ASHEVILLE SURVEY UPDATE

PHASE II SUMMARY REPORT

February 2012

ACME PRESERVATION SERVICES
ASHEVILLE, NORTH CAROLINA

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

No one person can tackle a project of the magnitude of the Asheville Survey Update without the help of many other individuals both named and unnamed. Several people deserve particular recognition for their patience and support over the project's three-plus years and I wish to acknowledge and thank Stacy Merten, Becca Johnson, and Greg Shuler for their assistance throughout the project. Hillary Cole, John Dean, and Ginny Daley contributed substantially to the completion of the project—conducting fieldwork and entering information into the database—and their help has been invaluable. Chandrea Burch, dedicated keeper of the files for the State Historic Preservation Office, and Blake Esselstyn, GIS specialist with the City of Asheville, proved to be great assets during the process.

PROJECT DESCRIPTION

The Asheville Survey Update project was initiated as a mitigation measure included in the Memorandum of Agreement (MOA) for the Pack Square Pedestrian and Roadway Improvements in the City of Asheville, North Carolina. The MOA stipulated that the City of Asheville undertake an architectural survey to update its historic architectural inventory within the City's planning area. Located at the geographic center of Buncombe County in the mountains of western North Carolina, Asheville covered approximately forty-three square miles within its corporate limits at the outset of the project (as of June 30, 2007). To fulfill the MOA stipulation, the City of Asheville selected Acme Preservation Services, LLC (APS) to complete the comprehensive survey update of Asheville's historic architectural inventory. Clay Griffith of Acme Preservation Services served as principal investigator and project manager and Stacy Merten, Director of the Historic Resources Commission of Asheville and Buncombe County, acted as the local project coordinator. As a signatory of the MOA, the North Carolina State Historic Preservation Office (HPO) supervised the project, provided the existing inventory and survey files, supplied the survey database shell and survey site numbers, and reviewed all products of the project.

The Asheville Survey Update project is divided in two phases. Phase I updated the architectural survey information on 4,076 previously recorded properties in the HPO collection with current photographic documentation and entry of data in the HPO's survey database. Phase II of the project added 400 new properties to the comprehensive inventory of historic architectural resources within the city limits of Asheville. The newly surveyed resources in Phase II have not been previously recorded in HPO survey site files and typically date from before 1960. Following the completion of Phase I, APS conferred with the City and HPO to identify the resources and areas of the city to be included in the Phase II survey.

For the Phase II survey the majority of properties were recorded at the reconnaissance level with digital photographs and a database entry that includes completion of the fields for property name, location, date of construction, evaluation/status, GIS data, condition, primary architectural data, and a brief written summary. Approximately twenty percent of these resources were intensively recorded with additional photographs and documentation and historical background research.

Tasks required for completion of Phase II:

1. Conduct a field survey of resources built before 1960 and not previously recorded in the architectural inventory
    i. Identify property in the field and photograph
    ii. Create database record as described above
    iii. Historical background research
2. Organize digital photographs and label the photo files.

3. Create survey site files with report forms generated from the survey database and digital photograph proofs. Supplemental documentary information and notes are provided for files on more intensively surveyed properties.
4. Prepare a Phase II report that discusses project methodology, presents the survey results, and summarizes the major changes in the city's built environment in the past 25-30 years, with emphasis on significant property types for buildings constructed between 1930 and 1960.

All data entry and digital photography (including file naming and labeling of proofs) were conducted in accordance with the HPO's policies, guidelines, and instructions in place as of May 2007. All work was completed to HPO standards as described in the survey manual, *North Carolina Historic Preservation Office Survey Manual: Practical Advice for Recording Historic Structures* (2008). Electronic copies of the database and digital photographs have been submitted to both the City and HPO. The newly created survey site files have been submitted to the HPO and will be added to the collection at the Western Office of the North Carolina Department of Cultural Resources in Asheville.

METHODOLOGY

The scope of work for the Asheville Survey Update project included a second phase of work to document 400 properties built before 1960 and not previously surveyed. During the Phase I fieldwork the principal investigator flagged properties to be recorded in Phase II and circled or marked their locations on field maps. These properties typically included individual resources, blocks, or whole streets of pre-1960 resources located adjacent or in close proximity to previously surveyed areas. The flagged properties were later compiled and presented in an outline form to the City and HPO for consideration. The number of potential Phase II properties far exceeded the 400 scheduled to be recorded in Phase II, so the final list was determined by the principal investigator in consultation with the City and HPO.

In consultation with Stacy Merten, director of the Historic Resources Commission of Asheville and Buncombe County (HRC), the principal investigator discussed a methodology to prioritize to the types of properties or areas targeted for additional survey. Ms. Merten ranked the most useful criteria, from the standpoint of the city planning department and the HRC, for determining the properties to be surveyed. The ranking is as follows:

1. Properties and/or neighborhoods with intensive HRC activity or public interest (i.e. Biltmore Village and Montford/Montford Hills)
2. Directly threatened properties and/or neighborhoods
3. Principal development corridors (e.g. Merrimon Avenue, Brevard Road, etc.)
4. Other corridors that may not qualify as potential historic districts and are not likely to be surveyed collectively.
5. Potential National Register-eligible properties and/or districts.

In consultation with Becca Johnson and Claudia Brown of the State Historic Preservation Office, additional types of properties were discussed such as municipal facilities built during the 1920s Program of Progress, including Recreation Park and the Beaucatcher and McDowell Street tunnels; post-World War II resources; and platted mid-twentieth century subdivisions. As indicated in Phase I of the project, however, a significant number of pre-World War II properties and neighborhoods remained undocumented. These pre-war resources generally took precedence over mid-twentieth century properties, although not exclusively. The Phase II survey documented a number of resources from the 1950s and 1960s, especially where they comingled with clusters of resources from the early twentieth century.

Several areas that were flagged for future survey during the Phase I fieldwork were not considered high priority due to their relatively large size or stable character. These neighborhoods include Beverly Hills, Jackson Park, additional sections of West Asheville not previously surveyed, and the remaining unrecorded parts of Grove Park, Lake View Park, and Kenilworth. Similarly, platted mid-twentieth century neighborhoods—Oak Forest, Buena Vista Forest, Witchwood Estates, Camelot—were not considered high priority for Phase II due to the great quantity of pre-WWI properties not yet inventoried.

Another point of consideration for the Phase II survey was the extent of the Phase I update, such that the properties and neighborhoods flagged by the principal investigator only represent areas located close to where there were groups of properties to be updated in the first phase. As an example, very few previously recorded properties—less than a dozen—were located in the northwest and far west sections of the city; therefore the principal investigator did not spend a sufficient quantity of time in these sections as part of Phase I to determine which properties or areas were of potential interest for future survey. A future city-wide reconnaissance survey is recommended to identify additional historic resources and neighborhoods located outside the scope of the Asheville Survey Update project.

The methodology for Phase II of the Asheville Survey Update closely followed the methodology of Phase I once the 400 properties to be surveyed had been determined. Using the large sectional maps provided by the City in Phase I, the principal investigator assigned survey site numbers in the range BN5527 to BN5926 to the properties to be surveyed and mapped their locations. An empty database shell was created from the Phase I survey database and new records were created with the SSNs and corresponding street addresses. Once all of the properties were assigned a SSN, mapped, and had a database record created, the principal investigator completed this preparatory work by going to the database tables to enter repeated fields such as city and quad map name. The PINs for each resource were entered similarly, cutting and pasting numbers from the spreadsheets provided by the City into the survey database.

