwelling falls away dramatically, allowing for expansive views to the south and southeast. The landscape around the manor house is maintained primarily in mown lawn and fields. The combination of the elevated terrain and grass cover create a large open precinct oriented to the south and east. Roads leading east and west from this open hillside connect it to the surrounding landscape, expanding the sense of open space in the environs of the manor house. Bass Lake is located on axis with the house and is a focal point of the view from the front porch and balustrade below. This view to Bass Lake survives, but with diminished integrity due to twentieth-century residential development associated with the community of Blowing Rock visible in a viewshed that originally included only trees and mountainous terrain. Also, since 1947, reduced maintenance of pasture and meadow has led to forest growth not present in this view during the Cone era. The manor house is visible from several locations around the property, including the open landscape around it and the Esplanade section of the Entrance Drive as it approaches the domestic precinct. The house is also visible from carriage drives that frame the open pasture below associated with the former Flat Top Orchard. These include Deer Park Road and Duncan Road, as well as the Bass Lake Road.

Carriage Drive Views: Although many of the intended views have since been lost to maturing vegetation, Moses Cone is thought to have carefully orchestrated a series of viewing experiences along each of the carriage drive sections that comprised the twenty-five-mile system. Cone wove a wide array of views into the experience of driving the carriage roads along the variable terrain of his large estate. He likely considered ways to offer ever-changing views of combinations of landform, topography, rock outcroppings, agricultural fields, water resources, and ornamental plantings, as well as the drama of the mountains.

Each road was designed to convey a series of views that took advantage of natural and cultural features of interest. In some places trees were cleared to provide a vista, while in others ornamental plantings were added to frame or construct views. The views were to be ever-changing; as the roads wound back and forth, new views would be presented. The slow pace

necessary to traverse these roads was used to advantage to focus on the mountain views. With the landscape's changes in elevation, together with natural and ornamental vegetation, lakes, deer parks, orchards, and the stately Flat Top Manor, the estate provided a wide variety of scenery to be enjoyed.

The sequence of views that characterized each carriage drive in the historic period has been altered by the many changes to the estate since 1947, including the abandonment of the orchards and many pastures with associated infill of woody vegetation. The natural forest scenery remains, but is no longer tidily maintained with the removal of firewood common to the Cone period. Urban development around Blowing Rock is visible from the Esplanade, Flat Top Mountain, and Wadkins Road (Firth, Moses Cone Cultural Landscape Report, 71).

The surviving views associated with the carriage drives retain integrity. The orchestration of views along each road is indicated below.

Bass Lake Road: Bass Lake Road circumnavigates the lake. It is generally edged by rows of trees on either side. The uphill side of the road generally rises, containing the space of the road corridor. The ground falls away toward the water's edge, directing views inward between the trees. At the southeastern end of the lake, long views are afforded across the lake toward the manor house on the hillside above.

Deer Park Road: Deer Park Road extends between the Entrance Road east of the carriage house and Bass Lake Road. To the west of the road and below the manor house, the open pasture and light woodland associated with the former site of a deer park allow for longer views, including views to the manor house from near the apple barn. The lower section as it approaches the lake is wooded on the uphill side, while on the downhill side views are afforded to the lake.

Duncan Road: Duncan Road arises from the paved Entrance Road and travels south and east, connecting first to May View Road, and later to Bass Lake Road. The Duncan Road corridor is generally wooded with narrow views occurring primarily along the road corridor. As the road

passes the pastureland associated with the former Flat Top Orchard southwest of the manor house, longer views are presented.

Entrance Road: The Entrance Road arises from the spur road linking the Blue Ridge Parkway and U.S. Highway 221. The initial section of the Entrance Road is wooded, with views directed along the travel corridor. As the road turns north toward the house, the open space of the former Flat Top Orchard permits a sudden expansion of the views to the east. The forest then clears, allowing for direct views of the manor house and the landscape to the southeast.

Flat Top Road: Flat Top Road is located north of the Blue Ridge Parkway and is connected to the other carriage drives on the estate via a stone-faced bridge/overpass northeast of the manor house. The road travels northeast to Flat Top Mountain, first passing through a large open pasture area that occupies rolling terrain. Views across the pasture are broken by the elevated terrain of the Flat Top Mountain shoulder. The carriage drive continues through lightly wooded terrain that limits views to the road corridor. A view to Trout Lake and Grandfather Mountain intended for the drive southwest of the cemetery is currently blocked by vegetation. The carriage drive continues to the top of the Flat Top Mountain shoulder, which is maintained as an open meadow. Cone Cemetery is a visual draw within the meadow, with Flat Top Mountain visible beyond. East of the cemetery, a long view toward the mountain is afforded. As the terrain begins to rise toward Flat Top Mountain, the carriage drive offers views to the southwest of surrounding mountain terrain. The carriage drive subsequently passes into the wooded and more steeply sloped landscape, which serves to focus views along the road corridor. One of the distinctive features of Flat Top Road is the double-switchback located near the summit of the mountain. Here, the road, supported by stacked stone retaining walls, navigates a narrow ridge from which travelers can view long distances to the south and east. Long views of the surrounding mountains are orchestrated from the turns. At the summit, the steel observation tower allows for 360-degree views of the park and the surrounding Blue Ridge Mountains, as well as the city of Blowing Rock.

May View Road: May View Road arises from Duncan Road in the southwestern part of the park. The May View Road carriage drive follows a level plateau along the Blue Ridge escarpment that overlooks steep terrain and affords long views to the south and west. It initially passes through open pasture area, which allows for pastoral open views, before descending into a ravine where it is crossed by U.S. Highway 221. A narrow stone-faced bridge/overpass conveys the highway over the carriage drive. Beyond the overpass, the road winds its way uphill again, through wooded areas that compress views to the road corridor. At its terminus, the road forms a loop that follows the margins of a dramatic and steeply sloped mountainside where views open up across a deep valley to additional Blue Ridge Mountain peaks beyond.

Rich Mountain Road: Rich Mountain Road arises from the northern end of Trout Lake. Rich Mountain Road initially travels through a wooded landscape before the terrain opens up to reveal open pastures to the east and west of the mountaintop. To the southwest, it was once possible to glimpse Grandfather Mountain before the road continued through the wooded western summit; successional woodland currently limits this view, however. The terminus of the carriage drive spirals to the top of the mountain where it provides access to a stone-lined grass viewing platform. Panoramic views of the estate and surrounding mountains are possible from the summit, although vegetation blocks portions of the views to the west.

Stringfellow Road: Stringfellow Road is referred to as the Maze by the National Park Service. It is located east of Bass Lake, and links Bass Lake Road and Black Bottom Road. At the northern end of the carriage drive, views are afforded of the conifer plantation. The maze-like section is edged by tree plantings and forest, which limits views to the road corridor. A late twentieth-century residential community that edges the park closely to the southeast is visible from portions of the southern section of the road corridor.

Trout Lake Road: Trout Lake Road extends from the Blue Ridge Parkway overpass to the margins of the lake and its intersection with Rich Mountain Road. The initial leg of the drive traverses woodland and offers primarily linear views along the road corridor. As the carriage

drive follows the margins of the lake, visitors enjoy filtered views of the water through mature woodland vegetation.

