

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
Office of Archives and History  
Department of Cultural Resources

**NATIONAL REGISTER OF HISTORIC PLACES**

**West Asheville – Aycock School Historic District Boundary Increase**

Asheville, Buncombe County, BN5951, Listed 9/3/2014

Nomination by Clay Griffith

Photographs by Clay Griffith, July 2013



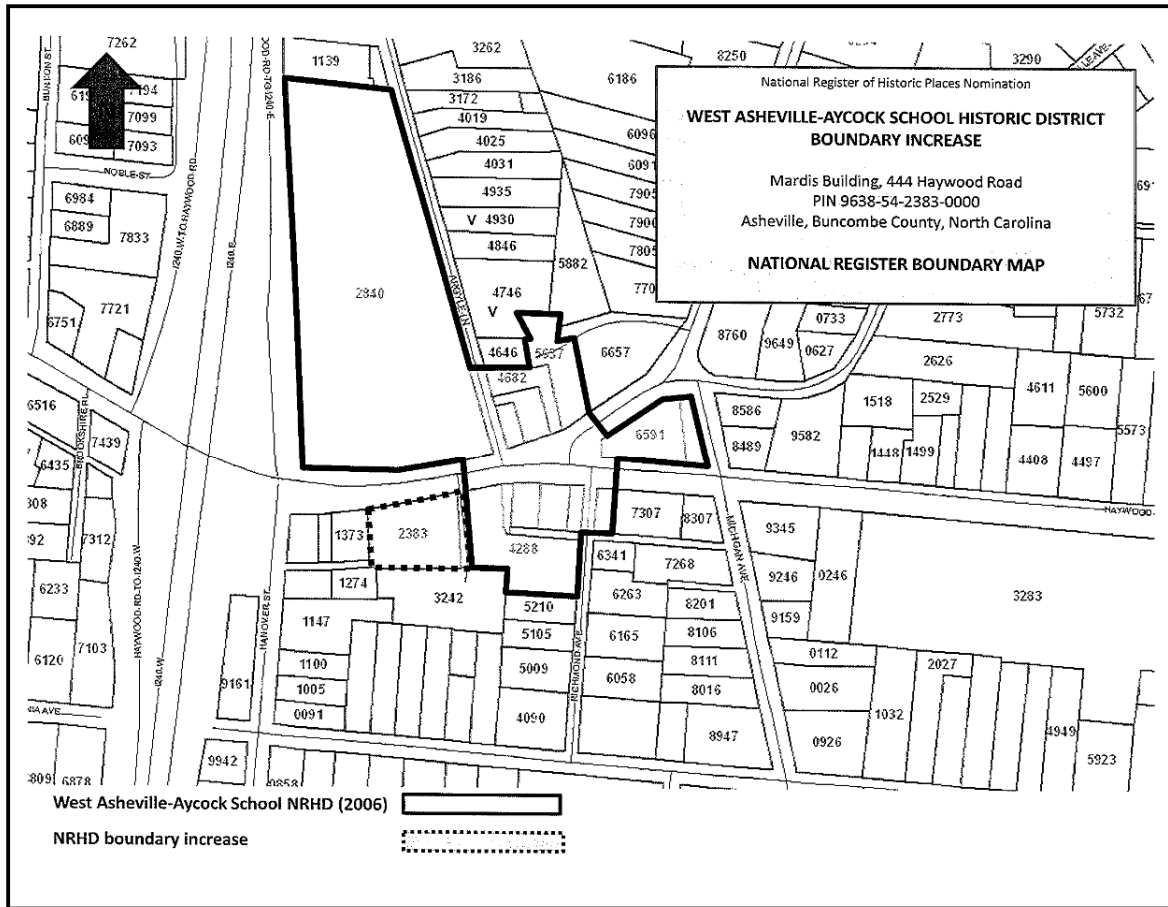
Overall view



Rear view



View toward the original historic district



Historic District Map

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

historic name West Asheville-Aycock School Historic District Boundary Increase

other names/site number N/A

**2. Location**

street & number 444 Haywood Road not for publication N/A

city or town Asheville vicinity N/A

state North Carolina code NC county Buncombe code 021 zip code 28806

**3. State/Federal Agency Certification**

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

\_\_\_\_\_  
Signature of certifying official Date

North Carolina Department of Cultural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
___ 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): _____ _____		

