

North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

November 9, 2018

MEMORANDUM

TO: Mary Pope Furr
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Merrimon Avenue & WT Weaver Boulevard Intersection Improvements. U-5781, U-5782, PA 17-04-0023, Buncombe County, ER 18-0102

Thank you for your September 14, 2018, letter transmitting the above-referenced report. We have reviewed the report and offer the following comments, which are more extensive than usual due to the complexity of the report.

BN5735 (Rhoades House)

We concur that the Rhoades House (BN5735) is individually eligible for listing in the National Register of Historic Places under Criterion B for its association with Verne Rhoades (1881-1969). Though the report does not specifically address the applicable area(s) of significance, it is eligible in the area of Conservation, since Rhoades had a degree in forest engineering and served as the first forest supervisor of the Pisgah National Forest from 1915-1925, and then opened a private office as a consulting forester. He was later appointed executive secretary of the NC Park Commission, in which position he was responsible for securing and acquiring land for the creation of the Great Smoky Mountains National Park from 1927-1931. The Rhoades family's contributions to conservation were also felt at the local level, for they donated land for a six-acre park on Merrimon Avenue as well as land for the local Girl Scouts and Boy Scouts. The most appropriate boundary for the eligible resource is the tax parcel on which the dwelling, contributing accessory structures, and landscape features are located.

BN5745 (Edgewood Knoll Apartments)

We concur that Edgewood Knoll Apartments (BN5745) is eligible for listing in the National Register of Historic Places. However, the property is not eligible under Criterion C, as the consultant asserts, due to loss of important character-defining features such as original exterior siding and original windows throughout the complex. Instead, Edgewood Knoll Apartments is eligible under Criterion A in the area of Community Planning & Development. The boundaries of the eligible property should be drawn on the boundaries of the tax parcel and include all of the buildings and landscape features, such as sidewalks and retaining walls, on the grounds.

BN5738 (Ray Dental Office)

We concur that the Ray Dental Office (BN5738) is individually eligible for listing in the National Register of Historic Placed under Criterion C as an excellent and intact example of a mid-century modern commercial building in Asheville. The most appropriate boundary for the eligible resource is the tax parcel on which it's located.

BN0897 (Belva L. Saunders House)

We concur that the Belva L. Saunders House (BN0897) is not individually eligible for listing in the National Register for the reasons stated in the report. However, the property was listed as a contributing resource in the Kimberly Amendment to the Grove Park Historic District when it was National Register-listed in 1990. The Belva L. Saunders House remains a contributing resource within the historic district.

BN0893 (Chester W. Israel House)

We concur that the Chester W. Israel House (BN0893) is not individually eligible for listing in the National Register for the reasons stated in the report. However, the property was listed as a contributing resource in the Kimberly Amendment to the Grove Park Historic District when it was National Register-listed in 1990. The Chester W. Israel House remains a contributing resource within the historic district.

We concur that the following properties are neither individually eligible for listing in the National Register nor contribute to any historic district under any criteria for the reasons outlined in the report:

- BN5733 (Glidden Drive-In Paint Center)
- BN5734 (Western & Southern Life Insurance Company)
- BN5741 (King's Barber Shop)
- BN5742 (Keith's Super-Cleaners)
- BN5743 (Moser Plumbing Building)
- BN5744 (Allison's Grocery)
- BN6386 (Woolsey Dip Historic District)
- BN3392 (Atkins House)
- BN3393 (Williams House)
- BN6387 (Chatham Road Historic District)
- BN3374 (Weaver House)
- BN3372 (Guischard House)
- BN3371 (Martha Sayre House)
- BN6351 (House)
- BN6352 (Lauerhass House)
- BN6353 (Joseph Lewis House)
- BN6354 (House)
- BN6355 (Barber House)
- BN6389 (Clearview Terrace Historic District)
- BN5746 (Athens Restaurant)
- BN5740 (Burton and Son Furniture Store)
- BN5739 (Thompson Building)
- BN0896 (Office Building)
- BN0894 (Farrwood Tourist Court)
- BN5737 (Morrison's Furniture Store)
- BN5736 (Commercial Building)
- BN3317 (Woolsey Dip Amoco Station)
- BN6390 (A&W Drive-In)

We do not concur with the evaluation of the following properties as explained below.

BN6388 (Merrimon Avenue Transit Benches)

Based on the material and letter design, as well as the development history of this area of North Asheville, we suspect that they were installed between the 1930s and 1950s. The background information briefly discusses the history of the city's trolley system but provides no detail on the transition from trolley to bus service, or the significance of either transportation mode to the economics, social history, or physical development of Asheville. In short, the benches are interesting, but additional information is necessary to better contextualize these objects. They are unlikely to be National Register-eligible without significantly more information.

BN6356 (Clearview Terrace Apartments)

We doubt that the Clearview Terrace Apartments (BN6356) is National Register-eligible under Criterion A in the area of Community Planning & Development. The complex is small, and the narrative provides little information on how the apartments fit into the context of community planning and development. The eligibility assessment instead says that they are important as a "bridge" between multi-story brick apartment buildings of the 1910s and 1920s and larger complexes of the mid-twentieth-century. This justification is more about their architecture, not the context of community planning and development. The property is not eligible for architectural significance under Criterion C because it lacks architectural integrity.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Received: 09/20/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-0102

September 14, 2018

Ms. Renee Gledhill-Earley
State Historic Preservation Office
Department of Natural and Cultural Resources
4617 MSC
Raleigh, North Carolina 27699-4617

Due -- 10/12/18

H- ER Letters
11/21/18
EJE

RE: Merrimon Avenue/WT Weaver Boulevard Intersection Improvements, TIP# U-5781 and U-5782, WBS# 44353.1.1 and 44352.1.1, PA# 17-04-0023 and 17-04-0024

Dear Ms. Gledhill-Earley,

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed are two (digital and bound) copies of the Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report evaluates the following properties within the Area of Potential Effects (APE) according to National Register criteria.

ID	Site Survey Number	Site Name	Address	Buncombe Co. PIN	NR Eligibility Recommendation (Criteria[on])
1	BN5733	(Former) Glidden Drive-In Paint Center	400 Merrimon Ave	964936494500000	Not eligible
2	BN5734	(Former) Western & Southern Life Insurance Company	412 Merrimon Ave	964937404500000	Not eligible
3	BN5735	Rhoades House	456 Merrimon Ave	964937244800000	Eligible (B)
4	BN5741	King's Barber Shop	484 Merrimon Ave	964937683700000	Not eligible
5	BN5742	(Former) Keith's Super-Cleaners	498A Merrimon Ave	964937694200000	Not eligible
6	BN5743	(Former) Moser Plumbing Building	498B Merrimon Ave	964937695600000	Not eligible

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
ENVIRONMENTAL ANALYSIS UNIT
1598 MAIL SERVICE CENTER
RALEIGH, NC 27699-1598

Telephone: (919) 707-6000
Fax: (919) 212-5785
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE DRIVE
RALEIGH, NC 27610

7	BN5744	Allison's Grocery	506 Merrimon Ave	964938607600000	Not Eligible
8	BN6386	Woolsey Dip Historic District	484-506 Merrimon Avenue	Multiple	Not Eligible
9	BN3392	Atkins House	8 Chatham Rd	964937497700000	Not Eligible
10	BN3393	Williams House	10 Chatham Rd	964937491800000	Not Eligible
11	BN6387	Chatham Road Historic District	4-32 Chatham Rd; 55 W.T. Weaver Blvd	Multiple	Not Eligible
12	BN3374	Weaver House	21 Chatham Rd	964938338200000	Not eligible
13	BN3372	Guischard House	7 Chatham Rd	964938512800000	Not Eligible
14	BN3371	Martha Sayre House	5 Chatham Rd	964938518700000	Not Eligible
15	BN6388	Merrimon Avenue Transit Benches	NW corner Merrimon Ave/Chatham Rd	N/A	Eligible (A)
16	BN6351	House	510 Merrimon Ave	964938720000000	Not eligible
17	BN6352	Lauerhass House	512 Merrimon Ave	964938722500000	Not eligible
18	BN6353	Joseph Lewis House	516 Merrimon Ave	964938734100000	Not eligible
19	BN6354	House	514 Clearview Ter	964938528900000	Not eligible
20	BN6355	Barber House	520 Clearview Ter	964938438000000	Not eligible
21	BN6356	Clearview Terrace Apartments	518 Clearview Ter	964938745100000	Eligible (A)
22	BN6389	Clearview Terrace Historic District	510-516 Merrimon Ave; 514-520 Clearview Ter	Multiple	Not Eligible
23	BN5745	Edgewood Knoll Apartments	600 Merrimon Ave	964939405700000	Eligible (B & C)
24	BN5746	(Former) Athens Restaurant	641 Merrimon Ave	964939988700000	Not eligible
25	BN5740	Burton & Son Furniture Store	615 Merrimon Ave	964949032500000	Not eligible
26	BN5739	Thompson Building	573 Merrimon Ave	964948093700000	Not eligible
27	BN5738	Ray Dental Office	569 Merrimon Ave	964948093100000	Eligible (C)
28	BN0897	(Former) Belva L. Saunders House*	565 Merrimon Ave	964948081400000	Not Eligible
29	BN0896	Office Building**	555 Merrimon Ave	964948071600000	Not eligible
30	BN0894	Farrwood Tourist Court**	549 Merrimon Ave	964948060600000	Not eligible
31	BN0893	Chester W. Israel House*	545 Merrimon Ave	964948050900000	Not Eligible
32	BN5737	(Former) Morrison's Furniture Store	535 Merrimon Ave	964938948400000	Not eligible
33	BN5736	Commercial Building	523 Merrimon Ave	964938922700000	Not eligible
34	BN3317	(Former) Woolsey Dip Amoco Station	505 Merrimon Ave	964937799800000	Not Eligible
35	BN6390	(Former) A&W Drive-In	501 Merrimon Ave	964937778500000	Not Eligible

Please review the survey report and provide us with your comments. If you have any questions concerning the accompanying information, please contact me at (919) 707-6068 or mfurr@ncdot.gov.

Sincerely,



Mary Pope Furr
NCDOT Historic Architecture Supervisor
Environmental Analysis Unit

Attachment

Cc: Roger Bryan, Division Environmental Officer Division 13

Historic Structures Survey Report

for the

Merrimon Avenue/W.T. Weaver Boulevard
Intersection Improvement Project,
TIP No. U-5782, WBS No. 44352.1.1,
PA No. 17-04-0024

and

Merrimon Avenue/Edgewood Avenue
Intersection Improvement Project,
TIP No. U-5781, WBS No. 44353.1.1,
PA No. 17-04-0023

Asheville, Buncombe County

Prepared for:

North Carolina Department of Transportation,
Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina, 27699-1598

Prepared by:

HNTB North Carolina, PC
343 East Six Forks Road, Suite 200
Raleigh, North Carolina, 27609

HNTB Project No. 60645
August 2018



Historic Structures Survey Report
for the
Merrimon Avenue/W.T. Weaver Boulevard Intersection Improvement Project,
TIP No. U-5782, WBS No. 44352.1.1, PA No. 17-04-0024
and the
Merrimon Avenue/Edgewood Avenue Intersection Improvement Project,
TIP No. U-5781, WBS No. 44353.1.1, PA No. 17-04-0023
in Asheville, Buncombe County

Prepared for:
North Carolina Department of Transportation, Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina, 27699-1598

Prepared by:
HNTB North Carolina, PC
343 East Six Forks Road, Suite 200
Raleigh, North Carolina, 27609

HNTB Project No. 60645
August 2018

Adam J. Archual – Principal Architectural Historian
HNTB North Carolina, PC

Date

Mary Pope Furr, Supervisor
Historic Architecture Team
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) Highway Division 13 proposes to improve intersections on Merrimon Avenue (US 25) at Edgewood Road (State Transportation Improvement Program [TIP] project number U-5781) and at W.T. Weaver Boulevard (TIP U-5782) in Asheville, Buncombe County. Due to their proximity, NCDOT is developing the TIP projects simultaneously. The projects are state-funded, but a US Army Corps of Engineers (USACE) Section 404 Permit is anticipated. This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS, 2015).

An NCDOT architectural historian defined an Area of Potential Effects (APE) and conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Twenty-four individual resources warranted intensive National Register of Historic Places (NR) eligibility evaluation. NCDOT architectural historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In June 2017, NCDOT-Division 13 requested HNTB North Carolina, P.C. (HNTB) complete NR-eligibility evaluations for the 24 resources. Investigators confirmed that two resources no longer existed: Hezekiah E. Barnard House (BN3316) and a house at 11 Chatham Road (BN3373). During fieldwork, and through coordination with NCDOT-Division 13 and NCDOT-HES-Historic Architecture Team, the APE was expanded to encompass project design options around Clearview Terrace. The APE extension encompassed eight additional individual resources. Following initial fieldwork and research, and through coordination with NCDOT architectural historians, it was determined that two additional individual resources and three historic districts warranted intensive NR eligibility evaluation. As a result, this report evaluates 35 resources (see Table 1). Submitted separately are the completed North Carolina Historic Preservation Office (NCHPO) survey site forms, geospatial data, and photographic documentation.

Investigators conducted the survey and prepared this report in accordance with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the North Carolina Historic Preservation Office (NCHPO) *Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. These resource evaluations meet the guidelines of NCDOT and the National Park Service (NPS). As a result of these efforts, the investigators recommend that five properties are eligible for listing in the NR.

ID	Site Survey Number	Site Name	Address	Buncombe Co. PIN	NR Eligibility Recommendation (Criteria[on])
1	BN5733	(Former) Glidden Drive-In Paint Center	400 Merrimon Ave	964936494500000	Not eligible
2	BN5734	(Former) Western & Southern Life Insurance Company	412 Merrimon Ave	964937404500000	Not eligible
3	BN5735	Rhoades House	456 Merrimon Ave	964937244800000	Eligible (B)
4	BN5741	King's Barber Shop	484 Merrimon Ave	964937683700000	Not eligible
5	BN5742	(Former) Keith's Super-Cleaners	498A Merrimon Ave	964937694200000	Not eligible
6	BN5743	(Former) Moser Plumbing Building	498B Merrimon Ave	964937695600000	Not eligible

7	BN5744	Allison's Grocery	506 Merrimon Ave	964938607600000	Not Eligible
8	BN6386	Woolsey Dip Historic District	484-506 Merrimon Avenue	Multiple	Not Eligible
9	BN3392	Atkins House	8 Chatham Rd	964937497700000	Not Eligible
10	BN3393	Williams House	10 Chatham Rd	964937491800000	Not Eligible
11	BN6387	Chatham Road Historic District	4-32 Chatham Rd; 55 W.T. Weaver Blvd	Multiple	Not Eligible
12	BN3374	Weaver House	21 Chatham Rd	964938338200000	Not eligible
13	BN3372	Guischard House	7 Chatham Rd	964938512800000	Not Eligible
14	BN3371	Martha Sayre House	5 Chatham Rd	964938518700000	Not Eligible
15	BN6388	Merrimon Avenue Transit Benches	NW corner Merrimon Ave/Chatham Rd	N/A	Eligible (A)
16	BN6351	House	510 Merrimon Ave	964938720000000	Not eligible
17	BN6352	Lauerhass House	512 Merrimon Ave	964938722500000	Not eligible
18	BN6353	Joseph Lewis House	516 Merrimon Ave	964938734100000	Not eligible
19	BN6354	House	514 Clearview Ter	964938528900000	Not eligible
20	BN6355	Barber House	520 Clearview Ter	964938438000000	Not eligible
21	BN6356	Clearview Terrace Apartments	518 Clearview Ter	964938745100000	Eligible (A)
22	BN6389	Clearview Terrace Historic District	510-516 Merrimon Ave; 514-520 Clearview Ter	Multiple	Not Eligible
23	BN5745	Edgewood Knoll Apartments	600 Merrimon Ave	964939405700000	Eligible (B & C)
24	BN5746	(Former) Athens Restaurant	641 Merrimon Ave	964939988700000	Not eligible
25	BN5740	Burton & Son Furniture Store	615 Merrimon Ave	964949032500000	Not eligible
26	BN5739	Thompson Building	573 Merrimon Ave	964948093700000	Not eligible
27	BN5738	Ray Dental Office	569 Merrimon Ave	964948093100000	Eligible (C)
28	BN0897	(Former) Belva L. Saunders House*	565 Merrimon Ave	964948081400000	Not Eligible
29	BN0896	Office Building**	555 Merrimon Ave	964948071600000	Not eligible
30	BN0894	Farrwood Tourist Court**	549 Merrimon Ave	964948060600000	Not eligible
31	BN0893	Chester W. Israel House*	545 Merrimon Ave	964948050900000	Not Eligible
32	BN5737	(Former) Morrison's Furniture Store	535 Merrimon Ave	964938948400000	Not eligible
33	BN5736	Commercial Building	523 Merrimon Ave	964938922700000	Not eligible
34	BN3317	(Former) Woolsey Dip Amoco Station	505 Merrimon Ave	964937799800000	Not Eligible
35	BN6390	(Former) A&W Drive-In	501 Merrimon Ave	964937778500000	Not Eligible

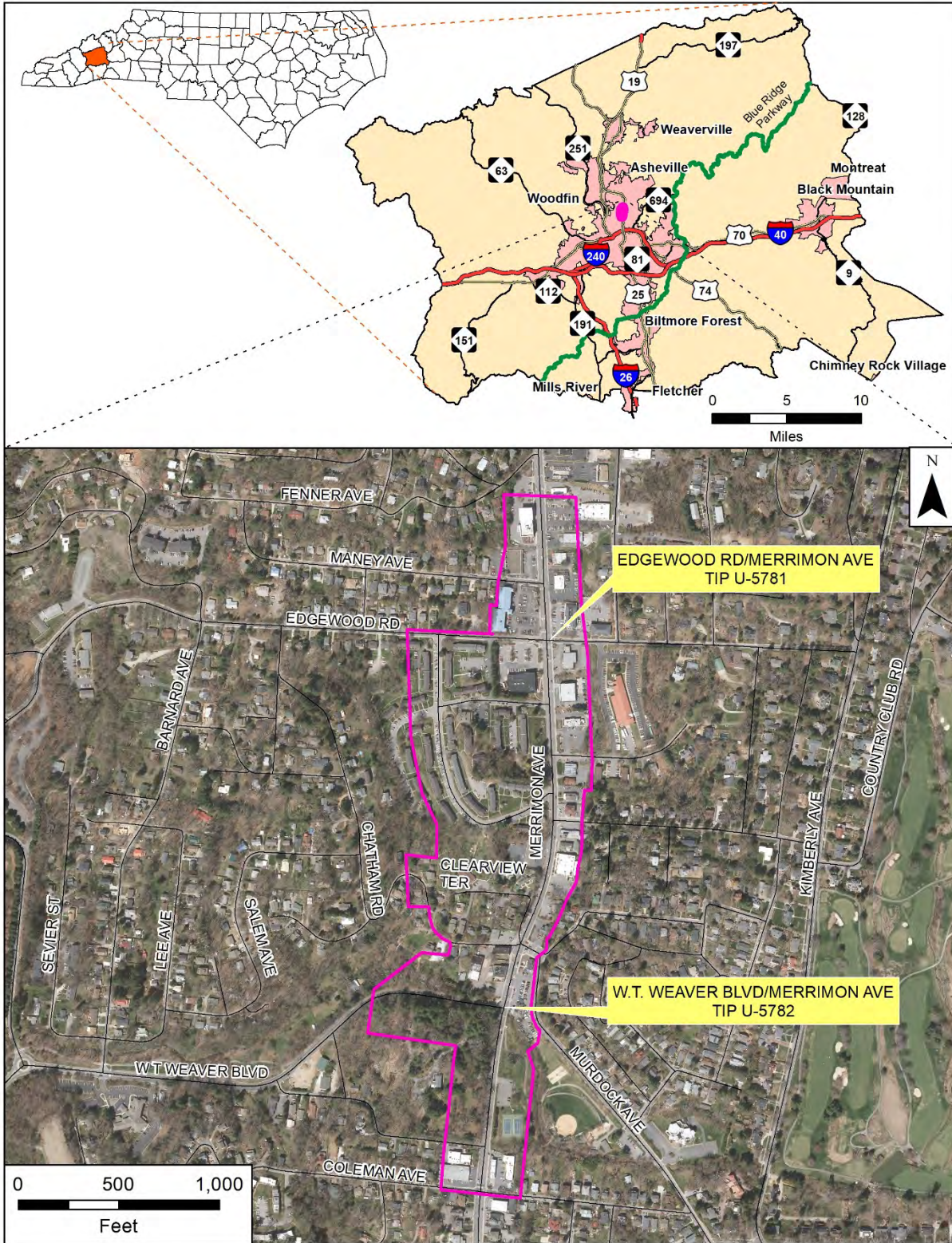
Notes: * contributes to Kimberly Amendment to Grove Park Historic District; ** does not contribute to Kimberly Amendment to Grove Park Historic District.

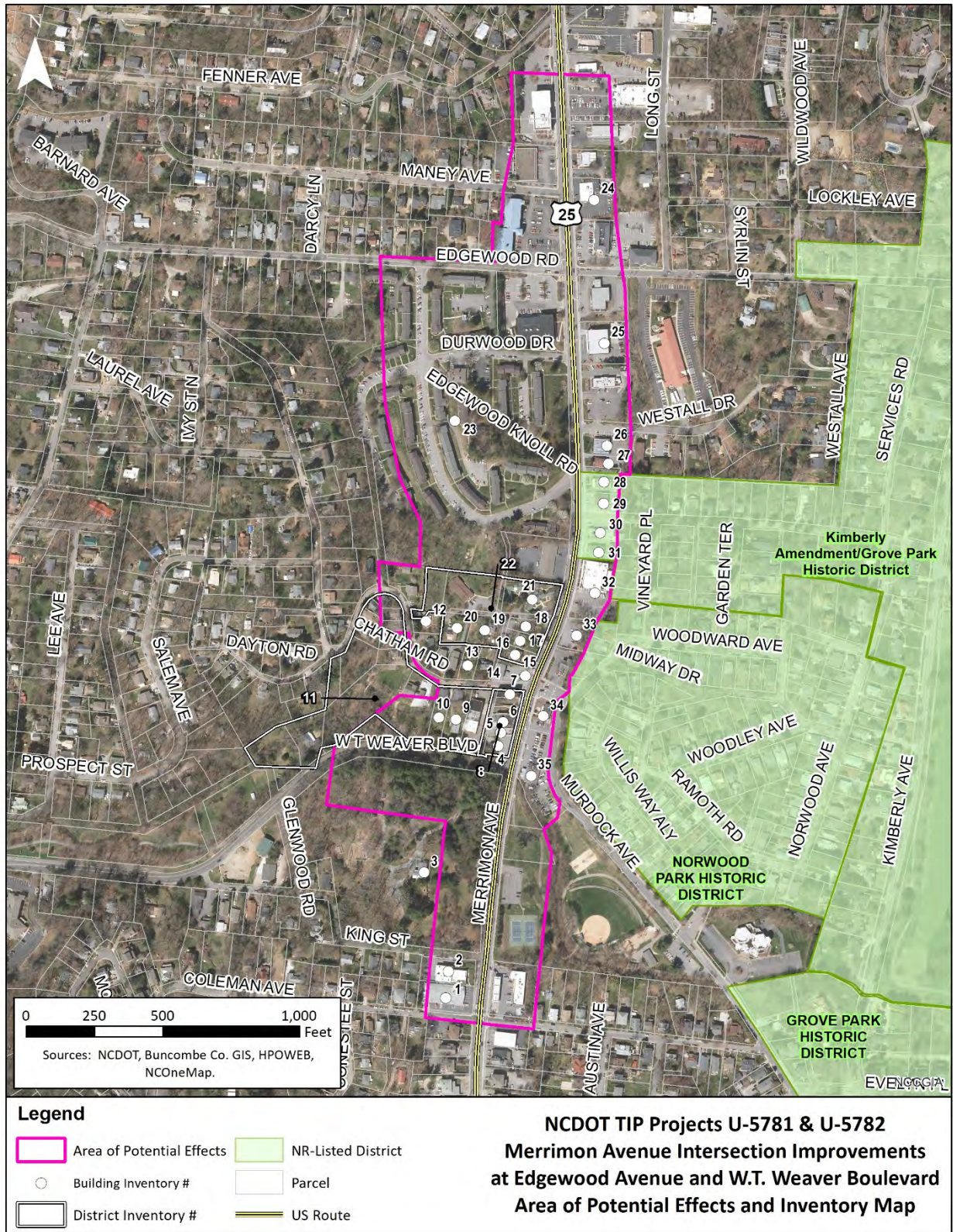
Table of Contents

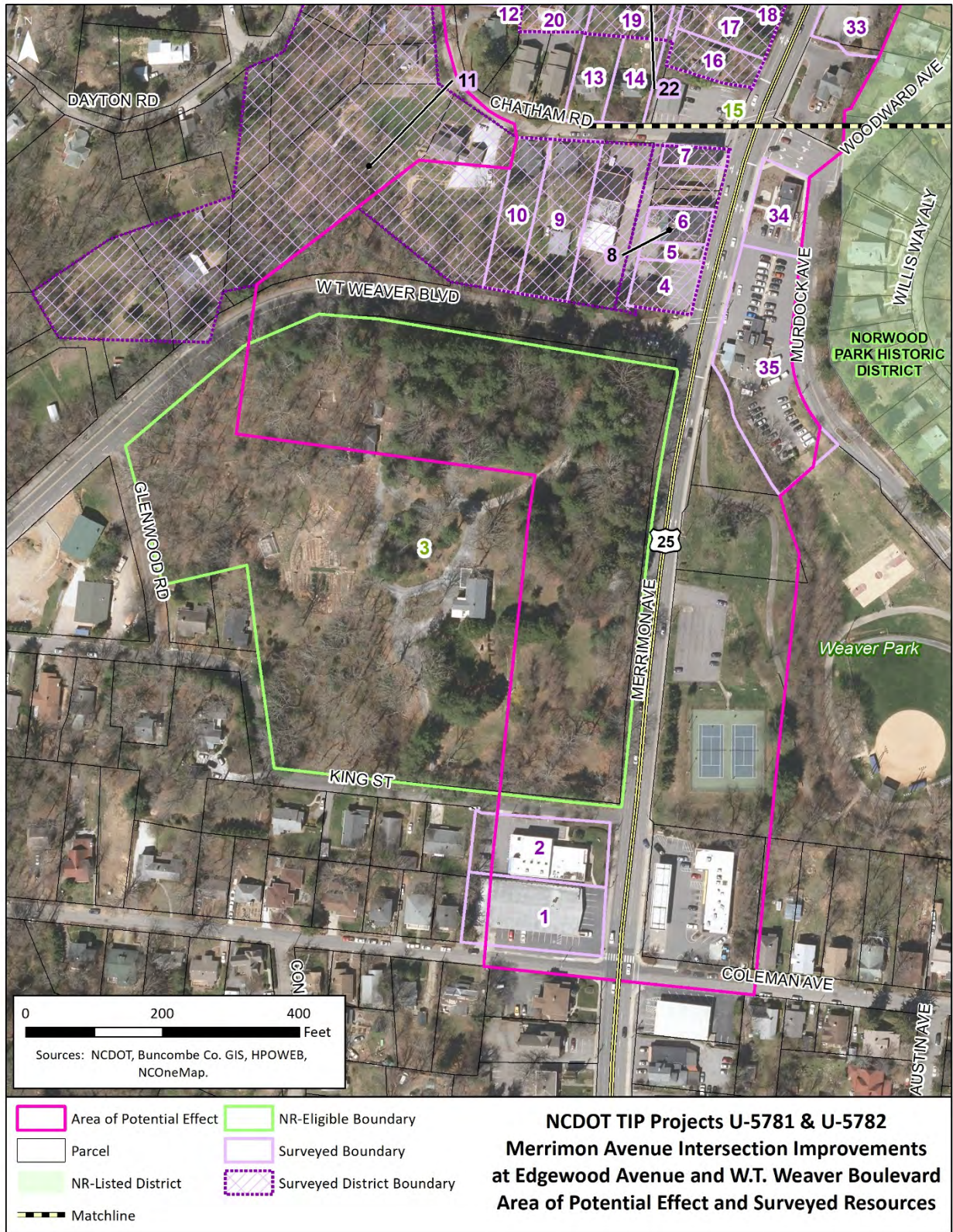
MANAGEMENT SUMMARY.....	i
I. Project Location Maps.....	1
II. Introduction.....	6
III. Methodology	8
IV. Historic and Architectural Context.....	9
V. Property Description and Evaluations	13
1. (Former) Glidden Drive-In Paint Center (BN5733).....	13
2. (Former) Western & Southern Life Insurance Company (BN5734).....	19
3. Rhoades House (BN5735).....	27
4. King’s Barber Shop (BN5741).....	56
5. (Former) Keith’s Super-Cleaners (BN5742).....	62
6. (Former) Moser Plumbing Building (BN5743).....	68
7. Allison’s Grocery (BN5744).....	76
8. Woolsey Dip Historic District (BN6386)	85
9. Atkins House (BN3392).....	92
10. Williams House (BN3393).....	100
11. Chatham Road Historic District (BN6387)	107
12. Weaver House (BN3374).....	124
13. Guisnard House (BN3372)	131
14. Martha Sayre House (BN3371).....	138
15. Merrimon Avenue Transit Benches (BN6388).....	145
16. House (BN6351)	152
17. Lauerhass House (BN6352).....	162
18. Joseph Lewis House (BN6353)	170
19. House (BN6354)	177
20. Barber House (BN6355).....	184
21. Clearview Terrace Apartments (BN6356).....	193
22. Clearview Terrace Historic District (BN6389).....	209
23. Edgewood Knoll Apartments (BN5745)	219
24. (Former) Athens Restaurant (BN5746).....	252
25. Burton and Son Furniture Store (BN5740)	260
26. Thompson Building (BN5739)	270