Wadkins Road: Wadkins Road extends south and east from the Entrance Road near its intersection with Deer Park Road. This carriage drive continues for some time through steep terrain surrounded by woodland. This section includes numerous switchbacks. Few views beyond the vegetation lining the road are afforded within this section. The section east of the switchbacks is pastoral in character and includes alternating views of young woodland and pastures. As it approaches the eastern boundary of the property, the road passes through a cove forest. Views of Blowing Rock Reservoir are also afforded along the road.

The passage of the roads through forests and open spaces provided a series of contrasting views. Each road was carefully planned to avoid repetition and to create picturesque effects. In forested areas, the views were short and tended to focus on the rocks, shrubs, and streams along the roads. In several locations, carriage drives edge or traverse open pastureland. Within these clearings, the narrow view corridor of the forested road opens up to reveal the pastoral and undulating terrain of the mountain property. Carriage drives with views of open pasture and meadow areas include Flat Top Road, Rich Mountain Road, Trout Lake Road, Duncan Road, Black Bottom Road, and Wadkins Road. Because the perspective of the driver changed frequently, the landscape was rarely seen in quite the same way twice. The variety of views made each road distinctive.

Summit Views: Some of the most dramatic views were those afforded from the summits of the two peaks on the estate Flat Top and Rich mountains. Cone not only engineered road corridors to reach the summits, he also designed observation platforms and towers that would further heighten the experience. From both summits, 360-degree views of the surrounding Blue Ridge Mountains were afforded. May View Road, a carriage drive established along the edge of a steep escarpment, was similarly designed to provide access to unparalleled views of the mountain context.

Flat Top Mountain is located in the northeastern corner of the district. As noted above, it constitutes the highest elevation within the district at 4,558 feet AMSL. Moses Cone established a carriage drive to the summit of the mountain that survives today. Cone also constructed a lookout tower on the summit to take advantage of the dramatic 360-degree views from the mountain top. The original tower constructed in 1900 was replaced by the National Park Service in 1954. The views from the tower survive from the period of significance and, due to the elevation, any forest succession within the viewshed since 1947 does not obstruct the views from Flat Top summit.

Rich Mountain is located in the northwestern corner of the district. It features a knoll and an adjacent elongated ridgeline that tops 4,200 feet AMSL. Moses Cone constructed a carriage drive to reach the summit of Rich Mountain. At the mountain's highest point, Cone created an observation platform composed of a grassy platform edged by a stone retaining wall. Both the carriage drive and the observation platform survive in good condition from the period of significance. This observation platform on the summit does not significantly elevate visitors as does the tower on Flat Top Mountain. Some individual trees that have grown since the period of significance are located in the foreground of the viewshed and only partially obscure the views from Rich Mountain. The long-distance views survive from the period of significance, and it remains possible to experience them in several directions.

Cemetery Views: Established in 1908, Cone Cemetery, located on the shoulder of Flat Top Mountain, also affords expansive views of the mountains. The views are emphasized and focused through the design of carefully placed evergreen plantings at the margins of a central open space, encompassing the cemetery. The evergreens serve to frame long views to the south of the Blue Ridge Mountains, and more limited views to the north. From the carriage drive below, views of the cemetery are similarly dramatic. Flat Top Road passes to the south of Cone Cemetery and below it, topographically. Perched as it is dramatically upon a broad knoll, the cemetery is highly visible and framed by the dark foliage of the trees. These views survive from the period of significance, though some forest growth serves to reduce or alter some of the designed views. It is still possible, however, to experience a wide variety of views and many remain to provide a

strong sense of the design intention by the Cones, not only at the cemetery but within the entire estate.

Parkway Views: The Blue Ridge Parkway corridor is composed of a linear open space frequently edged by mature woody vegetation that focuses views along the road. Views of the Moses Cone estate occur at the Moses Cone Overlook, and to the north of the manor house where a large area is maintained in pasture. Some views of adjacent development associated with the city of Blowing Rock have been purposefully screened using evergreen trees and shrubs. The Blue Ridge Parkway features a designed overlook at milepost 293.5 where motorists can park and enjoy a view of the Moses Cone estate. It is composed of a circular drive that is accessed from the south side of the parkway. Views to the south are currently blocked by successional forest growth. Evergreen screen plantings have been added to the margins of the Blue Ridge Parkway at the eastern end of the estate to limit views of residential development associated with the city of Blowing Rock. Blue Ridge Parkway features postdate the Cone area period of significance from 1899 to 1947 and do not contribute to the significance of the property.

In the last half century, trees have been allowed to grow up in areas where they did not exist in the Cone era, reducing, limiting, and altering many of the views. It is still possible, however, to experience a wide variety of views, and many remain to provide a strong sense of what Moses Cone intended.

Feature Name: Views from the manor house
Feature Contribution: Contributing

Feature Name: Views of the manor house
Feature Contribution: Contributing

Feature Name: Carriage drive views
Feature Contribution: Contributing

Feature Name: Views across existing open pasture field

Feature Contribution: Contributing

Feature Name: Views from May View overlook

Feature Contribution: Contributing

Feature Name: Views from overlook along Flat Top Road

Feature Contribution: Contributing

Feature Name: Views from the summit of Flat Top Mountain

Feature Contribution: Contributing

Feature Name: Views from the summit of Rich Mountain

Feature Contribution: Contributing

Feature Name: Views from Cone Cemetery

Feature Contribution: Contributing

Feature Name: Views of Cone Cemetery

Feature Contribution: Contributing

Feature Name: Blue Ridge Parkway views

Feature Contribution: Non contributing – compatible

Feature Name: Views from Moses Cone Overlook along BRP

Feature Contribution: Non contributing – compatible

Feature Name: Screening incompatible views along BRP

Feature Contribution: Non contributing – compatible



Fig 8-78. View from Flat Top Road along winding approach to Flat Top summit. Camera facing southeast (2022).



Fig 8-79. View from Flat Top Road near Flat Top summit. Camera facing southeast (2022).



Fig 8-80. View from Flat Top Observation Tower. Camera facing northeast (2022).



Fig 8-81. View from Moses Cone Overlook obscured by tree growth. Camera facing northeast (2022).



Fig 8-82. View from Flat Top Manor entry steps toward Bass Lake. Camera facing southeast (2022).



Fig 8-83. View of Flat Top Manor from Bass Lake Loop. Camera facing northwest.



Fig 8-84. View from Cone Cemetery over Flat Top Meadow. Camera facing east (2022).



Fig 8-85. View of Cone Cemetery from Flat Top Road segment passing through Flat Top Meadow. Camera facing west (2022).

Constructed Water Features

Constructed water features are built features and elements that utilize water for aesthetic or utilitarian functions in the landscape.