**5. Classification**

<p><b>Ownership of Property Property</b>                  (Check as many boxes as apply)</p> <p><input checked="" type="checkbox"/> private  <input type="checkbox"/> public-local  <input type="checkbox"/> public-State  <input type="checkbox"/> public-Federal</p>	<p><b>Category of</b>                  (Check only one box)</p> <p><input type="checkbox"/> building(s)  <input checked="" type="checkbox"/> district  <input type="checkbox"/> site  <input type="checkbox"/> structure  <input type="checkbox"/> object</p>	<p><b>Number of Resources within Property</b>                  (Do not include previously listed resources in the count)</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td>buildings</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>sites</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>structures</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>objects</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td><b>Total</b></td> </tr> </table> <p>Number of contributing resources previously listed                  In the National Register</p> <p style="text-align: center;">10</p>	Contributing	Noncontributing		1	0	buildings	0	0	sites	0	0	structures	0	0	objects	1	0	<b>Total</b>
Contributing	Noncontributing																			
1	0	buildings																		
0	0	sites																		
0	0	structures																		
0	0	objects																		
1	0	<b>Total</b>																		
<p><b>Name of related multiple property listing</b>                  (Enter "N/A" if property is not part of a multiple property listing.)</p> <p>N/A</p>																				

**6. Function or Use**

<p><b>Historic Functions</b>                  (Enter categories from instructions)</p> <p>COMMERCE/TRADE/business</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b>Current Functions</b>                  (Enter categories from instructions)</p> <p>COMMERCE/TRADE/business</p> <p>WORK IN PROGRESS</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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**7. Description**

<p><b>Architectural Classification</b>                  (Enter categories from instructions)</p> <p>Commercial Style</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b>Materials</b>                  (Enter categories from instructions)</p> <p>foundation BRICK</p> <p>roof ASPHALT</p> <p style="padding-left: 20px;">SYNTHETICS/rubber</p> <p>walls BRICK</p> <p>other WOOD/plywood</p> <p style="padding-left: 20px;">METAL/aluminum</p> <p>_____</p>
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**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or a grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Commerce

Architecture

**Period of Significance**

Ca. 1915–1956 (original historic district)

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**10. Geographical Data**

**Acree of Property** .45 acre

**UTM References**

(Place additional UTM references on a continuation sheet)

A 17 356716 3938280  
Zone Easting Northing  
B \_\_\_\_\_

C \_\_\_\_\_  
Zone Easting Northing  
D \_\_\_\_\_  
See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Clay Griffith  
organization Acme Preservation Services, LLC date March 21, 2014  
street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852  
city or town Asheville state NC zip code 28804

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Sam Walker, SAW Ventures-Haywood II LLC  
street & number 52 Craggy Avenue telephone 828-626-2113  
city or town Asheville state NC zip code 28806

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Buncombe County, North Carolina

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### Section 7. Narrative Description

The West Asheville-Aycock School Historic District, which was listed in the National Register in 2006, is located along Haywood Road in the West Asheville area of Asheville, Buncombe County, North Carolina. The compact district is centered on the Y-shaped intersection of Haywood Road and Westwood Place, and contains a collection of one- and two-story brick commercial and civic buildings dating from ca. 1915 to 1936, along with the campus of the 1953 Charles B. Aycock School and Gymnasium. The boundary increase consists of one 0.45-acre parcel located at the southwest edge of the historic district. The property contains the Mardis Building, a two-story brick commercial building, built in 1925, at 444 Haywood Road. The building was not originally included in the historic district due to material changes that obscured the façade and a portion of the east side elevation. Removal of the exterior plywood and aluminum veneer in 2013 has revealed the original building materials and façade openings. Unsympathetic replacement storefronts have been removed and replaced with historically appropriate configurations based on physical and photographic evidence and remnants of original materials found on the interior.

The West Asheville-Aycock School Historic District is closely surrounded by an interstate highway on the west side and dense residential neighborhoods. Constructed in the late 1960s and 1970s, Interstate 240 clearly defines the western edge of the district and creates a physical barrier between the district and other commercial development on Haywood Road to the west. The areas to the north and south of the existing district contain twentieth-century residential development, with some commercial and religious properties and modern infill scattered throughout these neighborhoods. While commercial development continues along Haywood Road to the east of the existing district boundaries, the commercial properties are increasingly interspersed with residential properties and modern construction less than fifty years of age. Of the properties adjacent to the existing historic district, the boundary increase containing the Mardis Building is the only additional resource that contributes to the significance of the West Asheville-Aycock School Historic District and possesses sufficient historic integrity to be included within the district.