The principal investigator, along with Hillary Cole and John Dean, completed the fieldwork for Phase II in March and April 2011. The Phase II fieldwork consisted of photographing each property—the primary resource and any associated outbuildings—from the public right-of-way and making notes and occasional site plans. Although the vast majority of properties are located in urban neighborhoods, a small number of resources required entering the property or requesting permission for access. The surveyors typically took multiple views of each resource, outbuildings, and some architectural details. Interior photography was not a requirement for the survey update, but interior photographs were taken at a few sites where permission was granted by the owner or site superintendent.

The surveyors took more than 1,550 photographs of primary and visible secondary resources for Phase II. According to the HPO digital photography guidelines, each photo was labeled with the two-letter county identifier (BN) and survey site number, city name, street address, month and year the picture was taken, and photographer's initials. In the case of resources without an address (e.g. Beaucatcher Tunnel, Hominy Creek Bridge) or a commonly recognized name (e.g. Walton Street Park) the photo label refers to the name instead of its street address.

Following completion of the fieldwork and labeling of photographs, the surveyors completed a database record for each resource by entering the property name, location, date of construction, condition, and architectural data. In the comment field, the surveyors wrote a brief physical description of the primary resource describing its general form, style, massing,

and exterior materials. A portion of the records, approximately twenty percent, include additional historical background information and description based on research conducted by the surveyors. The additional research was conducted via online sources, including the county GIS, Register of Deeds, and public and university library collections. Further research was undertaken at the North Carolina Collection of Pack Memorial Library, utilizing the city directories and extensive vertical files. The properties that received additional research were generally the identified commercial, public, and religious buildings or individual resources not closely associated with any neighborhood or specific group of buildings.

The final component of the Phase II work was creating survey site files for the newly surveyed properties. The survey site files contain the property report forms printed from the database, photo proof sheets, notes, and documentary information. Multiple property records were grouped together, as much as possible, in a single folder with the SSNs of all of the records contained therein identified in the upper right hand corner of the folder. A single folder, therefore, may contain an individual property record or a group of records for all properties on a particular street or block.

ARCHITECTURAL CONTEXT 1930 – 1960

Asheville in the 1920s, despite its fairly isolated location, must have felt like the center of the world, bustling and energetic. Indeed, the frenzy is recounted by nearly everyone who witnessed it. Architect Henry Gaines came to Asheville from South Carolina in 1925. On one of his first days walking around downtown, he became excited by activity around Pack Square and "began to feel the pulsating fever of quick and easy money."[1] It was a boom town; a popular resort destination and health center that became obsessed with the buying and selling of real estate. As Gaines noted, "people were *buying* property to *sell*."[2] Businessman Frank Coxe agreed: "[we] thought it was going to carry on forever, and so did all of us, ... we would buy and sell, and we would make obligations; we couldn't see how we were going to take care of them, except we knew we could sell the property."[3]

Author and Asheville native Thomas Wolfe later recounted the same "fever" in his 1940 novel *You Can't Go Home Again*. Wolfe's largely autobiographical protagonist, George Webber, lamented that "the sleepy little mountain village in which he had grown up … was now changed almost beyond recognition" and observed "the faces of natives and strangers alike appeared to be animated by some secret and unholy glee."[4] The town Wolfe remembered from his childhood no longer possessed the "early-afternoon emptiness and drowsy lethargy," but instead was filled with "talk, talk, talk—terrific and incessant. And the tumult of voices of was united in variations of a single chorus—speculation and real estate."[5]

Asheville was on its way to nearly doubling in population during the 1920s—from 28,504 in 1920 to 50,193 in 1930—and some civic leaders had their sights set on a future city of 200,000. City officials engaged renowned city planner John Nolen to draft their vision, and his recommendations for Asheville's future were published in 1925. Many of Nolen's ideas for public buildings and infrastructure were carried out, financed by bond issues and borrowing against artificially inflated property values. Among the proposals for improved transportation networks were the Beaucatcher Tunnel (BN5528), which opened a connection to the east of downtown, and the extension of McDowell Street to the south, which required the construction of the McDowell Street Tunnel (BN5663) below Victoria Road and the McDowell Street Viaduct carrying over the Swannanoa River and railroad freight yard near Biltmore. Building permits, which were issued in 1919 at a value of $800,000, climbed to $4.2 million in 1924 and passed

[1] Henry Irven Gaines, *King Maelum* (New York: Vantage Press, 1972), 11, 15-18.

[2] Ibid., 17.

[3] Frank Coxe Oral History, Dr. Bruce S. Greenwalt Oral History Collection, D.H. Ramsey Library Special Collections, University of North Carolina at Asheville (June 9, 1979).

[4] Thomas Wolfe, *You Can't Go Home Again* (1940; New York: Grossett & Dunalap, 1957), 109.

[5] Ibid., 109-110.

$9 million in 1926. Permits were issued for more than $1.3 million in March of 1925 alone.[6] With a slump in building after 1926, signs began to appear that the bubble was about to burst. Frank Coxe, continuing his earlier thought, summarized the problem: "Then, all of a sudden, you couldn't sell the property … the thing stopped right in mid-air."[7]

When the Central Bank and Trust Company and several other local banks closed in November 1930, more than $8 million of city, county, and public school funds deposited with those banks was lost. The city budget was cut by more than half from $2.6 million to $1.2 million. Cutbacks reduced the fire department by one-fourth; the police force was diminished; and city employees saw their salaries lowered twenty percent. The entire street maintenance crew was dismissed. In the ensuing fallout, eighteen city and bank officials were indicted, including former Mayor Gallatin Roberts, who committed suicide a week later.[8]

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 in 1940 of a new civic auditorium, designed by local architect Lindsey Gudger and funded in part by the Public Works Administration. 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 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

---

[6] *Asheville: A Guide to the City in the Mountains* (Federal Writers Project, 1941).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).

[7] Frank Coxe Oral History.

[8] Federal Writers Project, 58-59. Wayne King, "1930 Bankruptcy In Asheville: Jobs Lost, Suicides," New York Times (October 18, 1975). Chase, 111-116.

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

[10] Gaines, 48-53.

[11] Asheville City Directories, 1926-1965.

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 and 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. A younger generation of architects and smaller firms orbited around Six Associates in the post-war period including Lindsey Gudger and a trio of graduates of North Carolina State University School of Design: Charles M. Sappenfield, J. Bertram King, and William O. Moore.[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 the majority of Asheville's development for much of the 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 were manifestations of broader trends that affected the whole nation. Capitalizing on Asheville's unique assets to attract tourism, however, was the major factor in the city's resurrection.

Completion of the Great Smoky Mountains National Park along the border of western North Carolina and eastern Tennessee, along with other projects of the federal relief programs in the 1930s, helped to initiate a gradual return of tourists to Asheville and the region. Construction began in 1935 on the Blue Ridge Parkway, with local officials strenuously endorsing a route that passed close to Asheville. 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, with a growing emphasis on automobile travel bringing about new changes in accommodations and related businesses across the region.[13]

One of the new innovations in the age of auto-related tourism was the development of the tourist court and motor hotel ("motel," for short). 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 motels and restaurants built along the highways, contributing to the demise of numerous inns and boarding houses that had once served the traveling public. Tourist courts were typically family-owned accommodations consisting of one-story cottages or multi-unit buildings informally arranged around a public court and parking areas. The buildings were often rendered in a rustic style and exuded a folksy charm. Motels eventually supplanted the tourist courts as motorists began to prize efficiency and familiarity in their overnight accommodations.

[12] Gaines, 79-86. Bishir 1999, 264.

[13] 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.