Existing Conditions:

Within Moses H. Cone Memorial Park, there are several examples of constructed water features that Moses and Bertha Cone established to enhance their estate. These features survive from the period of significance in varying degrees of condition. These features were generally created by damming perennial stream corridors or constructing stone-lined pools and basins that were watered by streams and springs on the property. These historic constructed water features include Trout and Bass Lakes, a farm pond, a pair of pools shaped like a heart, and a cascade

pool along the margin of the Rich Mountain Road. The lakes were designed to be used for fishing and as ornamental features since the Cones did not allow swimming. The Cones permitted only their invited guests to fish in the lakes, which were stocked with fish in accordance with their names. In fact, Mrs. Cone posted a night watchman to keep other people from fishing (Buxton, Historic Resource Study, Moses H. Cone Estate, section 2, 28). A farm pond—referred to as Upper Pond—was constructed in the lower portion of Flat Top Orchard in 1909 to catch silt before it could reach Bass Lake. These constructed water features survive on the property today. Both lakes have had their dams replaced to meet federal safety standards, and the heart shaped pool, which had fallen into a state of disrepair after 1947, has been restored to workable condition by the National Park Service. Although the dams have been replaced, the lakes continue to convey their historic associations to the Cone period of significance, as do the other constructed water features on the property.

Bass Lake was built circa 1905 in the valley that occupies the south-central portion of the estate. It was sited on axis with the manor house, with reciprocal views established between the two features. The 21-acre lake was formed through the impoundment of two perennially flowing branches of Middle Fork stream by an earthen dam with a clay core. The greatest depth within the lake is 30 feet. A mortared stone-lined spillway, with two cascades and rock-lined banks, was constructed to allow for the removal of excess water from the lake, particularly following large storm events. Moses Cone also fitted the lake with a sluice gate to allow it to be drained. A small island was established as a focal point within the lake, which had a picturesquely irregular outline. The island was wooded, and water lilies (Nymphaea odorata) were planted in the shallows along the northern end. The Bass Lake Road carriage drive crossed the spillway on the east end of the dam via a rusticated stone bridge with humped sides and a double arch marking the underside of the span. Two additional stone bridges, similar in design yet smaller, lower, and with only a single arch, convey the carriage drive over small drainages that empty into the lake. A wooden bridge is also used as a stream crossing near the junction with Deer Park Road. A boat house once stood on the east side of the lake, but only its stone foundation and stone steps leading to its lower level remain. As noted previously, the lake margins were extensively planted with ornamental trees and shrubs by Bertha Cone. These plantings continue to provide an

attractive setting for the lake. Bass Lake has been stocked with fish by the National Park Service and continues to be used for fishing today (HRS, 1987, section 2, 34). Today, the original spillway survives, but the 500-foot-long, 30-foot-wide dam was rebuilt in 1990 to meet current safety standards, and the sluice gate updated. The dam continues to be covered with mown grass as it was historically, perpetuating its original character. In other places, however, the banks of the lake are more wooded than the Cones maintained them historically.

Trout Lake lies on the west side of the estate at the foot of Rich Mountain and survives from the period of significance in fair to good condition. The 15-acre water body was established by Moses Cone circa 1905 through the impoundment of two forks of Flannery Fork stream corridor. It reaches a maximum depth of 23 feet. The original earthen dam, which is shorter and narrower than the Bass Lake dam, had a clay core. Cone also had built a mortared, stone-lined spillway to remove excess water from the lake, and a sluice gate to allow the lakes to be drained. The lake formed an irregular oval and was encircled by Trout Lake Road. Unlike Bass Lake, the banks of Trout Lake were wooded, and planted in rhododendron. Bridges convey the roads over small streams emptying into the lake and the spillway. These are modest wood-deck bridges set on stone or concrete abutments. At the west end of the dam, a low bridge with I-beams set on concrete, stone wall abutments, and a wood deck crosses over the spillway. The bridge has wood decking and wood timber guard rails. The spillway runs north from the bridge and is framed by mortared, rustic stone walls. The wall on the east side of the dam is much taller than the one on the west. In 1916, the central portion of the Trout Lake dam was washed out by heavy rains associated with a hurricane. It was not rebuilt until 1952 when crews working on the Blue Ridge Parkway restored and refilled the lake. The dam was again replaced in 1990 by the National Park Service to meet new federal safety standards. The National Park Service also stocked the lake with trout for fishing at that time. This has become a popular destination for visitors and local residents (Buxton, Historic Resource Study, Moses H. Cone Estate, section 2, 34). An access road created from U.S. Highway 221 to the site to conduct the project was planned for conversion to a visitor access road and parking area. Construction of the new parking area altered the historic configuration of Trout Lake Road, which no longer entirely circumnavigates the lake. Today, the road does not continue on the western banks, where the new visitor access development is

located. Although the new dam remains covered with mown grass as it was historically, there is equipment located at the base of the dam, including a manhole cover and chain link fencing set in concrete walls as a safety valve, that are not consistent with the historic character of the structure.

Upper Pond was built in 1909 a short distance uphill from Bass Lake within Flat Top Orchard and survives in poor condition today. Although the pond provided some visual interest, sited as it was between the manor house and Bass Lake, its main purpose was to trap sediment from the storm water flowing through the orchard before it could reach Bass Lake. Upper Pond was built with an earthen dam. A low stone retaining wall and trees surround the pond, and a wood-decked bridge crosses over its spillway at the southeast corner. Over time, Upper Pond has slowly filled with sediment, and today is approximately half of its original size. Successional woodland growth is also infringing on the margins of the pond. Overall, the integrity of the pond is greatly diminished.

Heart-shaped pools sit to the northwest of Bass Lake, along the margins of Bass Lake Road. They are a pair of stone-lined pools watered by pipes entering from a nearby perennial drainageway. A channel extends between the pools that drains them. The channel extends through the arched opening of one of the stone-faced bridges used to convey Bass Lake Road over the water courses. The pools form two halves of a heart shape in plan. They are irregularly oval along their outer margins, and linear through the center. The central margins parallel one another approximately 4 feet 10 inches apart. The pools are 32 feet wide at their ends. The mortared stone walls that frame the pools are approximately 4 feet high, 18 inches wide, and 125 feet long. Larger stones anchor the ends of the parallel central walls. Between them at the bridge, they are connected at an arched opening. Bertha Cone ordered the pools constructed after 1909, although their exact construction date is not known. They appear on a 1940 map of the estate. The pools were once stocked with native trout and fed by a mountain spring (Buxton, Historic Resource Study, Moses H. Cone Estate, 3). The 1993 CLR notes that some repairs were made to the Heart Pool by the Youth Conservation Corps, but that the pool did not hold water. This feature has been further repaired in 2012–2013 and is now capable of holding water. The manor house is visible on the hill above the pools.

Cascade Pool was built circa 1905 within a hairpin turn on the Rich Mountain Road carriage drive northwest of Trout Lake. The pool contains water from a small stream directed into a mortared, stone-lined pool. The stone wall extends west for approximately 50 feet, while the eastern side is 13 feet, 9 inches long. The walls are approximately 3 feet, 7 inches wide and 3 feet, 6 inches tall in the center, tapering to meet the ground at the ends. A squared-off opening in the stone wall includes stone steps leading down from the pool; overflowing water cascades over the steps and continues on through a channel beneath the road. Logs have been placed over the stone steps and cascade area by the National Park Service for visitor safety. These logs render the cascade only partially visible. The cascade pool was also repaired along with the heart-shaped pools in 2012–2013 and is now capable of holding water.

