

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
historic name Grove Park Historic District
other names/site number _____

2. Location Bounded roughly by Murdock Ave.; Evelyn Pl.; Macon Ave.; Woodland Rd.;
street & number Canterbury Ln.; Charlotte St.; Hillside St. N/A not for publication
city, town Asheville N/A vicinity
state North Carolina code NC county Buncombe code 021 zip code 28801, 28804
(see continuation sheet for all properties included)

3. Classification		Number of Resources within Property	
Ownership of Property	Category of Property	Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>172</u>	<u>56</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>172</u>	<u>56</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: William Jennings Bryan House

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

William S. Fair
Signature of certifying official
State Historic Preservation Officer
Date 2-13-89
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official
Date _____
State or Federal agency and bureau _____

5. 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:)

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Location: Street and Number

District includes properties on the following streets:

107, 99, 89, 83, 73, 69, 63, 47, 33, 23, 11, 1, 36, 66, 82,
129, 124 Evelyn Place;
28, 20, 17, 19 Katherine Place;
60, 52, 42, 38, 36, 25, 37, 45, 51 Lawrence Place;
90, 76, 70, 62, 54, 40, 16 Gertrude Place;
1, 3, 5 Celia Place;
324, 304, 300, 248-252, 236, 317, 327, 333 Charlotte Street;
11 Bond Street;
1, 21, 23, 61, 69, 75, 85, 91, 103, 105, 121, 123, 127, 131,
152, 148, 142, 136, 134, 132, 130, 100, 96, 94, 90, 84,
74, 64, 62, 58, 52, 48, 42, 36-38, 8-10, 6, 4, 2
Edwin Place;
15, 17, 21, 25, 29, 33, 37, 41 Lenox Street;
6, 10, 14 Lenox Court;
7, 11, 15, 19, 189, 191 Murdock Avenue;
5, 7, 24, 12, 2 Kimberly Avenue;
15, 29, 41, 47, 53, 57, 63, 75, 81 Macon Avenue;
1, 5 Howland Road;
14, 16, 18, 36, 29 Ridgewood Place;
25, 50, 52, 54 Glendale Road;
58, 146, 128, 128½, 87, 65, 57, 43 Woodland Road;
35, 29, 21, 17 Oak Lane;
4 Canterbury Lane;
1, 17, 25, 55, 51, 65, 54, 52, 50, 48, 44, 42 Sunset Pkwy.

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: Single Dwelling

Domestic: Multiple dwelling

Current Functions (enter categories from instructions)
Domestic: Single Dwelling

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival

Bungalow/Craftsman

Tudor Revival

Materials (enter categories from instructions)

foundation brick

walls brick

stucco

roof asphalt

other wood

stone

Describe present and historic physical appearance.

see continuation sheets

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INTRODUCTION

This nomination contains the first two phases of the development of the Grove Park suburb in Asheville, North Carolina. Grove Park was such a successful development in its early years that it grew beyond the original 1908-1913 and 1914 platted areas east and west of Charlotte Street to the north along the major artery of Kimberly Avenue during the 1920's and 1930's. The later development of the suburb also has significant streetscapes and period style houses which are distinct from the post World War II residential development of Asheville around it, and is eligible for the National Register. It is planned to expand the Grove Park Historic District to include these later "Kimberly Lands" at a future time.

The 1908-1913 and 1914 phases of Grove Park, laid out by landscape designer Chauncey Beadle, have curvilinear streets, large tree canopies, stone retaining walls, and a grand entry park. Architectural styles represented include Colonial Revival, Tudor Revival, Bungalow, American Foursquare, Shingle, Neo-Classical, Prairie, Georgian Revival, Italian Renaissance, Chateausque, and Queen Anne. The district includes 156 principal buildings, all but a handful of which are single family houses. They are located on beautifully landscaped lots with an average size of one-third to one-half acre. 112 of these buildings are Contributing, and 44 are Non-contributing. In addition, the nominated area contains 72 outbuildings; 60 Contributing and 12 Non-contributing. Only 25% of the total number of buildings are Non-contributing, indicating that the district retains a strong historic character.

THE LANDSCAPE OF GROVE PARK

Planning

E. W. Grove wanted his Grove Park, like every other real estate venture he engaged in, in Asheville, to be innovative and exciting. Some of his other endeavors in Asheville such as the Grove Arcade, and the Battery Park Hotel were on the cutting edge of design and planning, changing the face of downtown Asheville forever. Whereas Montford (1890-1925) had been a streetcar suburb, Grove took up some of the streetcar lines in his new development and replaced them with an autoway. This fascination with the auto is clearly obvious in the system of alleyways present throughout the neighborhood, almost all of which were indicated on the original plats. (1908, 1913, and 1914). One and two story garages, many of them incorporating architectural detailing similar to the main house they served, were located along these alleyways for the utmost in convenience for the residents.

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The street layout itself in the Grove Park development, as mentioned earlier, broke all earlier patterns in Asheville. Chauncey Beadle of the Biltmore House began laying out curving streets under canopies of trees, sidewalks, and stone retaining walls almost immediately after Grove bought the first piece of land for Grove Park in 1908, and later, ca. 1914, the grassy, tree-lined median on Sunset Parkway. The grand entry park on Charlotte Street with its stone shelters, open grassy field, and large deciduous trees was a hallmark not only of the Grove Park neighborhood, but of the "Olmstedian" landscape philosophy in general. Olmsted, known as the "father of Landscape Architecture", was an avid proponent of the naturalistic style of landscaping which stemmed from the romantic English landscapes of the 18th century in Europe. This style of landscaping including attention to the natural topography, parklike settings including large canopies of trees and open spaces, use of natural materials such as stone, and curving, sweeping street layout. Originally there was a fountain located in the park, in the spot where the present day circular flower bed is located, for the added recreational enjoyment of the new leisure class, and yet another element of the Olmsted philosophy.

Lots in the Grove Park development generally were large, ranging from one-third to one-half acre or more. Lots on the east side of Charlotte Street, which developed beginning in 1914, were even bigger in some cases. All of them worked with the natural terrain, which, in many cases resulted in homes being located high up on a hill overlooking the street below, or having elevations which dropped steeply to the rear, perhaps creating a home of 2 stories in the front and 3 or 4 stories to the rear.

Landscape Features

Particularly notable in the Grove Park neighborhood is the abundant number of large deciduous and evergreen trees. Evelyn Place is perhaps one of the most striking examples of the benefits of this early planning, for it today displays a magnificent canopy of sycamores lining both sides of the street. Stonework in retaining walls and stairs abound throughout the neighborhood. Many individual lots are terraced, often covered with ivy, and homes are framed by large trees and wooded hillsides. The view to the rear of the homes on Evelyn Place out over the already existing golf course and up to Sunset Mountain are spectacular. Houses along Gertrude

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Street, some of the premier lots then and now, front onto Grove Park, an open expanse of land which still forms the gateway into the neighborhood.

Modern Changes

Very little has changed in Grove Park since its inception in 1908, a clear indicator of a successful planning concept. Basic street patterns are the same, although a few new streets such as Lenox, Bond, Kimberly, and Canterbury have been cut through for later development and access. The park remains much as it did originally, except there are no longer any fountains. New, appropriate street lights have been added, and a few additional trees have been planted. The lots themselves have changed little. In comparing current tax maps with original plats, it appears in many cases as though original owners/builders bought more than one lot to build on, so some lots are even larger than originally planned. (Examples of this include 42 Lawrence Place, [#21]; 66 Evelyn Place, [#13]; 58 Woodland Road, [#132]; and 15 Macon Avenue, [#112]). Recently, modern building has resulted in several lots being combined into one, or larger lots being subdivided. (Examples of this include 1 Edwin Place, [#45]; and Treetop Apartments, 40 Gertrude Place, [#35]). A group of new lots were developed beginning in 1947 along Lenox Street, where a row of Post-WW II Minimal Traditional houses have been built. New structures have been sited on the lots with compatible setbacks and landscaping features such as central stairs, large trees, and retaining walls to the original historic properties. Overall, however, the basic plan and landscape features of Grove Park have not seen any significant changes, and have indeed only improved over the years.

THE ARCHITECTURE OF GROVE PARK

Grove Park contains almost all the major architectural styles of the early 20th century, as well as some from earlier periods. Within the neighborhood are representatives of the Colonial Revival, Bungalow, Tudor Revival, American Foursquare, Shingle, Neo-Classical, Prairie, Georgian Revival, Italian Renaissance, and Chateausque. In addition to these there are examples of both the Classical Revival which revives the 19th century Greek Revival, and Queen Anne styles. Some of the houses are of an academic, high style architectural quality in their design and detailing, but most were designed as popular uses of a national building style: large, spacious, and comfortable for the average family. (See Table 1). Materials used in the neighborhood's buildings include brick,

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TABLE 1 ARCHITECTURAL STYLES AND TRENDS

Total Bldgs. by date	Colonial* Revival	Fedor Revival	Bungalow	Amer. Four Square	Shingle	Neoclassical**	Prairie	Queen Anne	Italian Renaissan.	Georgian Revival	Chateaufesque	Mission Revival	Commercial	Colonial Cape Cod	Other**
Pre- 1908	1							2							
1908- 1918	35	8	2	12	4	5	2	2							
1919- 1929	77	43	13	2	8	1	2	2	2	1	1	1	1		
1930- 1938	4		1	1	1										1
post- 1938	36	1			2										13
Total by Style	52 (3 NC)	16	15	15 (2 NC)	6	4	4	2 (1 NC)	2	1	1	1	1	11 (2 NC)	13 (3 NC)

*Includes Dutch Colonial Revival and Spanish Colonial Revival.

**Includes Classical Revival

***Includes Ranch, Shed, International, Post WWII Colonial, and Cape Cod styles.

NOTE: Outbuildings are counted as C or NC resources, but are not classified here.

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stucco, stone, and wood, including both weatherboard and shingles. Almost all buildings are wood frame construction, with one of the above materials used as exterior sheathing. The majority have porches or entry stoops, and almost all have at least one chimney, most often of brick with corbelling at the top. All are set back uniformly from the street, a concept also prevalent in Grove's early planning efforts.

Many locally and nationally notable architects worked within the Grove Park neighborhood. These included Asheville architects Richard Sharp Smith, Ronald Greene, Henry I. Gaines, and New York architect James Gamble Rogers. Local Asheville developers E. A. Jackson and W. H. Westall also had a hand in the growth of the neighborhood, buying and developing many lots in the 1920's..

The Colonial Revival Style

Gaining in popularity nationally at the time Grove Park was in the heyday of its development, the Colonial Revival style, including Dutch Colonial Revival, as well as Spanish Colonial Revival, was the most commonly utilized style in the neighborhood throughout the period of significance of the district (1908-1938), and beyond. There are a total of 52 properties in this style in the neighborhood, only three of which are Non-contributing. The majority of these (43) were built from 1919-1929, with 8 built from 1908-1918, and 1 built post-1938. Almost every street has at least one example of this style, and some are indeed notable for their "textbook" accuracy in design and detailing. These include the Nathaniel Gennett house at 1 Evelyn Place [#11], the William Jennings Bryan house at 107 Evelyn Place [#1], and the Locke Craig house at 25 Glendale Road [#128]. The Gennett house was designed by New York architect James Gamble Rogers ca. 1922. Detailing includes a pediment with returns on the front stoop, dentils and modillion blocks in the eaves of the side gable roof, formal, symmetrical proportions, a double front door with transom lights, quarter circle lunette windows flanking the end chimneys, and gable roof dormers with windows with keystones and pilaster trim. The William Jennings Bryan house was built in 1917, and like the Craig house, was designed by architect Richard Sharp Smith. Details include dentils in the eaves, balanced proportions, full pediment at front stoop, and a six panel front door. It is already listed in the National Register of Historic Places primarily for its historic association with Bryan. The Craig House was built in 1916 for North Carolina Governor Locke Craig. It too exemplifies many of the classic

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details of the Colonial Revival style including pronounced modillion blocks in roof eaves, a front stoop with paired columns and a balustrade above, a front door with sidelights and transom, a colonnade on the south side, and a grand entry stair at the rear leading to a sunroom with balconies on either side.

The Tudor Revival Style

After the Colonial Revival, this style is the most numerous in the neighborhood. 13 of the 16 buildings in this style were built in the 1919-1929 time period. Outstanding examples of this style are those located at #5 and #7 Kimberly Avenue [#s 59 and 60], the Edgar Fordtran house at 50 Glendale Road [#129], and the Lawrence house at 25 Lawrence Place [#26]. 5 and 7 Kimberly, both built ca. 1926, are similar in detailing including stucco walls, half-timbering in gables, groups of small multi-light casement windows, steep roof pitches and flared eaves. The Edgar Fordtran house was designed by Asheville architect Henry I. Gaines in 1936. It is constructed of cut ashlar stone, has a massive appearance, and includes detailing such as half-timbering, steep front gables, pronounced brick corbelling on chimneys, and a decorative limestone surround at the front door. The garage is also an outstanding example of the style. The Reverend Thomas Lawrence house at 25 Lawrence Place was designed by Asheville architect Richard Sharp Smith in 1909. It, too, includes many features of the Tudor Revival style such as half-timbering, pebbledash (a trademark of Smith), steep front gables, many planes, massive appearance, and diamond pane windows.

The Bungalow Style

The Craftsman/Bungalow stylistic influences nationally also made their presence known in Grove Park at the turn of the century. There are a total of 15 properties built in this style in the neighborhood, most of which (12) were built from 1908-1918. Examples of this style includes the W. B. Northrup house at 66 Evelyn Place [#13], the Blanch Hamilton house at 52 Lawrence Place [#20], the Henry Kirby house at 42 Lawrence Place [#21], the H. E. Johnston house at 21 Edwin Place [#46], and the E. W. Grove office at 324 Charlotte Street [#37]. The E. W. Grove Office, built in 1909, and designed by Richard Sharp Smith, exemplifies many of the features of the Bungalow style, and is unique within the neighborhood. Details include the use of native fieldstone, exposed rafter ends, tile roof, stone porch piers, multi-pane casement windows, and a stone chimney.

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The American Foursquare Style

The American Foursquare is another style seen frequently in Grove Park. There is a total of 15 structures in this style in the neighborhood, 8 of which were built in the 1919-1929 time period. 4 were built from 1908-1918, while the remaining buildings date from the 1930's and beyond. Examples of this style include the Ella Warner house at 127 Edwin Place [#57], the G. H. Wright house at 54 Gertrude Place [#34], the Charles E. Hughes house at 142 Edwin Place [#66], and the Lenox Court and Murdock Avenue Apartments [#s 98, 100, 101, 102, and 103]. All of these exhibit features of the style including two story height, hip roof with wide overhanging eaves, and a floor plan of 4 rooms up and 4 rooms down. Some have porches added to this basic form.

The Shingle Style

There are only 6 examples of this style in the neighborhood, but there are two particularly good examples of it in the J. R. Bush house at 6 Edwin Place [#85], and the William Johnson, Jr. house at 2 Edwin Place [#87]. All but 1 of the Shingle style houses were built from 1908-1918. The Johnson house was designed by R. S. Smith. Both have their original wood shingle siding, wide eaves, cross gable roof with exposed rafter ends, and diamond pane windows. The Bush house has a screened porch in front with shingled piers, and a solid shingled balustrade, while the Johnson house has an attached open porch with a bay window opening onto it.

The Neo-Classical Style

There are four examples of this style in Grove Park, 2 of which were built in the 1908-1918 time period, with the other 2 being built in the 1919-1929 period. The most outstanding one, the S. S. Beatty house at 317 Charlotte Street [#109], was built in 1927. The Beatty house exhibits many of the refined details of the Classic Revivals including a two story portico with fluted columns, and a full pediment and entablature. The front door has a fanlight and sidelights, and some first story windows are tri-partite with segmental arches and fanlights. The outbuilding associated with this property is also outstanding with a tiled hip roof and dormer.

Also included within this stylistic category is the only example of a Classical Revival cottage in the neighborhood, the Edwin Ray

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House at 136 Edwin Place [#67]. It was built in 1913 and exhibits classic features of the style including a full portico with entablature, ionic fluted columns, front door with sidelights and transom, front long windows, single pane, with operable transoms, and triple hung windows elsewhere.

The Prairie Style

This style, too, made an appearance infrequently in the neighborhood, but elements of it appear as a secondary style on several properties including 52 and 54 Glendale [#'s 130 and 131]. These elements include unadorned hip roofs with wide eaves, and a patio which is an extension of the building out into the landscape, an important feature of the style. There are a total of 4 buildings in this style in the neighborhood, 2 built from 1908-1918, and 2 built from 1919-1929. By far, the most outstanding "textbook" example of this style is the J. R. Oates house at 90 Gertrude Place [#30], designed by the Asheville architectural firm of Smith and Carrier (Richard Sharp Smith) and built in 1913. Almost every element of the style is present here in the patio extending into the landscape, hip roof with wide eaves to give a low, horizontal feeling to the structure, bands of multi-light windows, and an open floor plan.

The Italian Renaissance Style

There are two examples of this style in the neighborhood, both built in the 1919-1929 time period. The best example of this style in the neighborhood is the John A. Richbourg house at 25 Sunset Parkway [#147]. It was built in 1925 and includes features of the style such as a hip roof with decorative brackets, multi-light door with sidelights, and segmental arches with pronounced keystones above windows and doors in side wings.

The Georgian Revival Style

There is only one example of this style in the neighborhood, and that is the Otto Hans Palm house at 73 Evelyn Place [#5]. It was built in 1925, and serves as an excellent representative of the style with its truncated hip roof, side balustraded wings, quoins, and 6 over 6 windows with limestone keystones and flat arches.

The Chateausque Style

Again, this style appears only once, but it is a good example. It

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is the Louie Mueller Griffith House located at 65 Woodland Road. [#137]. It was designed by Asheville architect Ronald Greene in 1926. Walls are stucco with false quoins, roof is high hip, covered with slate, windows are small and narrow, and the chimney in front is unique with its checkerboard pattern. The front door has a decorative limestone surround.

The Queen Anne Style

Two buildings in Grove Park, still on their original sites, predate the development of the area, the 1900 J. H. Tucker house [#89], and the house located at 5 Howland Road [#122], built ca. 1890-1900. The Tucker house has been altered considerably, but the house on Howland is a good example of the style with a wraparound porch, asymmetrical massing, steep roof pitches, and 2-over-1 and 1-over-1 windows.

Other

Other architectural styles within the Grove Park neighborhood, all of which date from post-1938 and are considered Non-contributing, include 10 Minimal Traditional, [#97], 18 Ranch [#44], 1 Shed [#45], 1 International [#61], 2 Post-WW II Colonial [#41-42], and 1 Cape Cod Cottage [#144].

Modern Changes

As with the landscape and planning of Grove Park, very little has changed architecturally in the neighborhood over the years either. Minimal Traditional and Ranch style houses, the most frequently used post-1938 styles, are scattered throughout the neighborhood, infilled among historic houses. Artificial siding has been added to some structures, some sensitively, and some in such a way that details have been lost. [#17 and 27]. But alterations such as these are few and far between and the architecture of the place overall remains as significant now as it did in its boom period of 1908-1938.

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INVENTORY LIST

C = Contributing NC = Non-contributing

NOTE: Some historic buildings are counted as Non-contributing properties due to major alterations such as the addition of second stories or large wings, replacement of original windows, or the addition of aluminum, vinyl, or asbestos siding which obliterates detailing in windows, eaves, or porches. Properties which have artificial siding which does not cover up architectural details of the building are counted as Contributing properties.

Inventory entries are numbered and keyed to the sketch map. Numbers were assigned by streets, beginning on one side of the street and continuing on the other side before beginning another street. The only exceptions to this are #105 and #106 (124 and 129 Evelyn Place) which for the sake of clarity were numbered in sequence with the row of properties along Murdock Avenue.

Dating of all properties was based primarily upon documentation available in Sanborn maps, Asheville Building Permit Records, R.S. Smith drawings, (located in the offices of the Historic Resources Commission of Asheville and Buncombe County), Asheville City Directories, and photographs in the 1911 Board of Trade publication, Asheville in the Land of the Sky.

All properties are named for the original owner or given original name of the property. When this information was not available, the property has been designated as "house" or "commercial building" for clarification purposes.

C 1. 107 Evelyn Place; Wm. Jennings Bryan Hse.; 1917. NR. Designed by Smith and Carrier, architects. Richard Sharp Smith was supervising architect for the Biltmore House, and designed many houses in the Grove Park neighborhood. House appears in portfolio of Smith drawings. William Jennings Bryan, famous orator, statesman, politician and presidential candidate spent many summers in the house. The Bryan family had vacationed in Asheville since the turn of the century, but stayed in this house in the summers from 1917 until 1922, two years before Bryan's death. Bryan had bought from Grove all the lots between #83 Evelyn Place and

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Murdock Avenue. (See sketch map and 1908-1913 plat map) When Kimberly Avenue was opened at the end of Edwin Place about 1922, the lots on the elevation between Kimberly Avenue and Murdock were known as "Bryan Knoll". All of the Bryan properties except the house were purchased as an investment by Julia Wolfe, mother of author Thomas Wolfe, who gradually sold them. Refined example of a Colonial Revival style house, currently listed in the National Register of Historic Places. Two story in the front, two plus raised stone basement in the rear, 5 bay structure with side gable roof. Dentils appear beneath the roofline. House has been covered with aluminum siding, but it has been done sensitively. Two story plus raised basement rear wing with hip roof and groups of 1 over 1 windows, dentils beneath roofline. Full pediment on front stoop, including paired columns and pilasters. Two interior end painted brick chimneys with exterior faces are in good condition. 6 panel front door. Foundation is stone. Windows are 6 over 1 double hung. Hemlock hedge at street, and golf course to rear. Good condition. (Asheville Building Permit Records, National Register Nomination, 1925 Sanborn).

C 2. 99 Evelyn Place; H.C Clough Hse.; 1922. Good example of the Colonial Revival style. Two story plus attic, 5 bay structure with wood shingle siding. Side gable roof with gable roof dormers facing the front, and an eyebrow dormer with fanlight between them. Round arch windows with keystones and drip molding in each of the gables in dormers. Shed roof dormer all across rear. Other windows are 6 over 6 double hung. Front stoop is classical in detail including ionic columns and pediment with returns. Stone chimneys, one interior, and one interior with an exterior face, are in good condition. 6 panel front door with round arch architrave trim. Hemlock hedge at street, golf course view to rear. Excellent condition. (Asheville Building Permit Records)

C 3. 89 Evelyn Place; F. W. Hallack Hse.; 1925. Built for F.W. Hallack, at a cost of \$12,500. One of the few uses of the Dutch Colonial Revival style in the neighborhood. Spectacular setting, as are all the houses on the north side of Evelyn Place. 1½ story to the front, two plus raised basement to rear 4 bay structure with common

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bond brick walls, weatherboard on dormers, and stucco with applied half-timbering in second story to rear and sides. Gambrel roof with three dormers to front with front gable roofs. Engaged side porch with brick columns. Two brick chimneys, one interior and one interior with exterior face, are in good condition. Windows are 6 over 6, and are tri-partite on the first floor. Pilasters frame the front door. Picket fence at street. Good condition. (Asheville Building Permit Records, 1925 Sanborn).

C 4. 83 Evelyn Place; Genevieve Wolfe Hse.; 1924.
Built at a cost of \$10,000 for Genevieve Wolfe. Two story plus attic, two plus attic and raised basement to rear, 3 bay Colonial Revival style structure with common bond brick walls. Cross gable roof. One story wing on west side with flat roof, and one story covered entry addition on east side. Front stoop has simple columns and gable roof. Two story attached porch to rear with simple 1 x 1 rail and hip roof. One interior with exterior face brick chimney, one interior chimney, double 6 over 1 windows, louvered front door, and brick foundation. View out over golf course to rear. Good condition. (Asheville Building Permit Records).

C 5. 73 Evelyn Place; Otto Hans Palm Hse.; 1925.
Built for Otto Hans Palm at a cost of \$18,500, and is an excellent example of a Georgian Revival style, the only one of its kind in the neighborhood. 1½ story to front, 1½ plus raised basement to rear, 5 bay structure. Stretcher bond brick veneer walls with limestone detailing, including quoins. Truncated hip roof with shed roof dormers in front, side, and rear, with flat roofs on side wings. One story wings with balustrade above on each side of the main structure house a sunroom on the west and a garage on the east. Sunroom has casement windows, and garage has sliding doors. Attached porch to rear with simple 1 x 1 rail and square wood columns. Two interior brick chimneys are in good condition. Windows are 6 over 6 with limestone keystones and flat arches with pronounced keystones. Multi-paneled front door has flat pediment and pilasters surrounding it. The interior floor plan is a Classic central plan with stairs winding up from the large entry hall to the second story. There are arched openings from the hall into the dining room and living room. The

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staircase has an ionic scroll on the newel post and thin turned balusters. The mantel in the living room has many Classic details, very Adamsesque in character. Included on it are ionic pilasters, an egg and dart motif, and a marble floor. Window valances also have the same egg and dart motif. Lot drops steeply to rear. View out over golf course. Excellent condition. (Asheville Building Permit Records).

