

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 11000972


Date Listed: 12/28/2011

Property Name: Downtown Asheville Historic District (Boundary Increase III and AD)

County: Buncombe

State: NC

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper8.5.2019
Date of Action-----
Amended Items in Nomination:

Section 7:

Property Number 37, currently identified as the Sugg-Britt Building with an address of 53-55 N. Market, is now considered a **contributing building**. The 2011 documentation notes that the false wood paneling and semi-circular transoms on the second floor and opaque transoms on the storefront combine to erode the integrity of the building. The fluted pilasters, identified as non-historic, appear to predate the post fire changes. The strength of the terra cotta, the original window sizes and placement, and the set-back storefront entry outweigh the cosmetic changes noted in the 2011 document.

Tax credit file #40631

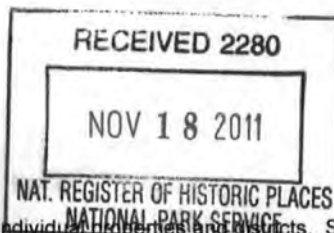
The North Carolina SHPO has been notified of this amendment.**DISTRIBUTION:**

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



972

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

1. Name of Property

historic name Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation

other names/site number N/A

2. Location

street & number 76-129 Biltmore Avenue, 64 Carter Street, 11-23 Grove Street, 14-44 N French Broad Avenue, 12-25 S French Broad Avenue, and 167-184 Patton Avenue not for publication N/A
city or town Asheville vicinity N/A
state North Carolina code NC county Buncombe code 021 zip code 28801

3. State/Federal Agency Certification

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

Signature of certifying official

Date

Jeffrey J. Crow SHPO 11/9/11
North Carolina Department of Cultural Resources
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
See continuation sheet.
☐ determined eligible for the
National Register
See continuation sheet.
☐ determined not eligible for the
National Register
☐ removed from the National Register
other (explain): _____

Signature of the Keeper

Date of Action

James M. [Signature]

12/28/2011

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
21	0	buildings
0	0	sites
0	0	structures
0	0	objects
21	0	Total

Name of related multiple property listing

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

Asheville Historic and Architectural Multiple
Resources Area

Number of contributing resources previously listed
In the National Register

258

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single-family dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
RELIGION/religious facility
COMMERCIAL/business
COMMERCE/specialty store
SOCIAL/civic
RECREATION/CULTURE/sports facility

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling
DOMESTIC/hotel
RELIGION/religious facility
COMMERCIAL/business
COMMERCIAL/professional
COMMERCIAL/specialty store
RECREATION/CULTURE/music facility
VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival
Queen Anne
Tudor Revival
Commercial Style
Art Deco
Moderne
Other: Modern
No Style

Materials

(Enter categories from instructions)

foundation Stone
Brick
Concrete block
roof Asphalt
Metal
walls Wood/weatherboard
Wood/shingle
Stone
Brick
Stucco
Synthetics/vinyl
other Cast concrete
Glass block
Wood/shingle

Narrative Description

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

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Asheville, Buncombe County, NCSection number 7 Page 1**Section 7. Description of Boundary Increase**

The Downtown Asheville Historic District (NR, 1979), with a period of significance from the 1840s to ca. 1940, encompasses the central business district and closely associated residential areas of Asheville, North Carolina. Asheville rose to prominence in the 1880s, following a railroad connection, and as the largest city in western North Carolina, it became a regional center of commerce, convalescence, and tourism. The district is composed of roughly thirty blocks of the city's commercial core dating from the late nineteenth and early twentieth centuries, particularly the significant 1920s period. The Downtown Asheville Historic District has been enlarged twice before—first in 1989 and again in 1990. Boundary Increase I (NR, 1989), more commonly known as the Biltmore Avenue Amendment, added two commercial buildings from the 1920s that had been obscured by a non-historic metal veneer. The historic integrity of the buildings was revealed during their rehabilitation and removal of the façade veneer. Boundary Increase II (NR, 1990), referred to as the Ravenscroft Amendment, added a small group of residential structures (thirteen contributing and four non-contributing) located on Church Street, Hilliard Avenue, and Ravenscroft Drive.¹

The Downtown Asheville Historic District Boundary Increase III enlarges the existing historic district by including two areas of contiguous historic resources dating from ca. 1890 through 1961. The boundary increase extends the existing district from its southern boundary along Biltmore Avenue and to the west on French Broad Avenue and Grove Street. The two boundary increase areas were likely not included in the original thirty-two-year-old district nomination due to their mix of early and mid-twentieth-century resources.

The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation extends the period of significance of the existing district from ca. 1940 through 1961 and reflects the changing development patterns and evolving architectural styles through the middle twentieth century. Following the failure of the Central Bank and Trust Company in November 1930, Asheville witnessed an abrupt end to its nearly fifty-year period of growth and good fortune. Asheville, like the rest of the nation, struggled through the Depression, but with the added disadvantage of staggering municipal debt that had accumulated from civic building and infrastructure improvements during the 1920s. Despite the hardships and flat population growth, Asheville's business district was able to recover, in part, due to steadily increasing tourism during the middle decades of the twentieth century. The resources within the boundary increase areas reflect the periods both before and after the crash. Resources in the boundary increase dating from before 1930 include representative work of locally prominent architects William H.

¹ David R. Black, "Asheville Historic and Architectural Multiple Resources Area" National Register Nomination, 1979 (hereinafter cited as "Asheville MRA"). Martha W. Fullington, "Biltmore Amendment to Downtown Asheville Historic District" National Register Nomination, 1989. Carolyn Humphries and Mary J. Hooper, "Ravenscroft Amendment to Downtown Asheville Historic District" National Register Nomination, 1990. All three nominations held by the Survey and Planning Branch, Historic Preservation Office, North Carolina Department of Cultural Resources, Raleigh.

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Lord and Charles N. Parker. Resources dating from after 1930 represent both modern design ideas and the influential rise of automobile tourism and commerce. A total of six resources in the original historic district and two earlier boundary increase areas are contributing due to the extension of the period of significance through 1961.

Tourism remained an important component of the local economy throughout the twentieth century and was one of the sparks that helped to ignite Asheville's astonishing downtown revitalization in the years following the listing of the Downtown Asheville Historic District. The additional documentation addresses several aspects of the physical changes, both positive and negative, wrought by the reinvigorated downtown. Two significant obstacles to completing this additional documentation were the frequently generic descriptions of buildings in the inventory list (e.g. "Two-story brick commercial building with corbelled cornice. Shopfront altered.") and the lack of complete photographic documentation. As a result it was often difficult to determine what changes had occurred at the time of the original district nomination and what changes may have occurred since listing. The author has relied heavily on personal knowledge when there is insufficient written or visual documentation to determine when alterations may have occurred for specific properties.

The Boundary Decrease involves a single parcel at the northwest corner of Patton Avenue and Otis Street on the west side of the district. Originally the site of the 1926 Pisgah Building, the structure was razed and the site cleared for construction of the Veach-Bailey Federal Complex, a six-story office building occupying nearly the full block of Patton Avenue between Otis Street and North French Broad Avenue. The new building is mostly situated outside of the district boundary (a very small portion of the east end of the building extends into the corner parcel) and the site of the demolished Pisgah Building serves primarily as an entrance plaza. The loss of the historic resource and redesign of the site has substantially compromised the integrity of this edge of the original district.

Changes to the street pattern in a couple of areas have created discrepancies in the verbal boundary description of the original Downtown Asheville Historic District, although the map's boundaries are clearly delineated. The western boundary of the district from Patton Avenue is described in the verbal boundary description for the existing district as following "the west property line of 129 Patton Avenue, which it follows north across Wall Street, along the rear wall line of the U.S. Post Office, to Post Street." The building at 129 Patton Avenue no longer stands and the sections of Wall and Post streets mentioned in the nomination no longer exist. It is evident from the map where the original boundary line was located, and following the boundary decrease to remove the redeveloped site at 129 Patton Avenue, this portion of the boundary will be drawn along the side and rear walls of the former U.S. Post Office, which located at 100 Otis Street, to include that one building. In the vicinity of St. Lawrence Basilica, the verbal boundary description for the existing district should state that the boundary line follows Haywood Street to the west (not east, as it is written) property line of the rectory. The boundary line is later described as following North Lexington Avenue to its intersection with Broadway, but this intersection has been removed. The boundary

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logically follows the north property line of the building at 120 N. Lexington Avenue, the north end of the block, to connect the two streets.

The inventory list for the Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation serves several purposes. The first section of the inventory list updates information about certain properties within the original Downtown Asheville Historic District and Boundary Increases I and II, identifying any substantial changes (significantly altered, demolished, rehabilitated, etc.) and clarifying, or possibly changing, their contributing or non-contributing status. Updated property descriptions are arranged sequentially by the inventory number assigned in the original nomination. Fifteen resources have become contributing due to sympathetic rehabilitation projects, twenty resources have become noncontributing due to detrimental alterations, and thirty-one buildings have been lost due to demolition.

The updated inventory list also identifies thirty-three resources that were not described in the original inventory. These resources include buildings that were inadvertently omitted, buildings that were not recognized as separate structures due to later veneer materials, and buildings that have been constructed within the boundaries since the district was listed. These newly inventoried resources are listed alphabetically by street name at the end of the updated inventory list because they were not assigned inventory numbers in the original nomination. Included in this number are two outbuildings associated with the Thomas Wolfe House (#19) and the Church of St. Lawrence (#166) not described in the original nomination, but they are inventoried here with their primary associated resource for clarity.

At the time the Downtown Asheville Historic District nomination was prepared, a different system of classifying resources was used, defining properties as Key Buildings, Contributing Buildings, Linking Buildings, and Intrusions to the historic district. Key and contributing buildings are those resources integral to the visual character and historic significance of the district. Resources described as "linking buildings" were those structures that had neither an especially positive nor an especially negative impact on the general characteristics of the district, either falling outside the period of significance or having been altered, but generally similar in form, scale, and materials to the contributing buildings in the district. Intrusions are resources that fall outside the district's period of significance, out of scale, or displaying non-historic materials. In current practice, the various categories have been simplified to either contributing or non-contributing status. Unless there have been significant alterations impacting their historic integrity or physical appearance, buildings defined as either key or contributing in the Asheville Downtown Historic District are considered to be contributing resources under the current classification system, and intrusions are considered to be non-contributing. All of the resources originally designated as linking buildings are included in the inventory list with their current status. The inventory list of properties in the existing Downtown Asheville Historic District and subsequent boundary increases are organized numerically by the inventory number assigned in the nomination or amendments.

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archaeological values for which the district is significant. Contributing resources

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add to the district's significance because they were present during the period of significance, relate to its documented historical significance, and possess historic integrity. A non-contributing building, site, structure, or object does not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant. Non-contributing resources do not add to the district's significance because they were not present during the period of significance, do not relate to the documented historical significance, or no longer possess historic integrity due to alterations, disturbances, or other changes. Alterations to the building's overall form, massing, and scale, changing or obscuring the majority of exterior materials, or the removal of character-defining stylistic elements negatively affect the historic integrity of the district's resources.

The second section of the inventory list contains entries for the resources in the Boundary Increase III areas of the Downtown Asheville Historic District. The list is organized beginning with the resources on Biltmore Avenue on the south side of the district. The increase area to the west of the district follows with streets arranged alphabetically. In keeping with the organization of the original nomination, entries are further organized with the east side of north-south streets given first and then the west side; north side first for east-west streets, then south. The new boundary increase areas consist of twenty-one contributing resources and no non-contributing resources. The inventory entries provide the name, address, date(s) of construction, contributing or non-contributing status, and a brief summary of each resource within the district. Each property is named after its first, longest, or best known occupant or function during the period of significance. Construction dates have been determined as accurately as possible by correlating information from deed research, tax records, Sanborn maps, city directories, and other published sources.

The third section of the inventory list contains the one entry for the Boundary Decrease.

Classification key:	NHL	National Historic Landmark
	NR	Individually listed in National Register of Historic Places
	C-B	Contributing building
	C-S	Contributing structure
	NC-B	Non-contributing building
	NC-S	Non-contributing structure
	Demolished	Building is no longer standing on its site

INVENTORY LIST – UPDATES TO EXISTING HISTORIC DISTRICT

- Buncombe County Courthouse, 60 Court Plaza, 1928** NR, C-B
Restoration of the polychrome ceilings in the main lobby was completed between 1990 and 1997 by students in the decorative restoration program at Asheville-Buncombe Technical College. The new

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Buncombe County Detention Center was erected to the east of the courthouse in 1994 and connected by an enclosed walkway across Davidson Street at the rear of the courthouse. All of the windows in the building were replaced in 2008 with fully-functioning energy-efficient one-over-one sash. The replacement windows replicated the color of the original sash, which had been painted beige and painted shut over the years. Sitework began in early 2011 for a five-story courtroom addition located to the northeast of the courthouse. The new addition will be connected to both the courthouse and the detention center. The former jail in the upper five stories of the building was removed in 2011.

2. **Asheville City Hall, 70 Court Plaza, 1926-28** NR, C-B
An extensive exterior rehabilitation was completed in 1995, which included cleaning all of the exterior masonry and the removal, repair, and replacement of the terra cotta tile roof.
3. **Municipal Building, 100 Court Plaza, 1925-26** C-B
The building, which houses the city fire and police departments, was rehabilitated around 2000 and included cleaning and repair of the exterior masonry. A glass tunnel canopy supported on metal posts was installed in front of the main round-arch entrance. The plaza in front of the building was redesigned. At the rear, a new one-story, flat-roof, windowless mechanical room was constructed with a brick retaining wall extending to Eagle Street and partially enclosing the loading and service bays. An attached semicircular glass canopy was installed on the rear elevation.
6. **Legal Building, 10-14 S Pack Square, 1909** C-B
A certified rehabilitation was completed in 1989. Exterior changes included cloth awnings over window and entrance bays, replacement storefront windows over paneled bulkheads, and a new entrance added in the canted corner bay.
7. **Commerce Building, 16-18 S Pack Square, 1904, 1989** C-B
A certified rehabilitation was completed in 1989, including restoration of the storefronts. A steel frame and glass passageway was built atop the roof of the building, with a deep setback from the façade. The passageway provides access between the adjacent Westall and Legal buildings. A low balustrade and raised panel with the name "1904 Commerce" was installed above the cornice line, replicating an original sheet-metal parapet that had been removed.
8. **Westall Building, 20 S Pack Square, 1925, 1989** C-B
A certified rehabilitation was completed in 1989, which removed a mezzanine-level concrete and aluminum façade veneer installed in the late 1960s or early 1970s. The storefront has been modernized with a single-leaf wood door and plate-glass windows, but its configuration remains similar to the original design.

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9. **Jackson Building, 22 S Pack Square, 1923-24, 1989** **C-B**
A certified rehabilitation was completed in 1989, which removed a mezzanine-level concrete and aluminum façade veneer installed in the late 1960s or early 1970s.
10. **Commercial Building, 1 Pack Square SW, 1920s, 1993** **C-B**
A certified rehabilitation was completed in 1993, removing the rooftop sign and metal veneer from the north elevation. Rehabilitation of the building revealed that the structure at 6 Patton Avenue, which was separately inventoried as #210, was a part of this building. A continuous cornice, flat parapet with concrete coping, and soldier-course lintel above the storefronts extend along the north elevation of the building. The storefront for the retail space at 6 Patton Avenue has been remodeled with a stucco bulkhead and panel above the display windows. The northwest corner bay has been stuccoed up to the cornice line. Despite these changes to the north elevation, the removal of the non-historic veneer better conveys the historic form and scale of the building. Modifications to the secondary storefront are a minor portion of the building and limited to the side and rear elevations.
11. **Commercial Building, 5 Pack Square SW, 1890s, ca. 1990** **C-B**
An extensive rehabilitation was completed around 1990 that removed non-historic veneer from the lower façade and uncovered the second- and third-story windows. A flat-roof metal canopy supported on slender posts that extended across the façade was replaced with a cloth awning.
12. **Commercial Building, 7 Pack Square SW, 1890s, ca. 1990** **C-B**
An extensive rehabilitation was completed around 1990 that uncovered the transom above the storefront and the third-story windows. The transom lights were replaced with multi-colored art glass. A flat-roof metal canopy supported on slender posts that extended across the façade was replaced with a cloth awning.
13. **Western Hotel, 9 Pack Square SW, 1880s, ca. 1990** **C-B**
The building was rehabilitated in the early 1990s, removing a flat-roof metal canopy supported on metal posts that extended across the façade. The lower façade was remodeled with a recessed entrance and new storefront windows. Two round posts and a lattice screen simulating a leaded-glass transom are located in place of the original storefront.
15. **Jones Building, 10 N Spruce Street, ca. 1930** **C-B**
One-story stucco façade altered prior to the original district listing. The exposed south and west side elevations display ashlar-face concrete block walls with panel-façade block filling several original window and garage bay openings.

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18. **Asheville Community Theater, 35 E. Walnut Street, 1972** **NC-B**
Listed in the original inventory as 35 N. Spruce Street and classified as a "linking" building, the theater, which was completed in 1972, is located at 35 E. Walnut Street.

19. **Thomas Wolfe House, 48 N Spruce Street, ca. 1883, 1999-2004** **NHL, C-B**
Owned and operated as a state historic site, the Thomas Wolfe Memorial was severely damaged by fire in July 1998. Approximately thirty percent of the original structure and fifteen percent of the artifact collection were destroyed by the fire. Intensive restoration of the house and artifact collection was completed between 1999 and 2004. Restoration of the house was designed by Winston-Salem-based architect Joseph K. Oppermann.

- Children's Playhouse, ca. 1900** **NR, C-B**
This one-story, front-gable frame structure located on the south side of the main house was not described in the original district inventory, but was likely built around 1900 and moved to this site from the Wolfe family home on Woodfin Street.

20. **Hayes-Hopson Building, 20-22 S Spruce Street, ca. 1905, ca. 1920, 2010** **C-B**
An extensive rehabilitation of the building was completed in 2009-2010, reversing a number of alterations made in the intervening years when the building was used for county offices. The recent project returned the building, especially the façade, closer to its original appearance, but added new first- and second-story windows on the north elevation.

23. **Commercial Building, 10 N Market Street, ca. 1915, ca. 1980** **C-B**
The building was rehabilitated in the early 1980s. The façade remains largely intact, but an open stairway entrance at the south end of the façade has been enclosed with a large multi-pane windows.

24. **Commercial Building 22 N Market Street, ca. 1920, ca. 1990** **C-B**
This building was converted to a nightclub and entertainment venue in the 1990s. The façade has been remodeled with the removal of the storefronts, which have been filled with rough stucco wall panels. The section to the south contains a double-leaf entry door flanked by plate-glass windows on either side. The north section contains two plate-glass windows topped with leaded-glass fanlights. On the second-story above each storefront, the large center window has been replaced by a three-part picture window. The flanking one-over-one sash appear to be original

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25. **Commercial Building, 24 N Market Street, ca. 1920s** **NC-B**
The façade has been completely remodeled to the appearance of rusticated stonework, replacement single-leaf entry within an arched opening, and removal of the storefront, which has been replaced with a large five-part window topped by a fanlight.
26. **Commercial Building, 38 N Market Street, ca. 1920s** **C-B**
The inventory entry for this address describes the adjacent garage building located at 42 N. Market Street (see newly inventoried resources below). The building at this location is a one-story polygonal brick structure with rusticated brickwork, articulated corner piers, rowlock string course, and a metal-frame glazed storefront consisting of a single-leaf entry door and flanking windows. The façade of the diminutive structure is angled to address the intersection of North Market and Walnut streets.
27. **Blomberg Garage, 48 N Market Street, ca. 1940** **Demolished**
The building was demolished ca. 1990 and the Thomas Wolfe Memorial Visitor Center was constructed on the site by the State of North Carolina.
28. **Commercial Building, 66-70 N Market Street, ca. 1925, ca. 1990** **C-B**
The building was rehabilitated around 1990 with replacement one-over-one double-hung sash windows on the second story. The three peaked parapets that distinguished the individual storefront bays were removed, leaving a flat parapet.
30. **Sam's Lincoln-Mercury Building, 11 N Market Street, 1920s, 1987** **C-B**
A certified rehabilitation was completed in 1987. The original metal-frame industrial windows were replaced with plate-glass windows.
32. **Commercial Building, 21 N Market Street, 1920s, 2009** **NC-B**
An extensive rehabilitation was completed in 2009 that removed the non-historic metal front and remodeled the building into an entertainment venue with an Art Deco-inspired façade, replacement storefronts, second-story balcony extending the full width of the façade, and a recessed second-story patio.
33. **New Medical Building, 29 N Market Street, 1925** **C-B**
A certified rehabilitation was completed between 2001 and 2004 that included cleaning the exterior and interior work.
35. **Commercial Building, 37 N Market Street, 1950s** **NC-B**
Classified as a "linking" building in the original inventory, the exterior has been covered with stucco since the original district listing.

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37. **Commercial Building, 55 N Market Street, ca. 1925, ca. 1985** NC-B
Damaged by fire in 1979, the building was rehabilitated around 1985. The storefront transom was covered with opaque panels. False wood paneling, fluted pilasters, and blind semi-circular transoms were applied to the second-story window group.
38. **Commercial Building, 61 N Market Street, ca. 1940, ca. 1990** NC-B
Formerly #65, the building was classified as a "linking" structure in the original inventory. The façade appears to have been remodeled with stucco and replacement display windows.
40. **Commercial Building, 71 N Market Street, ca. 1950, ca. 2000** NC-B
Classified as a "linking" structure in the original inventory, the building appears to have been rehabilitated around 2000 with replacement storefronts, attached decorative steel I-beam band, flat-roof entry canopy supported by metal tie-rods anchored on the façade, and replacement second-story plate-glass windows.
41. **Commercial Building, 73 N Market Street, ca. 1930, ca. 2005** NC-B
Remodeled modern storefront with tall narrow single-leaf solid door and translucent window panels with frosted signage.
43. **Young Men's Institute, 21 S Market Street, 1892** NR, C-B
Sold with protective preservation covenants in 1980 and extensively and carefully rehabilitated in the early 1980s as the YMI Cultural Center.
44. **Jackson Building Annex, 8 S Market Street, 1925, 1989** C-B
A certified rehabilitation was completed in 1989 that cleaned the exterior masonry and uncovered the first-story gothic-arch windows.
45. **Commercial Building, 12 S Market Street, 1970s** Demolished
Demolished ca. 1986 for construction of Biltmore Avenue Parking Garage.
46. **Commercial Building, xx S Market Street, 1970s** Demolished
Demolished ca. 1986 for construction of Biltmore Avenue Parking Garage.
49. **Commercial Building, 46 S Market Street, 1970s** NC-B
Classified as a "linking" building in the original inventory, the structure dates from after the end of the period of significance for the district.