#### **Mardis Building, 444 Haywood Road, 1925**

#### **Contributing building**

Built in 1925, the Mardis Building is a large two-story textured-brick commercial building with four storefronts and commercial spaces on the first story and multiple residential and office rooms on the second story. The second story of the building is roughly U-shaped in plan with the open interior of the "U" at the rear serving as a light well for the second-story rooms. The building faces north onto Haywood Road and fronts directly onto the sidewalk.

The façade is divided into four large bays corresponding to the four storefronts with a pair of window openings positioned above each storefront. A single-leaf entryway is located at the center of each pair of

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storefronts. The doorways, which have replacement single-leaf doors and covered transoms, open into narrow stairs that access the second-story rooms. The storefronts were all replaced at some point in the second half of the twentieth century, but they are being rehabilitated according to a 1926 photograph of the façade and ghostmarks found on the interior, which indicate that they were composed of a recessed single-leaf door at the center with display windows above low, paneled, wood bulkheads that angled back to the door. A four-part transom extends the full width above each storefront. The façade displays some decorative brickwork, including stacked-brick vertical courses, soldier-course lintels, corbelled cornice and parapet, and a continuous rowlock-course sill and soldier-course lintel for the second-story windows. Square cast-concrete panels are recessed on the façade above the doors to the second story. Two recessed horizontal panels are located in the parapet above the second-story windows. The majority of the original six-over-six double-hung sash on the second story was removed prior to the installation of veneer materials in the 1970s. The windows have been replaced with new six-over-six double-hung sash. A new metal coping has been installed on the building's parapet.

The side elevations are relatively plain with inset central side bays on the second story. Aluminum siding has been removed from the inset bays to reveal the window openings, and the inset sections have been rehabilitated with weatherboards and replacement six-over-six double-hung sash. Two single-leaf entry doors with transoms and two metal-frame four-light windows have been installed on the exposed east elevation of the building to provide access to and additional illumination from a new outdoor patio. The new door and window openings are framed with steel lintels. Replacement six-over-six double-hung sash have been installed on the rear (south) elevation. The rear window openings have soldier-course brick sills. Three of the four single-leaf rear entry doors are sheltered by flat metal canopies hung from the wall by metal tie-rods; the fourth contains a replacement metal door surmounted by a new single-light transom. A garage bay and window opening at the east end of the rear elevation have been infilled with concrete. Two other first-story window openings have replacement plate-glass windows. A brick chimney from the boiler in the basement rises from within the open light well, which extends to the rear elevation. An exterior metal fire stair rises against the west end of the rear elevation to a second-story doorway that was installed in one of the original window openings.

Ongoing rehabilitation of the Mardis Building has helped to restore its architectural character and integrity such that it contributes to the West Asheville-Aycock School Historic District. The removal of exterior veneer has revealed the original brick façade, fenestration patterns, and decorative elements. Rehabilitation of the storefronts and replacement of missing sash with six-over-six windows has re-established the visual character of the building. The interior of the building is being rehabilitated to the Secretary of the Interior's Standards for Rehabilitation and retains its four first-story commercial spaces, as well as its double-loaded corridors and multiple residential units on the second story. The two-story Commercial-style Mardis Building is consistent in scale, form, materials, and integrity with the majority of other brick commercial buildings in the West Asheville-Aycock School Historic District.



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Buncombe County, North Carolina

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### Section 8. Statement of Significance

#### *Summary*

The West Asheville-Aycock School Historic District, which was listed in the National Register in 2006, encompasses a small collection of one- and two-story commercial and civic buildings located in the 400-block of Haywood Road in West Asheville and built between 1915 and 1936, with the notable exception of the Charles B. Aycock School and Gymnasium, erected in 1953. The period of significance for the historic district is ca. 1915 to 1956. The West Asheville-Aycock School Historic District Boundary Increase consists of the Mardis Building, a two-story multi-use brick commercial building erected in 1925 at 444 Haywood Road. The Mardis Building was not included in the original nomination due the application of façade veneer and remodeled storefronts that significantly altered its architectural character and integrity. With the removal of the façade veneer and rehabilitation of the storefronts, the Mardis Building is once again consistent in scale, form, materials, function, and style with the other brick commercial and civic building that comprise the West Asheville-Aycock School Historic District.