NC 6. 69 Evelyn Place; C.S. Poehlein House; 1957. Built for C.S. Poehlein at a cost of \$19,000. One story, one plus raised basement to rear, 4 bay, Ranch style structure with brick veneer and masonite board siding on exterior walls. Side gable roof. Rear two story porch with iron railings, and a wing at the rear NE corner with a front gable roof. One large interior brick chimney, metal frame windows with a bowed bay window to the front, louvered front door, and concrete block foundation. Faces golf course to rear. Good condition. (Asheville Building Permit Records).

NC 7. 63 Evelyn Place; Hazel Sluder Hse.; 1958. Built for Hazel Sluder at a cost of \$15,000. One story to front, one plus raised basement to rear, 4 bay, Ranch style structure with vinyl siding and brick veneer walls. Side gable roof, small wing at NE corner with shed roof. One interior brick chimney is in good condition. Windows are 1 over 1 horizontal pane metal frame, door is 3 panel, and foundation is concrete block. Faces golf course to rear. Good condition. (Asheville Building Permit Records).

C 8. 47 Evelyn Place; D.S. Elias Hse.; ca. 1922. Built for D. S. Elias, president of Southern Steel and Cement Co. Two story in front, two plus raised basement in rear, 4 bay, Colonial Revival style structure with brick veneer walls. Hip roof with large overhanging eaves and exposed rafter ends. Front stoop has doric columns and pilasters. One story rear wing is a sunroom which extends across all of the back. Sunroom has casement windows with transoms. Brick interior chimneys with exposed faces on each end, and a window in chimney faces. Windows are 6 over 6, double and triple, with stone sills and decorative brick

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surrounds. 6 panel front door. Brick screening wall juts out of the front SE corner of house. Golf course view to rear. Excellent condition. (Asheville City Directories; 1925 Sanborn map).

NC 9. 33 Evelyn Place; Raymond Matthews Hse.; 1947. One story in front, one plus raised basement in rear, 4 bay. Minimal Traditional style structure with brick veneer walls. Cross gable roof with dentils. Attached two story porch to rear with iron rails, and a slate patio beneath. Large interior brick chimney, multi-pane fixed windows to front and a bay with concave conical roof also to front, paneled door with sidelights, and concrete slab foundation. Faces golf course to rear. Brick wall wraps east side of structure and extends into yard as retaining wall. Nice example of this time period. Excellent condition. (Asheville Building Permit Records).

C 10. 23 Evelyn Place; D. T. Simmons Hse.; 1923. Built for D. T. Simmons. Two story in the front, two plus raised basement in the rear, 5 bay, Colonial Revival style structure with brick veneer walls. Cross gable roof with applied large false gables at each end and at the rear gable. Pent roof between first and second floor in the front only. Front stoop details include a full pediment and pairs of round columns. There is an attached porch at the rear on the second story, with an enclosed room below it into the basement level. On the west side of house is a sunroom with a balustrade above. Sunroom has casement windows with pilaster trim. One central brick chimney with corbelling, and one interior brick chimney with exposed face, also with corbelling, are in good condition. Windows are 6 over 1, front door has sidelights, brick foundation. Golf course view to rear. Excellent condition. (Asheville Building Permit Records).

C 11. 1 Evelyn Place; Reuben Robertson House ; ca. 1922. House was built for Reuben Robertson , president and owner of Champion Paper Company and was designed by New York architect James Gamble Rogers. Rogers received his training at the Ecole des Beaux Arts in Paris and was architect for

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buildings at Yale and Columbia Universities. Nathaniel Gennett, president and owner of Gennett Lumber Company, was the second owner of this house. Excellent example of a Colonial Revival style. 2½ stories, 5 bays wide, with aluminum siding on walls. Siding is done well, however, so that details are not lost. Side gable roof with gable roof dormers in front and a shed roof dormer at the rear. Dentils and modillion blocks in eaves of main roof. Windows in dormers are arched with keystones and pilaster trim. Front stoop has a pediment with returns, round columns, and a cornice. One story wing on the west and a flat roof wing at the rear. Interior brick chimneys with exposed faces at each end, with quarter lunette windows on either side. Windows are 6 over 1, front door is double, each a single recessed panel with square lights above, and a set of outer paneled doors as well. Stone foundation. Sits on a large corner lot with a low stone retaining wall at the sidewalk. Walled formal garden on the east side, brick walkways, large trees, brick patio at front entry. Good condition. (Asheville City Directories; 1925 Sanborn map).

C Garage; ca. 1922.

Two story garage with German siding, 6 over 1 windows, and a hip roof. One story wing to south with front gable roof. All of second story and wing may be added, but are still at least 50 years old. Wing has weatherboard siding.

NC Pool house; 1987

One story side gable roof pool house at rear by added pool.

C 12. 36 Evelyn Place; B. Perry Remy Hse.; ca. 1920.
Built for B. Perry Remy, a manufacturer. Two story, 5 bay, Colonial Revival style structure with German siding. Hip roof with overhanging eaves. Front stoop has a pedimented hood with brackets. Two interior painted brick chimneys, and one interior with exposed face brick chimney at the rear are in good to fair condition. Windows are 6 over 6, door is 6 panel and foundation is brick. Sits up on a hill with brick entry steps to the centrally located front door. Walled garden on the northwest. Good condition. (1925 Sanborn map; Asheville City Directories).

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C 13. 66 Evelyn Place; W.B. Northrup Hse.; 1914.
Built for W. B. Northrup, owner and president of a local hardware firm. 1½ and 2 story, 4 bay, Bungalow style building with some Colonial Revival details. Walls are wood shingle. Primary roof is side gable with shed roof dormers on the east and west. Half gable roof on the east which covers an engaged screened porch. Engaged porch in front also with massive tapered round columns and flared eaves. Small one story wing to rear with a central brick chimney. The main chimney is the one in the front of house which is interior with an exposed face, constructed of stone, with quarter lunette windows on either side. Windows are 6 over 1, pilasters surround front door, foundation is brick. Sits on a gently sloping lot surrounded by flowering trees and large deciduous trees. Rock retaining wall at rear which sets off an upper level of lot. Good condition. (Asheville Building Permit Records; 1917 Sanborn map).

C Garage; 1914.
One story garage at rear with shingle siding, hip roof, and a central brick chimney.

C 14. 82 Evelyn Place; G. N. Petteway Hse.; 1920.
Built for G. N. Petteway, a real estate executive, at a cost of \$20,000. Two story with 1½ story wings, 3 bay, Colonial Revival/Dutch Colonial Revival style structure with shingle siding. Side gable roof on main body, with gambrel roof on each of the side wings. Front stoop has a gable roof hood with returns. West wing has a sunroom with a polygonal shape and casement windows. Both wings have casement windows on the first floor, and 6 over 1 windows above. Interior end brick chimneys with exposed exterior faces, one on each side, are in good condition. Windows are 6 over 1, front door is louvered, and foundation is brick. Stone retaining wall at street, large trees, small flat lot. Excellent condition. (Asheville City Directories; 1925 Sanborn map; Asheville Building Permit Records).

C Garage; 1920.
Two story garage on west side with gable roof, central brick chimney, 6 over 1 windows, shingle siding, brick foundation. Apartment above, garage beneath.

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C 15. 28 Katherine Place; C.H. Smith Hse.; 1916.
Built for C. H. Smith. Two story, 2 bay, Bungalow/Shingle style structure with shingle siding. High hip roof with front gable in front, wide eaves, exposed rafter ends, and knee braces. Porch has a low front gable at the entry. Original wraparound porch has been enclosed on the north side. Remaining original section of attached porch has shingled posts, and a solid shingled balustrade. Small one story wing in the rear SW corner with a half hip roof. Two central brick chimneys with corbelling are in fair condition. Windows are diamond pane over 1, door is diamond pane, foundation is brick. Good condition. (Asheville Building Permit Records).

C 16. 20 Katherine Place; A.R. Morton Hse.; ca. 1916.
Built for Mrs. Annie Rose Morton, widow of B. G. Morton. One story plus attic, 5 bay, Bungalow style structure with some Tudor Revival style details, in the applied half-timbering in all roof gables. Side gable roof with shed roof dormers in the front and rear. Windows in dormers are square multi-light. Attached porch covers the three center bays of house, and has large round topped brick piers and lattice sides; no other balustrade. One brick interior chimney with exterior face on the north end is in good condition. Windows are 6 over 1 and casement, brick foundation. Excellent condition. (Asheville City Directories).

C Garage; ca. 1916.
One story garage with pyramidal roof, shingle siding, diagonal board doors, brick foundation.

NC 17. 17 Katherine Place; T.G. Baird Hse.; 1926.
Built for T. G. Baird, a grocer, at a cost of \$7,000. House has been covered insensitively with vinyl siding, including soffits and where addition has been made on the north side, so is a Non-contributing property. Two story, 3 bay simple Colonial Revival style structure. Hip roof with wide eaves, and a hip roof dormer in front. Front stoop has a half hip hood and doric columns. One interior with exterior face

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brick chimney on west end, and one to the rear. Windows are 6 over 1 and 8 over 1, door is multi-light. Good condition. (Asheville Building Permit Records).

C Garage; 1926.

One story garage with hip roof and wood siding.

NC 18. 19 Katherine Place; R.F. Clodfelter Hse.; 1953. One story, 3 bay Ranch style structure with wide board siding. Side gable roof, metal frame picture and casement windows, louvered front door with sidelights, and concrete slab foundation. Front door is recessed. One story rear ell. One central brick chimney is in good condition. House sits on a small hill above street. Fair condition. (Asheville Building Permit Records).

NC 19. 60 Lawrence Pl.; E.D. Perkins House; 1941. Built for E.D. Perkins at a cost of \$7,000. One story, 3 bay Minimal Traditional style structure with large two story addition on east. Walls are weatherboard and stone veneer. Roof is side gable with front gable which projects out over a multi-pane picture window in front. Attached porch has lattice between rails, some sawnwork, and crossed boards as balusters. Addition at west has side gable roof and wood siding, and fits in nicely with the original portion of the building. One central chimney of stone, 6 over 6 windows, multilight over panel front door, and concrete slab foundation. House sits on a corner lot with a picket fence at the west side. Good to fair condition. (Asheville Building Permit Records).

C 20. 52 Lawrence Pl.; Blanch Hamilton Hse.; 1913. Built for Miss Blanch Hamilton, at a cost of \$3,800. 1 story in front, 2 plus raised basement to rear, 2 bay, Bungalow style structure with German siding. Side gable roof with front gable projecting bay. Purlins and exposed rafter ends in eaves. Engaged porch has stone piers and solid balustrade. Cantilevered two story wing at rear, supported on knee braces. One central stone chimney, 1 over

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1 windows, French doors opening onto porch, and stone foundation. Small lot drops steeply to rear. Good condition. (Asheville Building Permit Records).

C Garage; 1913.

One story garage with hip roof and German siding.

C 21. 42 Lawrence Pl.; Henry Kirby Hse.; 1914.

Built for Colonel Henry Kirby, USA retired, at a cost of \$9,500. 1½ story to front, 1½ plus raised basement to rear, 5 bay, Bungalow style structure with brick veneer walls and shingles on dormers. Hip roof with hip roof dormers on all four sides. Engaged porch has prick piers, windows opening onto it. One story wing on brick piers at rear with half hip roof. Cantilevered enclosure at north facade. Two central brick chimneys, diamond and multi-light casement windows in groups. Lot drops to rear, low stone wall at driveway entrance. Good condition. (Asheville Building Permit Records; 1917 Sanborn map).

C 22. 38 Lawrence Pl.; Helen Connolly Hse.; 1915.

Built for Helen Connolly, at a cost of \$5,350. Two story in front, two plus raised basement in rear, 3 bay Colonial Revival style structure presently covered sympathetically with vinyl siding. Side gable roof with returns. Front stoop has full entablature, pediment, circle motif in architrave, and fluted doric columns. Attached porch on south side has same details as stoop. Two story rear ell. One central brick chimney with corbelling and chimney pots, and one interior end chimney with exterior face, also with corbelling and chimney pots. Windows are 8 over 1, front door is three light over single panel, foundation is brick. Fair condition, needs some work. (Asheville Building Permit records; 1917 Sanborn map).

C 23. 36 Lawrence Pl.; R.B. Stone Hse.; 1925.

Built for R. B. Stone, a train dispatcher, at a cost of \$12,000. Two story in front, two plus raised basement in rear, 4 bay, Prairie style structure with Bungalow detailing. Exterior walls are brick veneer. Hip roof with wide overhanging eaves, unadorned. Windows are in bands,

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multi-light over 1, some tri-partite on either side of door. Front stoop has bracketed hip roof hood. One interior end brick chimney with exterior face, 6 panel door, brick foundation. Low brick wall with curved top forms edge of patio which extends out into the landscape to front of house. Excellent condition. (Asheville Building Permit Records; Asheville City Directories).

C 24. 34 Lawrence Pl.; Thos. Williams Hse.; ca. 1916. Built for Thomas Williams at a cost of \$5,500. 1½ story, 5 bay, Bungalow style structure with vinyl siding. Siding applied sympathetically so that details remain intact. Side gable roof with front gable roof dormer, and large shed roof over two story center bay at rear. Attached porch has large rectangular brick piers, solid balustrade, shed roof with center front gable at entry. One central brick chimney, and one brick interior end chimney with exterior face, both in fair condition. Windows are casement and 6 over 1, and there are bay windows on the north and south facades. Brick foundation. (Asheville Building Permit Records; 1917 Sanborn map).

NC 25. 19-23 Lawrence Place; Duplex; 1962: One story, 5 bay, Ranch style structure with brick veneer walls. Hip on hip roof with wide eaves. Engaged porch at north side of front with iron rail, and a recessed stoop on the south side of front with an iron rail. A screened porch has been added at the rear SE corner. Windows are 3 horizontal panes, metal frame, double, doors are 2 light over 4 panel, and foundation is concrete slab. Good condition. Built as a duplex, which it still remains today. (Asheville Building Permit Records).

NC Garage; ca. 1960.
One story garage with vertical wood siding.

C 26. 25 Lawrence Pl.; Thos. Lawrence Hse.; 1909. Built by the retired Reverend Thomas Lawrence. Designed by architect Richard Sharp Smith. Lawrence purchased this lot, the second one sold in Grove Park, in February, 1909. Two story, 3 bay Tudor Revival style structure with

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half-timbering and pebbledash on exterior walls. 1½ story additions on each end of main body of house, very compatible in design and materials with the original portion of structure. South addition has a polygonal sunroom, and the north wing addition houses a garage in the rear. Engaged front porch has pairs of columns, simple balustrade, and lattice between the columns. Cross gable roof with two front gables, and shed roof dormer in front center as well as on both additions. There are two eyelid dormers in front, one on each side of the shed roof dormer. Two brick central chimneys, diamond pane over 1 windows. House sits above street with a stone retaining wall in front. Good condition. (Asheville Building Permit Records; 1917 Sanborn map).

NC 27. 37 Lawrence Pl.; J.H. Allport Hse.; 1916. Built for J. H. Allport, at a cost of \$6,000. Two story, 6 bay, Colonial Revival style structure currently covered with vinyl siding which covers many details of the building including soffits, window trim, and pediment on front stoop. Hip roof with hip roof dormer. Front stoop has pediment with returns and doric columns. Engaged porch on south side has doric columns also. Half gable roof on one story addition on north facade. Two central brick chimneys, 1 over 1 windows, diamond multi-light in dormer, and front door with leaded glass sidelights. Good condition. (1917 Sanborn map; Asheville Building Permit Records).

NC 28. 45 Lawrence Place; ca. early 1940's. One story plus attic, 3 bay, Ranch style structure with brick veneer walls. Side gable roof with three shed roof dormers at front and rear, possibly added. Engaged porch on north side, with round columns, and solid brick balustrade. Rear ell at SW corner, with gable on gable roof and a sunroom with casements. One interior brick chimney, and triple windows with transoms over multi-pane casements. Multi-light door. Sits on ivy-covered hill above street with brick central steps up to it; trees almost totally obscure front facade of building. Good condition.

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C 29. 51 Lawrence Pl.; Edward H. Lockett Hse.; 1920.
Built for Edward H. Lockett, at a cost of \$8,000. Two story in the center, with one story wings on either side. Main body is only 1 bay wide. Shingle style structure with some Bungalow style details. Front gable roof with wide eaves, exposed rafter ends, and side gable roof on side wings. One central brick chimney, diamond and multi-light casement windows, 2 panel door with sidelights and pilasters, and brick foundation. House sits up on a hill above street, with brick steps up to off-center door. Excellent condition. (Asheville Building Permit Records).

C Garage; 1920.
Two story garage in rear with gable roof and shingle siding.

C 30. 90 Gertrude Pl.; J.R. Oates Hse.; 1913.
Built for J.R. Oates, Vice-president of the Central Bank and Trust Company. House was designed by the architectural firm of Smith and Carrier. According to R. S. Smith's portfolio of drawings, the building was designated as "fireproof". Excellent example of the Prairie style, and one of the most striking houses in the entire neighborhood in terms of architecture and siting. Two story in front, three in the rear, 3 bay building with smooth stucco walls over a reinforced concrete structure. Cross gable roof with wide overhanging eaves. Patio extends out into the landscape in front, typical of the Prairie style, but there are no other porches. One central very large chimney, also stucco. Windows are in bands, diamond pane over 3 lights in most cases, with single panes of glass in the sunroom on the north side first floor. Front doors are double with sidelights. The interior floor plan of the house is open, with a grand entry hall and rooms off of this to form a cross plan. There is a magnificent oak staircase in the center of the hall with a carved oak elevator to one side. All mantels in the house are tile. French doors with the same multi-light design as the exterior windows open into each of the rooms downstairs. There is approximately 3000 square feet of space on the first floor alone, including the hall, a living room, the dining room, a breakfast room, the kitchen (which is the only room in the house which has been modernized), an entry sunroom, and a greenhouse/sunroom on the south side of the house. Upstairs includes seven bedrooms, three of which are utilized as a master suite.

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Floors are oak, as is all the other woodworking in the house except for the stairs to the basement and part of the basement floor, which are pine. According to the current owner, much of the tile work and metalwork in the house was installed by the same craftsmen working on the Grove Park Inn, also built in 1913. There is a back stairway between the first and second floors with hinged stair treads. Utility tunnels extend underneath the entire house. The house is solid reinforced concrete, with many of the walls over a foot in thickness. Other notable interior details include solid brass hardware, and original light fixtures in some of the rooms. The interior, like the exterior of the house has been magnificently restored by the current owners. Concrete foundation. House is beautifully landscaped, overlooking Grove Park. Grand entry steps from the northeast corner of the lot up to the front patio. Excellent condition. (Asheville Building Permit Records; 1917 Sanborn map; 1911 photos; Smith drawings).

C Outbuilding; 1913.

One story outbuilding with a shed roof, weatherboard siding, and the same windows as in the main house.

C 31. 76 Gertrude Pl.; C.W. Brown Hse.; 1909.

Built for C. W. Brown, president of Brown-Miller Shoe Company, and owner of a funeral service, at a cost of \$5,000. Two story, 3 bay, American Foursquare style structure with brick veneer and shingle exterior walls. Hip roof with decorative gable vents. Attached wraparound porch has paneled square posts, and a simple balustrade. One story rear entry vestibule with shingle siding and a half hip roof. Two brick interior end chimneys with exterior faces, and brick corbelling are in good condition. Windows are 1 over 1, double and triple. Door is wide oak, a single panel above multi-panels. Stone foundation. Beautifully sited on a knoll overlooking the park, with steps up from the street. Low stone retaining wall at sidewalk, which extends along all of the houses on the street. Excellent condition. (Asheville Building Permit Records; 1917 Sanborn map; 1911 photos).

C Garage; 1909.

Two story garage with shingle siding, gable roof, brick chimney, and 6 over 6 windows.

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C 32. 70 Gertrude Pl.; James M. Chiles Hse.; 1909.
Built for James M. Chiles. House was designed by Richard Sharp Smith and appears in Smith's portfolio of architectural drawings. Chiles bought the first lot in "Grove's park" in 1908. He was an officer of the sunset Park Railway Company and in 1913 began the development of the Kenilworth neighborhood in Asheville. This house cost him \$6,000 to build. Two story, 2 bay Bungalow and Prairie style house with hip roof and wide overhanging eaves. Painted brick walls. Attached porch on north side with hip roof and large overhanging eaves. Two story wing to rear with sunroom above and rear entrance beneath. One central brick chimney in fair condition, and one interior chimney on NW corner. diamond pane over 1 windows with keystones and recessed panels above first story windows. Front door is diamond pane with sidelights. Stone foundation. Sits on knoll above the park, with stone piers flanking steps up from street. Good condition. (Asheville Building Permits; 1911 photos; Smith drawings).

C Garage; 1909.
One story painted brick garage to rear with hip roof with brackets in wide eaves. Has casement windows and sliding garage doors.

C 33. 62 Gertrude Pl.; House; ca. 1909.
Two story, 3 bay Prairie style structure with Craftsman and Colonial Revival influences as well. Brick veneer walls with bands of painted white concrete. Hip roof with wide unadorned eaves, and bands of windows give the building a low, horizontal quality, typical of the Prairie style. Attached porch has a solid brick balustrade capped by a band of concrete, and a projecting entry with a hip roof supported on square brick posts. On the south end of porch is a porte cochere, now partially enclosed. One story wing in NW corner appears to originally have been a porch. Two story wing in rear has a sunroom above, and an enclosed room below with sliding multi-pane windows. One exterior end brick chimney capped by concrete, and one interior end brick chimney with exposed face, also capped with concrete. Windows are tri-partite on the first floor, most of them being multi-light over 1. Front door is a large single

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light over a small panel. Brick steps wind up the hillside from the street below, with brick sidewalls capped by painted white concrete bands. In the rear is a curved brick wall and a wrought iron gate. Sited overlooking Grove Park. Excellent condition. (Asheville City Directories).

C Garage; ca. 1909.

1½ story garage with brick veneer walls, hip roof with large eaves, and a band of white concrete between the first and the half story, much like the main house.

C 34. 54 Gertrude Place; G. H. Wright House; 1909.

Built by G. H. Wright, a lawyer. Two story, 3 bay American Foursquare house with lapped wood siding. Hip roof with wide eaves and hip roof dormer in front and rear. Attached wraparound porch with round columns on stone piers and paired 1 x 1's in railing. Porch is on raised stone foundation. One story wing at nw corner with hip roof and a one story addition to rear which houses apartment entrances. One interior brick chimney with corbelling is in good condition. Windows are diamond pane over 1 in singles and double. Front door is wide, paneled, with sidelights that are also diamond pane. Foundation is rusticated cut stone with beaded mortar joints. Excellent condition, currently in use as apartments. (Asheville Building Permit Records; 1917 Sanborn map; 1911 photos).

C Garage and apartment; 1909.

Two story shingle sided outbuilding with brick foundation and hip roof

NC 35. 40 Gertrude Place; Treetop Apartments; ca. 1960's. Two story, multiple bay, Post WWII Colonial brick structure. Side gable roof. Attached two story porches to rear of building with brick columns and pierced brick balustrades. 8 over 8 windows and 6 panel doors with sidelights. Concrete slab foundation. Good condition, built as multi-family apartments.

C Garage and apartment; 1909.

Two story hip roof brick outbuilding with exposed rafter ends in wide overhanging eaves. Has an interior brick chimney

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with corbelling. Originally was the outbuilding to an historic structure torn down to build current apartment building. (Asheville Building Permit Records; 1917 Sanborn map).

NC 36. 16 Gertrude Place; Apartments; ca. 1920's. Building dates from period of significance of the district, but alterations to front facade through replacement of windows with fixed panes and replacement of original siding with asbestos make this a Non-contributing property. Two story, 3 bay, American Foursquare structure. Hip roof with wide overhanging eaves. One story wing at SW corner with half hip roof. One interior brick chimney with corelling, and one interior with exterior face chimney. Windows that remain as original are multi-light double, primarily. Door is multi-light with sidelights. Brick foundation. Good condition. Remodeled into apartments in 1972, still in the same use. (Asheville Building Permit Records).

NC Garage and apartment; ca. 1920's, altered. One story with raised basement (garage) outbuilding covered with asbestos siding. Flat roof porch added on the east side.