A motel differed by being one- or two-story continuous or connected multi-unit structures, often in a U- or L-shaped configuration. Motels were increasingly owned by corporate chains, offering travelers a familiar place to spend the night as they drove through the region.[14]

The tourist court became hugely popular in Asheville beginning around 1952 or 1953. The city directory for 1953 lists six motor courts, including the Rhododendron Court (BN5704) on Merrimon Avenue. The following year forty-one such establishments are listed in the city directory, nearly all of them containing the word "court" in the name. The first tourist courts typically presented a theme that carried through the name of the business and the physical appearance of the buildings. Foster's Log Cabin Court offered diminutive log cabins for guests to stay in. Guests at The Pines were put up in frame cabins scattered throughout the wooded grounds. The Rockola Court and Rock Haven Terrace both offered stone-veneered units. The number of motels and motor courts continued to rise, reaching a peak of fifty-six around 1965. 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]

Tourist courts and motels became so popular in Asheville that even the stalwart Grove Park Inn attempted to cash in on the trend. By the 1950s the famous inn began to show its age and was sold in 1955 to Jack Tar Management Co. of Texas, which owned hotels in Florida, South Carolina, and Texas. Convinced that visitors wanted modern facilities, Charles Sammons, owner of Jack Tar Hotels, began a dramatic renovation of the rustic inn and either removed or concealed many of the building's distinguished architectural features. Bowing to current trends, fifty additional guest rooms were built in 1958, housed in an adjacent structure known as Fairway Lodge (no longer standing). The $200,000 "lodge" was a two-story motel constructed of native stone, redwood, and concrete with exterior corridors and concrete access ramps. Beginning in 1978, Sammons began restoring the inn and its original architectural character while adding other amenities to the property, and the Grove Park Inn ultimately regained its status as a premier resort destination.[16]

A similar building type appearing in the post-WWII period was the multi-family apartment complex, composed not of a single multi-unit building but a scattered collection of related buildings. Asheville boasted a good number of early-twentieth century apartment buildings—Ambassador, Carolina, Commodore, Jefferson, Lenox Court—that were typically two- or three-story walk-up brick structures or garden apartments arranged around a small courtyard. The city directory for 1930 lists seventy-seven apartment buildings. The number grew quickly over the next several decades and following the war, the demand for housing and increasing automobile ownership influenced the way apartments were designed. The Edgewood Knoll Apartments (BN5745) on Merrimon Avenue consist of twenty-seven two-story brick and weatherboard multi-unit buildings on a hilltop site and informally organized around a pre-existing Craftsman-style brick house. Projecting masses, variations in exterior material, and

[14] Starnes, 135-136.

[15] 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.

[16] Starnes, 136-137. "Jack Tar Co. Taking Over Hotel Today," *Asheville Citizen* (September 29, 1955). "Grove Park Opens Its 1958 Season Today," *Asheville Citizen* (April 26, 1958.)

front-gable entry porches serve to accentuate the multiple two-story apartment units that make up a single building. Built in 1949-50, the Edgewood Knoll Apartments offered 168 units and dramatically altered the residential density in this portion of Merrimon Avenue.[17]

A 1960 relocation guide to Asheville for employees of the American Enka Corporation, whose rayon plant in the Hominy Valley section west of town was one of the largest employers in the mid-twentieth century, provides insight into these new apartment complexes. The guide considered the availability of apartments in the range of $100 to $150 per month to be "reasonably limited" and that practically all of the apartments in this price range had been constructed in the 1950s on the north side of the city. Several apartments in the medium price range had been built since World War II, and the larger complexes included Edgewood Knoll, the Beverly Apartments on Biltmore Avenue with 152 units, the 112-unit Dunbar Apartments on Coleman Avenue off of Merrimon, and the West Terrace Apartments with 88 units on Haywood Road in West Asheville.[18]

The Six Associates firm designed three low-income housing projects that follow the same form as the larger apartment complexes being built at the time. Situated on a knoll between Biltmore Avenue and McDowell Street, the 96-unit Lee-Walker Heights project was the first of these projects to be constructed. Built around 1950, the nineteen-building complex consists of two-story, side-gable, brick buildings with attached front-gable and shed-roof entry porches. The Hillcrest and Pisgah View Apartments followed in the early to mid-1950s. The designs for these larger complexes more closely resemble some of Six Associates' austere wartime projects.[19]

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. Sears, Roebuck & Co. opened a "mammoth" new, three-story Moderne-style brick store (BN5919) at 40 Coxe Avenue in 1948. The block-long building was simply but stylishly embellished with flat cast concrete canopies and decorative brick banding.[20]

---

[17] Asheville City Directories, 1930-1965.

[18] "Living In Asheville and the State of North Carolina" (1960), 4. This unpublished manuscript in the North Carolina Collection, Pack Memorial Library, Asheville, is helpfully subtitled: "An informal brochure designed to provide useful information for those American Enka Corporation employees involved in the movement of administrative offices from New York City to Enka, North Carolina."

[19] Six Associates, Inc. *Representative Work: Six Associates, Inc., Architects and Engineers, 1941-1958* (Asheville, NC: Miller Printing Co., 1958), n.p.

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

Commercial architecture was also increasingly influenced by Modernist design, particularly the International Style and its stripped planar surfaces. Architects in western North Carolina experienced the source directly as leading practitioners Walter Gropius and Marcel Breuer came to the experimental Black Mountain College in the Swannanoa Valley in the late 1930s. Gropius and Breuer produced designs for the college, which were later scrapped in favor of a more economical design by faculty member A. Lawrence Kocher. 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."[21] Anthony Lord served as supervising architect. Commercial architecture in Asheville, however, generally reduced the tenets of the International Style to its most basic 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. Several examples appear along Merrimon Avenue that express these attributes including the one-story, flat-roof commercial building at 168 Merrimon Avenue (BN5712), which features a smooth-stucco corner tower, cantilevered front canopy, brick and glass wall sections, and a recessed south elevation.[22]

Six Associates actively incorporated modern design philosophy into their work for the city school system. The Livingston Street School (BN5662), designed in 1952, is organized around a one-story, flat-roof, L-shaped classroom block with a cafeteria and gymnasium block projecting out from the "L." The brick walls are unadorned, and the classroom ribbon windows are topped by glass block panels. The 1953 Aycock School in West Asheville features a stylized portico with concrete columns and classroom bays set at a 45-degree angle to the exterior wall. Opened in 1965, the two-story South French Broad High School (BN5755) marks a shift towards Brutalism with its exposed concrete frame, infill brick panels, pierced concrete block screens, and metal-frame multi-light windows.[23]

At the same time, Six Associates was employing domestic styles for other commercial projects. Located on Hendersonville Road near the entrance of Biltmore Estate, the ca. 1957 Biltmore Dairy (BN5568) building consisted of a late Colonial Revival-style main block with flat-roof wings to the rear housing the creamery and distribution operations. The building is composed of a tall one-story side-gable center section topped by a cupola and parapet walls distinguishing the lower side wings, which were accented with cornice returns. Original paired eight-over-eight double-hung sash windows rested atop wood panels and helped to give the building a domestic scale, but most of these have been replaced with modern plate glass fixed-sash windows. Six Associates also designed a series of branch locations for Wachovia Bank across the state, including three surviving examples in Asheville. The North Asheville (BN5752) and Biltmore (BN5562) branches, located at 800 Merrimon Avenue and 11 Kitchen Place, respectively, are tall one-story brick Cape Cod-type structures with three gabled front dormers,

[21] Bishir 1999, 284.

[22] Ibid., 304-305. "Roundtable: Today's Asheville," *North Carolina Architect* (July/August 1978), 34-35. Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 451-454. Marcus Whiffen, *American Architecture Since 1870: A Guide To The Styles* (Cambridge, MA: MIT Press, 1988), 241-246.