The West Asheville-Aycock School Historic District Boundary Increase is significant under Criterion A as part of the early twentieth-century commercial development of the West Asheville-Aycock School Historic District. The Mardis Building appears to have resulted from a collaboration between real estate broker J. S. Mardis and Dr. James G. Anderson, a prominent physician and vice president of the Bank of West Asheville. The multi-use building was home to numerous businesses, small office tenants, and residential tenants, including Mardis' real estate office and shoe store and the West Asheville Merchants Association, which Anderson helped to organize in 1926. Located on the south side of Haywood Road directly opposite Charles B. Aycock School (#441), the Mardis Building is one of the largest commercial structures within the district. It is also significant under Criterion C as a good example of brick Commercial Style architecture, which is prevalent in the district, and displays a symmetrical façade, decorative brick work and panels, and corbelled parapets.

Like the city of Asheville on the east side of the French Broad River, West Asheville began a fifty year period of growth and development in the late nineteenth century with Haywood Road emerging as the principal commercial corridor west of the river. The West Asheville Improvement Company, founded in 1887, developed Haywood Road as the main commercial area with residential neighborhoods extending south and east toward the French Broad River. West Asheville was incorporated as a separate municipality on two occasions: the first time between 1889 and 1897 and again between 1913 and 1917. Beginning in 1910, a streetcar line was extended from the bustling Depot Street area on east side of the river across the new reinforced concrete West Asheville Bridge and along the Haywood Road corridor in West Asheville. The streetcar helped to support a thriving business community and surrounding residential neighborhoods in the early twentieth century, and Haywood Road was largely developed by the time streetcar service ended in 1934. Streetcar service allowed West Asheville to develop as a suburb of Asheville by providing easy access across the river and into downtown. The residential neighborhoods that developed on the north and south

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sides of Haywood Road were also home to the many small business owners and employees living and working in West Asheville or in the industries located along the river leading to the distinct character of the area.

Built in 1925, the Mardis Building was the largest commercial building near the intersection of Haywood Road and Westwood Place, which began developing during the second period of incorporation. The area around the intersection became a center of commercial and civic activity, with several businesses, the former West Asheville Post Office (#416), West Asheville Fire Station (#421-423), and the West Asheville Graded School. In 1927, the imposing Neoclassical Revival-style Bank of West Asheville Building (#414) was erected at the intersection of Haywood Road and Richmond Avenue.

However, most of the brick commercial buildings in the West Asheville-Aycock School Historic District were executed in a relatively plain, utilitarian style, as evidenced by the ca. 1925 West Asheville Motor Company Building (#401) and the ca. 1924 Buckner Building (#415). Both buildings employ simple brick bands or corbelling and cast-concrete elements to enrich their brick facades. The two-story building at 418-420 Haywood Road, built around 1915, has a low stepped parapet, concrete coping, and a decorative metal grille centered in the upper façade. Three groups of three-over-one windows with concrete sills are located on the second story above the two storefronts. The Mardis Building presents a symmetrical façade of textured brick that is enlivened with brick patterning, recessed panels, corbelled parapets, and decorative cast-concrete blocks on the second story. The stylistic elements are largely contained on façade in the form of two-dimensional brick patterning, corbelling, and contrasting materials, with the flat parapet shielding the flat roof structure and simple form and massing of the building from the street. The rehabilitation of the Mardis Building's storefronts, recessed entrances, and full-width transoms has helped to re-establish its historic commercial character.

According to deed records, J. Garrett and Lottie Anderson purchased the lot for the Mardis Building from S. F. and L. A. Hall in 1923, and began construction of the investment property in 1925. A physician, Anderson had an office in the New Medical Building downtown and served as vice-president of the Bank of West Asheville located at 414 Haywood Road. The Andersons lived a short distance to the west, in the 800-block of Haywood Road, and owned a number of lots on Michigan Avenue that they sold for residential development. It appears that the Andersons partnered or collaborated with local real estate broker J. S. Mardis for the construction of the building. Its construction was noted in the March 1926 issue of *The Southern Tourist*: "The Mardis Building, a new business block on Haywood Road, was erected in 1925, has four store rooms, twenty-eight office rooms and all are occupied by business and professional men and firms."<sup>1</sup>

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<sup>1</sup> "Our Expanding City," *The Southern Tourist* (March 1926). "Rites Held For Noted Physician," *Asheville Citizen* (January 12, 1930). The nature of the business relationship between Anderson and Mardis is unclear. Mardis has his real estate office in the building at 422 Haywood Road. The building at 444 Haywood Road is listed in city directories of the late 1920s as the Anderson Building, but the 1926 article and a plat dated November 1, 1926, identify the building as the Mardis Building. See plat book 11, page 126.