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50. **Commercial Building, 48 S Market Street, 1920s** **C-B**
Original metal-frame factory windows on second story were replaced with plate-glass windows. The storefront appears to have been replaced as well. Despite the alterations, the building retains its overall form, fenestration pattern, and exterior façade material.
51. **Plaza Theater, 2 Biltmore Avenue, 1922** **Demolished**
Demolished in the late-1980s for construction of Pack Place, a multi-function cultural arts center.
52. **Commercial Building, 4-6 Biltmore Avenue, 1920s** **Demolished**
Demolished in the late-1980s for construction of Pack Place, a multi-function cultural arts center.
53. **Commercial Building, 4-8 Biltmore Avenue, ca. 1934** **NC-B**
During the demolition of the Plaza Theater and construction of the new Pack Place facility and adjacent commercial buildings, the façade and front section of this two-story brick commercial building—formerly 6½-8½ Biltmore Avenue—were saved. The building is joined at the rear and on the second story to the new commercial structure built immediately south at 12-14 Biltmore Avenue (see newly inventoried resources below).
54. **Commercial Building, 16-18 Biltmore Avenue, ca. 1934** **Demolished**
Demolished in the late-1980s during construction of Pack Place, a multi-function cultural arts center, and a new commercial building was erected on the site.
55. **Commercial Building, 32 Biltmore Avenue, 1952** **C-B**
Classified as a “linking” structure in the original inventory, this intact, plain brick commercial building was built in the early 1950s.
56. **Fine Arts Theater, 36 Biltmore Avenue, ca. 1940, 1996-1999** **C-B**
A certified rehabilitation was completed between 1996 and 1999 that included exterior repairs and cleaning and interior improvements.
57. **Commercial Buildings, 38-48 Biltmore Avenue, 1923** **C-B**
This group of four structures was listed in the inventory as an individual entry. A certified rehabilitation project was completed on 48 Biltmore Avenue between 2002 and 2004. Local architect Jim Samsel designed the certified rehabilitation of 38 Biltmore Avenue, which was completed in 1991. A certified rehabilitation of 40 Biltmore Avenue was completed between 1999 and 2001.

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58. **Asheville Hotel, 52 Biltmore Avenue, 1891, 2008** **C-B**
A lengthy certified rehabilitation project, completed between 2001 and 2008, converted the building to Oxford Place Condominiums. The storefronts have been altered and the upper-story windows are replacement one-over-one double-hung sash.
59. **Adler Building, 1 Biltmore Avenue, ca. 1887, ca. 1990** **C-B**
The building was rehabilitated around 1990. The work included rebuilding the two gabled parapets, which were removed in the mid-twentieth century.
60. **Palais Royal, 5 Biltmore Avenue, ca. 1913, 2010** **NC-B**
The building has been rehabilitated several times since the original nomination, including new storefronts and removal of the stepped gable. The most recent storefront modifications occurred in 2010.
61. **Commercial Building, 7 1/2 Biltmore Avenue, ca. 1915, ca. 1990** **C-B**
The building was rehabilitated around 1990 and the non-historic metal storefront was removed to reveal a wood-frame storefront.
62. **Commercial Building, 9-13 Biltmore Avenue, 1927** **C-B**
The rounded central parapet was repointed and the central storefront remodeled in early 2011 during the preparation of this nomination. The non-historic art-glass transom was removed from the central storefront and replaced with plate-glass transoms. In addition to repointing the parapet, the cast-concrete date panel was replaced with a new panel bearing the date "1927."
63. **Fain's Thrift Store, 15 Biltmore Avenue, ca. 1946, ca. 1999** **C-B**
Classified as a "linking" structure in the original inventory, the building was rehabilitated ca. 1999.
64. **Rice-White Building, 19 Biltmore Avenue, ca. 1890, 2006-2008** **C-B**
The deteriorated and fire-damaged building was extensively rehabilitated between 2006 and 2008, converting the two upper stories into ten apartments with two retail spaces on the first story. The local firm Rowhouse Architects designed the rehabilitation project, which included two new projecting storefronts with deeply recessed entrances based on the originals documented in historic photographs. Rehabilitation work also included substantial brick repair and repointing and replacement one-over-one windows on the upper stories.
67. **Commercial Building, 31 Biltmore Avenue, 1920s** **Demolished**
The building was demolished in March 2011.

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68. **Commercial Building, 35 Biltmore Avenue, ca. 1880** **Demolished**
The building was demolished around 1990 and the lot is vacant.
69. **Daley Furniture Co. Building, 37 Biltmore Avenue, ca. 1890** **C-B**
A rehabilitation project was completed in 2002 that replaced the metal-frame storefronts with wood-frame windows and doors and converted the first story to a restaurant.
70. **Commercial Building, 39 Biltmore Avenue, ca. 1885** **C-B**
A certified rehabilitation was completed in 2001 that replaced the storefront with wood-frame display windows, removed non-historic transom veneer, and replaced the second-story windows with two-over-two double-hung sash.
71. **Commercial Building, 41 Biltmore Avenue, ca. 1885** **Demolished**
The building was demolished in the 1980s. The site is now used as small courtyard and coffee shop housed in a parked double-decker bus.
73. **Commercial Building, 22 Broadway Street, 1912** **C-B**
The non-historic metal façade was removed to reveal original second-story details fenestration patterns.
74. **Commercial Building, 24 Broadway Street, 1912** **Demolished**
The building was demolished ca. 1990.
76. **Jenkins Building, 30-32 Broadway Street, 1912, 1996-1998** **C-B**
A certified rehabilitation was completed between 1996 and 1998, and the storefronts were replaced with modern recessed entrances and display windows over concrete bulkheads.
77. **Windsor Hotel, 34-38 Broadway Street, ca. 1910** **C-B**
The building, which had become a boarding house in the late twentieth century, was purchased in 2007 with the intent of rehabilitating the structure as a boutique hotel. The rehabilitation project stalled in 2010 and the vacant building remains a work in progress.
79. **Abrogast Motors Building, 52 Broadway Street, ca. 1913, ca. 1990** **C-B**
The building was rehabilitated around 1990, and the storefronts were replaced with modern recessed entrances and display windows over concrete bulkheads.

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82. **Service Station, 64 Broadway Street, 1920s, 2011** NC-B
Formerly 62 Broadway, the building was rehabilitated in the spring of 2011. The replacement front window was removed and the façade remodeled with a recessed entrance. A glass-block side window has been covered with a wood panel.
83. **Commercial Building, 66 Broadway Street, 1920s** C-B
The altered storefront is stucco with plate-glass windows and a replacement paneled wood door. The second-story windows are replacement one-over-one double-hung sash.
85. **Commercial Building, 9-13 Broadway Street, ca. 1915, ca. 1990** C-B
The storefronts were altered around 1990, leaded-glass transoms were removed, and the second-story windows were replaced with one-over-one double-hung sash.
86. **Commercial Building, 15 Broadway Street/24 N Lexington Avenue, ca. 1915, ca. 2000** C-B
The building was rehabilitated in the early 2000s with the removal of non-historic metal façade. The upper stories were converted for residential use and the second- and third-story façade openings contain French doors and metal railings. The stucco façade features panels framing the recessed metal-frame storefront and a banded cornice. The building is three stories on Broadway Street, but continues through the full depth of the block and is four stories on North Lexington Avenue. The material changes to the Broadway Street façade, even with the removal of the non-historic metal veneer, are incompatible with the district but the building has sufficient overall integrity with the intact façade at 24 North Lexington Avenue.
87. **Commercial Building, 19 Broadway Street, ca. 1905, ca. 1990** C-B
The building façade was partially covered by a non-historic metal veneer that was removed in the 1990s to reveal the full extent of the building's façade. The two storefronts are both altered, and second-story windows on the south portion of the building are boarded.
88. **Finkelstein's, 21 Broadway Street, ca. 1890, ca. 1985** C-B
The storefront was altered in the 1980s and wood veneer on the lower façade was removed to reveal narrow, vertical panels on the side supports. The façade is identical in design to the adjacent building (23 Broadway), which is largely intact with an original recessed-entry storefront, panels bulkheads, double-leaf doors, transoms, and arched two-over-two second-story windows. The windows here are replacements.
90. **Commercial Building, 25 Broadway Street, 1920s, 2007** C-B
The building was rehabilitated in 2007 and the transom veneer removed.

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91. **J. L. Smathers Building, 27 Broadway Street, 1927, 2009-2010** **C-B**
The building was rehabilitated in 2009-2010 with replacement second-story casement windows.
92. **Commercial Building, 29 Broadway Street, 1920s, 2009** **C-B**
Classified as a "linking" structure in the original inventory, the building was extensively remodeled in 2009 with modern replacement windows on the north side elevation and a rooftop terrace. The cedar-shingle façade noted in the original inventory was removed previously and the storefront is a simple recessed entrance with display windows on stucco bulkheads.
93. **Asheville Club, 33-37 Broadway Street, 1916** **Demolished**
The building was demolished in the early 1980s and used as a privately-owned surface parking lot.
94. **Commercial Building, 39 Broadway Street, ca. 1905, ca. 1990** **C-B**
The building was rehabilitated around 1990 with wood veneer removed from the storefront and entrance although some veneer remains in place around the display window. The upper-story windows were replaced with fixed-pane glass.
96. **Earle Building, 47-49 Broadway Street, ca. 1915, ca. 1990** **C-B**
The building was extensively rehabilitated around 1990 with cloth awnings added to the storefronts.
97. **Commercial Building, 53 Broadway Street, 1920s, 2005** **C-B**
The building appears to have undergone an interior rehabilitation around 2005 that resulted in an elevator or stairwell shaft rising above the parapet.
98. **Commercial Building, 57 Broadway Street, 1920s** **C-B**
Entered as a pair of buildings in the original inventory with the address 55 Broadway, the two structures here were built separately and later shared a retail business on the first story. The inventory entry for the building on the north side, 59 Broadway, is listed below with the newly inventoried resources. The storefront of this building, 57 Broadway, has been remodeled since the district listing.
99. **Enterprise Machine Company Building, 67 Broadway Street, 1912, ca. 1990** **C-B**
The building was rehabilitated around 1990. The façade windows were restored and the storefronts altered. A one-story concrete block addition extends to the south and displays decorative brick and glass-block patterning. A surface parking lot located on the south side of the building has been covered with a steel roof canopy.

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100. **Warehouse, 73 Broadway Street, 1940s, ca. 1990** NC-B
Classified as a "linking" building in the original inventory, this former warehouse was remodeled around 1990 and converted to offices connected with the adjacent building at 67 Broadway. The original garage bay door was removed and replaced by storefront windows over a stucco bulkhead, and the second-story windows were replaced. The building has no visible exterior entrance.
101. **Commercial Building, 71 Broadway Street, ca. 1915, ca. 2005** C-B
Appearing in the original inventory as 75 Broadway, the building was rehabilitated in the 2000s with a remodeled storefront and entrance.
102. **Eagles Home, 77 Broadway Street, 1914, 2004-2010** C-B
Since 1985 the building has housed the studios of local radio station WCQS. In 1994, the performance studio was renovated, and between 2004 and 2010, the first story of the building has been completely rehabilitated, primarily on the interior.
103. **Poole & Company Building, 79-83 Broadway Street, 1920, ca. 1995** C-B
The building was rehabilitated around 1995. The storefronts were remodeled. Second-story windows on the side and rear elevations were replaced with eight-over-one sash. The basement interior was rehabilitated for residential or office use and the basement-level windows were replaced with single-light, eight-over-one, and twelve-over-one sash.
104. **Commercial Building, 91 Broadway Street, 1950s** Demolished
Demolished around 1987 and a small warehouse built on a portion of the site.
105. **Commercial Building, 93 Broadway Street, 1920s** Demolished
Demolished around 1987 and a small warehouse built on a portion of the site.
106. **Commercial Building, 99 Broadway Street, ca. 1920** C-B
Classified as a "linking" structure in the original inventory, this panel-face concrete block building on a stone foundation was erected around 1920. The façade features a replacement single-leaf entry flanked by paired replacement windows. Portions of the parapets appear to have been rebuilt with later block.
109. **Commercial Building, 107 Broadway Street, 1920s** NC-B
The storefront has been completely covered with plywood sheathing and possibly altered. The primary entrance is now located at the rear on 112 N. Lexington Avenue.

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110. **Meadows Building, 109 Broadway Street, 1926, ca. 2002** C-B
The building was rehabilitated around 2002 and the second-story façade veneer was removed.
112. **Commercial Building, 28 N Lexington Avenue, 1950** C-B
This building was classified as a "linking" structure in the original inventory. According to Sanborn maps, it was constructed around 1950. It remains largely intact.
116. **Commercial Building, 62-64 N Lexington Avenue, 1920s** C-B
The building has been rehabilitated with recessed storefronts and steel I-beam lintels.
117. **Commercial Building, 68 N Lexington Avenue, 1920s, 2010** NC-B
The building was rehabilitated in 2010 with a new tall, wood-frame storefront, metal-frame overhead door on the side elevation opening onto a dining patio, and replacement one-over-one windows on the second-story.
118. **Commercial Building, 70 N Lexington Avenue, 1920s, ca. 2000** C-B
The building was rehabilitated with replacement storefronts and converted to a restaurant. The garage bay has been filled with double-leaf entry doors, sidelights, and transom.
120. **Commercial Building, 74-78 N Lexington Avenue, 1920s** C-B
The building has been extensively remodeled with altered storefronts and replacement windows on the second and third stories.
121. **Commercial Building, 80 N Lexington Avenue, 1920s** C-B
The building has been extensively remodeled with two altered storefronts and replacement windows on the second story. The storefront at the north end of the façade appears intact, but the south storefront has diagonal wood sheathing above and below the display windows. The center recessed bay has diagonal wood sheathing covering the transom. The second-story windows appear in groups of four above the storefronts and a group of three above the central entrance. The replacement windows are fixed-sash plate glass with wood sheathing filling the space above the sash in the window opening.
122. **Commercial Building, 82-84 N Lexington Avenue, 1920s, ca. 2000** C-B
Two of the building's three bays appear to be little changed from time of the original nomination, but the north bay was substantially remodeled into a residential unit around 2000. The storefront has been replaced by a solid stucco wall with arched double-leaf and single-leaf wood entry doors. The second- and third-story windows are replacement one-over-one sash and a balcony has been added on the second story. The cloth awning that shelters the balcony is supported on decorative metal posts.

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123. **Commercial Building, 86-90 N Lexington Avenue, 1920s, 2011** **C-B**
The second-story windows on the north section of the building were replaced during the preparation of this nomination.
124. **Commercial Building, 92-94 N Lexington Avenue, 1920s** **Demolished**
The building was demolished around 1990 and the site (present address 2 Woodfin Street) is vacant.
126. **Commercial Building, 100 N Lexington Avenue, ca. 1930** **C-B**
Described as a plain two-story brick warehouse in the original inventory, the building is a commercial structure with an altered storefront, recessed entrance bay, replacement plate-glass display windows, and two 2-light metal-frame sliding windows on the upper story. A replacement single-leaf door at the north end of the façade accessed the second story. The façade has been altered with stucco on the lower façade and a decorative ceramic tile panels between the two floors.
127. **Commercial Building, 106-108 N Lexington Avenue, 1920s** **C-B**
The storefronts at the south end of the building have replacement doors and a boarded-up window. The mortar joints on the upper façade appear to be considerably deteriorated. A low, sloping frame structure has been added to the roof, possibly to divert water away from the façade and deteriorating parapet.
129. **Commercial Building, 116 N Lexington Avenue/111 Broadway Street, ca. 1919** **NC-B**
This two-story building was listed in the original inventory as 112 N. Lexington Avenue, but the current address is recorded as 116 N. Lexington Avenue. The structure extends the full-depth of the block and presents a one-story façade at 111 Broadway, which houses the principal business on the upper story. The Broadway elevation is one-story with a replacement storefront, recessed single-leaf entrance flanked by paired windows, steel I-beam lintel carrying the full width of the storefront opening, and a corbelled cornice. The two-story Lexington Avenue elevation features a single garage bay and two separate single-leaf doors on the lower level. A large upper-story opening frames a recessed dining patio.
130. **Commercial Building, 120 N Lexington Avenue/113 Broadway Street, ca. 1948** **C-B**
This building was classified as a "linking" structure in the original inventory and described as a one-story cinder block shop. The building is two stories on Lexington Avenue and one story on its Broadway elevation (address 113 Broadway). The current business occupying the building is listed with the 120 N. Lexington Avenue address. The Lexington Avenue elevation is brick and displays replacement plate-glass windows and a replacement single-leaf entry door. The three upper-story windows are replacement sliding sash. The one-story, plain brick elevation on Broadway consists of an original recessed entrance storefront with wood-frame display windows and a transom carrying the full-width of the storefront. The exposed north

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elevation is cinder block and an elevated wood deck, accessed from a single-leaf entry in the exterior wall, was added on to the building in the early 2000s.

131. Commercial Building, 27 N Lexington Avenue, ca. 1927, ca. 1980, 1984 C-B

The building was rehabilitated in the early 1980s when long-time downtown business Tops For Shoes moved into the building. The lower façade was restored and the second-story windows were replaced. In 1984 an alley on the south side of the building was enclosed for additional space. The new wing features metal-frame plate-glass windows set within corbelled frames with soldier-course lintels and sills.

134. Commercial Building, 35 N Lexington Avenue, 1910 NC-B

Storefront openings enclosed with patterned brick infill and a metal overhead garage door.

135. Commercial Building, 39 N Lexington Avenue/23 Rankin Avenue, 1910, 2009-2010 C-B

The building was extensively remodeled in 2009-2010 and converted to a restaurant and hostel. The storefronts were remodeled and recessed. Large metal-frame windows can be raised to open up the inset dining patio; the center bay opens as the entrance. A flat metal canopy is supported by tie-rods anchored to the façade. The upper-story windows are replacement six-over-six double-hung sash that replicate the originals.

136. Tyler Building, 49-63½ N Lexington Avenue/43 Rankin Avenue/65 W Walnut Street, 1928 C-B

This large structure has storefronts on Lexington Avenue, Rankin Avenue, and Walnut Street; the main entrance, however, appears to be on the upper story at the angled corner at the intersection of Rankin Avenue and Walnut Street. The Rankin Avenue elevation was partially rehabilitated in 2009 with modern metal-frame windows and doors. Some of the multiple Lexington Avenue storefronts may have also been remodeled since the district was listed.

137. Commercial Building, 10 S Lexington Avenue, ca. 1915, ca. 2007 C-B

Formerly 2 S. Lexington Avenue, the building was rehabilitated ca. 2007 with few exterior alterations.

138. Noland Motor Co. Building, 32 S Lexington Avenue, ca. 1926 C-B

The building's large wooden garage doors have been removed and the storefront bay covered with vinyl siding. One glazed-and-paneled wooden overhead door remains in place as the center of the storefront.

139. Sawyer Motor Co. Building, 15 S Lexington Avenue, ca. 1925 Demolished

Demolished in the late 1980s and site used for a surface parking lot.

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141. **Commercial Building, 10 Church Street, 1895** **Demolished**
Demolished in the early 1980s.
143. **Commercial Building, 14 Church Street, 1900, ca. 1985** **NC-B**
The building was rehabilitated in the mid-1980s and the modern metal-and-glass storefront was replaced by brick infill with plate-glass windows and a single-leaf entry.
144. **Commercial Building, 16 Church Street, 1930s, 2009** **NC-B**
The building was rehabilitated in 2009 and converted to offices with two residential units on the second story. The smooth stucco façade was covered with pebbledash and the second-story windows were replaced.
145. **Commercial Building, 18 Church Street, 1895, 2010-2011** **C-B**
An extensive rehabilitation was completed in 2011 during the preparation of this nomination. The project included converting the first floor of the building to a small theater with residential units on the upper stories. The later infill brick façade was removed from the first story to reveal original cast iron columns and the storefronts were replaced with a simple recessed entrance and display windows. The second-story windows are replacement one-over-one double-hung sash.
147. **First Presbyterian Church, 40 Church Street, 1884-1885, 1902, 1951, 1968, ca. 2000** **C-B**
The church building was remodeled and enlarged around 2000 after designs by local architect John Rogers. A three-story brick-and-concrete addition to the southeast of the sanctuary helped to simplify internal circulation by adding a central three-story foyer entered from the south. New offices, fellowship hall, kitchen, classrooms, and circulation areas (elevator, stair tower, hallways) were included in the addition. A ten-space concrete parking deck was also constructed above the surface parking lot at the rear of the church along South Lexington Avenue.
149. **Asheville Federal Savings & Loan Association Building, 11 Church Street, 1922, 2003-2006** **C-B**
A certified rehabilitation was completed between 2003 and 2006, removing the exterior veneer panels and returning the building to its 1922 appearance. Asheville architect Ronald Greene designed the original building by remodeling and combining two ca. 1900 structures with a stone skin. The two-story Neoclassical building features an angled entrance corner with Doric columns in antis, pedimented entrance with modillions, classical entablature and dentil cornice, and one-over-one windows topped by latticed transoms.

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- 151. Aston Apartments, 61 Church Street, 1928, 2001-2002** C-B
A certified rehabilitation project was completed 2001-2002 and the building converted to condominiums. A five-story brick elevator and stair tower was added at the west end of the building. A wood deck and bracketed flat-roof canopy are located on three sides of the tower addition above the roof of the original building.
- 152. I.O.O.F. Hall, 5 Ravenscroft Drive, 1928, 2008** C-B
A three-story elevator shaft and stair tower was added at the rear of the building in 2008. The addition is finished with light stucco accented by decorative banding that extends the projecting brick courses of the original building. A new exterior entrance into the basement level was installed on the north elevation and consists of a double-leaf door, sidelights, and transom sheltered by a corrugated metal shed-roof canopy supported by metal tension rods anchored in the exterior brick. The interior was also rehabilitated with the removal of a dropped acoustical tile ceiling in the main lodge room and restoration of the original ceiling. New office partitions have been installed on the lower stories of the building at the rear.
- 153. Ravenscroft School, 29 Ravenscroft Drive, 1840s, 1980s** NR, C-B
Threatened with demolition in 1979, the building was sold with protective covenants to a new owner, who undertook a certified rehabilitation project between 1980 and 1982. During the rehabilitation a twentieth-century frame addition was removed from the rear of the building and a one-story frame addition was removed from the north elevation. A new two-story hip-roof stuccoed addition with a projecting gabled bay was constructed at the rear.
- 154. Asheville Telephone & Telegraph Company Building,
25 Rankin Avenue/41 N Lexington Avenue, 1903, 2000-2002** C-B
A certified rehabilitation was completed on the whole building in 1985. A second certified rehabilitation project was completed on the third floor residential unit between 2000 and 2002. The third floor was converted to a sleek modern apartment with a cantilevered balcony on the rear (east) elevation overlooking Lexington Avenue.
- 155. Wachovia Bank Building, 1 Haywood Street, 1970, ca. 2000** NC-B
The building was classified as a "linking" structure in the original inventory. Exterior remodeling in the early 2000s added three-story window bays to the previously solid exterior walls of the building, which was designed in 1970 by Anthony Lord of Six Associates. The window bays were installed on the south and north elevations.