[23] Six Associates, Inc., n.p. Whiffen, 275-279.

corbelled interior end chimneys, and dentil cornices. Both branches were enlarged in the 1980s with a projecting drive-thru banking canopy.[24]

The increasing reliance on personal automobiles for transportation that ultimately generated the need for drive-thru windows began early in the mid-twentieth century. Among the automobile's many repercussions in Asheville, decentralization of retail shopping had a tremendous impact for 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 was anchored by a full-sized department store and included a cafeteria, branch bank, drug store, barber shop—thirty stores in all. Perhaps most important, the Westgate Regional Shopping Center, as it was formally known, offered "excellent parking facilities" that consisted of a vast surface parking lot.[25]

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 big department stores that served to draw large numbers of people downtown for shopping, culminated in 1973 with the opening of Asheville Mall on a 62-acre site on Tunnel Road east of downtown. Both 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 from its Coxe Avenue location. Woolworth's relocated to the mall from Haywood Street. The extension of commercial development outward from Asheville left a lasting imprint on the city and unintentionally wiped the slate for an impressive rebirth at the end of the twentieth century.[26]

[24] Six Associates, Inc., n.p.

[25] Detailed in "Living In Asheville and the State of North Carolina," n.p. Chase, 165-167. Harshaw, 315-317.

[26] Ibid. Chase, 166-170.

REPAYING THE DEBT: ASHEVILLE REVITALIZED

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. Julian A. Woodcock Jr., chairman of the Buncombe County Sinking Fund, lit the $1,000 bond held aloft by Miss Asheville, Cindy Drake, to symbolize fulfillment of the city's financial obligations. Those in the audience looking for all memory of the forty-year saga to disappear in a puff of smoke were surely disappointed as it took Woodcock two attempts of sputtering flame to reduce the paper symbol to ashes. Though clearly an important milestone, the physical and psychological effects of the economic shackles were not so easily obliterated and continued to smolder for a number of years. Asheville businessman Frank Coxe recalled the feeling of defeat that persisted among Asheville civic and business leaders for many years following the Depression. Local architects Anthony Lord and Bertram King echoed a similar sentiment. They described the unwillingness, among those who had survived the Depression, to invest in Asheville out of fear and the memory of having lost everything once before.[27]

In relation to the physical fabric of Asheville, the city's severe debt, on the one hand, spared much 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. Even with the crippling municipal debt repaid, the decline reached its nadir in the early 1980s on the effects of a nationwide economic recession and high unemployment.

During this same period, in the late 1970s, several events conspired to be a rallying point for local preservationists. In particular, the proposal to raze a swath of buildings along N. Lexington Avenue for an enclosed shopping mall served to initiate interest in documenting and preserving Asheville's historic architecture. The Montford Area Historic District was listed in the National Register of Historic Places in 1977. The Downtown Asheville Historic District National Register nomination and architectural survey were completed between 1977 and 1979. The non-profit Preservation Society of Asheville and Buncombe County organized in 1976, and the local Historic Resources Commission was created by the city and county governments in 1979.

Several important events have substantially shaped the city and galvanized the preservation movement. In 1974 contracts were let for the open cut of Beaucatcher Mountain, which allowed for the construction of I-240 and caused irreparable physical damage. A program of urban renewal began in the 1960s under the auspices of the city's Housing Authority and continued into the 1980s and wrought significant physical changes, especially in the African American communities surrounding downtown—East End, Valley Street, South Side, and East Riverside. These plans also called for clearing large swaths northeast of downtown, leaving the

[27] Reed, *Asheville Citizen-Times* Bond-Burning Edition (June 28, 1976). Meacham, *Asheville Citizen* (July 2, 1976). Chase, 181-182. Frank Coxe Oral History. *North Carolina Architect* (July/August 1978), 32.

historic First Baptist and First Congregational churches isolated until new commercial development followed. Plans for Akzona's new corporate offices on Pack Square, designed by renowned architect I. M. Pei in 1977, appeared to be a much needed boost for downtown. Formed from American Enka, the company required, in return for its investment, that the city make a number of improvements to the Pack Square area at public expense. Among those requests was the demolition of the Legal and Commerce Buildings, but thankfully that provision was later dropped. A full block of early twentieth-century commercial buildings was 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.[28]

The young Preservation Society of Asheville and Buncombe County scored a major victory for historic resources in 1978, when it was able to acquire the Gudger House on Montford Avenue. The Preservation Society restored the exterior of the house using grants, loans, volunteer labor, and donated materials. The sale of the highly visible Gudger House to the Buncombe County Bar Association in 1981 provided seed money for the Society's revolving fund, which was then able to acquire Richmond Hill, the opulent Victorian home of Richard Pearson. James G. Hill, Supervising Architect of the United States Treasury in the 1870s and 1880s, designed the house for Pearson, a diplomat and two-term member of the House of Representatives, on family property on the west side of the French Broad River. In 1972, the house was sold to the Western North Carolina Baptist Retirement Home, which eventually sought to demolish the structure and expand its facilities. The Preservation Society secured rights to the house and in 1984 moved it 600 feet down the hill from its original location. Following an extensive rehabilitation, the house reopened as the Richmond Hill Inn in 1989.[29]

A proposal known as the Strouse Greenberg project, however, brought focus to a number of grassroots interests and a future vision for Asheville. The development firm of Strouse, Greenberg & Co. of Philadelphia put forth a proposal in March 1980 for a convention hotel, shopping mall, and office tower located on the north side of downtown Asheville and containing more square footage than Asheville Mall. The proposal called for the developer to fund approximately $100 million of the $135 million estimated cost with the city providing the difference. While the possible economic benefits were attractive to many who supported it, the project ran afoul of opposition on two major points: demolition of downtown buildings and public financing.

The first issue stemmed from the proposal to demolish eleven blocks of downtown—nearly 85 buildings on seventeen acres. The majority of these were located on North Lexington Avenue and included a group of buildings owned by John Lantzius, who had been slowly buying and fixing up the structures as part of his Lexington Park project. At the time Lantzius' work was an improvement, but not much, and certainly paled in comparison to the developers' gleaming vision. Despite differing evaluations and a grassroots public relations effort, Lantzius' buildings were ultimately determined by city council to be blighted under the definition in the state urban renewal statutes and the city prepared applications for federal grant assistance. The second detrimental issue for the project arose when it came to light in 1981 that the city's

[28] Chase, 178, 188-191.

[29] The historic portion of the Richmond Hill Inn was destroyed by fire in March 2009.

contribution would be significantly more than originally estimated. The difference not covered by federal funding required approximately $40 million in bonds guaranteed with taxpayer money. Five years removed from the bond burning ceremony at Thomas Wolfe Auditorium, this revelation brought additional scrutiny from the community and the bond issue was soundly defeated by a 2-1 margin at the polls.[30]

In the mid-1980s, the Northwestern Bank Building, an eighteen-story steel-and-glass skyscraper at 1 Pack Square NW, was becoming a substantial eyesore. Erected in 1964-1965, the Mies van der Rohe-inspired office tower was the tallest building in western North Carolina and the largest downtown construction project in over thirty years. When it was built, the building dramatically changed the skyline of downtown, razing a full block of three- and four-story early twentieth century commercial buildings to accommodate the new structure, which featured a paved plaza, 30 feet by 137 feet, lying in front of the building. The project also claimed the Langren Hotel, a prominent eight-story edifice erected in 1912 on the northeast corner of Biltmore Avenue and College Street, which was demolished for a multi-level parking garage. By 1985, however, the Northwestern Bank Building was suffering significantly from deferred maintenance with a leaking roof, failing window seals, unreliable elevators, and a loss of gas service. Deterioration of the boiler smokestack prevented the heating system from being fired, which, in turn, threatened a loss of the building's occupancy permit. With vacancy rates at nearly twenty-five percent, the tower became a symbol of Asheville's declining fortunes.[31]

To the south of downtown Asheville, modern commercial development threatened to overtake the historic character of Biltmore Village, the manorial village that stood just outside the entrance gate to the George Vanderbilt's Biltmore Estate. Vanderbilt's widow, Edith, opened the grand house to the public in 1930, but it was not until the mid-1960s when William Amherst Cecil, one of Vanderbilt's two grandsons, returned to Asheville with the intent of making the estate self-supporting based on its appeal to visitors. The family-owned company made turned its first profit in 1968 and its steady growth and appeal as a heritage-based attraction for tourists helped shaped the city's image in the late twentieth century. Similarly, the village that Vanderbilt erected in 1890s to house many of the estate's workers and servants and the services and facilities for operating the estate began to see its popularity rise along with that of Biltmore Estate. In the late 1970s, property and business owners sought National Register listing for the surviving historic buildings and landscape elements in the village and successfully designated the area as a local historic district. As buildings have been rehabilitated or demolished and rebuilt, the local district's design guidelines have been instrumental in re-establishing the historic character of Biltmore Village, which has become one of Asheville's most popular commercial and retail areas.[32]

The spate of preservation-related activity in Asheville that began in the late 1970s included efforts to nominate properties to the National Register, a survey of downtown's historic architectural resources, a county-wide survey of historic architecture, and a few

[30] Ibid., 194-197.