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Buncombe County, North Carolina

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The Mardis Building was home to numerous businesses and individual residents, and a few of the prominent early tenants included the Mutual Coal Company and West Asheville Furniture Company, which were in business here until 1932. J. S. Mardis operated a shoe store for a couple of years in the 1920s and moved his real estate office to one of the second-story rooms. Dr. Anderson helped to organize the West Asheville Merchants Association in January 1926, which kept an office on the second floor of the building. In addition, the second-story was occupied by an attorney, a physician, and six residential tenants. During the Great Depression, the building stood largely vacant, with only a few tenants appearing in city directories. The W. A. Wilson Plumbing Company was located in the building from 1931 to 1936, one of the few businesses to last more than a year or two at this location until after the start of World War II. Walter A. Ward, owner of Ward Printing Company, published the *West Asheville News* at this location beginning around the 1941; it remained here until 1965. Frank Austin bought the building around 1942, and it became known as the Austin Building and the Austin Apartments. The Frank Austin Company, a building supply firm, occupied the majority of first-story commercial space and was the principal tenant until 1957. It was superseded by several short-term businesses and then, from 1963 to 1973, Al's Art Craft, a furniture and upholstery business owned by Albert Ellison. Between four and ten of the second-story units were rented to residential tenants every year from 1942 until the building was sold to the Ace Appliance Company.

In 1974, the Smith family purchased the Mardis Building (then known as the Austin Building) to house their business, Ace Appliance Company, which was founded in 1956 by Jim Smith. Smith's sons, Bruce and Wayne, took over the business in 1964. During the 1970s and 1980s, the Smiths remodeled the building and first-story retail spaces for their showrooms. A plywood façade was applied in the 1970s that completely obscured the original brick façade; the storefronts were enclosed with brick or otherwise remodeled into new entrances. Ace Appliance Company remained in this location until the business closed in 2008.

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National Park Service

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West Asheville-Aycock School Historic District Boundary Increase  
Buncombe County, North Carolina

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### Section 9. Bibliography

*Asheville Citizen-Times* newspaper

Asheville City Directories (1920-2000).

Buncombe County Register of Deeds Office. Asheville, NC.

Griffith, Clay. "West Asheville-Aycock School Historic District" National Register of Historic Places Nomination, Office of Archives and History, North Carolina Department of Cultural Resources, Raleigh, NC, 2006.

North Carolina Collection. Vertical files. Pack Memorial Library, Asheville, NC.

Swaim, Douglas. *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina*. Asheville, NC: Historic Resources Commission of Asheville and Buncombe County, 1981.

West Asheville History Project. Notebooks and clippings files, West Asheville Branch Library, Asheville, NC.

**United States Department of the Interior**  
National Park Service

## **National Register of Historic Places Continuation Sheet**

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Buncombe County, North Carolina

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### **Section 10. Geographical Data**

#### **Verbal Boundary Description**

The West Asheville-Aycock School Historic District Boundary Increase is shown by the heavy dashed line on the attached Buncombe County tax map. It consists of the 0.45-acre parcel [PIN 9638-54-2383-00000] containing the Mardis Building at 444 Haywood Road.

#### **Boundary Justification**

The boundary of the West Asheville-Aycock School Historic District Boundary Increase encompasses the entire parcel historically associated with the Mardis Building at 444 Haywood Road. The Mardis Building is the only additional resource eligible for inclusion in the historic district.

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Buncombe County, North Carolina