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- 156. Lerner's Shop, 15 Haywood Street, ca. 1937, 2009** NC-B
Classified as a "linking" building in the original inventory, this structure was erected around 1937 for Lerner's, a clothing store. Documentary photographs show the exterior adorned with white pilasters, architraves, and single second-story display windows that gave the building a Colonial Revival-inspired appearance. The building was extensively remodeled in 2009 and reopened as a retail store in 2010. Part of the rehabilitation removed the concrete panels covering the original façade, which were installed in 1968, but the façade and exposed south elevation were further altered with a new recessed entrance, large single-pane second-story windows, and two 2-story windows added to the south elevation.
- 157. Commercial Building, 19-21 Haywood Street, 1920s, ca. 1990** NC-B
The building was rehabilitated with the removal of the non-historic metal façade and converted to residential units on the upper stories above first-story retail. The original façade had been altered prior to the installation of metal veneer in the late 1960s or early 1970s. The façade displays remodeled storefronts, replacement one-over-double-hung windows, and triple-leaf glazed doors on the second story opening onto metal balconies.
- 158. Woolworth Store, 25 Haywood Street, 1939, 2001** C-B
Interior and exterior commercial rehabilitation designed by Rogers and Associates and executed by Scott Sirkin, contractor were completed in 2001. The project included restoration of the Art Deco façade.
- 159. Pollock's Building, 31 Haywood Street, 1929, ca. 1990** C-B
This commercial building, described individually as 27 Haywood Street in the original inventory, is a portion of a larger building. The full building, erected in 1929, includes the former 27 and 29 Haywood Street, now renumbered as 31 Haywood Street. The complete building was rehabilitated around 1990 and the glazed metal-panel façade removed from the south portion of the façade. The stucco façade of this one-story structure features molded storefront bays, replacement metal-frame storefront windows and recessed entrances, cartouches with garland swags in the upper façade, and vertical panels at the ends of the façade with a carved floral motif. The name "Pollock's" appears in script across the cartouches. The south section of the building has been converted to a pedestrian arcade connecting Haywood Street with the Rankin Avenue Parking Deck, built in 1988.
- 160. Commercial Building, 29 Haywood Street, ca. 1950** Part of C-B (see #159)
This commercial building, described individually, is not a separate structure, but the north bay of the building inventoried as 27 Haywood Street (present 31 Haywood Street; see above), which was covered with a later metal façade. The complete building was rehabilitated around 1990. The stucco façade of this one-story structure features molded storefront bays, replacement metal-frame storefront windows and recessed

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entrances, cartouches with garland swags in the upper façade, and vertical panels at the ends of the façade with a carved floral motif. The name "Pollock's" appears in script across the cartouches.

161. Bon Marche Department Store, 33-35 Haywood Street, 1937, ca. 1990 **C-B**

The patterned metal façade added in the 1970s was removed around 1990 when the building was rehabilitated. The original blonde-brick Art Deco façade remains intact and features cast-concrete panels surrounding the storefronts, geometric patterning in the vertical window bays and stepped parapet, reeded spandrels, and nine-light windows with a large central pane.

162. Loughran Building, 43 Haywood Street, 1923, 1998-2003 **C-B**

A certified rehabilitation was completed between 1998 and 2003 with retail spaces on the first story and basement levels (opening onto Walnut Street) and condominiums on the upper stories.

163. Elk's Home, 55 Haywood Street, 1914, ca. 1995 **C-B**

The building was extensively remodeled in the early 1990s, removing the non-historic metal veneer from the façade. The storefronts were remodeled with a central entrance bay flanked by display windows that wrapped around one bay on the south elevation. The second story features a projecting balcony and three front and one side segmental-arch bays framing a recessed front wall. A dentil stringcourse and cornice wraparound the façade and south elevation. The stepped and peaked parapet is capped with a cast-concrete coping. A brick and concrete elevator and stair tower was constructed at the rear of the building to facilitate access to the residential units on the upper stories. Local architect Jim Samsel designed the rehabilitation project.

164. Castanea Building, 55½-63 Haywood Street, 1921, 2002 **C-B**

A certified rehabilitation project was completed in 2002 and the upper stories converted to condominiums. The interior residential space and exterior courtyard rehabilitation were designed by Patti Glazer of Glazer Architecture and executed by RPF Construction. The storefront at the north end of the façade has stucco surrounds with modern sculptural relief embellishments that are out of character with the building, but overall the building retains high degree of integrity.

165. New Pack Memorial Library, 67 Haywood Street, 1978 **NC-B**

An extensive interior and exterior renovation was completed in 2010, which included minor exterior alterations.

166. Church of St Lawrence, 97 Haywood Street, 1909 **NR, C-B**

The two small domes that cap the façade towers were clad with copper sheathing around 1991, replacing the original colored tiles. In the early 1990s the original double-leaf entrance doors were removed

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due to weathering and some deterioration; these doors were placed into storage rather than restored. The replacement doors were unsuitable, both historically and structurally, and soon removed. The church installed a new set of carved wood oak doors in 2003, with panel designed patterned after the original doors. A nomination of additional documentation was submitted in 2009, listing the church for national significance.

Garage, ca. 1950**C-B**

This one-story, two-bay, front-gable garage located to the rear of the Church of St. Lawrence was not described in the original district inventory, but was likely built around 1950. The simple frame structure rests on a concrete block foundation and is clad with vertical wood siding. The roof appears to be covered by thin metal sheets. The garage bays are accessed through glazed-and-paneled wood overhead doors, and a single-leaf solid wood door enters the garage from the east side. A shed-roof concrete-block wing on the west elevation is entered through a single-leaf metal door and displays metal-frame windows.

167. Miles Building, 14-20 Haywood Street, 1925, 2008**C-B**

New storefronts and sculptural metal-clad awnings installed in 2008.

168. (former) Bon Marche Department Store, 1 Battery Park Avenue, 1923, 1985-1986**C-B**

Formerly listed as 30 Haywood Street, a certified rehabilitation was completed in 1985-1986 and the building converted to a hotel. The flat cantilevered canopy was removed and a front storefront bay replaced. At the north end of the Haywood Street elevation, the two storefront bays were replaced and the second-story façade veneer was removed. The hotel underwent renovation in 2003.

169. Haywood Building, 38-58 Haywood Street, 1917, 1986-1989**C-B**

A certified rehabilitation was completed between 1986 and 1989 for offices and retail. A three-story atrium adjoining the former Bon Marche Store to the south was added to centralize the interior circulation between this building and the newly converted hotel (see #168 above). A parking deck was added at the rear (west) of the building. Storefronts were remodeled and the upper-story windows were replaced with one-over-one sash.

170. Haverty Furniture Building, 60 Haywood Street, 1928, ca. 1985**C-B**

The building was rehabilitated around 1985 and converted to condominiums on the upper stories. The storefronts were altered with a modern recessed entrance and display windows over marble-veneer bulkheads. The transoms are frosted to resemble leaded glass. The second- and fourth-story façade windows are replacement six-over-one sash.

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171. **Nichols Building, 62-66 Haywood Street, 1930s** **C-B**
The building was rehabilitated in the mid-1980s with remodeled storefronts.
172. **Garage, 68 Haywood Street, 1930s** **NC-S**
The structure is currently vacant and slated for demolition due to structural deterioration. The "dynamic two-bay, framed horizontal window strips on the second level" were removed at some point in the late 1980s or early 1990s.
174. **Ticket Booth, SW corner Haywood St. and Page Ave., ca. 1970** **Demolished**
This small structure served as the attendant's booth for a surface parking lot and was demolished in the early 1980s.
175. **Commercial Building, 21-27 Page Avenue, ca. 1943** **C-B**
The building has been rehabilitated for retail and office use, including restoration of the black vitrolite sign above the storefronts and remodeling of the storefronts. The lower façade consists of a stuccoed wall punctuated by two retail storefronts with recessed entrances at the ends, three center bays containing double-leaf doors, and a fourth entrance containing a single-leaf door. The black-and-white-stripe metal awning that had been in place for the past forty years was severely damaged by heavy snow in the winter of 2010 and subsequently removed. Despite the significant alterations to three of the storefront bays, the building retains its overall integrity including the two end storefronts and its important stylistic elements on the upper façade.
176. **Commercial Building, 29-31 Page Avenue, ca. 1949** **C-B**
The storefronts have been replaced with similar metal-frame display windows and transoms divided into four sections instead of the original two. The original second-story façade windows have been replaced with one-over-one double-hung sash.
177. **Commercial Building, 33-35 Page Avenue, ca. 1958** **C-B**
The storefronts have been altered with replacement metal-frame display windows and cast-concrete panels.
178. **Professional Building, 52 Page Avenue, 1928** **Demolished**
The building was demolished in 2006.

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179. **Battery Park Hotel, 1 Battle Square, 1923-1924, ca. 1985, 2003** **NR, C-B**
The hotel operated until 1972, but the building was unoccupied and deteriorating at the time of the original district nomination. In the early 1980s the Asheville Housing Authority rehabilitated the hotel for affordable senior housing. A certified rehabilitation was completed in 2003.
180. **Carolina Power and Light Company Building, 8 O. Henry Avenue, 1965** **NC-B**
The building was classified as a "linking" structure in the original inventory. Designed by Stewart Rogers of Six Associates, the new CP&L office building opened in May 1965. The building has been remodeled since its construction, substantially compromising the integrity of the original design.
181. **Asheville Citizen and Times Building, 14 O. Henry Avenue, 1938-1939** **C-B**
The original steel-frame windows were removed and replaced in 1992 with thermal windows that approximate the glazing pattern of the originals.
182. **Southern Bell Telephone Building, 24 O. Henry Avenue, 1948** **C-B**
Classified as a "linking" structure in the original inventory, the building was erected in 1948 and later enlarged to the rear and one story added to the building.
184. **U.S. Post Office and Courthouse, 100 Otis Street, 1929-1930** **C-B**
The building remains intact despite the construction of a substantial multi-level plaza and parking structure to the north and west of the building and the erection of the modern Veach-Bailey Federal Complex to the south in 1990.
186. **Carolina Apartments, 68 N. French Broad Avenue, 1918** **C-B**
The building was damaged by fire and extensively rehabilitated in the early 1990s.
187. **J. A. Wilson Building, 13-15 Eagle Street, 1924, 2002** **C-B**
The building was rehabilitated around 2002 with little alteration to the exterior.
191. **Commercial Building, 14 Eagle St, 1920s** **Demolished**
Demolished in the late 1980s for construction of the Biltmore Avenue Parking Deck.
192. **Commercial Building, 14½ Eagle Street, 1920s** **Demolished**
Demolished in the late 1980s for construction of the Biltmore Avenue Parking Deck.
193. **Commercial Building, 16 Eagle Street, 1915** **Demolished**
Demolished in the late 1980s for construction of the Biltmore Avenue Parking Deck.

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194. **Kress Building, 21 Patton Avenue, 1926-1927** **C-B**
A certified rehabilitation project was complete between 2001 and 2006. The project included extensive work on the exterior to restore the terra cotta work. The storefronts were replaced with modern metal-frame tinted-glass units and tall transoms. The upper stories were converted to condominiums and the windows were replaced with one-over-one sash.
195. **Commercial Building, 25-27 Patton Avenue/57 College Street, 1900, ca. 1985** **C-B**
Classified as a "linking" structure in the original inventory, the building was extensively rehabilitated with the removal of its sheet metal façade and marquee. The second-story windows appear to be replacements. Renovation of the retail space at 27 Patton Avenue was in progress during the preparation of this nomination.
196. **Commercial Building, 31 Patton Avenue/55 College Street, 1900, ca. 1985** **C-B**
Classified as a "linking" structure in the original inventory, the building was extensively rehabilitated with the removal of its sheet metal façade and marquee. The storefront was remodeled into a large multi-light display window with a recessed entrance set within an arched opening.
198. **J. H. Law China & Cutlery Store, 35 Patton Avenue/51 College Street, 1900, ca. 1940, 2003** **C-B**
A certified rehabilitation project was completed in 2003. Renovations included an extensive remodeling of the storefronts.
199. **The Forum, 39 Patton Avenue, 1920s, 1982** **C-B**
Classified as a "linking" structure in the original inventory, the building was extensively rehabilitated in 1982 with the removal of non-historic façade materials, creation of an interior atrium, replacement storefronts, and the reopening of the upper-story windows. Renovations were designed by local architect Danie Johnson.
202. **Commercial Building, 85 Patton Avenue/26 Wall Street, 1920s** **C-B**
The "imitation Colonial shopfront" noted in the original inventory has been replaced by a remodeled storefront with a recessed single-leaf entrance, narrow transoms, and tiled bulkhead walls.
208. **Shell Service Station, 121 Patton Avenue, 1928, 1988** **NC-B**
A certified rehabilitation was completed in 1988, converting the building to a retail store and enclosing the four service bays. Around the same time a two-story L-shape building was built surrounding the existing structure on the north and east sides. The new building adjoins the service station on the rear (north) and features a metal-clad gable roof, stucco exterior, and open two-tiered corridors and stairwells on the east block.

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210. **Commercial Building, 6 Patton Avenue, 1920s** **Part of C-B (see #10)**
This commercial building, described individually, is not a separate structure, but a portion of the contributing building at 1 Pack Square SW (see #10 above) that was covered with a later metal façade. The building was rehabilitated in the early 1990s and the metal façade removed. The exterior of this one-story brick building has been partially covered with stucco and the storefront windows and recessed entrance have been replaced.
211. **The Leader Department Store, 12 Patton Avenue, 1890, ca. 2008** **C-B**
Rehabilitation completed ca. 2008 with the second-story converted to loft-style apartments.
214. **Grand Central Hotel Annex, 22 Patton Avenue, 1886** **Demolished**
Demolished in the early 1980s, and the site developed as a small city park.
215. **Commercial Building, 28 Patton Avenue, 1890** **Demolished**
Demolished in the early 1980s, and the site developed as surface parking lot.
216. **Imperial Theater, 32 Patton Avenue, 1895** **Demolished**
Demolished in the early 1980s, and the site developed as surface parking lot.
217. **Commercial Building, 38 Patton Avenue, 1890** **Demolished**
Demolished in the early 1980s, and the site developed as surface parking lot.
218. **Sondley Building, 44 Patton Avenue, 1891** **Demolished**
Demolished in the early 1980s, and the site developed as surface parking lot.
219. **Drhumor Building, 48 Patton Avenue, 1895, 1994-1996** **C-B**
An extensive rehabilitation was completed between 1994 and 1996 and the building was converted to law offices.
220. **S & W Cafeteria, 56 Patton Avenue, 1929, 2008** **NR, C-B**
After sitting vacant for a number of years, the building was rehabilitated in the late-1990s as a meeting and reception space and then a night club. The building was sold again in 2007 and construction began on new, upper-story residential units that are designed to be screened by and set back from the front parapet. The one-and-a-half story addition to the building is mostly obscured by the parapet and is constructed with concrete panels and a metal-clad side-gable and parapet roof.

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221. **Commercial Building, 60 Patton Avenue, ca. 1965** NC-B
Classified as a "linking" structure in the original inventory, the building appears to have been erected in the mid-1960s, after the end of the period of significance for the district.
222. **Bank of Asheville, 68 Patton Avenue, 1972** NC-B
Classified as a "linking" structure in the original inventory, the new set-back bank building was completed in December 1972, after the end of the period of significance for the district.
224. **Classic Building, 76-78 Patton Avenue, 1909, 2002** C-B
The building was rehabilitated in 2002 with remodeled storefronts, restoration of the upper façade details, and rehabilitation of the second-story offices. The project was designed by Patti Glazer of Glazer Architecture and executed by RPF Construction.
225. **First Union Bank, 82 Patton Avenue, 1965, 2008** NC-B
The original building designed by Henry Gaines of Six Associates sat vacant for five years before it was radically redesigned into a sleek modern structure beginning in 2007. Rehabilitated as Capital Center, the brick and concrete exterior was removed from the building and replaced with a glass curtain wall on half of the façade; the east portion of the façade features recessed corrugated metal walls with curving balconies projecting over the sidewalk. Horizontal window bands over corrugated metal spandrels have been added to the side elevations above the roofs of the adjacent buildings. A penthouse and mechanical floor were added to the roof and clad with corrugated metal. Local architect John Rogers designed the rehabilitation project, which was completed in 2008 and constructed by Beverly-Grant.
226. **Piedmont Building, 86 Patton Avenue, 1925, 1999-2001** C-B
A certified rehabilitation project was completed between 1999 and 2001. The interior was rehabilitated for condominiums that interconnect with the adjacent structure at 90 Patton Avenue.
227. **Moskin's Building, 90 Patton Avenue, 1920s, 1999-2001** C-B
A certified rehabilitation project was completed between 1999 and 2001. The interior was rehabilitated for condominiums that interconnect with the adjacent structure at 86 Patton Avenue. The storefront was uncovered and possibly remodeled. The stucco surrounding the storefront was in place at the time of the original district listing.
228. **Commercial Building, 92 Patton Avenue, 1915, ca. 1990, 2010** C-B
The building was extensively rehabilitated around 1990 with a residence on the second story above a first-story shop. The storefront was completely remodeled, transoms uncovered, and twelve-over-one

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windows added on the second story. The storefront was remodeled again in 2010 during the preparation of this nomination.

- 229. Asheville Overland-Knight Building, 205 College Street, 1923, ca. 2000**

The building was rehabilitated for county offices around 2000 and an upper-story block added to the two-story rear wing.

C-B
- 230. Commercial Building, 199 College Street, ca. 1925, ca. 2000**

The building was rehabilitated for county offices around 2000. Removal of the non-historic metal front and overhanging roof revealed a four-bay brick façade with soldier-course lintels over three bays, a segmental-arch opening on the west end bay, and a corbelled cornice. The storefronts have been altered, but the building more closely resembles its early 1920s appearance than the 1970s date it was assigned in the original inventory.

C-B
- 231. Lewis Funeral Home, 189 College Street, 1922**

The building was demolished in December 2010 to accommodate proposed additions to the county courthouse.

Demolished
- 232. Garage, 130 College Street, 1930, 2010**

This former garage was classified as a "linking" structure in the original inventory. It has been extensively rehabilitated twice since the original district was listed, including a 2010 remodeling of the storefronts and replacement windows.

NC-B
- 233. Blanton's Business College, 126 College Street, 1920s, 1987, 2011**

A certified rehabilitation was completed in 1987. The building was extensively rehabilitated again during the preparation of this nomination and completed in 2011. The brick infill storefront was removed and replaced with a paneled wood storefront, two recessed double-leaf entrances, and two metal-frame multi-light windows that can open completely for an interior patio.

C-B
- 234. Sawyer Building, 122 College Street, 1920s, 1999**

A certified rehabilitation completed in 1998-1999 likely included replacement of the storefronts.

C-B
- 236. Technical Building, 108 College Street, 1910**

Demolished around 1990 and used as a surface parking lot.

Demolished

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- 237. Parking Garage, 16 Broadway Street, 1967** **NC-S**
Classified as a "linking" structure in the original inventory, this privately-owned parking garage was built for tenants of the Northwestern Bank Building on Pack Square in the mid-1960s, after the end of the period of significance for the district.
- 237a. Commercial Building, 5 Broadway Street, 1920s** **C-B**
Originally inventoried with multiple addresses reflecting its several small shops, the building has been rehabilitated several times for various dining establishments and converted into a single space. The angled corner entrance is now the main entry and the storefront windows are replacements. Two solar arrays were installed on the roof in 2007.
- 238. Commercial Building, 56 College Street, 1900, ca. 2000** **C-B**
The building was rehabilitated around 2000 with remodeled storefronts and replacement six-over-one double-hung sash on the second and third stories.
- 239. Imperial Life Insurance Company Building, 50 College Street, 1925, ca. 2000** **C-B**
The building was rehabilitated around 2000 with replacement storefront windows and the removal of paint from the cornice and parapet to reveal incised lettering on the cornice.
- 240. Tench and Francis Coxe Building, 20-24 College Street/4 Wall Street, 1900, 1930s, ca. 2000** **C-B**
The building was rehabilitated around 2000 with the replacement of the storefronts and second-story windows. The metal lettering on the upper façade spelling the name of the building was removed.
- 241. Medical Building, 16-18 College Street/6 Wall Street, 1898, ca. 1990** **C-B**
The building was rehabilitated in the early 1990s and the deep, recessed entrance bay was remodeled with a new set of wood-frame entry doors, transoms, and sidelights over panels positioned closer to the façade wall.
- 242. Commercial Building, 12 College Street/8-10 Wall Street, ca. 1910, 1986-1988** **C-B**
Classified as a "linking" in the original inventory, the building underwent a certified rehabilitation between 1986 and 1988 that uncovered and restored or remodeled the storefronts. The second-story windows are replacement one-over-one double-hung sash.
- 243. Commercial Building, 8-10 College Street/12-14 Wall Street, ca. 1910** **C-B**
Classified as a "linking" building in the original inventory, the three-story brick building has moderately altered storefronts and ceramic tile framing the first-story entrances and windows.