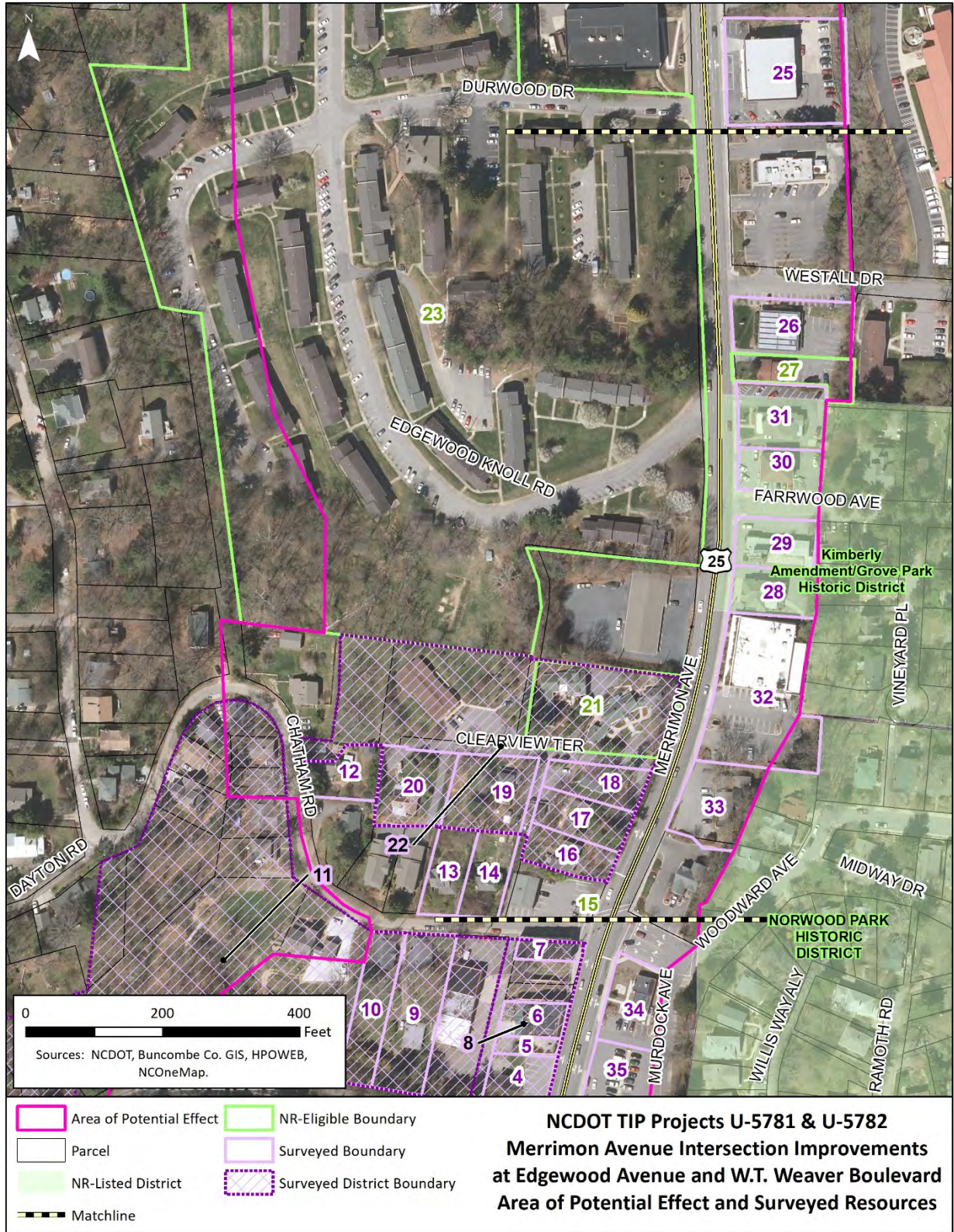
27. Ray Dental Office (BN5738).....	278
28. (Former) Belva L. Saunders House (BN0897).....	288
29. Office Building (BN0896).....	297
30. Farrwood Tourist Court (BN0894)	305
31. Chester W. Israel House (BN0893).....	314
32. (Former) Morrison’s Furniture Store (BN5737).....	322
33. Commercial Building (BN5736)	331
34. (Former) Woolsey Dip Amoco Station (BN3317)	341
35. (Former) A&W Drive-In (BN6390).....	351
VI. Sources	359

I. Project Location Maps











0 200 400 Feet
 Sources: NCDOT, Buncombe Co. GIS, HPOWEB, NCOneMap.

- Area of Potential Effect
- NR-Eligible Boundary
- Parcel
- Surveyed Boundary
- NR-Listed District
- Surveyed District Boundary
- Matchline

NCDOT TIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Area of Potential Effect and Surveyed Resources

II. Introduction

NCDOT proposes to improve intersections on Merrimon Avenue (US 25) at Edgewood Road (TIP U-5781) and at W.T. Weaver Boulevard (TIP U-5782) in the City of Asheville, Buncombe County. NCDOT is developing the STIP projects simultaneously.

The project is located in north-central Buncombe County, approximately 1.5 mile north of the Buncombe County Courthouse in Asheville. The terrain is hilly, generally sloping to the east. The Reed Creek crossing, located under the W.T. Weaver Boulevard intersection is the low point along the project corridor, with Merrimon Avenue gently sloping down north of Coleman Avenue then uphill to Edgewood Avenue. The terrain is steep along the roadside in places, and retaining walls are located along some properties.

The project is approximately 0.6 mile in length and occurs in an urban area characterized by primarily roadside commercial properties. Several historic residences along the project corridor have been converted to commercial use, though often retaining their residential form. There are a few residential properties with direct access to Merrimon Avenue; however, residences typically front intersecting streets. Sidewalks are present along both sides of Merrimon Avenue for most of the project corridor, though there are gaps in connections. The Reed Creek Greenway crosses Merrimon Avenue north of the W.T. Weaver Boulevard intersection and continues to the University of North Carolina-Asheville (UNCA) Main Campus approximately 0.7 mile to the west.



View to the east along Chatham Road towards the Merrimon Avenue intersection



View to the north along Merrimon Avenue at the Clearview Terrace intersection



View north along Merrimon Avenue



View north along Merrimon Avenue towards Edgewood Avenue intersection

III. Methodology

TIP Nos. U-5781 and U-5782, Buncombe County are subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS, 2015). An NCDOT architectural historian defined an APE and conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. As a result of this review, 24 resources warranted intensive NR eligibility evaluation. NCDOT architectural historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

In June 2017, NCDOT-Division 13 requested HNTB to complete NR-eligibility evaluations of the 24 properties. HNTB conducted the fieldwork February 5-9, and 18-21, 2018 and revisited the project June 20-22, 2018. NCDOT noted that two properties were suspected to be no longer extant, the Hezekiah E. Barnard House and a house at 11 Chatham Road. Field surveys confirmed NCDOT's assertion. During fieldwork, the investigator and NCDOT agreed to extend the APE and investigate eight additional resources. Following initial fieldwork and research, and through coordination with NCDOT architectural historians, it was determined that two additional individual resources and three historic districts warranted intensive NR eligibility evaluation. The following report presents HNTB's assessments of these 35 properties.

Investigators conducted background research to obtain a greater understanding of the historical development of the region and to place resources within their historic architectural context. Sources of data included the North Carolina Room at the Pack Memorial Library, UNCA Ramsey Library Special

Collections, the Buncombe County Register of Deeds, the western office of the North Carolina State Historic Preservation Office, UNC-Chapel Hill Wilson Library, and internet searches. Investigators reviewed Asheville City Directories at the North Carolina Room in Pack Memorial Library and UNCA Ramsey Library Special Collections, and on-line through DigitalNC. Investigators accessed historical newspaper articles via Newspapers.com courtesy of the North Carolina Room at the Pack Memorial Library and via private access. Investigators reviewed Sanborn Fire Insurance Maps at UNC-Chapel Hill Wilson Library and on-line through DigitalNC.

Researchers documented the exterior of each resource during fieldwork through written notes and photographs. Full access to the interior was not permitted at every property. Investigators completed on-site interviews at multiple properties, which are referenced in individual property evaluations. Investigators photographed the surrounding landscape and setting for all evaluated resources.

Investigators evaluated each resource for eligibility using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. HNTB conducted the survey and prepared this report in accordance with NCDOT's *Historic Architectural Resources, Survey Procedures and Report Guidelines*, and the NCHPO *Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*. These property evaluations meet the guidelines of NCDOT and the National Park Service (NPS).

IV. Historic and Architectural Context

Historical development within the area of potential effects (APE) is closely tied to the growth of Downtown Asheville. Merrimon Avenue historically served as an important road between Asheville and Weaverville, and provided connections to other rural communities in north Buncombe County, including the Beaverdam community for which the road was known in the nineteenth century (i.e., Beaverdam Road). An electric railroad traversed the route to Weaverville in the early twentieth century, as did a local trolley route originating/terminating at Public Square (now Pack Square). The US 25 designation was posted on Merrimon Avenue in the early 1930s and has been co-signed with US Routes 19, 23, and 70. The project APE includes vestiges of development from the early 1900's through the historic period (ca. 1968).

Portions of the APE were incorporated as Ramoth in 1889, a suburban village on the outskirts of Asheville. Colonel Charles William Woolsey (1840–1907) – a Union colonel during the Civil War and Asheville transplant following – donated a large building known as Woolsey Hall near the current Merrimon Avenue/Chatham Road intersection to the town of Ramoth in 1903, which inspired the town to change its name to Woolsey.¹ However, based on review of city directories the area appears to have been known as Woolsey as early as 1896 and alternately referred to as Ramoth and Woolsey until the early 1900s. The town of Woolsey dissolved in 1905 with its annexation by the City of Asheville. The name lived on as the road's name (i.e., Woolsey Avenue) until the City of Asheville annexed the remainder of the APE in 1931, at which point the Merrimon Avenue designation was applied through the APE. Woolsey Dip remained in common use through the historic period for the commercial area north of Reed Creek, in reference to the sag in the roadway as it crosses Reed Creek.

¹ "Letters recall bygone days of Asheville's Ramoth section", *Asheville Citizen-Times*, 10/23/2005.

Merrimon Avenue was the site of fashionable homes in the late nineteenth century, though mostly closer into town. The dwellings of George Pack, Charles Rawls (Asheville mayor 1903–1905) and Colonel Woolsey, among other notable local citizens, were located along Merrimon Avenue. The project APE was considered out of town and contained mostly dispersed residences into the early twentieth century, though little remains in the built environment from this period. Land speculation and growth encroached in the 1910s and intensified in the 1920s.²

During this period of intense land speculation and development in north Asheville, residential development quickened in the project APE with the subdivision of the Cooper Home Place between 1900 and 1915 along Clearview Terrace and the Robert A. Long Estate platted 23 lots south of Chatham Road in 1922 (see Exhibit 1). The Robert A. Long Estate consisted of nine narrow lots fronting Merrimon Avenue intended for commercial development and 14 irregular lots extending to the west, south of Chatham Road, intended for residential development. Domestic architectural styles from this period of development reflect those employed in the large, planned residential neighborhoods west of Merrimon Avenue, including Norwood Park (NR-listed 2008), and popular throughout the northern Asheville suburbs. The neighborhoods in the APE consist of typically modest, one-story frame houses in the Craftsman style, though the American Foursquare and Dutch Colonial Revival styles are also represented.

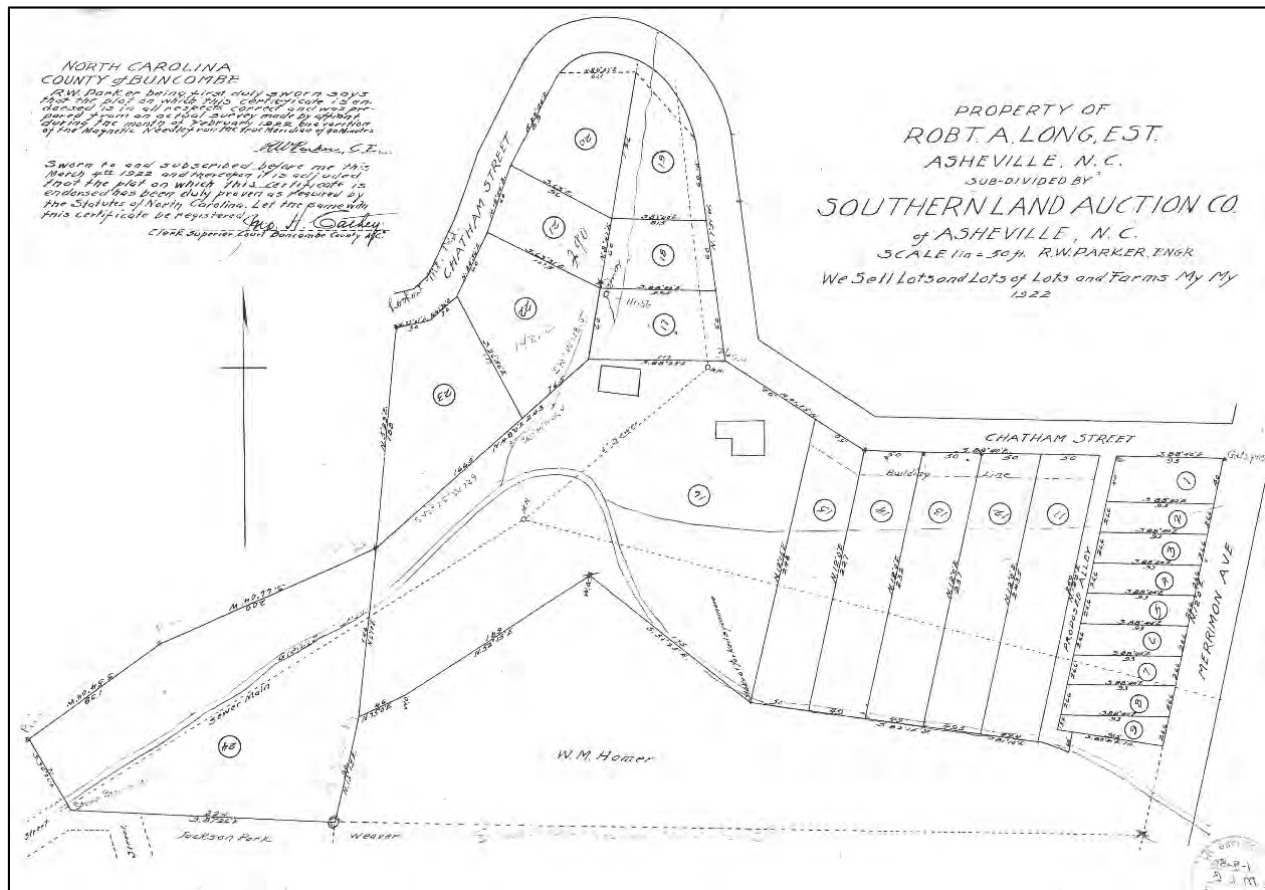


Exhibit 1. Property of Robert A. Long, “We Sell Lots and Lots of Lots and Farms My My”, 1922

² Bishir et al, 1999: 263.

Norwood Park was platted in 1914 west of Merrimon Avenue and Murdock Avenue. The 26-acre residential district contains concentrations of houses, from greatest to least occurrence, in the Craftsman bungalow, Colonial Revival, Minimal Traditional, Dutch Colonial Revival, and Tudor Revival styles, dating from ca. 1900 through the early 1950s.³ Following the success of Grove Park between 1908 and 1922, E.W. Grove expanded the neighborhood to the west in 1923 with an area platted as “Grove Park Extension”, generally north of Norwood Park. The Kimberly Amendment to Grove Park (NR-listed 1990) was stylistically, physically, and developmentally contiguous with the adjacent Grove Park Historic District (NR-listed 1989), consisting of primarily revival styles (Colonial Revival, Tudor Revival, Neo-Classical among the most popular) with some examples of the Craftsman style interspersed.⁴

The Depression slowed tourism and diminished Asheville’s growth after 1929. However, completion of the Great Smoky Mountains National Park along with other projects of the federal relief programs in the 1930s initiated a gradual return of tourists to Asheville and the region, a trend that hastened in the post-World War II years.^{5, 6} In the years before World War II, three guest houses were established within the project APE. These guest houses adapted existing residences to the purpose of tourist accommodation. As a major travel route, convenient to Asheville and the various natural attractions in the surrounding county and beyond, Merrimon Avenue served as a convenient stopping place for auto-tourists throughout the historic period.

In the years following World War II, the few remaining large landholdings along Merrimon Avenue were sold off and subdivided. The J.M. Westall Estate subdivided and sold off several parcels south of the Edgewood Road intersection between the mid-1940s and 1960. These roadside parcels attracted commercial development exclusively; the well-traveled Merrimon Avenue no longer provided a suitable, residential corridor.

Commercial architecture developed in new ways following the Depression due, in part, to economic considerations, new stylistic influences, and functional changes in retail shopping. Through the 1940s, commercial buildings primarily employed one- and two-story brick structures with some accent material or decorative brickwork to enliven the façade. With the tightened economy and material shortages during World War II, much of the embellishment was either significantly reduced or removed altogether. The structural composition of a building was often showcased in the design, featuring the smooth lines afforded by modern materials applied to contemporary building techniques. Modernist design, particularly the International style, gained popularity in local commercial architecture. Local examples of modern commercial architecture, however, generally reduced the tenets of the International style to its most basic with a lack of ornament, geometric volumes and forms, windows that are continuations of the wall surface (as opposed to a hole in the wall), and cantilevered projections.⁷

Another trend that influenced development within the project’s APE in the postwar years was the “flight” of businesses from Downtown Asheville to “modern” buildings conveniently located along a major roadway with dedicated off-street parking. The construction of the Westgate Regional Shopping Center in 1956 (designed by Six Associates) west of the French Broad River signaled the beginning of

³ Argintar, 2008.

⁴ Humphries, 1990.

⁵ Bishir, 1999: 264.

⁶ Acme Preservation Services, 2012: 10.

⁷ Acme Preservation Services, 2012:11-12.

downtown flight in the second half of the twentieth century as other shopping centers were built along the main arteries into the city—Hendersonville Road, Merrimon Avenue, and Tunnel Road.⁸

Perhaps in response to the changing character of the corridor, Dorothea Weaver Rhoades (Verne Rhoades' wife) donated the land for Weaver Park in 1947 across the street from the Rhoades House. The City of Asheville made improvements to the donated land through 1948, installing a playing field and straightening Reed Creek through the parcel.^{9, 10} A stream restoration project for Reed Creek was completed in 1998 as a joint venture between the Asheville Parks and Recreation Department, NC Department of Environment and Natural Resources (NCDENR), and NCDOT. The project included the reshaping and reconstruction of the stream to reintroduce meanders to slow erosion, pools and riffles to create habitat, construction of a new floodplain, and the planting of a vegetative buffer. The park continues to provide for neighborhood recreation and – in conjunction with the wooded Rhoades House property across the street – a splash of green along an otherwise busy commercial corridor. The Reed Creek Greenway traverses the park, crosses Merrimon Avenue at W.T. Weaver Boulevard, and continues to the UNCA campus to the west.

Shifts in transportation patterns beginning in the 1960s contributed to the neglect, if not outright decline, of commercial strips surrounding urban areas. In the second half of the twentieth century, automobile ownership and reliance began to dictate development, and the residential suburbs of Asheville stretched further into the county. Construction of US 19-23 through the northern portion of the county began in the 1960s, and the east-west route of I-40 across the county was not completed until the early 1980s. These major road projects brought about significant changes in land use and development patterns and shifted traffic away from previously well-traveled routes like Merrimon Avenue.¹¹ However, Merrimon Avenue remained an alternate north-south route and still served as an important connection to the established residential neighborhoods along its length. The project APE has witnessed several business turnovers over the years, including periods of vacancy; however, it remains a vibrant, automobile-centric commercial corridor.

⁸ Ibid.: 14.

⁹ "Open Space With Town Ties, Neighborhood Boasts Greenway, Nearby Shops", *Asheville Citizen-Times*, 4/7/2002.

¹⁰ "City Widening Murdock At Weaver Park", *Asheville Citizen-Times*, 2/25/1948.

¹¹ Acme Preservation Services, 2017: 31-32.

V. Property Description and Evaluations

1. (Former) Glidden Drive-In Paint Center (BN5733)

Resource Name	(Former) Glidden Drive-In Paint Center
HPO Survey Site No.	BN5733
Address	400 Merrimon Avenue
PIN	964936494500000
Date(s) of Construction	1961
Recommendation	Not eligible



Former Glidden Drive-In Paint Center façade, view to the northeast from the Coleman Avenue corner

Physical Description

This one-story, front-gable commercial property is located at 400 Merrimon Avenue, in the northeast quadrant of the Merrimon Avenue and Coleman Avenue intersection. The 2011 Asheville Survey Update Phase II identified the resource.

The façade has a low-profile, front-gable roof with wide eaves that extends to a peak at a central exposed ridge beam. Three quarters of the façade is glass storefront and the remaining quarter has a prominent brick-clad wall that protrudes through the roofline. The brick wall north of the glass storefront includes a modern double security door. The glass on the façade below the metal clad canopy is tinted and the glass above the canopy is clear. One of the two metal-framed glass doors is operable on the façade. The current owner, Advanced Auto Parts has affixed their sign above the canopy. A free-standing sign of unknown age is also present in the northeast corner of the parcel.



Former Glidden Drive-In Paint Center façade, view to the southwest

The metal-framed glass storefront continues around the southeast corner of the building and includes a metal-framed glass door (which is not used by the current tenant) between two large fixed-pane windows. The glass is also tinted on this elevation. The remainder of the south elevation is painted concrete block accented by uniformly placed simple pilasters. At the far west extent (rear) of the south elevation is a service bay with an aluminum door. Another adjacent service bay door has been infilled with concrete block. There is evidence of five window openings along the south elevation – matching the steel casement windows in the rear (west) elevation in placement and dimension – that have been infilled with concrete block. The eave is closed on this elevation.

The west elevation (rear) roofline reveals the gable roof form, though no eaves are present. Two paired twelve-light steel casement windows are set above concrete sills. These opening dimensions closely match those observed in the south elevation that are infilled. A small window infilled with concrete block above a concrete sill is evident near the northwest corner of the building. A non-historic metal security door is located near the southwest corner of the building, and accessed by a poured concrete stairway and porch with steel tube bannister all of which is less than fifty years old, based on materials and condition. The north elevation is also concrete block with simple pilasters and includes no openings. The roofline is concealed by a parapet wall with aluminum cap.



Former Glidden Drive-In Paint Center rear elevation, view to the northeast



Former Glidden Drive-In Paint Center north elevation, view to the southwest

The publicly-accessible interior of the store was observed during the survey. The floorplan is open, facilitated by an exposed metal truss system resting on the exterior walls and the central ridge beam (steel I-beam) that is supported by steel posts. The concrete floor is otherwise unhindered by columns or interior walls. Electrical, lighting, conduit, and the HVAC system is attached to the exposed truss system. The current tenant has arranged a series of metal shelving units along exterior walls and in rows. A series of counters are perpendicular to the main entry with metal shelving for storage behind, consistent with other Advanced Auto Parts retail stores.

Parking is provided along Merrimon Avenue and Coleman Avenue. A concrete sidewalk extends along the west elevation and an asphalt alley traverses the north elevation. Whether the alley was ever used for vehicular circulation is unknown. A wood privacy fence with a locked gate closes the alley at its eastern extent. A small patch of grass is present behind (west) the privacy fence.

Historic Context

The building at 400 Merrimon Avenue was constructed in 1961 by Glidden Paint. The commercial property supplanted a portion of a previously residential parcel. Glidden ran an advertisement in the Sunday March 5, 1961 *Asheville-Citizen Times* that boasted, “Due to the expansion of our business we have moved to larger quarters so as to offer our many customers better and more efficient service.” City directories list the Glidden Company at 77 Coxe Avenue in Downtown Asheville prior to 1961. The three-day Grand Opening Sale was advertised in the same paper on April 13, 1961 and touted the new store as “the most modern and best looking paint store in all of West Carolina.” The store offered paints, art supplies, wallpapers and accessories and “is luring customers within a radius of 100 miles to ‘drive in’ for these needs.”¹² The 2011 survey indicated that Glidden Paint was still in operation at 400 Merrimon Avenue. A current employee stated that Advanced Auto Parts has been at this location for about one year.

It was not uncommon for businesses to relocate to the suburbs, closer to the consumer and convenient to the automobile, in the years following World War II. At the time of its opening in 1961, the Glidden Drive-In Paint Center at 400 Merrimon Avenue offered a modern shopping convenience to local – and regional – consumers. Its placement on Merrimon Avenue – a principal, regional route convenient to Downtown Asheville – was a strategic decision, and with the added bonus of on-site parking. These automobile-centric conveniences are likely what “drive-in” referred to.

Architectural Context

In contrast to the mostly two-story frame residences which lined Merrimon Avenue south of the resource (many of which remain, though converted to commercial use), the low-profile, peaked front-gable concrete, steel, and glass Glidden Drive-In Paint Center stood out as a Modernist-influenced commercial building at this location. However, this changed the following year in 1962 with the construction of the Western and Southern Life Insurance Company directly north.

Research into a historic building program for Glidden Paint did not prove fruitful. Similarly, searches in HPOWEB for Glidden Paint did not return comparable properties. An HPOWEB search for “commercial”, “gable”, and “1-story” returns 32 properties in Buncombe County, though none resemble the resource. This is primarily the result of the front-gable on a commercial/retail store of this size. However, the

¹² *Asheville Citizen-Times*, 3/5/1961; 4/13/1961; 5/2/1961.

Glidden Drive-In Paint Center shares several architectural features, and an underlying aesthetic, with other commercial buildings from this period. The resource utilized modern building materials to construct a retail space that suited their needs; concrete block walls support a steel truss roof system that provided for an open floor plan with the glass wall filling the low-profile, low-pitched front gable. The glass storefront – though currently tinted – would have permitted natural light and, more importantly, provided views to the interior for the display of goods.

This storefront treatment was in wide use by the 1960s. The glass front had replaced the architectural embellishments utilized in the early twentieth century and put the store's interior on display. The two former furniture stores in the APE (Morrison's Furniture Store and Burton and Son Furniture Store) utilized the glass front in the late-1940s. Research revealed that Burton and Son also incorporated windows of more domestic scale to display furnishings and finishes in a space the consumer could relate to. This may have been the case at Glidden Drive-In Paint Center, particularly with the windows along Coleman Avenue (now infilled), though it was not confirmed by research.

The projecting brick wall is an element widely distributed among the Modernist commercial buildings along Asheville's historic commercial corridors. The Western Southern Life Insurance Office Building (1962) directly north of the resource employs a projecting element that bounds the engaged canopy. Other local examples include the one-story brick Modernist commercial building at 195-197 Charlotte Street (BN4184) (Exhibit 2) and the Swannanoa Cleaners at 712 Merrimon Avenue (Exhibit 3) completed in 1964 and 1968, respectively. These elements may have historically supported signage for businesses.



Exhibit 2. 195-197 Charlotte Street (BN4184) (1964)



Exhibit 3. Swannanoa Cleaners (1968), 712 Merrimon Avenue

The low-pitch, peaked front-gable is a feature that was not observed on contemporaneous commercial/retail structures of this scale; the front gable with glass in the gable end appears to have been more commonly applied to smaller professional office buildings. This is notable, as its use was not applied to the glass storefront with high frequency. The ca. 1956 Ray Dental Office Building at 569 Merrimon Avenue is an excellent example of a small office building with this feature, and is evaluated in this report (see page 278). The Ray Dental Office Building features a low-pitch, front gable roof with exposed roof beams and rafter tails and plank sheathing. The glass front, coupled with the exposed roof elements and the broken tile entry that continues into the well-lit reception area blur interior and exterior spaces.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The resource's design has been compromised with alterations to several of the building openings, including windows and a service door along the south elevation and the non-historic metal security door punched into the façade. Due to these alterations (e.g., loss of historic windows) and in consideration of the window tinting and refurbished canopy on the façade, integrity of materials and workmanship has been compromised. The resource's integrity of setting remains intact, as the building continues to relate to Merrimon Avenue and Coleman Avenue. The resource retains integrity of feeling and association as a mid-century commercial property.

National Register Criteria Evaluation

The Glidden Drive-In Paint Center was evaluated for eligibility using the NR for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1961, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Glidden Drive-In Paint Center is not eligible for the NR under Criterion A. The relocation of Glidden Paint to Merrimon Avenue in 1961 is representative of a broader trend of businesses relocating to the suburbs in the postwar era. There is no evidence to suggest the Glidden Drive-In Paint Center offered a unique or significant service to the community. The 1961 city directory lists 21 retail paint dealers, several of which operated multiple stores. In addition to selling Glidden Paint, the store offered other interior decorative consulting services. This service was not unique to the resource. Therefore, Glidden Drive-In Paint Center does not appear to possess significance under Criterion A.