[31] "Northwestern Bank Building 'Topped Out'" *The Times-News* (October 23, 1964).

[32] John M. Bryan, *Biltmore Estate* (New York: Rizzoli, 1994), 148. Chase, 218-220. Swaim, 184.

rehabilitation projects. From these modest beginnings the number of individuals, organizations, and businesses participating in downtown Asheville's resurgence grew exponentially, and created a small, vital city with rehabilitated historic buildings, successful local businesses, desirable historic residential neighborhoods, and a vibrant street life. Although he cannot be counted among the pioneering individuals of the 1980s, Julian Price came to Asheville in 1990 and made a tremendous impact over the next decade. Price quietly advocated for the rehabilitation of downtown buildings and, both personally and through his for-profit corporation Public Interest Projects, invested millions of dollars in buildings, organizations, and small businesses around Asheville.[33]

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 has resulted in numerous changes to the historic fabric of the city—both positive and negative. Approximately ten percent of properties in the Montford Area Historic District have been substantially rehabilitated utilizing state tax credits. Of the 257 resources included in the Downtown Asheville Historic District, more than 80 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 rehabilitation projects and the amount of qualifying rehabilitation expenditures. Given its position as the economic, cultural, and social center of western North Carolina, Asheville plays a critical role in the regional economy and sets an example for other communities to follow.[34]

[33] Michael Muller, "A Passionate Legacy: How Julian Price Reimagined Asheville," *Mountain Xpress* (August 18, 2010).

[34] 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. Additional tax credit figures provided to the author by the Restoration Services Branch of the State Historic Preservation Office.

SURVEY RESULTS

Phase II of the Asheville Survey Update documented and collected information on 400 previously unrecorded structures to be added to the inventory of historic architectural resources within the city. The information gathered during both phases of the survey update has been entered into a searchable database, which will provide the city planning department, HPO staff, and eventually public users the ability to search the inventory in numerous ways.

The Buncombe County Tax Department was contacted during the planning phase of the Asheville Survey Update project to provide an estimate based on tax records of the number of properties built before 1960. Director Gary Roberts reported that more than 19,000 "improvements" within the city limits were listed with a "year built" date of 1960 or earlier. The reported number included 4,763 commercial buildings and 14,368 residential buildings. Those numbers, even when reduced by the 4,000 properties updated in Phase I, present a daunting prospect. The 400 newly surveyed properties in Phase II represent only a small fraction of Asheville's undocumented historic architectural resources.

The survey areas and properties within each area were determined in consultation with the City and HPO following the agreed upon methodology in a manner that achieved the 400 properties allowed for in the scope of work. The results of Phase II survey are summarized below by survey area.

Biltmore Village – 36 properties

These properties include all of the resources located within the boundary of the locally-designated Biltmore Village Historic District and not previously recorded. Four commercial buildings on Biltmore Avenue to the north of the local district boundary, the Biltmore Dairy, and the former Forest Manor Inn were also recorded in this section.

Montford Hills – 88 properties

These properties include eighty resources located on Tacoma Street, Tacoma Circle, Westover Drive, and Sylvan Avenue within the potential boundaries of the Montford Hills Historic District, which is on the Study List for the National Register. The Emil and Ollie Kiibler House at 2 Cullowhee Street, which is located within the boundaries of the Montford Area National Register Historic District but not cited in the inventory, was recorded. A house located at 3 Hawthorne Lane was also recorded. This ca. 1929 Dutch Colonial Revival-style dwelling is located adjacent to, but outside of, the Montford Area Historic District and is surrounded by post-WWII houses on Hawthorne Lane.

South French Broad Avenue Area – 162 properties

The area is composed of primarily early twentieth-century residences in one of the more historic areas of town, and an area under-represented in previous surveys. Three neighborhood churches and two public school buildings from 1953 and 1965 are interspersed through the neighborhood, which was impacted by urban renewal programs in the 1970s.

Oakland Road/Walton Street – 41 properties

These properties include twenty-eight resources on Walton Street, fourteen residences on Oakland Road, Walton Street Park, and the McDowell Street Tunnel. At the center of Walton Street stands the 1936 School of St. Anthony of Padua, a Catholic school operated until 1968 for underprivileged African American children.

Merrimon Avenue – 50 properties

These properties include the remaining and not yet surveyed scattered properties built before 1965 along one of the city's principal thoroughfares. The group comprises a mix of commercial buildings and residences converted to businesses. Two 1950s motor courts were recorded. Associated with the Weaver and Rhoades families, the Rhoades House is a 1926 Colonial Revival-style frame dwelling with a good collection of outbuildings on a landscaped 9.5-acre tract at the busy intersection of Merrimon Avenue and Weaver Boulevard.

Charlotte Street – 10 properties

This group includes the few remaining scattered properties on Charlotte Street built before 1965 and not yet surveyed. Nearby Beaucatcher Tunnel and Berry Temple, on the south side of I-240, were surveyed with this group.

Downtown (South side) – 11 properties

A scattered group of properties built before 1965 and not previously recorded located south and southwest of the Downtown Asheville Historic District. The ca. 1898 Smith-Raysor House at 68 Grove Street and the Asheville Colored Hospital were also recorded in this section, which consists primarily of commercial and industrial buildings.

Brevard Road (I-240 to I-26) – 2 properties

Mrs. Hyatt's Opera House, a small private residence and outbuildings that have hosted informal "picking sessions" for more than fifty years, was documented. Two new car dealerships and widening of Brevard Road have significantly encroached on the property in recent years. A 1920s-era reinforced concrete bridge on South Bear Creek Road over Hominy Creek was also recorded.

The range of property types and architectural styles represented in the Phase II survey is indicative of the wealth of Asheville's architectural heritage. The vast amount of historic resources that remain undocumented would likely fill another project on the magnitude of the Asheville Survey Project. Indeed, it is recommended that the City and HPO consider additional funding sources or partnerships to continue the survey work begun with this project. In addition to the neighborhoods and potential survey areas outlined for future survey at the end of Phase I, a thorough city-wide reconnaissance survey would help to identify other potential historic resources and neighborhoods that fell outside of the areas covered in this project.

The Asheville Survey Update, while hardly an exhaustive accounting of Asheville's historic resources, offers a unique snapshot of the city at this point in time. Documenting and updating

these resources and records in a relatively narrow window of time provides future preservationists, planners, and researchers an accounting of the city's architectural history. Each property or neighborhood added to the inventory from this point deepens our understanding of the remarkable architectural legacy of this remarkable city.

BIBLIOGRAPHY

"Asheville Historic and Architectural Multiple Resources Area" National Register of Historic Places Nomination. 1979. Historic Preservation Section, Division of Archives and History, North Carolina Department of Cultural Resources, Raleigh, NC.

Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 1990.