Blowing Rock Reservoir is located in the southeastern corner of the estate just within the property boundary. During her ownership, Bertha Cone allowed the town of Blowing Rock to remove water from a stream on the estate for their public works needs. After ownership of Flat Top Estate was transferred to the United States government in 1949, the federal government issued the city a special use permit in 1955 to construct a small dam and reservoir on the property. In 2012, the ownership of the Blowing Rock Reservoir was transferred to the city. The federal government has completed the land exchange with the town of Blowing Rock. Fee title to 20.2 acres of land, including the municipal reservoir and eight permanent easements for water and sewer, passed to the town of Blowing Rock on or about December 28, 2012. In exchange, the federal government has taken fee title to the 192 acres of forested mountain land in the China Creek area that adjoins Moses H. Cone Memorial Park and United States Forest Service land.

Feature Name: Bass Lake
Feature Contribution: Contributing

Feature Name: Trout Lake
Feature Contribution: Contributing

Feature Name: Upper Pond

Feature Contribution: Contributing

Feature Name: Heart-shaped pools

Feature Contribution: Contributing

Feature Name: Cascade pool

Feature Contribution: Contributing

Feature Name: Blowing Rock reservoir

Feature Contribution: Non contributing – compatible



Fig 8-86. Oblique view of Heart-shaped Pool with Flat Top Manor visible in the distant background. Camera facing northwest (2022).



Fig 8-87. View of Upper Pond from stone and wood bridge. Camera facing northwest (2022).



Fig 8-88. View along walking path atop earthen dam at Upper Pond. Camera facing southwest (2022).



Fig 8-89. View over Bass Lake from viewpoint near intersection of Bass Lake Loop, Stringfellow Road, and Deer Park Road. Camera facing northwest (2022).



Fig 8-90. View of earthen dam from dam outlet. Camera facing southwest (2022).



Fig 8-91. Stone and concrete-lined Dam Outlet near Bass Lake. Camera facing northwest (2022).



Fig 8-92. View over Trout Lake along Trout Lake Loop. Camera facing northwest (2022).



Fig 8-93. View of earthen dam and outlet at Trout Lake. Camera facing northeast (2022).



Fig 8-94. View from inside Stone-lined Channel at Trout Lake. Camera facing southwest (2022).



Fig 8-95. Oblique view of stone wall supporting Cascade Pool along Rich Mountain Road. Camera facing northeast (2022).



Fig 8-96. View into Cascade Pool. Moderate siltation and vegetation build-up evident. Camera facing south (2022).

Small-Scale Features

Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape.

Existing Conditions:

Small-scale features in Moses H. Cone Memorial Park and along the associated section of the Blue Ridge Parkway include signs, milepost markers, interpretive signs, culverts, stone steps, fences and gates, and site furnishings. There are several types of sign systems located within Moses H. Cone Memorial Park. Small, wood directional signs are located where roads converge. Wood signs with routed letters appear to date to the period of significance associated with Blue Ridge Parkway development of the site as a recreation area. Signs that are composed of plastic materials

appear to postdate the period of significance and constitute non-contributing resources. Benches located along the concrete walks in the manor house environs that are composed of composite materials and recycled plastic postdate the period of significance. Similarly, metal fee collection boxes also postdate the period of significance. Metal trash receptacles are located along the walks and associated with the environs of the manor house. These features postdate the period of significance. Several benches made of halved-log seats and supports are set along the road around Bass Lake and between the carriage house and the Terraced Garden. There is an exposed aggregate drinking fountain located along the concrete walk leading to the manor house from the visitor parking area. These features also postdate the period of significance.

Signs: The Figure 8 Walk is interpreted using small, engraved metal interpretive signs set on metal posts and founded with concrete footers. They edge the concrete walk leading to the trail and are consistent with features used to interpret the Mountain Farm at Humpback Rocks. The date of origin of these features has not yet been determined.

Interpretive waysides composed of fiberglass panels set within metal frames are located within the park. They postdate the period of significance and are associated with National Park Service interpretation. One of these signs is located at the intersection of Shulls Mill Road, Colt House Road, and the Trout Lake access road exit.

Milepost markers are located along the length of the parkway to indicate to visitors their location along the 469-mile corridor. These markers were part of the original design for the Blue Ridge Parkway in the early to mid-1930s. All milepost markers used along the parkway today continue to incorporate the original design, including segments that were constructed later such as Section 2-G through Moses H. Cone Memorial Park property in 1955–1957. The markers are composed of pre-cast reinforced concrete. They are 7-inch-thick triangular posts that extend for 1 foot 6 inches above the ground, with routed mile numbers. The numbers are painted blue to facilitate legibility. The posts are consistently set 5 feet from the road pavement in the grassy shoulder.

Gunboard signs are found throughout the parkway, and were similarly conceived as part of the earliest designs for the road corridor in the 1930s. The two gunboard signs located in Moses H. Cone Memorial Park were installed when the parkway passed through the region in the mid-1950s, so they are not original to the early parkway, but are otherwise consistent in design with parkway standards. The signs are located near the manor house and at the entrance to the Figure 8 Walk. They are generally placed on sites where an interpretive message helps to connect the park visitor to a cultural or natural point of interest. The gunboard signs are composed of approximately 5-foot 10 inch-high and 6-foot 9-inch-wide wood boards set between two 6-inch-square wood posts set in concrete footers. The wood is a weathered grey background with routed lettering painted white and blue. A rifle and gunpowder horn applique is located near the top of the signs. Blue Ridge Parkway features including signs postdate the Moses Cone period of significance and do not contribute to the property.

Fences, Gates, Balustrades: The Moses H. Cone Memorial Park features several fence types, most related to agricultural uses, principally the pasturing of livestock. Pasture fences are composed of wood posts connected with strands of barbed wire. There are also limited sections of wood post-and-board fences. Some post-and-board fencing lines carriage drives as a protective measure rather than to contain livestock. For example, a wooden fence lines the Esplanade portion of the Entrance Road, where the land falls away steeply just beyond the road corridor. Also associated with the Esplanade is a wooden balustrade that sits below the manor house. It is painted white and provides a formal element that recalls architectural detailing associated with the house.

The balustrade is located below the manor house along the Entrance Road. It is a formal wooden fence composed of dual-paneled end piers connected by a top and bottom rail with a series of balusters. The balusters are turned in the center and rounded, tapered at the top and bottom, and capped with square caps at the stringers. The top and bottom rails are heavily molded. The balusters that comprise the balustrade are similar in architectural character to those used on the porch of the house. The balustrade was originally built in 1913. After acquiring the property, the National Park Service moved the feature closer to the house, and reconstructed it in the late 1980s to match the original, which had deteriorated greatly.

Pasture fencing composed of peeled wood posts strung with strands of barbed wire encircles Flat Top Pasture, the pasture associated with Flat Top Orchard; the pastures that edge May View Road; the pasture at the head of Bass Lake, which also includes a section of five board post-and-board fencing; the pastures along Wadkins Road carriage drive; and the pastures along Flat Top Road and Rich Mountain Road.