C 37. 324 Charlotte Street; E. W. Grove Office; 1909. Built for use by E. W. Grove as his office while the neighborhood developed. Designed by architect Richard Sharp Smith, and the only structure like this in the neighborhood. One story, two bay Craftsman/Bungalow structure constructed of fieldstone with beaded mortar joints. Side gable roof with exposed rafter ends and braces in side and front; hip roof to rear. Tile covering. Engaged porch on south side with arched opening at south side and stone piers on a low wall. One stone chimney, centrally located, in good condition. Windows are "crow's feet" multi-pane casements in groups, and door has the same motif. Stone foundation. Interior features include a cut stone fireplace with beaded mortar joints, and a massive safe. Stones at fireplace have been painted. Floor plan is the same as original. Moderate alterations have been cosmetic in the dropping of the ceiling in the main office room, and wood floors have been carpeted. Good condition, currently in use as the office of the Arts Journal. (R. S. Smith drawings).

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C 38. 1 Celia Place; House; 1925.

Built by E. A. Jackson Realty Co. at a cost of \$10,000. Two story, 3 bay, Tudor Revival/Bungalow stone and stucco house. Steep side gable roof with shed dormer across all of front and rear, and undulating lines like Grove Park Inn (simulated thatch). One story wing on east side houses a sunroom with arched glass fixed panes which appear to have replaced original screens, and a small arched casement window above. Interior end chimney with exterior face and quarter lunette windows on either side is in good condition. Windows are 6 over 1 double and single. Front door is wood with a round arch top and a round, multi-pane window. Stone foundation. Small lot at corner, faces park. Walled garden gate of stone the same as house to rear. Excellent condition. (Asheville Building Permit Records).

C 39. 3 Celia Place; W. J. Jackson House; 1924.

Built for W. J. Jackson, a civil engineer, by the E. A. Jackson Co. Two story, 3 bay, Colonial Revival brick structure. Side gable roof with returns. One story wing at rear with casement windows and German siding. One brick central chimney in good condition. Windows are 6 over 1 and front door is louvered with arched surround and keystone. Symmetrical arch on other side of front elevation is infilled with lattice and weatherboard and windows on the west for a bathroom. This was originally a recessed porch at this corner. Brick foundation. Small lot faces park. Excellent condition. (Asheville Building Permit Records).

C Garage; ca. 1925.

One story hip roof brick garage to rear with double wood doors with diagonal boards.

C 40. 5 Celia Place; E. G. Miles House; 1924.

Built for E. G. Miles, an officer of Central Bank and Trust Co., by E. A. Jackson. Two story in front, two plus raised basement to rear, 3 bay, brick Colonial Revival structure. Hip roof with exposed rafter ends. Attached porch on west side with brick columns, hip roof, and simple balustrade rail. Rear and front stoops also. One central brick

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chimney in good condition. Windows are 6 over 1, double and triple with segmental brick arches in front. Door is multi-light, with pointed arch roof on stoop and stepped brick. Brick foundation. Small lot faces park. Excellent condition. (Asheville Building Permit Records).

NC 41-42. 304 Charlotte Street; Norborn Apartments; 1963. WWII "Colonial" structures covered with aluminum siding. Side gable roof, 6 over 6 windows, paneled doors, concrete block foundation. Good to fair condition. Built as multi-family apartments. Two identical buildings, with carport between them.

NC Carport; ca. 1960's.
Free-standing gable roof carport between the two buildings with parking spaces for all apartments.

NC 43. 300 Charlotte Street; Apartments; 1951. Built by J.C. Dillard at a cost of \$20,000. Two story, 3 bay, brick structure in a late American Foursquare/Colonial Revival style. Hip roof with wide overhanging eaves. Flat pediment and pilasters at front door, but no covering for a stoop. One brick chimney to the rear, interior with exterior face, in good condition. Windows are 6 over 6 with tri-partite windows in front. Door is 6 panel with sidelights. Brick foundation. Large corner lot faces Sunset Parkway. Good condition. Built as apartments, which it still remains today. (Asheville Building Permit Records).

NC Garage; 1951.
One story double garage with hip roof, brick facing walls in front, and concrete block to the rear.

NC 44. 11 Bond Street; B.F. Treadwell Hse.; 1950. One story, 6 bay, Ranch style brick structure. Cross gable roof. Low brick wall and iron rail at front patio. Exterior front chimney of brick in good condition. Windows are multi-light casements, with a bowed multi-light bay picture window at the front. Concrete slab foundation. Good condition. (Asheville Building Permit Records).

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NC 45. 1 Edwin Pl.; Unitarian Universalist Ch.; 1979.
One to two story, 2 "bay", stone, concrete, stucco, and wood shingle structure in a modern Shed style. (McAlester). Roof is flat in portions, with a half hip and a skylight above in the central portion of building. Windows are single panes, and front door is double wide with vertical boards. Concrete slab foundation. Excellent condition, and a good example of a modern building new to the neighborhood. Nicely sited on a corner lot. (Asheville Building Permit Records).

C 46. 21 Edwin Place; H. E. Johnston House; 1917.
Built for H.E. Johnston, a realtor. Good example of a Craftsman style building. 1½ story, 3 bay building. Exterior wall materials include both lapped wood siding and shingles. Side gable roof with front facing gable at front porch and in dormer above; applied half-timbering in gables. Engaged front porch with battered brick porch piers and solid brick balustrade. Two brick interior chimneys. Windows are multi-pane lights over 1 and multi-pane casements in dormers. Front door is wide, solid oak with multi-pane sidelights. Brick foundation. Shingled fire escape to rear, and a deck have been added. Fair condition, currently used as a fellowship hall for the church. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; 1917.
One story shingle sided garage to rear with brick foundation, and hip roof.

C 47. 23 Edwin Place; C. M. Wrenshall House; 1925.
Built for C. M. Wrenshall, Vice-president of Biltmore-Oteen Bank, and active in real estate with Commercial Union Trust Co. Construction cost was \$15,000. Handsome example of the Colonial Revival style with many classical details. Two story, 4 bay brick structure, with a hip roof with large overhanging eaves. Front stoop has circular portico and balustrade above. Stoop details include fluted doric columns. Recessed porch on SW corner with round doric columns. One brick interior chimney, and one exterior to rear. Windows are 12 over 1, double and triple. Front door

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is 6 panel with fanlight and sidelights. Large corner lot with large trees. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; ca. 1924.

One story double garage to rear with shingle siding, hip roof, and brick foundation.

C 48. 61 Edwin Place; Perry C. Tomlin House; ca. 1922. Two story, 5 bay, Colonial Revival/Spanish Colonial Revival, stucco building with hip roof with overhanging eaves. Recessed porch in front. One story wing on north side with hip roof houses a sunroom. Building has one central brick chimney with corbelling in good condition. Windows are 6 over 1 triple and single. Brick foundation. Terraced lot above street. Good condition. (Asheville City Directories).

C Garage; ca. 1922.

One story hip roof garage with shingle siding and brick foundation.

C 49. 69 Edwin Place; Bernard Elias House; 1916. Built for Bernard Elias, manager of Southern Coal Co. House has been covered with aluminum siding, but it was done sympathetically. 1½ story to front and two story to rear, 3 bay structure in a Bungalow style. Side gable roof with front and rear gable dormers; all gables have knee braces and exposed rafter ends. Engaged porch has square columns and solid balustrade. 4 Windows are vertical panes over 1, and door is multi-light over panel with sidelights which are multi-light. Brick foundation. Sits on a hill above street with central stair with stone wall up sides. Stone retaining wall at sidewalk. Good condition. (Asheville Building Permit Records; 1917 Sanborn map)

C 50. 75 Edwin Place; J. A. Chambers House; 1919.

Built for J. A. Chambers, a real estate broker, at a cost of \$6,300. Two story, 2 bay Italian Renaissance style stucco structure with hip roof and large overhanging eaves and brackets. Front stoop has square columns and a cornice.

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One story wing on north side with hip roof and casement windows houses the sunroom. Two interior stuccoed chimneys in good condition. Windows are 6 over 1 and front door is off-center, unusual for the style. Terraced front lawn and central steps. Good condition. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; 1919.

One story garage with hip roof and German siding.

C 51. 85 Edwin Place; W. F. Hallack House; ca. 1916. Built for W. F. Hallack. Two story, 3 bay Shingle/Bungalow style building with wood shingle siding. Roof is hip with wide overhanging eaves. Attached porch on south side has hip roof, square columns and corner brackets, and a simple 1 x 1 balustrade rail. Three interior brick chimneys are in good condition. Windows are 6 over 1. Brick foundation. House sits on hill above street with central stairs, rock garden, evergreen trees almost obscure house. Good to fair condition, somewhat neglected. (Asheville City Directories; 1917 Sanborn map).

C 52. 91 Edwin Place; Eugene Carland House; 1915. Built for Eugene Carland, manager of Armour, Asheville Division. One story plus attic, 4 bay, Bungalow style structure with wood shingle siding. Side gable on hip roof and front gable roof on front dormer. Engaged porch has corner brackets, square columns, and simple balustrade. Ca. 1930's cantilevered addition on Ne corner with side gable roof. Two brick interior chimneys are in fair condition, one has been stuccoed. Windows are diamond pane over 1, and there is a bay window which opens onto the porch. Front door is diamond pane. Sits on a hill above the street, with central stairs with brick sidewalls. Good to fair condition, currently in use as apartments. (Asheville Building Permit Records; 1917 Sanborn map).

C Garage; 1915.

One story garage with hip roof and shingle siding.

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NC 53. 103 Edwin Place; House; 1965.
One story, 4 bay, Ranch style building with brick exterior walls. Low hip roof with wide eaves, one interior brick chimney in good condition, and 8 over 8 windows. Multi-light picture window in front. Sits on hill above street. Good condition. (Asheville Building Permit Records).

NC Carport; ca. 1960.
Detached carport at rear.

C 54. 105 Edwin Place; J. A. Sinclair House; 1916.
Built for Dr. J. A. Sinclair, President of Altamont Company, which later developed Lake View Park on Merrimon Avenue in Asheville. Two story, 3 bay, Colonial Revival/American Foursquare structure with German wood siding. Hip roof with wide overhanging eaves, and flat roof on wings. One story wings on each side of main body of structure; balustrades have been removed, but doors still open onto rooftops. Front stoop has round columns and a hip roof with wide eaves. Two brick interior chimneys are in good condition. Windows are 6 over 1 and front door is 6 panel with plain sidelights. Brick foundation. Sits on hill above street with central stairs, and terraced front lawn. Good condition. (Asheville Building Permit Records; 1917 Sanborn map).

C Garage; 1916.
Two story garage with apartment above, hip roof, German siding, and an interior brick chimney.

C 55. 121 Edwin Place; M. R. Sabiston House; 1923.
Built by L. B. Jackson for E. W. Grove, who then sold it to M. R. Sabiston. Two story, 3 bay, Colonial Revival structure with aluminum siding which has been done sympathetically. Hip roof with wide eaves. Attached porch has hip roof, square columns and a solid balustrade. Front stoop has hip roof and square paneled columns like on side porch. One story wing on south end has hip roof and casement windows, and houses a sunroom. In the rear is a one story addition with half hip roof, also covered in aluminum siding. One interior chimney with exterior face is in good condition. Windows are 6 over 1 and front door is

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multi-light. Sits on hill above street, with central steps. Good condition. (Asheville Building Permit Records).

C Garage; ca. 1922.
One story garage with original wood siding and a hip roof.

C 56. 123 Edwin Place; W. S. Bumbaugh House; ca. 1915. Built for W. S. Bumbaugh. According to Asheville City Directories, from 1920 to 1930 this was the home of Rev. T. A. Cosgrove, principal of the Grove Park School. Complex roofline, late Queen Anne/Shingle/Bungalow structure. Two stories in height, 3 bays wide, with wood shingle siding. Gable on hip roof, with hip roof dormer in front. Brackets in eaves. Attached porch is wraparound with square columns on shingled piers, hip roof with eaves and brackets, and gable at front door. One brick interior with exterior face chimney is in good condition. Windows are diamond pane casement in gables and dormer and 1 over 1 everywhere else. Door is one single large light above single panel. Brick foundation. Sits on a small lot slightly above the street. Good condition. (Asheville City Directories; 1917 Sanborn map).

C 57. 127 Edwin Place; Ella Warner Hse.; 1920. Built for Mrs. Ella Warner, at a cost of \$7,000. Two story in front, two plus basement to rear, 2 bay, American Foursquare building with stucco walls. Good example of this style. Hip roof with flared eaves. Front stoop has classical details, including composite columns, cornice, wide eaves, and a paneled balustrade above. Attached porch on north side with stuccoed square columns, a flat roof with balustrade above, and wide eaves. Two interior chimneys are stuccoed as the main body of house, and are in good condition. Windows are diamond pane over 1, triple. Front door is three vertical lights over single panel, with sidelights. Stone foundation. Flat lot level with sidewalk. Fair condition, needs some work. (Asheville Building Permit Records).

C Garage; 1920.
One story hip roof garage with wood siding and diamond pane windows.

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C 58. 131 Edwin Place; J.R. Rice Hse.; 1922.
Built for J. R. Rice, a lumber executive, at a cost of \$10,000. Two story in front, two plus raised basement of stone to rear, 3 bay, Colonial Revival structure with German siding. Hip roof with wide overhanging eaves, and a projecting central bay with hip roof. Front stoop has pediment, and round doric columns. Recessed porch on north end has large square paneled columns, paneled solid balustrade, and sits on a stone foundation. Two story wing on north side with sunroom above with casement windows, and porch below. One interior brick chimney is in good condition. Windows are 8 over 1, double and triple, with tri-partite on the first floor in front which are many square lights over 1 in center and 8 over 1 on either side. Front door is 6 panel with small 8 over 1 windows on either side. Stone foundation. Corner lot drops slightly to rear. House is framed by evergreens. Handsome example of this style. Unusual long, linear form, but very symmetrical. Excellent condition. (Asheville Building Permit Records)

C 59. 5 Kimberly Avenue; J.A. Groves Hse.; ca. 1926.
Built for J.A. Groves, President of Groves Produce Company. High style example of Tudor Revival house, obviously designed in the manner of an English cottage. Two stories on north portion, one plus attic on south side. and two stories plus raised basement to rear. 4 bays wide. Walls are stucco, with some half-timbering in cantilevered portion to rear. Roof is side gable, with steep gables and flared eaves in the dormer on south side. Two interior chimneys are stuccoed like the main body of the structure, and are in good condition. Windows are groups of small light multi-light casements with brick sills. Round top wood door. Stone foundation. Interior features include oak floors, arched door openings between rooms, rough textured plaster walls, and cut granite stones around the fireplace opening. The mantel is simple, carved oak. The floor plan is irregular, split level between the living room and the dining room/kitchen area. Outstanding view over the golf course, with a low stone wall at the street. Excellent condition. (Asheville Building Permit Records).

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C 60. 7 Kimberly Avenue; W. C. Shuey House; ca. 1926. Built for W. C. Shuey. Unusual building, like its neighbor, 5 Kimberly Avenue. These two are the only ones like this anywhere in the neighborhood. Beautiful setting looking out over the golf course, and a low stone wall at front. Two stories in front, and two plus raised basement to rear. 5 bays wide. Tudor Revival in style, like its neighbor. Exterior walls are stucco, as are both interior and exterior chimneys. Steep hip roof with flared eaves and front face gable on rear section which has half timbering. Front stoop has shed roof supported on brackets. Windows are groups of small light multi-light casements with brick sills, some surrounded by applied half-timbering. Front door is louvered and surrounded by applied half-timbering. Stone foundation. Some of the interior features include rough textured plaster walls, carved oak mantel, painted, granite stones surrounding the fireplace opening, oak floors and window trim, and applied rustic window trim around some of the windows. Floor plan is irregular, with arched openings between rooms like in #5 Kimberly next door. Excellent condition. (Asheville City Directories).

NC 61. 24 Kimberly Avenue; Sanford Brown House; 1949. Built for Sanford Brown, and designed by Asheville architect Douglas Ellington. Unusual example of the International style, possibly designed by Douglas Ellington. One story, 6 bay structure constructed of concrete block with bands of red brick around windows and doors and in main walls. Red slate side gable roof, and hip roof to rear. Brick corbelling at gables and roofline. Attached porch to rear with square brick columns, and a patio at rear also above garage. Wings on north and SW corners. One brick end exterior chimney is in good condition. Windows are metal frame casement, multi-pane. Front door has round arch top with diagonal boards, red brick bands, and a brick voussoir and "keystone" motif. Sits on a hill above the street, framed by evergreens. Red slate walks at rear, and a large screening hedge. Good condition. (Asheville Building Permit Records).

C 62. 12 Kimberly Ave.; W.F. Humphries House; 1922. Built for W.F. Humphries, president of Blue Ridge Grocery Company and Amboy Land Company, at a cost of \$1000.00. Nice

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example of the Tudor Revival style. Two story, 3 bay structure with brick exterior walls and stone detailing in radiating voussoirs at door. Stucco in half-timbering. Cross gable roof of slate. Large sweeping eave to front. At rear of structure is a connecting one story hall with joins with a 1½ story garage. One exterior stone chimney is in good condition. Windows are mostly triple casements, with some 4 over 4 double hungs. Bay window to front with casements. Round arch front door with square multi-lights. Brick foundation. Sits on a hill above street, with alley access to rear. Terraced lot, view to golf course across the street. Stone sidewalls on winding steps at front. Excellent condition. (Asheville Building Permit Records).

NC 63. 2 Kimberly Avenue; Harold Proctor Hse.; 1955. One story, 4 bay Ranch style structure with brick exterior walls. Side gable roof, and one interior brick chimney in good condition. 8 over 8 double windows, and a multilight picture window to front. 6 panel front door. Good condition. (Asheville Building Permit Records).

C 64. 152 Edwin Place; W.M. Burchel House; 1914. Built for W.M. Burchel, Vice-president of Independent Scale Company, at a cost of \$4,500. House has been covered sensitively with vinyl siding. Two story in front, two story plus raised basement to rear, 2 bay structure, in a Bungalow and Colonial Revival style. Cross gable roof, flat roof on side wing with door opening onto balcony here. One story wing on the north side houses a sunroom with casement windows and balustrade above. Front stoop with pediment with returns, dentils and heavy decorative brackets. One central brick chimney is in good condition. Windows are 1 over 1, triple, and multi-light casements. Round arch, multi-light front door with keystone. Brick foundation. Good condition, currently in use as apartments. (Asheville Building Permit Records; 1917 Sanborn map).

C 65. 148 Edwin Place; House; ca. 1915. Built by E.A. Jackson. Two story to front, two plus raised basement to rear, 3 bay Shingle/Bungalow style structure with wood shingle siding. Gable on hip roof, with brackets

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in eaves, modillion blocks, and exposed rafter ends. Attached porch is wraparound with square columns, simple 1 x 1 rail, columns on shingled piers, and a pent roof with exposed rafter ends. One interior brick chimney is in good condition. Windows are diamond pane over 1, double, and front door is diamond pane over panel. Brick foundation. Good condition. (Asheville City Directories; 1917 Sanborn map).

NC Garage; ca. 1940's.

One story hip roof garage, dating from later than the main house.

C 66. 142 Edwin Place; Charles E. Hughes House; 1915. Built for Charles E. Hughes, owner of C.E. Hughes cigar store on Broadway in downtown Asheville. Built by E. A. Jackson at a cost of \$5,000. Two story in front, two plus raised basement to rear, 3 bay American Foursquare structure with German siding. Hip roof with wide overhanging eaves. Attached porch across front, extends north across drive to form a port cochere. Porch details include square columns and a simple 1 x 1 balustrade. One story wing to rear with hip roof and wide eaves, square columns, cantilevers out over basement, and houses the sunroom. One interior brick chimney is in good condition. Windows are 1 over 1, tri-partite on first floor. Palladian window on north elevation. Front door has narrow sidelights and 1 over 1 windows on either side. Brick foundation, with pierced brick under porch. Small lot drops to rear, as do most of the houses on the west side of Edwin Place. Good to fair condition, needs some work. (Asheville Building Permit Records; 1917 Sanborn map).

C 67. 136 Edwin Place; Edwin Ray House; 1913. Built for Edwin Ray, Grove's son-in-law, for whom Edwin Place is named. Excellent example of a Classical Revival style cottage, with full portico, and many Classical details. This is the only example of a revival of the Greek Revival style anywhere in the Grove Park neighborhood. 1 story to front, two story to rear, 3 bay structure with German siding. Cross gable roof, the front portion of which forms a full Greek portico with full entablature. Details

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of portico include ionic columns with fluting, doric pilasters, and thin turned spindles as porch rail with finials at corners. Pediment has boxed returns, dentils, and a small four-light transom window in the center with drip molding. Front windows are one large single pane with multi-light operable transoms above. Front door is unusual multi-light in squares and rectangles over a single panel with the same design in the transom and sidelights. Two story rear addition with shed roof with sunroom above, and a room below. Appears that this was originally a one story wing with balustrade, and the sunroom and shed roof were added later. Original balustrade is still visible on the second story. This addition, according to Asheville building permit records, may have been done in 1916 by R.C. Ashby, a subsequent owner. Two interior brick chimneys are in good condition. Windows are triple hungs with transoms over single panes. Door with architrave trim has narrow sidelights and a rectangular fanlight. Brick foundation. Good to fair condition, needs some work. (Asheville Building Permit Records; 1917 Sanborn map)

C Garage; 1913.

One story hip roof garage to rear with German siding.

C 68. 134 Edwin Place; D.D. Williamson House; 1937. Built for D.D. Williamson, who still lives in the house. One story to front, one plus raised basement to rear, 4 bay Minimal Traditional (McAlester) structure with striated brick exterior walls. Cross gable roof. Attached porch with square columns in 3's at corners, and a simple 1 x 1 balustrade. One central brick chimney. Windows are 8 over 8 with a multi-light bowed picture window to the front. Front door is 3 vertical lights over panels, with fluted pilasters and a frieze with triglyphs surrounding it. Brick foundation. Good condition. (Asheville Building Permit Records).

C 69. 132 Edwin Place; W.E. Varnon Hse.; 1923. Built for Judge W. E. Varnon, at a cost of \$11,600. Two to front, two plus raised basement to rear, 5 bay, Colonial Revival structure with German siding. Hip roof with narrow eaves. Front stoop had paneled pilasters, and a half round

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roof covering. Two brick end interior chimneys with exterior faces are in good condition. Windows are 6 over 6, and door is 6 panel. Stone foundation. Excellent condition. (Asheville Building Permit Records).

C 70. 130 Edwin Pl.; Powhattan F. Conway Hse.; 1920. Built for Powhattan F. Conway, at a cost of \$15,000. Two story in front, three plus raised basement to rear, 3 bay Colonial Revival style structure with lapped wooden siding. Hip roof with flat roof on wing. One story wing is on south side. Front stoop has pediment with returns, and pairs of round columns. One brick interior end chimney with exterior face is in good condition. Windows are 6 over 1 and front door is 6 panel with fanlight and sidelights. Stone foundation. Good condition. Currently in use as apartments. (Asheville Building Permit Records).

C 71. 100 Edwin Place; Apartments; ca. 1910's. Two stories to front, three plus raised basement to rear, 4 bay, Spanish Colonial Revival/Bungalow style structure with brick and stucco exterior walls. Hip roof with half gable roof over porch on south side. Hip roof dormer on south side. Attached porch details include battered walls, arched opening with columns to front, and a square opening to south side. Projecting front entrance bay with decorative brickwork in a herringbone pattern in recessed arch above the recessed front doorway. One central interior brick chimney is in good condition. Windows are 6 over 1, 8 over 1, and 4 over 1, some double on the first floor, with the same decorative brick surrounds as above the front door. Front door is a replacement of the original. Brick foundation. Excellent condition. Currently in use as apartments.

C 72. 96 Edwin Place; House; ca. 1924. One story to front, two story plus basement to rear, 5 bay, Bungalow style structure with German siding. Long, linear form to the street. Hip roof with projecting hip roof bays at the front and rear. Engaged porch on south side with lattice balustrade, square wooden posts. Front stoop has brick piers with concrete caps, no door shelter. Two story

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wing to rear cantilevers over basement. Garage door is added on rear facade in SW corner. One central brick chimney, in fair condition. Windows are 6 over 1 in, double and single. Door is 8 panel with a window on either side. Brick foundation. Excellent condition. (1925 Sanborn)

C 73. 94 Edwin Place; A.C. Stark House; 1920.
Built for Mrs. A.C. Stark, widow of Henry Stark. One story plus attic to front, and raised basement to rear, 3 bay, Craftsman style building with brick walls. Side gable roof with front gable dormer to front and shed roof dormer to rear. Gables have exposed rafter ends and purlins. Attached porch on south side with square brick columns with corbelling, solid brick balustrade with coping. Front stoop has shed roof with receding brackets and brick piers with coping. One story wing sunroom on north side with side gable roof and exposed rafter ends. One interior brick chimney with corbelling is in good condition. Unusual windows are tripartite on first floor. Windows are square lights over 1, triple in attic gable, and multi-light over 1 elsewhere. Oriel window at rear SW corner. Multi-light doorway has been cut into the rusticated block at the rear of the building above the basement in the center of facade. Front door is 6 panel oak. Rusticated cut stone foundation. Brick walk and steps to front. Good to fair condition. (Asheville Building Permit Records)

NC 74. 90 Edwin Place; Henry N. Lehmann Hse.; 1965.
One story to front, one story plus raised basement to rear, 4 bay, Ranch style structure with stretcher bond brick veneer walls. Side gable roof. Cantilevered addition to rear with wood siding. One exterior end brick chimney. Windows are 6 over 6 with a bowed, multi-light bay window to the front. Solid core front door. Concrete block foundation. Good condition. (Asheville Building Permit Records).