The Glidden Drive-In Paint Center is not eligible for the NR under Criterion C. The 1961 Modernist commercial building features a low-pitched, peaked front gable and glass storefront which, despite alterations to the canopy and tinting the windows, remains largely intact. The front-gable form was not observed in other local retail examples, though were noted in several smaller office-type buildings from the period. Though the glass storefront was in wide use in postwar commercial architecture, the combination of the front gable form with glass storefront does not appear to be a common application in Asheville's retail buildings from this period. Though remaining in commercial use, the alterations to the buildings' openings, including the infill of the service bay and multiple windows in the south elevation, and the installation of the security door at the north end of the façade diminish the resource's design, material, and workmanship, and the building no longer represents a good example from its period of construction. Therefore, the Glidden Drive-In Paint Center does not appear to be significant under Criterion C for its architecture.

2. (Former) Western & Southern Life Insurance Company (BN5734)

Resource Name	(Former) Western & Southern Life Insurance Company
HPO Survey Site No.	BN5734
Address	412 Merrimon Avenue
PIN	964937404500000
Date(s) of Construction	1962
Recommendation	Not eligible



Former Western and Southern Life Insurance Company façade, view to the southwest from the King Street corner

Physical Description

The 2011 Asheville Survey Update Phase II identified this one story, brick veneer commercial property located at 412 Merrimon Avenue, in the southwest quadrant of the Merrimon Avenue and King Street intersection. A two-story addition was constructed on the rear of the former office building ca. 2000, based on Buncombe County Land Records (Exhibit 4) and historic aerial photographs. No outbuildings or other features were recorded. The building is currently vacant, and efforts to reach the current owners (Chunns Cove Partners, LLC) were unsuccessful. As a result, survey of the interior was not conducted.

The façade features two bays, including the recessed entry at the north end, and a continuous horizontal element that extends above the windows and the integrated canopy. The horizontal element terminates in a projecting vertical brick wall at the northeast corner of the building. The left (south) bay on the façade includes two sets of triple single-pane aluminum casement windows above a concrete sill.

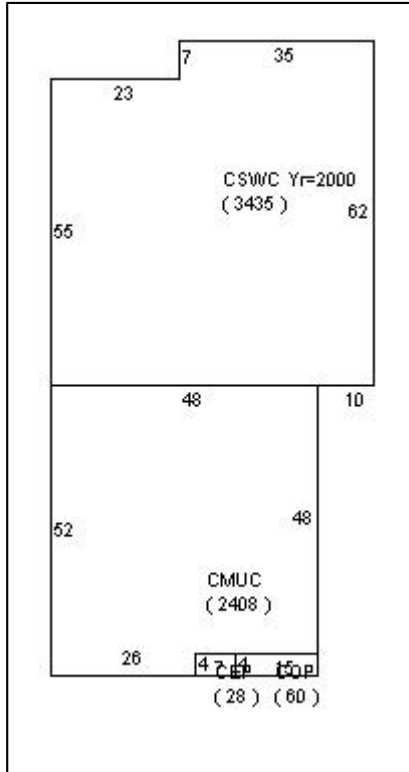


Exhibit 4. 412 Merrimon Avenue, Buncombe County Property Card. Note the "Yr=2000" in the rear addition at top of image.

The recessed entry features a span of five, single-pane aluminum casement windows above a concrete sill. The doorway includes an aluminum framed, infill addition with plate glass and glass door with transom. The recessed entry also features a historic integrated brick planter with concrete cap in the southeast corner, below the windows. No evidence of the "vertical paneling" described in the 2011 survey remains.

The north elevation faces King Street and includes paired aluminum awning windows over concrete sills. The ca. 2000 two-story addition extends beyond the northern plane of the historic office building. Though undertaken sympathetically in materials and style, the seam between the two is evident in the north elevation where two types of brick cladding are evident. The east facing elevation on the ca. 2000 addition includes a vertical set of six paired awning windows over a concrete sill. The rear (west) elevation of the addition is clad in brick and stucco panels and includes an aluminum service bay door and metal door with fixed light accessible via a poured concrete ramp under an aluminum framed canvas awning.

The south elevation also reveals the union of the two-story addition to the one-story historic office building. Stucco panels clad the two-story addition above a concrete block foundation and masonry veneer resumes at the one-story section of the building. An engaged brick veneer chimney is present in the historic building. Multiple small window openings original to the office building have been infilled with brick that resembles the brick cladding on the two-story addition.



Former Western and Southern Life Insurance Company façade, view to the northwest



Former Western and Southern Life Insurance Company façade detail of the integrated canopy and altered entry, view to the west



Former Western and Southern Life Insurance Company north elevation, view to the west



Former Western and Southern Life Insurance Company oblique view of rear (west) and north elevations, view to the southeast



Former Western and Southern Life Insurance Company oblique view of the rear (west) and south elevations, view to the east

The building setback is the same as the neighboring Advanced Auto Parts. A grassed lawn and hedgerow is located between the building and Merrimon Avenue and King Street. Parking is provided in an asphalt lot to the rear (west) of the building and accessible via King Street. A concrete sidewalk extends along the north elevation and around the façade. The concrete walk also connects to the adjacent Advanced Auto Parts parking lot to the south. An asphalt alley traverses the north elevation. Whether the alley was ever used for vehicular circulation is unknown. A wood privacy fence with a locked gate closes the alley at its' eastern extent. A small patch of grass is present behind (west of) the privacy fence.



View to the north along the Merrimon Avenue curb. Note the granite curbing at the back of the sidewalk. The former Western and Southern Life Insurance Company visible at left.

Historic Context

The building at 412 Merrimon Avenue was constructed in 1962 by Western and Southern Life Insurance Company. The commercial property occupied a portion of a previously residential parcel. On November 11, 1960, the *Asheville-Citizen Times* reported that a \$20,000 building permit was granted to Baker and Baker for the construction of a seven-room office building at 412 Merrimon Avenue; on the following day, the same paper advertised the wrecking of the house at 412 Merrimon Avenue.¹³

City directories reveal that Western and Southern Life Insurance Company was located in Biltmore Village prior to 1962. It was not uncommon for businesses to relocate to the suburbs, closer to the consumer and convenient to the automobile, in the years following World War II. The purpose-built office building on Merrimon Avenue employed a modern aesthetic and offered convenience that

¹³ Advertisements, *Asheville Citizen-Times*, 6/3/1921; 6/17/1940; 6/10/1951; 11/12/1960; 2/17/1964; "Life insurance firm moving", 11/14/1998; "Professional Groups", 8/7/1999; Advertisement, 11/11/2006.

customers increasingly expected: ease of automobile access (along a principal, regional transportation route) and ample off-street parking.

Western and Southern Life Insurance Company occupied the building from 1963 to 1998. The Center for Martial Arts occupied the building beginning in 1999 and the rear addition was completed ca. 2000. Based on historic aerials, the rear addition displaced an asphalt parking lot. The resource is currently vacant and owned by Chunn's Cove Partners, LLC. It is unknown when the property was vacated.

Architectural Context

The Western and Southern Life Insurance Company building displays elements of Modernist design in its continuous window groupings, flat roof, and unified wall cladding with no decorative detailing. Research into a historic building program for the Western and Southern Life Insurance Company did not prove fruitful. Similarly, a search for Western and Southern Life Insurance Company in HPOWEB did not provide any useful, regional comparable properties.

An HPOWEB search for “commercial”, “modernist”, and “1-story” in Buncombe County identified ten properties, including two within the APE (this property and the Burton and Son Furniture Store building). Three examples in Biltmore Village employ architectural treatments consistent with the prevalent Tudor style (e.g., stucco walls, traditional window arrangements, etc.)¹⁴ and a fourth (BN5546) is a three-story glass office building. A side-gabled, brick modernist building (BN6183) in Woodfin, was determined ineligible in 2017 (ER 12-2173). The other three are BN4184 (167 Merrimon Avenue), BN5714 (190 Merrimon Avenue), and BN5537 (195 Charlotte Street).



Exhibit 5. 167 Merrimon Avenue (BN4184) (1961)

The one-story brick commercial property at 167 Merrimon Avenue was completed in 1961 (Exhibit 5). The property’s symmetrical façade features a central full-height window grouping in conjunction with the glass entry. Windowless expanses extend from the entry, and the building is uniformly clad in brick. The flat roof projects over the entry and is supported by two sets of thin supports. Aside from the decorative metal screen walls filling the flanges, the building is unadorned; secondary elevations feature regularly placed aluminum awning windows. Though a small glass box foyer has been attached to the main entry of 167 Merrimon

Avenue, the exterior appears to be unaltered and is a good example of a Modernist commercial, one-story, brick clad property.

¹⁴ One property (BN5547) in Biltmore Village appears to be gone.

The other two previously documented examples, at 190 Merrimon Avenue (Exhibit 6) and 195-197 Charlotte Street (refer to Exhibit 2 on page 17), were constructed in 1955 and 1964, respectively, and display similar combinations of the horizontal form with vertical accent. The one- to two-story office building at 190 Merrimon Avenue features a repetitive interplay vertical elements on an overall low-profile, horizontal structure, though stepped up to two stories at its north end. A central projecting entry under a flat roof with narrow canopy overhang divides the building with three one-story bays to the south and two two-story bays to the north. Narrow vertical window groupings are coupled with vertical elements clad in stucco that break the parapet roofline. The one-story brick Modernist commercial building at 195-197 Charlotte Street employs a vertical element at the north end of the façade, book-ending the glass storefront present under the attached butterfly canopy.



Exhibit 6. 190 Merrimon Avenue (BN5714) (1955)

The 1965 commercial/office building at 1095 Hendersonville Road, south of Asheville, is an excellent Modernist example with multiple comparable features, including continuous window groupings and a flat roof that extends in a cantilevered canopy above a recessed entry (Exhibit 7). The façade features stacked-bond Roman brick and a glass wall, with secondary elevations clad in common brick veneer and steel casement windows. The rear of the building steps up in profile slightly, splitting the elevation of the first floor over basement level with that of the front portion of the building. The building retains a high degree of material and design integrity with few noted exterior alterations.



Exhibit 7. 1095 Hendersonville Road (1964)

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though the resource retains multiple character defining architectural elements from its period of construction, the ca. 2000 two-story rear addition has altered the building’s footprint and profile. Interior access was not gained, and so the interior arrangement could not be assessed. The addition replaced a portion of the parking lot associated with the original office building, thus altering the

property's site plan and circulation. As a result, the resource no longer conveys integrity of design and its historic setting has been diminished. Though the rear addition was executed sympathetically with compatible materials, the overall material integrity is compromised by the non-historic addition, paired with the loss of windows on the south elevation and obscured main entry. The aluminum casement windows and integrated canopy reveal historic workmanship, and the small integrated planter is a remnant detail; however, with the loss of design and overall material integrity, the resource does not convey integrity of workmanship.

National Register Criteria Evaluation

The former Western and Southern Life Insurance Company building was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1962, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Western and Southern Life Insurance Company building is not eligible for the NR under Criterion A. The building was constructed as a life insurance office and operated as such for over thirty years. The relocation of the insurance company to Merrimon Avenue in 1962 is representative of a broader trend of businesses relocating to the suburbs in the postwar era, well underway by the early 1960s. There is no evidence to suggest that Western and Southern Life Insurance Company offered a unique or significant service to the community. For these reasons, the resource does not appear to be significant under Criterion A in the area of commerce.

The former Western and Southern Life Insurance Company building is not eligible for the NR under Criterion C. The 1962 Modernist commercial building features continuous window groupings on the asymmetrical façade, flat roof with shallow coping, and unified wall cladding with no decorative detailing. However, the ca. 2000 two-story rear addition has altered the building's footprint and profile, and changed the internal arrangement of the parcel. Though the addition was completed sensitively and is located at the rear of the building, this coupled with material alterations (e.g., window infills) prevent the building from representing a significant Modernist commercial example in Asheville. Therefore, the resource does not appear to be significant under Criterion C for its architecture.

3. Rhoades House (BN5735)

VI. Resource Name	Rhoades House
HPO Survey Site No.	BN5735
Address	456 Merrimon Avenue
PIN	964937244800000
Date(s) of Construction	1926
Recommendation	Eligible



Rhoades House façade, view to the west

Physical Description

The Rhoades House is located at 456 Merrimon Avenue and identified in the 2011 Asheville Survey Update Phase II. The house is oriented to the east on a roughly 9.5-acre parcel, and was historically accessed via a curvilinear driveway from Merrimon Avenue. However, access to the property has been revised, with a driveway that passes through the property from King Street to W.T. Weaver Boulevard, and the property is wooded along its periphery.

The property was purchased by UNCA in 2008, and while the dwelling is privately occupied, the grounds remain publicly accessible. The current occupant did not permit access to the house. A vegetable garden occupies the west portion of the property and a walking trail leads to Glenwood Road and W.T. Weaver Boulevard in the general direction of UNCA's main campus.

Efforts were made to reach Sally Rhoades, the wife of Verne Rhoades, Jr. and former resident of the property (after 1974); however, these efforts were not fruitful. Phone interviews were conducted with her sister, Landon Fox, and niece, Carter Eagle. Phone and email interviews regarding the property were also conducted with: Jane Cocke Purdue, resident of the Barnard House from 1938 to 1948; David Todd,

UNCA Associate Vice Chancellor of Campus Operations; Gay Symmes, Garden Club of America volunteer; and Jack Thomson, Executive Director of Preservation Society of Asheville and Buncombe County (PSABC). These interviews are referenced throughout this evaluation.

House and Grounds

The two-story 1926 Colonial Revival style house features a side-gabled roof with cornice returns and weatherboard siding. The foundation of the house is continuous brick with a basement entrance on the west elevation. Two brick chimneys are visible: an interior ridgeline chimney and an exterior gable-end chimney on the north elevation.

The east-facing façade has a small pediment portico supported by classical wooden columns. The front door is protected by a storm door and features sidelights and a fan light between pilasters. All of the windows except for one are six-over-one wooden sash. To the right (north) of the front door is a tripartite picture window with one large single pane and eight-light panes on either side. This window appears to be the result of a historic addition. Under the boxed eave is dentil molding, which is replicated under a small overhang above the picture window.



Rhoades House façade, view to the west

The south elevation of the house features two pairs of pilasters on the first level towards the rear (east) of the house with a fifteen-light steel casement window between. The remainder of the elevation includes a variety of windows among a series of additions to the first and second stories. The first-story windows include fifteen-light casement, one-over-one sash, and Craftsman-style cottage windows. The second story windows include a sixteen-light casement, a three-paned rectangular window, and a six-over-one sash. Dentil molding is repeated under the boxed eaves of both the first and second story levels and a half-round vent is located in the gable-end. Multiple projections are visible from this angle, and it appears that the original house was extended to the west (rear) with first and second story

additions after 1954, as they do not appear on the 1954 Sanborn maps. A porch was enclosed on the first-story and several multi-gable additions are present in the second story. One addition included a French door with access to the first-story roof.



Rhoades House south elevation, view to the northwest



Rhoades House south elevation window detail. Also note pilasters in first story.



Rhoades House south elevation window detail, view to the northwest



Rhoades House south elevation, second-story detail



Rhoades House south elevation view to the northeast

The rear (west elevation) contains the enclosed porch addition, a hipped roof addition above the enclosed porch, and a two-story gable ell addition north of the porch. The boxed eaves and cornice returns in the two-story gable ell addition feature dentil molding, consistent with the façade. A non-historic wood and glass door with transom window provides entry to the enclosed porch and serves as the primary entrance to the house. A second non-historic door with metal awning is present on the north side of the addition. The windows on the first story of this elevation include single pane rectangular windows, six-over-one wood sash, one-over-one sash, six and nine paned casements, and two picture windows. The tri-partite picture window in the gable ell addition contains a large, fixed center pane with louvered sidelights. The second picture window is just south of the rear patio and has a single fixed-pane, transom, and multi-pane sidelights. The second-story windows include six-over-one wood sash, one-over-one sash, and nine-, three-, and four-paned casements.

The historic wood and glass basement door is located towards the center of the rear elevation and is accessed by a brick-lined stairwell and concrete steps with metal pipe railing. A single four-paned wood casement window is adjacent to the basement door.



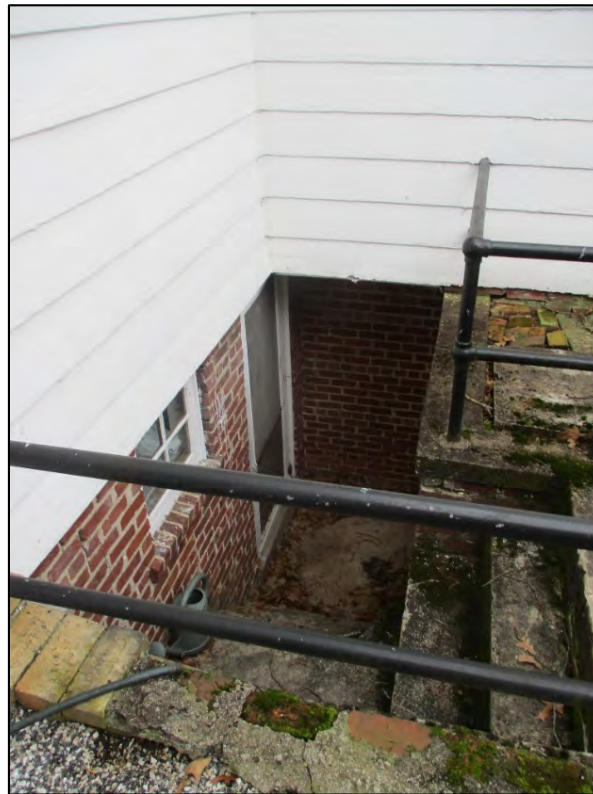
Rhodes House rear (west) elevation, view to the northeast



Rhodes House rear (west) elevation picture window and enclosed porch (at right), looking southwest



Rhodes House rear (west) elevation, view to the southeast



Rhodes House rear (west) elevation basement entry approach



Rhoades House rear (west) elevation picture window detail

A covered patio on paired classical wood columns is attached to the northwest corner of the house with a French door connecting the two. The patio is approached by stone steps with curved iron railings and the floor is tiled. On the south side of the patio is a glass block wall. Above the patio is a balcony with wrought iron baluster that is accessible via a second-story door. Based on the 1954 Sanborn maps, it appears this patio was a later addition to the house.



Rhoades House rear (west) elevation porch detail, view to the south



Rhoades House rear (west) elevation porch, view to the southwest

The north elevation of the house contains a large, double shoulder external brick chimney with concrete cap in the gable end. Two quarter-circular gable vents are located on either side of the chimney. The windows on this elevation are six-over-one sash. Dentil molding is present under the cornice returns.



Rhoades House north elevation, view to the southwest

Multiple outbuildings are located on the grounds, including a ca. 1955 garage; a ca. 1906 children’s log cabin playhouse which belonged to Dorothea Rhoades when she was a child; a ca. 1900 carriage house with a later garage addition; ca. 1900 servant’s quarters; and two ca. 1930s storage sheds. The servant’s quarters, log cabin playhouse, and carriage house are located northwest of the Rhoades House and were historically associated with the W.T. Weaver House. The ca. 1955 garage is located to the southwest of the Rhoades House.



Rhoades House Site Plan (basemap courtesy of Buncombe County GIS)

In general, the grounds of the property include paved and graveled drives and walking paths, grassed areas, and formal and informal plantings. The property is largely wooded on its periphery with lawn on the interior surrounding the house. The property contains three or four very large trees that are registered in Buncombe County’s Treasured Tree Program, which recognizes the largest, rarest, oldest and significant trees of various species in the county.¹⁵ These individual trees were not identified during survey and locational information was not recovered from Asheville Greenworks, the non-profit organization that maintains the program. A formal garden is located to the southeast of the house and an informal vegetable garden (historically referred to as the “cutting garden”) to the west of the house. The formal garden consists of a small, grassy area surrounded by plantings with a stone barbeque and fish pond. This formal assemblage appears to date to the 1970s based on interviews and aerial photography. Historic one- to three-course cut stone walls articulate the former driveway entrance from Merrimon Avenue, extending approximately 200 feet to the south and ten feet to the north along the

¹⁵ McCarty, Holsaple, McCarthy, 2008: 57.

road right of way. The walls curve into the property in a northwesterly direction for an additional approximately 30 feet each. The end of each wall run terminates in a stone pillar with pyramidal stone cap.

The ruins of two previously demolished structures are located to the north and northwest of the Rhoades House and were noted during the field survey. Research indicates that these are the ruins of the W.T. Weaver house and a likely barn associated with the house (supported by the 1925 Sanborn maps). The ruins of the Hezekiah Barnard residence are found to the south of the Rhoades house, near the King Street intersection with Merrimon Avenue.



Rhoades House historic driveway alignment to Merrimon Avenue; view to the southeast



Rhoades House historic driveway entrance from Merrimon Ave; view to the north



Rhoades House current driveway for public access to/from W.T. Weaver Boulevard, view to the northeast



Rhoades House front lawn, view east from house. Merrimon Avenue is visible behind tree line.



Rhoades House formal gardens and stone fish pond, view to the east. A Greek Key hedgerow traverses the height of land directly east of the fish pond.



Rhoades House barbeque, view to the southwest



Rhoades House informal gardens and gravel drive, view to the northwest



Rhoades House, W.T. Weaver House foundation on north end of the property, view to northwest



Rhoades House, likely barn ruins on northwest part of property, view to the north

Garage (ca. 1955)

The two-car garage located to the southwest of the Rhoades House features a side gable roof with asphalt shingles, German siding, and a concrete block foundation. The two garage doors are non-historic vinyl and have two horizontal windows on each door. A door covered by a metal awning is present on the north elevation. The garage structure does not appear on the 1954 Sanborn maps and based on materials was given a construction date ca. 1955.



Rhoades House garage, view to the southeast

Log Cabin Playhouse (ca. 1906)

The log cabin playhouse is a small one-room structure with stone chimney, stone foundation, and side gable wood shingle roof. According to a 1971 newspaper article, the cabin was built by W.T. Weaver for his daughter, Dorothea as a Christmas gift around 1906.¹⁶ In the front of the cabin is a small shed porch supported by thin, wood columns. A wood door is located off the porch with a four-pane window immediately adjacent. A wood four-over-over sash is located on the west and south elevations, and the external stone chimney is located on the east elevation of the cabin.

¹⁶ "Little Log Cabin Brings Back Childhood Memories", *Asheville Citizen-Times*, 5/30/71.



Rhoades House log cabin playhouse, view to the southwest



Rhoades House log cabin playhouse view to the northeast



Rhoades House, historic photo of the log cabin, date unknown (courtesy of UNCA)



Rhoades House, photograph of Dorothea Rhoades with the log cabin, date unknown (courtesy of UNCA)

Carriage House and Garage (ca. 1900/1930)

The carriage house is a hipped-roof structure with a pyramidal-roofed garage addition to the north. Both the original part of the building and the addition feature exposed rafters, corner boards, and weatherboard siding. The original structure is set on a stone foundation and features two cottage-style sash windows, wood panel door. The rear (west) of the carriage house features two horizontal sash replacement windows, which appear to have been an attempt to enclose a former, larger opening. The garage addition features a continuous brick foundation and two garage doors—one appearing to be historic, the other a replacement. The rear (west elevation) of the garage addition features two four-over-one Craftsman-style windows.

The carriage house appears on the 1925 Sanborn maps with an “A” indicating an automobile garage (Exhibit 8). It is unknown if this was the original purpose of the construction, or if it was converted to a garage later. However, based on materials and association with the late nineteenth century W.T. Weaver House (no longer extant) the carriage house was given an approximate construction date of ca. 1900. The garage addition does not appear on the 1925 Sanborn maps. The materials resemble those present in the nearby storage shed and apple shed, suggesting a contemporary building episode. Jane Cocke Purdue recalls these three features present by the late 1930s; therefore, a ca. 1930s construction date is applied to the garage addition.

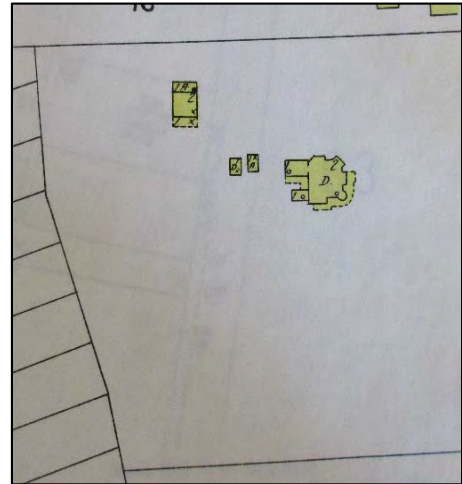


Exhibit 8. Portion of 1925 Sanborn Map (Sheet 62) depicting the W.T. Weaver property and outbuildings, including the carriage house, servant quarters, and a non-extant barn



Rhoades House carriage house east elevation, view to the west



Rhoades House carriage house east elevation, view to the northwest



Rhoades House carriage house west elevation, view to the east



Rhoades House carriage house west elevation, view to the southeast

Storage Shed (ca. 1930)

A hipped-roof storage shed is located to the north of the carriage house. The shed features weatherboard siding, corner boards, a continuous brick foundation, and exposed rafters. The western side of the shed is open and has a wooden “Y” shaped support in the center. This building was not present on the 1925 Sanborn maps and, based on interviews, materials and similarities to the garage

addition described above, was given a construction date of ca. 1930. Mrs. Purdue also referred to this building as the wood shed; though stated a variety of other items were also stored here.



Rhoades House storage shed west elevation, view to the east



Rhoades House storage shed oblique view of north and east elevations, view to the southwest

Servant Quarters (ca. 1900)

A small hipped-roof building with weatherboard siding and corner boards on stone piers is located directly west of the carriage house. The east elevation has two wood panel doors and an internal brick chimney is located in the ridgeline of the roof. The windows on the north and south elevations are two-over-two sash; in the rear of the building (west elevation) there is a small four-paned window. This building appears on the 1925 Sanborn maps with “D”, indicating a dwelling (refer to Exhibit 8). Landon Fox indicated that the building housed a gardener by the name of Seemster in the late 1940s and early 1950s. Based on materials and association with the late nineteenth century W.T. Weaver House (no longer extant), the servant quarters was given an approximate construction date of ca. 1900.



Rhoades House oblique view of servant quarters south and east elevations, view to the northwest



Rhoades House oblique view of servant quarters north and west elevation, view to the southeast

Apple Shed (ca. 1930)

A second storage building is located behind (west of) the servant quarters and has no windows and a small copper chimney pipe in the roof. The building has a hipped-roof and a continuous brick foundation. A wood panel door is located on the east elevation. This building does not appear on 1925 Sanborn maps and based on interviews and materials was given a construction date of ca. 1930. Based on interviews with Carter Eagle and Mrs. Purdue, this building was known as the apple shed, used for the canning and storage of apples. Interviews did not conclusively indicate apples were cultivated on site, and the field survey did not identify apple trees on the property.



Rhoades House oblique view of Apple Shed north and east elevations, view to the southwest



Rhoades House oblique view of Apple Shed south and west elevations, view to the northeast

Historic Context



Exhibit 9. Captain W.T. Weaver. Photo courtesy of the Asheville Citizen-Times.

Captain William Trotter (W.T.) Weaver (1858-1916) (Exhibit 9) purchased the property at 456 Merrimon Ave in September 1893 from Hezekiah Barnard, and built the family home, a Victorian style house, in 1895 (Exhibit 10). Hezekiah Barnard retained ownership of the property along King Street where he continued to live. Captain Weaver was a native of Buncombe County, born and raised in the town of Weaverville. Weaver came to Asheville in 1882, where he was Asheville's youngest postmaster at 27 years old (1885-1889), president of the Asheville National Bank, and started the first shoe store in town on Patton Avenue. He had an interest in the railroad business and was head of the Asheville and Biltmore Railway Company where he "ran the first electric road in North Carolina that was operated without going into the hands of receivers, paid fixed charges, and had a surplus remaining."¹⁷ He would eventually sell the railway to the Asheville Electric Company (AEC) to begin working on plans to develop a hydro-electric power plant on

¹⁷ "North Carolina Power Company", *Asheville Citizen-Times*, 9/29/1912.

the French Broad River, a plant that would provide Asheville's first large source of electric power.

According to the 2011 survey, the Weaver property was a typical turn of the century estate with a residence, farmland, servant's quarters, and flower and vegetable gardens. Captain Weaver and his wife, Annie, had a daughter named Dorothea who would eventually inherit the family home and property; the 1895 Victorian house would be demolished in the 1950s (Exhibit 10).¹⁸ In 1916, Captain Weaver met an untimely death after working tirelessly to keep his electric plants running during the July 1916 flood. In the days after the flood, he fell ill from exhaustion and exposure to the elements and died on November 6, 1916 at 58 years old.¹⁹



Exhibit 10. The 1895 W.T. Weaver House; photo courtesy of WNC Heritage

After her father's death, Weaver's daughter Dorothea attended Asheville School for Girls and Converse College before returning home to work with the American Red Cross. She was also involved with the YWCA of Asheville and served as the youngest president in the nation for the organization between 1925-1926. In 1926, she married Verne Rhoades (1881-1969) (Exhibit 11), a Missouri native who attended the Biltmore Forest School and graduated with a degree as a forest engineer. That same year, the couple hired architect Henry Gaines' firm to design and build a Colonial Revival home on the Weaver property at 456 Merrimon Avenue.