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244. **Commercial Building, 4-6 College Street/16-18 Wall Street, 1905, 1986-1988** C-B
A certified rehabilitation was completed between 1986 and 1988 with little alteration to the exterior.
245. **Commercial Building, 5 W Walnut Street, ca. 1917, 2008-2009** C-B
Listed as 1 Walnut Street in the original inventory, the building was extensively rehabilitated in 2008-2009 before reopening in early 2010. The storefronts were rehabilitated utilizing some historic material. The upper-story windows are replacement nine-over-one double-hung sash. A one-story, hip-roof frame penthouse was built on the roof of the building, set back from the parapets.
246. **Commercial Building, 9 W Walnut Street, ca. 1917, ca. 1995** C-B
Rehabilitated around 1995, the storefronts were substantially redesigned with four of six bays now recessed and supported by paneled wood posts. The other bays feature a single-leaf glazed-and-paneled entry, sidelights, square transom lights, and paneled spandrels and bulkheads. The second-story windows are replacement plate-glass and one-over-one windows.
248. **Flatiron Building, 10-20 Battery Park Avenue, 1925-1926, 1986-1987** C-B
A certified rehabilitation was completed in 1986-1987 with little alteration to the exterior. A metal fire escape and balconies were installed on the west elevation, in the air space above the adjacent two-story building, for stories 3-8.
249. **Commercial Building, 22 Battery Park Avenue/19 Wall Street, ca. 1930** C-B
The building has been rehabilitated several times since the original district listing, primarily interior renovations for new businesses. A 1970s-era sign and later awning have been removed from the façade and the west display window has been replaced. Wood shingles, present at the time of the original nomination, have been removed from the bulkheads and replaced by decorative glazed tiles.
250. **Hursey-Enman Building, 26 Battery Park Avenue/21 Wall Street, 1926, 2000-2003, 2008** C-B
A certified rehabilitation project was completed between 2000 and 2003, and renovations for a new business in 2007-2008. Both the rehabilitation project and later renovations were designed by Glazer Architecture of Asheville.
252. **Commercial Building, 36-38 Battery Park Avenue/35 Wall Street, ca. 1955** C-B
Second-story factory windows were replaced with four- and six-light windows in the 1990s.
254. **Commercial Building, 48 Battery Park Avenue, ca. 1950** Demolished
The building was demolished in the mid-1980s for the construction of the city-owned Wall Street Parking Garage.

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- 255. J. C. Penney Department Store, 21 Battery Park Avenue, 1950** **Demolished**
J. C. Penney occupied their one-story building here until 1989 when the store moved to the Asheville Mall on Tunnel Road. The building stood vacant until 2002. It was purchased by a local developer and demolished for the construction of a new seven-story retail, office, and condominium structure.
- 256. John Carroll Store, 33 Battery Park Avenue, ca. 1970** **NC-B**
Classified as a "linking" building in the original inventory, the structure dates from after the end of the period of significance for the district.
- 257. Grove Arcade, 37 Battery Park Avenue, 1926-1929, ca. 1998-2002** **NR, C-B**
The City of Asheville acquired the Grove Arcade from the federal government, which had occupied the building since World War II, in 1997. The Grove Arcade Public Market Foundation, a not-for-profit corporation, oversaw a certified rehabilitation of the building. Jeff Dalton of Rowhouse Architects designed the interior and exterior restoration and interior residential rehabilitation, which was executed by Weaver Cook Construction Company. The Grove Arcade reopened in 2002 as a public market with restaurants, shops, offices, and forty-two apartments.

Newly-inventoried resources within the boundaries of the district since listing

- Twenty-One Battery Park, 21 Battery Park Avenue, 2006** **NC-B**
Designed by Asheville architect Danie Johnson, Twenty-One Battery Park is a seven-story mixed-use building with thirty-nine residential units and five commercial spaces. Erected on the site of the former J. C. Penny Store, the concrete building rises from a two-story brick base with broad segmental-arch openings on the second-story. The residential stories (3-7) are marked by long cantilevered balconies and a central shaft of windows rising through each elevation.
- Commercial Building, 12-14 Biltmore Avenue, 1988** **NC-B**
This three-story, flat-roof brick building was constructed in 1988 and incorporated the surviving portions of 6½-8½ Biltmore Avenue (see #53 above) into the north end of the structure. The new building is designed with an open passageway between the two first-story commercial spaces to an interior courtyard. The façade is finished with black ceramic tile framing the central opening, lower walls, and corners, as well as decorative vertical bands and square inserts on the upper façade. The first-story windows and glazed interior walls of the open passageway are metal-frame sash. The second and third stories are illuminated by horizontal window bands.

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This building was described in the original inventory as one resource with the adjacent structure, 57 Broadway, which was built several years earlier. The three-story brick commercial building features corner piers with recessed vertical panels, stone sills, and a recessed panel in the upper façade. The storefront is replacement metal-frame plate-glass windows; entry is from the north side elevation. The building was partially renovated in 2005. A second-story studio window was replaced by a group of five one-over-one windows and transoms. The third-story windows, which are topped by painted flat brick arches, are also replacement one-over-one sash.

Warehouse, 95 Broadway Street, 1985**NC-B**

Located near the intersection of Broadway and Woodfin streets, this unassuming one-story concrete-block warehouse was built in 1985. The building presents blind walls to the two adjoining streets, and it is accessed from the interior of the block. A single-leaf glazed entry door and single pane window are sheltered by an asphalt-shingle pent roof. A single loading bay and truck well are located at the southwest corner of the building and the bay is entered through a metal overhead door.

Commercial Building, 15 Carolina Lane, ca. 1915**C-B**

One-story brick commercial building with a prominent stepped parapet, faded painted signage, and asymmetrical façade openings. A large segmental-arch opening located at the center of the façade has been infilled with plywood sheathing and single-leaf six-panel door. A garage bay to the south has a flat lintel and a glazed-and-paneled wooden overhead door. A segmental-arch door opening on the north side of the façade contains a single-light-over-three-panel door with a painted sign reading "OFFICE" on the brick arch above the door. A segmental-arch window opening between the central opening and office door contains a metal-frame industrial window that appears to be a later replacement because the upper portion of the opening is infilled with brick.

Commercial Building, 17 Carolina Lane, ca. 1940**NC-B**

Small one-story brick commercial building with a replacement storefront. The new storefront, set within brick corner piers and a narrow brick lintel, consists of modern wood sheathing, a solid single-leaf metal door, one-over-one double-hung sash, a multi-light window, and a row of five plate-glass transom windows. The transom above the entrance contains a window air-conditioning unit. The two-story rear (west) elevation is constructed of brick and structural clay tiles.

Commercial Building, 25 Carolina Lane, ca. 1920**C-B**

One-story brick commercial building with a remodeled storefront, corbelled cornice, stepped side parapet, and segmental-arch openings on the exposed south side elevation. The storefront, located beneath a

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steel I-beam lintel, consists of a single-leaf door topped by a six-over-six double-hung transom and four six-over-six double-hung sash above a brick knee wall. A recessed brick panel is located in the upper façade.

Commercial Building, 27 Carolina Lane, ca. 1920

NC-B

One-story brick commercial building with replacement storefront and a recessed brick panel in the upper façade. The windowless storefront, located beneath a steel I-beam lintel consists of modern wood sheathing and a replacement single-leaf door.

Commercial Building, 29 Carolina Lane, ca. 1920

NC-B

One-story brick commercial building with a partially remodeled storefront, located beneath a steel I-beam lintel, and a recessed brick panel in the upper façade. The north half of the storefront consists of a paneled wooden garage door that is no longer operable, and the south portion has been covered with plywood paneling and contains a replacement single-leaf door.

Commercial Building, 31 Carolina Lane, ca. 1920

C-B

One-story brick commercial building with a three-bay storefront, steel I-beam lintel, recessed brick panel in the upper façade, and a corbelled cornice. The storefront is composed of central double-leaf wood doors and paired six-light transoms flanked on either side by four-light display windows, paired six-light transoms, and beaded board knee walls. The entry doors are nine lights over a single panel and diagonal stile.

Commercial Building, 33 Carolina Lane, ca. 1920

C-B

One-story brick commercial building with a partially remodeled storefront, steel I-beam lintel, recessed brick panel in the upper façade, and a corbelled cornice. The storefront is composed of a single-leaf solid wood door to the south and three plate-glass display windows over a beaded board knee wall. The entry and display windows are located beneath three sets of paired six-light transoms.

Commercial Building, 35 Carolina Lane, ca. 1920

C-B

One-story brick commercial building with a partially remodeled storefront, steel I-beam lintel, recessed brick panel in the upper façade, and a corbelled cornice. The north bay of the storefront remains intact with a four-light display window, paired six-light transoms, and a beaded board knee wall. The south bay contains a single-leaf wood door topped by a blind transom with openings for two vent fans. The center portion of the storefront consists of two blind panels and narrow transoms.

Commercial Building, 37 Carolina Lane, ca. 1920

NC-B

One-story brick commercial building with a remodeled storefront, steel I-beam lintel, recessed brick panel in the upper façade, and a corbelled cornice. The storefront is infilled with wood sheathing and

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contains a single-leaf three-light-over-three panel entry door, three-part leaded-glass window, and a plate-glass picture window.

Commercial Building, 39 Carolina Lane, ca. 1915

NC-B

One-story brick commercial building with a remodeled storefront, brick lintel, recessed brick panel in the upper façade, and a corbelled cornice. A central single-leaf six-light-over-three-panel door is framed by board-and-batten siding and flanked by fixed twelve-light wood-frame windows. The original brick knee wall on the north part of the storefront remains exposed.

Commercial Building, 41 Carolina Lane, ca. 1915

NC-B

One-story brick commercial building with a remodeled storefront, brick lintel, recessed brick panel in the upper façade, and a corbelled cornice. The storefront consists of wood sheathing, infill garage bay to the south, replacement single-leaf entry door, and a transom of translucent glass panes.

Commercial Building, 43 Carolina Lane, ca. 1915, ca. 1920

C-B

One-story brick commercial building with a corbelled cornice, terra cotta coping, segmental-arch openings, stone foundation, and a two-story brick addition at the rear. The façade consists of replacement double-leaf entry doors and flanking one-over-one and six-over-six windows of various sizes. Sculptural iron grilles have been installed over the windows. The exposed three-bay north elevation consists of a single-leaf one-light-over-two panel door near the façade and two six-over-six double-hung sash to the rear. Segmental-arch openings in the foundation have been infilled with concrete. The rear addition, built around 1920, features a stepped parapet facing Woodfin Street, a central segmental-arch opening on the second story, and cast concrete lintels over the first-story openings. On the north elevation, the first-story opening is partially bricked in and contains a single-leaf wood entry door set within a recessed concrete infill panel. First-story openings on the west elevation have been enclosed with brick. The windows are four-light casement and three-over-one double-hung sash.

Commercial Building, 17 Church Street, ca. 1915, 2005

C-B

Due to a replacement façade installed in the 1970s, the building was considered to be part of the adjacent Asheville Federal Savings & Loan Association Building (see #149) at the time of the National Register nomination. Subsequent rehabilitation in 2005 revealed the original, handsome exterior of the building, which was built as a separate structure around 1915 and housed a doctor's office and cabinet shop. The two buildings, however, are connected internally. The two-story brick commercial building features well-detailed brickwork, round-arch first-story openings, and cast concrete sills. The narrow façade consists of a large arched doorway opening with two single-leaf glazed-and-paneled entry doors and transoms separated by a brick pilaster. A cast concrete lintel forms the base of the arched panel above the entrances, which contains two smaller arched panels, one over each door. The arches are formed by rowlock courses.

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The smaller arches are filled with brick in Flemish bond, but the larger arch contains brick in a basket weave pattern with an inset circular brick element. The window opening to the south of the entrance is recessed slightly and contains a one-over-one double-hung sash, arched transom, and soldier-course brick arch, with a rowlock-course arch framing the outer edge of the bay. On the second story, three one-over-one sash under jack arches are separated by brick panels and rest on a continuous cast concrete sill. The cornice, which wraps around the façade and south elevation, is highly articulated with brick arches and corbelled impost blocks beneath the entablature and cornice. Projecting brick keys are positioned above the peak of each arch with a rowlock cornice and brick dentils forming the cornice. The six-bay south elevation is composed of first-story arched window openings like that on the façade with single one-over-one windows above. One bay, indicating the location of the interior stairwell, features smaller one-over-one sash with flat lintels.

During the rehabilitation of the building, a two-story rear addition was constructed with a break in the cornice and narrow inset panel to distinguish between the original block and the addition. The addition exhibits similar details as the original building, although it is less ornate in its brickwork and employs attached cornices at the first and second stories to visually separate the two blocks. The addition contains an inset corner entrance with gated openings and the first-story cornice projects at the rear (west) to form a cantilevered canopy for the drive-through banking station.

Commercial Building, 68 College Street, ca. 1905**C-B**

Located at the northeast corner of College Street and North Lexington Avenue, the two-story brick commercial building dates from ca. 1905, but the façade was altered with the application, during the early 1960s, of a stucco veneer finished to simulate ashlar blocks. The design of the stucco veneer also suggests that the bays on the Lexington Avenue side (west) have been cut at a later date, but the building's west elevation appears to be the original exterior wall and exhibits the same Flemish bond brickwork, segmental and flat arch window and door openings, and side entrance with transom as the east elevation. A one-bay display window also wraps around the corner to address the side street.

The building is not identified in the inventory for the downtown district. The building, which originally had the addresses 16-18 College Street, first served as a saloon before converting to a grocery and lunch counter at the front with a restaurant in the rear part of the building accessed from Lexington Avenue. By 1925, the building was used for offices, tailor, and barber shop, and in recent years has housed several small retail shops.

Biltmore Avenue Parking Deck, 12 Eagle Street, 1989**NC-S**

A three-story reinforced-concrete parking deck extending the full depth of the block from Biltmore Avenue east to South Market Street was constructed in 1989. Stair towers at the northeast and northwest corners have glass curtain walls and are located adjacent to the vehicular entrances. A lower story on Eagle Street contains a row of retail shops.

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This two-story commercial building was previously hidden behind the metal façade of the Bon Marche Department Store at 33-35 Haywood Street (see #161 above). The Darling Shop, a women's clothes store, was located here from 1940 to 1960, and in 1961 Bon Marche purchased the building and remodeled it as the Store For Men. Removal of the false front revealed the building to be two individual structures. The Moderne façade is composed of a polished stone-veneer base with a granite-veneer upper façade. The storefront consists of a recessed double-leaf glazed door flanked by single-pane display windows. The single second-story window is a large, central glass block panel with two vertical muntins. Rehabilitation of the interior and conversion to offices began in 2002.

Commercial Building, 102 N. Lexington Avenue, ca. 1938**C-B**

Not included in the original inventory, this two-story brick commercial building was likely considered to be part of the adjacent structure at 100 N. Lexington Avenue (see #126 above). The two buildings have a continuous flat parapet topped with a terra cotta tile coping, but a party wall divides the two buildings behind the parapet; this building also appears to have been built a few years after the neighboring structure. The storefronts appear to be largely intact with wood-frame display windows and transoms. A single-leaf entrance in the south storefront looks to be a replacement and is surrounded by wood sheathing covering the transom and sidelight. The second-story windows are four-vertical-lights-over-one double-hung sash appearing in pairs.

Condos, 12 S. Lexington Avenue, 2006**NC-B**

Designed by the Asheville firm of Camille-Alberice Architects, this seven-story mixed used building contains two retail spaces on the first story, forty-three residential units, and forty-nine parking spaces. The building is designed with a concrete block first story and structural elements. The four stories of residential units are finished with brick and appear as four projecting bays on the facade. The balconies and two-story penthouse level have a concrete exterior.

Commercial Building, 34 S. Lexington Avenue, ca. 1925, 2011**C-B**

The building was described in the original inventory as one structure with the adjacent building at 32 S. Lexington Avenue (see 138 above), which was constructed after this building. The two-story brick commercial building features a paneled façade, stepped parapet, and six-over-six double-hung sash on the second story. The storefronts, which consist of a large garage bay and flanking single-leaf entrances with transoms and a pair of display windows at the south end of the façade, have been remodeled, particularly the garage bays and entrances. The wood-frame display windows rest on a paneled wood bulkhead and are topped by a three-light transom. A continuous rowlock lintel carries across the storefronts. The second-story windows are divided into two groups of four with continuous rowlock sills and soldier-course lintels are positioned over recessed brick panels. A full-width cast-concrete panel is located above the windows. A

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gable roof extends behind the parapet. The exposed south elevation is partially covered with stucco and contains both original eight-over-eight double-hung windows and replacement single-light sash; the first-story window openings have flat brick arches. For most of its existence the building has been associated with transportation-related businesses.

Garage, 42 North Market Street, ca. 1940**C-B**

Described in the original inventory as one building with the small structure at 38 N. Market Street (see #26 above), this one-story brick and concrete block building was used for auto repair and welding shops. The building presents a brick façade along Market Street with a flat parapet capped by terra cotta tiles. A large central garage bay is entered through a paneled wood overhead door; two single-leaf entrances and five window openings have been covered. The east and north elevations are exposed concrete block pierced by metal-frame industrial sash that have been painted black.

Thomas Wolfe Memorial Visitor Center, 48 North Market Street, 1996**NC-B**

Built on the site of the old Blomberg Garage (see #27 above), the Thomas Wolfe Memorial Visitor Center is a one-story administrative and exhibit facility for the Old Kentucky Home, a state-owned historic site associated with the childhood of Asheville native and nationally prominent author Thomas Wolfe. The historic home, which stands to the east, was the boarding house owned by Wolfe's mother Julia. The visitor center is a frame building with a tall, central gable-roof atrium lit by a glass curtain wall, gable-roof side wing, and hip-roof wraparound porch. The building exterior is composed of weatherboards over brick knee walls, corner boards, and decorative sunbursts in the gable ends. The main building roof is asphalt shingle, but the porch roof is standing-seam metal. The square porch posts display solid brackets. The visitor center contains an exhibit hall, small theater, restrooms, gift shop, and offices. A serpentine brick retaining wall separates the visitor center and sidewalks from the yard of the Wolfe House Memorial.

Condos, 60 North Market Street, 2008**NC-B**

Designed by Cooper Carry Architects of Atlanta, 60 North Market Street is a nine-story mixed-use building of brick and glass on a two-story stone-veneer base. The L-shape building attempts to mediate between the adjacent eight-story Altamont Apartments, which it wraps around, to the northwest and the twelve-story Renaissance Hotel to the east. The exterior is enriched with projecting vertical window bays, cantilevered balconies, recessed upper-story terraces, and plate-glass windows on the end elevations. The building contains sixty-nine residential units, four commercial spaces, and a 100-space parking deck at the base of the building.

Akzona Building, 1 North Pack Square, 1982**NC-B**

Formed from the American Enka Corporation, Akzona planned, in 1977, for new corporate offices to be designed by the renowned architectural firm of I. M. Pei and built on Pack Square. The announcement

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appeared to be a much needed boost for downtown. A full block of early twentieth century commercial buildings were razed for the construction of the Akzona Building, which the company put up for sale soon after its completion. The Biltmore Company purchased the structure 1986.

The Akzona Building is a monolithic six-story concrete and glass building with a tall concrete tower at the west end and a penthouse level with a curving exterior wall opening onto a rooftop terrace. The building was constructed over a subterranean parking garage that extends to the south beneath Pack Square. The building's south and east elevations—the public face of the building—overlook landscaped portions of Pack Square, but the College Street (north) elevation is more austere.

Pack Place, 2 S. Pack Square, 1992

NC-B

Built on the site of the Plaza Theater (see #51 above), Pack Place is a multi-purpose education, arts, and science center that includes the Diana Wortham Theater, Colburn Earth Science Museum, and The Health Adventure within this facility completed in 1992; the Asheville Art Museum is also part of Pack Place and is housed in the adjacent former Pack Library Building, which was renovated for interior connection to the new facility. Designed by Spaceplan Architecture of Asheville, the two-story brick entrance block is the visible portion of the structure on Pack Square. It is composed of a central projecting pavilion with a tall arched window, recessed entrance, marble veneer base and belt course, multi-color brickwork, and stone accents. The pavilion is capped by a metal-clad pyramidal roof. The remainder of the facility is located on the interior of the block.

Commercial Building, 11 Rankin Avenue, ca. 1927

C-B

Now connected internally to the building at 27 N. Lexington Avenue (see #131 above), the building at 11 Rankin Avenue appears to have been built as a separate structure at the rear. The two-story brick commercial building features two storefronts flanking a central single-leaf entry to the second story, rowlock string courses, decorative brick panels, twin peaked parapets, and a corbelled cornice. The storefronts are composed of metal-frame display windows on stone-veneer bulkhead walls and recessed entrances. The central entrance contains a replacement door set within a segmental arch opening with an articulated keystone. The second-story windows are groups of three one-over-one double-hung sash with rowlock sills and surrounds and soldier-course lintels. A vertical rectangular panel is positioned between the two window groups and the peaked parapets have diamond-shaped panels. The window openings on the exposed south elevation are plain with rowlock sills and have been boarded over.

Rankin Avenue Parking Deck, 12 Rankin Avenue, 1988

NC-S

A six-level parking deck built by the city in 1988 and designed Enwright Associates Inc. of Greenville, South Carolina. The parking levels are staggered to create the impression that the structure is no more than two-stories tall on the exterior. A three-story brick stair tower is located at the southeast corner and features a tall arched window running the full height of the stairwell and a cross-gable concrete roof

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structure clad with metal roofing. A similar stair and elevator tower is located on the west side of the parking deck adjoining the city-owned arcade through 31 Haywood Street. The concrete exterior of the structure is enlivened with angled corners, rectangular openings on the lower level, peaked openings on the upper level, and decorative metal railings.

Wall Street Parking Deck, 43 Wall Street, 1988

NC-S

A four-level parking deck built by the city in 1988 and designed by Enwright Associates Inc. of Greenville, South Carolina. The parking levels are arranged in a double-helix pattern with a continuous circulation pattern from the entrance on Otis Street to the exit on Battery Park Avenue. A three-story elevator tower of patterned concrete block is located at the southeast corner and set at a forty-five degree angle. The tower is capped by a cross-gable roof and displays clock faces set in glass-block panels on three sides. A partially enclosed stair tower located at the northwest corner is set within the exterior skin of the parking deck. The concrete exterior is enlivened by rectangular openings, recessed vertical panels, and round metal bar railings. A row of glass-enclosed offices are located on the lowest level of the structure facing south onto Wall Street.

INVENTORY LIST – UPDATES TO BOUNDARY INCREASE I**1. Burlington Hotel, 60 Biltmore Avenue, 1925, ca. 1989**

C-B

The building was being rehabilitated at the time it was listed. The project uncovered the second-story window openings and replaced or repaired the three altered storefronts. The second-story windows are replacement one-over-one double-hung sash with five-light transoms. Local architect Jim Samsel, whose office is located in the building, designed the rehabilitation project.