C 75. 84 Edwin Place; S.L. Anderson House; 1919.
Built by Louis Francis for Mrs. S.L. Anderson, at a cost of \$6.000. Plain, simple example of the Colonial Revival style. Two story to front, 3 plus raised basement to rear,

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4 bay building with vinyl siding. Siding is done well. Original wide lapped boards of wood are still apparent at the front door. Side gable roof with shed roof dormer across front. Front stoop has pediment with returns, round doric columns, paneled pilasters, lights above door. Two story attached porch to rear with paneled square columns. Two interior brick chimneys with corbelling are in good condition. Windows are 6 and 8 over 1. Front door is multi-light. Brick foundation. Good condition. (Asheville City Directories; Asheville Building Permit Records; 1925 Sanborn map).

C Garage; ca. 1922.

Street level garage (built into hillside) with flat roof, shingles, concrete foundation, in poor condition.

C 76. 74 Edwin Place; D.B. Ware House; 1923.

Built for D.B. Ware, physician, at a cost of \$11,000. Two story to front, three plus raised basement to rear, 5 bay Colonial Revival structure with Bungalow detailing in door and windows. German siding. Hip roof with wide overhanging eaves, and front gable dormer with exposed rafter ends. Attached porch on the south side with hip roof, round columns, and a simple 1 x 1 balustrade. Two story wing across rear, with the first story being a recessed porch with square columns and a 1 x 1 balustrade, and the second story an enclosed room. One interior brick chimney with corbelling is in good condition. Windows are 4 vertical lights over 1 and door has rectangular panes and sidelights, with a large single pane in the center. Brick foundation. Good to fair condition. (Asheville Building Permit Records)

C Garage; 1923.

Two story garage with German siding and a front gable roof. Garage doors face onto the rear at Murdock Street.

C 77. 64 Edwin Place; C.F. Byrd House; 1917.

Built for C. F. Byrd, Vice-president of Federal Mortgage Company, at a cost of \$6500. One story plus attic to front, two story plus raised basement to rear Tudor Revival style structure with stretcher bond brick veneer and stucco with applied half-timbering walls. (Half-timbering is in steep

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front gable). Cross gable roof with flared eaves and shed roof dormer to rear. Front stoop has a bowed hood with console brackets, and low brick piers capped with concrete. Two story addition to rear appears to enclose stairs and a room above, covered with asbestos siding. One interior brick chimney is in good condition. Windows are 8 and 6 over 1, and front is 6 vertical panels. Stone foundation. Good condition. (Asheville Building Permit Records; 1925 Sanborn map)

C 78. 62 Edwin Place; House; ca. 1920's.

Two story to front, two plus raised basement to rear, 5 bay, Colonial Revival/Bungalow style structure with stretcher bond brick veneer walls. Hip roof with half gable roof at south end, and a hip roof dormer with shingle siding on south side also. Front stoop has semi-elliptical broken pediment with dentils, pilasters, and finial. Front patio with low brick wall and a tile floor. Cantilevered addition at rear with hip roof and wide eaves, covered with asbestos siding. Garage door openings are now enclosed on rear elevation, and are replaced by windows and a door. Two interior brick chimneys are in good condition. Windows are 6 over 1, mostly double, with segmental arches and brick sills. Front door is multi-light. Stone foundation. Good condition.

NC 79. 58 Edwin Place; Frank Barber House; 1918.

Built for Frank Barber, owner of the Inland Press. Construction cost was \$4000. House is currently covered insensitively with aluminum siding, so is listed as non-contributing. Two story to front, two plus basement to rear, 2 bay American Foursquare style structure. Hip roof with wide eaves (soffits are also covered in siding). Front stoop has a front gable roof with wide eaves and round columns. One story wing on the SE corner has a half hip roof and multi-light door. One interior brick chimney is in good condition. Windows are 6 over 1, double and triple. Multi-light front door. Brick foundation. Good to fair condition. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; 1918.

One story front gable garage with original German siding.

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C 80. 52 Edwin Place; J.D. Arvine House; 1918.
Built for J.D. Arvine, a Wachovia bank executive, at a cost of \$4,000. House is covered with aluminum siding, but is done well. One story plus attic in front, two story to rear, 4 bay Bungalow style structure. Unusual roof form consisting of a side gable roof with flared wide eaves and a clipped gable dormer to front. Attached porch details include square columns on brick piers, brick solid balustrade, and a front gable and pent roof with wide flared eaves. One central brick chimney with chimney pots is in good condition. Windows are square and vertical lights over 1, tri-partite on the first floor. Front door is one large light over panel with sidelights in the same design. Brick foundation. Good condition. (Asheville Building Permit Records; 1925 Sanborn map).

C 81. 48 Edwin Place; Jennie Burton Hse.; ca. 1926.
Built for Mrs. Jennie Burton. Two story in front, two plus raised basement to rear, 3 bay, Tudor Revival/Bungalow style structure with stretcher bond brick veneer walls. Front gable on hip roof, with flared wide eaves on wing. One story side wing on south side houses sunroom. One central brick chimney is in good condition. Windows are 6 over 1, double and triple, with brick segmental arches. Multi-light front door, and brick foundation. Unusual form. Excellent condition. (Asheville City Directories).

NC Garage; ca. 1960.
One story brick garage with flat roof.

NC 82. 42 Edwin Place; House; 1941.
Two story to front, two plus raised basement to rear, 4 bay, Colonial Revival structure covered with aluminum siding which covers some original window trim insensitively. Saltbox roof with rear front gable. Attached porch on north side has 1 x 1 rail, side gable roof, and square columns. Front stoop has pilasters and flat broken pediment; no roof covering. One interior brick chimney. Windows are 6 over 6 double and single. Door is 3 vertical lights over panel. Random laid stone in front walk. Good condition. (Asheville Building Permit Records)

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C 83. 36-38 Edwin Place; Duplex; ca. 1926.
Built as a duplex. Two story to front, two plus raised basement to rear, 3 bay, American Foursquare/Colonial Revival structure with stretcher bond brick veneer walls. Hip roof with hip roof dormer with exposed rafter ends. Front stoops each have broken pediments and fluted pilasters. Two interior brick chimneys in fair condition. Windows are 1 over 1, triple mostly. Front door is 6 panel, and foundation is brick. Fair condition, some brick needs repointing.

C Garage; ca. 1926.
One story garage with hip roof and wood siding.

NC 84. 8-10 Edwin Place; Duplex; ca. 1950.
One story to front, one plus raised basement to rear, 4 bay early Ranch style structure with aluminum siding and brick veneer walls. Hip on side gable roof. Two interior brick chimneys, and one front interior with exterior face. Windows are 10 over 1, and front doors are 6 light over 2 panels with sidelights. Brick foundation. Still in use as apartments. Fair condition. (Asheville City Directories).

NC Garage; ca. 1950.
One story hip roof garage with wood siding.

C 85. 6 Edwin Place; J.R. Bush House; 1916.
Built by Donohoe and Rawls, for J.R. Bush. Designed by Richard Sharp Smith. Two story to front, two plus raised basement to rear, 3 bay Shingle/Bungalow style structure with wood shingle siding. Cross gable roof with wide eaves, braces, and exposed rafter ends. Shed roof dormer at rear. Attached porch in front is currently screened, but structure clearly remains. Porch details include shingled piers and solid shingle balustrade. One story addition at rear has shingle siding and horizontal metal frame windows, probably dating from ca. 1950. One interior with exterior face brick chimney with corbelling is in good condition. Windows are diamond pane over 1, double and triple, and front door is also diamond pane. Brick foundation. House sits on slight

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rise above street, has central steps and hemlocks which cover front of house. Fair condition, needs work. (Asheville Building Permit Records; Richard Sharp Smith Drawings).

C 86. 4 Edwin Place; Hezekiah Gudger House; 1923. Built for Mrs. Hezekiah Gudger, at a cost of \$10,000. Good example of the Colonial Revival style with many classical details. Two story to front, two plus basement to rear, 5 bay building with stretcher bond brick veneer walls. Side gable roof with modillion blocks. Front stoop has many classic details including a pediment with returns and round doric columns. One story wing on south side houses sunroom and has casement windows. Two story wing at NW corner has screened porch above. One interior end chimney with exterior face and lunette windows on either side is in good condition. Windows are 6 over 1 in singles. Palladian window in attic on north side. 6 panel door. Brick foundation. House is framed by evergreens. Excellent condition. (Asheville Building Permit Records).

C Garage; 1923. Two story brick garage with side gable roof and shed roof portion in middle. Interior brick chimney.

C 87. 2 Edwin Place; Wm. Johnson Jr. House; 1913. Built by Donohoe and Rawls for Wm. Johnson, a realtor, who moved there from Proximity Park. Designed by R.S. Smith, and one of the best examples of the Shingle style in the neighborhood. This is one of the earliest houses along Edwin Place. Two story to front, two plus basement to rear, 3 bay structure with wood shingle siding. Cross gable roof with brackets and exposed rafter ends. Attached porch has shingled columns, and a front gable demarcating the front door. A bay window opens onto the porch. 1½ story wing on north side houses a sunroom above, and the basement below. Two interior end brick chimneys with exterior faces. Windows are large diamond panes over 1 and diamond casements. All windows have pent coverings above them. Door is diamond pane. House sits on a corner lot framed by large trees. Excellent condition. (Asheville Building Permit Records; Smith drawings.).

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NC 88. 248-252 Charlotte Street; Commercial Building; 1927. Original commercial structure built by W. B. Nixon, with additions ca. 1940's. Significantly altered. Two story, 2 bay early 20th century structure with one story commercial addition on north side. Original structure has hip roof, with flat roof on addition. Brick and stucco exterior walls. One brick interior chimney with exterior face to rear. Storefronts, also severely altered. Brick and concrete block foundations. Fair condition, still in commercial use. (Asheville Building Permit Records).

NC 89. 236 Charlotte St.; J. H. Tucker House; ca. 1900. Built for J. H. Tucker, a lawyer. House pre-dates the earliest lands Grove bought, but significant alterations make this a non-contributing property. Two story in front, two plus raised basement to rear, 3 bay late Queen Anne style structure currently covered with asbestos siding. Cross gable roof with a pair of front gables to front. Attached front porch is in fair condition with some rail missing. Details include square wood columns, 1 x 1 rail. May have originally have been a wraparound design, presently infilled with newer construction. Two interior brick chimneys. Windows are multi-light over 1 and diamond pane over 1. Wide oak front door. Stone foundation. Sits way up on hill above street with a stone retaining wall at street. Fair condition. (Asheville City Directories).

NC 90. 15 Lenox Street; House; 1951. Built by Wesley Brown. Part of a row of Post-WWII houses built along Lenox Street. Lenox Street was not part of the original plat, and was probably cut through when these structures were built. One story, 3 bay Minimal Traditional structure with brick and asbestos exterior walls. Side gable roof, one interior brick chimney, casement windows, and concrete block foundation. Fair condition. (Asheville Building Permit Records).

NC 91. 17 Lenox Street; House; 1951. Also built by Wesley Brown. One story, 3 bay Minimal Traditional structure with vinyl siding and brick veneer on

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exterior walls. Cross gable roof, one interior brick chimney, multi-light fixed windows, louvered front door, concrete block foundation. Engaged porch with 6 x 6 posts. Good condition. (Asheville Building Permit Records).

NC 92. 21 Lenox Street; House; 1950.
Also built by Wesley Brown. One story, 3 bay Minimal Traditional structure with asbestos siding. Cross gable roof, one central brick chimney, casement windows, concrete block foundation. Stoop at front and SE corner, with shed and gable roofs. Good condition. (Asheville Building Permit Records).

NC 93. 25 Lenox Street; House; 1947.
Built by East Side Builders, who also built 29, 33, 37, and 41 Lenox Street. One story, 3 bay Minimal Traditional structure with stone veneer, board and batten, and asbestos siding on exterior walls. Cross gable roof. Central brick chimney, 6 over 1 and fixed windows, concrete block foundation. Good condition. (Asheville Building Permit Records).

NC 94. 29 Lenox Street; House; 1947.
One story, 3 bay Minimal Traditional structure with wood siding and stone veneer on exterior walls. Side gable roof, central brick chimney, 6 over 6 and multi-light fixed windows, 3 vertical lights over panel front door, and concrete block foundation. Good condition. (Asheville Building Permit Records).

NC 95. 33 Lenox Street; House; 1947.
One story, 3 bay Minimal Traditional structure with aluminum siding, stone veneer, and some asbestos siding on exterior walls. Cross gable roof, central brick chimney, 6 over 1 and 3 horizontal lights fixed windows, concrete block foundation. Good condition. (Asheville Building Permit Records).

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NC 96. 37 Lenox Street; House; 1948.

One story, 3 bay Minimal Traditional structure with aluminum siding, stone veneer, and some asbestos siding on exterior walls. Side gable roof, central brick chimney, front stoop with half round roof, 6 over 6 windows, and concrete block foundation. Good condition. (Asheville Building Permit Records).

NC 97. 41 Lenox Street; House; 1948.

One story, 3 bay Minimal Traditional structure with aluminum siding, and stone veneer on exterior walls. Side gable roof, front stoop with hip roof, 6 over 6 windows, central brick chimney, concrete block foundation. Good condition. (Asheville Building Permit Records).

C 98. 6 Lenox Court; Lenox Court Apts.; 1926.

Built by W. B. Nixon and called Lenox Court Apartments. 12 rooms, built at a cost of \$20,000 for each of the three buildings, 6, 10, and 14 Lenox Court. Two story to front, 3 plus raised basement to rear with 4 garages within the basement level, 3 bay American Foursquare style structure. Exterior walls are cut stone with beaded mortar joints and roof is hip with wide overhanging eaves. Engaged porch to front has three arches opening into it, stone columns, radiating voussoirs and keystones, and square columns at the second story. One central stone chimney, 6 over 1 windows in pairs, multi-light front door with sidelights, and stone foundation. One of six apartment buildings built here with identical plans and settings. Good condition. (Asheville Building Permit Records).

C 99. 10 Lenox Court; Lenox Court Apts.; 1926.

Also known as Lenox Court Apartments, and built by W. B. Nixon at a cost of \$20,000. Only one of the group in the Mission Revival/American Foursquare style. Two story to front, 3 plus raised basement to rear, 3 bay structure with stucco and brick detailing on exterior walls. Flat roof. Attached porch to front is one story with square brick columns which are flared at the top. 6 over 1 windows in pairs, multi-light front door, and brick foundation. Additional details include brick quoins. As with all six of

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these apartment buildings, this one backs up to an alley.
Good condition. (Asheville Building Permit Records).

C 100. 14 Lenox Court; Lenox Court Apts.; 1926.
Third of the Lenox Court Apartment buildings built by W. B. Nixon and facing Lenox Court. This one is the most elaborate and detailed in classic features of all of the contributing buildings here. Two story to front, 3 plus basement to rear, 3 bay structure in the American Foursquare/Neo-Classical style with cut stone with beaded mortar joints as exterior walls. Hip roof with wide overhanging eaves is covered with green tile. Two story engaged porch to front is similar to #6 Lenox Court, but has 3 round arches on the first floor, square posts above, and radiating voussoirs and keystones. One central brick chimney, multi-pane casement windows with fanlights on the first floor, and 6 over 1 windows elsewhere. Multi-light front door has multi-light arch surrounding it. Stone foundation. Stone sidewalls with curved tops at front steps. Good condition. (Asheville Building Permit Records).

C 101. 7 Murdock Ave.; Murdock Ave. Apts.; 1926.
Built by W. B. Nixon and called both the Murdock Avenue and Lee-Nixon Apartments. 12 rooms, built at a cost of \$20,000 for each of the three buildings, 7, 11, and 15 Murdock Avenue. Two story to front, two plus raised basement to rear, 3 bay American Foursquare style structure with common bond brick walls. Hip roof with hip roof dormer to front. One story attached front porch with awning at second story to form porch there as well. Original square brick columns have been stuccoed. One central brick chimney, 6 over 1 windows in pairs, multi-light door, and brick foundation. Sits on a small lot like the other apartment buildings in this area. Good condition. (Asheville Building Permit Records).

C 102. 11 Murdock Ave.; Murdock Ave. Apts.; 1926.
Also called Murdock Avenue Apartments, built by W. B. Nixon at a cost of \$20,000. Two story to front, two plus raised basement to rear, 3 bay American Foursquare style structure

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with common bond brick walls. Hip roof with wide eaves and a hip roof dormer to front. One story attached front porch, similar to #7 Murdock, but with arched rather than square openings. Curved brick sidewalls on steps to front. Central brick chimney, 6 over 1 windows in pairs, multi-light door, and brick foundation. Good to fair condition. (Asheville Building Permit Records).

C 103. 15 Murdock Ave.; Murdock Ave. Apts.; 1926. Third of a row of three apartment buildings called the Murdock Avenue Apartments, built by W. B. Nixon. Two story to front, two plus basement to rear, 3 bay American Foursquare style structure with common bond brick walls. Hip roof with hip roof dormer to front. Attached front porch with arched openings, and a door which opens onto the second story as on the other two buildings. Central brick chimney, 6 over 1 windows in pairs, multi-light door, and brick foundation. Cut stone stepped sidewalls at stairs and cut stone retaining wall along the front of all three buildings on Murdock Avenue. Good to fair condition. (Asheville Building Permit Records).

NC 104. 19 Murdock Ave.; Whigham Apartments; 1953. Built for H. L. Whigham. Very compatible with the row of historic apartment buildings in setting and architecture, but is non-contributing due to the late construction date. Two story in front, two plus basement to rear, 3 bay late American Foursquare style building with common bond brick walls. Hip roof with medium width eaves. Front stoop has hip roof and is actually more of an entry vestibule than a stoop. Central brick chimney, metal frame casement windows, multi-light door with sidelights, and brick foundation. Nice example of a 1950's apartment building. Good condition. (Asheville Building Permit Records; Asheville City Directories).

NC 105. 124 Evelyn Place; House; ca. 1940. One story early Ranch style structure on a garage to the west. 3 bays wide, with German siding and a side gable roof with front gable at stoop. Front stoop has enclosed walls to form a vestibule. One story addition at SE corner with

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shed roof and concrete block foundation. One interior brick chimney, fixed pane bay window to front, multi-panel door with horizontal lights, and brick foundation. Picket fence. Good to fair condition.

C 106. 129 Evelyn Place; House; ca. 1927.
Two story, 4 bay, Colonial Revival style structure. Stretcher bond brick veneer walls, and a hip roof with overhanging eaves and a center projecting bay with a hip roof. Front stoop projects out and has enclosed walls to form a vestibule with a half hip roof and wide eaves. Two interior brick chimneys with corbelling, 6 over 1 double windows, multi-light front door, and brick foundation. Excellent condition.

C Garage; ca. 1927.
One story garage of brick with a front gable roof.

C 107. 189 Murdock Ave.; Louis Francis House; ca. 1924.
Built for Louis Francis, superintendent at Carolina Wood Products Company. Two story, 6 bay, Colonial Revival style structure with stretcher bond brick veneer walls. Hip roof with wide overhanging eaves. Front stoop has hip roof with wide eaves, square paneled columns, and pilasters at door. Two story wing at rear SE corner with hip roof. Two brick interior chimneys, one in poor condition, 6 over 1 windows in singles and casements at second floor sunroom on north end. Front door is 4 panel, and foundation is brick. Steps wind up steep hill from street, at the south side of property to meet the off-center front door. Good condition. (Asheville City Directories)

C Garage; ca. 1924.
One story garage with hip roof and casement windows.

C 108. 191 Murdock Ave.; J.B. Ross House; ca. 1927.
Built for J. B. Ross, owner of Liberty Hill Quarry in Greensboro, NC. Unusual example of a Tudor Revival style building. Two stories in height, and 4 bays wide, with stretcher bond brick veneer exterior walls. Gable and clipped gable on hip roof with shed roof dormer, shed roof

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over door, and a half gable roof at north end of house. North end of house consists of sunroom with a multi-light door with segmental brick arch which opens onto a patio with a low brick wall. Windows on the north elevation are tripartite with fanlights and segmental brick arches. Front stoop is enclosed to form an entry vestibule, and has a slightly recessed doorway with brick arch above. One interior brick chimney with corbelling, 6 over 1 double and triple windows with brick sills and lintils, multi-light door, and brick foundation. Sits on a steep hill above street with steps winding up the hill to the front. Good to fair condition, currently in use as apartments. (Asheville City Directories)

C 109. 317 Charlotte St.; S.S. Beatty House; 1927. Built by developer E. A. Jackson for S.S. Beatty at a cost of \$18,000. Outstanding example of a Neo-Classical style building, and one of the few in the neighborhood. Two stories in height, and 3 bays in width, stretcher bond brick veneer structure with a hip roof of tile and a hip roof dormer at rear. Two story portico with fluted doric columns and a full pediment and entablature. Balcony at second story with a 1 x 1 rail, console brackets, and square posts at corners. Double-leaf door opens onto balcony. Front door has fanlight and sidelights. Low brick wall surrounds patio at front SW corner. One story wing on south side houses the sunroom which has a half hip roof and round fluted columns with windows between. An aluminum awning extends out from this wing to the front over the patio. One interior brick chimney with corbelling is in good condition. Double 6 over 1 windows with decorative brick surrounds on the second story, and tri-partite windows on the first floor with segmental brick arches and fanlights. Brick foundation. The interior floor plan is a Classical center hall, with a slight variation from this in that the entry and the living room are one rather than the living room opening off of the center hall. Details include a Classical mantel in the living room with marble floor and fireplace inset, oak floors, a staircase with a walnut banister, and turned newel post and balusters, and two vertical panel doors. There is a pronounced wooden ceiling molding in every room. Sits on a large lot framed by large trees with tile steps to front door. Excellent condition. (Asheville Building Permit Records).

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C Garage; 1927.

One story garage with tile hip roof, brick walls, and a shed roof dormer with casement windows to front and rear. A miniature of the main house in materials and detailing, and one of the most outstanding outbuildings in the neighborhood.

C 110. 327 Charlotte St.; K.E. Montgomery Hse.; ca. 1926. Built for Dr. K. E. Montgomery. Unusual undulating roofline simulates thatch, and is appropriate to the Tudor Revival style portrayed. Some Bungalow details are also evident. Two story, 4 bay structure with cut stone with beaded mortar joints as exterior walls. Front clipped gable roof with flared eaves on hip roof with shed roof dormer to front and a swept hood over stoop. Front stoop has massive square stone columns, wood paneled square columns inset from the stone ones, and a stone wall around patio at SW corner. A half gable roof on the south side of building houses a sunroom with a multi-light door and sidelights which open onto the patio. Two interior stone chimneys, 6 over 1 double and triple windows, multi-light front door, and a stone foundation. Nicely landscaped, framed by large trees, curving front walk, stone steps and sidewalls. Excellent condition. (Asheville City Directories).

C Garage; ca. 1926.

Two story brick double garage with stucco above and brick below. Clipped gable roof with exposed rafter ends.

C 111. 333 Charlotte St.; B.O. Edwards Hse.; 1925.

Built for Dr. B. O. Edwards. Two story, 3 bay Colonial Revival/American Foursquare structure with common bond brick walls. Hip roof with wide eaves, brackets, and exposed rafter ends. Front stoop has round columns inset from massive paneled square columns, entablature and cornice, and a pent roof of tile with exposed rafter ends. One story sunroom wing on south side with tile half hip roof, casement windows. Wing on north side also which is one story with tile half hip roof, and pairs of windows. Two interior brick chimneys, 1 over windows with decorative brick surrounds, and three arched windows above front stoop,

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French doors, and brick foundation. Set on a large corner lot framed by large trees with central stairs and walk. Excellent condition. (Asheville Building Permit Records, 1925 Sanborn).

C Garage; 1925.

One story garage of brick with hip roof.

C 112. 15 Macon Ave.; E.H. Kaminer Hse.; 1919.