Exhibit 11. Verne Rhoades. Photo courtesy of the Asheville Citizen-Times.



Exhibit 12. Historic photo of the Rhoades House, view to the south. Courtesy of UNCA.

¹⁸ "Midsummer MAGIC event unfolds at Historic Merrimon Home", *Asheville Citizen Times*, 6/24/1999.

¹⁹ "Capt. Weaver Dies After Long Illness", *Asheville Citizen-Times*, 11/7/1916.

Dorothea’s husband, Verne, maintained an active interest in forest conservation and made important contributions to the creation and preservation of forest land in North Carolina. From 1915-1925 he served as the first forest supervisor of the Pisgah National Forest. In 1925, he opened an office as consulting forester and was later appointed executive secretary of the North Carolina Park Commission. In that position, he was responsible for securing and acquiring land for the creation of the Great Smoky Mountains National Park from 1927-1931. In addition to his role as a pioneer naturalist, Rhoades was also known as a civic leader in Asheville, and served on the board of directors for the Carolina Power and Light Company in Asheville (1946-1967), the Wachovia Bank and Trust, and Asheville Savings and Loan Foundation.²⁰

Both Dorothea and Verne were known in Asheville for generously donating land for public purposes. In 1947, the Rhoades donated four-acres of land across Merrimon Avenue from their home for Weaver Park, in memory of Dorothea’s father, W.T. Weaver.²¹ An additional two acres were gifted to the city to expand the park in 1967.²² In 1961, the Rhoades donated 2,300 feet of right-of-way to the city for the creation of W.T. Weaver Boulevard which would provide access to the UNCA Campus from Merrimon Avenue.²³ That same year, UNCA named their new science building Rhoades Hall in Verne and Dorothea’s honor. The Rhoades were also responsible for donating a tract of land along W.T. Weaver Boulevard in 1963 for the creation of Headquarters for the Pisgah Girl Scouts and the Daniel Boone Boy Scouts.²⁴

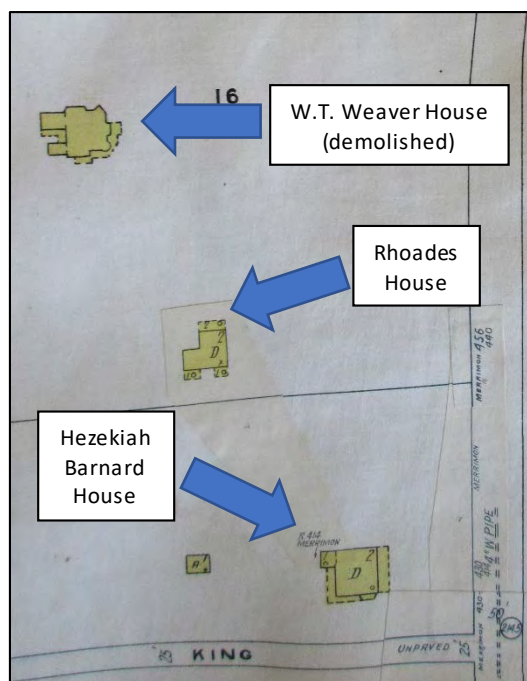


Exhibit 13. Portion of 1954 Sanborn map (Sheet 62) depicting the Weaver, Rhoades, and Barnard houses

According to Mrs. Purdue, her family was invited by Dorothea to occupy the former Barnard House in the late 1930s, jokingly to “import” playmates for the Rhoades’ children. Dorothea was first cousins once removed to Mrs. Purdue’s father (surname Cocke). The Cocke family moved into the 12-room, two-story frame Barnard House in 1938; Mrs. Purdue moved away after 1948. Dorothea also invited a niece (Eleanor Wofford Mardis) to occupy the former W.T. Weaver House about the same time, also with children. Mrs. Purdue’s earliest recollection of the Rhoades House was that of a “simple” eight-room symmetrical home, with four rooms upstairs and a sleeping porch; the kitchen was located in the southwest corner of the house (Exhibit 14).

The 2011 survey and interviews agreed that subsequent renovations to the home were designed by Anthony Lord, though the reported dates range between 1940 and 1950. The Lord renovations are represented, then, on the 1954 Sanborn map (Exhibit 13), and include a rear ell extending

²⁰ “Verne Rhoades Dies at 86; Naturalist and Civic Leader”, *Asheville Citizen-Times*, 1/23/1969.

²¹ “Rhoades Couple Donates Property for City Park”, *Asheville Citizen-Times*, 3/14/1947.

²² “2nd Rhoades Gift Adds to Weaver Park”, *Asheville Citizen-Times*, 5/30/1967.

²³ “Public Spirited”, *Asheville-Citizen-Times*, 12/10/1961.

²⁴ “Zoning Change Given OK for Scout Building Tract”, *Asheville-Citizen-Times*, 10/03/1963.

from the southwest corner of the house. Also noted are the two one-story open porches extending from the south elevation which likely correspond with the remnant pilasters observed in the south elevation. A two-story open porch also extends from the north elevation, and may correspond to the sleeping porch noted in the interview, thus possibly predating the Lord renovation. Subsequent renovations occurred at an unknown date(s) resulting in the house's current form, most notably the removal or enclosure of the two-story porch on the north elevation. Inquiries into these later additions did not result in conclusive dates of completion. By 1974, Verne Rhoades Jr. (Verne and Dorothea's son) and his wife, Sally moved into the Colonial Revival home at 456 Merrimon Avenue.



Exhibit 14. Rhoades House ca.1940. Courtesy of UNCA. Though partially obstructed by the tree, note the absence of the picture window with overhang.

Historic aerials reveal the evolution of access to the property (Exhibit 15). In 1951, two entries to Merrimon Avenue were in place with the driveway approaching the house in a loop; the northern entry corresponds to the stone walls and the southern entry may have entered south of the stone wall, though no evidence (e.g., grading) was observed of this entry. A distinct hedgerow paralleled the south side of the southern driveway. At this time, a driveway also accessed King Street to the south with access to the Barnard House and a drive continuing to the north to tie into the Rhoades House at the center of the property and the W.T. Weaver House to the north. This is consistent with Mrs. Purdue's and Mrs. Fox's recollections of the property. The driveway to W.T. Weaver Boulevard is clearly depicted in the 1975 aerial, and may predate that. (Note: W.T. Weaver Boulevard was not completed until the early 1960s).

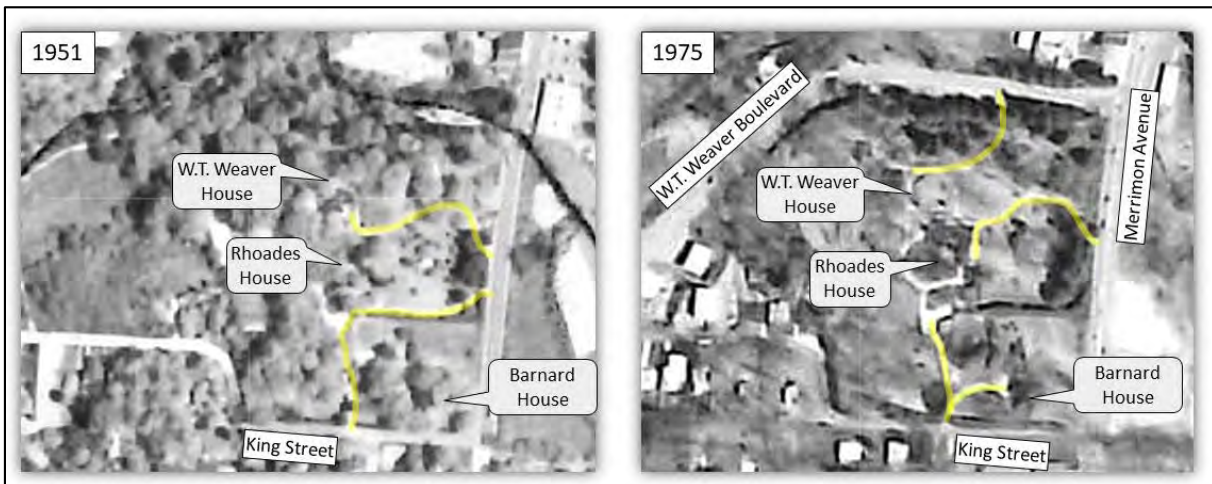


Exhibit 15. 1951 and 1975 aerial photography showing access to the property (in part) highlighted yellow. Source: Asheville through time.

Based on interviews with those familiar with the property prior to 1950, the Rhoades maintained informal gardens east and west of the house. The Lewis's (Sally Rhoades and Landon Fox's maiden

name) and the Rhoades were close through their school years (Sally would marry Verne Jr.), and both young women were frequent visitors to the property between roughly 1946 and 1952. Mrs. Fox recalled that the Rhoades grew vegetables between the house and Merrimon Avenue and to the rear of the house a larger “cutting” garden was in place, consisting of vegetables and flowers; a grape arbor was also in proximity to the cutting garden. These informal vegetable gardens, in addition to a later formal garden described below, were present in 1994 when Gay Symmes initially visited the property to assist in the recordation of the gardens for the Smithsonian Institute. The cutting garden remains active, though reportedly the flowers have been removed under UNCA ownership and the layout revised; an arbor of indeterminate age remains in close association. There is no evidence of vegetable plantings between the house and Merrimon Avenue.

The 2011 survey attaches a 1950s date to the formal garden southeast of the Rhoades House and described a hedge of boxwoods in a Greek Key pattern which was surrounded by herbs and flowers. Below the hedges was a small rock garden that gave way to a waterfall and fish pool. However, based on interviews and a review of historic aerials (see Exhibit 15), this episode could not correspond with the current formal garden southeast of the Rhoades House as the area was crisscrossed by driveways into the mid-1970s. It is possible the garden described in 2011 was established elsewhere on the property in the 1950s; however, these features were not observed elsewhere on the property. It seems likely the garden referenced in the 2011 survey corresponds to a later date, in agreement with interviews. Mrs. Fox attributes the formal garden with her sister Sally’s residence, resulting in a mid-1970 establishment, at which time a tennis court was removed or covered by the grassed lawn and surrounded by native flowers, the stone barbeque, and the small fish pond; the Greek Key hedgerow was also installed at this time. Mrs. Purdue recollects the tennis court at this location in the late 1940s, and also stated that it was removed after Verne Jr. moved in. A rose garden was mentioned by Mrs. Fox and Ms. Symmes somewhat separated from the house, south of the formal garden; no evidence of a rose garden was observed during survey (in February 2018).

The “Captain W.T. Weaver Garden” was recorded in 1997 by volunteers from the local chapter of the Garden Club of America (GCA) for the Smithsonian Institute Archives of American Gardens and correspond with those associated with the Rhoades House. Four photographs and captions are included in the Garden Club of America digital collection, though not replicated here for potential copyright restrictions.²⁵ A review of photographs from the 1997 GCA survey reveal that the formal garden southeast of the house retains several features from that time, including the Greek Key hedgerow, and small fish pool and waterfall on its eastern border, though the noted rock garden was not observed. The cutting garden and vegetable garden are also depicted in the 1997 photographs consisting of rows of planting beds with sod between. The current arrangement of the informal gardens west of the house has been altered, consisting of raised beds within a fenced area.

In 2008 after Verne Jr.’s passing, Sally, Verne Jr.’s brother William, and sister-in-law Betty, made a deal to turn over the family estate to UNCA as a combination gift/purchase. According to Sally Rhoades, the children made the decision to give the property to UNCA because of their love for the family home place and because they “felt it became more important to preserve and cherish what green space is left in

²⁵ “Capt. W.T. Weaver Garden”,

Asheville...we've had a strong interest in the property going to UNC Asheville because our feelings about conservation and community responsibility are values shared by the university."²⁶

As of the time of this survey, UNCA owns the property and has continued to preserve the house and grounds as a green space per the Rhoades family's request. The Colonial Revival House is currently used as a residence for the Vice Chancellor for Student Affairs, and there are future plans to turn the property into an eco-learning facility for University students. After assuming ownership, the University made repairs to the house including updating the furnace and electrical, and replacing the roof, according to David Todd. Mr. Todd stated that UNCA has not moved any of the outbuildings, although mentioned that the log cabin playhouse had been moved by previous owners; however, Mrs. Purdue described the playhouse's location in the late 1940s as corresponding with its current location, between the Rhoades House and the former W.T. Weaver House. Mr. Todd also noted that some work has been done on the property to remove invasive plant species, and mentioned that the cutting garden's use changed from flowers to permaculture.

Architectural Context

The house and outbuildings located on the property at 456 Merrimon all appear to have construction dates ca. 1900-1930 with the exception of the mid-twentieth century garage. The prominent structure on the property, the Colonial Revival style Rhoades House, was built and designed by the Henry Gaines firm in 1926 and features a pedimented front porch; front door with sidelights and fanlights; and decorative dentil molding. These character-defining features remain intact and correspond to the more literal replication of preindustrial American architecture, with an emphasis on symmetry and a central portico, that gained popularity in North Carolina in the mid-1910s.²⁷

Though not as popular as it was in the eastern part of the state, the Colonial Revival style was applied to the finest residences in western North Carolina's towns after roughly 1910.²⁸ According to HPOWEB, there are 658 examples of Colonial Revival style houses in Buncombe County, which is not surprising due to the popularity and long duration of the style. Two of these resources are described as eligible for the NR and five are currently listed in the National Register. Most of these examples are located in or around the city of Asheville. The William Jennings Bryan House (BN0139) was listed in NR in 1984 for its association with the Populist politician who lends his name to the house



Exhibit 16. William Jennings Bryan House (BN0139) (1917), 107 Evelyn Place

²⁶ "Rhoades Family Donates Home, Gardens to UNC Asheville", *Asheville Citizen-Times*, 12/31/2008.

²⁷ Bishir 2005: 489.

²⁸ Bishir et al, 1999: 55.

(Exhibit 16). Located on the east side of Weaver Park, the house is also a contributing resource to the Grove Park Historic District. This home was designed by the Smith and Carrier architectural firm and is described as a “thoroughgoing attempt to produce an authentic early American image” in contrast to the English-born R.S. Smith’s usual “Old English” or Tudoresque design vocabulary.²⁹ Constructed in 1917, the house shares several comparable elements to the Rhoades House common to the Colonial Revival style, including a pedimented front entry with columns and pilasters, cornice returns, and decorative dentil molding under the roof eaves. Though a relatively intact example of the style, the Bryan House is not listed under Criterion C for its architecture.

Field observations and research indicated that several additions and alterations were made to the house before and after 1954. The Lord designed addition reportedly occurred before 1950; however, specific information about this addition(s) were not revealed. By comparing the 1954 Sanborn (refer to Exhibit 13) house footprint with field observations, it appears that two small one-story porches on the south side of the house were enclosed and joined with partial second story additions above, a two-story porch on the north elevation was enclosed, and the open porch on northwest corner of the house was added. A ca. 1940 photograph of the house also supports alterations, including the later addition of the picture window on the façade (see Exhibit 14).

In contrast to the Rhoades House, the outbuildings all appear to have Craftsman-style elements, particularly in their roof structures (e.g., wide eaves and exposed rafters), though a few cottage-style windows were also noted. At the same time as the colonial and classical revivals were popular, other house forms and styles were emerging that emphasized simplicity and efficiency, as embodied in the informal bungalow form and geometric Craftsman style.³⁰ These characteristics of expediency tend to support their application to ancillary buildings on the property; however, the outbuildings are generally unified through the application of weatherboard and corner boards.

Integrity

The Rhoades House retains its historic location along Merrimon Avenue and its overall historic residential feeling. It is unknown what the Merrimon Avenue frontage was like historically, though trees have been allowed to grow up along the busy commuter corridor to afford some privacy. The house continues to serve as a residence under UNCA ownership, thus its association is maintained. Some aspects of the setting have changed over time, such as the abandonment of portions of the driveway, and the introduction of new pathways; the removal of old and introduction of new gardens and landscaping; and the demolition of historic buildings on the property. However, the physical evidence of several of these landscape features remain evident.

The primary structure on the property, the Colonial Revival-style house, has endured multiple alterations that detract from the house’s overall architectural integrity. Many windows have been updated or replaced, including the introduction of the picture window in the façade which diminishes the symmetrical façade treatment, a character-defining feature of the Colonial Revival style. There have also been a series of additions to the house, most notably porch enclosures on the north and south elevations, the addition of a patio to the west elevation, and multiple alterations to the second story.

²⁹ Angley and Swaim, 1983.

³⁰ Bishir, 2005: 498-501.

Overall, these modifications have compromised the architectural integrity of the Rhoades House design and materials.

Based on the 1925 Sanborn maps (refer to Exhibit 8), the outbuildings appear to be in the same locations as they were historically (although according to David Todd, the log cabin playhouse may have been moved), and, with the exception of the carriage house, all have maintained their original materials and form. The carriage house features a number of alterations, including the historic addition of a garage and the modification and partial enclosure of a large opening on the west elevation.

Based on interviews and photography from the 1997 GCA survey, some garden elements associated with the resource appear to remain intact: the formal garden southeast of the house and informal cutting garden west of the house maintain their general location and setting within the property. The formal garden southeast of the house appears to originate in the mid-1970s and conveys its intentional design. This coupled with the remaining landscape features conveys integrity of materials, workmanship, and feeling. On the other hand, the informal cutting garden has been reconfigured and repurposed for permaculture since 1997. Alterations to the informal cutting garden represent an overall loss of design, materials, workmanship, and feeling as the once open plan has been condensed into raised gardens and confined to a fenced lot. Despite these changes, overall the gardens remain in their original use, thus their association with landscape design and gardening on the property remains intact.

National Register Criteria Evaluation

The Rhoades House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, therefore the property is not eligible for the NR under Criterion A. Despite containing several ruins of previous structures, there are no indications that the Rhoades House property is likely to yield information on important research questions in history or prehistory; therefore, the property is not eligible under Criterion D. However, this assessment under Criterion D does not preclude that of a qualified archaeologist.

Background research revealed that the Rhoades House and property is associated with two people who were influential in both the city of Asheville and western North Carolina history. Among other accomplishments, W.T. Weaver brought hydroelectric power to Asheville and was responsible for much of the city's industrial growth in the early 1900's. However, the W.T. Weaver house is no longer extant, and the properties association with him is diminished. His son-in-law, Verne Rhoades, was a pioneer naturalist who was the first forest supervisor of the Pisgah National Park and was responsible for much of the land acquisition for the Great Smoky Mountains National Park. Both parks were, and remain, important tourist attractions to the western part of the state and contribute to the local and regional tourist economy. Research also revealed a passing association with Doan Ogden, an important Asheville landscape architect. Mrs. Verne Rhoades consulted with Ogden in February of 1964; however, there is no evidence to suggest Ogden was commissioned for any work on the property.³¹

After their deaths, the Rhoades property was maintained by descendants of these two men until it was sold to UNCA in 2008. As part of the sale, UNCA has agreed to manage the property with conservation purposes in mind, including the continued use of gardens on the property, possibly for educational

³¹ Doan Reber Ogden Papers, 1964.

purposes.³² The current ownership ensures a certain degree of preservation, specifically to the grounds, and public accessibility to some degree.

Though other properties in Asheville are associated with Verne Rhoades contributions to local history, including the 1961 Rhoades Hall and 1971 Verne Rhoades Memorial Bridge on UNCA's campus named in his honor, this resource includes the house he built for his family in 1926 and grounds on which he presumably influenced. Through the legacy of Verne Rhoades's children, the property has retained a degree of its manicured surrounds which, through public ownership will be maintained. For these reasons, the Rhoades House and property is considered eligible for inclusion in the NR under Criterion B for its association with Verne Rhoades.

The Colonial Revival-style Rhoades House was evaluated under Criterion C and does not appear to possess significance in the area of architecture. Although the resource represents a known house type and has retained its integrity of feeling, setting, and location, the architectural integrity has been compromised due to significant alterations. Multiple additions and alterations to the north, south, and west elevations have distorted the original form of the house. Additionally, the replacement of windows and other historic features has resulted in a loss of historic material. Further, the outbuildings associated with the property are not considered individually significant. Therefore, the Rhoades House is not eligible under Criterion C.

The formal and informal gardens were also evaluated under Criterion C for landscape design. The informal gardens to the west do not represent a significant landscape design, intended and used as a cutting garden. However, the intentional design associated with the formal garden southeast of the house appears to correlate with a mid-1970s establishment and does not meet the NR age criterion. Further, the landscape design does not rise to a level for special consideration. The nearby Botanical Gardens at Asheville at UNCA (BN6066) represent an excellent, intact ten-acre landscape design by prominent local landscape architect Doan Ogden. Construction began in 1961 and continued over the next decades; the design minimally altered natural features of the site and called for a meandering footpath to link various open spaces, features, and attractions within the garden.³³ Therefore, the gardens associated with the Rhoades House do not appear to be individually eligible under Criterion C for landscape design.

National Register Eligible Boundary

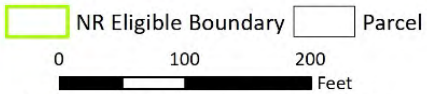
The proposed National Register eligible boundary for the Rhoades House corresponds with the current parcel boundary (Buncombe County Parcel ID 964937244800000), approximately 9.53 acre. The parcel contains the original lot on which the house and outbuildings were constructed, with dates ranging from ca. 1900- 1955. The proposed boundary includes all contributing features including the Colonial Revival house, parking areas, driveways and historic stone walls along Merrimon Avenue, outbuildings, ruins, and formal and informal gardens. The legal parcel boundary corresponds with NCDOT and local rights of way limits.

³² "Rhoades Family Donates Home, Gardens to UNC Asheville", *Asheville Citizen Times*, 12/31/2008.

³³ Acme Preservation Services, 2017: 71.



Legend



Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Rhoades House NR Eligible Boundary**

4. King's Barber Shop (BN5741)

Resource Name	King's Barber Shop
HPO Survey Site No.	BN5741
Address	484 Merrimon Avenue
PIN	964937683700000
Date(s) of Construction	1963
Recommendation	Not eligible



King's Barber Shop oblique view of the façade and south elevation, looking northwest

Physical Description

This property is located at 484 Merrimon Avenue, in the northwest quadrant of the Merrimon Avenue and W.T. Weaver Boulevard intersection, and was identified in the 2011 Asheville Survey Update Phase II. No outbuildings or other features were recorded. Joe King's Barber Shop currently occupies the building.

The resource is a simple, 16 x 36-foot, rectilinear plan commercial building. The building employs balloon construction on a concrete block basement, and is clad with plywood and batten siding under a flat roof. The façade (east facing storefront) is clad in a brick veneer and consists of a glass door and paired aluminum-framed single-pane, plate glass windows with the lower portion of the windows filled with wood. The flat roof projects over the façade forming a full-length canopy. The eaves are enclosed with plywood, and the roof is framed with aluminum.

A poured concrete stairway traverses the north elevation to allow access to the rear of the building via a concrete sidewalk. Aside from four vents in the concrete block basement, there are no openings on the north or south elevation. A non-historic PVC handrail is affixed to the north elevation along the stairway. The rear elevation consists of a wood garage door in the basement, accessible via an alley from Chatham Road. Two small windows are present on the main floor, including a two-light aluminum awning and a fixed-pane window partially covered with plywood.



King's Barber Shop oblique view of the rear (west) and north elevations, looking southeast

This property is setback from Merrimon Avenue by approximately 40 feet and parking is available along the façade. Undeveloped lots to the north are also utilized for parking by the property. Some landscaping is present at the south extent of the parking lot. The terrain is steeply sloping to the west so that the full-length basement is nearly completely exposed on all but the façade. The slope between this property and Keith's Super-Cleaners is grassed. Reed Creek borders the parcel to the south, and the stream banks are vegetated with some grass between the stream and the south elevation. The alley traverses the west side of the commercial block and terminates behind the property, before the creek.



King's Barber Shop oblique view of the rear (west) and south elevations, looking northeast

The current occupant was interviewed and the interior of the barber shop observed, though photographs were not permitted. The current occupant has leased the building from the King family (original owners) for about ten years and was unaware of any interior alterations. The interior survey noted several historic materials, including the vinyl or asphalt floor tiles, painted, wood paneled walls, crown molding, and acoustical ceiling tiles. The three upholstered barber chairs and seafoam-colored sinks also appear to date to the 1960s, and may be original to the shop.

Historic Context

According to the Buncombe County Tax Assessor, King's Barber Shop was constructed in 1963. Joseph A. King and wife, Ethel W. King, purchased three lots from Kurt Gans in April of 1961. These lots corresponded to Lot Nos. 7, 8, and 9 of the Robert A. Long Estate, which was platted in 1922 (refer to Exhibit 1 on page 10).

A review of city directories and land records suggest prior to 1962, there were no buildings on these lots. Gans was denied a \$20,000 building permit for a five-and-ten-cent store by the City of Asheville in 1953 because the proposed 25-foot setback did not comply with the neighborhood trading area setback of 35 feet.³⁴ Joseph A. King was issued a \$6,000 building permit by the City of Asheville in February 1962 for construction of a new barber shop at 484 Merrimon Avenue, near the location of his former shop at Woolsey Dip. The building was designed by King and featured air-conditioning, fluorescent lights and interior birch paneling, which he installed himself. Mr. King relocated his services to the Woolsey area on August 4, 1958 based on the July 22, 1958 *Asheville Citizen-Times* advertisement:

*Joe King – Barber
WITH leading downtown shop for past 11
years, will be located at the NORWOOD
BARBER SHOP, 492 Merrimon Avenue
at Woolsey Dip, starting August 4th.*

It is clear Mr. King practiced as a barber before he constructed the current shop. The sign above the door reads "Joe King's established 1953". It is thought this date may refer to his "establishment" as a professional barber. The 1948-1949 Asheville City Directory is the first listing for Joseph A. King, barber, at which time he was employed at Holland's Barber Shop at 18 ½ College Street.³⁵

The building is currently leased by the King family and remains a barber shop. The current tenants have been in the building for approximately 10 years.

Architectural Context

Based on available information, the small commercial building was designed and constructed by the owner, Joseph A. King. Research did not reveal other buildings designed by Joe King. The building is simple in its style and construction and is perched in the slope of a hill approximately 40 feet from the back of the sidewalk, in contrast to the neighboring commercial block, constructed between roughly 1925 and 1945, which is set on the sidewalk. Further, the building occupies only a small corner of the parcel (comprised of three lots). The remainder of the level ground between Merrimon Avenue and the

³⁴ "Gans Denied Permit For Dime Store", *Asheville Citizen-Times*, 7/22/1953.

³⁵ Advertisements, *Asheville Citizen-Times*, 7/22/1958; 2/28/1962; 2/3/1963.

resource is striped for parking – an asset to any business on the busy commercial corridor in the early 1960s.

The construction materials are simple, consisting of concrete block, balloon framing and plywood cladding. The building appears to be primarily of utilitarian design with little consideration for architectural style. The brick veneer, plate glass, and glass entry under a projecting roof canopy welcomes customers, while the remaining elevations remain simple with minimal treatments. The rear of the building, accessible by the alley from Chatham Road, provides parking to staff, including a garage under the building – presumably for the owner. This simple treatment is not uncommon to other North Carolina barber shops from the postwar period.

HPOWEB includes 55 entries for “barber shop” of which six are reported to be no longer in existence. Only one other identified barber shop is located in Buncombe County: the 1927 DeLuxe Barber Shop (BN4912) at 426 Haywood Road is a contributing building to the West Asheville-Aycock School Historic District (BN1839) and stands apart from other examples as a relatively ornate structure (Exhibit 17). The narrow, symmetrical three-bay DeLuxe Barber Shop was constructed to blend into an adjoining one-story brick commercial building, incorporating such design elements as decorative cast stone square and diamond blocks. Operated as a barber shop from 1927 through the 1950s, the DeLuxe Barber Shop has been converted to retail use and an interior connection opened to the neighboring building.³⁶ The relatively compact nature is a feature common among other examples.