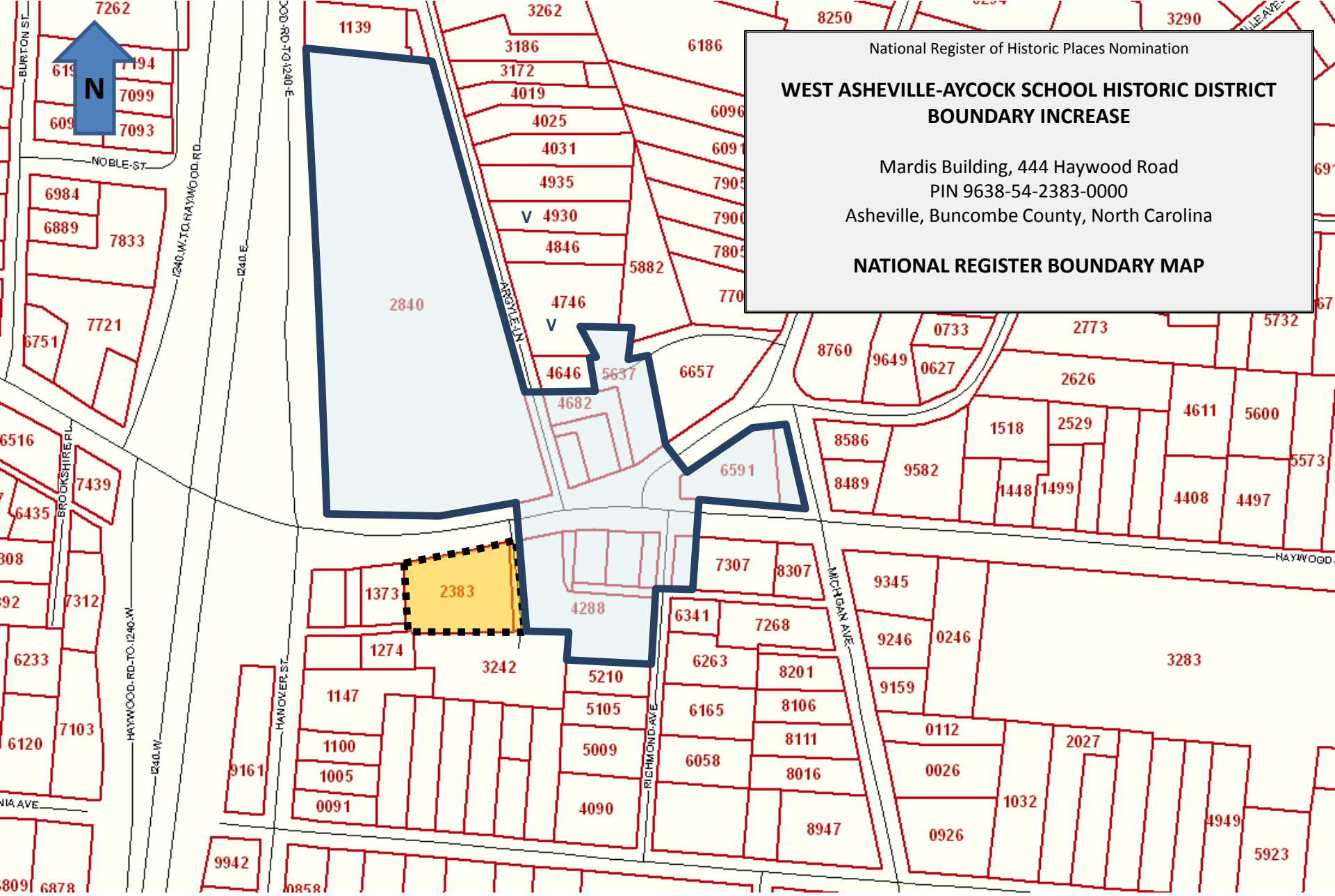
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### Photograph Index

The following information applies to all photographs, except where noted.

Name of property: West Asheville-Aycock School Historic District Boundary Increase  
Asheville, Buncombe County, North Carolina  
Photographer: Clay Griffith  
Date of photos: March 29, 2014  
Location of original digital images: North Carolina State Historic Preservation Office  
Raleigh, North Carolina

1. Mardis Building, 444 Haywood Road, façade, view to south
2. Mardis Building, 444 Haywood Road, façade detail, view to south
3. Mardis Building, 444 Haywood Road, façade, oblique view to southeast
4. Mardis Building, 444 Haywood Road, east elevation, oblique view to southwest
5. Mardis Building, 444 Haywood Road, rear elevation, view to northwest
6. West Asheville-Aycock School Historic District, Haywood Road streetscape, view to east from Mardis Building, 444 Haywood Road (at right)



National Register of Historic Places Nomination

**WEST ASHEVILLE-AYCOCK SCHOOL HISTORIC DISTRICT  
BOUNDARY INCREASE**

Mardis Building, 444 Haywood Road  
PIN 9638-54-2383-0000  
Asheville, Buncombe County, North Carolina

**NATIONAL REGISTER BOUNDARY MAP**

West Asheville-Aycock School NRHD (2006) 

NRHD boundary increase 