There are also several distinct types of gates present within the park. Historic entrance gates are located at Sandy Flat Gap and along U.S. Highway 221 overlooking Bass Lake. Metal farm gates afford access to several of the pastures, and are used to limit vehicular access to carriage drives at Shulls Mill Road, along Rich Mountain Road, and at the end of Wadkins Road. Wooden board gates are also present at road entrances into property pasture areas. There are also two so-called "kissing" gates that provide access into pasture areas. Pairs of identical swinging wrought iron gates, likely built ca. 1900 by Moses Cone, mark the two principle historic entrances into the estate. The first is located along the Entrance Road at Sandy Flat Gap, while the second frames the entrance above Bass Lake from U.S. Highway 221. The Sandy Flat Gap gates are supported by tall iron posts set to either side of the Entrance Road. The posts are also edged on the outside by short fence sections and a second, lower iron post. The gates above Bass Lake are also hung from taller iron posts, and edged by short fence sections that end at stone piers associated with stone walls that line the entrance drive corridor. The Bass Lake gate features a narrow pedestrian-scale opening to the uphill side of the gate.

A metal farm gate limits access to the upper half of the Rich Mountain Road carriage drive. Accompanying the metal farm gate is a narrow pedestrian wood board gate attached to pasture fencing composed of wood posts and strands of barbed wire. Another metal farm gate is located along the junction of the Trout Lake Road and Flat Top Road carriage drives north of the Blue Ridge Parkway. This gate provides access to Flat Top Pasture. A third wooden board gate is associated with the road trace leading through the former Deer Park near the summit of Rich Mountain.

Wooden board gates provide access to several pastures from estate roads. These are located along Duncan Road leading into the pasture land of Flat Top Orchard, and at the entrance into the pasture above the heart-shaped pools near Bass Lake. This gate type is likely historic, but the existing gates postdate the historic period of significance.

There are four kissing gates, also referred to as a "fat man's squeeze," located on the property. Kissing gates are composed of board fencing set in a U or V shape that allows passage by pedestrians, but is too constricted for livestock and vehicles to navigate. These are located along the eastern end of the Entrance Road, along Duncan Road, along Flat Top Road, and near the Upper Pond dam.

The National Park Service has provided log hitching posts for equestrians visiting features of the property, including Cone Cemetery and the Flat Top Mountain tower. There is also a hitching post located outside the carriage house. These features are constructed of a log cross bar nailed to two notched log posts.

The North Carolina "Mountains to Sea Trail" traverses a portion of Rich Mountain. Along the Rich Mountain Road carriage drive near the summit there is a wooden stile that provides access to the trail over an existing post and wire pasture fence. The stile is composed of log steps nailed to an angled log frame.
A three-board wood post-and-board fence that edges the Entrance Drive to either side of the balustrade was added by the National Park Service during the third quarter of the twentieth century. This fence protects visitors from the steep drop-off alongside the road.

Along Wadkins Road carriage drive there are wooden board cattle chutes and loading pens that are used to transfer cattle to and from the pasture sites. These appear to postdate the Cone period of significance.

Site Furnishings: Several benches made of halved-log seats and supports are set along on the road around Bass Lake and between the carriage house and the Terraced Garden. Benches are

also located along the concrete walks in the Manor house environs that are composed of composite materials and recycled plastic and postdate the period of significance for the park.

There is an exposed aggregate concrete drinking fountain located along the concrete walk leading to the manor house from the visitor parking area. This feature postdates the period of significance for the park.

Metal trash receptacles are located along the walks associated with the environs of the manor house. They also postdate the period of significance.

Additional Small-scale Features: There are seventeen stone-faced culverts used along the parkway's 7.5-mile Section 2-G. These are consistent with the original designs for similar features developed in the 1930s, but are later installations due to the fact that the parkway was not constructed through this section until circa 1954 through 1960. Blue Ridge Parkway features postdate the period of significance and thus do not contribute to this property.

Culverts are also used extensively as part of the design and engineering vocabulary of the carriage drive system. They convey water from drainage ditches on the uphill side of the road to the downhill side through pipes. Stacked native stone is used to mark the openings into the culverts. The extant stone headwalls and outflow features are generally original to the road network and survive with integrity. Sediment and leaves sometimes interfere with the flow of storm water through the culverts, and can obscure the features from view. These structures survive from the period of significance and are in fair condition.

Stone steps are present in several locations around the park. For the most part, these appear to date to the Moses Cone period of significance. One of these is a flight of 12 stone steps set into the hillside above the boat house ruins. It apparently led to a building site that is no longer extant. The steps are approximately 3 feet wide.

Another flight of stone steps leads down to the lake from the Bass Lake gated entrance. It is possible that this flight was developed by the National Park Service. The cut stone steps are edged by a peeled log handrail. The flight includes ten risers, and is approximately 3 feet wide. It extends through a low stacked stone retaining wall. A large stone and a small cheekwall structure are located at the base of the stairs to help transition through the retaining wall.

A large oil storage container is located along the visitor entrance road that provides access to the manor house. The tank is painted green. It is set on a concrete pad. A ladder is connected to the side of the tank to provide access to the opening on its top. This structure postdates the period of significance.

Feature Name: Small metal interpretive sign system
Feature Contribution: Non contributing – compatible

Feature Name: Waysides
Feature Contribution: Non contributing – compatible

Feature Name: Manor house balustrade
Feature Contribution: Contributing

Feature Name: Post and wire fencing
Feature Contribution: Contributing

Feature Name: Entrance gates
Feature Contribution: Contributing

Feature Name: Metal farm gates
Feature Contribution: Undetermined

Feature Name: Wooden board gates

Feature Contribution: Undetermined

Feature Name: Kissing gates

Feature Contribution: Contributing

Feature Name: Hitching posts

Feature Contribution: Non contributing – compatible

Feature Name: North Carolina Mntns to Sea Trail stile

Feature Contribution: Non contributing – compatible

Feature Name: Wood post & board fencing along Esplanade

Feature Contribution: Non contributing – compatible

Feature Name: Cattle chutes and holding pens

Feature Contribution: Non contributing – compatible

Feature Name: Benches

Feature Contribution: Non contributing – compatible

Feature Name: Water Fountain

Feature Contribution: Non contributing – incompatible

Feature Name: Trash Receptacles

Feature Contribution: Non contributing – incompatible

Feature Name: Culverts on BRP section 2-G

Feature Contribution: Non contributing – compatible

Feature Name: Culverts on the carriage drives

Feature Contribution: Contributing

Feature Name: Stone Steps above the boat house ruins

Feature Contribution: Contributing

Feature Name: Stone Steps from Bass Lake gated entrance

Feature Contribution: Contributing

Feature Name: Oil Storage Tank

Feature Contribution: Non contributing – compatible

Feature Name: Milepost markers

Feature Contribution: Non contributing – compatible

Feature Name: Gunboard signs

Feature Contribution: Non contributing – compatible

Feature Name: Directional Signs

Feature Contribution: Non contributing – compatible



Fig 8-97. Metal entrance gate along service road leading to Ranger Houses. Camera facing west (2022).