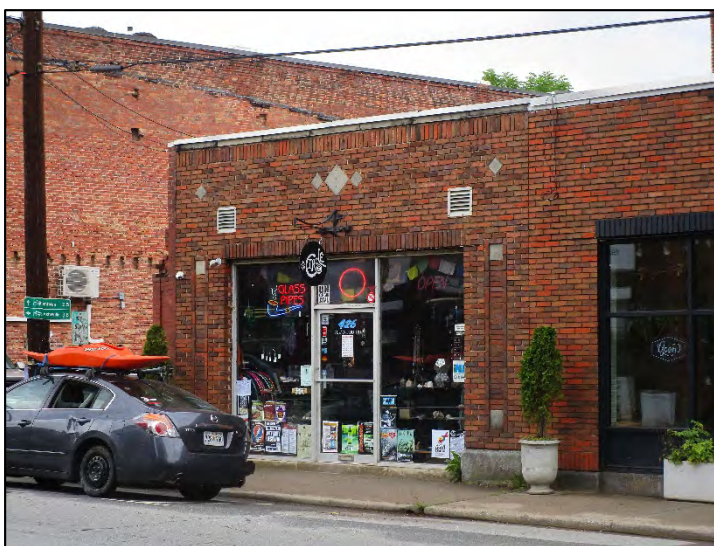


Exhibit 17. DeLuxe Barber Shop (BN4912) (1927), 426 Haywood Road in West Asheville-Aycock School Historic District

Two such barber shops remain in neighboring McDowell County, both of which remain in their original use in Downtown Marion. The 1962 Family Barber Shop (MC0043) at 10 N. Main Street is a narrow, one-story brick building with a gabled parapet framed by brick pilasters and sandwiched between one- and two-story brick retail buildings (Exhibit 18). The asymmetrical façade contains a plate glass window that extends into the corner canted entry and the parapet is capped with concrete block; a small diamond is inlaid within the peak of the gabled parapet. Located less than 500 feet south is the City Barber Shop (MC0058) at the north end of a commercial block, its northern exposure of continuous brick (Exhibit 19). Equally narrow, the one-story with parapet City Barber Shop features an asymmetrical façade clad with stone veneer and brick and includes a tripartite aluminum-framed plate glass window and glass entry below an attached canopy.

³⁶ West Asheville-Aycock School Historic District Nomination



Exhibit 18. Family Barber Shop (MC0043) (1962), 10 N. Main Street, Marion



Exhibit 19. City Barber Shop (MC0058) (date unknown), 17 S. Main Street, Marion

The two-bay, flat-roof asymmetrical ca. 1962 Grady’s Barber Shop (CT0226) at 100 N. Main Street in Catawba, Catawba County is a plain brick-clad 27 x 32-foot building (Exhibit 20). Two flush wood doors with three horizontal glass panes are located near either side of the façade with two fixed pane windows between. Brick planters are incorporated in the design and located directly below the windows. A flat canopy extends from the roofline on the façade covering all openings. The rear elevation includes two doors located on either side of the elevation and accessed by a continuous brick and concrete porch that is covered by an attached shed canopy.



Exhibit 20. Grady’s Barber Shop, 100 N. Main Street, Catawba

The above documented barber shops are all relatively small, brick-clad, one-story structures. Whether the small interior spaces conspired to keep these buildings in continuous use as a barber shop is unknown, though the examples suggest so, as three of the four remain in use as a barber shop. The only observed example which has been converted to another use, the DeLuxe Barber Shop, altered the interior party wall to accommodate its current retail use.

Integrity

No evident alterations have occurred to the resource, save for the infill of portions of some of the resource’s windows, and the interior retains several historic features and treatments. The purpose-built barber shop remains in the same use, similar to other postwar barber shops identified in North Carolina, and retains the original owner’s name. The surrounding area contains development which, for the most part, predates King’s Barber Shop. As a result, King’s Barber Shop retains integrity of location, design, setting, materials, workmanship, feeling and association.

National Register Criteria Evaluation

King's Barber Shop was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. Though Joe King practiced as a barber in Asheville for many years and was known locally, research did not reveal that Joe King made significant contributions to the history or development of Asheville. Therefore, King's Barber Shop is not considered eligible under Criterion B. Built in 1963, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

Upon its completion in 1963, King's Barber Shop employed contemporary commercial and retail practices in the provision for off-street parking in contrast to the pre-1950s commercial buildings immediately to the north with zero setback. However, this development trend towards accommodation of the private automobile was widely dispersed and is evident in several early-1960s commercial properties on Merrimon Avenue and beyond. King's Barber Shop provided an important though common service to the surrounding community; the 1963 city directory lists 49 entries for barber, with four on Merrimon Avenue. As such, King's Barber Shop does not appear to be associated with events that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the property is not considered eligible under Criterion A.

King's Barber Shop is not eligible for the NR under Criterion C. Though the property retains a high degree of historic integrity, the resource does not represent a significant architectural style or trend at the local, state or national level. The 1963 concrete masonry unit and balloon frame commercial building does not conform to any academically acknowledged architectural styles; its design is simple and utilitarian, similar to other barber shops in western North Carolina, and lacks individual distinction. For these reasons, King's Barber Shop does not appear to be significant under Criterion C for its architecture.

5. (Former) Keith’s Super-Cleaners (BN5742)

Resource Name	(Former) Keith’s Super-Cleaners
HPO Survey Site No.	BN5742
Address	489A Merrimon Avenue
PIN	964937694200000
Date(s) of Construction	ca. 1947
Recommendation	Not eligible



Former Keith’s Super-Cleaners oblique view of façade and south elevation, looking northwest

Physical Description

This one-story, symmetrical concrete block commercial building is located at 498A Merrimon Avenue, and was identified in the 2011 Asheville Survey Update Phase II.³⁷ No outbuildings or other features were recorded in association with the property. This property is set at the back of the sidewalk, and an alley traverses the west side of the parcel. Due to the skew of the parcel, the corners of the building are not square. The building is currently vacant.

The symmetrical storefront (façade is east facing) features a central door flanked by pairs of four-light windows under a stepped parapet with terracotta tile cap. All openings are wood framed, and wood muntins remain in some of the windows. No glass remains on the façade, and there was no apparent

³⁷ Note: The Historic Property Survey Summary noted that the number on the building was 492 in 2011, but 498A in the county tax records. This survey observes the county tax records, i.e., 498A Merrimon Avenue. Research revealed this building was 492 Merrimon Avenue historically. The reason for the numbering changes are unknown.

division in the transoms, as described in the 2011 Historic Property Survey. This survey noted that the transoms above the windows are operable, while the one above the door is fixed. The wood panel door likely included a light, but now is infilled with plywood. The concrete block exterior is painted green.

The south elevation contains three openings, including two vinyl replacements and one eight-light steel casement window towards the rear (west). Terracotta tile also cap the parapet wall on this exposed elevation. The north elevation shares a party wall with the former Moser Plumbing Building. The west elevation exposes the basement level. The first floor includes an off-center doorway (wood door) and an eight-light steel casement window on each side. A small void is present above the door, and may have housed a window or vent, but is currently enclosed with plywood. The basement level includes an aluminum garage door at the base of a short driveway that slopes towards the building. The alley forms the rear property line. A one-story, half-width wing extends from the south side of the basement level. The concrete block shed roof wing includes a plywood door (non-standard size) on its northern elevation.



Former Keith's Super-Cleaners oblique view of the rear (west) and south elevations, looking northeast



Former Keith's Super-Cleaners rear (west) elevation, view to the west. The former Moser Plumbing Building is visible at left.



Former Keith's Super-Cleaners, view to the north along Merrimon Avenue showing sidewalk along facade

The building is currently vacant. Views were gained to the interior through gaps in the window and door coverings revealing an open floor plan, though cluttered with various materials preventing an assessment of the flooring. The concrete block is painted on interior walls and a wood-framed ceiling structure rests on the top of the walls, though there is no ceiling covering. No interior door or window surrounds were noted.

Historic Context

The resource occupies Lot No. 6 of the 1922 plat of the Robert A. Long Estate. Guy W. Keith purchased Lot Nos. 5 and 6 from Wenoca Land Company of Wake County August 10, 1945. Keith sold off Lot No. 5 in 1945 to Verne G. Moser (see former Moser Plumbing Building). Keith retained ownership of Lot 6 and presumably constructed the current building. In September of 1946, Keith purchased Lot No. 7 (adjoining to the south) from Verne G. Moser, but then sold it off again – unimproved – in 1953. Advertisements for Keith’s Super-Cleaners at 492 Merrimon Avenue begin appearing in local newspapers in early 1947.³⁸ Research suggests the resource was constructed as a dry-cleaners ca. 1947, two years prior to the construction date in county records. The 1954 Sanborn map depicts the one-story with basement concrete block former Keith’s Super-Cleaners at 492 Merrimon Avenue and identifies it as the location of a dry-cleaning facility (Exhibit 21). The 1963 city directory lists Keith’s Super Cleaners and Norwood Barber Shop at 492 Merrimon Avenue. The current owner, Jacob P Demetris, purchased the property from the Keith family in early 1973. Interviews with locals related very limited use of the building in the past 25 years.

Similar to other businesses occupying the Chatham Road corner in the postwar years, the dry-cleaners would have served the needs of the surrounding community.

Architectural Context

Keith’s Super-Cleaners is a single-front retail building with three bays on the façade. The mid-century concrete block commercial structure was constructed for a dry-cleaner, though the simple shell might have provided suitable space for any number of commercial ventures. At the time of construction, interior organization would have been designed to suit the needs of the owner/occupant, requiring at the least a small reception area, counter, and space for dry-cleaning equipment. Partitions could be arranged as needed within the confines of the space. The deep, narrow building, with one party wall, incorporated paired windows and transoms on the façade, with symmetrically placed casements in the south and west elevations to maximize the amount of natural light that could penetrate the interior of the building.³⁹

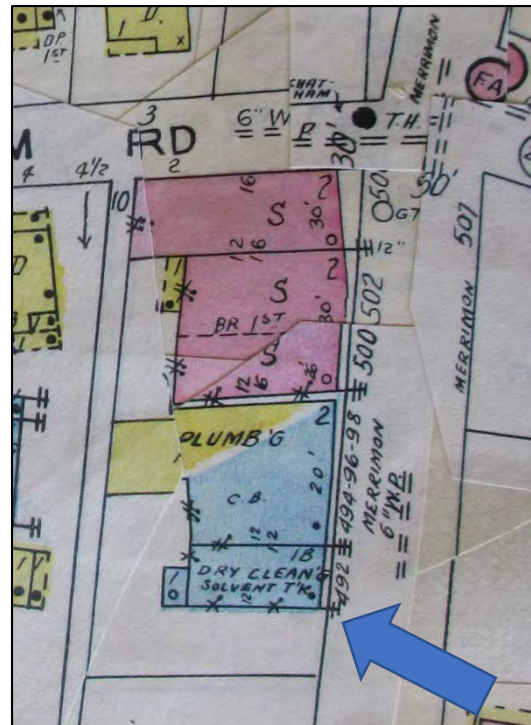


Exhibit 21. Portion of 1954 Sanborn Map (Sheet 60) showing Keith’s Super-Cleaners at 492 Merrimon Avenue

³⁸ Advertisement, *Asheville Citizen-Times*, 4/28/1947.

³⁹ Gottfried and Jennings, 2009: 237.

Keith’s Super-Cleaners employs the basic tenants of Modernist architecture with smooth, uniform surfaces and no applied ornamentation or architectural embellishments. The stepped parapet provides relief on the otherwise flat, rectilinear form, and the terracotta caps an element of visual interest. The building rejects any stylistic treatments that were popular in commercial buildings prior to World War II. With the tightened economy and material shortages during World War II, much of the embellishment was either significantly reduced or removed altogether. Concrete block construction was relatively inexpensive and could be installed more quickly than traditional materials, such as brick.

A search of HPOWEB for “commercial” and “concrete block” in Buncombe County returns seven entries, two of which are reported to be no longer in existence. The remaining five post-date 1960, but are all one-story gabled or parapet commercial structures. By removing “commercial” from the search, twenty-five concrete block structures are returned for Buncombe County, encompassing additional, traditionally utilitarian structures like garages and warehouses. A windshield survey identified two concrete-block commercial structures: 99 Broadway Street (BN5142) in the Downtown Asheville Historic District (BN0003) and 821 Haywood Avenue (BN4994) just west of the West Asheville End of Car Line Historic District.

Buncombe County land records attribute a 1923 construction date to the concrete block structure at 99 Broadway (Exhibit 22). The storefront appears to be the result of a renovation of possibly a garage. The central flush door is surrounded by wood and flanked by paired vinyl windows behind security bars. A concrete skim coat or stucco application beneath the flanking windows suggests a larger void may have been converted to the current three-bay form. An aluminum, attached awning spans the openings, and a parapet extends above the flat roof. The concrete block structure at 821 Haywood Avenue dates to the 1970s and has a front gable roof (Exhibit 23). The storefront is asymmetrical and the gable end filled with weatherboard siding. Located at the corner of Oakwood Street, the southwest corner of the building is not square.



Exhibit 22. 99 Broadway Avenue (BN5142) (1923) in the Downtown Asheville Historic District (BN0003)



Exhibit 23. 821 Haywood Avenue (BN4994) (1970s)

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Integrity of design is largely intact despite general disrepair. Integrity of setting is likewise intact as the

majority of surrounding features predate the resource. The integrity of materials and workmanship are somewhat diminished with the absence of multiple windows and doors, and the vinyl replacements. Despite the resource's current vacant status and overall disrepair, integrity of feeling remains intact as a distinctively commercial building from its period of construction. However, the general disrepair and current vacant status do not convey integrity of association with its historic purpose (i.e., dry-cleaners).

National Register Criteria Evaluation

The former Keith's Super-Cleaners was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built ca. 1947, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Keith's Super-Cleaners provided an important though common service to the surrounding community; the 1947 city directory lists six "cleaners and dyers" and another 30 "clothes pressers and cleaners", a few of which operated multiple locations. Including Keith's Super-Cleaners, five clothes pressers and cleaners were present on Merrimon Avenue at that time. As such, the resource does not appear to be associated with events that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the property is not considered eligible under Criterion A.

The former Keith's Super-Cleaners is not eligible for the NR under Criterion C. The resource lacks individual distinction and does not represent a significant architectural style or trend within a local, state, or national context. The simple, utilitarian construction allowed for an open floor plan, conducive to the needs of a dry-cleaner. Further, the loss of historic materials diminishes the resource's integrity. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

6. (Former) Moser Plumbing Building (BN5743)

Resource Name	(Former) Moser Plumbing Building
HPO Survey Site No.	BN5743
Address	489B Merrimon Avenue
PIN	964937695600000
Date(s) of Construction	ca. 1948
Recommendation	Not eligible



Former Moser Plumbing Building façade, view to the northwest

Physical Description

This two-story, asymmetrical brick-front commercial building is located at 498B Merrimon Avenue and identified in the 2011 Asheville Survey Update Phase II. Two different street addresses are attached to mailboxes affixed to the façade: the south entry is identified as 498A and one of the north entries is identified as 496. This report maintains the 498B Merrimon Avenue address, consistent with Buncombe County tax records. No outbuildings or other features were recorded. The building is currently vacant and in disrepair due to fire. The current owner was not reached by this survey, and interior access not pursued due to the condition of the structure.

The façade is clad in cream-colored brick and has a concrete cap on the parapet. Three entries are present along the façade, all of which have been covered with plywood. A single-width door entry is present at both ends of the façade, with a double-width doorway adjacent to the northern single-width doorway. The door frames and surrounds remain visible at the northern extent of the resource; the double-leaf multi-light door described by in the 2011 survey has been covered completely with plywood,

while the single wood door remains visible (including hardware). The display windows have been covered by plywood; a brick sill is evident. A series of evenly spaced steel L-beams break the wall plane the full length of the façade above the first story openings, likely once supporting an awning. Four window openings are symmetrically placed along the second story. These windows are also covered with plywood over brick sills. The building appears to have been two buildings with a shared brick façade, the southern side constructed of concrete block and the northern side appears to have been wood framed with clapboard siding.

The exposed south elevation, above the neighboring one-story concrete block Keith's Super-Cleaners reveals concrete block construction. Three windows are located in this elevation, though all are covered with plywood. The parapet wall on the south elevation steps down to the west, and some terracotta caps remain in place. The north elevation is mostly obscured by the remnant brick wall from the demolished Allison's Grocery. As viewed through remnant window openings in the brick wall, this portion is wood framed with weatherboard siding. The fire (occurring approximately five years ago) severely damaged this portion of the structure; the roof is almost completely destroyed. An interior brick chimney is visible through the wreckage.



Former Moser Plumbing Building south elevation, view to the north. Keith's Super-Cleaners is in foreground.

The rear (west) elevation reveals the extent of two adjacent buildings that were united by the brick storefront on the façade. As mentioned, the north side of the building is wood frame construction. Due to the fire, the second story was severely damaged and a large section of the roof collapsed. This frame structure extends further west towards the alley than its neighboring, southern concrete block structure. A one-story frame addition extends from the rear basement level and is clad in weatherboard and asphalt shingles. The adjoining concrete block structure to the south remains standing, though the

fire compromised a section of this roof as well. The rear elevation includes two windows in the second story with brick lintel and concrete sills; the openings are covered with wood. The first floor includes two openings with brick lintels and concrete sills – also covered with plywood – that may have been doors, or tall windows. A wood frame shed roof extends from the basement level with a raised seam metal roof. A small one-story concrete block wing with metal security door extends from the southwest corner of the building under the shed roof. Two windows and a double door are present in the basement level under the shed roof, though also covered with plywood.



Former Moser Plumbing Building rear (west) elevation, view to the northeast. Keith’s Super-Cleaners is at right.

The former Moser Plumbing Building is set at the back of the sidewalk along Merrimon Avenue. The one-story concrete block Keith’s Super-Cleaners shares a first-floor party wall. Allison’s Grocery to the north has been mostly demolished, leaving a grassed lot to the north of the resource, below the street level. A ten-foot alley traverses the rear of the building.



Former Moser Plumbing Building oblique view of the rear (west) and north elevations, view to southwest. The brick wall along north elevation is remnant from adjacent building that has been demolished.



Former Moser Plumbing Building, view to the north along Merrimon Avenue along façade and sidewalk

Historic Context

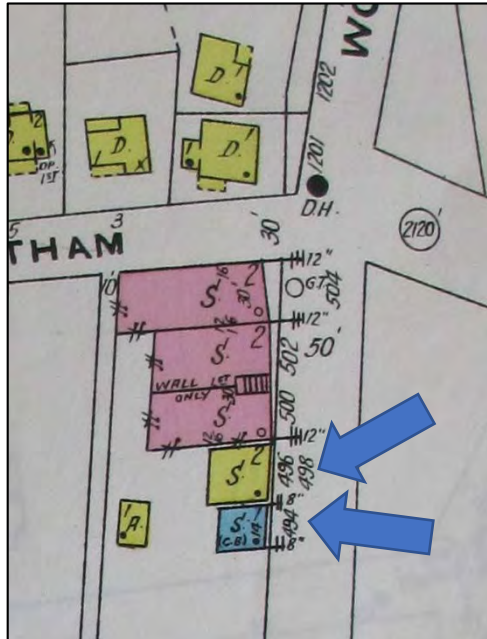


Exhibit 24. Portion of the 1925 Sanborn Fire Insurance Map (Sheet 60) showing two smaller buildings on site at that time

Based on observations of the rear (west) elevation, it appears that the former Moser Plumbing Building was historically two separate buildings that were unified behind the cream brick façade and storefront treatment at some point following initial construction(s). Research generally supported this observation. The 1925 Sanborn map (Exhibit 24) shows two separate structures were in place at this site: a two-story frame structure at 496/498 Merrimon Avenue, and a one-story concrete block structure at 494 Merrimon Avenue. A one-story, frame “auto house” is located to the rear, along the 10-foot alley.

The resource occupies Lot No. 4 (496/498 Merrimon Avenue) and Lot No. 5 (494 Merrimon Avenue) of the 1922 plat of the Robert A. Long Estate (refer to Exhibit 1 on page 10 and Exhibit 25). W.T. Rowland purchased Lot 4 from the Robert A. Long Estate in March of 1922, but then sold the property to W.A. Davis in November of the same year. The 1925 City Directory lists W.A. Davis, grocer at 498 Merrimon; Autrey TE is listed in 496 Merrimon, suggesting the upper story was an apartment. Asheville Lawn and Garden Company occupied the concrete block structure at 494 Merrimon Avenue (Lot No. 5).

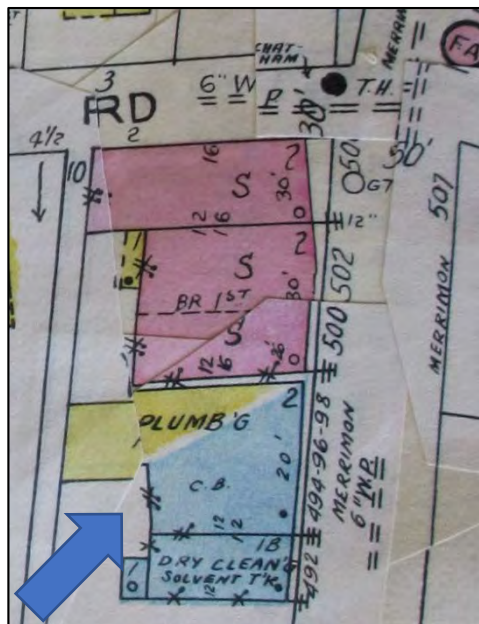


Exhibit 25. Portion of the 1954 Sanborn Fire Insurance Map (Sheet 60) showing the extent of the current structure, corresponding to 494-96-98 Merrimon Avenue. Note the use of concrete block and frame construction.

Moser Plumbing was founded in 1928 and moved into 498 Merrimon Avenue in 1935, presumably as a tenant. Verne G. Moser, the owner of the company, acquired 498 Merrimon Avenue (Lot 4) in 1940 from W.A. Davis; then – with the intent for further expansion – the neighboring building at 494 Merrimon Avenue (Lot 5) in 1945 from Guy W. Keith. The *Asheville Citizen-Times* ran an announcement in the February 26, 1949 paper with a photograph of the recently remodeled interior of 498 Merrimon Avenue (Exhibit 26). Later changing its name to Moser, Inc., the company relocated in 1972.⁴⁰

Buncombe County land records attribute a 1949 construction date to the resource. This date roughly coincides with consolidated ownership of Lot Nos. 4 and 5 after 1945 by Verne G. Moser and the reported renovation in 1948. The 1954 Sanborn map presents a single building fronting Merrimon Avenue with addresses 494-496-498 (Exhibit 25).

⁴⁰ “Open House Saturday In New Moser Location”, *Asheville Citizen-Times*, 1/19/1973.

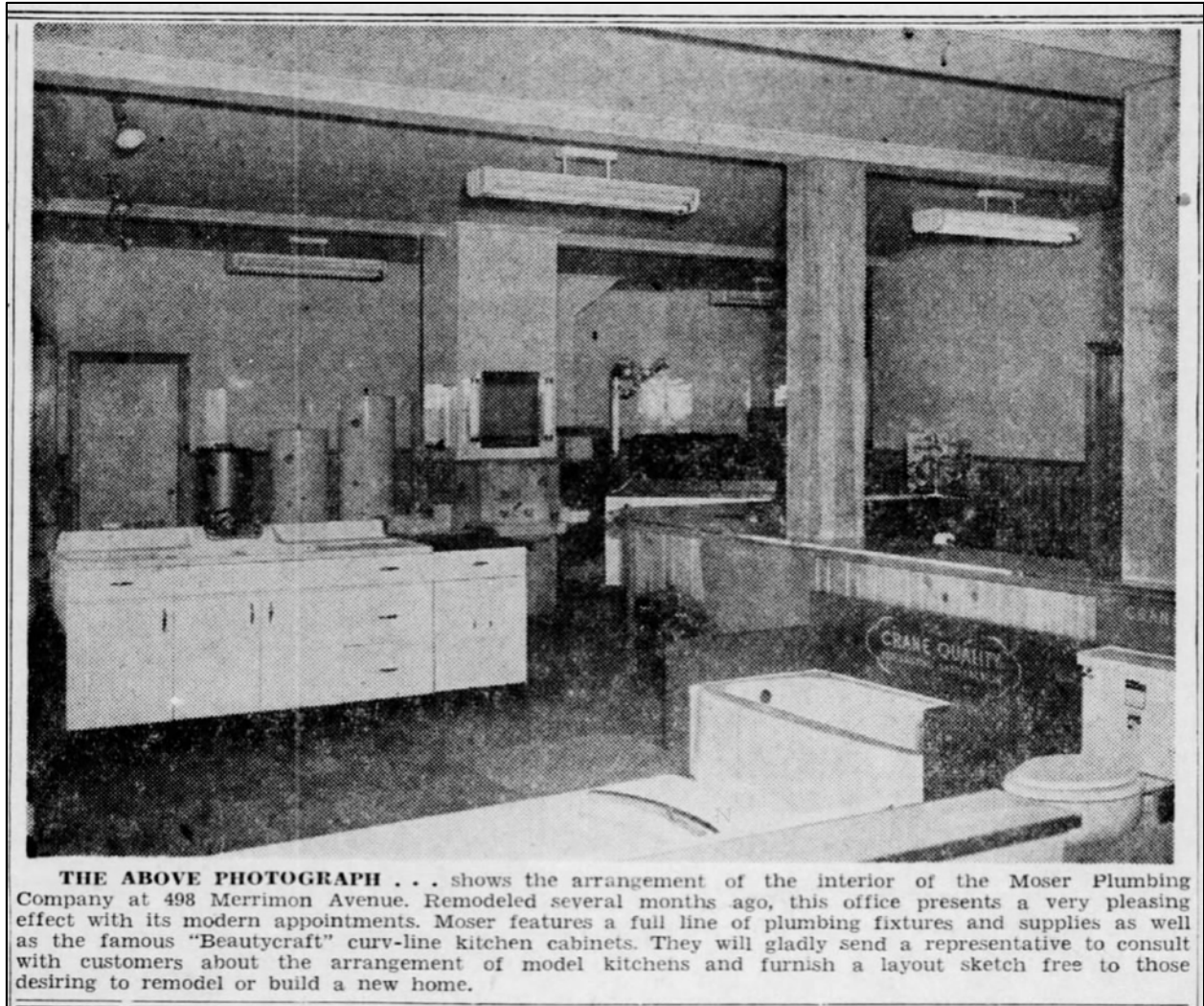


Exhibit 26. The Asheville Citizen-Times ran this announcement in the February 26, 1949 paper (page 8) showing the results of a renovation that took place over the course of 1948 for the new Moser Plumbing Company store

The two-story building is coded primarily concrete block; however, frame construction is also indicated. This snapshot from 1954 roughly corresponds with the current conditions, where frame construction is visible in the northern building; the southern building is primarily concrete block. Because these materials resemble those pictured in the 1925 Sanborn map above, it is suspected this resource may represent an extensive renovation of two existing buildings to a single, larger structure. Regardless of whether and to what extent the 1948 renovation incorporated the existing buildings, the result was a new commercial structure. Therefore, a 1948 construction date is attributed to the former Moser Plumbing Building.

Interviews with property owners in the vicinity noted that a fire originated in the northern portion of the building about 5-7 years ago. Reviews of historic aerial photography indicate that the structure was intact in November 2013. By October 2015, aerial imagery reflects the current condition. The building has been allowed to deteriorate since that date and is currently for sale.

Architectural Context

Though the building is in disrepair and the façade largely boarded up, certain architectural design elements remain apparent. Storefront alterations typically employ the popular aesthetic of the time, and the former Moser Plumbing Building is the product of an extensive mid-century commercial renovation. Despite entry and window coverings, the building's façade conveys design principals commonly applied to mid-century commercial architecture, specifically an emphasis on a glass front within an otherwise flat, uniform surface. Two contemporary examples from the APE include the 1946 Anthony Lord-designed Burton and Son Furniture Building at 615 Merrimon Avenue and the 1947 former Morrison's Furniture Store at 535 Merrimon Avenue. Each employed the modernist aesthetic in new construction projects, consisting principally of a span of windows flush to the wall surface below a cantilevered canopy.



Exhibit 27. Fain's Thrift Store (BN5155) (1946), 15 Biltmore Avenue in Downtown Asheville Historic District

The ca. 1946 Fain's Thrift Store (BN5155) at 15 Biltmore Avenue in downtown Asheville stands as a good and intact modernist commercial building with elements of the Moderne style (Exhibit 27). Fain's Thrift Store utilizes a recessed entry – opposed to the cantilevered canopies employed on Merrimon Avenue examples – on an urban street to maximize storefront exposure. The curved display windows are set above red tiles which, coupled with the flat expanse of wall space, draws the eye to the storefront display. A continuous span of windows, flush to the wall surface, traverses the second story and the building is capped with a flat parapet.

The former Moser Plumbing Building sought to unify and upgrade two older storefronts. Changes in architectural fashions and construction technologies allowed commercial property owners to use storefront design and alteration to differentiate themselves. The design employed, generally referred to as “streamlined” – as much a reference to the building technology as to the aesthetic – includes an expansive brick clad façade with a ribbon of windows (now covered) over a brick sill between entries. Not a classic “glass front” treatment, the long span of windows represents the most prominent design element on the façade. This was a reversal from storefront design in prior decades where the emphasis was placed on the wall and graphics framing the display window.⁴¹ Steel L-beams break the wall plane in a regular pattern above the first story openings, suggesting a canopy traversed the entire façade.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though aspects of the storefront design remain intact, the extent of damage and disrepair to the

⁴¹ Jackson, 2000: 2-57–2-59.

building as a whole compromises the resource's ability to convey its historic design. In addition to the damage caused to the resource by the fire, the demolition of the neighboring adjacent commercial property (500-502 Merrimon Avenue) contributes to the loss of integrity of setting. Historic wood surrounds were observed on the façade entries and windows; however, the overall disrepair of the building prevents the resource from conveying integrity of historic materials and workmanship. Despite these material losses, general disrepair, and its current vacant status, the resource continues to convey the feeling and aesthetic from its period of construction, and its association with a mid-century commercial property is intact.