2. Commercial Building, 64 Biltmore Avenue, 1925, ca. 1989

C-B

The building was being rehabilitated at the time it was listed. The second-story windows are replacement one-over-one double-hung sash to replicate the originals, which had deteriorated. The storefront was restored, but the original double-leaf glazed wood entry doors were replaced with a similar single-leaf door. Local architect Jim Samsel designed the rehabilitation project.

INVENTORY LIST – UPDATES TO BOUNDARY INCREASE II**259. Commercial Building, 88 Church Street, 1984, ca. 2000**

NC-B

The building was extensively remodeled ca. 2000 and converted to offices. The front doors and windows have been replaced, including a group of three glazed doors in the place of an original overhead garage door.

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262. **E. C. Merrill House, 77 Church Street, 1915, ca. 2005** NC-B

The Merrill House was extensively rehabilitated ca. 2005, including replacement nine-over-one double-hung sash, decorative filigree bargeboard in the porch gable end, a north side porch addition, and a substantial one-and-a-half-story rear addition with a hip-roof upper story. The changes to the house alter the original scale and materials, rendering it non-contributing.

264. **Sinclair-Robinson House, 89 Church Street, 1914, ca. 2000** C-B

The house has been rehabilitated and a new wood porch balustrade has replaced the non-historic metal railing present at the time of the nomination.

Garage, 1914

Demolished

The garage, which was substantially deteriorated at the time of the nomination, was removed from the site ca. 2000.

268. **Linnie Davis House, 16 Ravenscroft Drive, ca. 1916, ca. 1990** NC-B

The house was rehabilitated in the early 1990s with the removal of rolled asphalt siding to reveal the original wood shingles, removal of the interior brick chimney, and new windows and doors on the enclosed porch. The enclosed porch remains an unsympathetic alteration to the house and the house is a non-contributing resource.

269. **Mrs. Emma Wanstrom House, 20 Ravenscroft Drive, 1916, ca. 2000** C-B

The house has been extensively rehabilitated with the installation of vinyl siding on the façade and front eave, replacement one-over-one windows, replacement porch balustrade and handicap-accessible ramp extending to the front of the property, and partial enclosure of the north side of the porch. The material changes, including interior changes noted in the earlier nomination, render the property non-contributing.

INVENTORY LIST – BOUNDARY INCREASE III

Biltmore Avenue, east side

Vacant parcel #1 – paved parking lot.

Ledford & Shoemaker Esso Service Station, 76 Biltmore Avenue, ca. 1954 C-B

This one-story Art Moderne service station was built on the site of the Colonial Lodge, a boarding house that offered furnished rooms and stood here through the 1940s. Although originally opened by Messrs. Ledford and Shoemaker, the station was operated by Fred Mutton during the 1960s.

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The building features a prominent rounded corner office and waiting room with three service bays located on the north side of the building. The masonry building is covered with thin metal panels and some replacement wood sheathing. The three service bays are enclosed with a replacement metal overhead door in the north end bay and single-leaf entries and frame walls in the other two bays. The corner office is sheltered by a cantilevered flat canopy and the curving windows have been partially covered. A single-leaf glazed door topped by a transom provides access to the office. A dividing wall with three pierced openings screens a projecting block that likely contained restrooms, which displays glass block and metal-frame sash windows. The two exterior doorways have been enclosed. The building was rehabilitated in the 2000s and converted to a small business office. The building sits at the rear of its lot with an open paved parking area directly in front. The building retains sufficient integrity to be contributing within the boundary increase despite the enclosed service bays. The bays still clearly read as service bays with the new walls setback into the openings.

(former) Coca-Cola Bottling Plant, 90 Biltmore Avenue, ca. 1905**C-B**

The Coca-Cola Bottling Plant was erected in the early 1900s at a prominent curve in Biltmore Avenue as it extends south from Pack Square. The two-story brick building is plainly finished and features a four-bay storefront with cast-iron columns. Each of the large storefront windows and the double-leaf entry and sidelights are topped by tall transoms. Corner piers are embellished with recessed vertical panels, although the first-story panels are filled with decorative tile. A stringcourse of clinker brick carries across the façade and sills of the four second-story one-over-one double-hung sash windows, which are topped by flat brick arches. A decorative band in the upper façade also makes use of the clinker brick for contrast. A recessed single-leaf glazed-and-paneled entry door with a transom at the south end of the façade opens onto stairs to the second story. First-story windows on the south elevation are metal-frame casements and industrial sash, while the second-story windows are one-over-one sash. A one-story shed-roof wing projects at the rear; a tall square chimney rises against the rear of the wing and the painted words "Coca-Cola" remain visible on each face of the chimney. Lower shed-roof additions extend in both directions from the rear wing, with a frame section on a brick foundation stretching to the south. This section displays corrugated metal siding over wood planks, exposed rafter tails, and six-over-six double-hung sash. The block to the north extends beyond the north wall of the building and is finished with stucco siding, exposed rafter tails, and a horizontal band of paired eight-light wood-sash windows and rowlock brick sills. This section appears to have been added in the 1940s along with the one-story gable-roof wing on the north elevation. The gable-roof wing may have originally been an open (or partially enclosed) canopy that was later enclosed with wood frame walls and paneled sheathing.

Storage Building, ca. 1922**C-B**

Built as storage for the bottling plant, the brick building presents a one-story façade from Biltmore Avenue, but it extends to three stories on the east side overlooking South Market Street.

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The one-story façade is relatively plain with a single garage bay entered through a replacement metal overhead door and adjoining single-leaf door, replacement plate-glass window, and corbelled panels in the upper façade. A one-story concrete block addition projects to the south and is supported on steel I-beam posts. The addition, built in the 1940s, contains metal-frame industrial sash windows with rowlock brick sills. The three-story rear section consists of a reinforced-concrete frame structure, brick infill panels, and metal-frame industrial sash. A single garage bay with a replacement metal overhead door is located in the center bay on South Market Street. A large painted Coca-Cola sign depicting a bottle set against a red oval field remains visible on the south side of the building, where a stair tower rises above the parapet.

Flora Sorrell Boarding House, 100 Biltmore Avenue, ca. 1911**C-B**

This imposing two-story Colonial Revival-style brick house has served as a boarding house, tourist home, and apartments. The building rests on an ashlar foundation with stone extending onto the porch, porch posts, and façade while the main body of the house is brick laid in American bond. The house features three interior brick chimneys, hip- and shed-roof dormers, deep eaves with modillions, and an attached one-story flat-roof porch that wraps around the south side of the house; the porch is now enclosed with brick on the south side. The porch is carried by chamfered stone posts on stone piers with a metal balustrade, and a metal balustrade surrounds the porch roof balcony. The central entrance is composed of a single-leaf glazed-and-paneled door flanked by wide sidelights over two wood panels. The first-story windows are three-part tracery-over-one double-hung sash. A second-story front entrance opens onto the porch roof balcony and is framed by tracery sidelights and an arched opening with a solid demi-lune panel. The second-story entrance is flanked by paired tracery-over-one windows. Windows on the side and rear elevations are typically one-over-one double-hung sash under flat brick arches. An array of solar panels is mounted on a steel frame atop the enclosed south side of the porch. A one-story rear ell was added probably in the 1960s and rests on a tall concrete-block foundation. The ell displays stepped side parapets and one-over-one windows.

Flora McD. Sorrell, widow of Marcellus Sorrell, operated a boarding house here after its construction. It later became known as the Deluxe Tourist Home and operated as such through the middle of the twentieth century. Nick Poulos managed the tourist home through the 1960s while also working at the Carolina Grill. It is currently used as apartments.

Vacant parcel #2 – paved parking lot.*Biltmore Avenue, west side***Gulf Pride Service Station, 91 Biltmore Avenue, ca. 1941, 2007****C-B**

This one-story Art Moderne service station features gently rounded corners and edges, projecting central pavilion, and a three-part molded band on the upper façade. Originally opened by Horace N. Ellis, the

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building sits back from the street with paved parking located directly in front. The façade of the stucco-over-masonry building was clad in enameled steel panels at some point, probably in the 1960s, but during a 2007 rehabilitation project, the deteriorated panels were removed. The original stucco needed only spot repairs. A single-leaf central entry located in the pavilion is framed by angled glass-block sidelights. A flat polygonal canopy shelters the entry. Two service bays are located on the north side of the entrance and have been fitted with metal-frame glass walls emulating the appearance of the original overhead service bay doors. A similar metal-frame multi-light window is positioned on the south side of the entrance. Two metal-frame industrial-sash windows on the north elevation were removed and filled with stucco panels, which flank a garage entrance with a metal overhead door. Metal-frame industrial sash on the rear elevation remain intact. In the 1950s, Howard Stines owned and operated a separate body shop, which was located in the basement of the building and accessed from South Lexington Avenue.

Skateland Rollerdomes 101 Biltmore Avenue, ca. 1949, 2002**C-B**

Built in the late 1940s, the one-story, 20,000-square-foot brick building served from 1950 until 1962 as the Skateland Rollerdomes, a roller skating rink. After a couple of years as the Biltmore Lanes bowling alley, the first night club—Jade Smith Cabaret Club—opened in the building in 1967. The Orange Peel followed in 1973-74, becoming Asheville's premier soul and R&B night spot and one of the region's top African American music venues. The original Orange Peel hosted the most popular R&B and funk musicians of the time, as well as local disc jockeys from one of the country's few black-owned radio stations, WBMU-FM, in the mid-1970s. The club closed in the early 1980s and served a number for many years as storage for auto parts. The building was extensively rehabilitated in 2002 and reopened as the Orange Peel Social Aid & Pleasure Club, returning to its original recreation and entertainment function.

The building is an imposing masonry structure with a brick façade and tall stepped parapet, concrete block side and rear elevations, and an irregularly-coursed stone foundation. The façade is ten bays wide with a recessed entrance and display window occupying the two bays at the north end of the façade. The remaining eight bays contain six-over-six double-hung sash windows with rowlock sills and cast concrete lintels. The ten bays are surmounted by recessed vertical panels that are corbelled at the top with the exception of four central bays, which contain louvered vents set within openings framed by rowlock sills and cast concrete lintels. An attached shed-roof porch has been built on the north elevation of the building. On the south elevation, a flat-roof projecting bay supported on a stone foundation and containing an office is original to the building. A second projecting bay clad in rusted corrugated metal siding and resting on a poured concrete base was added ca. 2010. A two-tiered exterior metal stair and side entrances sheltered by a tall shed-roof addition supported on steel I-beam posts were added during the rehabilitation in 2002.

O'Kelley's Amoco Service Station, 111 Biltmore Avenue, ca. 1944**C-B**

This one-story Art Deco-style filling station with a stucco exterior and service wing has been converted to a small business office. The main block containing the office features a single-leaf entrance

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framed by pilasters rising to form a central frontispiece with vertical banding. Plate-glass display windows with thin metal frames flank the entrance and wrap around the northeast corner of the building. An attached aluminum awning shelters the windows. The upper façade is accented by horizontal bands. The attached service wing contains two bays on the south side of the office and one bay to the rear; the two front bays have been enclosed with wood panel siding, small rectangular single-pane windows, and a low concrete block wall extending across the bay. The rear bay is accessed through a replacement metal roll-up door. A large window opening flanking the rear service garage bay and secondary entrance has been covered with plywood sheathing. The rear (west) and south elevations are painted brick with large metal-frame industrial sash windows. The window at the north end of the rear elevation has also been covered with plywood sheathing. The building is set back from the street with parking located in front of and on the north side of the building.

Fannie McCoy's boarding house stood on the site until the early 1940s, when it was replaced by this Amoco station. James O'Kelley operated the station, which was built around 1944. In the 1950s, the Parker Motor Company operated an auto repair business in the rear of the building. By the 1960s, One-Hour Martinizing, a dry cleaner, occupied the building.

Snider-Sawyer-Leonard House, 123 Biltmore Avenue, ca. 1890, ca. 1905, ca. 1940, 2003**C-B**

Built in the early 1890s, the house is a fashionable two-story hip-roof brick dwelling set on an elevated site above Biltmore Avenue. The three-bay, double-pile residence features interior brick chimneys with corbelled caps, decorative gables and hip-roof dormers with wood shingles, and nine-over-nine double-hung sash. A wraparound porch that had been added to the house in the first decade of the twentieth century was removed many years ago. The single-leaf glazed-and-paneled entry door displays a slight segmental arch opening and is framed by timber pilasters with visible adze marks, arched dentil cornice, and a projecting architrave supported by brackets. Two-story hip-roof flanking wings project at the rear corners. A one-story polygonal bay on the north elevation was added around 1910. At the rear, a one-story porch that is now enclosed with wood shingles connects to a one-story hip-roof brick addition built around 1905; the rear block was enlarged to the south in the late-twentieth century and includes a single garage bay in the basement. A small hip-roof brick addition was built on the southwest wing. An attached shed-roof addition on the south side of the house is covered with wood shingles and lit by six-light wood-frame windows. Beginning around the 1940s, the house was used by Dr. Milton Leonard as an animal hospital through the 1960s. The building sat vacant and deteriorating from the 1970s until 2003, when it was rehabilitated. The rehabilitation project was designed by local architect Michael McDonough.

Carmichael-Leonard House, 129 Biltmore Avenue, ca. 1890**C-B**

Built around 1890 for Whitfield C. Carmichael, the house is a fashionable two-story Italianate brick dwelling set on an elevated site above Biltmore Avenue. The house has an irregular plan with projecting front pavilions and a round two-story side bay. An attached one-story wraparound porch was removed many

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years ago and replaced by two hip-roof porches on either side of the front pavilion and situated in the interior angles created by the various projecting bays. The asphalt-shingle hip roof displays an interior brick chimney and bracketed eaves. The front gable end contains a small diamond vent. The windows are one-over-one double-hung sash topped by flat brick arches. At the rear a second-story shed-roof frame bay covered with asbestos shingles was added above a one-story corner porch, which is accessible from a late-twentieth-century handicap ramp with wood railings. A one-story gable-roof brick ell projects to the rear from the southwest corner. The interior features exposed floors, moldings, wainscot, and staircase and remains intact.

W. C. Carmichael acquired the property from Reuben Rawls in 1888, and likely built the house soon thereafter. It had a succession of owners through the first half of the twentieth century before it was purchased by Dr. Milton M. and Pearl Leonard in 1944. Dr. Leonard founded the Leonard Animal Hospital next door at 123 Biltmore Avenue. By the 1960s, the house had been subdivided for apartments. It was rehabilitated for use as offices in the mid-1990s.

Servants' and Coach House, ca. 1890**C-B**

The servants' and coach (or carriage) house consists of a one-story triple-A-roof brick dwelling that is two stories at the rear. It appears that the lower story was originally used as the coach house. The building features a standing-seam metal roof, weatherboards in the gable ends, a nine-light window in the front gable, eight-over-eight double-hung sash on the façade, and six-over-six double-hung sash on the sides and rear. The single-leaf front entrance consists of a replacement door framed by a wide surround of pilasters and a projecting flat architrave supported on carved brackets. A similar surround frames the rear lower-story entrance and single-leaf six-light-over-two-panel door. The entrance surrounds may not be original, although they bear some similarity to the entrance surround on the adjacent house at 123 Biltmore Avenue.

*Carter Street, east side***Citizen Express Building, 64 Carter Street, 1950****C-B**

(N.B. The address of the building historically has been 38 N. French Broad Avenue, but the building extends the full block between North French Broad Avenue and Carter Street. It currently houses multiple businesses with addresses on both streets, and the parcel identification number for the building is associated with the 64 Carter Street address.)

The two-story, flat-roof concrete block building was erected in 1950 as the offices and transfer station for Citizen Express Inc., a local trucking company formed by newspaper publishers Charles A. Webb of the *Asheville Citizen* and Don Elias of the *Asheville Times*. Any official relationship with the newspaper operations and its distribution remains unclear. The company later added air freight transfer to its services. Citizen Express remained active into the 1960s with Benjamin Humphries, former corporate secretary, taking over the business from the two founding officers. The building presents a continuous elevation on its south

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side, but it is composed of three stepped-back sections as evidenced on the north side. The original building consisted of the two sections at the west, with the third (east) block likely added in the 1960s. The structure is steel frame with a concrete block exterior and a flat parapet topped by a terra cotta tile coping. The western block contained three truck bays and an office section with first- and second-story windows. The center block held three loading bays on its north elevation and one on its east side that were accessed by a raised concrete platform and sheltered by a flat-roof canopy. The loading platform on the north side has been enclosed. Construction of the last section of the building obscured the east loading bay, but this two-story block included a one-story rear section with four loading bays. Some original metal-frame industrial sash remain visible, but most of the windows have been covered. The building is currently used as a nightclub and entertainment venue, which has resulted in the addition of exterior wood stairs and elevated wood decks (both covered and uncovered) on the south side of the building.

*North French Broad Avenue, west side***French Broad Avenue Methodist Church, 14 N. French Broad Avenue, 1928, 2006****C-B**

Asheville architect Charles N. Parker designed the Tudoresque red brick church trimmed with limestone in 1928 to replace an earlier frame building that burned the previous year. L. L. Merchant served as the contractor. The building presents a tall one-story front-gable nave with a hip-roof wing to the north and a square corner tower with angle buttresses at the southeast corner. The south and east faces of the tower display vertical stone panels containing a peaked vent on the east side and a window on the south elevation. A cast stone panel on the east parapet features a relief cross. The gabled façade contains a large Tudor Gothic arch window with tracery and opalescent glass. A small, projecting, offset front-gable bay on the façade contains an entrance. Two shed-roof side wings with half-timbered gable ends project from the rear corners of the building; the north wing is slightly larger than the south wing. Limestone window trim is keyed into brick walls, and the windows are typically multi-light casements and, on the sides of the sanctuary, peaked stained glass windows. On the side wings and rear of the building, the windows are typically six-over-one double-hung sash. The building features a limestone watertable, interior brick chimneys, a stucco gable end on the rear elevation, leaded-glass windows, and a full basement exposed at the rear of the building. The church building was converted for use as a recording studio in 2006.

Pioneer Building, 40-44 N. French Broad Avenue, 1956**C-B**

The Pioneer Building (now known as Asheville Broad Center) is a two-story T-shape office building constructed in 1956. The two-story nine-bay façade is composed of a vertical members and, on the second-story, triple metal-frame windows over paneled lower walls with a split-level entrance in the north end bay. The façade wall is recessed slightly and a metal-clad pent roof shelters the first-story double windows. The two bays at the south end of the façade project over a driveway to parking at the rear with square posts

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supporting the overhanging structure. The stem of the "T," which stretches to the west, is three stories in height with a lower level exposed at the rear. The building is constructed of brick with thin concrete panels covering the façade and side elevations except for the basement level. An exterior metal fire stair is located on the blind rear wall of the building. A one-story flat-roof wing is attached to the top of the "T" at the north end. This wing is partially clad with Perma-stone veneer and features an angled entrance framed by square windows and concrete paneled walls.

The U.S. Social Security Administration and U.S. Forest Service were among the first tenants of the building. Other occupants included the Life Insurance Company of Virginia, Life and Casualty of Tennessee, and several accountants.

Vacant parcel #3 – two paved parking lots for Buncombe County Sheriff's Office and impound lot.

South French Broad Avenue, east side

Christian & Missionary Alliance Church, 12-16 S. French Broad Avenue, 1929-30, ca. 1944, 1968 C-B

Simple one-story front-gable Rustic Revival-style stone church building built in 1929-1930 for the Christian & Missionary Alliance Church congregation, which had organized a few years earlier during a tent revival on Coxe Avenue. The large rectangular-plan building is constructed of irregularly-course stone and rests on a full basement exposed at the rear of the building. The façade is composed of seven round-arch bays containing the central double-leaf wood entry doors and fanlight and flanking metal-frame opalescent colored-glass windows. Two small, arched windows are located at the ends of the façade. The plain entrance is accessed by concrete steps with stone cheek walls and concrete caps. The side elevation is six bays with metal-frame multi-light hopper windows, a single-leaf entrance with transom accessed by a concrete ramp in the first bay, and exterior metal stairs at the rear of the north elevation. A simple steeple on a square base was likely added in the 1960s. The interior of the sanctuary was extensively renovated in 1968.

A flat-roof covered walkway supported on stone posts extends to the south and connects the main sanctuary with the education building, which was completed around 1944. The two-story, front-gable stone structure features a central full-height window bay framed by vertical cast concrete accents; the metal-frame sash hold translucent glass. The pediment contains a circular vent with a decorative metal grille. Windows on the south elevation are metal-frame hopper windows with steel lintels and concrete sills. A lower, L-shaped block wraps around the north and east sides of the education wing, although it appears to have been constructed as part of the building.²

² Asheville Citizen (March 7, 1968).

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South French Broad Avenue, west side

Vacant parcel #4 – paved parking lot.

House, 19 S. French Broad Avenue, ca. 1905

C-B

A large two-story, hip-roof Queen Anne-style house with projecting two-story front- and side-gabled bays, narrow German siding, wood shingles in the gable ends, interior brick chimneys, and one-over-one double-hung sash. The house rests on an irregularly-coursed stone foundation that has been painted. The attached one-story wraparound porch is carried on turned and paneled posts with a balustrade of turned balusters. A full basement is revealed at the rear of the house due to the sloping site. A concrete barrier wall is located along the sidewalk in front of the house. Originally used as a boarding house, the building has been converted to law offices.

House, 25 S. French Broad Avenue, ca. 1924

C-B

A boxy two-story, hip-roof Craftsman-influenced dwelling with decorative front and north side gables, interior and exterior brick chimneys, and four-over-one double-hung sash. The house has been covered with vinyl siding. An attached full-width hip-roof porch is carried on tapered wood posts and brick piers with a metal balustrade. The porch shelters a replacement single-leaf entry door. The house, which is currently used for apartments, was originally built as a multi-family dwelling, probably a duplex.