Fig 8-98. Metal entrance gate off 221 leading to Duncan Road. Camera facing north (2022).



Fig 8-99. Wooden kissing date in deteriorating condition along Entrance Road segment east of Terraced Gardens. Camera facing south (2022).



Fig 8-100. Wooden kissing gate at southern terminus of Orchard Road. Camera facing northwest (2022).



Fig 8-101. Stone steps with wooden handrail leading to metal entrance gate off 221. Camera facing south (2022).



Fig 8-102. Stone steps near stone wall span at southern terminus of Deer Park Road. Camera facing north (2022).



Fig 8-103. Stone steps leading to lower level of Boathouse Ruins along Bass Lake Loop. Camera facing north (2022).



Fig 8-104. Warning sign posted at entrance to Orchard Road. Camera facing northwest (2022).



Fig 8-105. Wooden entrance gate at southern terminus of Keeper's House Road. Camera facing north (2022).



Fig 8-106. Wooden entrance gate and interpretive panel wayside at southern terminus of Colt House Road. Camera facing south (2022).



Fig 8-107. Wooden stile along Rick Mountain Road south of Keeper's House Road entrance gate. Camera facing southwest (2022).



Fig 8-108. Contemporary metal entrance gate leading to farm lease along Rich Mountain Road. Camera facing northwest (2022).

Archeological Sites

Archeological sites are the locations of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. Only sites identified in approved National Register documentation are identified in this report.

Existing Conditions:

No intensive or systematic archeological testing of the property to determine data potential has been conducted. However, a number of small compliance-driven archeological studies at the estate have revealed evidence of the Cone-period occupation, particularly investigation conducted at the former site of the laundry building near the manor house. This archeology does suggest that below-grade intact resources exist, such as pier stones and other foundation

elements of the tenant farm buildings, and remains of the laundry house at the rear of the manor house. These resources have been subjected to little or no disturbance since the buildings were occupied, and limited investigations have yielded domestic refuse reflective of the socioeconomic status of tenant farmers. Preliminary assessment of these resources indicates seeming integrity and likely contributing status (Discussion with Steven Kidd, NPS BLRI Cultural Resources Specialist and Archeologist (RPA), August 28, 2012. Also see Jessica McNeil, Archeologist, Southeast Archeological Center (SEAC), memorandum to David W. Morgan, Director, SEAC; subject: Trip Report on Geophysical and Archeological Investigations at Moses Cone Manor, Blue Ridge Parkway, Blowing Rock North Carolina, August 8–12, 2011, SEAC Acc. 2536, January 26, 2012).

Feature Name: Archeological Site of Tenant Farms
Feature Contribution: Contributing

Feature Name: Remains of the Laundry House
Feature Contribution: Contributing

Chapter 9: Condition Assessment

Assessment Interval:

6 years

Condition

Condition:

Fair

Condition Date:

09/31/2022

Primary Inspector Name:

Chris Robey

Profession/Credentials:

Cultural Landscape Research Associate

Narrative:

Moses H. Cone Memorial Park remains in Fair condition, though ongoing maintenance and repair projects suggest that its condition may improve over the next six years. Areas of residential development outside the boundary of Moses H. Cone Memorial Park continue to negatively affect the integrity of historic views and vistas. Urban encroachment at the edge of Blowing Rock on the periphery of the park continues to contribute to this impact. The NPS has continued to fund and implement cyclical maintenance of the carriage drive system, and the condition of Flat Top, Rich Mountain, and Bass Lake Roads is noticeably improved. Drainage issues are ongoing, however, and grading, resurfacing, and repair is needed in areas where rutting has worn gravel roads down to mineral soil. Further, while many section of stone wall have been repaired or rebuilt outright, some slumping is evident, notably along Rich Mountain Road. Where Rich Mountain Road passes through an agricultural lease, at least one section of stone wall is actively collapsing. The loss of hemlocks due to the hemlock woolly adelgid is likewise ongoing. Exterior repairs of the Apple Barn were completed in 2016; it is unclear, however, whether the structural issues and guano buildup noted in the previous CLI have been addressed in the time that has passed since then. Former orchards, pastures, and meadows remain under constant pressure to revert to woodland. As previously noted, drainage structures within the park remain in need of

repair and replacement, particularly along carriage drives. The NPS is actively undertaking such measures, however. Various pruning projects have been undertaken in the time since the site was last comprehensively surveyed. These efforts appear to have been undertaken on a case-by-case basis, however, as opposed to a comprehensive vegetation management plan. The historic orchards have received deadwooding, structural pruning, and removal of encroaching vegetation. It is unclear, however, whether other areas of managed woodland, such as the former pine plantations, have been silviculturally managed as previously suggested. Visitation at the park has only increased in the years since the previous survey. Site managers have undertaken numerous efforts to mitigate the efforts of this visitation, notably repairing the impacts previously noted along Bass Lake Road and attempting to block off the many social trails along Flat Top Road. These social trails persist, however, as visitors continue to use them.

Impacts

Seq. No.	Type	Impact Type – Other	Internal Source?	External Source?	Narrative	Date Identified
xx			Yes/No	Yes/No	1000 Char.	mm/dd/yyyy
1	Adjacent Lands		No	Yes	Areas of residential development outside the boundary of Moses H. Cone Memorial Park continue to negatively affect the integrity of historic views and vistas. Urban encroachment at the edge of Blowing Rock on the periphery of the park continues to contribute to this impact.	08/12/2022

2	Deferred Maintenance		Yes	No	The NPS has continued to fund and implement cyclical maintenance of the carriage drive system, and the condition of Flat Top, Rich Mountain, and Bass Lake Roads is noticeably improved. Drainage issues are ongoing, however, and grading, resurfacing, and repair is needed in areas where rutting has worn gravel roads down to mineral soil. Further, while many section of stone wall have been repaired or rebuilt outright, some slumping is evident, notably along Rich Mountain Road. Where Rich Mountain Road passes through an agricultural lease, at least one section of stone wall is actively collapsing.	08/11/2022
3	Pests/Diseases		Yes	Yes	The hemlock woolly adelgid continues to pose a threat to the hemlock stands on the property. Loss of hemlocks is ongoing throughout the western North Carolina mountains, with devastating results to habitat and water quality.	08/11/2022
4	Structural Deterioration		Yes	No	In 2014, it was noted that the 5,500	08/13/2022

					square-foot, three-story Apple Barn was in need of repair. Specific work needed included repairs to the foundations; correction of drainage problems associated with foundation deterioration; replacement of the porch; removal of bat guano and prevention of bat entry; and painting. Exterior repairs of the Apple Barn were completed in 2016 (PEPC Project ID #59661); it is unclear, however, whether the structural issues and guano buildup noted in the 2014 CLI have been addressed in the time that has passed since then.	
5	Release To Succession		No	Yes	Open fields continue to be managed by the National Park Service through mowing and the pasturing of livestock using lease agreements by local farmers. However, those areas that are less well-suited to pasture and mowing —steep slopes, stony soils, wet areas— remain under constant pressure to revert to woodland cover, and more acres have become	08/11/2022