Bishir, Catherine W., 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.

Black, David R., ed. *Historic Architectural Resources of Downtown Asheville, North Carolina*. Asheville, NC: City of Asheville and Division of Archives and History, North Carolina Department of Cultural Resources, 1979.

Brandt, James L. "A Half Century of North Carolina Architecture." *North Carolina Architect* Vol. 11, no. 12 (December 1964).

Bryan, John M. *Biltmore Estate*. New York: Rizzoli, 1994.

Chase, Nan K. *Asheville: A History*. Contributions to Southern Appalachian Studies, 19. Jefferson, NC: McFarland & Company, Inc., 2007.

"Downtown Asheville Historic District" National Register of Historic Places Nomination. 1979. Historic Preservation Section, Division of Archives and History, North Carolina Department of Cultural Resources, Raleigh, NC.

Gaines, Henry Irven. *Kings Maelum*. New York: Vantage Press, 1972.

The Greater Asheville Story. Lake Worth, FL: Richard J. Armitage Co., 1974.

Griffith, Clay. *Douglas D. Ellington: Art Deco In Asheville, 1925-1931*. MA Thesis, University of Virginia, 1993.

Harshaw, Lou. *Asheville: Mountain Majesty*. Fairview, NC: Bright Mountain Books, Inc., 2007.

Holton, Rebecca. "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.

King, Wayne. "1930 Bankruptcy In Asheville: Jobs Lost, Suicides." *New York Times* (October 18, 1975).

"Living In Asheville and the State of North Carolina." [S.l.: s.n], 1960. North Carolina Collection, Pack Memorial Library, Asheville, NC.

Meacham, Jody. "$56 Million Debt Is Officially Paid." *Asheville Citizen* (July 2, 1976).

Muller, Michael. "A Passionate Legacy: How Julian Price Reimagined Asheville." *Mountain Xpress* Vol 17, no. 4 (August 18, 2010).

"Northwestern Bank Building 'Topped Out'" *The Times-News* (Hendersonville, NC) (October 23, 1964).

Rasmussen, Steve. "The Boss: How An Autocratic City Manager Ran Asheville." *Mountain Xpress* Vol. 11, no. 46 (June 22, 2005).

"Roundtable: Today's Asheville." *North Carolina Architect* (July/August 1978).

Six Associates, Inc. *Representative Work: Six Associates Inc., Architects and Engineers, 1941-1958*. Asheville, NC: Miller Printing Co., 1958.

Starnes, Richard D. *Creating The Land Of The Sky: Tourism and Society in Western North Carolina*. Tuscaloosa, AL: University of Alabama Press, 2005.

Swaim, Douglas. *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina*. Asheville, NC: City of Asheville, County of Buncombe, and Division of Archives and History, North Carolina Department of Cultural Resources, 1981.

The Greater Asheville Story. Lake Worth, FL: Richard J. Armitage Co., 1974.

Whiffen, Marcus. *American Architecture Since 1870: A Guide To The Styles*. Cambridge, MA: MIT Press, 1988.

Williams, Margaret. "Bring Back The Passion: Preservation Society Looks To The Future." *Mountain Xpress* Vol. 6, no. 39 (May 10, 2000).

Wolfe. Thomas. *You Can't Go Home Again*. 1940. New York: Grossett & Dunlap, 1957.

APPENDIX A – PROPERTIES SURVEYED

SSN	Property Name	Address/Location
BN 5527	Emil & Ollie Kiibler House	2 Cullowhee Street
BN 5528	Beaucatcher Tunnel	College Street/Tunnel Road
BN 5529	Berry Temple United Methodist Church	34 College Place
BN 5530	House	64 Orchard Place
BN 5531	Commercial Building	70 Charlotte Street
BN 5532	Commercial Building	157 Charlotte Street
BN 5533	Commercial Building	169 Charlotte Street
BN 5534	Commercial Building	171 Charlotte Street
BN 5535	Commercial Building	179 Charlotte Street
BN 5536	Commercial Building	191-193 Charlotte Street
BN 5537	Commercial Building	195-197 Charlotte Street
BN 5538	McDonald's Restaurant	35 Hendersonville Road
BN 5539	Hardee's Restaurant	71 Hendersonville Road
BN 5540	Gas Station	97 Hendersonville Road
BN 5541	Bank of America Branch Bank	124 Hendersonville Road
BN 5542	Biltmore Station Post Office	160 Hendersonville Road
BN 5543	Commercial Building	1 All Souls Crescent
BN 5544	Commercial Building	9 All Souls Crescent
BN 5545	Commercial Building	12 All Souls Crescent
BN 5546	Commercial Building	20 All Souls Crescent
BN 5547	Commercial Building	36 All Souls Crescent
BN 5548	Filling Station	40 All Souls Crescent
BN 5549	Grand Bohemian Hotel Annex	11 Lodge Street
BN 5550	Commercial Building	14 Lodge Street
BN 5551	Biltmore Café	18 Lodge Street
BN 5552	Commercial Building	10 Brook Street
BN 5553	Commercial Building	18 Brook Street
BN 5554	Commercial Building	63 Brook Street
BN 5555	Grand Bohemian Hotel	11 Boston Way
BN 5556	Biltmore Plaza Recreation Center	10 Biltmore Plaza
BN 5557	Biltmore Drug Store	1 Kitchen Place
BN 5558	Quality Bakery Building	3 Kitchen Place
BN 5559	Jax-Pax Grocery No. 3 Building	5 Kitchen Place
BN 5560	Commercial Building	7 Kitchen Place
BN 5561	(former) Biltmore Station Post Office	9 Kitchen Place
BN 5562	Wachovia Bank (Biltmore Branch)	11 Kitchen Place
BN 5563	Commercial Building	2 Swan Street
BN 5564	Commercial Building	4 Swan Street

BN 5565	Medical Office Building	9 Swan Street
BN 5566	Commercial Building	2 London Road
BN 5567	Filling Station	2 Sweeten Creek Road
BN 5568	Biltmore Diary	117 Hendersonville Road
BN 5569	Forest Manor Inn	866 Hendersonville Road
BN 5570	Commercial Building	711 Biltmore Avenue
BN 5571	Commercial Building	745 Biltmore Avenue
BN 5572	Commercial Building	755 Biltmore Avenue
BN 5573	Commercial Building	755A Biltmore Avenue
BN 5574	House	3 Hawthorne Lane
BN 5575	House	18 Tacoma Circle
BN 5576	House	24 Tacoma Circle
BN 5577	House	28 Tacoma Circle
BN 5578	House	32 Tacoma Circle
BN 5579	House	34 Tacoma Circle
BN 5580	House	42 Tacoma Circle
BN 5581	House	46 Tacoma Circle
BN 5582	House	33 Tacoma Circle
BN 5583	House	39 Tacoma Circle
BN 5584	House	41 Tacoma Circle
BN 5585	House	45 Tacoma Circle
BN 5586	House	53 Tacoma Circle
BN 5587	House	57 Tacoma Circle
BN 5588	House	65 Tacoma Circle
BN 5589	House	71 Tacoma Circle
BN 5590	House	64 Tacoma Circle
BN 5591	House	74 Tacoma Circle
BN 5592	House	88 Tacoma Circle
BN 5593	House	94 Tacoma Circle
BN 5594	House	102 Tacoma Circle
BN 5595	House	116 Tacoma Circle
BN 5596	House	154 Tacoma Circle
BN 5597	House	176 Tacoma Circle
BN 5598	House	180 Tacoma Circle
BN 5599	House	184 Tacoma Circle
BN 5600	House	186 Tacoma Circle
BN 5601	House	188 Tacoma Circle
BN 5602	House	196 Tacoma Circle
BN 5603	House	202 Tacoma Circle
BN 5604	House	79 Tacoma Circle
BN 5605	House	83 Tacoma Circle
BN 5606	House	87 Tacoma Circle
BN 5607	House	91 Tacoma Circle