National Register Criteria Evaluation

The former Moser Plumbing Building was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built ca. 1948, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Moser Plumbing Building is not eligible for the NR under Criterion A. Moser Plumbing offered a common service from its Merrimon Avenue location between 1935 and 1972. The Moser Plumbing Company is listed as one of 21 plumbers in the 1948-1949 city directory. As such, Moser Plumbing Company did not offer a unique or significant service to the community. The company's success is reflected in the ca. 1948 renovation that unified two buildings and expanded interior space and, over the years, Moser expanded into complementary services, including heating, and later air conditioning. Neither of these were uncommon pursuits for plumbing companies. Therefore, the resource does not appear to possess significance under Criterion A.

The former Moser Plumbing Building is not eligible for the NR under Criterion C. Though the resource retains some historic materials, including the brick veneer and some door and window surrounds, the resource is in an advanced state of disrepair. The rear half of the structure was compromised by fire, and large sections of the roof are collapsed. Despite this, the storefront continues to convey aspects of a mid-century storefront design, specifically a mid-century storefront alteration. The expansive brick-clad façade emphasizes the ribbon of windows (now covered) which represents the most prominent design element on the building. Regardless, this aesthetic is reflected in other mid-century commercial properties which also retain higher degrees of integrity. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

7. Allison's Grocery (BN5744)

Resource Name	Allison's Grocery
HPO Survey Site No.	BN5744
Address	506 Merrimon Avenue
PIN	964938607600000
Date(s) of Construction	ca. 1923
Recommendation	Not eligible



Allison's Grocery oblique view of the façade (east facing) and north elevation, looking to the southwest

Physical Description

This two-story, symmetrical brick-front commercial building is located at 506 Merrimon Avenue in the southwest corner of the Merrimon Avenue intersection with Chatham Road and was identified in the 2011 Asheville Survey Update Phase II. No outbuildings or other associated features were recorded. The first story of the building is currently occupied by a tattoo parlor; the upper floor is vacant, and reported to be in poor condition.

The east-facing façade features a recessed canted entry centrally within three bays. The double glass doors are framed with wood rails and stiles and a narrow, fixed transom is present above the left (south) door; the transom on the other door is infilled with wood. The storefront is framed with wood. The display windows consist of six large single pane lights within a wood frame and fill the recessed entry. Black structural glass is attached beneath the enclosed show windows. The ceiling within the recessed entry is covered in plywood, and the floor is broken tile. Above the storefront is a band of blue-tinted structural glass application or architectural tiles in a simple wood frame.



Allison's Grocery façade entry detail, facing west

The façade is framed in slightly projecting brick pilasters that terminate in corbeled bricks above the parapet roofline. Three pairs of two-over-two wood sash windows with soldier course brick sills and steel lintels are symmetrically arranged in the second story. Two one-story-height corbelled brick pilasters on either side of the central window pair delineate the three bays in the second-story. A slightly projecting band of bricks traverses the façade above the second-story windows to set off the recessed sign board, which is empty. A small wood slat vent is centrally located in the bottom of this space.

The north elevation is fully exposed along Chatham Road and reveals the six-course American bond masonry construction. Interestingly, a US Coast and Geodetic Survey (USGS) Benchmark dated 1935 is inset in the northern elevation. The foundation is partially exposed along this elevation and appears to be a course aggregate poured concrete. Three small openings towards the upper reaches of the first story are covered with plywood, but slanted brick sills and steel lintels remain visible. Towards the rear (west) are two aluminum replacement doors. As reported by the current tenant, the larger opening permits access to the first story; the standard door in the northwest corner of the building accesses a staircase to the second story. The larger opening includes a sidelight that has been covered. Five pairs of two-over-two wood sash windows with slanted brick sills and steel lintels are arranged in the second story, with a single smaller two-over-two window between the pair at the west end of the elevation. The roof parapet steps down to the rear (west) of the building. The brick castellations reported in the 2011 survey appear to correspond to three interior brick chimneys.

The rear (west) elevation is bound by the asphalt alley that terminates at Reed Creek to the south (behind King's Barber Shop). The terrain slopes to the south exposing more of the poured concrete foundation at the southwest corner of the building. A recessed wood frame opening into the basement

is infilled with wood. Two pairs of windows are present on the first floor with slanted brick sills and steel lintels. The pair at left (north) are infilled with plywood, and the pair at the south end are aluminum replacements with plywood infill above. The second story includes a paired window opening at the left (north) that is infilled with plywood and a single window infilled with plywood. The rear roofline is exposed (no parapet) and a steel gutter is attached with an incomplete downspout in the southwest corner. Multiple holes in the gutter are apparent and correspond to staining and mortar degradation on this elevation.



Allison's Grocery oblique view to the southeast of the rear (west) and north elevations

The south elevation is exposed due to the loss of the adjacent building by collapse and subsequent demolition resulting from a car accident. The western quarter of the elevation was not previously covered by the adjacent building, as evident in the I-beam and remnant brick wall. This portion of the elevation includes a door opening in the first floor which has been infilled with plywood and two two-over-two wood sash windows in the second story. Remnants of interior spaces are visible on the south elevation, including a plaster-like covering along the first and second stories. A single six-panel interior wood door is present on the second story, indicating some measure of connection between the adjoining buildings historically. Three engaged brick chimneys are apparent on this elevation: the central chimney originating in the first story, and the other two in the second story. The presence of circular cut-outs for flues indicate the use of these features, and informed the conclusion for those present on the north elevation. Similar to the north elevation, the parapet steps down to the west (rear) of the building. This elevation reveals a slanted (east to west) tar line that likely corresponded to the former adjacent building's slanted roofline.



Allison's Grocery oblique view to the northeast of the south and rear (west) elevations



Allison's Grocery, view of exposed south elevation from the alley, looking northeast. The party wall ruins in the foreground are remnants from the three-part building once filling this area.

The interior of the building was partially surveyed, and a short interview with a knowledgeable employee conducted. The current owner has occupied the building since 2002 and completed some renovations at that time for use of the first floor as a tattoo parlor. This included the construction of partition walls and the installation of a drop ceiling, though some bead board ceiling was noted in the reception area. Plaster walls were observed along interior elevations and hardwood floors were partially exposed in the entry; otherwise, the floor is covered in carpet and linoleum. Though not inspected, the interviewee stated that basement was full length and has a concrete floor and the upper floor was in poor condition. Water damage was visible in the first-floor ceiling.

Historic Context

Gedwin D. (G.D.) Allison and his wife Sallie E. purchased Lots 1, 2, and 3 from the Robert A. Long Estate in March of 1922 (see Exhibit 1 on page 10). These lots are grouped in real estate transactions throughout the historic period and appear to have been constructed as a single commercial development. Lot 1 corresponds to Allison’s Grocery.

It is assumed the Allison’s constructed the current building between 1922-23. Based on a review of property transactions from the period, the Allison’s appear to have been somewhat active in Asheville real estate between the early 1900s and the Depression. In 1923 the Allison’s executed a deed of trust with E.B. Thomason and L.O. Lohmann on Lots 1, 2, and 3.

The *Asheville Citizen-Times* ran an advertisement placed by G.D. Allison on December 5, 1923 that announced “Fireworks—Fireworks—Fireworks” for sale at 500-502-504 Merrimon Avenue. Also available to customers were groceries, fruits, nuts, candies, vegetables and feed. G.D. Allison lived nearby, at 114 Woodward Avenue in Norwood Park.

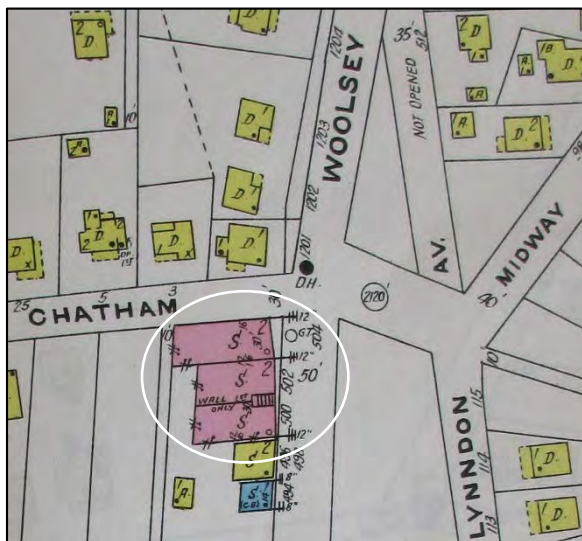


Exhibit 28. Portion of the 1925 Sanborn Fire Insurance Map (Sheet 60) showing the Chatham Road/Woolsey Avenue (now Merrimon Avenue) intersection

The 1925 Sanborn (Exhibit 28) shows a substantial brick structure at this location, including three-units at 500, 502, and 504 Woolsey Avenue (Merrimon Avenue). The corner unit (504 Merrimon Avenue) extends the full depth of the lot, terminating at the 10-foot alley. The two units attached to the south are shorter. A stairwell leads to the open second floor above 500 and 502 Merrimon Avenue.

By 1934 the Allison’s defaulted on their payments and Thomason and Lohmann sold the property at auction. Over the decade G.D. Allison operated the grocery, regular advertisements in local newspapers listed fresh meat and fancy groceries, vegetables, fruits, automobile tires and accessories, gasoline, oil, as among the wares sold. They would also deliver “anywhere”.⁴²

The Ashmont Company Inc. assumed ownership of the property in 1934. Dixie Stores and Jax Pax Stores operated groceries at 502 and 506 Merrimon Avenue (presumed upstairs, as it is indicated south of

⁴² Advertisement, *Asheville Citizen-Times*, 6/18/1924.

Chatham Road) according to 1935 and 1940 City Directory.⁴³ The 1940 City Directory included Norwood Pharmacy at 500 Merrimon Avenue and a lawn furniture store at 502 ½ Merrimon Avenue (presumed upstairs). The property changed hands again in 1945, when Carl and Rose Bulloch purchased the building from Ashmont Company Inc. Norwood Pharmacy, A&P Food Stores, The Laundromat, Air Thermostat Company, and Quality Bakery were listed as tenants in the 1948-1949 City Directory, in addition to two apparent apartments, at 502 ½ and 506. The list of tenants changed over the years, though the services offered remained somewhat consistent with a laundry and various retailers occupying the buildings.

In 2005, a vehicle struck the resource (assumed 502 Merrimon Avenue) and resulted in the subsequent partial demolition due to the extent of structural damage. Photographs of the damage posted by Asheville.com show that the resource was originally constructed as a three-unit commercial building (Exhibit 29). Based on the early 1920s advertisements, the entire ground floor was initially occupied as a grocer, and over the years the three units assumed independent use. At the time of its construction, this would have been the earliest purpose-built, and most substantial, commercial building in the Woolsey area north of Asheville.



Exhibit 29. 500-502-504 Merrimon Avenue in 2005, following a vehicle collision with the central unit (502 Merrimon Avenue) and the collapse of the façade. This photograph reveals the full extent of the historic construction, a three-unit brick-front with slightly projecting, dominant central mass. Only 504 Merrimon Avenue (BN5742) (at right) remains. Source: Asheville.com (www.asheville.com/news/merrimon0905.html).

⁴³ Note: 506 Merrimon Avenue appears in later city directories south of Chatham Road, suggesting the 506 address corresponded to the second story. Buncombe County Land Records continue to apply 504 and 506 to this parcel.

Architectural Context

Allison's Grocery represents one-third of a larger, multi-unit brick-front commercial building constructed in 1923. As such, the building's context has been compromised; it stands as a single unit though it was not intended to do so. The remaining structure's design displays some Classical elements in its ordered façade and brick pilasters. The brick-front store was the most popular storefront for the longest period of time; Allison's Grocery falls within this broad context. These stores were often narrow and deep, and the storefront display windows were a source of light as well as an invitation to inspect goods. The upper levels had more options, of which Allison's Grocery employed paired windows and brick corbelling.⁴⁴

A review of HPOWEB identified several entries for the commercial building type, a healthy subset of those being two-story examples dating to the 1920s, and several of which are in Downtown Asheville. However, examples outside an urban context were sought as the Woolsey area was developing as a suburban community in the 1920s. Similarly, West Asheville hosts a collection of one- and two-story brick-front commercial buildings in a relatively tight cluster around the Haywood Road and Dunwell Avenue/Brevard Road intersection. This collection represents a more substantial suburban development than the one at Merrimon Avenue and Chatham Road. Two commercial properties within relative proximity to Allison's Grocery are briefly evaluated for comparative purposes below.



Exhibit 30. Robinson Building (BN5749) (1927), 793 Merrimon Avenue

Approximately one mile to the north at 793 Merrimon Avenue is the Robinson Building (BN5749) in the northeast corner of the Gracelyn Road/Colonial Place intersection in an area of Asheville historically known as Grace. The Robinson Building was constructed as a stand-alone, brick-front, three-bay commercial building in 1927 (Exhibit 30). The symmetrical, two-story brick-front with corbelled cornice building features a central arched entry and stepped gable. Similar to Allison's Grocery, the west-facing façade of the Robinson Building is framed with brick pilasters, and a narrow central bay is delineated with two-story

brick pilasters. Though replacement windows, doors and a redesigned storefront compromise its integrity, the Robinson Building is a good example of the brick-front commercial building type.

The 1923 two-story brick-front commercial building (BN2802) located approximately one and one-half mile to the southwest of Allison's Grocery at 31 Montford Avenue, in the southwest corner of the NR-listed Montford Area Historic District (BN0022). This commercial building consists of a symmetrical three-bay storefront (Exhibit 31). It appears that a doorway for access to the second floor was

⁴⁴ Gottfried and Jennings, 2009: 237.

historically located at the southern end of the façade, but has been infilled with brick. A non-historic glass door with sidelight and transom is flanked by display windows, all under a canvas awning. The paired wood four-over-one windows are symmetrically placed along the second story with corresponding corbelled recessed brick panels above each. The flat parapet roof is also corbelled. Though this commercial building is plainer than Allison’s Grocery in its architectural treatments, the building retains its form and also represents a good example of the brick-front commercial building type.



Exhibit 31. Commercial Building (BN2802) (1923), 31 Montford Avenue (at left) in the Montford Area Historic District

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though alterations were undertaken to the interior space for contemporary use, these changes are considered reversible. However, the loss of the adjoining commercial units left only a part of a whole architectural composition resulting in the loss of the building’s integrity of design. Similarly, integrity of setting is greatly diminished with the loss of the adjoining units. Despite the overall loss of historic design integrity, Allison’s Grocery retains a high degree of historic materials and retains evidence of historic workmanship in its masonry construction and storefront features. As a result, the resource is able to convey the feeling and association of a commercial building from its period of construction.

National Register Criteria Evaluation

Allison’s Grocery was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1923, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

Allison’s Grocery is not eligible for the NR under Criterion A. Among the pages of entries for retail grocers in the 1923 city directory, five are located on Merrimon Avenue, between Downtown Asheville and Grace. The following year, six retail grocers are listed on Merrimon Avenue, including W.A. Davis at 498 Merrimon Avenue, right next door. A grocery was a consistent tenant at the building into the late 1940s. Various other tenants filled the space including a pharmacy, a bakery, and contractors. However, research did not reveal significant associations between any tenants and broad patterns of commercial history. The types of services provided were similar to those offered at similar shopping centers throughout the city; therefore, the resource does not appear to possess significance under Criterion A.

Allison's Grocery is not eligible for the NR under Criterion C. As described above, the resource represents only a portion of a historic commercial building. As a stand-alone resource, it retains historic materials, conveys historic workmanship, and thus a feeling and aesthetic from its period of construction. However, comparing what remains to other single unit brick-front commercial buildings is misleading; similarly, comparing what remains to a multi-unit brick-front commercial building is equally unfair. Regardless, the resource no longer represents its historic design. For these reasons, Allison's Grocery does not appear to be significant under Criterion C for its architecture.

8. Woolsey Dip Historic District (BN6386)

Resource Name	Woolsey Dip Historic District
HPO Survey Site No.	BN6386
Address	484, 498A, 498B, 506 Merrimon Avenue
PIN	Multiple
Date(s) of Construction	1923-1963
Recommendation	Not eligible



Woolsey Dip Historic District, looking southwest

Physical Description

This small commercial district consists of the five commercial resources bound by Merrimon Avenue to the east, Reed Creek to the south, an unnamed alley to the west, and Chatham Road to the north. The resources are evaluated individually in the Sections above. The extent of deterioration at most of these properties severely diminishes the district’s ability to convey its’ association with commercial development and enterprise during its period of construction.

These properties are situated in the Merrimon Avenue-facing parcels associated with the 1922 Robert A. Long Estate Plat (refer to Exhibit 1 on page 10), and correspond to Lot Nos. 1–9 (Exhibit 32). These lots differ from the remaining 14 residential lots that comprise the Long Estate plat to the west in their development potential; their placement and uniform size indicate the intention for commercial development. The unnamed alley traversing the rear (west) of these lots is original to the 1922 plat. Three of the commercial buildings were constructed between 1923 and 1947 and are set at the back of the sidewalk; historically these buildings shared party walls, though this relationship has been

diminished through demolition. The King’s Barber Shop represents the latest addition to the district (1963) and is setback from the sidewalk with parking between.

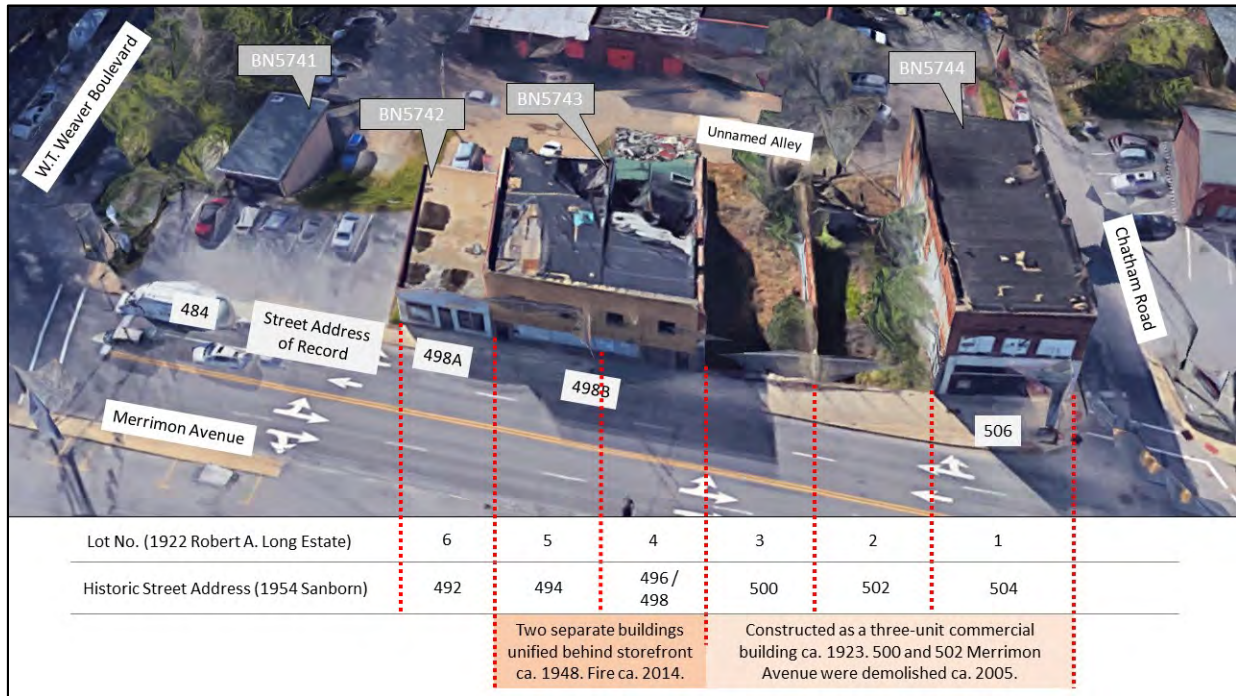


Exhibit 32. 2018 Google Earth imagery birds-eye view of King’s Barber Shop, (former) Keith’s Super-Cleaners, (former) Moser Plumbing Building, and Allison’s Grocery (from left to right). The street addresses reflected in Buncombe County land records are located along the sidewalk; the address reported in the 1954 Sanborn Fire Insurance map are below the image. The Lot Numbers given each corresponding building site are located directly below the image. The notes at the bottom of the image indicate, and explain, the historic extent of BN5743 and BN5744.



Woolsey Dip Historic District (lining the right [west] side of the block), looking south



Woolsey Dip Historic District, view to the south from Chatham Road of the alley

Historic Context

The 1922 Robert A. Long Estate plat established the potential for a commercial node on Merrimon Avenue south of Chatham Street. Allison's Grocery, a substantial three-unit, two-story brick building at the southwest corner of Chatham Road and Merrimon Avenue, was established in 1923. A two-story frame structure and one-story concrete block structure were in place by 1925 directly to the south. By the early 1950s, these two individual structures were expanded and unified with a major renovation behind a period storefront. King's Barber Shop is the only commercial property within the district that is setback from the sidewalk with off-street parking.

The Woolsey Dip Historic District emerged during a period of rapid growth throughout Asheville. Outside of downtown, smaller shopping centers and commercial nodes organized at convenient locations among the sprawling suburban residential neighborhoods. At this time, established trolley stops often attracted commercial development. Positioned at the north edge of Asheville in the early 1920s, the Woolsey Dip Historic District grew along a major commuter corridor that supported the Merrimon Avenue Trolley until service ceased city-wide in 1934. Bus service continued along the corridor after, and greater personal automobile ownership contributed to increased congestion – Merrimon Avenue currently remains a busy commuter corridor. The storefronts contained grocers, a pharmacy, contractors, a cleaner, furniture dealers, and other services throughout the historic period. City directories indicate the second stories were rented to businesses and as apartments. These services catered to the growing early-twentieth century suburban population north of Asheville, with the Grove Park and Norwood Park neighborhoods representing some of the larger residential developments in the area.



Exhibit 33. Commercial node at the northeast corner of Montford Avenue and Cullowhee Street in the Montford Area Historic District



Exhibit 34. Commercial node north of Gracelyn Road on Merrimon Avenue

Other small commercial nodes along Asheville’s historic trolley lines were surveyed and revealed common development patterns, often containing early-twentieth century commercial buildings with zero setback and postwar additions with parking. Though the Montford Area Historic District (BN0022) is primarily characterized by late-nineteenth and early-twentieth century residences, the district contains a few isolated commercial buildings along its primary corridor. A compact row of three one-story brick commercial properties are located in the wedge formed by the multi-pronged intersection of Cullowhee Street, Soco Street, and Montford Avenue (Exhibit 33). The ca. 1955 Modernist brick clad building at 231 Montford Avenue (BN2819) fills the wedge formed by the intersection and features a corner entry in its southern elevation. The ca. 1927 one-story brick buildings at 233-235 Montford Avenue feature more classic compositions with three-bay facades below a parapet roof.

The Asheville Electric Company (AEC) established a streetcar line on Merrimon Avenue in 1909 between Pack Square and the Grace community, known as “a cluster of stores at the end of the street car line”.⁴⁵ The community of Grace was located on Merrimon Avenue generally north of the current Gracelyn Road

intersection. Here remain the two-story, five-bay, brick-front Robinson Building completed in 1927, a 1941 barrel-roof commercial building (BN5748), a 1954 Colonial Revival Wachovia Bank (BN5752), and a 1953 service station (Exhibit 34). The late-1950s Grace Covenant Presbyterian Church (BN5747) is in the southeast corner of the Merrimon Avenue and Gracelyn Road intersection; the 1908 stone Gothic Revival Grace Episcopal Church (BN0402) is located north of Gracelyn Road near Beaverdam Road.

Haywood Road serves as the principal commercial corridor for the West Asheville community. Beginning in 1911, the route also served the streetcar line which helped to support a thriving business community

⁴⁵ “Grace Area Taking On A New Face”, *Asheville Times*, 7/25/1973.

and surrounding residential neighborhoods in the early twentieth century. Two NR-listed commercial districts are located along Haywood Road: the West Asheville-Aycock School Historic District (BN1839) and the West Asheville End of Car Line Historic District (BN1838), each with dates of significance ranging from ca. 1915 to 1956. These commercial concentrations were established among residential neighborhoods and interspersed with civic buildings. The West Asheville End of Car Line Historic District is rather large, by comparison, containing 24 contributing and two non-contributing resources. The contributing resources include mostly one- and two-story brick and concrete block commercial buildings dating from the 1910s to 1930, but also include an Art Deco theater, cottage-like Pure Oil Station, and a Craftsman bungalow.⁴⁶

The compact West Asheville-Aycock School Historic District centers on the one- and two-story brick civic and commercial buildings at the multi-pronged intersection of Haywood Road, Westwood Place, and Richmond Avenue (Exhibit 35). Ten contributing buildings consist mostly of one- and two-story brick and concrete block commercial buildings dating to the 1910s to 1930, but also include a ca. 1936 Art Deco filling station and the 1953 modernistic Charles B. Aycock School. Two heavily altered structures and two structures post-dating the period of significance comprise four non-contributing buildings within the NR-listed boundary. In addition to the school, the former West Asheville Post Office and West Asheville Fire Department round out the civic character of the small commercial district.⁴⁷



Exhibit 35. West Asheville-Aycock School Historic District, looking west from the Haywood Road intersection with Michigan Avenue

Architectural Context

The architecture employed in the Woolsey Dip Historic District reflects the evolution of commercial styles popular during its period of development, spanning forty years between 1923 and 1963. As a collection of commercial properties, the district represents a collection of commercial architectural styles observed in other local, primarily commercial districts, like the Grace community and West Asheville. Each building employs elements common to the time it was constructed. The ordered façade and brick pilasters in the 1923 two-story brick front Allison’s Grocery is representative of popular storefront design during its period of construction. The former Moser Plumbing Building represents a ca. 1948 storefront alteration that joined two older structures into a single commercial building behind a modernist two-story brick-clad façade. The smooth surface devoid of ornamentation placed emphasis on the first-story ribbon of windows, the most prominent design element. About the same time, the

⁴⁶ Griffith (b), 2006.

⁴⁷ Griffith (a), 2006.

one-story, symmetrical concrete block (former) Keith's Super-Cleaners employed similar modernist themes with an absence of ornamentation placing emphasis on the display windows. The simple, utilitarian concrete block King's Barber Shop was completed in 1963 and incorporates accommodations for the automobile. As the only resource on the block that is setback from the sidewalk, King's Barber Shop is situated on the parcel in a manner to optimize off-street customer parking.

Integrity

Despite demolitions and overall deterioration, there is no evidence to suggest that individual resources within the district have been moved; therefore, integrity of location is intact. Similarly, the evolution of commercial design principles, in architecture and siting, remains evident despite demolition and deterioration in the small commercial district. The three buildings pre-dating 1950 retain their position at the back of the sidewalk while the 1963 barber shop employs a setback to accommodate off-street customer parking. Though modern commercial development and renovations have somewhat altered the character of the Merrimon Avenue corridor, the Woolsey Dip Historic District maintains its relationship to the surrounding roadways and is surrounded by mostly contemporaneous development. As a result, integrity of setting is intact.

Though individually the buildings retain varying degrees of integrity, the district no longer displays integrity of materials and workmanship. The demolition of two-thirds of the former Allison Grocery coupled with the deterioration of the former Moser Plumbing Building and former Dry Cleaners, represents a collective loss of material integrity. As such, integrity of workmanship has likewise been compromised. The overall disrepair within the district prevent the collection of commercial buildings from conveying the feeling and aesthetic from its period of development. Demolition and deterioration, coupled with a high vacancy rate, diminishes the resources' association with commercial history at this location.

National Register Criteria Evaluation

The Woolsey Dip Historic District was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built ca. 1947, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Woolsey Dip Historic District represents a portion of the lots subdivided by the Robert A. Long Estate in 1922. In contrast to the larger, irregular lots platted at the same time along the south side of Chatham Road, lot nos. 1–9 were intended for commercial development on narrow lots facing the Merrimon Avenue corridor and serviced by an alley to the rear. The commercial block grew up in support of residential expansion in north Asheville along the Merrimon Avenue Trolley line. The small block also appears to have accommodated mixed uses, offering apartments in the second-story at times. These small clusters of commercial development were commonplace early-twentieth-century suburban features nationally, and are represented throughout Asheville's historic suburbs. Among the tenants were grocers, a pharmacy, a lawn care company, dry cleaners, and contractors that sought a convenient, and lucrative, location adjacent to growing populations of customers in north Asheville. However,

research did not reveal that any of the services provided were unique or significant. Therefore, the Woolsey Dip Historic District does not appear to be significant under Criterion A for commerce.

The Woolsey Dip Historic District was also evaluated for eligibility in the NR under Criterion A for community planning and development. Though the properties were platted in 1922, the commercial block developed over forty years to offer a variety of services that catered to the needs of surrounding residences. Unlike Grace or the West Asheville-Aycock School Historic District, Woolsey Dip did not encompass a civic aspect to focus community activity. A review of city directories revealed second stories were rented as apartments at times; this mixed-use was not uncommon in pre-World War II developments. The Chatham Road/Merrimon Avenue intersection attracted businesses due to its location along a major transportation facility and for its proximity to expansive residential growth. Research did not reveal that the Woolsey Dip Historic District substantially contributed to or influenced development of the surrounding community in a significant way. Therefore, the Woolsey Dip Historic District does not appear to be significant under Criterion A for community planning and development.