Built for E. H. Kaminer, at a cost of \$20,000. Later owned by L.P. Lipinsky, owner of the Bon Marche Dept. store in downtown Asheville, and for whom Lipinsky Auditorium at University of North Carolina-Asheville is named. Formal, handsome example of the Colonial Revival style. Two story, six bay structure with stucco walls. Hip roof with wide eaves and brackets. Long, linear form to the street. Front stoop has round doric columns with cornice and frieze, and a balustrade above with turned balusters. One story sunroom on the SW corner, rear, with French doors and a half hip roof, appears to be a later addition. Two interior stucco chimneys, 6 over 1 windows with concrete sills, and a multi-light front door. House sits on a large lot with central steps to the door. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; 1919.

One story double garage with tiled hip roof, stucco walls, and a central chimney. Garage doors are 3 light over 3 vertical panels, double doors on each side.

C 113. 29 Macon Ave.; Sigmund Blomberg Hse.; 1925.

Built for Sigmund I. Blomberg, owner of the Leader Department Store in downtown Asheville. Construction cost was \$25,000. Good example of the Tudor Revival style. Two story, 3 bay structure with brick veneer walls with diapering on projecting gabled bay. Stucco and half-timbering on the second story. Complex roofline including a front gable projecting bay with a hip roof behind it, and half gable roofs with flared eaves and hip roof dormers on the east and west. Roof is covered with tile. East side of building houses a sunroom with casement windows, and the west has an arched doorway which opens onto

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the walled patio in front. Door is multi-light, arched, with brick arch surround. Two interior brick chimneys with corbelling, double and triple 6 over 1 windows, multi-light front door with drip molding, and a brick foundation. Patio at NW corner in front with low brick wall. House sits on a large lot framed by evergreens with steps winding up the hill to the offcenter door. Excellent condition. (Asheville Building Permit Records)

C Garage; 1925.

1½ story garage with front gable roof, gable roof dormers, half-timbering in gable, and an oak panel door. Tile roof like the main house. New carport attached on the north side.

C 114. 41 Macon Ave.; Ralph Worthington Hse.; 1920. Built by Ralph Worthington, at a cost of \$34,000. Another handsome, massive example of the Colonial Revival/Spanish Revival style. Two story, 5 bay structure with stucco walls. Hip roof with wide eaves, which steps back to form a long, linear plan. Projecting polygonal entrance bay has a flat roof, corbelled cornice, and round arched doorway recessed behind round arched opening. A patio with a low brick wall extends out in front of the stoop. Second story of two story side wings have pilaster window surrounds and corner pilasters. Two interior brick chimneys with corbelling, 6 over 1 triple windows upstairs, tri-partite windows downstairs, and 9 over 1 and 12 over 1 windows elsewhere. Front door is paneled, while doors into sunrooms on first floor are multi-light set within arches. Brick foundation. House also sits up on a steep hill above the street on a large lot with central steps framed by brick piers at the house. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; 1920.

Two story garage with low hip roof wall dormers, stucco walls, and 6 over 1 windows.

C 115. 47 Macon Ave.; Frank Brown Hse.; 1922.

Built for Frank Brown, by E. A. Jackson Co. at a cost of \$10,000. Formal, stately example of a Colonial Revival

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style structure. Two story, 4 bay building with stretcher bond yellow brick veneer walls. High hip roof in front on a low hip roof to the rear, with a pyramidal roof dormer also in the rear. Attached porch at NW corner with pairs of round columns, hip roof with wide eaves, and brick balustrade. A patio also extends out to the front with a low iron rail. Two interior brick chimneys with corbelling, 6 over 1 windows with decorative brick surrounds, Craftsman in detail French doors which open onto the front patio, and a multi-light front door are additional details. Front stoop has a half round arch roof covering with flared ends, squat round columns, a cornice, and a frieze. Brick foundation. House also sits on a large lot above the street with central stairs. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map)

C Garage; 1922.

1½ story garage with pyramidal roof and pyramidal roof wall dormer.

C 116. 53 Macon Ave.; House; ca. 1933.

Two story, 5 bay Bungalow/Tudor Revival style structure with common bond brick walls. Gable on hip roof, with a half front gable and a hip roof dormer on the east, all with rounded eaves to simulate thatch. Front stoop has massive square brick columns, a hip roof with an alcove up under the eaves, and a patio which extends out from it with a low brick wall. Two story attached garage to rear with clipped gable roof, and an enclosed hallway leading out to it. Two interior brick chimneys with corbelling are in good condition. Windows are tri-partite with segmental brick arches in front, most are 6 or 8 over 1, double and triple. Front door has a window on each side, and foundation is brick. Also sits on a large lot above the street with central steps up which lead to a curving walkway to the door. New picket fence at front. Excellent condition. (Asheville City Directories).

C 117. 57 Macon Ave.; S.L. Baird Hse.; ca. 1921.

Built for S. L. Baird. Two story, 4 bay Tudor Revival/Bungalow style structure with brick veneer, stucco, and applied half-timbering walls. Cross gable roof with a

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concave roof on two story projecting polygonal bay at rear. Attached porch has a round arch entry through a brick wall, square brick piers with iron rail between, and a balcony above this with low battlements. Two interior brick chimneys, 6 over 1 windows in 3's, and a brick foundation. Sits on a high hill above the street with steps and a winding walk to door; brick driveway to rear. Excellent condition. (Asheville City Directories; 1925 Sanborn map).

C Garage; ca. 1921.
One story hip roof brick garage.

C 118. 63 Macon Ave.; G.H. Morris Hse.; ca. 1922.
Built for G. H. Morris, an officer of the W. H. Westall Lumber Company. Two story, 3 bay Prairie style structure. Walls are stretcher bond brick veneer, and roof is cross gable with wide unadorned eaves which give a low, horizontal quality to the structure. Attached porch on east side has a gable roof with half-timbering, square brick posts, and a patio which wraps around the corner of the house with a low brick wall capped by concrete. Two interior brick chimneys with corbelling are in good condition. Windows are casement, rectangular multi-light with segmental brick arches, in bands typical of the Prairie style. Front door is panel with 3 vertical lights, and the foundation is brick. Also on a hill above the street. Excellent condition. (Asheville City Directories; 1925 Sanborn map)

C Garage; ca. 1922.
One story hip roof brick garage.

C 119. 75 Macon Ave.; L. O. Griffith Hse.; 1920.
Built for L. O. Griffith, at a cost of \$20,000. Two story, 2 bay, Colonial Revival style structure with smooth stucco walls. Hip on hip roof with wide overhanging eaves. Attached porch at NW corner of building with round columns, flat roof, and brackets. Front entry is located beneath this porch. Two interior brick chimneys with corbelling are in good condition. Windows are 6 over 1, double and triple primarily. Front door is multi-light, and foundation is brick. House sits on a corner lot with a pergola which extends out over the west side of the structure. Curving

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front walk, and a lattice fence on the south border of the property. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; c. 1920

One story hip roof double garage with stucco walls.

C 120. 81 Macon Ave.; Dr. J.W. Faucette Hse.; 1924.
Built for Dr. J. W. Faucette, a dentist. Two story, 4 bay, Tudor Revival style structure with brick veneer on the first story, and stucco and applied half-timbering on the second story. Cross gable roof with a pair of front gables. One story wing on the NW corner with half hip roof. One interior, and one exterior end brick chimney are in good condition. Windows are 6 over 1, triple, door is multi-light over 2 panels, and foundation is brick. House is framed by evergreens with a row of hemlocks on the east boundary. Good condition. (Asheville Building Permit Records).

C Garage; 1924.

One story hip roof double garage with stucco walls.

NC 121. 1 Howland Rd.; Nancy McMahon Hse.; 1958.
Built at a cost of \$10,000. One story in front, one plus raised basement to rear, 6 bay, Ranch style structure with brick veneer walls. Roof is low hip, and there is one large central brick chimney in good condition. Windows are metal frame casement and horizontal pane. Doors are 6 panel, and foundation is concrete block. Good condition. Built as a duplex, which it still remains today. (Asheville Building Permit Records).

C 122. 5 Howland Rd.; House; ca. 1890-1900.
Oldest house in the district which still retains its integrity, and which pre-dates development of the area. Two story plus attic to the front, and 3 story plus raised basement to rear, 3 bay, Queen Anne style structure with wood siding and shingles in gables. Cross gable roof. Wraparound attached porch retains its integrity, and has

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round doric columns, and an unusual rail. Two story rear addition cantilevers above basement level, and was probably added ca. 1920-1930. Two interior brick chimneys are in good condition. Windows are 2 over 1 and 1 over 1, with the exception being small square pane multi-light windows in the attic. Front door is single light over 3 horizontal panels, and may be a replacement of the original. Brick foundation. House sits in a heavily wooded lot which drops steeply to the rear. Fair condition, needs some work.

C 123. 14 Ridgewood Pl.; Henry Westall Hse.; 1923.
Built for Henry Westall by W. H. Westall Co. at a cost of \$20,000. Nice example of the Tudor Revival style. Two story plus attic to the front, two plus attic and raised basement to rear, 5 bay structure with brick veneer walls and stucco and half-timbering in the front gable. Roof is high hip with two front facing gables, a hip roof dormer to the front, and pyramidal roof dormers on the east and west. Roof is slate. Two interior brick chimneys with corbelling are in good condition. Windows are 6 over 1 triple, and casement in the attic. Front doorway is recessed in an arch with brick voussoir. A sunroom is located at the SW corner in front with French doors opening onto the front patio. Brick foundation. Large screening hedge surrounds the property. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; c. 1923.
One story brick garage at rear with a high hip roof, almost completely overgrown by vegetation.

NC 124. 16 Ridgewood Pl.; R.H. Redus Hse.; 1958.
One story to front, one plus raised basement to rear, 6 bay, Ranch style structure with brick veneer walls. Low hip roof with wide eaves and a front gable roof on the SE corner in front. One large central chimney, 8 over 8 windows and multi-light picture window, and concrete slab foundation. Lot drops steeply to rear. Good condition. (Asheville Building Permit Records).

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NC 125. 18 Ridgewood Pl.; House; ca. 1950's.
One story in front, two plus raised basement to rear, 6 bay, Ranch style structure with brick veneer walls. Side gable roof, one central brick chimney, multi-light casement windows which wrap the corners of house, and concrete block foundation. Good condition.

C 126. 36 Ridgewood Pl.; C.H. Brownell Hse.; 1923.
Built for C. H. Brownell, owner of a wholesale printing company. 11 rooms, built at a cost of \$15,000. Two story in front, two plus raised basement to rear, 3 bay, Colonial Revival/Tudor Revival style structure with stucco walls and applied half-timbering. Hip roof with alcove up under the eaves and rounded eaves to simulate thatch. Modillion blocks between first and second story in front. Attached porch on west side with square posts and a solid balustrade. One central brick chimney, 6 over 1 windows in pairs, and two small windows on either side of front door. Front door is 6 light over 2 panels. Heavily wooded lot, drops steeply to rear. Good to fair condition. (Asheville building Permit records; 1925 Sanborn map).

C 127. 29 Ridgewood Pl.; House; 1923.
Built by E. A. Jackson, builder of many fine houses in the Grove park neighborhood, many of which were also built in 1923. Designed by William N. Dodge, Jr., Asheville architect. Construction cost of this house was \$10,000. Handsome example of the Tudor Revival style. 2½ stories to the front, two to rear, 4 bay structure with brick veneer walls. Complex roofline which includes a high hip roof in the center with a shed roof over the front stoop and an eyebrow dormer above, and rounded eaves which simulate thatch. Front stoop has square brick columns, and curving brick sidewalls around the half round brick entry steps. One story new addition on the west is very compatible in form with the original portion of the house, and has stucco walls, a high hip roof, rounded eaves, 8 over 1 windows, and an exterior end chimney. Chimney on the original portion of the house is front interior with exposed face, in good condition. Windows are 8 over 1, front door is multi-light, and foundation is brick. House sits way up above the street with central stairs up to it. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map).

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C Garage; 1923

Two story double garage with hip roof and brick walls.

C 128. 25 Glendale Rd.; Locke Craig Hse.; 1916.

Built for North Carolina Governor Locke Craig, and designed by Richard Sharp Smith. Craig never lived in the house, despite having it built. It was sold twice soon after it was completed, being bought in 1919 by Joseph Dunlop, president of Dunlop Flour and Feed, who continued to live there until the 1930's. Excellent example of the Colonial Revival style, with refined detailing and many classical elements. Two story to front, 2½ stories to rear, 5 bay building with German siding. Side gable roof with pronounced modillion blocks. Front stoop has paired round columns and a balustrade above with turned balusters. Side attached porch has round columns, a balustrade above with turned balusters, and no rail which gives the effect more of a colonnade than a porch. Rear balconies at the NW and SW corners have the same balustrade. One story entry stoop on the north side has arched trellis over multi-pane windows. In the rear, a sunroom wing has modillion blocks, a balustrade above, 8-light casement windows with transoms and French doors which open onto the balconies. Two interior brick chimneys with corbelling are in good condition. Windows are 6 over 1, and front door is 2 long vertical lights, with sidelights and transom. Brick foundation. The interior floor plan is typically Classical in a central hall with four rooms opening off of it. The central stair hall is grand, with a view upwards from the first floor to the attic level through the stairwell. Stairs have simple 1 x 1 balusters, and a walnut baluster and newel post. Other details include oak floors, built-in cabinets in the kitchen, paneled trim around doors, windows, and the kitchen circuit box, and original tile in the downstairs bath. The rear sunroom has a tile floor. The only changes to the house has been the modernizing of the kitchen and placement of oak parquet floors over the original pine floors here. Doors have two vertical panels. Classical mantels in the living room and the dining room have marble floors and fireplace insets. Marble is Tennessee pink marble, imported for use in this house. The same marble is used on top of all radiator covers. There are four bedrooms upstairs, in the identical plan as downstairs, and two small servants'

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rooms in the attic level. House sits on a large lot framed by evergreens. Rear entry has half round concrete stairs leading up to the sunroom. Good condition. (Asheville Building Permit Records; 1917, 1925 Sanborn maps; drawings of Richard Sharp Smith).

C 129. 50 Glendale Rd.; Edgar Fordtran Hse.; 1936. Built for Edgar Fordtran, and designed by Asheville architect Henry I. Gaines. Construction cost was \$30,000. Excellent example of the Tudor Revival style, including the outbuilding to the rear. Building varies from 1½ to 2½ stories, is 5 bays wide, and is constructed of cut ashlar stone with stucco infill as part of the half-timbering in the front facing gable in front. Roof is cross gable with two large steep front gables at front and dormers at rear with slightly arched roofs. One story attached porch at rear with square posts of stone and a flat roof. One story plus attic wing on the north side with dormers and a central chimney. Outstanding chimneys of stone bases with pronounced brick corbelling at the top. Two are interior end, and one is interior. Windows are 4 over 1, and the first floor has bowed picture window with casements. Front door is wrought iron and glass with decorative limestone surround and a Tudor arch. Stone foundation. Landscaping is particularly notable including a winding entry drive, large wrought iron gates, a stone retaining wall on the north and west sides, and a walled garden which extends out from the outbuilding at the rear. Excellent condition. (Asheville Building Permit Records).

C Outbuilding; 1936. Outstanding example of an outbuilding, and one of the best in the neighborhood. Two story plus attic structure constructed of cut ashlar stone, with a steep side gable roof and exterior chimneys of stone and brick. A balcony extends outward from the west side.

C 130. 52 Glendale Rd.; Dr. N.P. Maddux Hse.; 1923. Built for Dr. N.P. Maddux, a dentist, by E. A. Jackson Co. Maddux built another house on Macon Avenue the same year. Similar in detailing to 54 Glendale, also built by the Jackson Co. Two story, 4 bay, Colonial Revival structure

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out from the house into the landscape and the roof form. Walls are painted brick veneer. Roof is hip with wide, unadorned eaves. One story sunroom wing on the south side with doors which open onto the front patio. One interior chimney with exterior face, and one central chimney, both with corbelling, are in good condition. Windows are 6 over 1, triple, and tri-partite on the first floor. Front door is recessed in an arch with sidelights and round columns. Set beautifully way up above the street with concrete steps that wind up to house, and concrete benches along the way. Fair condition, needs some work. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; 1923.

Two story garage with one story shed roof addition, steep hip roof, and stucco walls.

C 131. 54 Glendale Rd.; G.E. Lee Hse.; 1923.

Built for G. E. Lee by E. A. Jackson Co. Lee was an investor in bonds, insurance, and real estate. Construction cost was \$12,000. Similar in many details to 52 Glendale, and was built at the same time, perhaps as spec houses. 2½ story, 4 bay, Colonial Revival style structure with Prairie style details similar to 52 Glendale, in that a patio extends out from the house into the landscape, and the hip roof form. Walls are brick veneer, and roof has an added front gable dormer at rear with skylights. Front stoop has three arches set within a square projection, with iron rail and gate, and corbelling at the top. One story wing on the south side with a doorway with fanlight, and an iron rail balustrade above. One story hip roof vestibule entry has been added at the rear NE corner. Two interior end brick chimneys with exterior faces and corbelling are in good condition. Windows are 6 over 1 with some tri-partite on the first floor. All have brick sills and lintils. Door has sidelights and transom. Stone foundation. Outstanding setting, much like 52 Glendale next door. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map; Asheville City Directories).

C Garage; 1923.

Two story brick double garage with hip roof and exposed rafter ends.

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C 132. 58 Woodland Rd.; C.E. Rudd Hse.; 1920.
Built for C. E. Rudd, Vice-president of Hans Rees Tannery. Construction cost was \$28,000. Two story plus attic, 5 bay, Colonial Revival style structure with a long, linear plan oriented east-west. Walls are brick veneer. Roof is side gable with modillion blocks in eaves, and a slate covering. Front stoop has a flat roof, a half round projecting covering with cornice and modillion blocks, and doric columns. There is also an attached porch on the front NE corner with the same columns in 3's at the corners, and an iron balustrade above. To the rear is a recessed porch under a sunroom. Porch has square paneled posts which extend up as pilaster window trim to the casement windows above. There is a front gable roof above the sunroom with a half round lunette window in the gable and modillion blocks in the eaves. On the west side of the building is a one story wing with a flat roof and modillion blocks in the overhanging eaves. At the rear SE corner of the building is a sunroom with arched windows. Two chimneys, one central brick, and one interior end with exposed face, also brick, are in good condition. There are quarter round lunette windows on either side of the end chimney. Windows are 6 over 6, triple and single mostly, with brick sills and lintils. Front door is 6 panel with sidelights and a fanlight. Stone foundation. House sits way up on a hill and is almost totally obscured from the street below. There is a patio which extends out the front of the structure with a stone retaining wall capped by concrete surrounding it. Excellent condition. (Asheville Building Permit Records; Asheville City Directories; 1925 Sanborn map).

C Garage; 1920.
1½ story brick garage with side gable roof and an added shed roof dormer to the front with shingle siding. Garage is double with doors which are 8 light over panel double doors on each side. Has a slate roof and two interior end brick chimneys.

C 133. 146 Woodland Rd.; H. G. Ely Hse.; 1916.
Built by Elizabeth Devies, and sold to H. G. Ely. Two story, 4 bay, Neo-Classical style structure which faces the alley to rear, so that the front facade faces west. Striking setting way up on the hill, and a handsome example of the

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style. Walls are covered with German siding. Roof is hip with hip roof dormers on all four sides. The dormer on the front facade has a balustrade around it. Front two story portico has round fluted columns, 1 x 1 rail at the second story, and recessed panel corner posts capped by finials. Front door has a segmental arch transom and unusual sidelights. On the south side of the structure is a two story sleeping porch with the same fluted columns. There are three chimneys, two interior brick with corbelling and concrete caps, and one interior with an exposed face. Windows are an unusual 12 over 1 and 6 over 1. A porte cochere is attached at the center of the rear of the building with an iron rail balustrade above it with a multi-light door with large sidelights and transom (like the front door) opening onto it. Brick foundation. Beautifully sited with notable landscaping in terraces. Excellent condition. (Asheville Building Permit records; 1925 Sanborn map).

C Garage; 1916.

Two story double garage at rear with hip roof with dormer and wide overhanging eaves. German siding like main house.

C 134. 128 Woodland Rd.; Elizabeth Devies Hse.; ca. 1919. Built by Elizabeth Devies. Two-story, 6 bay, Colonial Revival style structure with Prairie details. Walls are brick veneer. Roof is hip with wide overhanging eaves, and is covered with slate. There is an attached porch at the rear with a round balcony with iron rail, large console brackets, and fluted columns. One story wing on north side with half hip roof and wide eaves. Two interior brick chimneys with pierced brick at the top are in good condition. Windows are 6 over 1, some of which are tripartite with segmental brick arches. Front door, which faces east onto Woodland Rd., is multi-light with a round arch above and pilasters with pineapple finials. Stone foundation. House sits above the alley to the rear, and is beautifully landscaped. At the rear entrance is a pierced brick wall which surrounds a patio, and a stone retaining wall and steps which lead up to the patio. Excellent condition. (Asheville City Directories, 1925 Sanborn Maps).

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NC 135. 128½ Woodland Rd.; House; ca. 1950.

One to 1½ story modified Ranch style structure, a portion of which was originally a garage for 128 Woodland Rd.

Outbuilding forms the front entry, with the modern section of the building added onto the rear. There is also a greenhouse added onto the west side of structure. Hip roof, two interior brick chimneys, 6 over 1 windows, and brick foundation. Walls are brick veneer and stucco with applied half-timbering. Good condition.

NC 136. 87 Woodland Rd.; L.H. Moore Hse.; 1947.

Built at a cost of \$14,000. Two story, 3 bay, Ranch style structure with brick veneer walls. Roof is side gable on main body as well as on the one story wing on the south side of building. One large, central brick chimney, metal frame casement windows which wrap corners. Set up on a hill above street, almost totally hidden from view in wooded hillside. Good condition. (Asheville Building Permit Records).

C 137. 65 Woodland Rd.; Louie Mueller Griffith Hse.; 1926.

Built for Dr. Louie Mueller Griffith and designed by architect Ronald Greene, who also designed several buildings in the Asheville area including the Longchamps Apartments on Macon Avenue, the Jackson Building downtown, and St. Marks Church. Two story, 5 bay, excellent example of a Chateausque style structure. Walls are stucco with false quoins (carved out of the stucco). Roof is slate, high hip, with a high hip projecting bay in the center front, as well as the rear two story plus attic wing at the rear. Hip roof dormers punctuate the roofline in front, side, and rear. There is a two story plus attic wing on the east side as well which is slightly recessed back from the front facade with a high hip roof dormer and a four-light casement window. Unique interior chimney is located in the front with a checkerboard pattern of cut stone and brick. Windows are 6 over 6, some with segmental arches, and some are narrow 4 over 4. All have brick sills. Front door is 6 panel with decorative limestone surround and a small 4 over 4 window on either side with iron grills. There is a shallow balcony above the door with a wrought iron rail. Roof is variegated slate, imported from Vermont. The interior floor plan is irregular, with arched openings between the rooms. Rooms downstairs include the entry hall

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with enclosed stairs to the second story rising up to the east, a dining room, a living room, a sitting room, and a kitchen which has been modernized. Original custom-built cabinets remain in the kitchen. Other details include handrubbed walnut and mahogany window frames, custom storm windows and screens which are numbered for exact placement, and a carved limestone mantel in the living room. Light fixtures in the house, all original, were custom-made in New York. Walls are plaster, many of them 9"-12" thick. There is a fruit cellar (now wine cellar) beneath the front patio which has 3' thick walls. The only change to the house structurally is that part of the attic space has been opened up by the current owner for a studio. Poured concrete and stone foundation. House sits above the street, and is beautifully landscaped, including a brick and slate front patio and steps. Original landscape plans were also completed in 1926, designed by Asheville landscape architect Carl Frye. Plans included formal gardens and naturalized plantings. Good condition, some stucco in need of repair. (Original architectural and landscape architectural drawings by Ronald Greene and Carl Frye, owned by the current owner).

NC Garage; ca. 1980.

One story garage with a flat roof and stucco walls, built recently.

C 138. 57 Woodland Rd.; R.S. Jones Hse.; 1925.

Built for R. S. Jones, Vice-president of Blue Ridge Bank and Trust, and later publisher of the Asheville Times newspaper. Two story, 4 bay, Spanish Colonial Revival style structure with stucco walls. Roof is hip, with a cat slide roof dormer at rear which appears to have been added for skylights. There is a recessed screened porch on the north side with arched openings. At the rear is a one story wing with a chimney, and a battlemented balcony on the flat roof above. In addition, there are two interior stuccoed chimneys in good condition. Windows are 6 over 1, double. Front door is double with each door having 3 vertical lights over 3 square panels, and a decorative limestone surround. There is a balcony above the front door with three French doors with round arch tops which open onto it. There is a small arched window on either side. House is framed by evergreens, with a winding drive at the front. Excellent

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condition. (Asheville City Directories; 1925 Sanborn map, interview with current owner, Shirley McCullough).

C Garage; 1918.

One story hip roof garage with stucco walls.