Grove Street, west side

(former) YWCA and Moorhead House, 11-23 Grove Street, 1924, 1934

C-B

The former YWCA complex consists of the original structure designed in 1924 by local architect William H. Lord and an annex, known as Moorhead House, which was built in 1934 by New York architect Clinton MacKenzie. The main building is a well-composed two-story-plus-basement Georgian Revival-style building with pedimented pavilions flanking a gabled entrance with a fanlight and pilastered surround. A modillion and dentil cornice embellishes the exterior and the pediments contain distinctive demi-lune windows. The symmetrical façade displays paired six-over-one double-hung wood sash windows, brick quoins, soldier-course belt course above the basement, and rowlock brick sills and soldier-course lintels framing the windows. The single-leaf entry door is a modern replacement and is flanked on either side by narrow six-light windows; a cloth awning shelters the fanlight. Concrete steps with metal balustrades lead to the entrance. The basement is visible at the front of the building due to a gap between the sidewalk and the structure. A brick retaining wall with simple metal fencing supports the rear of the sidewalk. An attached wood-shingle shed-roof canopy shelters the basement at the north end of the building. Exterior metal fire stairs are present on the south elevation. A tall rear wing set into the slope of the site features a modified

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gambrel roof, steel roof trusses, metal-frame industrial sash windows, and contained a gymnasium. A flat-roof brick wing on the south side of the gymnasium contained a swimming pool and was illuminated by glass-block windows.

An enclosed two-story breezeway connects the main building to the adjacent Moorhead House, a residence hall for girls funded by a \$100,000 bequest from Samuel E. Moorhead of New York. Moorhead House is a three-story-plus basement, hip-roof Neo-Georgian-style brick building with an off-center three-bay front-gable entrance pavilion. A two-story flat-roof portico on monumental Tuscan columns and pilasters shelters the single-leaf entry door, which is framed by sidelights with diamond- and circle-shaped lights, paired fluted pilasters, and a plain entablature. Three marble steps lead to the front entrance. The three windows positioned above the portico feature solid stone lintels. The building exhibits a modillion cornice, cornice returns, lunette window in the front gable end, stone belt courses, first-story front and rear bay windows, and a setback three-story wing at the south end with an interior end chimney. Windows throughout are typically replacement six-over-six sash although a few original eight-over-eight double-hung sash and metal-frame casement windows remain in place. A five-bay arcade at the basement level on the rear has been enclosed with brick infill panels and replacement windows. A two-story ell projects to the rear from the north end of the building and sits on an arcaded base.

The annex could accommodate forty-six residents, including thirty-two permanent and fourteen transient girls. In addition to bedrooms and bathrooms, the building contained a library, lounge, dining hall, kitchen, radio room, trunk room, house servants' locker rooms, offices, and storage. The open terrace porch, which is now enclosed, was touted as an attractive feature of the building. Chauncey Beadle, head gardener at Biltmore, designed the terrace landscape, but the lower level has been paved for parking.³

Patton Avenue, north side

Nu-Way Cleaners, 167 Patton Avenue, 1961**C-B**

A one-story, rectangular-plan brick building occupies a corner lot and is set back from the street to allow for on-site parking in front of and on the east side of the building. The building is finished with a decorative ashlar-face brick, header-course string courses, and a concrete coping on the flat parapet. The off-center double-leaf entrance contains metal-frame glazed doors with a three-light window to the west. The windows on the façade and east elevation are large three-light windows set within metal frames with horizontal muntins, except for the north window on the east elevation, which is a replacement. A single garage bay with a replacement metal overhead door is located at the northeast corner of the building, and a brick flue rises at the rear of the building. The building opened in 1961 as Nu-Way Cleaners with Carroll Rice as manager.

³ Asheville Citizen-Times (November 11, 1934).

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Designed by local architect Charles N. Parker, the Salvation Army Building is an interesting two-story-plus-basement Neo-Federal-style brick hall and offices with limestone trim. The façade detailing wraps around on the first bay of the west side elevation. The basement level is rusticated on the facade, and a limestone stringcourse separates it from the brick diaperwork pattern of colored header bricks on the first and second stories of the facade. A limestone architrave supports the flat brick parapet with stone piers topped by urns and stone coping. The recessed entrance is accessed through a limestone screen composed of Tuscan columns supporting an entablature and solid demi-lune panel incised with "Salvation Army 1926." Round-arched first-story windows with demi-lune limestone panels flank the entrance on the façade. A recessed second-story porch, added in 2008, is located above the entrance. The second-story center bay originally featured a three-part window above a shallow projecting balcony, which was a decorative element with a solid brick balustrade, limestone corner piers, and modillion blocks. A new metal and tensile steel railing has been added to the balcony. L. L. Merchant served as contractor for the construction of the new "Citadel," as it was called in the organization's parlance, which reportedly cost \$75,000.⁴ The organization outgrew the building by the 1970s and a new facility opened on Haywood Road in West Asheville in 1975.

The building was rehabilitated in 2008 and converted to a recording studio. As a result the opalescent purple auditorium windows on the side elevation were replaced with opaque art glass, basement windows were replaced with glass blocks, and the remaining windows were replaced with six-over-one double-hung sash. In the second bay of the west elevation, the basement-level entrance opening has been partially filled with brick and a replacement single-leaf door. An enclosed, original second-story window opening now contains a lunette window. A center section of the roof appears to have been adapted for use as a terrace.

*Patton Avenue, south side***Public Service Company of NC Office, 168 Patton Avenue, 1961****C-B**

The distinctive Modernist building was designed for the local office of the Public Service Company of North Carolina, the natural gas utility company. The one-story flat-roof trapezoidal-shape building, which is wider at the façade than the rear, features a metal-frame glass curtain wall façade and feathered panels along the side elevations composed of cast concrete "Y" columns and brick infill. The Y-shape columns support inverted pyramidal roof springers that create diamond-shape windows within their openings and extend the full length of the side elevation above the brick wall panels. A double-leaf glazed entrance in façade is no longer used for access. An entrance on the west side of the building is accessed by concrete steps with a decorative metal balustrade that reflects the structural geometry of the building. A thin concrete slab roof on square posts emulates the rise of the exterior stairs.

⁴ Original drawings, North Carolina Collection, Pack Memorial Library, Asheville, NC. *Asheville Citizen* (July 17, 1960).

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The 4,300-square-foot office building officially opened in December 1961. Designed by the Six Associates firm, it was constructed by Robinson Brothers Construction Company at a cost of \$100,000.⁵

Vacant parcel #5 – paved parking lot.

Campbell Motor Company Building, 180-184 Patton Avenue, ca. 1950

C-B

Modest one-story, front-gable commercial building served for many years as the home of Campbell Motor Company, a used car dealer. The main block of the building is a long rectangular structure extending perpendicular to the street with a projecting polygonal storefront and multiple garage bays on the long east elevation. The wood-frame storefront windows tilt outward slightly as they rise from their brick bulkhead base. The concrete block building is stuccoed on the east elevation while the rear (south) and west elevations are exposed block. The front gable end is covered by plywood with battens and the rear gable end is clad with asphalt shingles. Five garage bays are located on the east side and the four rear bays are accessed through paneled wood overhead doors. The bay closest to the front of the building contains triple-leaf nine-light-over-two-panel doors. Two other single-leaf doors on the east elevation are replacements. The asphalt shingle roof has exposed rafter tails and the metal-frame industrial sash windows are almost all partially covered with plywood. A one-story concrete-block wing projects to the west in line with the façade. The wing exhibits a stucco façade, terra cotta coping, large display window, boarded-up single-leaf entry, and loading platforms at the rear. A projecting flat awning shelters the display window.

The building first appears in city directories around 1950 as the George White Motor Company, which sold used cars. After a couple of years, the building housed the Campbell Motor Company, also a used car dealer, owned by John H. Campbell. The Campbell dealership occupied this location until 1968, and the building stood vacant into the early 1970s. The paved lot (Vacant parcel #5) on the east side of the building was associated with the business.

INVENTORY LIST – BOUNDARY DECREASE

209. Pisgah Building, 129 Patton Avenue, 1926

Demolished

The building was demolished around 1990 for construction of the Veach-Bailey Federal Complex, a six-story office building completed in 1994 that lies mostly outside the district boundary. Most of the Pisgah Building site was redesigned as an entrance plaza to the new federal building and contains a thirty-seven-foot-tall core-ten steel sculpture by American artist Albert Paley entitled "Passage." The Federal Complex occupies most of the block face, outside of the district to the west, except for a very small portion of its east end that extends into the Pisgah Building site.

⁵ Asheville Citizen (December 7, 1961).

8. Statement of Significance

Applicable National Register Criteria

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

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

Ca. 1890 – 1961

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lord, William H. - architect

Parker, Charles N. - architect

MacKenzie, Cinton - architect

Six Associates Inc. - architect

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Pack Memorial Library, Asheville, NC

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Statement of Significance

Summary

The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation enlarges the existing historic district composed of the central business district in Asheville, North Carolina, and removes one parcel from the original district listed in 1979. It extends the period of significance from ca. 1940 to 1961 for the original historic district and two subsequent boundary increases, which cover approximately thirty-three blocks of the downtown commercial core and closely associated residential areas. The original district and first two boundary increases were listed with a period of significance from the 1840s to ca. 1940. Boundary Increase III includes a range of early and mid-twentieth century architectural styles and the work of prominent local architects William Lord, Charles Parker, and Six Associates. The mix of architecture in the areas of this boundary increase areas represents Asheville's boom period in the first decades of the twentieth century and more modern buildings as the city recovered from the Depression. Beginning in the late 1950s and early 1960s, the emergence of Modernism and the combined pressures of suburbanization, automobile reliance, and urban renewal initiated two decades of significant changes to the fabric of downtown. This expansion of the Downtown Asheville Historic District augments the original district by reflecting the continuity of development in the commercial heart of Asheville through the mid-twentieth century. A small boundary decrease is necessitated by the demolition of the Pisgah Building at the northwest corner of Patton Avenue and Otis Street on the west side of the original district and the subsequent construction of a large federal office building in 1994 that is mostly outside the district but occupies a portion of this corner lot.

The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation meets National Register of Historic Places Criterion C for architecture. The two areas added to the locally-significant district contain a mix of commercial buildings in popular architectural styles common to twentieth-century towns in western North Carolina and several residences dating from the late nineteenth or early twentieth century. Most of the new increase areas comprise commercial buildings constructed between ca. 1900 and 1961. The substantial number of resources from the 1940s and 1950s demonstrate the growing importance of automobile travel at mid-century and the significant influence of auto-related tourism in Asheville. The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation also meets Criterion A in the area of commerce. The physical appearance of downtown Asheville reflects the economic impact of the Depression on the city and the changing patterns of commerce in the post-World War II period. Greater dependence on automobile transportation not only brought a new type of visitor to Asheville and its environs, but also encouraged suburban shopping centers that depleted downtown of crucial retail establishments over time.

The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation extends the end of the period of significance for the original district and first two boundary

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increase from ca. 1940 to 1961. Good examples of Commercial Style and Modernist-influenced commercial buildings in the original district that were previously outside the period of significance are now contributing resources within the district. The period of significance for the Boundary Increase III areas begins ca. 1890, with the construction of the Carmichael-Leonard House at 129 Biltmore Avenue, and continues through 1961 to include a number of mid-twentieth century resources. Similarly, the period of significance for the original district and first two boundary increases is extended through 1961 to recognize numerous mid-twentieth-century resources. Although development continued after 1961, this development does not meet Criteria Consideration G for exceptional significance.

The historic contexts and significance for the Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation for the period up to 1940 may be found in "Asheville Historic and Architectural Multiple Resources Area" (NR, 1979). Additional context information specific to the development of Asheville in the period from 1940 through 1961 and architectural contexts for modern commercial buildings of this period are provided below in Section 8. The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation increases the number of historic architectural resources in the central business district and documents the development of the city through the mid-twentieth century.

Historical Background and Contexts, ca. 1940-1961

The Downtown Asheville Historic District nomination notes the significant residential structures that were built on Biltmore Avenue, which had been one of the city's early fashionable residential sections in the nineteenth century. Given its close proximity to downtown, however, commercial development and increased traffic eventually made it less desirable as a residential area and the large houses were abandoned or converted to other uses. The Carmichael-Leonard House at 129 Biltmore Avenue, built around 1890, is the earliest surviving structure in this boundary increase. The two-story hip-roof brick dwelling features simple Victorian elements, bracketed eaves, and irregular massing. The brick servants' quarters and carriage house remains standing at the rear of the property. The neighboring Snider-Sawyer-Leonard House, built around 1890 at 123 Biltmore Avenue, is a two-story, three-bay, double-pile brick dwelling with a series of additions and accretions through the twentieth century. By the 1940s, the Carmichael-Leonard House was rented as apartments and the Snider-Sawyer-Leonard House was used for Dr. Leonard's animal hospital. Both houses are part of a small group of nineteenth-century residences and early-twentieth-century apartments that reflect the residential history of busy Biltmore Avenue. A short distance north, Flora Sorrell built a large Colonial Revival-style dwelling around 1911 at 100 Biltmore Avenue and opened it to boarders, which became increasingly common in the early twentieth century as the numbers of visitors and convalescents coming to Asheville continued to rise. Ms. Sorrell's house features a stone-veneer façade, hip roof and dormers, tracery-style window sash, and a partially enclosed wraparound porch.

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On South French Broad Avenue, southwest of the city center, two frame houses in this boundary increase survive from another early residential section of downtown. The residential character of South French Broad Avenue, unlike Grove Street and Asheland Avenue to its east, has not been completely eroded. Built around 1905, the house at 19 S. French Broad Avenue is a two-story hip-roof Queen Anne-style house with German wood siding, wood shingles in the gable ends, two-story gabled bays, interior brick chimneys, and an attached wraparound porch on turned and paneled posts. The adjacent house, a boxy two-story hip-roof dwelling, was built around 1924. It features Craftsman-style elements including four-over-one double-hung sash and an attached full-width porch supported by tapered posts on brick piers. The dwelling, which has been altered with vinyl siding and a replacement entrance door, has been used for multi-family housing since its construction.

While Asheville's growth between 1880 and 1920 was steady and occasionally spectacular, the decade of the 1920s was the most turbulent in the city's history. Asheville was on its way to nearly doubling in population during the 1920s—from 28,504 in 1920 to 50,193 in 1930. Building permits, which were issued in 1919 at a value of \$800,000, climbed to \$4.2 million in 1924 and passed \$9 million in 1926. Permits were issued for more than \$1.3 million in March of 1925 alone.⁶ A group of prominent local architects who had established themselves in Asheville after the turn of the century remained active and were joined by a second generation—Douglas Ellington, Henry Gaines, Anthony Lord, William Dodge, William East, and Ronald Greene—who were instrumental in defining the architectural character of the city. Working with clients from all over the country, these architects helped to create a sophisticated architectural palette in Asheville, more so than many other similar-sized towns. William H. Lord, who came to Asheville from Syracuse, New York, in the 1890s, designed the former YWCA at 11 Grove Street, built 1924-1925, which consists of a two-story, hip-roof Georgian Revival-style main block with a gymnasium wing located to the rear. Two pedimented pavilions frame the façade, which also features a soldier-course belt course and lintels, dentil cornice, demi-lune windows in the pavilion pediments, classical entrance surround, and an elliptical fanlight over the single-leaf entry.

Architect Charles Parker, who opened his own practice in Asheville in 1913, concentrated on Asheville's lucrative residential market during his career but became best known as the architect of the Grove Arcade (NR, 1976), a monumental Tudor Gothic-style commercial building constructed in the late 1920s on the site of the old Battery Park Hotel. Parker was also responsible for two other non-residential structures in downtown Asheville. In 1925 he designed a new citadel for the Salvation Army on Patton Avenue. The two-story-plus-basement brick structure was constructed in 1926 and trimmed in limestone with a rusticated base, arched first-story windows, recessed entrance behind a classically-influenced frontispiece, and a brick and stone parapet topped with urns. Around the corner on North French Broad

⁶ *Asheville: A Guide to the City in the Mountains* (Federal Writers Project, 1941), n.p. Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 263. Doug Reed, "Broad Plan Devised in '25 To Guide City's Growth," *Asheville Citizen-Times Bond-Burning Edition* (June 28, 1976).

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Avenue, Parker designed the Tudoresque brick French Broad Avenue Methodist Church in 1928, after the congregation's frame structure burned the previous year. The neatly-detailed building is trimmed with sandstone and features a front-gable sanctuary with a prominent square corner tower and hip-roof wing to the north. With a sanctuary designed to accommodate 250 worshipers, church leaders felt that their new building was well equipped to handle a growing congregation that had begun with just fourteen members in 1913.⁷

Following a tremendous period of growth and building in the first decades of the twentieth century, Asheville entered the 1930s crippled by bank failures and unyielding municipal debt. Building projects, with a lack of capital and tourism dollars, virtually ceased until the latter part of the decade when the effects of the nationwide economic depression began to wane. The region benefitted from President Franklin D. Roosevelt's New Deal programs, including the completion of a new civic auditorium in 1940, designed by local architect Lindsey Gudger and funded in part by the Public Works Administration. On a larger scale the completion of the Great Smoky Mountains National Park along the border of western North Carolina and eastern Tennessee helped to initiate a gradual return of tourists to Asheville and the region. Recreational facilities constructed by local Civilian Conservation Corps in the Pisgah and Nantahala National Forests drew many visitors from around the region. Construction began in 1935 on the Blue Ridge Parkway, with local officials strenuously endorsing a route that passed close to Asheville. The popular scenic parkway presaged the new auto-related tourism that would bring about significant changes to Asheville's built environment.⁸

As a profession, architects were especially hard hit by the lack of building projects during the Depression. Among Asheville's local designers, Douglas Ellington left to work for the federal government on the planned community of Greenbelt, Maryland; Anthony Lord made iron hardware; and William Dodge opened a silver shop.⁹ Henry Gaines declined a position teaching architecture at the University of Idaho to remain in Asheville and paid the bills selling a concentrated apple juice extract called "Kings Maelum" for twelve months. "I hated every minute of it," he said later.¹⁰ The number of architects listed in city directories had dropped from a peak of eighteen in 1928 to only three in 1935. That number gradually climbed back to

⁷ "Charles N. Parker, Architect, Dies Here," *Asheville Citizen* (July 31, 1961). Bishir 1999, 273-274. "First Methodist Church Opens Formally Today," *Asheville Citizen* (November 4, 1928).

⁸ Lou Harshaw, *Asheville: Mountain Majesty* (Fairview, NC: Bright Mountain Books, Inc., 2007), 273-276. Richard D. Starnes, *Creating the Land of the Sky: Tourism and Society in Western North Carolina* (Tuscaloosa, AL: University of Alabama Press, 2005), 117-124.

⁹ Federal Writers Project. James L. Brandt, "A Half Century of North Carolina Architecture." *North Carolina Architect* (December 1964), 19.

¹⁰ Henry I. Gaines, *King's Maelum* (New York: Vantage Press, 1972), 48-53.

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an average of around eight from the 1940s through the 1960s.¹¹

A few of the old guard, who stayed in Asheville through the 1930s, found it difficult to compete for defense industry work during World War II due the small size of their offices and the military's need for rapid design and production. Over lunch at the downtown S&W Cafeteria, architects Henry Gaines, William Dodge, Anthony Lord, Erle Stillwell, and Stewart Rogers, along with engineer Charles Waddell, decided to pool their operations in pursuit of defense work. With their combined organization of about forty people, this new firm, called Six Associates for its six original members, won numerous military contracts for large-scale projects across the southeast. Following the war, the firm successfully continued its collaborative work pursuing new projects for commercial, industrial, medical, and educational facilities and evolved into the city's predominant architectural design firm.¹²

While it is easy to paint a dark picture of Asheville during the Depression and in the decades immediately following, it creates an unfair impression of the city. Life was indeed difficult for most residents during the Depression, but the simple fact is that Asheville's development for much of twentieth century after 1930 followed patterns of recovery similar to the rest of the state and country during the same period. The city's increased suburbanization, post-World War II housing boom, expanded manufacturing facilities, and improved transportation networks reflect broader trends that affected the whole nation. It only pales when compared to the incredible growth it experienced in the years prior to 1930.

At the end of the 1930s, as the effects of the Depression waned, Downtown Asheville experienced a steady swell of business activity that continued in the post-war period. During World War II, federal government and military operations brought new life to the city. The Grove Arcade was purchased by the federal government in 1942, a branch of the Army Air Corps took over the City Building (NR, 1976), the Grove Park Inn (NR, 1973) served as an internment center, Kenilworth Inn (NR, 2001) was converted to a naval convalescent hospital, and the Battery Park (NR, 1977), George Vanderbilt, and Asheville-Biltmore hotels were used as a troop distribution centers. After the war, downtown businesses began remodeling and expanding their stores as shoppers once again filled the streets. In 1944, the Belk chain announced the opening of a new budget store on North Lexington Avenue. Pearlman's Railroad Salvage built a 40,000-square-foot addition to its store on Page Avenue in 1941. A block-long Sears department store opened on Coxe Avenue in 1948. An estimated 29,000 people attended the opening of Bon Marche's new 18,000-square-foot Bon Marche Store for Homes in downtown. J. C. Penney began construction in 1954 on its new 51,000-square-foot store on Battery Park Avenue designed by Six Associates. Belk's main store on Patton Avenue was enlarged in 1961. In addition to new construction, long-time downtown businesses, including the Plaza Theater, F. W. Woolworth's, and S. H. Kress and Company, renovated their facilities through the

¹¹ Asheville City Directories, 1926-1965.

¹² Gaines, 79-86. Bishir 1999, 264.

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early 1960s as business in downtown Asheville remained brisk.¹³

Capitalizing on Asheville's unique assets to attract tourism, however, eventually helped resurrect the city. Although the city saw a population increase of only 3,000 residents between 1930 and 1950, less than ten percent of the growth in the preceding two decades, tourism returned as a major component of the local economy following World War II, but a growing emphasis on automobile travel brought new changes in accommodations and related businesses across the region.¹⁴

As visitors increasingly traveled to the mountains in their own cars, their visits became shorter and the area visited became larger. This new kind of tourist typically favored low-cost lodging and services and convenient auto-oriented tourist courts, motels, and restaurants built along the highways, contributing to the demise of numerous inns and boarding houses that had once served the traveling public. The tourist court became hugely popular in the early 1950s, with more than forty motor courts built in Asheville between 1950 and 1954. Not surprisingly the number of city directory listings for hotels began declining during the same time, contracting by half from 31 in 1948 to 16 in 1965.¹⁵

In addition to new lodgings, automobile travel required other services such as filling stations, repair shops, and parts dealers. In the post-war period these services began pushing inward toward the city center as the fashionable residences were increasingly abandoned in favor of newer suburban neighborhoods. Three service stations were built on Biltmore Avenue in an area once filled with nineteenth-century dwellings. The three stations were each rendered in an Art Deco or Art Moderne-inspired style with stylized geometric forms, smooth surfaces, rounded corners, decorative banding or "speed lines," and modern materials. The ca. 1941 Gulf Pride Service Station at 91 Biltmore Avenue features a recently restored smooth stucco exterior, glazed garage bay doors, glass-block entrance sidelights, and smooth rounded corners and parapet. O'Kelley's Amoco Service Station at 111 Biltmore Avenue, erected around 1944, features a stuccoed exterior with decorative banding and includes a brick rear wing that housed an independently run repair shop. At the time of their construction, both O'Kelley's Amoco and the ca. 1954 Ledford & Shoemaker Esso Station at 76 Biltmore Avenue were built on the site of recently demolished boarding houses. John Campbell opened a used car dealership at 180 Patton Avenue in the early 1950s. The long rectangular building is punctuated by a series of garage bays on its east elevation.