BN 5608	House	97 Tacoma Circle
BN 5609	House	101 Tacoma Circle
BN 5610	House	103 Tacoma Circle
BN 5611	House	111 Tacoma Circle
BN 5612	House	115 Tacoma Circle
BN 5613	House	119 Tacoma Circle
BN 5614	House	125 Tacoma Circle
BN 5615	House	127 Tacoma Circle
BN 5616	House	131 Tacoma Circle
BN 5617	House	135 Tacoma Circle
BN 5618	House	143 Tacoma Circle
BN 5619	House	155 Tacoma Circle
BN 5620	House	157 Tacoma Circle
BN 5621	House	161 Tacoma Circle
BN 5622	House	163 Tacoma Circle
BN 5623	House	181 Tacoma Circle
BN 5624	House	193 Tacoma Circle
BN 5625	House	25 Tacoma Place
BN 5626	House	27 Tacoma Place
BN 5627	House	31 Tacoma Place
BN 5628	House	8 Sylvan Avenue
BN 5629	House	14 Sylvan Avenue
BN 5630	House	20 Sylvan Avenue
BN 5631	House	26 Sylvan Avenue
BN 5632	House	11 Sylvan Avenue
BN 5633	House	15 Sylvan Avenue
BN 5634	House	17 Sylvan Avenue
BN 5635	House	Sylvan Avenue
BN 5636	House	14 Westover Drive
BN 5637	House	18 Westover Drive
BN 5638	House	22 Westover Drive
BN 5639	House	26 Westover Drive
BN 5640	House	28 Westover Drive
BN 5641	House	36 Westover Drive
BN 5642	House	40 Westover Drive
BN 5643	House	42 Westover Drive
BN 5644	House	48 Westover Drive
BN 5645	House	54 Westover Drive
BN 5646	House	27 Westover Drive
BN 5647	House	31 Westover Drive
BN 5648	House	39 Westover Drive
BN 5649	House	41 Westover Drive
BN 5650	House	49 Westover Drive

BN 5651	House	55 Westover Drive
BN 5652	House	63 Westover Drive
BN 5653	House	65 Westover Drive
BN 5654	House	67 Westover Drive
BN 5655	House	81 Westover Drive
BN 5656	House	93 Westover Drive
BN 5657	House	159 Westover Drive
BN 5658	House	203 Westover Drive
BN 5659	House	305 Westover Drive
BN 5660	House	320 Westover Drive
BN 5661	House	Westover Drive
BN 5662	Livingston Street School	133 Livingston Street
BN 5663	McDowell Street Tunnel	McDowell Street
BN 5664	Walton Street Park	Depot St/Oakland Rd
BN 5665	House	64 Oakland Road
BN 5666	House	68 Oakland Road
BN 5667	House	74 Oakland Road
BN 5668	House	84 Oakland Road
BN 5669	House	92 Oakland Road
BN 5670	House	98 Oakland Road
BN 5671	House	112 Oakland Road
BN 5672	House	114 Oakland Road
BN 5673	House	63 Oakland Road
BN 5674	House	67 Oakland Road
BN 5675	House	83 Oakland Road
BN 5676	House	93 Oakland Road
BN 5677	House	101 Oakland Road
BN 5678	House	115 Oakland Road
BN 5679	House	2 Walton Street
BN 5680	House	4 Walton Street
BN 5681	House	6 Walton Street
BN 5682	House	16 Walton Street
BN 5683	House	44 Walton Street
BN 5684	House	42 Walton Street
BN 5685	House	40 Walton Street
BN 5686	House	36 Walton Street
BN 5687	School of St. Anthony of Padua	56 Walton Street
BN 5688	House	60 Walton Street
BN 5689	House	62 Walton Street
BN 5690	House	66 Walton Street
BN 5691	House	15 Walton Street
BN 5692	House	43 Walton Street
BN 5693	House	41 Walton Street

BN 5694	House	33 Walton Street
BN 5695	House	35 Walton Street
BN 5696	House	37 Walton Street
BN 5697	House	39 Walton Street
BN 5698	House	25 Walton Street
BN 5699	House	55 Walton Street
BN 5700	House	61 Walton Street
BN 5701	House	63 Walton Street
BN 5702	House	65 Walton Street
BN 5703	House	67 Walton Street
BN 5704	Rhododendron Court	65 Merrimon Avenue
BN 5705	Commercial Building	211-217 Merrimon Avenue
BN 5706	Commercial Building	227 Merrimon Avenue
BN 5707	Commercial Building	231 Merrimon Avenue
BN 5708	Filling Station	233 Merrimon Avenue
BN 5709	Commercial Building	90 Merrimon Avenue
BN 5710	Commercial Building	110 Merrimon Avenue
BN 5711	Commercial Building	120 Merrimon Avenue
BN 5712	Commercial Building	168 Merrimon Avenue
BN 5713	Commercial Building	180 Merrimon Avenue
BN 5714	Commercial Building	190 Merrimon Avenue
BN 5715	House	339 Merrimon Avenue
BN 5716	House	343 Merrimon Avenue
BN 5717	House	347 Merrimon Avenue
BN 5718	House	351 Merrimon Avenue
BN 5719	House	355 Merrimon Avenue
BN 5720	House	365 Merrimon Avenue
BN 5721	Commercial Building	371 Merrimon Avenue
BN 5722	House	377 Merrimon Avenue
BN 5723	House	389 Merrimon Avenue
BN 5724	Commercial Building	389 Merrimon Avenue
BN 5725	House	342 Merrimon Avenue
BN 5726	House	344 Merrimon Avenue
BN 5727	House	346 Merrimon Avenue
BN 5728	House	348 Merrimon Avenue
BN 5729	House	384 Merrimon Avenue
BN 5730	House	388 Merrimon Avenue
BN 5731	House	390 Merrimon Avenue
BN 5732	House	394 Merrimon Avenue
BN 5733	Commercial Building	400 Merrimon Avenue
BN 5734	Commercial Building	412 Merrimon Avenue
BN 5735	Rhoades House	430 Merrimon Avenue
BN 5736	House	523 Merrimon Avenue

BN 5737	Commercial Building	535 Merrimon Avenue
BN 5738	Commercial Building	569 Merrimon Avenue
BN 5739	Commercial Building	573 Merrimon Avenue
BN 5740	Burton & Son Furniture Building	615 Merrimon Avenue
BN 5741	Commercial Building	492 Merrimon Avenue
BN 5742	Commercial Building	498-A Merrimon Avenue
BN 5743	Commercial Building	498-B Merrimon Avenue
BN 5744	Commercial Building	504 Merrimon Avenue
BN 5745	Edgewood Knoll Apartments	600 Merrimon Avenue
BN 5746	Commercial Building	641 Merrimon Avenue
BN 5747	Grace Covenant Presbyterian Church	789 Merrimon Avenue
BN 5748	Commercial Building	791 Merrimon Avenue
BN 5749	Robinson Building	793 Merrimon Avenue
BN 5750	Commercial Building	815 Merrimon Avenue
BN 5751	Commercial Building	853 Merrimon Avenue
BN 5752	Wachovia Bank	800 Merrimon Avenue
BN 5753	Beaver Lake Court	959 Merrimon Avenue
BN 5754	First Union National Bank (Biltmore Branch)	1 Angle Street
BN 5755	South French Broad High School	197 S French Broad Avenue
BN 5756	House	227 S French Broad Avenue
BN 5757	House	233 S French Broad Avenue
BN 5758	House	239 S French Broad Avenue
BN 5759	House	245 S French Broad Avenue
BN 5760	House	253 S French Broad Avenue
BN 5761	House	255 S French Broad Avenue
BN 5762	House	257 S French Broad Avenue
BN 5763	House	134 S French Broad Avenue
BN 5764	House	138 S French Broad Avenue
BN 5765	House	146 S French Broad Avenue
BN 5766	House	158 S French Broad Avenue
BN 5767	House	162 S French Broad Avenue
BN 5768	House	166 S French Broad Avenue
BN 5769	House	172 S French Broad Avenue
BN 5770	House	176 S French Broad Avenue
BN 5771	House	186 S French Broad Avenue
BN 5772	House	190 S French Broad Avenue
BN 5773	House	202 S French Broad Avenue
BN 5774	House	208 S French Broad Avenue
BN 5775	House	212 S French Broad Avenue
BN 5776	House	220 S French Broad Avenue
BN 5777	House	222 S French Broad Avenue
BN 5778	Bethel Seventh Day Adventist Church	238 S French Broad Avenue
BN 5779	House	271 S French Broad Avenue