					wooded in the last twenty years, particularly on Rich Mountain. Former orchards, pastures, and meadows remain under constant pressure to revert to woodland.	
6	Improper Drainage		Yes	No	Drainage structures within the park remain in need of maintenance, especially those associated with the carriage drives. Maintenance and replacement are necessary for under-road culvert pipes, shoulders and ditch lines, areas of erosion, drop inlets, and culvert headwalls associated with the carriage drives. Deterioration of drainage devices has resulted in a poorly functioning drainage system that can cause damage in the form of erosion, ponding of storm runoff, clogged ditch lines, and rutted, uneven walking surfaces. In places, this rutting has exposed the mineral soil underlying the gravel roads. The NPS is actively undertaking corrective measures, however, by laying gravel and replacing	08/11/2022

					culvert pipes where feasible.	
7	Pruning Practices		Yes	No	Various pruning projects have been undertaken in the time since the site was last comprehensively surveyed. These efforts appear to have been undertaken on a case-by-case basis, however, as opposed to a comprehensive vegetation management plan. As such, the impacts noted in 2014 still apply. Weak and dead limbs as well as declining trees present safety hazards impacting circulation systems and the health, safety, and welfare of visitors. Lack of a vegetation removal plan, as well as lack of additional judicial pruning or monitoring of weakened or overgrown vegetation, also impact survival of historic designed vistas and nearby healthy plant material. Lack of pruning and vegetation removal also impacts some of the stone structures as shrubs spread over them and roots	08/29/2022

					undermine their stability.	
8	Vegetation/Invasive Plants		Yes	No	The historic orchards have received deadwooding, structural pruning, and removal of encroaching vegetation. It is unclear, however, whether other areas of managed woodland, such as the former pine plantations, have been silviculturally managed as previously suggested. As such, the impacts noted in 2014 still apply. Ongoing management of vegetation at Moses H. Cone Memorial Park is imperative to preserve both natural and cultural resources within the park. Naturally-occurring woodlands that date from Cone ownership should be monitored and managed, tree plantations planted by the Cones need silvicultural management to consider the options for these areas, and historic plantings need management and maintenance to survive as cultural resources. The orchards are historically	08/12/2022

					significant as the primary agricultural enterprise introduced by Moses Cone on his estate. Flat Top Orchard is the most important of the three orchards because of its location and it is the least overgrown.	
9	Visitation		Yes	No	Visitation at the park has only increased in the years since the previous survey. Site managers have undertaken numerous efforts to mitigate the efforts of this visitation, notably repairing the impacts previously noted along Bass Lake Road and attempting to block off the many social trails along Flat Top Road. These social trails persist, however, as visitors continue to use them. As such, many of the impacts noted in 2014 still apply. Heavy visitation in some areas of the park may threaten historic resources, primarily in the amount of erosion created by heavy foot and vehicular traffic. Visitor access to the entire site and its features should be limited as much as possible to existing roads, paths, and trails, as new	08/12/2022

					construction of circulation routes would threaten both natural and cultural resources.	
10	Vegetation/Invasive Plants		No	Yes	Invasive species are of growing prevalence on the estate, notably Japanese stiltgrass. Dense infestations of stiltgrass can be observed in many of the drainage ditches along the carriage drives, as well as carpeting the surrounding woodlands in some areas.	08/13/2022

Chapter 10: Treatment

Approved Treatments

Type	Com-pleted	Approved Treatment Doc.	Doc Date	Narrative	Approved Treatment Cost	Cost Date	Estimate Level	Estimator	Cost Narrative
Rehabilitation	No	Cultural Landscape Report	1993	Pp. 97-108 of "Moses H. Cone Memorial Park: Cultural Landscape Report, Blue Ridge Parkway" covers specific treatment recommendations for the Moses H. Cone Estate. The CLR is accessible at https://irma.nps.gov/DataStore/Reference/Profile/2185988.					
Rehabilitation	No	Cultural Landscape Report	2013	Pp. 57-73 of "Moses H. Cone Memorial Park: Cultural Landscape Report Update, Blue Ridge Parkway, National Park Service"					

				covers specific treatment recommendations for the Moses H. Cone Estate. The CLR is accessible at https://irma.nps.gov/DataStore/Reference/Profile/2214770.					

Chapter 11: Bibliography and Supplemental Information

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Appendix

Landscape Features

Seq. No.	Feature Name	Feature Contri-bution	CLI Feature ID	Latitude	Longitude	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match?	CRIS-AR ID
	Natural Systems and Features										
1	Flat Top Mountain	Contributing	168008								
2	Rich Mountain	Contributing	168010								
3	Flat Top Branch	Contributing	168012								
4	Big Spring near Cone Cemetery	Contributing	168014								
5	Flannery Fork	Contributing	168016								
6	China Creek	Contributing	168018								
7	Sims Creek	Contributing	168022								
8	Cannon Branch	Contributing	168024								

9	Harrison Branch	Contributing	168026								
10	Winkler Creek	Contributing	168028								
11	Penley Branch	Contributing	168034								
12	Middle Fork	Contributing	168036								
	Spatial Organization										
1	Manor house and environs	Contributing	168038								
2	Cone Cemetery	Contributing	168040								
3	Bass Lake	Contributing	168042								
4	Carriage drive system	Contributing	168044								
5	Pasture north of the Blue Ridge Parkway	Contributing	168046								
6	Pasture at Flat Top Orchard below manor	Contributing	168048								
7	Pasture north of Blowing Rock Reservoir	Contributing	168050								

8	Pastures on eastern slopes of Rich Mountain	Contributing	168052								
9	Blue Ridge Parkway corridor	Non contributing – compatible	168054								
	Land Use										
1	Agricultural	Contributing	168056								
2	Building and Associated Garden	Contributing	168058								
3	Cemetery	Contributing	168060								
4	Pasture, Meadow, Deer Park, Coniferous P	Contributing	168062								
5	Commercial	Non contributing – compatible	168064								

6	Maintenance	Non contributing – compatible	168066								
7	Museum/educational/ interpretive	Contributing	168068								
8	Recreational	Contributing	168070								
9	Religious	Contributing	168072								
10	Visitor services	Non contributing – compatible	168074								
	Topography										
1	Flat Top Mountain	Contributing	168076								
2	Rich Mountain	Contributing	168078								
3	Manor house knoll	Contributing	168080								

4	May View overlook	Contributing	168082								
	Vegetation										
1	Evergreen plantations	Contributing	168174								
2	Rows of trees associated with roads and carriage drives	Contributing	168176								
3	Ornamental Plantings along carriage drives	Contributing	168178								
4	Ornamental Plantings, Bass Lake	Contributing	168180								
5	Terraced garden	Contributing	168182								
6	Pastures and meadows	Contributing	168184								
7	Apple Orchards	Contributing	168186								
8	Cone Cemetery	Contributing	168188								
	Circulation										
1	Flannery Fork Road	Contributing	168084								