Increased dependence on automobiles as a primary mode of transportation necessitated other design elements that began appearing with greater frequency in the post-war period. The need for parking was manifest in building sites and the creation of both surface lots and parking structures. Built in 1961 Nu-Way

¹³ Asheville MRA. *Asheville Citizen* (July 23, 1941 and November 1, 1969). Chase, 163-165.

¹⁴ Harshaw, 280-288.

¹⁵ Starnes, 135-136. Asheville City Directories, 1935-1965. The first "motor courts" are listed in the 1953 city directory, but the 1952 directory is not available in the otherwise complete collection at Pack Memorial Library.

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Cleaners at 167 Patton Avenue offered convenient parking in front of and along the east side of the building by locating the structure to the rear corner of the site. Parking became such an issue in downtown Asheville, as in many other cities, in the late-twentieth century that the city erected its own parking structures to ease on-street congestion, attract merchants and visitors to downtown, and potentially generate revenue.

Commercial architecture developed in new ways following the Depression due, in part, to economic considerations, new stylistic influences, and functional changes in retail shopping. Through the 1930s and 1940s, commercial buildings continued the traditions of the Commercial Style with primarily one- and two-story brick structures with some accent material or decorative brickwork to enliven the façade. With the tightened economy and material shortages during World War II, much of the embellishment was either toned down significantly or removed altogether. Even commercial structures influenced by the vibrant Art Deco style, which enjoyed surprising popularity in Asheville, took on a more streamlined and stylized appearance in the post-war period.¹⁶

Modernist design, particularly the International Style and its stripped planar surfaces, exerted an increasing influence beginning in the 1940s. Architects in western North Carolina experienced the new movement directly as leading practitioners Walter Gropius and Marcel Breuer came to the experimental Black Mountain College in the Swannanoa Valley in the late 1930s. Through Black Mountain College, Dr. Sprinza Wiezenblatt engaged Breuer to design an International Style house for her near Beaver Lake in north Asheville. Catherine Bishir describes the resulting stone and glass dwelling as “an early statement of the modernist regionalism that gained wider use after World War II.”¹⁷ Anthony Lord served as supervising architect for the Wiezenblatt House.¹⁸

Commercial architecture in Asheville, however, generally reduced the tenets of the International Style to its most basic form with a lack of ornament, geometric volumes and forms, windows that are continuations of the wall surface (as opposed to a hole in the wall), and cantilevered projections. Local architects similarly adapted other modern design ideals to better fit the mountainous climate and topography of Asheville. The firm of Six Associates designed an expressive modern office building for the Public Service Company of North Carolina at 168 Patton Avenue in 1961. The façade is a full-height glass curtain wall but the side elevations feature Y-shaped concrete posts supporting inverted pyramidal roof springers and brick wall panels. The structural geometry creates diamond-shaped and triangular windows within their openings and extends the full length of the side elevation above the brick wall panels. The Pioneer Building at 40-44 N. French Broad Avenue, built in 1956, is composed of intersecting blocks forming a “T” with

¹⁶ Swaim, 96. Clay Griffith, *Douglas D. Ellington: Art Deco In Asheville, 1925-1931*, (MA Thesis, University of Virginia, 1993), 30-42.

¹⁷ Bishir 1999, 284.

¹⁸ *Ibid.*, 304-305. “Roundtable: Today’s Asheville,” *North Carolina Architect* (July/August 1978), 34-35.

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vertical structural members forming the bays, banded windows over smooth panels, and slightly recessed planes. Two bays of the front block at the south end of the building extend over an entrance driveway, which runs alongside the stem of the "T" to a rear parking area.¹⁹

The increasing reliance on personal automobiles for transportation that ultimately generated the need for drive-thru windows began in the mid-twentieth century. Among the automobile's many repercussions in Asheville, decentralization of retail shopping had a tremendous impact on both downtown Asheville and the surrounding areas of the city. Local entrepreneur George Coggins built the first modern shopping center, Westgate, on the west side of the French Broad River in 1956. The shopping center was designed by Six Associates. Accessed by the recently completed Smoky Park Bridge, which carried Patton Avenue westward over the river, Westgate Regional Shopping Center, as it was formally known, was anchored by a full-sized department store and included a cafeteria, branch bank, drug store, and barber shop—thirty stores in all. Perhaps most importantly, Westgate Regional Shopping Center offered "excellent parking facilities," that consisted of a vast surface parking lot.²⁰

The construction of Westgate signaled the beginning of downtown flight in the second half of the twentieth century as other shopping centers were built along the main arteries into the city—Hendersonville Road, Merrimon Avenue, and Tunnel Road. The commercial exodus from downtown, especially among the large department stores that drew large numbers of people to downtown for shopping, culminated in 1973 with the opening of Asheville Mall on a 62-acre site on Tunnel Road east of downtown. Both the Belk and Ivey's department stores opened new stores at the mall with no decision about the future of their downtown locations; both stores closed soon after the mall opened. Sears moved to the mall from its downtown Coxe Avenue location. Woolworth's relocated from Haywood Street. The extension of commercial development outward from Asheville left a lasting imprint on the city and unintentionally paved the way for large-scale redevelopment at the end of the twentieth century.²¹

On July 1, 1976, the City of Asheville held a bond burning ceremony at Thomas Wolfe Auditorium to recognize the decades-long effort to retire its 1920s-era municipal debt, which had stifled public building projects and economic development since the Great Depression. In relation to the physical fabric of Asheville, the city's severe debt spared much of its unique architectural heritage from the widespread urban renewal that adversely affected so many other cities across the country. On the other hand, the city was experiencing a long, slow decline of its public facilities and infrastructure, with numerous abandoned buildings, shuttered downtown businesses, and vagrancy due to a lack of investment, especially downtown.

¹⁹ Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1988), 451-454. Marcus Whiffen, *American Architecture Since 1870: A Guide To The Styles* (Cambridge, MA: MIT Press, 1988), 241-246.

²⁰ Nan K. Chase, *Asheville: A History* (Jefferson, NC: McFarland & Company, Inc., 2007), 165-167. Harshaw, 315-317.

²¹ Ibid. Chase, 166-170.

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Among the areas of the city experiencing the greatest impacts of urban renewal programs, the east end of downtown had large swaths of historic buildings cleared in the late 1960s and early 1970s. The cross-town expressway, which was constructed on the north side of downtown in the late 1950s, terminated at Charlotte Street and funneled traffic along College Street to the tunnel through Beaucatcher Mountain. The North Carolina Department of Transportation's proposal to extend the expressway through the mountain by way of an open cut brought further physical changes to the east side of town. Even with its crippling municipal debt repaid, Asheville's decline reached its nadir in the early 1980s due to the effects of a nationwide economic recession and high unemployment.²²

The Downtown Asheville Historic District was listed in the National Register around this time. Business and civic leaders, property owners, and a motivated group of nascent preservationists sought solutions to the plight of downtown and historic resources. The transformation from a largely abandoned, boarded-up downtown in the late 1970s and early 1980s to a popular, nationally recognized destination by the mid-1990s began slowly but quickly gathered steam. The revitalization of downtown Asheville since the historic district was listed has resulted in numerous changes to the historic fabric of the city—both positive and negative. Of the 257 resources included in the Downtown Asheville Historic District, more than eighty buildings have been substantially rehabilitated since 1979, representing a \$90 million investment the downtown area. Asheville ranks second among North Carolina cities for the number of completed certified rehabilitation projects and the amount of qualifying rehabilitation expenditures. Given its position as the economic, cultural, and social center of western North Carolina, downtown Asheville plays a critical role in the regional economy and sets an example for other communities to follow.²³

²² Reed, *Asheville Citizen-Times Bond-Burning Edition* (June 28, 1976). Meacham, *Asheville Citizen* (July 2, 1976). Chase, 177-182. Harshaw, 316-317.

²³ Rebecca Holton, "A Profitable Past, A Priceless Future: The Economic Impact of North Carolina's Historic Tax Credit," (Report, University of North Carolina at Chapel Hill, 2008), 7-8. The major aspects of Asheville's late twentieth century resurgence are nicely recounted in chapters 9 and 10 of Chase. The chapters are tellingly titled "Lumbering Phoenix" and "Hoppin' and Poppin'."

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10. Geographical Data

Acreage of Property approx. 9.35 acres (in two separate areas)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>359490</u>	<u>3939520</u>
	Zone	Easting	Northing
2	<u>17</u>	<u>358740</u>	<u>3939740</u>

3	<u></u>	<u></u>	<u></u>
	Zone	Easting	Northing

4	<u></u>	<u></u>	<u></u>
	<u></u>	<u></u>	<u></u>

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services, LLC date August 12, 2011

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Multiple owners

street & number telephone

city or town state zip code

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Geographical Data

Verbal Boundary Description

The Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation consists of two separate increase sections that are delineated by a heavy black dashed line on the accompanying map at a scale of one inch equals approximately 160 feet. The Boundary Increase extends the district from the south boundary of the Biltmore Avenue Amendment (Boundary Increase I) further south on both sides of Biltmore Avenue. It also extends the original district from its west boundary along portions of French Broad Avenue, Grove Street, and Patton Avenue. The Boundary Increase contains approximately 9.35 acres total in the two separate areas. The Boundary Decrease removes one parcel of the demolished building at 129 Patton Avenue.

Boundary Justification

The nominated boundary for the Downtown Asheville Historic District Boundary Increase III, Boundary Decrease and Additional Documentation includes all of the historic resources contiguous with the existing historic district and associated with downtown's continuing development in the early- and mid-twentieth century. The boundary increase encompasses two areas of additional resources that are similar in scale, form, and materials and represent the evolution of popular architectural styles through the district's period of significance. The Boundary Decrease removes one parcel of a demolished building that now contains an entrance plaza and small portion of a large federal office building, constructed in 1994, that is situated mostly outside the district.

The extent of the boundary increase areas was largely dictated by changes in character of the development around downtown and the presence of modern construction or open, surface parking lots. To the northeast and east of the historic district and boundary increase are large swaths cleared by urban renewal in the late 1960s and 1970s and modern changes to the street patterns. To the south of the district and boundary increase is a greater presence of modern construction comingled with the scattered surviving historic resources. Remnants of turn-of-the-twentieth-century residential development lie beyond the boundary increase on the west side of the district and are mixed with late-twentieth-century commercial buildings along the Patton Avenue corridor. To the north, Interstate 240 forms a clear physical and visual border between downtown to the south and the residential neighborhoods and commercial corridors that lie to the north.

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All photographs of the Downtown Asheville Historic District Boundary Increase III by Clay Griffith of Acme Preservation Services in October and November 2010. Digital images kept at the Survey and Planning Branch of North Carolina State Historic Preservation Office in Raleigh, North Carolina.

1. Carmichael-Leonard House, 129 Biltmore Avenue – view to west
2. (former) Coca-Cola Bottling Plant, 90 Biltmore Avenue – view to east
3. Gulf Pride Service Station, 91 Biltmore Avenue – view to west
4. Skateland Rollerdom, 101 Biltmore Avenue – oblique front view to west
5. Biltmore Avenue, streetscape view to northwest
6. (former) YWCA, 11 Grove Street – oblique front view to southwest
7. Pioneer Building, 40-44 N. French Broad Avenue – oblique front view to northwest
8. French Broad Avenue Methodist Church, 14 N. French Broad Avenue – view to west
9. House, 19 S. French Broad Avenue – oblique front view to west
10. Christian & Missionary Alliance Church, 12-6 S. French Broad Avenue – view to east
11. (former) Salvation Army Building, 175 Patton Avenue – view to north
12. Public Service Co. of NC Office, 168 Patton Avenue – oblique front view to southwest



DOWNTOWN ASHEVILLE H.D. BOUNDARY INCREASE U1, BOUNDARY DECREASE, Add. Doc
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

1. CARMICHAEL-LEONARD HOUSE, 129 BILTMORE AVE.



D. 2011. 8. 365

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, ~~BOUNDARY DECREASE~~ ADD.
DOL.

ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2011

2. (FORMER) COCA-COLA BOTTLING PLANT, 90 BILTMORE AVE.



D. 2011. 8. 366

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, ~~BOUNDARY DECREASE~~ & ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

3 GULF PRIDE SERVICE STATION, 91 BILTMORE AVE.



D.2011.8.367

DOWNTOWN ASHEVILLE HD. BOUNDARY INCREASE III, ~~BOUNDARY DECREASE~~ ¹/₂ ADD.
ASHEVILLE, BUNCOMBE CO. DOC

C. GRIFFITH

OCT. 2010

4. SKATELAND ROLLERDOME, 101 BILTMORE AVE.



D.2011.8.368

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE & ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

5. BILTMORE AVENUE, VIEW TO NW



D-2011.B.369

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE & ADD. DOC.

ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

6. (FORMER) YWCA, 11 GROVE ST.



D. 2011. 8. 370

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE & ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

7. PIONEER BUILDING, 40-44 N. FRENCH BROAD AVE.



D.2011.8.371

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE I, ADD. DOC.

ASHEVILLE, BUNCOMBE CO.

C.GRIFFITH

OCT. 2010

B. FRENCH BROAD AVE. METHODIST CHURCH,

14 N. FRENCH BROAD AVE.



D. 2011.8.372

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE, ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

9. HOUSE, 19 S. FRENCH BROAD AVE.



D. 2011.8.373

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE; ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

10. CHRISTIAN + MISSIONARY ALLIANCE CHURCH,
12-16 S. FRENCH BROAD AVE.



D.2011.8.374

DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE I, ADD. DOC.

ASHEVILLE, DUNCOMBE CO.

C. GRIFFITH

OCT. 2010

II. (FORMER) SALVATION ARMY BUILDING, 175 PATTON AVE.



D. 2011. 8. 375

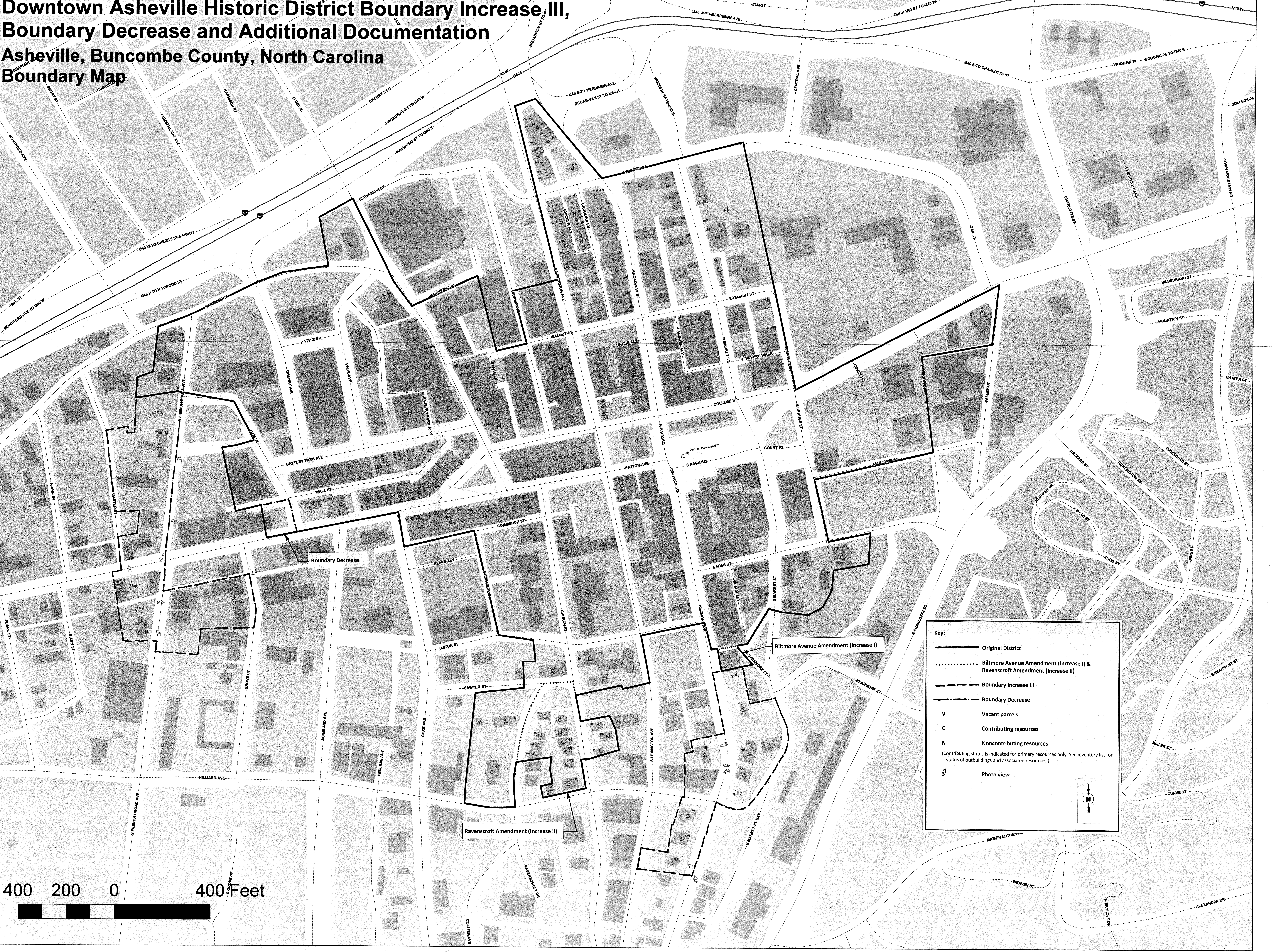
DOWNTOWN ASHEVILLE HD BOUNDARY INCREASE III, BOUNDARY DECREASE I
ADD. DOC.
ASHEVILLE, BUNCOMBE CO.

C. GRIFFITH

OCT. 2010

12. PUBLIC SERVICE CO. OF NC OFFICE, 168 PATTON AVE.

**Downtown Asheville Historic District Boundary Increase III,
Boundary Decrease and Additional Documentation**
Asheville, Buncombe County, North Carolina
Boundary Map

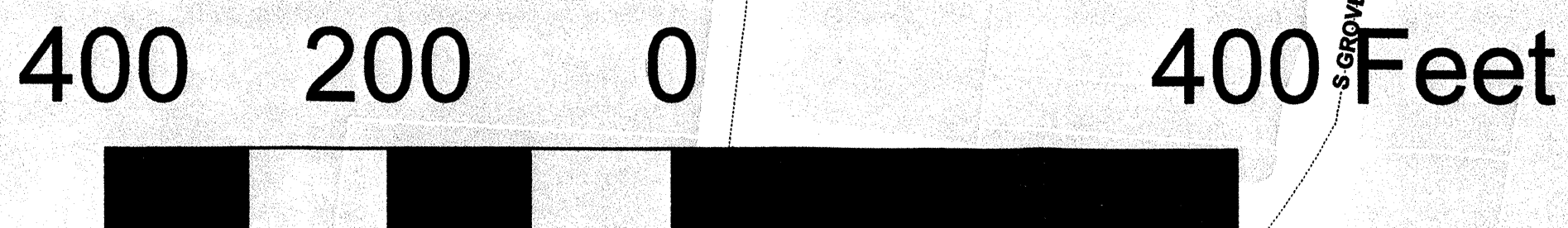


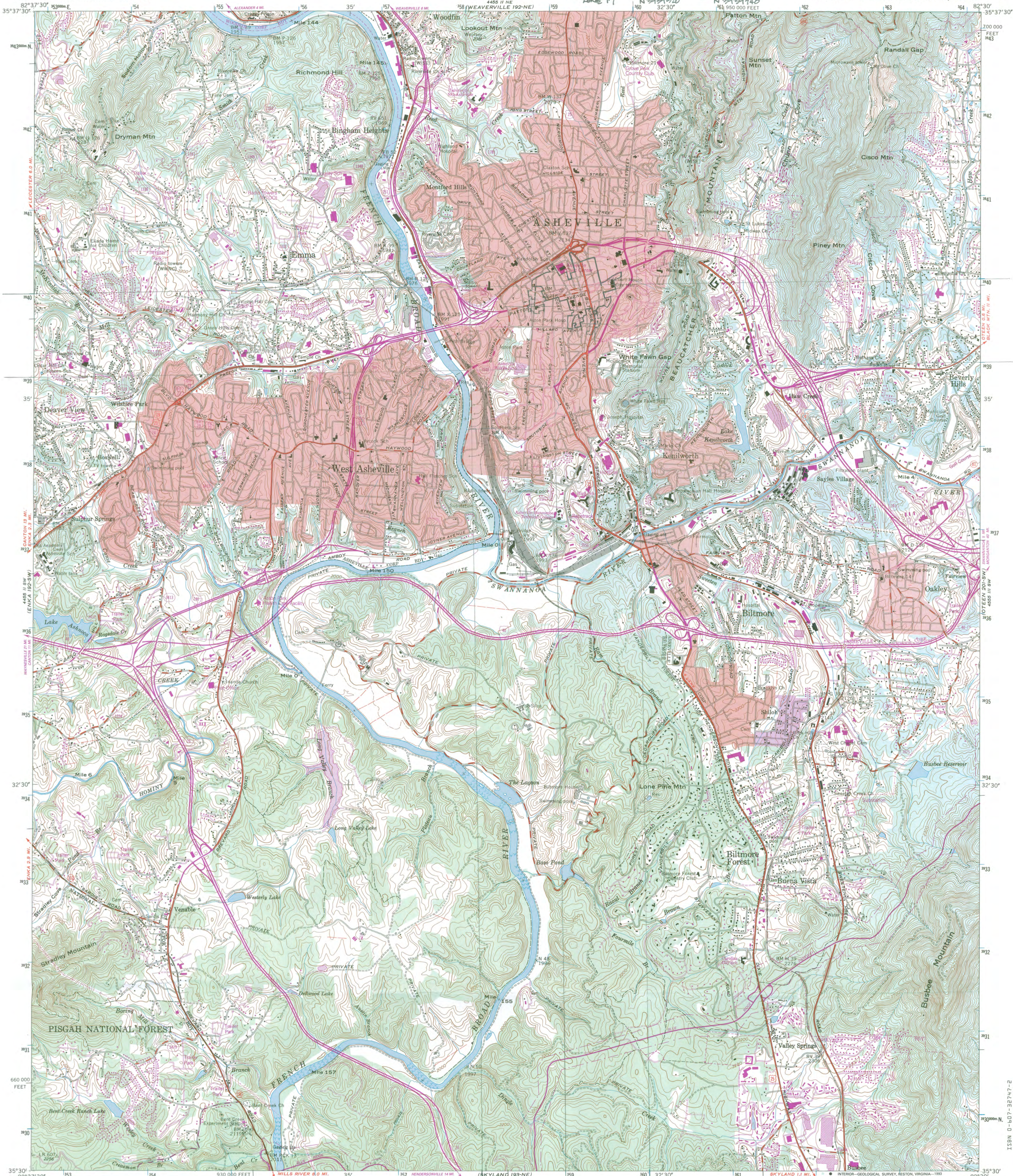
Key:

- Original District
- Biltmore Avenue Amendment (Increase I) & Ravenscroft Amendment (Increase II)
- Boundary Increase III
- Boundary Decrease
- V Vacant parcels
- C Contributing resources
- N Noncontributing resources

(Contributing status is indicated for primary resources only. See inventory list for status of outbuildings and associated resources.)