BN 5780	House	273 S French Broad Avenue
BN 5781	Smith-Raysor House	68 Grove Street
BN 5782	House	293 S French Broad Avenue
BN 5783	House	297 S French Broad Avenue
BN 5784	House	299 S French Broad Avenue
BN 5785	House	272 S French Broad Avenue
BN 5786	House	278 S French Broad Avenue
BN 5787	House	282 S French Broad Avenue
BN 5788	House	286 S French Broad Avenue
BN 5789	House	302 S French Broad Avenue
BN 5790	House	331 S French Broad Avenue
BN 5791	House	341 S French Broad Avenue
BN 5792	House	343 S French Broad Avenue
BN 5793	House	345 S French Broad Avenue
BN 5794	House	359 S French Broad Avenue
BN 5795	House	365 S French Broad Avenue
BN 5796	House	371 S French Broad Avenue
BN 5797	House	373 S French Broad Avenue
BN 5798	House	375 S French Broad Avenue
BN 5799	House	381 S French Broad Avenue
BN 5800	House	385 S French Broad Avenue
BN 5801	House	387 S French Broad Avenue
BN 5802	House	328 S French Broad Avenue
BN 5803	House	336 S French Broad Avenue
BN 5804	House	342 S French Broad Avenue
BN 5805	House	346 S French Broad Avenue
BN 5806	House	350 S French Broad Avenue
BN 5807	House	370 S French Broad Avenue
BN 5808	House	376 S French Broad Avenue
BN 5809	House	386 S French Broad Avenue
BN 5810	House	4 Vernell Avenue
BN 5811	House	8 Vernell Avenue
BN 5812	House	10 Vernell Avenue
BN 5813	House	12 Vernell Avenue
BN 5814	House	14 Vernell Avenue
BN 5815	House	5 Vernell Avenue
BN 5816	House	7 Vernell Avenue
BN 5817	House	33 Bartlett Street
BN 5818	House	35 Bartlett Street
BN 5819	House	43 Bartlett Street
BN 5820	House	51 Bartlett Street
BN 5821	House	55 Bartlett Street
BN 5822	House	59 Bartlett Street

BN 5823	House	30 Bartlett Street
BN 5824	House	36 Bartlett Street
BN 5825	AME Zion Church	40 Bartlett Street
BN 5826	House	54 Bartlett Street
BN 5827	House	62 Bartlett Street
BN 5828	House	66 Bartlett Street
BN 5829	House	93 Bartlett Street
BN 5830	House	97 Bartlett Street
BN 5831	House	86 Bartlett Street
BN 5832	House	88 Bartlett Street
BN 5833	House	96 Bartlett Street
BN 5834	House	100 Bartlett Street
BN 5835	House	114 Bartlett Street
BN 5836	House	118 Bartlett Street
BN 5837	House	120 Bartlett Street
BN 5838	House	146 Bartlett Street
BN 5839	House	152 Bartlett Street
BN 5840	House	154 Bartlett Street
BN 5841	House	158 Bartlett Street
BN 5842	House	1 John Street
BN 5843	House	14 Ora Street
BN 5844	House	18 Ora Street
BN 5845	House	26 Ora Street
BN 5846	House	30 Ora Street
BN 5847	House	34 Ora Street
BN 5848	House	36 Ora Street
BN 5849	House	40 Ora Street
BN 5850	House	84 Ora Street
BN 5851	House	88 Ora Street
BN 5852	House	17 Ora Street
BN 5853	House	21 Ora Street
BN 5854	House	25 Ora Street
BN 5855	House	35 Ora Street
BN 5856	House	37 Ora Street
BN 5857	House	41 Ora Street
BN 5858	House	51 Ora Street
BN 5859	House	55 Ora Street
BN 5860	House	63 Ora Street
BN 5861	House	67 Ora Street
BN 5862	House	71 Ora Street
BN 5863	House	81 Ora Street
BN 5864	House	8 Phifer Street
BN 5865	House	10 Phifer Street

BN 5866	House	15 Phifer Street
BN 5867	House	21 Phifer Street
BN 5868	House	23 Phifer Street
BN 5869	House	17 Adams Street
BN 5870	House	23 Adams Street
BN 5871	House	29 Adams Street
BN 5872	House	33 Adams Street
BN 5873	House	39 Adams Street
BN 5874	House	51 Adams Street
BN 5875	House	55 Adams Street
BN 5876	House	57 Adams Street
BN 5877	House	16 Adams Street
BN 5878	House	22 Adams Street
BN 5879	House	28 Adams Street
BN 5880	House	34 Adams Street
BN 5881	House	38 Adams Street
BN 5882	House	42 Adams Street
BN 5883	Moore Memorial Church of God in Christ	54 Adams Street
BN 5884	House	66 Adams Street
BN 5885	House	70 Adams Street
BN 5886	House	56 Phifer Street
BN 5887	House	87 Blanton Street
BN 5888	House	97 Blanton Street
BN 5889	House	103 Blanton Street
BN 5890	House	107 Blanton Street
BN 5891	House	111 Blanton Street
BN 5892	House	115 Blanton Street
BN 5893	House	121 Blanton Street
BN 5894	House	137 Blanton Street
BN 5895	House	143 Blanton Street
BN 5896	House	145 Blanton Street
BN 5897	House	153 Blanton Street
BN 5898	House	163 Blanton Street
BN 5899	House	167 Blanton Street
BN 5900	House	100 Blanton Street
BN 5901	House	104 Blanton Street
BN 5902	House	110 Blanton Street
BN 5903	House	112 Blanton Street
BN 5904	House	114 Blanton Street
BN 5905	House	118 Blanton Street
BN 5906	House	146 Blanton Street
BN 5907	House	148 Blanton Street
BN 5908	House	156 Blanton Street

BN 5909	House	158 Blanton Street
BN 5910	House	164 Blanton Street
BN 5911	House	170 Blanton Street
BN 5912	House	172 Blanton Street
BN 5913	House	174 Blanton Street
BN 5914	House	184 Blanton Street
BN 5915	Hominy Creek Bridge	S Bear Creek Road
BN 5916	Mrs. Hyatt's Opera House	590 Brevard Road
BN 5917	Asheville Truck & Tractor Co. Building	40 McCormick Place
BN 5918	Asheville Colored Hospital	185 Biltmore Avenue
BN 5919	Sears Roebuck & Co. Store	40 Coxe Avenue
BN 5920	Brown Motor Co. Building	144 Coxe Avenue
BN 5921	Blue Ridge Machinery Co. Building	39 Banks Avenue
BN 5922	Commercial Building	26 Banks Avenue
BN 5923	Commercial Building	28 Banks Avenue
BN 5924	Standard Paper Sales Co. Building	32 Banks Avenue
BN 5925	Commercial Building	40 Banks Avenue
BN 5926	Commercial Building	42 Banks Avenue