NC 139. 43 Woodland Rd.; Byron Van Welbek Hse.; 1972. Built at a cost of \$26,400. One story to the front, one plus raised basement to rear, 4 bay, Ranch style structure with brick veneer and aluminum siding walls. Side gable roof, horizontal pane metal frame windows, and concrete block foundation. One brick exterior end chimney is in good condition. Good condition. (Asheville Building Permit Records).

C 140. 35 Oak Lane; M.S. Carter Hse.; 1927.

Built for Mrs. M. S. Carter, at a cost of \$17,000. Two story plus attic to the front, two story to the rear, Colonial Revival style structure with brick veneer walls in a stretcher bond. Side gable slate roof with three front gable dormers to front and returns on the main roofline. Attached porch on the west side with iron rail, round columns, and an iron balustrade above. One story wing on the east side with an iron balustrade and flat roof. Doors open onto the balconies here on both sides. One story vestibule entry at the SE corner. Two interior end chimneys with exterior faces, of brick with corbelling, are in good condition. There are quarter round lunette windows on either side, and a small window in the exterior faces. Windows are 6 over 6 with brick segmental arches. Front door is 6 panel with sidelights and fanlight, and a broken pediment above. House sits on a corner lot level with the street, and is framed by large trees. Excellent condition. (Asheville Building Permit Records).

NC 141. 29 Oak Lane; E.J. Tyler Hse.; 1965.

One story to the front, one plus raised basement to rear, 5 bay, Ranch style structure with brick veneer and weatherboard walls. Side gable roof, added garage at the rear SW corner, 8 over 8 metal frame windows, a bowed diamond pane picture window to front, a louvered front door,

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and concrete block foundation. Good condition. Lot drops steeply to rear. (Asheville Building Permit Records).

NC 142. 21 Oak Lane; Robt. Perskey Hse.; 1927.
Built for Robert Perskey, Vice-president of Industrial Discount Corporation. Altered Spanish Colonial Revival style structure which has had a second story added, a rear porch enclosed, and original windows replaced. House is currently 1½ stories to the front and 2½ to the rear, and is 3 bays wide. One interior end chimney with exterior face, single pane fixed windows. French doors with fanlights open to the front. Walls are rough textured stucco which blends the old and the new together. Excellent condition. (Asheville Building Permit Records).

C 143. 17 Oak Lane; E.S. Oyster Hse.; 1927.
Built for Mrs. E.S. Oyster. Two story to the front, two plus raised basement to rear, 3 bay, American Foursquare style structure with stucco walls. Hip roof with wide overhanging eaves. Attached porch on the west, two story, with round columns on recessed panel piers and unusual balustrade. One story wing on east side may originally have been a porch or at least have had a balustrade above it, since corner piers remain like on the west side. Front stoop has segmental arch hood with console brackets. At the rear is a 5-sided projecting bay which serves as a carport. Bay has arched openings set on stone piers. Two interior end chimneys with exposed faces, stuccoed, are in good condition. Windows are 1 over 1, some on the first floor in front have been replaced with fixed panes. Front door is louvered with multi-light sidelights. Sits on large corner lot with stone steps which wind up the hill at the side of property. There is also a one story stone retaining wall on the west side at the street which curves around the edge of the lot. Good to fair condition, currently in use as apartments. (Asheville Building Permit Records).

NC 144. 4 Canterbury Lane; G.D. Wilson Hse.; 1955.
Built at a cost of \$14,000. One story plus attic, 3 bay Cape Cod style cottage with brick veneer walls in a stretcher bond. Side gable roof with three front gable

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dormers to the front, and a shed roof dormer to the rear, all with weatherboard. One story wing to rear stretches across the entire back. One exterior end chimney, 6 over 6 windows in dormers, 8 over 8 elsewhere. 6 panel front door with sidelights. House sits on a small lot, with a picket fence at the front. Excellent condition. (Asheville Building Permit Records).

NC Garage; 1955.

One story double garage with hip roof and German siding, contemporary with the house.

C 145. 1 Sunset Parkway; Asheville woman's Club; 1925. Built for the Asheville Woman's Club at a cost of \$125,000. Building contained a ballroom to rear, later a theater, and now the sanctuary. Building sold in 1941 to the Plonk School of Creative Arts. Two story, 5 bay, Neo-Classical Revival style structure of massive proportions. Walls are brick veneer, stretcher bond. Truncated hip roof with a projecting bay at rear also with a truncated hip roof, and a front gable roof at two-story projecting bay at front. Front gable has dentils and returns. Attached porch on NW corner, with paired columns inset from square brick posts. At the rear of the building, at the juncture of the main body and the large wing to the rear which houses the sanctuary space, is a polygonal carport with round columns, brick posts, and French doors opening out into it. At the NE corner front of the building is a one story sunroom wing with round columns, and a multi-light door with transom and sidelights. Behind this is a one story flat roof addition. Three interior brick chimneys are in good condition. Windows are 6 over 6 and 9 over 9, with flat arches with pronounced keystones. Front door is 6 panel with limestone surround and keystone above. Brick foundation. Building sits on a large corner lot framed by large trees, with a patio at the front entry. Good condition, currently used as a church and meeting hall. (Asheville Building Permit Records).

C 146. 17 Sunset Pkwy.; G.W. Donnan Hse.; ca. 1927. Built for G. W. Donnan. Two story, 3 bay, Colonial Revival style structure with striated brick veneer walls in a

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stretcher bond. High hip roof with hip roof dormers at sides. Front stoop has pediment and frieze, round columns, and pilasters at door. Each side of main body of structure houses a wing with a half gable roof. There are also one story vestibule entries at the rear with casement windows. One central brick chimney, 6 over 1 triple windows, multi-light front door, and brick foundation. House sits on a terraced lot above the street with central stairs up to it. Fair condition. (Asheville City Directories).

NC Garage; ca. 1970.

One story double garage with front gable roof and concrete block walls.

C 147. 25 Sunset Pkwy.; John A. Richbourg Hse.; ca. 1927. Built for John A. Richbourg, President of Richbourg Motor Co. and Ashlin Motor Co. Two story, 3 bay, Italian Renaissance style structure with brick veneer walls, with large mortar joints for effect. Hip roof with wide eaves and decorative brackets. Front stoop has a half round hood with console brackets. Door is multi-light with sidelights. One story wings on each side of house which house sunrooms. Turned balusters in balustrade above each wing. Identical details in both wings also include segmental arch above doors with keystones and the same above the windows. Wing on the west side has an addition at the second story, but the original balustrade remains. Two interior end brick chimneys with exterior faces are in good condition. Each has a small window in the exterior face. Windows are 6 over 6 double with flat arches with pronounced keystones on the second story, and multi-light casements on the first floor. Sits on a large corner lot with steps winding to the front. Excellent condition. (Asheville City Directories).

C Garage; ca. 1927.

One story double garage with hip roof, brick walls.

C 148. 55 Sunset Pkwy.; Charles A. Webb Hse.; 1915. Built for Charles A. Webb, attorney and state legislator. Construction cost was \$14,000. Two story, 5 bay, very formal Colonial Revival style structure with a long, linear form oriented east-west. Side gable roof with three front

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gable dormers at the front and rear, and a pent roof between the first and second stories. Front stoop has round columns, and a projecting pediment. Engaged porch on the NW side has round columns, and no rail, which makes it appear as more of a colonnade than a porch. One the east is a one story greenhouse addition. On the east, there is also a one story sunroom. At the rear, SE corner is a projecting ell with a hip roof. Two interior cut stone chimneys with exterior faces, and one central chimney are all in good condition. Windows are 6 over 1, double and triple. Door is 6 panel with sidelights. Beautifully sited on a hill above the street with brick steps with stone sidewalls which wind up the side of the front yard to the front entry. There is also a patio at the front of house. Excellent condition. (Asheville Building Permit Records; 1917, 1925 Sanborn map).

C Garage; 1915.

One story plus attic double garage with brick walls.

C 149. 51 Sunset Pkwy.; Ralph Rosenberg Hse.; 1919. Built for Ralph Rosenberg, Vice-president of Carolina Wood Products Company. Construction cost was \$10,000. Two story, 5 bay, Colonial Revival style structure with lapped weatherboard siding. Hip roof on main body, half hip on wings, shed roof dormer with elliptical arch at front, and flat roof dormer at rear. Front stoop is classical in detail including frieze and cornice, round columns, and pilasters. Front doors are 5 pairs of French doors which open onto the front patio. Decorative plaster medallions in arches above doors. One story wings on each side, and an addition at the west which wraps to the rear, and has a flat roof. Two interior brick chimneys, and 8 over 8 windows with pilaster trim. Beautifully sited way up on a hill above street, with brick steps which wind up the hillside. Excellent condition. (Asheville Building Permit Records; Asheville City Directories; 1925 Sanborn maps).

C 150. 65 Sunset Pkwy.; D.B. Morgan Hse.; 1919. Built for D. B. Morgan, President and General manager of Carolina Wood Products Co. Construction cost was \$10,000. Two story plus attic in front, three story at rear, 5 bay

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Colonial Revival style structure with lapped weatherboard siding. Cross gable roof with three front facing gables at front facade. Front stoop has a flat roof, round fluted columns and pilasters, and a balcony above with French doors with segmental arches opening onto it. There is a long, linear one story addition on the northeast with side gable roof and wood siding, a two story flat roof wing on the west, and a two story wing with flat roof at the rear SW corner. Two interior end chimneys with exterior faces, brick, are in good condition, as is a central brick chimney. Windows are 8 over 8, and front door is 6 panel with fanlight and sidelights. Brick foundation. House sits on hill above street, with a rock retaining wall at the front, and steps which wind up side to the front door. There is an added elevated walkway at the rear of the property to the street in back. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; 1919.

In front, two concrete block garages built into the hillside, one story, with shed roof, contemporary with the house or built soon thereafter.

C Outbuilding; 1919.

At the rear, one story storage shed with steep shed roof and brick and weatherboard walls. (Total of 3 outbuildings).

C 151. 54 Sunset Pkwy.; 1925.

Built by O. W. Slane, a realtor, at a cost of \$11,000. Two story, 4 bay, Colonial Revival style structure with brick veneer walls in a stretcher bond. Side gable roof with exposed rafter ends. Front stoop is a square projecting bay with a flat roof, corner brackets, and square brick posts. Door is 6 panel with 8-light sidelights. Two interior brick chimneys with corbelling are in good condition. Windows are 6 over 1, triple, mostly. Brick foundation. House sits on hill above street with central stairs up to it. Excellent condition. (Asheville Building Permit Records).

C Garage; 1925.

One story plus attic double garage with front gable roof and brick walls. 6 over 1 windows, and exterior end chimneys.

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C 152. 52 Sunset Pkwy.; House; 1924.
Built by E. A. Jackson, realtor and builder, at a cost of \$10,000. Two story, 5 bay, Colonial Revival style structure with brick veneer walls in a stretcher bond. Cross gable roof with large overhanging eaves and pronounced returns. One story sunroom wing on east with French doors, flat roof with wide eaves. Front stoop has flat roof and round columns. One exterior end brick chimney with corbelling. Windows are 6 over 1 with decorative brick surrounds, and are 4 over 1 casement on the wing. Front door is 6 panel with sidelights, fanlight, and segmental brick arch which surrounds it all. Brick foundation. Central stairs wind up the hill. Excellent condition. (Asheville building Permit Records; 1925 Sanborn map).

C Garage; 1924.
One story brick garage with hip roof, and 6 over 1 windows with the same brick detailing as windows on the main house.

C 153. 50 Sunset Pkwy.; Mary Baker Rumbough Hse.; 1923.
Built by O. W. Slane for Mrs. Mary Baker Rumbough, wife of James E. Rumbough of the Montford neighborhood in Asheville. Construction cost was \$10,000. Two story, 3 bay, Colonial Revival style structure which is almost identical to the house next door, 52 Sunset Pkwy. Hip roof with wide eaves, one end interior chimney, and one central chimney. Front stoop is a full portico with pediment with returns, paired round narrow columns, and an Adamesque swag. Front door is panel with unusual transom and sidelights. One story wing on west side with hip roof, wide eaves, and triple windows. Windows are 4 vertical lights over 1, double and triple. All have vertical brick lintils. Brick foundation. Terraced lot with central stairs up to house. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn).

C Garage; 1923.
One story hip roof garage with brick walls, and 4 vertical over 1 windows.

C 154. 48 Sunset Pkwy.; Charles V. Westall Hse.; 1921.
Built for Charles V. Westall, officer of W. H. Westall Co.

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Construction cost was \$10,000. One story plus attic, 4 bay, Tudor Revival style structure with brick veneer and stucco with half-timbering walls. Complex roofline consisting of cross gable with flared, rounded eaves to simulate thatch, shed roof dormer to front and rear, and front gable at front stoop. Stoop also has large console brackets. One central brick chimney with corbelling, and 12 over 1 triple windows, with a large fixed window on the front. Front door is multi-light. Brick retaining wall in front, and patio above this. Excellent condition. (Asheville Building Permit Records; 1925 Sanborn map).

C Garage; 1921.

One story plus attic brick double garage with simulated thatch side gable roof with shed dormer, and half-timbering in gables.

C 155. 44 Sunset Pkwy.; J. T. Bledsoe Hse.; 1916. Built for J. T. Bledsoe, Vice-president of the Elk Mountain Orchard Co. Two story, 3 bay, Colonial Revival style structure with brick veneer walls in stretcher bond. Hip roof with wide eaves, modillion blocks, and tile covering. Front stoop has half round covering with modillion blocks, round columns, and pilasters. Attached porch on east has iron balustrade, round columns, and brackets in eaves. One story wing on west houses a sunroom with a balustrade above, and long 12 over 12 windows. There is another wing on the rear NW corner of building which is also one story with a hip roof and which houses a sunroom with multi-light fixed windows. Two interior end chimneys with exterior faces, brick, and on interior painted brick chimney are all in good condition. Windows are 12 over 1, double and triple, with concrete sills. Front door is 6 panel with sidelights. House sits almost level with street, but still has central stairs, and a patio at the front. There is an iron fence at rear. Excellent condition. (Asheville City Directories; 1917, 1925 Sanborn maps).

C Garage; 1916.

One story brick garage with hip roof with asphalt shingles.

C Garage; ca. 1916.

One story brick garage with hip roof with tile covering, 12 over 1 windows, and a central chimney.

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C 156. 42 Sunset Pkwy.; Chris. Elkegren Hse.; ca. 1925. Built for Christine Elkegren. Two story, 5 bay, Colonial Revival style structure with brick veneer walls. Hip roof with wide eaves and modillion blocks. Front stoop has pediment with recessed alcove, modillions, and round columns. Recessed porch at rear with square brick posts. Two story wings on each side of main body. East wing houses two sunrooms with multi-light casement windows. The second story here may be a later enclosure of a balcony, as the original balustrade still shows. Windows on west wing are 9 over 9. In addition to these two wings, there is a third wing at the rear NW corner which has the recessed porch beneath a room above. Room on second story has a flat roof with modillions, and 6 over 1 double windows. Windows elsewhere in the house are 6 over 1, single and triple. Front door is 8 panel with sidelights. One central brick chimney with corbelling, and one interior brick chimney with exposed face are both in good condition. Central stairs, terraced yard, large corner lot. Excellent condition. (Asheville City Directories; 1925 Sanborn map).

C Garage; ca. 1925.
One story double garage with brick walls, hip roof with exposed rafter ends, and 3 vertical over 1 windows.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Community Planning and Development
Architecture
Landscape Architecture

Period of Significance
1908-1938

Significant Dates
1908
1914

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Grove, Edwin Wiley Beadle, Chauncey
Smith, Richard Sharp
Greene, Ronald (see continuation sheet)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
see continuation sheets

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Architect/Builder (cont.)

~~See previous page.~~
Gaines, Henry I.
Rogers, James Gamble
and others.

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SUMMARY

The Grove Park neighborhood of Asheville, designed and developed by St. Louis entrepreneur Edwin Wiley Grove with the help of Chauncey Beadle, Olmsted employee, nurseryman and later Superintendent of the Biltmore Estate, is an excellent intact example of early twentieth century planned suburban residential development, featuring a wide array of revival and eclectic domestic architecture in an appropriately landscaped setting. Although Grove park took advantage of a street car line running between the two sections of the development, the neighborhood was planned around the "motorcar". The first lots were sold in 1908 in an area of curvilinear streets, parks and naturalistic landscaping. Unlike many early twentieth century suburbs of the state, Grove Park retains picturesque settings, diverse house types and social and economic homogeneity, and today remains one of Asheville's most sought-after residential areas.

The Grove park neighborhood is eligible for the National Register under Criterion A because it is a local example of the nationwide movement of middle and upper class homeowners away from the central city to the ideal environment of the suburb. Grove Park was developed for the civic leaders of the period who directed and participated in the tremendous growth of Asheville during the first three decades of the twentieth century. Under Criterion C, Grove park is eligible for the National Register in terms of community planning and development because it is an early and intact example of planned suburban residential development in which plan, landscaping and architecture were combined to provide a feeling of identity and character. Also under Criterion C, the neighborhood is significant in terms of landscape architecture. The Grove Park plan was the first in Asheville to abandon the grid plan of street layout and to provide curvilinear streets, parks, and trees in a naturalistic setting as advocated by the Olmsted Brothers and their Biltmore Estate associate, Chauncey Beadle. Beadle's plan pre-dates the Olmsted plan for Dilworth in Charlotte, North Carolina by three years. In terms of architecture, Grove Park is eligible under Criterion C, as it is significant for its collection of detached single-family houses which represent the prevailing design principles and construction practices of early twentieth century domestic suburban architecture as well as the design

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principles prevailing in Asheville at the time. Excellent examples of period styles such as Georgian Revival, Colonial Revival, Tudor Revival, Bungalow-Craftsman, Shingle, and Prairie, and eclectic styles are all present in the district. Local architects represented include Richard Sharp Smith, Ronald Greene, Henry I. Gaines, William N. Dodge, Jr., and others. James Gamble Rogers, nationally known architect, is represented also.

COMMUNITY PLANNING AND DEVELOPMENT

The Grove Park neighborhood of Asheville was the vision of Edwin Wiley Grove, pharmaceutical magnate from St. Louis, and is North Carolina's first suburban residential neighborhood systematically and professionally planned to be independent of the street car. Like North Carolina cities of the Piedmont--Raleigh, Durham, Greensboro, Winston-Salem, and Charlotte--¹ Asheville developed two street car suburbs before 1903, but Grove Park, planned in 1908 with the professional help of Chauncey Beadle, an employee of Frederick Law Olmsted and the Olmsted Brothers, was designed for residents of Asheville who could afford to use the automobile for work and social life.

Edwin Wiley Grove was born in Hardeman County, in central Tennessee, in 1850. He became a clerk in a pharmacy in Paris, Tennessee, and at 22, purchased his own drug store there. Quite by accident he developed a method of suspending quinine, allowing quinine to be manufactured as a liquid and made tasteless. Grove and his son-in-law, Fred Seely, established the Paris Medicine Company to manufacture "Bromo-Quinine" elixir, and my 1891 annual sales totaled more than a half-million dollars.²

Grove was an active developer in St. Louis, where he maintained his residence and which was the central location of the Paris Medicine Company, reorganized as Grove Laboratories, and in Atlanta, St. Petersburg, and eastern Tennessee as well as in North Carolina. Two neighborhoods in Atlanta bear Grove's mark, and are described here for comparison to his work in Asheville. Atkins Park, platted in 1912 and 1913, is situated on Ponce de Leon Avenue immediately to the west of the Druid Hills neighborhood, which was planned by Olmsted in 1905.³ Atkins Park includes detached single-family houses, informally

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landscaped yards, stone walls and entrance pillars, and tree-lined streets.⁴ In west Atlanta, on either side of Bankhead Highway, are the remnants of a second Grove development, recognizable today only by the street names, featuring members of the Grove family, and a central green space known as "Grove Park".⁵

Grove arrived in Asheville in 1897 as a tourist and was at once impressed with the scenery, climate and bountiful resources of western North Carolina. He joined in Asheville two other well-known "tourists" who had become enchanted with the region also, George W. Vanderbilt and Frank Coxe. These men symbolized the business mentality of Victorian America. They came with ready money made elsewhere, flaunting large bank accounts and imbued with strong desires to increase the economic value of western North Carolina by building mansions, hotels, business complexes and residential developments.⁶ In Buncombe County, North Carolina, Grove developed the Grove Park residential section, the Grove Park Inn, a quarry and the Grove Sand and Gravel Company. He acquired the Manor Inn and the Battery Park Hotel from which he constructed the "new" Battery Park Hotel in 1926, and developed the Grove Arcade, also in 1926. The commercial area of Asheville along Coxe Avenue, Battery Park Avenue, and Haywood Street, a tribute to Grove's boundless energy and enthusiasm, expanded Asheville's economy during the "boom" years of the 1920's. In 1924, using ideas from some of the nation's outstanding city planners, he developed a model town, Grovemont-in-Swannanoa, east of Asheville.⁷

Unlike most of the developers of other North Carolina suburbs across the state of North Carolina, Edwin W. Grove was not a native and, in fact, lived only part of each year in Asheville. He had no interest in street railways or utility companies; his interest in Asheville was "to adorn and beautify Western North Carolina".⁸ He played at speculation, city planning and landscaping, and his interests coincided with the spirit of the times and with the interests of Ashevilleans before 1930. Fortunately for Asheville, Grove's interest in city planning helped Asheville adjust with taste and elegance to the increasing demand for new housing. His suburban developments have provided for Asheville a heritage of trees, vistas,

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streetscapes and urban parks enjoyed today, and his energy and financial strength a groundwork for the diverse and well-situated housing stock apparent in Grove Park and in the Kimberly and Grove Park additions.

Grove died in Asheville in 1927 and is buried in St. Louis. He left an estate worth \$10,000,000, including a vast amount of real estate in Asheville, his pharmaceutical company in St. Louis, property there, two residential subdivisions in St. Petersburg, Florida, and property in Atlanta, St. Louis and St. Petersburg. Atkins Park, in Atlanta, and his developments in downtown Asheville have been listed on the National Register.⁹

Grove Park is significant as an excellent intact example of an early twentieth century planned suburban residential development, representing local and national trends in suburban development of the period. These early developments were characterized by picturesque naturalistic setting, diverse house styles and plans, modern amenities, social and economic homogeneity, and distance between home and work.¹⁰ Across North Carolina, other cities were opening suburban developments served by streetcar lines, following the example set in Asheville by the opening of the Montford residential neighborhood in 1889.¹¹ Streetcar suburbs were inaugurated in Raleigh, Charlotte and Winston-Salem before 1900.¹² In platting his Grove Park properties, Grove had the professional help of Chauncey Delos Beadle, who in 1890 moved to Asheville to work with Frederick Law Olmsted and his sons on the design and planting of the Biltmore Estate. Beadle later became superintendent and treasurer of the Biltmore Estate and "was both distinguished and beloved (for) sixty years".¹³ In the Olmsted tradition, Beadle laid out Grove Park on each side of Charlotte Street with rows of trees, parks, a divided street (Sunset Parkway), pocket parks, and an elaborate entrance park with stone gatehouses and a fountain. Lots were large and separated frequently by service alleys. Streets were curvilinear and naturalistic settings were emphasized. Deed restrictions governed land use, house size, property values, and setback lines, and assured homogeneity among the property owners. Most property owners were of the professional class and all were caucasian. A master plan, carefully followed, contributed to Grove Park's distinctive character and appearance, which are today still evident in the neighborhood.

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The Chauncey Beadle plan for Grove Park precedes the Olmsted Brothers plan for the extension of Dilworth in Charlotte, designed in 1911, by three years.¹⁴ In Asheville it was followed by developments in Kenilworth, Beaver Lake and Biltmore Forest, all of which used naturalistic settings and curvilinear streets, and all of which depended upon the automobile for access and convenience. Grove Park, adjacent to a street railway but built for the "motorcar", spans two concepts of community development in Asheville.

ARCHITECTURE

Grove Park is significant for its collection of detached single-family houses, representing the prevailing design principles and construction practices of early twentieth century domestic suburban architecture. Together the houses provide a memory bank of architectural design in Asheville between 1908 and 1938, illustrating a number of architectural styles such as Georgian Revival, Colonial Revival, Tudor Revival, Bungalow, Shingle, and Prairie, both high style and vernacular. Because of deed restrictions concerning setback and building costs, they relate well to each other in terms of size, massing, siting and materials, and maintain a high degree of integrity.