31 Photo view





Mapped and edited by Tennessee Valley Authority
Published by the Geological Survey

Control by NOS/NOAA, USGS, and TVA

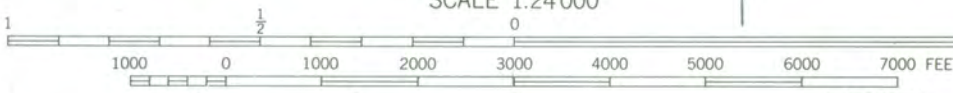
Revised by TVA in 1961 by photogrammetric methods using
aerial photographs taken 1960 and by reference to TVA-USGS
quadrangle dated 1943. Map field checked by TVA, 1961

Polyconic projection. 10,000-foot grid ticks based on
North Carolina coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue

North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are given in USGS Bulletin 1875

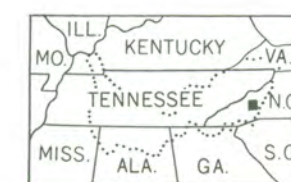
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of
the National or State reservations shown on this map



CONTOUR INTERVAL 20 FEET
DASHED LINES REPRESENT HALF-INTERVAL CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND U.S. TENNESSEE VALLEY AUTHORITY, CHATTANOOGA, TENN. 37402
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION
Revisions shown in purple and woodland compiled by the Geological Survey
in cooperation with State of North Carolina agencies from aerial
photographs taken 1987 and other sources. This information not field checked
Map edited 1991
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION (TVA 192-SE)
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

ASHEVILLE, N. C.
35082-E5-TF-024

1961
PHOTOREVISED 1991
DMA 4455 II SE-SERIES V842

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Downtown Asheville Historic District (Boundary Increase III
and Boundary Decrease)

MULTIPLE NAME: Asheville Historic and Architectural MRA

STATE & COUNTY: NORTH CAROLINA, Buncombe

DATE RECEIVED: 11/18/11 DATE OF PENDING LIST: 12/12/11
DATE OF 16TH DAY: 12/27/11 DATE OF 45TH DAY: 1/03/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000972

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12/28/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

This one is a 3-for - it includes 2 new boundary increases, comprising BI-3, one small Boundary decrease, and Additional Documentation that covers the original District and Boundary increases 1 & 2. Changes Period of Significance for entire Area.

RECOM./CRITERIA Accept A+C

REVIEWER J. Gilbert DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

August 31, 2011



State Historic Preservation Office
Office of Archives and History
4610 Mail Service Center
Raleigh, NC 27699-4610

Dear Mr. Crow:

Bowers, Ellis & Watson, LLC is formally objecting to having our building listed on the National Register of Historic places.

We object for a variety of reasons, first and foremost, our loss of personal control and negative financial impact due to substantially more bureaucratic authority, added complexity, and further governmental restrictions in an already highly over-regulated city such as Asheville. As architects, we have dealt with this in the past, and having first-hand experience in the process, will not agree to our building being included.

After reading the nine sheet fact list which was attached to your letter, we have not been able to find a single compelling reason to accept this proposal. The building is of minor cultural significance. It is not accessible to people with physical disabilities and is certainly not of the highest and best use of the property.

Fact Sheet two lists four "Criteria for Evaluation" used as a guide by state and federal officials to determine whether a building is suitable for the National Register. If those four criteria are applied to our building, the answer to each guideline is a definite "no".


Please remove our building from the nomination list immediately.

Sincerely,

BOWERS, ELLIS & WATSON, LLC

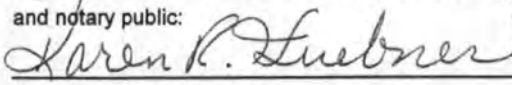
ACKNOWLEDGED BY AND AGREED TO by the Undersigned's authorized representative as of the 31st day of Aug 20 11.


W. Michael Watson, AIA


Steven W. Bowers, AIA


John S. Ellis, AIA

Signed, sworn to and subscribed before the undersigned witness and notary public:


Signature of Notary Public

Notary Public/Notary Seal
My Commission Expires: _____

c: The Honorable Terry Bellamy, Mayor
The Honorable David Gantt, Chair, Board of County Commissioners
French Broad Trading Cooperative
Sycamore Partners LP
Mr. David C. Hayes
Lightart LLC
Land of Sky Leasing Corp. - c/o Public Interest Projects
Andy's Heating and Air Conditioning Co.
McNorthup Properties LLC
137 Biltmore Associates
Asheville Broad Center LLC
Mr. Devere C. Lentz
Echo Mountain Studios LLC
Mr. Brian Peterson
Mr. & Mrs. Russell R. Rhodes
Asheville Gospel Tabernacle
Almack Corporation
Silver Foxx Investments LLC
Mr. & Mrs. Clarence E. Parker
Mr. & Mrs. Michael W. Byer

KAREN R HUEBNER
MY COMMISSION EXPIRES 1-31-12

STEVEN W. BOWERS AIA
JOHN S. ELLIS AIA
W. MICHAEL WATSON AIA

168 PATTON AVENUE
ASHEVILLE, NC 28801

828/236-9992

facsimile:
828/236-9996

e-mail:
info@bewarch.com

web site:
www.bewarch.com

September 6, 2011

Almack Corporation
414 S. Main St.
Hendersonville, N. C. 28792

State Historic Office

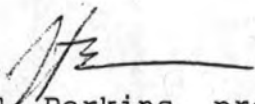
Dear Mr. Crow,

I am objecting to having my building listed on the National Register of Historic places.

This building was built in 1960 with a modern design. I cannot see how this buiding could have any historical significance.


Please remove my building from the nomination list immediately.

Sincerely,


John T. Perkins, president

RE: 167 Patton Ave.
Asheville, N. C.

Signed, sworn to and subscribed before the undersigned witness and notary public the



Signature of Notary Public

Notary Public/Notary Seal
My Comission Expires

12/15/15





North Carolina Department of Cultural Resources

Beverly Eaves Purdue, Governor
Linda A. Carlisle, Secretary

Office of Archives and History
Jeffrey J. Crow, Deputy Secretary

September 12, 2011

W. Michael Watson, AIA
Steven W. Bowers, AIA
John S. Ellis, AIA
Bowers Ellis & Watson Architects, PA
168 Patton Avenue
Asheville, NC 28801

Re: Downtown Asheville Historic District Boundary Increase III, Asheville, Buncombe County

Dear Messrs. Watson, Bowers, and Ellis:

We have received your notarized letter of objection to the nomination of the proposed Downtown Asheville Historic District Boundary Increase III to the National Register of Historic Places. As a property owner within the district expansion, you have the right to object to the nomination. We will present your letter to the National Register Advisory Committee (NRAC) at its meeting on October 13, 2011, when it considers the eligibility of the district for listing in the National Register.

The function of the Committee is to advise me, as State Historic Preservation Officer, whether a property or district being considered for nomination appears to meet the criteria for listing in the National Register. The committee bases its decision on the architectural and historical significance of the property or district under consideration.

I would like to take this opportunity to respond to several points raised in your letter and to share this information with all of the parties who received a copy of it. The Downtown Asheville Historic District Boundary Increase is being presented to the committee as an important and cohesive collection of over twenty historic buildings along Patton Avenue, Biltmore Avenue, and adjacent side streets. In the nomination, the distinctive 1961 modernist Public Service Company of North Carolina Office building at 168 Patton Avenue, which you own, is documented for its contribution to the architectural significance of the historic district expansion area and downtown Asheville as a whole. Although private property owners do have the right to officially object, they do not have the authority to request the removal of their properties from consideration.

Listing in the National Register places no requirements, obligations, or expectations on owners of private property. It does not require present or future owners of a property to make any changes to the property, or even to preserve it. Properties listed in the National Register are not required to be open to the public.

MAILING ADDRESS

4610 Mail Service Center
Raleigh, NC 27699-4610

Telephone
Fax

919-807-7280
919-733-8807

LOCATION

109 East Jones Street
Raleigh, NC 27601

The historic designation does not mandate any oversight by this office or the federal government of the actions of a private property owner. Dozens of property owners in the current Downtown Asheville Historic District (designated in 1979), have taken advantage of the rehabilitation tax credit program, which is only available to National Register-listed buildings. A brochure about this program is enclosed for your information.

The National Register was created by Congress in 1966 as a planning mechanism to ensure that federal agencies take historic buildings and neighborhoods into consideration in the course of their programs and activities, and to provide incentives, such as investment tax credits, to private owners who are attempting to stabilize and improve older buildings and neighborhoods. Since 1966, over 2,700 places in North Carolina have been listed in the National Register, including more than 450 historic districts in communities all across the state, encompassing thousands of historic buildings. Also, National Register designation should not be confused with local historic district designation, which is strictly a local zoning matter, *unrelated to the National Register*, that does entail adherence to design guidelines when changes are made to a building. No portion of the Asheville Downtown Historic District and the proposed boundary increase areas are in a locally zoned historic district.

If a majority of owners in a proposed National Register district expansion object to the nomination, under federal law the district cannot be listed in the National Register of Historic Places. However, if the Committee determines that the district appears to meet criteria for listing in the National Register, I am required to forward the nomination to the Keeper of the National Register in the National Park Service, U.S. Department of the Interior, for his determination of the district's eligibility for listing. If the keeper determines that the district is eligible, it would not be listed but it would be subject to the protections under law for registered historic properties as they apply to the activities of federal agencies. Such protections do not affect the activities of state, local, or private entities or individuals unless such activities are subject to federal licensing or receive federal funding. Without listing, owners will not be eligible for preferential federal income tax benefits associated with the National Register unless their buildings are individually listed in the Register.

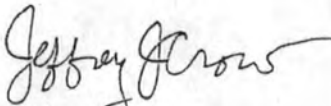
If less than a majority of owners objects to the nomination, and if the Committee and I agree that the district appears to be eligible for listing, the nomination will be submitted to the Keeper with recommendations for listing. A property may not be removed from the boundaries of a district at an owner's request.

If a majority of owners of a proposed historic district object to nomination, and the district is subsequently determined eligible for the National Register, it may be considered for actual listing in the National Register in the future should a majority of owners submit notarized letters of support for listing.

Messrs. Watson, Bowers and Ellis
September 12, 2011
Page 3

If you have questions about the National Register, please contact Claudia R. Brown, Survey and National Register Branch Head at 919/807-6573, or Ann V. Swallow, National Register Coordinator, at 919/807-6587.

Sincerely,



Jeffrey J. Crow
State Historic Preservation Officer

JJC/avs

encl.

cc: The Honorable Terry Bellamy, Mayor
The Honorable David Gantt, Chair, Board of County Commissioners
French Broad Trading Cooperative
Sycamore Partners LP
David C. Hayes
Lightart LLC
Land of Sky Leasing Corporation – c/o Public Interests Projects
Andy's Heating and Air Conditioning Company
McNorthup Properties LLC
137 Biltmore Associates
Asheville Broad Center LLC
Devere C. Lentz
Echo Mountain Studios LLC
Brian Peterson
Mr. and Mrs. Russell R. Rhodes
Asheville Gospel Tabernacle
Almack Corporation
Silver Foxx Investments LLC
Mr. and Mrs. Clarence E. Parker
Mr. and Mrs. Michael W. Byer
Stacy Merten, Director, Historic Resources Commission of Asheville and Buncombe County



North Carolina Department of Cultural Resources

Beverly Eaves Purdue, Governor
Linda A. Carlisle, Secretary
Secretary

Office of Archives and History
Jeffrey J. Crow, Deputy

September 14, 2011

John T. Perkins, President
Almack Corporation
414 South Main Street
Hendersonville, NC

Re: 167 Patton Avenue, Downtown Asheville Historic District Boundary Increase, Buncombe County

Dear Mr. Perkins:

We have received your September 6, 2011, letter of objection to the nomination of property within the proposed Downtown Asheville Historic District Boundary Increase to the National Register of Historic Places. As a property owner within the district boundary increase area, you have the right to object to the nomination.

I have enclosed information about the procedure for objecting to National Register listing. Please note in the second section that a letter notarized by a notary public certifying your ownership of property in the district is required for your objection to be legally binding. If you wish to officially object to the listing, please send a notarized letter to the State Historic Preservation Officer at the address shown in the fact sheet.

To date, you are the second property owner who has objected to the listing of property in the Downtown Asheville Historic District Boundary Increase in the National Register. Although private property owners do have the right to officially object, they do not have the authority to request the removal of their properties from consideration.

The Downtown Asheville Historic District was originally listed in the National Register in 1979. The current nomination being presented to the committee meeting is a re-examination of the district after thirty-two years. In its history, downtown Asheville is documented through 1961, and the 1961 dry cleaners building at 167 Patton Avenue is a contributing historic building in the area being proposed for inclusion in the district.

The National Register Advisory Committee will consider the district for listing in the National Register at its meeting on October 13. The function of the Committee is to advise me, as State Historic Preservation Officer, whether a property or district being considered for nomination appears to meet the criteria for listing in the National Register. The committee bases its decision on the architectural and historical significance of the property or district under consideration.

Listing in the National Register places no requirements, obligations, or expectations on owners of private property. It does not require present or future owners of a property to make any changes to the property, or even to preserve it. The National Register was created by Congress in 1966 as a planning mechanism to ensure that federal agencies

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

take historic buildings and neighborhoods into consideration in the course of their programs and activities, and to provide incentives, such as investment tax credits, to private owners who are attempting to stabilize and improve older buildings and neighborhoods. Since 1966, over 2,700 places in North Carolina have been listed in the National Register, including more than 460 historic districts in communities all across the state, encompassing thousands of historic buildings. Also, National Register designation should not be confused with local historic district designation, which is strictly a local zoning matter unrelated to the National Register.

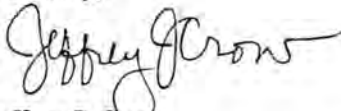
If a majority of owners in a proposed National Register district object to the nomination, under federal law the district cannot be listed in the National Register of Historic Places. However, if the Committee determines that the district appears to meet criteria for listing in the National Register, I am required to forward the nomination to the Keeper of the National Register in the National Park Service, U.S. Department of the Interior, for his determination of the district's eligibility for listing. If the keeper determines that the district is eligible, it would not be listed but it would be subject to the protections under law for registered historic properties as they apply to the activities of federal agencies. Such protections do not affect the activities of state, local, or private entities or individuals unless such activities are subject to federal licensing or receive federal funding. Without listing, owners will not be eligible for preferential federal income tax benefits associated with the National Register unless their buildings are individually listed in the Register.

If less than a majority of owners objects to the nomination, and if the Committee and I agree that the district appears to be eligible for listing, the nomination will be submitted to the Keeper with recommendations for listing. A property may not be removed from the boundaries of a district at an owner's request.

If a majority of owners of a proposed historic district object to nomination, and the district is subsequently determined eligible for the National Register, it may be considered for actual listing in the National Register in the future should a majority of owners submit notarized letters of support for listing.

If you have questions about the National Register, please contact Claudia Brown, Survey and National Register Branch Head at 919-807-6573, or Ann V. Swallow, National Register Coordinator, at 919-807-6587.

Sincerely,



Jeffrey J. Crew
State Historic Preservation Officer

JJC/avs
encl.



North Carolina Department of Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Beverly Eaves Perdue, Governor
Linda A. Carlisle, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

November 14, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service
U.S. Department of the Interior
1201 Eye Street NW (2208) Eighth Floor
Washington, D.C. 20005

Re: Bray-Paschal Farm – Chatham County
West Selma Historic District – Johnston County
Downtown Asheville Historic District Boundary Increase 3, Boundary Decrease
and Additional Documentation – Buncombe County
Clough H. Rice House – Henderson County

Dear Ms. Shull:

Enclosed are the nominations for the above-referenced properties and historic districts to be listed in the National Register of Historic Places.

We trust you will find the nominations to be in order. If you have any questions please call Ann Swallow, 919.807.6587.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey J. Crow".

Jeffrey J. Crow
State Historic Preservation Officer

JJC/jct: enclosures

September 21, 2011
State Historic Preservation Office
4610 Mail Service Center
Raleigh, NC 27699-4610

Dear Mr. Crow:

Asheville Broad Center, LLC is formally objecting to having my building listed on the National Register of Historic Places.

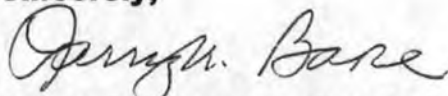
I object for a variety of reasons, first and foremost, our loss of personal control and negative financial impact due to substantially more bureaucratic authority, added complexity, and further governmental restrictions in an already highly over-regulated city such as Asheville. As a long time property owner I have dealt with this in the past and having first-hand experience in the process, will not agree to my building being included.

After reading the fact list which was attached to your letter, I have not been able to find a single compelling reason to accept this proposal.

Fact Sheet two lists four "Criteria for Evaluation" used as a guide by state and federal officials to determine whether a building is suitable for the National Register. If those four criteria are applied to my building, the answer to each guideline is a definite "no".

Please remove my building from the nomination list immediately.

Sincerely,



Asheville Broad Center, LLC
Member -Larry N. Bane

Telephone 954-557-4833

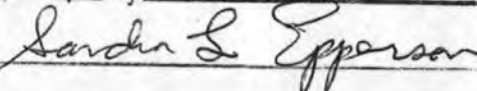
Email: banereal@bellsouth.net

STATE OF NORTH CAROLINA COUNTY OF BINCOMBE

Signed before me on this 21st day

of SEPT, 2011 by SANDRA L EPPERSON

Notary Public





North Carolina Department of Cultural Resources

Beverly Eaves Purdue, Governor
Linda A. Carlisle, Secretary
Secretary

Office of Archives and History
Jeffrey J. Crow, Deputy

September 27, 2011

Asheville Broad Center, LLC
c/o Larry N. Bane
1881 NE 26th Street, Suite 212H
Fort Lauderdale, FL 33305

Re: Pioneer Building, 40-44 North French Board Avenue, Downtown Asheville Historic District Boundary Increase, Buncombe County

Dear Mr. Bane:

We have received your September 21, 2011, letter of objection to the nomination of property within the proposed Downtown Asheville Historic District Boundary Increase to the National Register of Historic Places. As a property owner within the district boundary increase area, you have the right to object to the nomination.

To date, you are the fifth property owner who has objected to the listing of property in the Downtown Asheville Historic District Boundary Increase in the National Register. Although private property owners do have the right to officially object, they do not have the authority to request the removal of their properties from consideration.

The Downtown Asheville Historic District was originally listed in the National Register in 1979. The current nomination being presented to the committee meeting is a re-examination of the district after thirty-two years. In its history, downtown Asheville is documented through 1961, and modernist Pioneer Building at 40-44 North French Board Avenue which was constructed in 1956 is a contributing historic building in the area being proposed for inclusion in the district.

The National Register Advisory Committee will consider the district for listing in the National Register at its meeting on October 13. The function of the Committee is to advise me, as State Historic Preservation Officer, whether a property or district being considered for nomination appears to meet the criteria for listing in the National Register. The committee bases its decision on the architectural and historical significance of the property or district under consideration.

Listing in the National Register places no requirements, obligations, or expectations on owners of private property. It does not require present or future owners of a property to make any changes to the property, or even to preserve it. The National Register was created by Congress in 1966 as a planning mechanism to ensure that federal agencies

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

take historic buildings and neighborhoods into consideration in the course of their programs and activities, and to provide incentives, such as investment tax credits, to private owners who are attempting to stabilize and improve older buildings and neighborhoods. Since 1966, over 2,700 places in North Carolina have been listed in the National Register, including more than 460 historic districts in communities all across the state, encompassing thousands of historic buildings. Also, National Register designation should not be confused with local historic district designation, which is strictly a local zoning matter unrelated to the National Register.

If a majority of owners in a proposed National Register district object to the nomination, under federal law the district cannot be listed in the National Register of Historic Places. However, if the Committee determines that the district appears to meet criteria for listing in the National Register, I am required to forward the nomination to the Keeper of the National Register in the National Park Service, U.S. Department of the Interior, for his determination of the district's eligibility for listing. If the keeper determines that the district is eligible, it would not be listed but it would be subject to the protections under law for registered historic properties as they apply to the activities of federal agencies. Such protections do not affect the activities of state, local, or private entities or individuals unless such activities are subject to federal licensing or receive federal funding. Without listing, owners will not be eligible for preferential federal income tax benefits associated with the National Register unless their buildings are individually listed in the Register.

If less than a majority of owners objects to the nomination, and if the Committee and I agree that the district appears to be eligible for listing, the nomination will be submitted to the Keeper with recommendations for listing. A property may not be removed from the boundaries of a district at an owner's request.

If a majority of owners of a proposed historic district object to nomination, and the district is subsequently determined eligible for the National Register, it may be considered for actual listing in the National Register in the future should a majority of owners submit notarized letters of support for listing.

If you have questions about the National Register, please contact Claudia Brown, Survey and National Register Branch Head at 919-807-6573, or Ann V. Swallow, National Register Coordinator, at 919-807-6587.

Sincerely,



Jeffrey J. Crow
State Historic Preservation Officer

JJC/avs