2	Shulls Mill Road	Contributing	168086								
3	Laurel Lane	Contributing	168088								
4	Carriage drive system	Contributing	168090								
5	Colt House Road	Contributing	168092								
6	Road through Deer Park on Rich Mountain	Contributing	168094								
7	Orchard Road	Contributing	168098								
8	Farm road traces	Contributing	168100								
9	Concrete walk system leading to the mano	Non contributing – compatible	168102								
10	Figure 8 Walk	Contributing	168104								
11	Front walk	Contributing	168106								

12	U.S. Highway 221	Non contributing – compatible	168114								
13	U.S. Highway 321	Non contributing – compatible	168116								
14	Flat Top Road	Non contributing – compatible	168122								
15	Trout Lake access road and parking	Non contributing – compatible	168124								
16	Bass Lake access road and parking	Non contributing –	168126								

		compatible									
17	Equestrian access trail southeast of FTM	Non contributing – compatible	168128								
18	Service roads at the District Office	Non contributing – compatible	168134								
19	Service roads at Sandy Flat Gap associat	Non contributing – compatible	168136								
20	Access road associated with U.S. Highway	Non contributing – compatible	168138								
21	Blue Ridge Parkway, Section 2-G	Non contributi	168140								

		ng – compatible									
22	Moses Cone Overlook	Non contributing – compatible	168142								
23	Sandy Flat Gap spur road	Non contributing – compatible	168144								
24	Flat Top Manor access road and parking a	Non contributing – incompatible	168146								
	Buildings and Structures										
1	Flat Top Manor	Contributing	168202								
2	Carriage House	Contributing	168204								

3	Servants' House	Non contributing – compatible	168206								
4	Sandy Flats School/Church	Non contributing – compatible	168208								
5	Apple Barn	Contributing	168210								
6	Bass Lake Comfort Station	Non contributing – compatible	168212								
7	Servants' House Carport	Non contributing – compatible	168214								
8	Pump house near Servants' House	Non contributi	168216								

		ng – compatible									
9	Pump house in Flat Top Pasture	Non contributing – compatible	168218								
10	Sandy Flats Maintenance: Office Building	Non contributing – compatible	168220								
11	Sandy Flats Maintenance: Insecticide Storage Building	Non contributing – compatible	168222								
12	Sandy Flats Maintenance: Historic Preservation Workshop	Non contributing – compatible	168224								

13	Sandy Flats Maintenance: Vehicle Storage Building	Non contributing – compatible	168226								
14	Sandy Flats Maintenance: Pole Shed	Non contributing – compatible	168228								
15	Rest Area Restroom Building, U.S. 221	Non contributing – compatible	168230								
16	Boat house ruins	Contributing	168232								
17	Observation tower, Flat Top Mountain	Contributing	168234								
18	Observation platform, Rich Mountain	Contributing	168236								
19	BRP bridge over Shulls Mill Rd MP 294.62	Non contributing –	168238								

		compatible									
20	BRP bridge over carriage drive MP 294	Non contributing – compatible	168240								
21	U.S. Highway 221 overpass at May View Rd	Non contributing – compatible	168242								
22	Bass Lake Road Bridge over the spillway	Contributing	168244								
23	Stone-faced bridge at heart-shaped pools	Contributing	168248								
24	Stone-faced bridge over drainageway	Contributing	168250								
25	Stone-faced bridge	Contributing	168252								
26	Four wood bridges	Contributing	168254								

27	Stringfellow Rd steel & concrete bridge	Non contributing – compatible	168256								
28	Trout Lake bridge	Non contributing – compatible	168258								
29	Rich Mountain Road bridge	Non contributing – compatible	168260								
30	Walls associated with the manor house	Contributing	168262								
31	Walls associated with the carriage house	Contributing	168264								
32	Terraced garden walls	Contributing	168266								
33	Rock walls at the apple barn	Contributing	168268								

34	Upper Pond retaining wall	Contributing	168270								
35	Bass Lake entrance wall	Contributing	168272								
36	Bass Lake Road rock walls	Contributing	168274								
37	Deer Park Road rock wall	Contributing	168276								
38	Duncan Road rock walls (3)	Contributing	168278								
39	Entrance Road rock walls (4)	Contributing	168280								
40	Flat Top Mountain rock walls (9)	Contributing	168282								
41	May View Road rock wall	Contributing	168284								
42	Rich Mountain Road rock walls (13)	Contributing	168286								
	Views and Vistas										
1	Views from the manor house	Contributing	168148								
2	Views of the manor house	Contributing	168150								

3	Carriage drive views	Contributing	168152								
4	Views across existing open pasture field	Contributing	168154								
5	Views from May View overlook	Contributing	168156								
6	Views from overlook along Flat Top Road	Contributing	168158								
7	Views from the summit of Flat Top Mounta	Contributing	168160								
8	Views from the summit of Rich Mountain	Contributing	168162								
9	Views from Cone Cemetery	Contributing	168164								
10	Views of Cone Cemetery	Contributing	168166								
11	Blue Ridge Parkway views	Non contributing – compatible	168168								

12	Views from Moses Cone Overlook along BRP	Non contributing – compatible	168170								
13	Screening incompatible views along BRP	Non contributing – compatible	168172								
	Constructed Water Features										
1	Bass Lake	Contributing	168190								
2	Trout Lake	Contributing	168192								
3	Upper Pond	Contributing	168194								
4	Heart-shaped pools	Contributing	168196								
5	Cascade pool	Contributing	168198								
6	Blowing Rock reservoir	Non contributi	168200								

		ng – compatible									
	Small-Scale Features										
1	Small metal interpretive sign system	Non contributing – compatible	168288								
2	Waysides	Non contributing – compatible	168290								
3	Manor house balustrade	Contributing	168292								
4	Post and wire fencing	Contributing	168294								
5	Entrance gates	Contributing	168296								
6	Metal farm gates	Undetermined	168298								
7	Wooden board gates	Undetermined	168300								

8	Kissing gates	Contributing	168308								
9	Hitching posts	Non contributing – compatible	168310								
10	North Carolina Mntns to Sea Trail stile	Non contributing – compatible	168312								
11	Wood post & board fencing along Esplanade	Non contributing – compatible	168314								
12	Cattle chutes and holding pens	Non contributing – compatible	168316								
13	Benches	Non contributi	168318								

		ng – compatible									
14	Water Fountain	Non contributing – incompatible	168320								
15	Trash Receptacles	Non contributing – compatible	168322								
16	Culverts on BRP section 2-G	Non contributing – compatible	168324								
17	Culverts on the carriage drives	Contributing	168326								
18	Stone Steps above the boat house ruins	Contributing	168328								
19	Stone Steps from Bass Lake gated entrance	Contributing	168330								

20	Oil Storage Tank	Non contributing – compatible	168332								
21	Milepost markers	Non contributing – compatible	168334								
22	Gunboard signs	Non contributing – compatible	168336								
23	Directional Signs	Non contributing – compatible	168338								
	Archeological Sites										
1	Archeological Site of Tenant Farms	Contributing	168002								

2	Remains of the Laundry House	Contributing	168004								