At least eight homes in Grove Park were designed by Richard Sharp Smith, whose influence on architectural design in Asheville continues to this day. The Biltmore House drew Smith to Asheville as supervising architect under Richard Morris Hunt. He was born in Yorkshire, England, in 1852 and studied in the offices of Hunt and Hunt in New York City before arriving in Asheville in 1888. He was persuaded to remain in Asheville after the completion of work with the Biltmore Estate, and died in Asheville in 1924.¹⁵ Smith's works in Grove Park include the Oates House and the Chiles House on Gertrude Place [#30 and 32], 6,4 and 2 Edwin Place [#85-87], designed for the construction firm of Donohoe and Rawls, Grove's office at 324 Charlotte Street [#37], the William Jennings Bryan House on Evelyn Place [#1], a house for Reverend Thomas Lawrence on Lawrence Place [#26], and a house for North Carolina Governor Locke Craig on Glendale Road [#128]. Other architects arrived in Asheville as the city grew in importance as a commercial center and a health and recreation mecca. New commercial and residential

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construction expanded rapidly in the years between 1910 and 1925, resulting in a "...spectacular array of residential and commercial structures".¹⁶ Architectural historian David Black comments:

The quantity and quality of new construction in the downtown in the 1920's are remarkable. The quality may in large part be attributed to the city's corps of architects, most of whom had been attracted to Asheville from some other place, either before or during the boom".¹⁷

Local architects represented in Grove Park, in addition to Richard Sharp Smith, include William N. Dodge, Jr. native of Washington, D.C., and a graduate of Princeton and Massachusetts Institute of Technology [#127], and Ronald Greene, of Coldwater, Michigan, who came to Asheville in 1916 and designed the Griffith House at 65 Woodland Road [#137]. Greene also designed the Longchamps Apartments on Macon Avenue in Asheville, and the Jackson Building in downtown Asheville. Henry I. Gaines, arriving from Greenville, South Carolina, designed a house for Edgar Fordtran in 1936 [#129].¹⁸ Nationally known architect James Gamble Rogers designed a house at 1 Evelyn Place for Nathaniel Gennett about 1922. [#11] Rogers, (1867-1947), completed his formal training at the Ecole Des Beaux Arts. He designed several residential colleges at Yale University, the Columbia Presbyterian Hospital and the Butler Library at Columbia University.¹⁹

The E.A. Jackson Realty Company was responsible for the construction of a number of houses in Grove Park before 1930, including the Beatty House [#109], and the Brown House [#115] and three houses on Celia Place [#38, 39, and 40]. J.D. Jackson, a partner in the firm, constructed western North Carolina's first skyscraper, the Jackson Building, on Pack Square in 1924. The construction firm of W.H. Westall, founded by builder and contractor J.M. Westall before the turn of the century, constructed at least two houses in Grove Park for officers of the firm, on Sunset Parkway [#154], and Ridgewood Road [#123].²⁰

LANDSCAPE ARCHITECTURE

The construction of the Biltmore Estate by George W.

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Vanderbilt in 1895 had a profound impact on the growing city of Asheville, most noticeably in the field of landscape design. Frederick Law Olmsted, master of naturalistic landscaping, "father" of the profession of landscape architecture, and the leader of the American parks movement in the mid-19th century, laid out park, farm, and forest for Vanderbilt. The approach to the mansion itself wound for three miles through a deliberately controlled landscape, along ravines instead of ridges, creating a deep natural forest with pools, springs, and streams.²¹ In the city of Asheville, where residential design followed the historic grid pattern, Edwin Wiley Grove determined to imitate the Biltmore landscape plan, choosing as his professional designer Chauncey D. Beadle, head nurseryman of the Biltmore Estate.

Chauncey Beadle had studied at the Ontario Agricultural College and at Cornell University before arriving in Asheville in 1890 in the employ of Frederick Law Olmsted and the Olmsted Brothers. Beadle's "...encyclopedic 'tree-sharpness' was a source of wonder and admiration to Olmsted",²² and he became chief nurseryman for Olmsted Brothers and later superintendent and treasurer of the Biltmore Estate.²³ In 1908 he began to design the landscape for Grove's recently acquired development property on the west side of Charlotte Street. The Asheville Citizen, December 15, 1908, describes the new venture:

For three months, Mr. Beadle of the Biltmore nurseries has been at work designing and creating parks and streets in the original tract, whose main entrance with its fountains and cemented pools, grass tracts and trees, attracts attention from all passersby, and later will come the improvement of the Deake tract, the laying out of wide drives, cement walks and miniature parks, similar to those of the first tract improved.

Following the topography of the Grove Park neighborhood, Beadle laid out curvilinear streets and large lots, to avoid "...the likelihood of poor purchasers".²⁴ His extensive use of trees and open spaces and the use of stone in retaining walls and in the stone gate and bench structures at the entrance to the development were characteristic of the Olmsteds, who encouraged the concept of romantic planning and naturalistic landscaping. Generous setbacks

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and ample plantings further increased the appearance of a "sylvan park". As would follow in the Dilworth plan introduced into that Charlotte suburb by the Olmsted Brothers in 1911 and John Nolen's plan for Myers Park, Charlotte, also 1911,²⁵ Beadle planned curving, tree-shaded streets and several parks, one large park at the entrance to Grove Park west of Charlotte Street, a small park at the junction of Gertrude Place and Edwin Place, and, after 1914, a park between Woodland Road and the head of Sunset Parkway on the east side of Charlotte Street. Sunset Parkway, opened in 1914, was designed with a wide tree-lined park separating a double parkway.

The Kenilworth Development Company, founded in 1912 by J.M. Chiles (who had purchased the second lot in Grove park in 1908) laid out a residential park in Asheville on property crossed by ravines, using the Grove Park example of curvilinear streets.²⁶ About 1918, Chauncey Beadle assisted with the planning of the Biltmore Forest residential neighborhood on land which had originally been a part of the Vanderbilt estate. It, too, featured the curvilinear streets, large lots, and naturalistic landscaping favored by the Olmsteds.²⁷

HISTORICAL BACKGROUND

North Carolina's urban development has been well documented in the piedmont cities of Charlotte, Raleigh, Durham, Greensboro and Winston-Salem. The mountain city of Asheville began its progress toward urbanization at the same time as the cities of the piedmont, building on commercial and industrial development fostered by the railroad, tobacco and tourism, and keeping pace with sister cities of North Carolina in the growth of urban amenities.

The advent of the first train into Asheville on October 3, 1880 signaled the beginning of a period of "dizzying growth" for the city. In November, 1883, the State Chronicle in Raleigh wrote:

In the rapidity of growth Asheville is far ahead of any other place in the state. Within the last year its store-room capacity has been doubled. Since the middle of June there have been erected seventeen handsome brick stores and all command a high rent from the day they are completed. Large tobacco factories, city

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residences, and buildings of every kind are going up in equal rapidity. The number of inhabitants today is between 4,000 and 5,000.²⁸

Between 1880 and 1910 the population of Asheville grew from 2,616 to 18,762 residents. Municipal improvements abounded. In 1889 the first electric street car system was inaugurated and a city sewer system constructed.²⁹ By 1890 Asheville had a Board of Trade organization, a telephone service, an electric power plant, a city board of health, paved streets and sidewalks, and 22 manufacturing businesses employing 1,415 people. In 1890 businesses and industries in the city included 47 hotels and rooming houses, 32 churches and societies, three tobacco factories, 18 lumber yards, and a wide mixture of shoe factories, foundries, ice factory, flour mill, cigar factory, furniture factory and a broom factory.³⁰ To further boost the city's economy, an estimated 30,000 "summer people" descended upon Asheville annually between May and September.

By 1883 the boundaries of the city had been pushed to the edge of the "Kimberly lands", north of the city. The resident elite lived on Biltmore Avenue, South Main Street, and Merrimon Avenue, along streets developed from early trails. The Chestnut Hill neighborhood was opened for residential development on the northeast fringe of the downtown and streets were laid out in a grid pattern there in the 1880's.³¹

The first street railway company in Asheville was formed early in 1889 and had a significant effect upon the future development of the residential areas of the city. This early system provided an electric car line from the public square to a terminus at the end of Charlotte Street, on the northern boundary of the city. There a steam engine pulled cars to the top of Sunset Mountain, where Richard S. Howland built a music hall and pavillion called "Overlook Park". The steam engine and electric car system provided rapid and easy transit to and from the park, and a "wooded ride through the suburbs".³² There the "weary businessman" and his family would have the opportunity "to round up the day in the sweet atmosphere of the mountain's breath and away from the scent and sight of business care and its daily grind for dollars".³³ By 1898 the Board of Trade could boast that street railways provided access to most of Asheville: "One

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line runs to Bingham Heights, another runs to Biltmore and the railway station, another to the station, Lookout Park and Sunset Mountain".³⁴ Real estate developers were not slow to take advantage of the suburban lands made accessible to the downtown by the new mode of transportation. About 1890 a car line was extended to the village of Montford, north of the Battery Park, and residential development was begun there by the Asheville Loan, Construction and Improvement Company, chartered in 1889.³⁵ Montford Avenue became the "most fashionable street in town", and was home to middle class business people who carried on the daily activities of the city--businessmen, lawyers, retired people, doctors, architects. Among the professional people was a mixture of working class citizens, both black and white.³⁶

In 1898 the Swannanoa Hunt Club leased 100 acres of land from George W. Pack at the end of the Charlotte Street street railway line, and in 1899 the club opened a nine-hole golf course.³⁷ The golf course stretched up the lower slopes of Sunset Mountain bordering the city limits. (This course is still in use as part of the Grove Park Inn property). Just next to the golf club property the Proximity Park Company, whose president was Dr. Carl Reynolds, platted six lots in 1903 and 80 lots in 1907, creating Asheville's second residential park to be served by a street railway, of which Dr. Reynolds was also an officer.³⁸

Into the frantic activity of the last two decades of the 19th century arrived three men destined to influence the growth of Asheville for a full century. Franklin Coxe, a part owner of the Western North Carolina Railway which opened Asheville to the east in 1880, built the Battery Park Hotel in 1886. The symbol of Victorian elegance and social life, the Battery Park dominated Asheville for more than 30 years, becoming a tourist mecca for the entire southeast. George W. Vanderbilt, of New York, visited Asheville in 1887 and resolved to build in western North Carolina the "greatest castle in America". Vanderbilt chose as architect Richard Morris Hunt, who gave Vanderbilt the French chateau he wanted, and a supporting village. To complement Hunt's work, Vanderbilt chose Frederick Law Olmsted to design the grounds for the estate, farm, and forest. Olmsted looked on the landscaping of Biltmore House as his lasting

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achievement, with parks and landscapes designed in pastoral settings, including an approach drive winding through three miles of carefully designed scenes.³⁹

Edwin Wiley Grove, of St. Louis, whose real estate ventures were to change the face of Asheville, arrived in 1897 in the midst of the city's tremendous development period. His energy and imagination fitted him for his role as entrepreneur and developer and his immense income allowed him to make his dreams for Asheville come true. He was impressed with the grandeur of the mountains and with the "unrealised possibility of making Asheville into a resort city on a scale more colossal than any native had contemplated".⁴⁰ From a more practical point of view, the rapidly growing class of professional people and managers of new businesses provided Grove with ready buyers for his schemes. In Asheville, Grove bought a lot for a home on Liberty Street and started a chemical plant on South Main Street, "to keep his hand in", but his energies were not satisfied.⁴¹ Enamoured of the view of Asheville and the distant mountains from Sunset Mountain, on the northeast of the city, he began to plan a residential development on the northern boundary of the city where the rolling terrain, distance from the central city, and proximity to the Swannanoa Golf Club provided background for a suburb suitable for the elite of the city. There is no evidence that Grove planned a "streetcar suburb" for the north end of Charlotte Street; indeed, Grove's suburb, although adjacent to the Proximity Park neighborhood would be for civic leaders who could afford the motorcar, of which Grove himself was the foremost advocate.⁴² Before 1911 he had removed the tracks of the steam railway up Sunset Mountain and replaced them with the Sunset Mountain Autoway, touted as "probably the only exclusive automobile road in the south, if not the entire country".⁴³ The Sunset Mountain autoway is today Macon Avenue. By 1913 the Autoway led to the Grove Park Inn, constructed of native boulders by Grove and his son-in-law, Fred Seely.

Early Development of Grove Park: 1908 to 1913

In 1908 Grove began buying property in earnest. He bought first some nineteen acres from the estate of C.T.C. Deake on the east side of Charlotte Street near the city limits. This property, lying between Albemarle Park and Proximity Park residential developments, was a rectangle approximately

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600 feet by 1300 feet, fronting on Charlotte Street, and comprised the area shown on the plat of 1914 as "Grove Park East of Charlotte Street". Later in 1908 he purchased from the Proximity park Company nine lots which he later developed into Glendale and Ridgewood Roads, at the same time doubling the size of the original Proximity Park lots.⁴⁴

In August 1908 Grove purchased the "Murdock tract", bounded by Charlotte Street, the Kimberly line (Swannanoa Golf Club property), Murdock Avenue and Hillside Avenue.⁴⁵ Omitted from this purchase were eight lots owned by other individuals and one lot Grove himself had purchased in 1905, later to be the site of his office building on Charlotte Street. Three lots, on the corner of Charlotte and Hillside, were owned by J.H. Tucker, a lawyer who had built for himself a large weatherboard house in 1900. This house, considerably altered, is today the Jewish Community Center. [#89] Grove hired Chauncey Beadle from the Biltmore Estate to lay out streets and parks and to designate locations for trees, retaining walls and sidewalks according to the philosophy of the Olmsted Brothers, with whom Beadle had come to Asheville.⁴⁶ Several acres fronting on Charlotte Street were set aside for a park with an entrance parkway leading by a pair of stone shelters. Parks and streets in this development, as well as in the later development of 1914, were owned by Grove until 1917, when he donated all streets, sidewalks and parks to the city of Asheville. Grove named streets in this tract for members of his family--his wife, Gertrude, son-in-law Edwin, daughter, Evelyn, and a family friend, Katherine. (Streets in a Grove development in west Atlanta were also named for these family members).⁴⁷

According to the Asheville Citizen, Grove contemplated:

"...the erection of a hundred dwellings, built of stone and modern and artistic in the highest degree, in the park...which will be beautiful in the extreme in a short time...the dwellings to be erected will be permanent in nature being of stone and architecturally beautiful, varying in size from a six or seven room house, it is said, to large mansions..."⁴⁸

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Lots were approximately one-third to one-half acre in size and deeds carried restrictions requiring the purchaser to build a residence within two years, costing not less than a certain sum ranging from \$1,000 to \$5,000, and to pay annually 7½¢ per front foot of the lot into a fund for the "Beautifying, extension, preservation, improvement and repairs of the grounds in said Grove's Park".⁴⁹ Each purchaser was also required to join other lot holders "between the hours of 4 and 7 p.m. on the first Monday in May of each and every year hereafter" to elect three park Commissioners and a Treasurer. Purchasers were forbidden to build factories or tenements or to re-sell to any person of "low character or a Negro".⁵⁰

Sales of lots in Grove's Park on the west side of Charlotte Street began almost at once. Asheville financier and civic leader Gay Green made the first purchase in the new development in December, 1908.⁵¹ Green, who paid Grove \$1,500 for the lot on Gertrude Place [#30] was president of the Asheville Steam Laundry, the Blue Ridge Coal and Wood Company, Harris-Barnett Dry Goods, the Imperial Life and Health Insurance Company and an officer of the Blue Ridge Building and Loan Association, surely the type of resident Grove hoped to attract. Purchaser number two, equally outstanding, was James Madison Chiles, president of the Carolina Nova Cola company, and an officer of the Sunset Park Railway Company.⁵² Chiles immediately constructed a home at 70 Gertrude Place [#32], designed by Richard Sharp Smith. Smith also designed a home for purchaser number three, Dr. Thomas Lawrence [#26]. Later in 1909 Reuben Robertson, general manager of the newly-established Champion Paper Company in Canton, NC, bought the second lot on Evelyn Place and shortly thereafter built a house, now destroyed.⁵³ Before the end of 1913 almost half of the lots in the west division of Grove Park had been sold, and some 18 houses built. Their owners were the cream of Asheville business and industry, including J.R. Bates, vice-president of the Central Bank and Trust Company, C.W. Brown, president of Brown-Miller Shoe company, and several lawyers and realtors. In 1913, Edwin Ray, Grove's son-in-law, purchased eight lots, building on one, now 136 Edwin Place, a fine Classical Revival cottage, [#67].⁵⁴

In 1913, Grove laid out 56 sizeable lots on the east side of Charlotte Street, between Albemarle Park and Macon Avenue,

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once the site of the old steam railway. According to Chauncey Beadle's plan, he opened Sunset Parkway off Charlotte Street as a double parkway with a grassy, tree-lined median. He continued to purchase lots from the Proximity Park Company, as well as large areas on Sunset Mountain, but the plat of 1914 shows the original 56 lots between Charlotte Street and Woodland Road.⁵⁵ Sales in Grove Park East of Charlotte began in 1914 and in 1916 lots were offered for sale on Macon Avenue as well as Sunset Parkway. By 1922 Grove had made available a large number of lots in the old "Kimberly Tract", stretching from Evelyn Place to Ottari Road.

Years of Rapid Growth: 1914-1922

Sales of residential lots in both sections of Grove Park were brisk through 1922. Shown on Sanborn maps of 1917 are two substantial residences on Sunset Parkway [#148 and 155] on the east side of Charlotte Street, and 31 dwellings on the west side of Charlotte. To the west of Charlotte Street, only a dozen or so of the original 108 lots were unsold in 1922; a number of these lots were still occupied by the original owners who had been excluded from the Murdock estate sale of 1908. Across Charlotte, in "E.W. Grove Park East of Charlotte", some 47 lots of the original 65 were sold before 1922.⁵⁶

Grove Park's clientele continued to be upscale. Dwellings were constructed on Edwin Place for realtors, investment brokers, bankers, the manager of the Southern Coal Company, the vice-president of the Federal Mortgage Company and for Dr. J.A. Sinclair, president of the Altamont Company, which later developed Lake View Park on Merrimon Avenue. A dwelling at 123 Edwin Place [#56] was the home of Reverend T.A. Cosgrove, principal of the acclaimed Grove Park School when the school was housed in lawyer J.H. Tucker's Victorian house on Charlotte Street, now the Jewish Community Center. On Evelyn Place, Nathaniel Gennett, president and owner of Gennett Lumber Company, demolished the house built there earlier by Reuben Robertson and erected a Colonial Revival house [#11] designed by New York architect James Gamble Rogers, architect for buildings at Yale University and for Columbia University and Columbia Presbyterian Hospital.⁵⁷ Evelyn Place also saw the construction in 1917 of a Colonial Revival house designed by Smith and Carrier for William Jennings Bryan, "The Great

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Commoner", statesman, politician, preacher, and candidate, who spent several summers there before his death in 1924. [#1] The Bryan family had vacationed in Asheville since the turn of the century, but vacationed in the house on Evelyn Place only until 1922. That year the Bryan property, which stretched from the home site to Murdock Avenue, was purchased by Julia Wolfe, mother of author Thomas Wolfe and an enterprising Asheville business woman.⁵⁸ Mrs. Wolfe bought and sold real estate actively in Asheville, and at one time owned a number of lots in Grove Park. In 1922, Kimberly Avenue was opened north of Evelyn Place as an extension of Edwin Place, leaving six lots bounded by Kimberly, Evelyn, Murdock and a small creek. These lots were known as "Bryan's Knoll" and were gradually sold by Julia Wolfe, some to individual owners and some back to E.W. Grove.⁵⁹ About 1926 a romantic Tudor Revival cottage [#59] was built behind the Bryan house for J.A. Groves, president of Groves Wholesale Produce Company.⁶⁰

Across Charlotte Street in the eastern division of Grove Park, where lots were larger, homes were larger, too. In 1913 Sunset Parkway was laid out with a central grass median and before 1922 eight sizeable homes had been constructed there, beginning with the J.T. Bledsoe home [#155], and the large, Colonial Revival dwelling built by attorney and state legislator, Charles A. Webb at the corner of Sunset Parkway and Oak Lane, [#148]. Both homes were built in 1916. Seven homes were built on Macon Avenue before 1922. In 1916 Locke Craig, Asheville lawyer and Governor of North Carolina from 1913 to 1917, built a Colonial Revival home on Glendale Road. [#128] The house, designed by Smith and Carrier, was built by Craig as an investment and was sold at its completion to D.E. Coyne and in 1919 to Joseph P. Dunlop, owner of Dunlop Flour and Feed Company.⁶¹ In 1922 Dr. N.P. Maddux, a dentist, built on Glendale Road [#130] and G.E. Lee, an investment banker, built at 54 Glendale [#131]. These homes were built high on the ridge which forms the base of Sunset Mountain, and required elaborate rock work and landscaping.

By 1922, the get-rich-quick fever was "...a contagion that reached epidemic proportions".⁶² Other developers were busy laying out subdivisions in other areas of the city and on its fringe. Kenilworth, Biltmore Forest and Beaver Lake, which was developed by the Lakeview Company at the mouth of

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Beaverdam Valley, were all developed or platted and ready for development.⁶³ Kimberly Avenue, an extension of Grove park developed by E.W. Grove, was ready for building by late 1922. Biltmore Forest and Beaver Lake were planned around golf courses, and followed the prevailing landscaping scheme for curvilinear streets, bordered by trees, medium to large size lots, deed restrictions and land use restrictions to assure property owners of exclusivity and identity. Ashevilleans moved from their old homes in Montford, Chestnut Hill, Asheland Avenue and French Broad Avenue, eager to take advantage of the good life offered by the boom years of the Twenties.

Grove Park's Boom Years: 1923-1929

Easy credit propelled the real estate boom in Asheville from 1920 to 1926. In 1925, eight times as many building permits were issued as had been issued in 1919,⁶⁴ and the easy credit momentum carried building on until the fateful day in November 1930 when the Central Bank and Trust company closed its doors. But in Grove Park, as in the other new residential areas of the city, the enthusiasm for Asheville real estate grew and "fanciful and picturesque dwellings (came to) reflect the spirit of the times..."⁶⁵ Virginia Terrell, in the Sunday Citizen, September 5, 1926, said:

Of course in Asheville there are many types of houses, for building has gone to such lengths that people no longer build primarily to have a home. They can sell and build again tomorrow. They are building so much that they can play at it, build one type house here and another there; try one experiment one day and another the next.⁶⁶

In Grove Park, some 36 houses were built between 1922 and 1930, about equally divided between the two divisions west and east of Charlotte Street. Some were obviously fanciful but most appear to have been built for the daily routine of living, their new owners having taken advantage of the prevailing easy credit to move to the elite neighborhood.