The Woolsey Dip Historic District contains the remnants of a small commercial node consisting of five commercial structures dating from 1923 to 1963. Each employs materials and design elements common to their period of construction. Individually, none of the resources retain the integrity or significance to be considered eligible for the NR under Criterion C for architecture. The extent of demolition and deterioration compromises the resources integrity. For these reasons, the Woolsey Dip Historic District does not appear to be significant under Criterion C for its architecture.

9. Atkins House (BN3392)

Resource Name	Atkins House
HPO Survey Site No.	BN3392
Address	8 Chatham Road
PIN	964937497700000
Date(s) of Construction	ca. 1925
Recommendation	Not Eligible



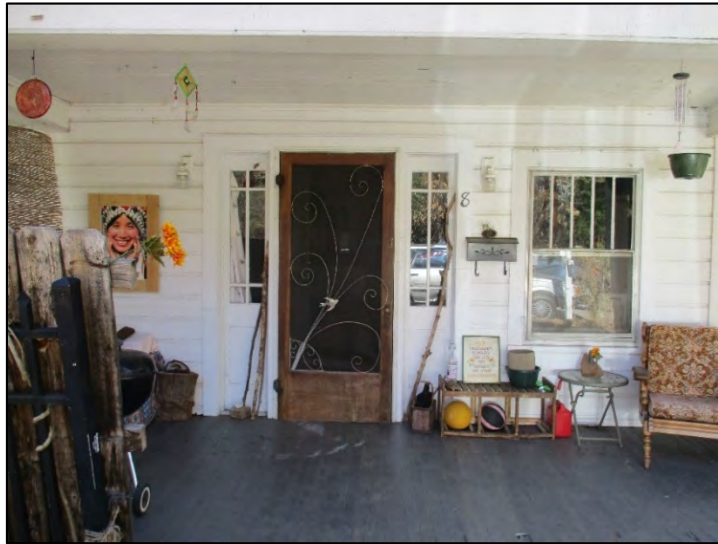
Atkins House elevation view to the southwest

Physical Description

The Atkins House was identified in 2009, and the description from that survey remains accurate: “One-story front-gable bungalow with a concrete block foundation, German siding, wood shingles in the gable ends, attached front gable porch, and four-over-one double hung sash windows.” This survey noted the following additional information regarding all elevations.

The north-facing façade is setback ten feet from Chatham Road (consistent with the building line established in the 1922 Robert A Long Estate plat -refer to Exhibit 1 on page 10) and is asymmetrical with three bays under a front gable roof with an attached front gable porch. The front porch features wood support columns with simple square railing and original wood flooring. The front door is multi-paned with sidelights. Left (east) of the door are paired five-over-one sash windows; to the right (west) is a single five-over-one sash window. The gable ends contain wood shingles and the wide eaves are

open with exposed rafters and plank roof sheathing. The siding on the porch and rest of the house is German siding.



Atkins House façade front porch detail, view to the south

The east and west elevation reveal a full-length basement level with a foundation covered in stucco. On both the east and west elevations the basement level contains two-single four-over-one sash windows. There is an external entrance to the basement located in the rear (south elevation) beneath an attached shed roof garage. The east elevation has a small gabled projection with paired four-over-one sash windows. On either side of the projection are additional paired four-over-one sash windows. The west elevation contains an external brick chimney, two-single four-over-one sash windows, one set of paired four-over-one sash windows, and one triple set of four-over-one sash windows. The roof is asphalt shingle and there is an internal brick chimney on the west slope of the roof near the rear of the house.



Atkins House west elevation, view to the southeast



Atkins House west elevation, view to the southeast



Atkins House east elevation, view to the southwest

A small, hipped roof porch is attached to the rear (south elevation) that features a one-over-one horizontal pane window and a door. There is also a triple set of four-over-one sash windows to the east of the porch. The concrete block shed-roof garage extends from beneath the first-floor porch and contains a door providing access to the basement. The south elevation of the garage features one fixed pane window with ten lights. The west side of the garage is open and a door is present in the east elevation.



Atkins House south elevation, view to the northeast

A shared asphalt driveway traverses the west side of the house and crosses Reed Creek on a wooden bridge before terminating at a large outbuilding located in the backyard. The yard surrounding the house is grassed with some informal plantings.



Atkins House shared driveway, view to the north. The Williams House is visible at left, Atkins House at right.

The large outbuilding located south of the house is currently a residence and the number “8 ½” is affixed to the façade (north elevation). The building is a one-story, front gabled structure with German siding and four-over-one sash windows. The façade features a screened front gable porch with a concrete floor, wood supports, and simple square railing. Wood shingles are present in gable ends. The foundation is concrete block and no basement is apparent. The roof is asphalt shingle and the structure has one visible internal brick chimney on the west elevation. A small wooden deck extends from the south (rear) elevation that leads to an informal, grassed backyard.



Atkins House outbuilding façade, view to the south



Atkins House oblique view of outbuilding south and east elevations, view to the northwest

Historic Context

According to the 2009 survey, the resource was constructed in 1929, which agrees with county records. The property corresponds to Lot 13 in the 1922 as part of the Robert A. Long Estate (see Exhibit 1 on page 10). Deed research revealed Lot Nos. 13 and 14 were sold from W.T. Rowland to John Renfro on April 18, 1923, who subsequently sold the parcel to Mary Atkins in December of the same year. City directories show 8 Chatham Road being occupied as early as 1925 by Thomas Atkins and his wife. Therefore, it seems the house was in place by 1925, resulting in a ca. 1925 construction date for the Atkins House.

Chatham Road and the associated outbuilding are included in the same parcel in current county records. In these records, a 1929 construction date is attributed to both. However, the outbuilding does not appear on the 1925 Sanborn map or the 1954 revision (Exhibit 36). The outbuilding does begin to appear as a separate address in the city directories beginning in 1960. Therefore, a ca. 1960 construction date is attributed to the outbuilding.

The Atkins House is presently a rental property, including the main house and the outbuilding. The current tenant was briefly interviewed about the house but was unaware of any recent renovations. No one was present at the outbuilding during the survey. The current owner purchased the house in 2007 according to county records; the current owners were not contacted for this survey. Additionally, interior access to the buildings on the property was not permitted during field survey.

Architectural Context

The bungalow house type and style emerged in North Carolina in the early twentieth century and remained popular until the Depression. In contrast to the contemporary classical and colonial revival styles, the bungalow emphasized principles of simplicity, practicality, and efficiency. Though fine, high-style examples of the form exist in Asheville and beyond, the essential form – characterized by their low-profile, broad eaves, and an informal plan incorporating a porch – was widely applied to simpler, mass-produced houses and advertised in bungalow magazines by the 1910s.⁴⁸

Though many North Carolina bungalows were precut manufactured houses, no evidence was revealed to suggest the Atkins House is a mail order home. As interior entry was not permitted, a close inspection of interior materials – some of which may include manufacturer markings or distinctive details – does not inform this conclusion. Inquiries with local historians revealed two suspected mail order examples in north Asheville, one in Jackson Park and one in Montford Hills; however, HPO Western Branch indicated there are no *known* mail order houses in Asheville.

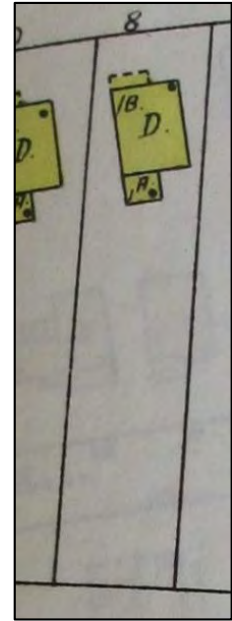


Exhibit 36. Portion of the 1925 Sanborn Map (Sheet 60) (above) and the 1954 Sanborn Map (Sheet 60) (below) showing 8 Chatham Road



⁴⁸ Bishir 2005: 499-500.

As a popular domestic style of the time, various examples of the Craftsman bungalow are found throughout the neighborhoods of Asheville. According to HPOWEB, the Craftsman bungalow is well-represented in nearby Norwood Park and Grove Park Historic Districts and surrounding neighborhoods. While the Atkins House is a typical bungalow in terms of its design and features, it is unique in the fact that it was built with an attached garage. At the time of its construction, garages were more commonly detached from the house. A sample of comparable Craftsman bungalows from north Asheville are included in Exhibits 37–39.



Exhibit 37. Craftsman bungalow (1925), 21 Maney Avenue



Exhibit 38. Craftsman bungalow (1923), 132 Murdock Avenue



Exhibit 39. Craftsman bungalows (1925), 191 and 121 Hillside Street

A nearly identical example is located next door to the west at 10 Chatham Road (Williams House, evaluated in this report) (see page 100). Also constructed ca. 1925, this Craftsman bungalow features a front gabled entry with covered front porch, German siding, a full basement, and exposed rafters. Per discussions with the property owner at the Williams House, the original windows were replaced and a chimney on the east elevation removed. Unlike the Atkins House, the house at 10 Chatham has decorative embellishments such as knee braces in the gable eaves and an enclosed porch rail that features a small cutout in the bottom. Like the Atkins House, this house was built with an attached frame garage; however, the garage has been removed.

Integrity

The Atkins House retains its historic location along Chatham Road and its overall historic residential setting and feeling. The house continues to serve as a residential property and therefore retains its historic association. The viewshed from the property remains mostly the same, and still consists of residential homes to the north and west. A ca. 1953/1970 commercial property bounds the property to the east, and W.T. Weaver Boulevard was constructed to the south in 1961. However, due to the deep nature of the lot and a significant natural tree buffer, the construction of the road does not negatively impact the historic viewshed of the Atkins House.

Apart from material alterations made to the garage in the rear elevation of the Atkins House (the Sanborn maps indicate a frame garage), both the main structure and outbuilding retain a high degree of their historic design, materials, and workmanship. Additionally, elements present in both buildings such as the original five- and four-over-one double hung sash windows, wide eaves, and exposed rafters are clear representations of the Craftsman house style. The presence of these features indicates that the Atkins House has retained a high level of its historic design, materials, and workmanship.

National Register Criteria Evaluation

The Atkins House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, the Atkins House is not eligible for the NR under Criteria A or B. Also, there are no indications that the Atkins House is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Atkins House was evaluated under Criterion C and is considered not eligible for inclusion in the NR. The property is a known house type that has retained its architectural integrity in location, feeling, setting, workmanship, design, and materials. Both the house and outbuilding retain their original setting, and architectural features such as the exposed rafters and windows reflect the Craftsman influence that was popular when the house was constructed. However, though the Atkins house retains much of its original exterior architectural features and materials, it does not represent an outstanding example of its style when compared to the large inventory of both documented and undocumented Craftsman bungalows in Asheville. Additionally, access to the interior of the house was not permitted so further observations regarding the integrity of interior materials could not lend support to an eligible determination under Criterion C.

10. Williams House (BN3393)

II. Resource Name	Williams House
HPO Survey Site No.	BN3393
Address	10 Chatham Road
PIN	964937491800000
Date(s) of Construction	ca. 1925
Recommendation	Not Eligible



Williams House façade, view to the south

Physical Description

The Williams House was identified in a 2009 survey. The house is located on the south side of the road and is setback approximately ten feet (consistent with the building line established in the 1922 Robert A Long Estate plat -refer to Exhibit 1 on page 10). The Williams House has a similar form and features to its neighbor, the Atkins House, evaluated above.

The north-facing facade is asymmetrical with three bays under a front gable roof and an attached front gable porch in which a replacement French door with sidelights is present. The front porch features wood support columns and a partially closed rail, with decorative half-moon cutouts at the porch floor. On the left (west) side of the door are paired three-over-one sash replacement windows; to the right (east), is a single three-over-one sash replacement window. The roof gables are clad with wood shingles and contain gable vents. The wide, overhanging eaves are open with exposed plank sheathing and knee braces. The house features German siding on all elevations. The roof is asphalt shingle and there is an

internal chimney on the west slope of the roof towards the rear of the house that has been encased in stucco.



Williams House façade porch detail, view to the south

The east and west elevations reveal a full-length basement which contain single six-over-six sash vinyl windows; a historic coal chute was noted in the east elevation. The entrance to the basement level is at the rear (south) of the house and features a replacement door with a single window. The original foundation material is unknown, as it has been covered in a stucco application.



Williams House oblique view of façade and west elevation, view to the southeast



Williams House west elevation, view to the northeast

The east elevation of the house has a small gabled projection with paired three-over-one sash replacement windows and decorative knee braces. On either side of the projection are additional paired three-over-one sash replacement windows. The west elevation contains two single three-over-one sash replacement windows, one paired three-over-one sash replacement windows, and one triple set of three-over-one sash replacement windows.



Williams House oblique view of south and east elevations, view to the northwest



Williams House east elevation, coal chute detail

There is a small, shed porch projecting from the rear (south) elevation on slender support posts that has been enclosed on the first story and is open below. The porch features two one-over-one horizontal pane windows. There is also a row of three-over-one sash windows to the east of the porch. The south elevation gable contains wood shingles, a small rectangular vent, and decorative knee braces. As described above, the rear elevation also contains a non-historic basement door and a small three-over-one double hung sash replacement window with a small stone patio under the enclosed porch.



Williams House south elevation, view to the north

The Williams House shares an asphalt driveway with its neighbor, the Atkins House at 8 Chatham Road. The driveway traverses the east elevation of the resource and leads to a graveled parking area behind the house. The yard surrounding the resource is grassed with informal plantings. On the west side of the house are concrete steps with a wood railing that leads down to the side yard and rear of the house. A small wooden footbridge crosses Reed Creek behind (south) the house.

Interior access was not permitted for privacy reasons; however, a brief interview with the property owner's son indicated that several changes were made in the past ten years. He confirmed that the windows were replaced and that an external chimney is missing on the east elevation (although he stated that the removal of the chimney was done by a previous owner). The owner's son was aware of a chimney at this location due to the coal chute, and was unaware of a corresponding mantel. He also mentioned that the roof was replaced and an HVAC system added.

Historic Context

The property corresponds to Lot 14 in the 1922 Robert A. Long Estate plat (refer to Exhibit 1 on page 10). Deed research revealed Lot Nos. 13 and 14 were sold from Frances Rowland to John Renfro on April 18, 1923. The address is listed as vacant in the 1923 city directory and is missing entirely from the 1924 city directory; however, it reappears in 1925 as being occupied by Louis B. Williams and his wife, Ina. Based on deed research and city directories, the house was likely constructed around the same time as its neighbor the Atkins House, ca. 1925. The current owner purchased the property in 2005 according to county tax records.

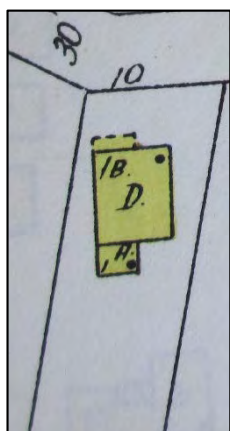


Exhibit 40. Portion of the 1925 Sanborn Map (Sheet 60) showing the resource

The 1925 Sanborn map depicts the one-story with basement frame dwelling with an attached garage in the southwest corner of the house (Exhibit 40). This feature is also common to the Atkins House; however, the garage at the Williams House was removed at an unknown time. The interview with the property owner's son described multiple updates over the past decade, but the missing garage was not mentioned as part of these renovations. Therefore, it is likely the garage was removed prior to 2005. The interview also suggested the east elevation external chimney was removed prior to 2005.

Architectural Context

The bungalow house type and style emerged in North Carolina in the early twentieth century and remained popular until the Depression. In contrast to the contemporary classical and colonial revival styles, the bungalow emphasized principles of simplicity, practicality, and efficiency. Though fine, high-style examples of the form exist in Asheville and beyond, the essential form – characterized by their low-profile, broad eaves, and an informal plan incorporating a porch – was widely applied to simpler, mass-produced houses and advertised in bungalow magazines by the 1910s.⁴⁹

Though many North Carolina bungalows were precut manufactured houses, no evidence was revealed to suggest the Atkins House is a mail order home. As interior entry was not permitted, a close inspection of interior materials – some of which may include manufacturer markings or distinctive details – does not inform this conclusion. Inquiries with local historians revealed two suspected mail order examples in

⁴⁹ Bishir 2005: 499-500.

north Asheville, one in Jackson Park and one in Montford Hills; however, HPO Western Branch indicated there are no *known* mail order houses in Asheville.

Being a very popular style of the time, numerous and varied examples of the Craftsman bungalow are found throughout the neighborhoods of Asheville. According to HPOWEB, the Craftsman bungalow is well-represented in nearby Norwood Park and Grove Park Historic Districts, and surrounding neighborhoods. While the Williams House is a typical bungalow in terms of its design and features, it is unique in the incorporation of the attached garage. At the time of its construction ca. 1925, garages were more commonly detached from the house. Though the attached garage is no longer present, the neighboring Atkins House provides a good example of the orientation and location of this historic garage, in addition to other missing original features such as the chimney on the east elevation.

Constructed ca. 1925, the Atkins House (refer to page 92) is located next door to the Williams House, a nearly identical example with a front gabled entry porch, German siding, full basement, and wide eaves. The Atkins House retains much of its original materials, and provides a good reference for evaluating the Williams House for alterations. Though the Williams House has a few more decorative elements, specifically the brackets in the eaves and closed porch rail, the Atkins House retains more of its original materials including the external brick chimney, original windows, and the attached garage in the rear.

Integrity

The Williams House retains its historic location along Chatham Road and its overall historic residential setting and feeling. The house continues to serve as a residential property and therefore retains its historic association. The viewshed from the property remains the same, and still consists of residential homes to the north, east, and west. W.T. Weaver Boulevard is located to the south of the resource and was constructed, ca. 1961; however, due to the deep nature of the lot and a significant natural tree buffer, the construction of the road does not negatively impact the historic viewshed of the house.

While the house maintains its form and some of its original materials, including the German siding, several material alterations detract from its overall integrity. The original windows were replaced and an external chimney removed from the western elevation. The back porch was enclosed with replacement materials and no longer serves its function as an open porch. Additionally, the attached frame garage illustrated in 1925 Sanborn maps is no longer extant. These alterations have compromised the historic integrity of the house's design and materials, and diminished its integrity of historic workmanship.

National Register Criteria Evaluation

The Williams House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, the Williams House has been determined not eligible under Criteria A or B. There are no indications that the house or surrounds are likely to yield information on important research questions in history or prehistory; therefore, the property is not eligible under Criterion D.

The Williams House was evaluated under Criterion C and does not appear to possess significance in the area of architecture. Though the resource represents a known historic house type and has retained its

architectural integrity in feeling, setting, and location, certain materials and design elements have been compromised through alterations. The replacement of all original windows and doors, the removal of the external chimney, the loss of the attached garage, and the enclosure of the rear porch reflect a loss of historic design and materials. Additionally, the house does not represent an outstanding example of its style when compared to the large inventory of both documented and undocumented Craftsman bungalows in the Asheville area. Therefore, the Williams House is considered not eligible under Criterion C.

11. Chatham Road Historic District (BN6387)

Resource Name	Chatham Road Historic District
HPO Survey Site No.	BN6387
Address	4–32 Chatham Road (even numbers); 55 W.T. Weaver Boulevard
PIN	Multiple
Date(s) of Construction	ca. 1925–1936
Recommendation	Not eligible



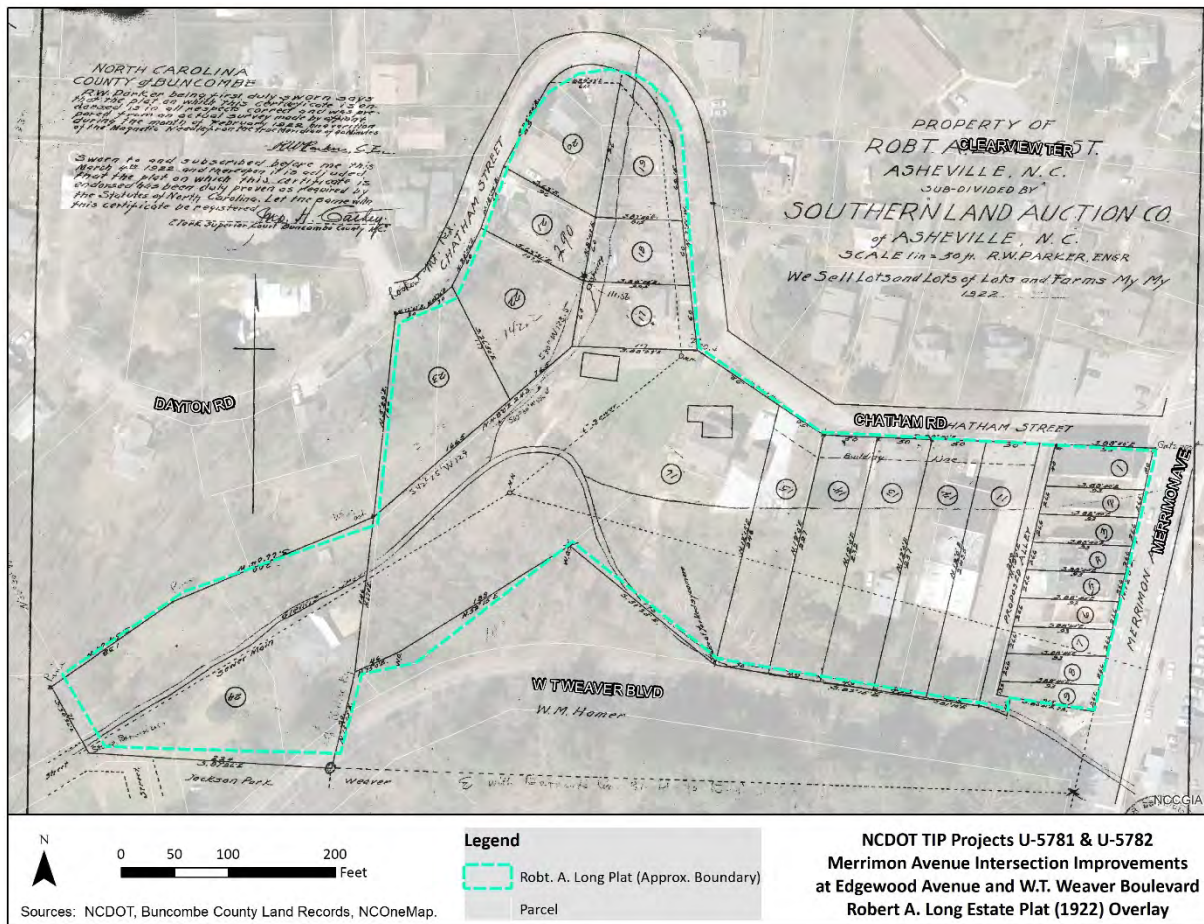
Chatham Road Historic District, facing east

Physical Description

The Chatham Road Historic District consists of 14 parcels generally south of Chatham Road and west of Merrimon Avenue. Twenty-three lots were platted south of Chatham Road in 1922 by the Robert A. Long Estate (see Exhibit 1 on page 10), consisting of nine narrow lots fronting Merrimon Avenue intended for commercial development (see Woolsey Dip Historic District on page 85) and 14 irregular lots extending to the west, south of Chatham Road, intended for residential development; the entire area is approximately six acres. The setting and intended development potential is what differentiates the commercial Woolsey Dip Historic District from this residential Chatham Road Historic District.

Residences within the district consist of nine houses constructed in the decade following the subdivision of the Long Estate (including the Atkins and Williams houses individually evaluated in this report); one house accessed via W.T. Weaver Boulevard was completed in 1936; one commercial/industrial property was initially constructed in 1953 and later expanded in the 1970s, replacing a house; two houses constructed in the 2010s; and one large undeveloped parcel. Though mapping indicates the Robert A.

Long plat intersected the parcel at 140 Chatham Road, the ca. 1915 house predates the subdivision and does not appear to have fallen within the 1922 plat.



The houses within the district are predominantly modest one-story, frame Craftsman bungalows and cottages with German siding, though weatherboard siding, and cedar and asbestos shingles are also represented. The side-gabled Craftsman cottage at 18 Chatham Road features an asymmetrical façade with a central door and paired four-over-one sash windows on either side under a large, front-gabled porch with closed rails clad in wood shingles, consistent with the front gable’s treatment. Decorative brackets and exposed rafter tails are located in the wide overhanging eaves. The pair of small front-gabled Craftsman bungalows at 20 and 22 Chatham Road are nearly identical and recently renovated. A shared driveway passes between the two providing access to a detached two-car, wood-frame garage with swinging wood doors. The two houses feature side entry replacement doors under small, slightly projecting gable porches with tapered wood columns on German siding clad piers. The houses retain paired and single six-over-one sash windows, German siding and central, interior chimneys. Two exceptions to the Craftsman style are the hipped-roof cottage at 55 W.T. Weaver Boulevard⁵⁰ and the pyramidal-roofed American Foursquare at 16 Chatham Road.

⁵⁰ Note: The tax assessor attributes two addresses to the property, 55 and 59 W.T. Weaver Boulevard; however, the mail box and house are identified as 55 W.T. Weaver Boulevard.



18 Chatham Road (1925), view to the west



22 Chatham Road (1928), view to the west



16 Chatham Road (1925), view to the west



55 W.T. Weaver Boulevard (1936), view to the north

While the Atkins House and the Williams House (individually evaluated in this report) sit on deep, narrow lots, the remaining seven historic-period houses on Chatham Road are placed on small lots in the first switchback up Chatham Road. Building setbacks are shallow; the 1922 plat indicated a ten-foot setback along the south side of Chatham Street. The house at 55 W.T. Weaver Boulevard is a physical outlier, sitting on a large irregular lot that spans Reed Creek and not oriented to the street.

Chatham Road is a narrow and winding road, approximately 15 feet wide, with concrete curb; there are no sidewalks. W.T. Weaver Boulevard is approximately 36 feet wide with three travel lanes and six-foot multi-use path (Reed Creek Greenway) paralleling the north side of the street. Driveways are present at most houses; as noted the Atkins House and Williams House share a driveway and where space does not permit a house may simply have a gravel parking pad. At least one house, at 26 Chatham Road, did not appear to accommodate off-street parking.

The terrain is hilly, with Reed Creek forming a valley through the southern portion of the district and elevation climbing to the north and the south. Mature trees, ornamentals, and informal landscaping fills most yards; lawns are present where the space permits.



4 Chatham Road (Asheville Alignment Services) (ca. 1950s and 1970s), view to the southwest. *Note: Frame house indicated on 1954 Sanborn Maps is no longer present.*



Atkins House (ca. 1925), view to the west along Chatham Road



12 Chatham Road (2012), view to the west along Chatham Road



18, 20, and 22 Chatham Road (1925-1928), view to the north



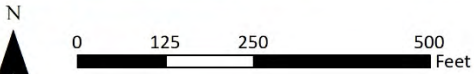
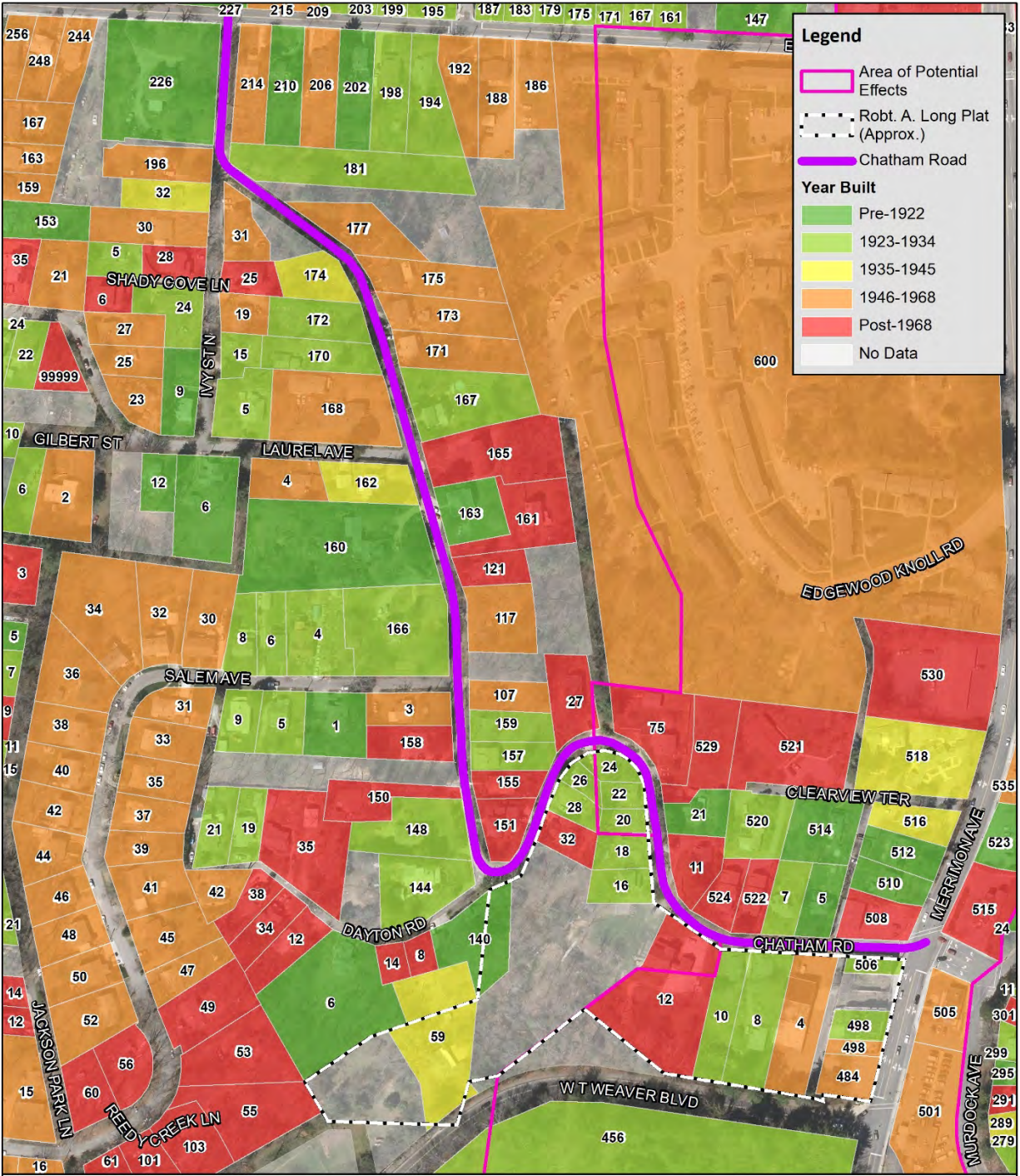
24 Chatham Road (1927), view to the southeast



26 Chatham Road (1927), view to the south



28 and 32 Chatham Road (1927 and 2010), view to the north



Note: Numbers correspond to house number/address.
Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

NCDOT STIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Chatham Road Historic District
Buncombe County Tax Assessor Build Dates

This evaluation has focused on the properties within the Robert A. Long Estate; however, residential development continues beyond these arbitrary boundaries. As a result, the district does not have clear, definable boundaries, nor does it convey a cohesive development unified by landscape features. Chatham Road winds uphill and continues to the north for approximately 0.5 mile, intersecting four residential streets (Dayton Road, Salem Avenue, Laurel Avenue, and Ivy Street) before terminating at Edgewood Road. By the Salem Avenue intersection, the terrain flattens to some extent and the street network assumes an irregular grid pattern. The intersecting streets generally continue to the west with connections to Barnard Avenue.