Grove Park's largest building was built in 1926 as a headquarters building for the Asheville Woman's Club and the City Federation of Woman's Clubs, [#145] which housed seventeen local women's groups. Constructed at 1 Sunset Parkway, on the corner of Charlotte Street, it cost \$125,000

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and contained, in addition to meeting rooms and suites for entertaining, an "...attractive auditorium, seating 700 people, with a well-equipped stage and a \$12,000 pipe organ".⁶⁷ In 1941 the building became the home of the Plonk School of Creative Arts, which had previously occupied the Classical Revival home of Dr. Carl Reynolds on Edgemont Road. Also on Sunset Parkway a house was built for Mrs. Mary Baker Rumbough, wife of James E. Rumbough, owner of the Rumbough House in the Montford Historic District [#153]. Sunset Parkway was also the location of a brick Colonial Revival dwelling built for John A. Richbourg, president of the Richbourg Motor Company and the Ashlin Motor Company [#147]. On Charlotte Street, between Macon Avenue and Sunset Parkway, Mrs. S.S. Beatty and Dr. K.E. Montgomery constructed large homes [#109 and 110], and around the corner on Macon Avenue Sigmund I. Blomberg, owner of the Leader Department Store, built a home of Tudor Revival style [#113]. In 1928, M.P. Lipinsky, president of Bon Marche Department Store, was living at 15 Macon Avenue in a large home built in 1919 [#112]. On Woodland Road, Dr. L.M. Griffith built a handsome home, designed in the Chateausque style by Ronald Greene, moving there in 1924 [#137]. Three new homes were constructed on Ridgewood Road, one for Henry Westall in 1922 [#123]. In 1927 three homes were constructed on Oak Lane, for Mrs. F.R. Oyster [#143], for Mrs. M.S. Carter [#140], and for Robert Perskey, vice-president of Industrial Discount Corporation [#142].⁶⁸

On the west side of Charlotte Street, Celia Place was developed in 1925 and 1926, when E.A. Jackson had three homes constructed there [#38, 39, and 40]. Jackson, who resided at a home built in 1923 on Macon Avenue was president of Jackson Realty and Chero-Cola Bottling Company, and was associated with L.B. Jackson in the manufacture of wholesale confections and novelties. L.B. Jackson continued in real estate development also and built the Jackson Building on Pack Square in 1923.⁶⁹

Several large homes were built on Evelyn Place and smaller homes on Katherine Place and Lawrence Place. In 1924 C.M. Wrenshall, vice-president of the Biltmore-Oteen Bank and a real estate officer with the Commercial Union Trust Company, built a home on Edwin Place [#47]. On Kimberly, north of the William Jennings Bryan House, W.C. Shuey, president of

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the Western Oil Company, built a Tudor Revival cottage [#60], and W.F. Humphries, president of the Blue Ridge Grocery Company and the Amboy Land company, built a brick Tudor Revival residence. [#62]⁷⁰

Land at the intersection of Murdock Avenue and Hillside Avenue, previously undeveloped, saw the construction of six two-story apartment buildings by W.N. Nixon in 1926 [#98-103]. Grove waived deed restrictions on this land to allow the construction of the neighborhood's first apartment buildings. Three of the buildings, facing Murdock, were of dark red brick and three on Lenox Court were built of stone. In 1927 Nixon built two commercial buildings at the corner of Lenox and Charlotte Streets, the first retail buildings in the neighborhood [#88]. On Murdock Avenue north of Evelyn, Louis Francis, superintendent of the Carolina Wood Products Company, built a brick home in 1924 [#107], and J.B. Ross, owner of the Liberty Hill Quarry in Greensboro, NC built a home in 1927 [#108]. These homes were in "Bryan's Knoll".⁷¹

Grove Park Today: 1930-1988

By 1930 wild optimism had given place to desperation. The failure of local banks and the almost astronomical indebtedness of the city of Asheville cast a pall over commercial and residential building for the next forty years. In 1930, the Asheville City directory lists 16 dwellings as "vacant" on the west side of Charlotte Street; east of Charlotte, property owners fared better, as only two appear as "vacant". A number of properties changed hands between 1928 and 1930 and the original owners disappeared from the area.⁷²

By 1938, Grove Park east and west of Charlotte Street had changed very little since the years preceding the Depression. Edgar A. Fordtran built a manorial house on Glendale road in 1936 [#129]. The house was situated on a choice lot and was designed by Henry Irven Gaines. Fordtran, who moved to Glendale Road from a house on the Manor Inn grounds, had a business on Haywood Street and was associated with Haverty's Furniture Company.⁷³ In 1950 duplex apartments appeared on Edwin Place [#84] and large apartment complexes were constructed on Charlotte Street between Edwin and Celia in 1941 and 1963. [#41-42 and 43]. Between 1948 and 1951, seven small dwellings were built on

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Lenox Street between Murdock and Charlotte, facing Lenox Court and the Lenox Court Apartments, which had been constructed in 1926. Single family dwellings filled the few remaining lots, many carved from Grove's large lots on Edwin Place, and the vacant lands on Woodland and Ridgewood Roads. In 1979 a large sanctuary and education building was constructed by the Unitarian Universalist congregation at the corner of Charlotte Street and Edwin Place [#45]. Today commercial and large residential buildings are confined to the west margin of Charlotte Street, where E.W. Grove first allowed commercial intrusion in 1926 and 1927, and to three lots on Gertrude Place.⁷⁴

Edwin Wiley Grove planned a homogeneous neighborhood, where civic leaders and professionals could enjoy picturesque settings and modern amenities within easy automobile distance of their workplaces in the city. Grove Park today is just such a neighborhood, basking in the beauty provided by the maturing of an 80-year-old plan.

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FOOTNOTES

¹Bishir, Catherine W. and Earley, Lawrence S., ed., Early Twentieth-Century Suburbs in North Carolina, NC Department of Cultural Resources, Raleigh, 1985, p. 16.

²The Asheville Citizen, April 23, 1984.

³Cloues, Richard, National Register Nomination for Atkins Park, Atlanta, Georgia Department of Natural Resources, 1982.

⁴Ibid.

⁵Ramsay, Charlotte, Information Specialist, Georgia Department of Natural Resources, telephone conversation, May 11, 1988.

⁶Ready, Milton, Asheville: Land of the Sky, Windsor Publications, Los Angeles, 1986, pp. 43-49.

⁷The Asheville Times, January 28, 1927.

⁸Ibid.

⁹St. Louis Globe-Democrat, Missouri, January 27, 1928.

¹⁰Bishir, op. cit., p. 21.

¹¹Southern, Michael T., Historic Montford, p. 6.

¹²Bishir, op. cit., p. 16.

¹³Swaim, Douglas, ed., Cabins and Castles: The History and Architecture of Buncombe county, North Carolina, p. 180.

¹⁴Bishir, op. cit., p. 15.

¹⁵The Asheville Times, November 12, 1972.

¹⁶Swaim, op. cit., p. 92.

¹⁷Ibid.

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- ¹⁸Gane, John F., AIA, ed., American Architects Directory, third edition, 1970.
- ¹⁹Placzak, Adolf K., ed., Macmillan Encyclopedia of Architects, 1982, p. 60.
- ²⁰Minutes, Asheville Board of Aldermen.
- ²¹Swaim, op. cit., p. 180.
- ²²Roper, Laura Wood, FLO: A Biography of Frederick Law Olmsted, p. 418.
- ²³Nicholson, Arnold, "Azalea Man", Country Gentleman, February, 1949.
- ²⁴Bishir, op. cit., p. 15.
- ²⁵Ibid., p. 16.
- ²⁶Swaim, op. cit., p. 88.
- ²⁷Ibid., p. 89.
- ²⁸Ibid., p. 78.
- ²⁹Ibid., p. 80.
- ³⁰Ibid., p. 38.
- ³¹Ibid., p. 84.
- ³²Asheville Daily citizen, July 23, 1900.
- ³³Ibid.
- ³⁴Asheville Board of Trade pamphlet, Asheville and Vicinity, 1898.
- ³⁵Southern, op. cit., p. 6.
- ³⁶Ibid., pp. 6 and 7.
- ³⁷Asheville Citizen-Times, supplement, April 29, 1984.

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- ³⁸Buncombe County Register of Deeds, Plat book 150, page 305.
- ³⁹Ready, op. cit., pp. 46-47.
- ⁴⁰Nathans, Sydney, The Quest for Progress: The Way We Lived in North Carolina, 1870-1920, 1983, p. 89.
- ⁴¹Ready, op. cit., p. 49.
- ⁴²E.W. Grove's love affair with the automobile is legendary in Asheville. He and his chauffeur drove an early Pope-Toledo from Asheville to St. Louis about 1905. Asheville Citizen, March 26, 1950.
- ⁴³Asheville Board of Trade pamphlet, Asheville: In the Land of the Sky, 1917.
- ⁴⁴Buncombe County Register of Deeds, Book 157, page 347.
- ⁴⁵Buncombe County Register of Deeds, Book 147, page 382.
- ⁴⁶Asheville Citizen, December 15, 1908.
- ⁴⁷Ramsay, Charlotte, telephone conversation cited.
- ⁴⁸Asheville Citizen, December 15, 1908.
- ⁴⁹Buncombe County Register of Deeds, Book 164, page 73.
- ⁵⁰Ibid.
- ⁵¹Ibid.
- ⁵²Asheville City Directory of 1911.
- ⁵³Buncombe County Register of Deeds, Book 164, page 383.
- ⁵⁴Swaim, op. cit., p. 88.
- ⁵⁵Buncombe County register of Deeds, Plat Book 154, page 201, March 1914.
- ⁵⁶Buncombe county Register of Deeds, Book 157, page 523; Book 165, page 122; Book 165, page 183; Book 165, page 241; Book 175, page 321; Book 183, page 99,

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and others.

- 57 Placzak, op. cit., p. 602.
- 58 Buncombe County Register of Deeds, Book 215, page 531;
Book 227, page 278.
- 59 Buncombe County Register of Deeds, Book 267, page 226;
Book 227, page 278.
- 60 Asheville City Directory of 1924.
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Also City of Asheville Board of Aldermen, Minutes,
February 11, 1916, building permits.
- 62 Swaim, op. cit., p. 43.
- 63 Ibid., p. 90.
- 64 Asheville board of Trade pamphlet, Asheville: In the
Land of the Sky, 1926.
- 65 Swaim, op. cit., p. 91.
- 66 Ibid.
- 67 Asheville Board of Trade pamphlet, op. cit., 1926.
- 68 Minutes, Asheville Board of Aldermen.
- 69 Swaim, op. cit. p. 173.
- 70 Asheville City Directory of 1925.
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- 72 Asheville City Directories for 1928, 1929, 1930, 1935.
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PHOTO LIST

The following information pertains to all photographs:
District-----Grove Park Historic District
City and State-----Asheville, North Carolina
Photographer-----Sybil A. Bowers
Date taken-----April and May, 1988, except
interior photos which were
taken July, 1988
Location of original negative---Western Office, Archives
& History, Asheville, North
Carolina

Photo A
Grove Park
Looking northwest across park.

Photo B
Evelyn Place
Looking east along Evelyn Place.

Photo C
Gertrude Place
Looking southwest along Gertrude Place

Photo D
Edwin Place
Looking northwest along Edwin Place.

Photo E
Golf course from Kimberly Avenue
Looking northeast across golf course located to the north of
Evelyn Place.

Photo F
Macon Avenue
Looking northeast along Macon Avenue, the former Sunset
Mountain Autoway.

Photo G
Alley between houses facing Macon Avenue and houses facing
Sunset Parkway.
Looking west along alley.

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Photo H

N.P. Maddux House; 52 Glendale Road
View looking east to stairs winding up the steep hillside.

Photo I

Sunset Parkway
Looking northeast along Sunset Parkway.

Photo J

J.R. Oates House; 90 Gertrude Place
Looking west, at front facade of house.

Photo K

J.R. Oates House; 90 Gertrude Place; garage
Looking northeast to garage at rear of property.

Photo L

J.R. Oates House; 90 Gertrude Place
Interior oak staircase.

Photo M

J.R. Oates House; 90 Gertrude Place
Interior living room.

Photo N

J.R. Oates House; 90 Gertrude Place
Interior tile mantel.

Photo O

S.S. Beatty House; 317 Charlotte Street
Looking east at front facade of house.

Photo P

S.S. Beatty House; 317 Charlotte Street; garage
Looking east at front facade of garage.

Photo Q

S.S. Beatty House; 317 Charlotte Street
Interior mantel.

Photo R

Locke Craig House; 25 Glendale Road
Looking southwest at front facade of house.

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Photo S
Locke Craig House; 25 Glendale Road
Looking east at rear facade of house.

Photo T
Locke Craig House; 25 Glendale Road
Interior mantel

Photo U
Locke Craig House; 25 Glendale Road
Interior staircase and door trim.

Photo V
Dr. Louie Mueller Griffith House; 65 Woodland Road
Looking south at front facade of house.

Photo W
Dr. Louie Mueller Griffith House; 65 Woodland Road
Interior carved limestone mantel.

Photo X
Otto Hans Palm House; 73 Evelyn Place
Looking north at front facade of house.

Photo Y
E.W. Grove Office; 324 Charlotte Street
Looking west at front facade of building.

Photo Z
H.E. Johnston House; 21 Edwin Place
Looking north at front facade of house.

Photo A-1
Ella Warner House; 127 Edwin Place
Looking northeast at front facade of house.

Photo A-2
Edwin Ray House; 136 Edwin Place
Looking southwest at front facade of house.

Photo A-3
William Johnson House; 2 Edwin Place
Looking southeast at east and front facade of house.

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Photo A-4
Lenox Court Apartments; 14 Lenox Court
Looking south at front facade of building.

Photo A-5
Sigmund I. Blomberg House; 29 Macon Avenue
Looking southeast at front facade of house.

Photo A-6
Edgar Fordtran House; 50 Glendale Road
Looking north at front facade of house.

Photo A-7
John A. Richbourg House; 25 Sunset Parkway
Looking southeast at front facade of house.

Photo A-8
Unitarian Universalist Church; 1 Edwin Place
Looking northwest at front facade of church.

Photo A-9
Lenox Street
Looking west along row of houses along Lenox Street.

9. Major Bibliographical References

see 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:
Western Office, Archives & History
Asheville, North Carolina

10. Geographical Data

Acreage of property ± 82 ACRES

UTM References

A 17 3604
Zone Easting

C 17 3598

7 360525 39415100
Zone Easting Northing

7 359380 3941970

*202 ACRES
looks about
right to me,
orb*

Verbal Boundary Desc

see accompany
Planning Depart
on Asheville T
of 1" - 100'.

See continuation sheet

etch map is drawn on an Asheville
0'. The 1908-13 plat area is shown
The 1913 plat area on Map No. 12, both at a scale

See continuation sheet

Boundary Justification

Boundaries are based upon historic plats of E.W. Grove Park dated 1908, 1913, and 1914. (see accompanying sketch map and copies of historic plats). The 1908-1913 plat area is Buncombe County Plat Book 154, page 171, drawn in February 1913; the 1914 plat area is Plat Book 154, page 201.

See continuation sheet

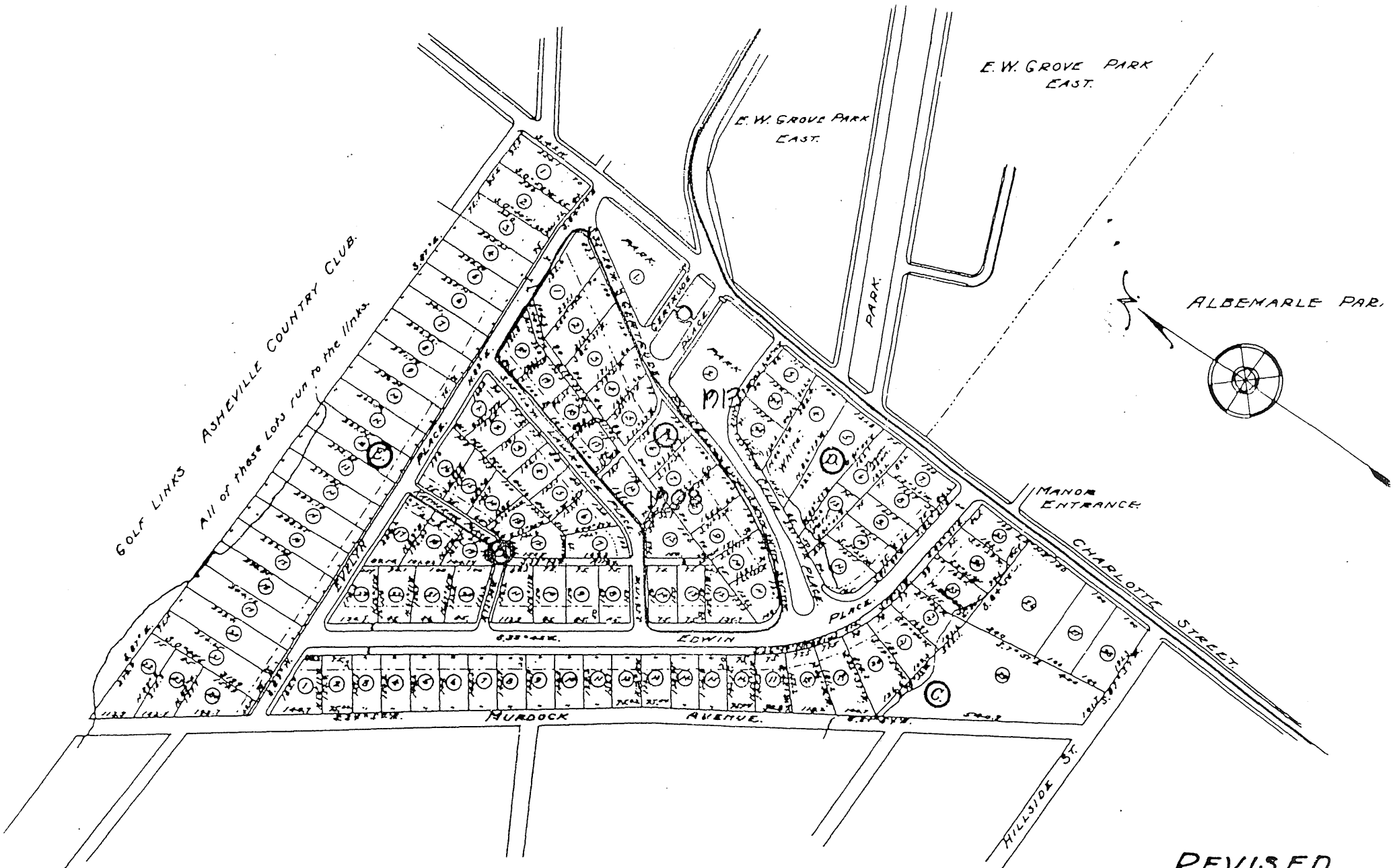
11. Form Prepared By

name/title Sybil A. Bowers, Consultant and Carolyn Humphries, Consultant

organization Bowers Southeastern Preservation date August 31, 1988

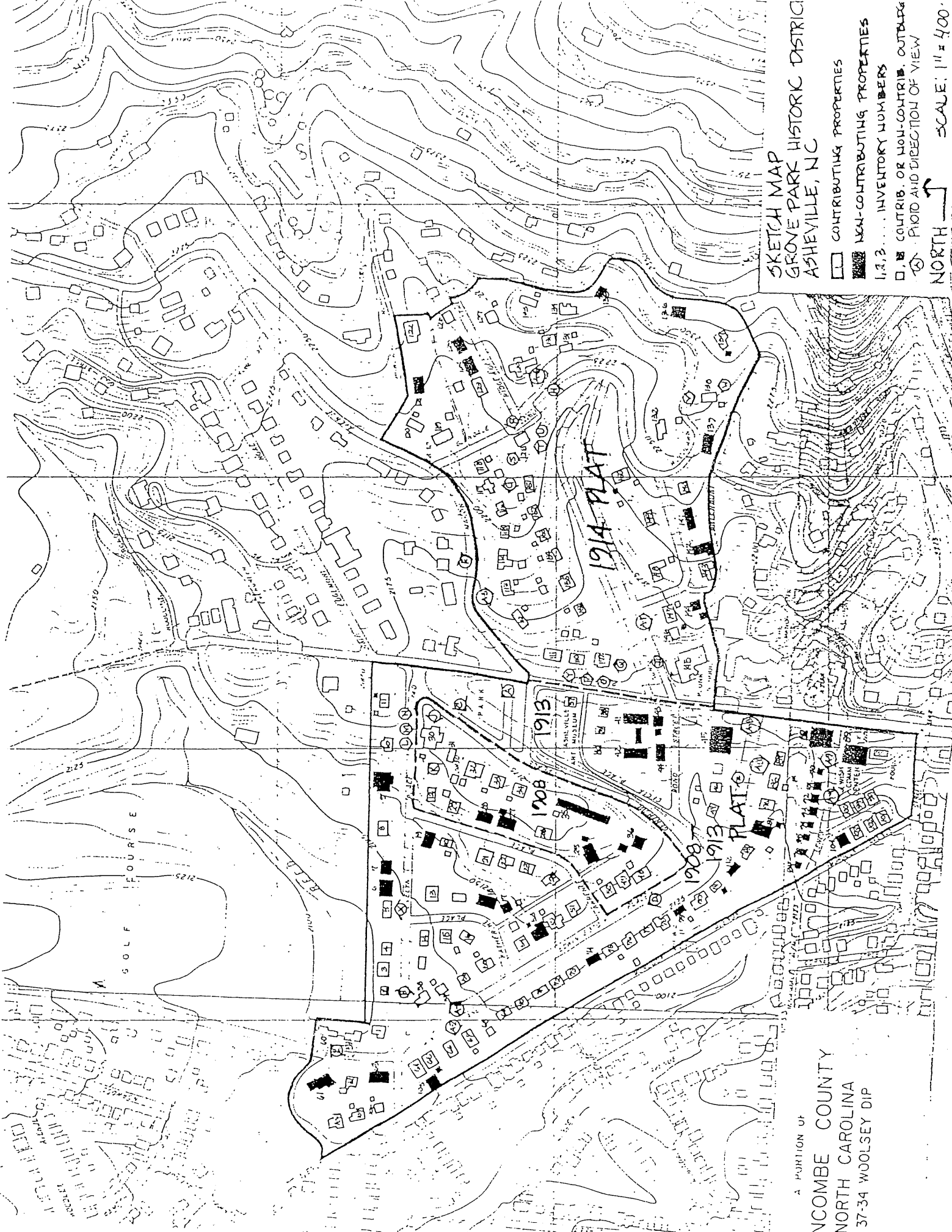
street & number P.O. Box 15722 telephone (704) 253-1392

city or town Asheville state NC zip code 28813



1908-1913 PLAT

REVISED
MAP OF
E. W. GROVE PARK

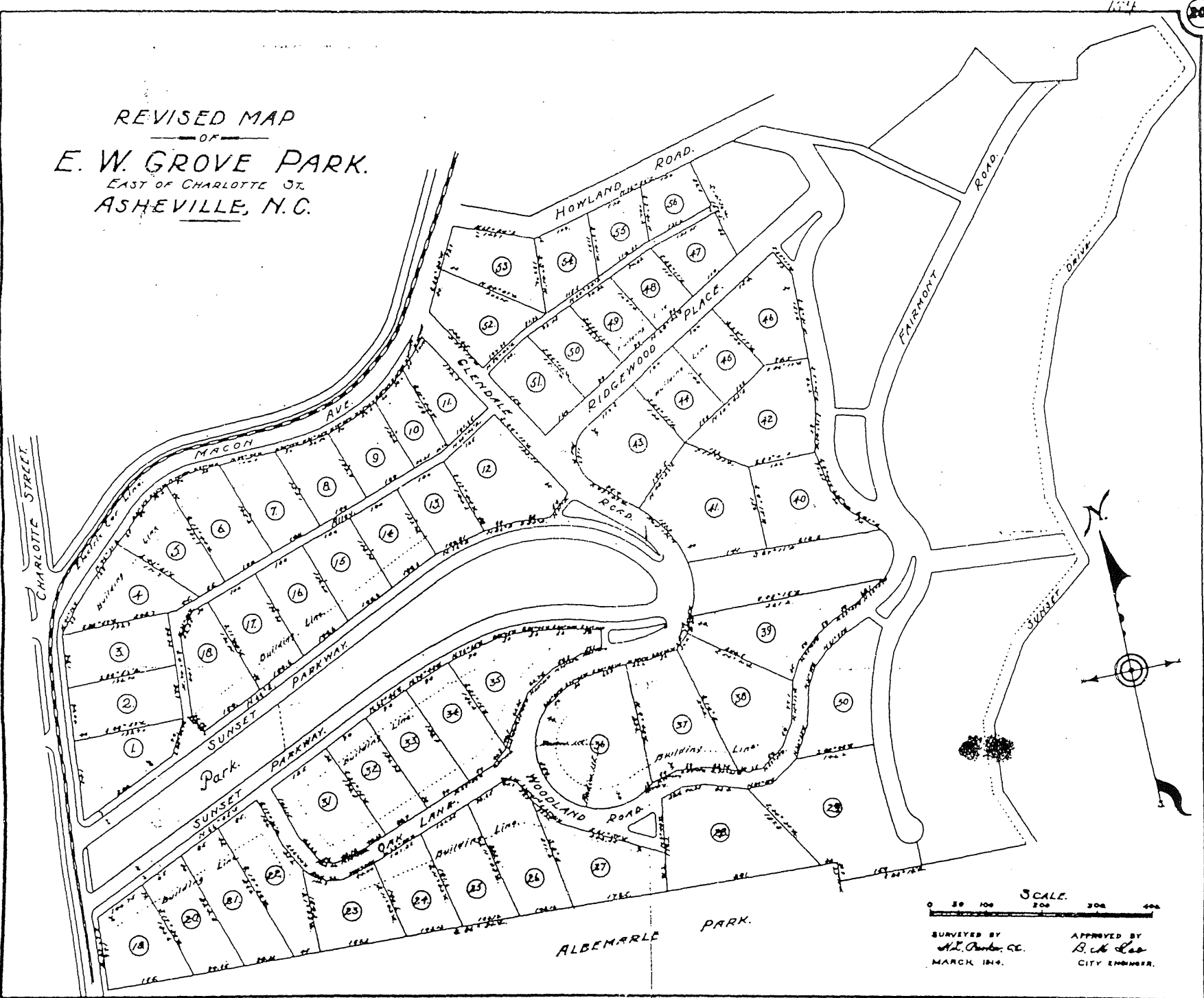


SKETCH MAP
 GROVE PARK HISTORIC DISTRICT
 ASHEVILLE, NC

- CONTRIBUTING PROPERTIES
 - NON-CONTRIBUTING PROPERTIES
 - 1, 2, 3, 4... INVENTORY NUMBERS
 - , ○ CONTRIB. OR NON-CONTRIB. OUTLINES
 - ⊙ PLOT AND DIRECTION OF VIEW
- NORTH ↑
 SCALE: 1" = 400'

A PORTION OF
 BUNCOMBE COUNTY
 NORTH CAROLINA
 37-34 WOOLSEY DIP

REVISED MAP
OF
E. W. GROVE PARK.
EAST OF CHARLOTTE ST.
ASHEVILLE, N. C.



SCALE.
0 50 100 200 300 400

SUNVEYED BY
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