Three of the Craftsman-style frame houses located along the north side of Chatham Road opposite the Robert A. Long Estate plat are individually evaluated in this report in the following pages, including the Weaver House (ca. 1935), Guischarde House (ca. 1924), and the Martha Sayre House (ca. 1912). The housing stock northwest of the Robert A. Long Estate plat consist of similar house types and styles with build dates ranging from the 1910s to the 2000s. The Craftsman and Minimal Traditional styles predominate the stretch of Chatham Road to Edgewood Avenue, applied to one- and one and one-half-story front- and side-gabled frame bungalows and cottages. Other noted architectural styles along Chatham Road include the Colonial Revival, Queen Anne, and Shingle styles, and modern infill development is present throughout. The lots vary in size, with several larger parcels containing more substantial houses including one notable 1919 two-story Shingle-style house at 160 Chatham Road. As one travels west of Chatham Road, mid-century Minimal Traditional cottages become increasingly prevalent, with both weatherboard and brick-veneer houses represented; a few modest Modernist examples are also interspersed along Barnard Avenue.



One and one-half story Craftsman bungalows, 144 Chatham Road (1925) at left and 148 Chatham Road (1923) at right



View north along Chatham Road from the Salem Avenue intersection. The 1916 Queen Anne cottage at right (163 Chatham Road) includes replacement doors and windows and a textured stucco application.



This 1919 two-story Shingle-style house at 160 Chatham Road occupies a large parcel between Salem and Laurel Avenues



View south along Chatham Road near Ivy Street

Historic Context

This area of north Asheville, approximately one and one-half mile north of Downtown Asheville, was incorporated as Ramoth in 1889, a suburban village on the outskirts of Asheville. Colonel Woolsey (1840–1907) – a Union colonel during the Civil War and Asheville transplant following – donated a large building known as Woolsey Hall near the current Merrimon Avenue/Chatham Road intersection to the town of Ramoth in 1903, which inspired the town to change its name to Woolsey.⁵¹ The 1932 city directory listed “Old Woolsey Hall” at 1 Chatham Road, though it has since been demolished. The town of Woolsey dissolved in 1905 with its annexation by Asheville. Sparsely populated prior to about 1910, this changed relatively quickly in the real estate boom years of the 1910s and 1920s.

Research indicates that Chatham Road was in place at the time the Long Estate was subdivided; the road appears to have alternately been known as Chatham Street and Lookout Mountain Road into the early-1920s. A few houses from the early-1900s and early-1910s remain in the area, including the Martha Sayre House and the Barber House evaluated in this report. The Barber House, currently with a 520 Clearview Terrace address, was historically associated with Chatham Road based on the orientation of the house and historic mapping; infill development in 2007 altered that connection. The 1922 Long Estate plat included a house and outbuilding in the large parcel located in the first bend west of Merrimon Avenue which also appeared in the 1925 and 1954 Sanborn maps. This house was demolished at an unknown time, and the lot is occupied by a modern infill house.

⁵¹ “Letters recall bygone days of Asheville’s Ramoth section”, *Asheville Citizen-Times*, 10/23/2005.

Land speculation and population growth swelled the Asheville suburbs in the 1910s, a trend that intensified in the 1920s.⁵² The Norwood Park and Kimberly Amendment to Grove Park historic districts are excellent examples of purposefully planned neighborhoods to fill the need for middle and upper-middle class housing north of the city. Norwood Park was platted in 1914 by the Central Development Company northwest of the Grove Park neighborhood and generally west of Merrimon Avenue and Murdock Avenue. The 26-acre residential district contains 154 contributing buildings and outbuildings that represent an intact, concentrated residential neighborhood from Asheville’s boom time in the first three decades of the twentieth century, along with some additional building which took place in the late 1930s through the 1950s. The Norwood Park neighborhood was constructed to cater to the personal automobile, with a network of alleys and garages included in its original design.⁵³

Following the success of Grove Park between 1908 and 1922, E.W. Grove expanded the neighborhood to the west in 1923 with an area platted as “Grove Park Extension” primarily on land purchased from the heirs of John Kimberly, generally north of Norwood Park. Among the 120 contributing resources within the planned suburban residential development are the elaborate 1925 Asheville Country Club building and the 18-hole golf course designed by Donald J. Ross. Like Grove Park, the Kimberly Amendment is important for its distinctive streetscapes and period style houses that are distinguished from the postwar development around it.⁵⁴

The Jackson Park Addition was initially platted in 1912 west of Chatham Road consisting of 234 individual parcels arranged along an irregular grid roughly bound by King Street to the south, Washington Avenue to the west, Elmwood Street to the north, and Jackson Avenue to the east (Exhibit 41). Based on a review of county build dates and windshield survey, development within the Jackson Park Addition did not proceed at a quick pace; over half of the lots were constructed in the postwar years. Further, the construction of W.T. Weaver Boulevard in the

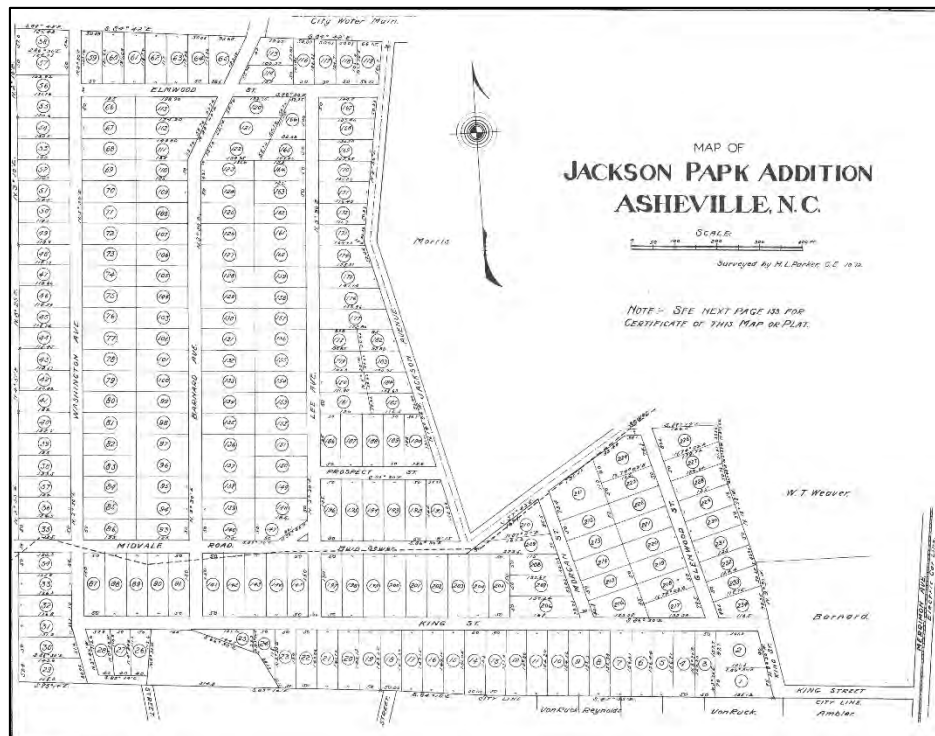


Exhibit 41. Jackson Park Addition Plat, 1912. King Street intersection with Merrimon Avenue in bottom right of figure.

⁵² Bishir et al, 1999: 263.

⁵³ Argintar, 2008.

⁵⁴ Humphries, 1990.

early 1960s and the subsequent development of UNCA appears to have compromised the southern stretch of the historic plat. Though overall not a cohesive collection of historic houses, this neighborhood “bleeds” into Chatham Road.

It was in this climate of intense land development in north Asheville that the Long Estate was subdivided by the Southern Land Auction Company shortly after Long’s death in 1921. Southern Land Auction Company platted a subdivision in Craggy, NC in 1924; however, additional information regarding the firm was not revealed through research. Aside from the large land developments represented by Norwood Park and Jackson Park, other land companies were simultaneously carving up smaller tracts of available land for development. For example, the recently documented Houses (Woodfin Land Company) (BN6114) platted 30 lots for residential development in 1923 along Ridge Street (current Green Oak Road) in Woodfin, north of the project APE.

Based on deed research, city directories, and Sanborn maps, the Long Estate was not platted to represent one cohesive neighborhood, but rather represented a large estate that was subdivided and sold to individual buyers along an existing city street, unlike the planned residential neighborhoods to the east. According to property deeds, the majority of the estate parcels were sold relatively quickly, between 1922 and 1924. The largest single purchaser was W.T. Rowland who bought 11 of the 23 lots (including lots 3-4, 8-9, 12-14, 17-19, and 21). Construction followed shortly thereafter, with three houses constructed by 1925 (Exhibit 42).

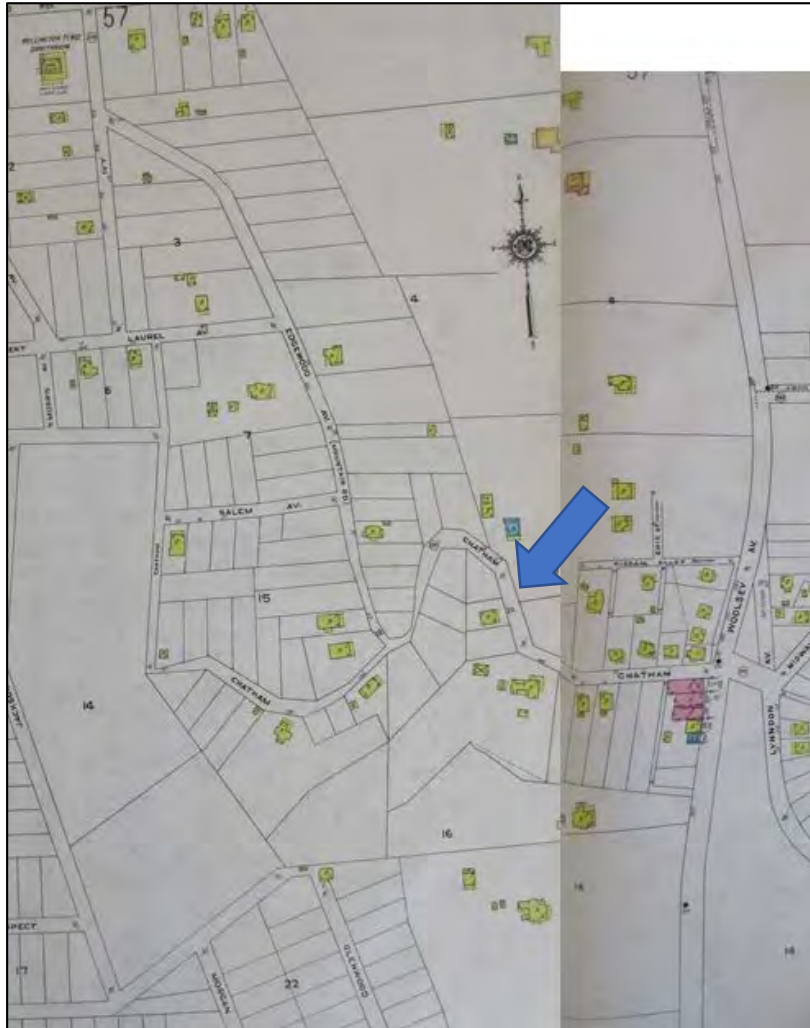


Exhibit 42. Portions of the 1925 Sanborn map (Sheets 59 and 60 “stitched” together) showing Chatham Road

The lots at the west end of the district were built out in 1927; the house at 55 W.T. Weaver Boulevard in 1936. Based on a review of historic maps and review of county land records, the lone commercial/industrial property at 4 Chatham Road was initially constructed as a compact, concrete block structure in 1953 (Exhibit 43). (Note that the buildings current extent is the result of early 1970s additions.) In the early 1950s, a frame dwelling fronted Chatham Road and access to the concrete block structure (“Plumbing Supplies”) was accessible via the ten-foot alley

traversing the rear of the Woolsey Dip Historic District. Deed research indicates that Verne Moser purchased Lot No. 11 and the eastern half of Lot No. 12 in 1940, at the same time as Lot No. 4 – the location of his plumbing business (see former Moser Plumbing Building) – in the Woolsey Dip Historic District. The concrete block structure was likely associated with the Moser operation in some capacity and the “4 ½” address indicated in the 1954 Sanborn, attributed to a Wm. J. Alley in the 1954 city directory, corresponded to the small frame dwelling located at the rear of the property. Historic aerials suggest the frame dwelling at 4 Chatham was present in 1963, but no longer extant in 1975 aerials. These lots are included in the Chatham Road Historic District because of their historic, single-family residential purpose.

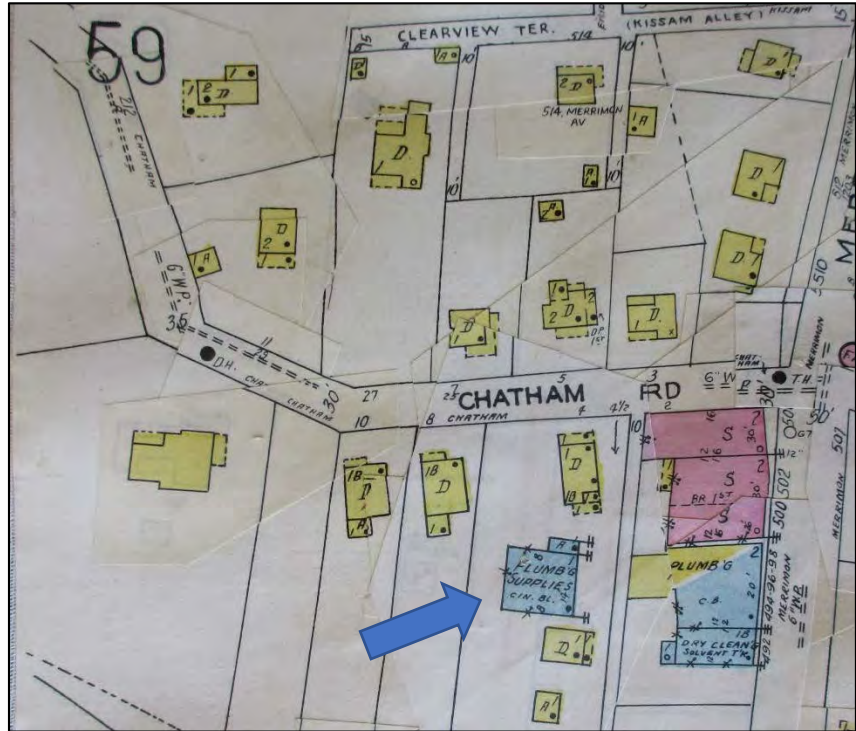


Exhibit 43. Portion of 1954 Sanborn map (Sheet 60) depicting Chatham Road, specifically the addition of the concrete block commercial/industrial building behind 4 Chatham Road

Architectural Context

The Craftsman style is applied to over 50 percent of the houses in the district, including the front-gabled Atkins and Williams houses individually evaluated in this report; three side-gabled Craftsman cottages are also present within the district. The only historic-age outliers are the American Foursquare at 16 Chatham Road and the Minimal Traditional cottage at 55 W.T. Weaver Boulevard. The preponderance of the Craftsman style is unsurprising considering its popularity in the years prior to the Depression. Numerous and varied examples of the Craftsman bungalow are found throughout the neighborhoods of Asheville with a significant concentration of one- and two-story, front- and side-gabled examples found in the nearby Norwood Park Historic District.

In contrast to the streetcar suburbs of the latter decades of the nineteenth century laid out along a grid, the “suburb beautiful” gained momentum in the early twentieth century. The development of Norwood Park was very much in keeping with the 1910s to 1920s trend in Asheville, and the nation, to develop more suburban, park-like neighborhoods located farther from downtown. Norwood Park was designed with smaller lots, and a higher density of buildings while incorporating many of the concepts of the suburb beautiful movement, including curvilinear street patterns, uniform setbacks, close attention to the natural topography, sidewalks, and tree-lined streets. Houses were generally less elaborate, typically in the Craftsman style, and no land was left undeveloped for a public park, as it had been in Grove Park

and Albemarle Park where the centers of the neighborhoods still retain their original public green spaces.⁵⁵

The Woodfin Land Company development north of the project APE represents an early 1920s, small residential development, comparable in scale to the Chatham Road Historic District. Of the 30 parcels on Green Oak Road, 19 contain houses greater than 50 years of age. The houses are generally characterized as one-story front-gable Craftsman bungalows of frame construction and employ similar materials, including German siding and a variety of cottage windows (Exhibit 44). Setbacks are consistent within overall small lots, though sizes do vary. Unlike the Chatham Road Historic District, the central road was laid out as part of the Woodfin Land Company development. Due to an overall loss of material integrity and typical assemblage of period houses, the Woodfin district is not considered eligible for the NR.



Exhibit 44. Houses (Woodfin Land Company) (BN6114), Green Oak Road, Woodfin

Integrity

There is no evidence to suggest that individual resources within the district have been moved; therefore, overall integrity of location is intact. Individual houses within the district retain integrity of design and convey the feeling, materials and workmanship from their period of construction, despite some infill development. The setting is also considered intact, despite the historic conversion of the eastern most parcel to commercial/industrial use, and Chatham Road conveys a residential feeling. Setbacks are generally consistent, besides the 2012 house in the bend and the physical outlier on W.T. Weaver Boulevard. Chatham Road was laid out prior to the district's development and is thus not considered a

⁵⁵ Argintar 2008.

design element specific to the district. As the district remains primarily in residential use, integrity of association is also intact.

National Register Criteria Evaluation

The Chatham Road Historic District was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. Research did not reveal specific information regarding Robert A. Long or the Southern Land Company; therefore, the Chatham Road Historic District has been determined not eligible under Criterion B. Also, there are no indications that the resource is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Chatham Road Historic District was evaluated under Criterion A for its association with community development and planning. Unlike the planned, platted neighborhoods in Norwood Park and Kimberly Amendment to Grove Park developing around the same time as Chatham Road, the resource does not convey a cohesive residential development; further, the curvilinear Chatham Road was laid out prior to the subdivision of the Long Estate, and is not a feature associated with its development. The development is typical of residential subdivisions throughout Asheville at the time and is not associated with significant patterns of community planning and development.

The Chatham Road Historic District was evaluated under Criterion C and is considered not eligible for inclusion on the NR. Though the resource contains a representative collection of house types and styles popular during its period of development, several of which individually maintain integrity of materials and design, the district does not contain a significant collection of houses when compared to the larger 1910-1930s neighborhoods platted in Norwood Park and Kimberly Amendment to Grove Park. The district is typical of residential subdivisions and modest neighborhoods developed throughout Asheville during a period of expansive growth in the 1920s. Therefore, the Chatham Road Historic District does not appear to be eligible under Criterion C for architecture.

12. Weaver House (BN3374)

Resource Name	Weaver House
HPO Survey Site No.	BN3374
Address	21 Chatham Road
PIN	964938338200000
Date(s) of Construction	ca. 1935
Recommendation	Not Eligible



Weaver House façade, view to the east

Physical Description

This two-story on a partial basement, front-gabled house at 21 Chatham Road was identified in a 2009 survey. The house is located on the east side of Chatham Road and, due to topography, sits well above the street and is accessible by a stairway.

The asymmetrical west-facing façade includes a non-historic wood and glass door at the south end of the elevation and a tri-partite window to the left (north), with a center six-over-six sash window flanked by four-over-four sash windows. This window configuration is repeated in the second-story gable end. The hipped roof wrap-around porch features wood support columns with a simple square baluster. The basement level of the house extends under the porch and has two fixed pane windows with four lights each. A door to the basement is located under the porch on the north elevation and is sheltered with a small shed roof. The house is clad in vinyl siding made to give the appearance of large shingles.

The south elevation features a wooden staircase leading to the wrap-around front porch. A ribbon of three fixed windows is visible to the right (east) of the stairs. The foundation is continuous painted brick, but shows evidence of ghost brick piers. The steeply pitched roof is covered in standing seam metal and

features wide eaves with exposed rafter tails. A narrow, stucco-clad internal chimney with a rounded metal cap breaks the roof ridge centrally and a small central shed dormer includes a six-pane window.



Weaver House south elevation, view to the north



Weaver House south elevation foundation detail with ghost pier

The rear (east) elevation of the house has a first-story shed addition which contains two single pane windows and a wood and glass door. A single six-over-six sash window and rectangular vent are located in the gable end.



Weaver House east elevation, view to the northwest

The north elevation of the house features a small shed addition that appears to extend from the rear shed addition and includes two six-over-six sash windows. Original six-over-six sash windows and six-paned casement windows remain in the north elevation and a small central shed dormer includes a six-pane window, the same as the south elevation.



Weaver House north elevation windows, view to the southeast



Weaver House north elevation shed dormer, view to the south



Weaver House north elevation basement entrance

The property contains two outbuildings that appear to be less than fifty years of age: a gazebo in the northeastern corner of the property and a wood chicken coop with an attached shed north of the house. The rest of the yard features informal plantings, intermittent stone terracing, and stone pathways with steps leading to different areas of the yard. As mentioned, the site slopes steeply to the west and a concrete staircase with wood railing permits access to the house from Chatham Road.



Weaver House gazebo (outbuilding), view to the northeast



Weaver House chicken coop and shed (outbuilding), view to the west



Weaver House shed attached to chicken coop (outbuilding), view to the northeast

Historic Context

According to previous survey data, the Weaver House was constructed ca. 1927; however, county land records indicate a 1905 build date. Both of these dates appear to be incorrect based on research. The 1925 Sanborn map does not show a structure at this location (Exhibit 45). Additionally, the address does not appear in city directories until 1935, which roughly corresponds with the current owner's account, indicating the house was built in the 1930's. Ernest G. Weaver and his wife, Mary were the first residents listed for 21 Chatham Road in 1935. According to the directory, Ernest was a mechanic for Pritchard

Paint and Glass Company (two locations at 77 Patton Avenue and 63 N. Lexington Avenue). He was also the brother of large land owner and Asheville judge, Guy Weaver.⁵⁶

The current property owner purchased the house in 2014 according to tax assessor data. She stated she has not done any recent renovations or alterations to the property. Due to privacy concerns, access to the interior of the house was not permitted.

Architectural Context

Previous survey data describes the Weaver House as “19th-20th century traditional/vernacular,” as the house does not have enough identifiable architectural elements that adhere to a recognized historic house style or type. The house is best described as a two-story, front-gable house with Craftsman elements including wide eaves and exposed rafters.

Comparable homes similar in style and construction date to the Weaver House were not revealed in abundance in the Asheville area or along Chatham Road, and windshield survey

did not reveal additional comparable properties. Plenty of two-story Craftsman homes are noted in HPOWEB, but these homes were constructed between the 1910's-1920's (or earlier) and retain a variety of features that better represent the Craftsman style in Asheville. One such example is located at 36 Monroe Place and was constructed in 1910 (Exhibit 46). The two-story house retains distinctive architectural characteristics, including contrasting cladding materials with shingles in the front gable and stucco on the first story. The asymmetrical façade features an attached, hipped-roof porch; dormers were not observed. The two-story Martha Sayre House at 5 Chatham Road (evaluated in this report, see page 138) incorporates elements of the Craftsman and Shingle styles and, despite material updates, retains several historic materials.

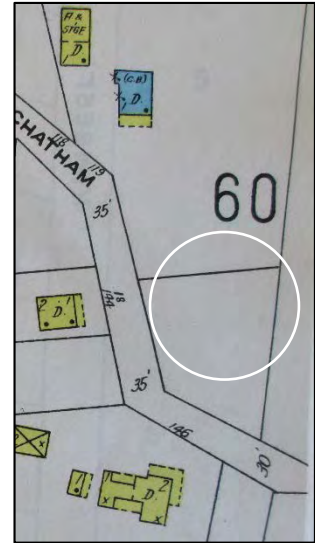


Exhibit 45. Portion of 1925 Sanborn map (Sheet 59) showing the approximate location of the resource



Exhibit 46. 36 Monroe Place (BN0946) (1910)

Integrity

The Weaver House retains its historic location along Chatham Road and its overall historic residential setting and feeling. The viewshed from the property remains the same, and still consists of residential

⁵⁶ “Weaver Clan Gathers for the 113th Time”, *Asheville Citizen-Times*, 8/13/72.

homes on all sides. The house continues to serve as a residence and therefore retains its historic association.

While the house retains some original elements, much of its historic fabric has been altered. The additions to the rear of the house have altered the house's design, and the replacement of windows, roof, and wall cladding greatly compromise the integrity of historic materials and workmanship.

National Register Criteria Evaluation

The Weaver House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. Therefore, the Weaver House has been determined as not eligible under Criteria A or B. Also, there are no indications that the Weaver House is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Weaver House was evaluated under Criterion C and does not appear to possess significance in the area of architecture. Although the property has retained integrity of feeling, setting, and location, much of the historic materials and some of the design elements have been compromised through alterations. The replacement of windows, siding, and roof material reflect a loss of historic materials. Other two-story Craftsman houses in Asheville retain greater integrity and better convey the style. Additionally, the two rear additions alter the original form of the house. Therefore, the Weaver House is considered not eligible for inclusion in the NR under Criterion C.

13. Guischarde House (BN3372)

Resource Name	Guischarde House
HPO Survey Site No.	BN3372
Address	7 Chatham Road
PIN	964938512800000
Date(s) of Construction	ca. 1924
Recommendation	Not Eligible



Guischarde House façade, view to the north

Physical Description

The one and one-half, side-gabled Guischarde House was identified in a previous survey and is located on a south-sloping lot north of Chatham Road. Concrete steps with a metal railing access the house from Chatham Road; there is no driveway. Access to the property was impeded by a locked gate which restricted entry to the backyard. Further, the occupant was not at home at the time of the survey, thus interior access was not granted. The yard surrounding the house is overgrown, further complicating photography. Based on aerial imagery, it does not appear that there are any outbuildings associated with the property.

The south-facing façade is asymmetrical with a low-pitched side-gable roof. The house appears to be one and one-half story and features a central shed dormer with two horizontal pane one-over-one sash windows. The front porch was enclosed and a wooden deck added to the west side of the facade. Two French doors access the deck. The windows on the front porch enclosure are one-over-one sash. The

foundation of the house is brick and the siding is a combination of weatherboard with wood shingles in the gable ends. The roof is covered with asphalt shingles and has an internal brick chimney that has been covered in stucco.

The west elevation features a diminutive wing projection at the rear of the first story with two-over-two sash windows; a single two-over-two sash window is located in the second story gable. Due to overgrowth and a fence, this side was difficult to access and photograph in detail, but all windows and siding appear to be original.



Guischarde House façade, view to the north of deck addition



Guischarde House west elevation, view to the north

The east elevation of the house has a wood panel door that leads to a partial basement. There are concrete steps that lead up to a locked gate that provides access to the rear of the house. A small porch with a shed roof is visible by the gate. Similar to the west elevation, the windows on the east elevation are two-over-two double hung sash and the gable features wooden shingles.



Guischard House east elevation, view to the north



Guischard House east elevation, view to the west

Because the gate to the rear of the house was locked, photos and descriptions for this elevation are limited. A view from the alley behind the house (accessible via Clearview Terrace) provided some detail. From this vantage, a rear gable is visible with two-over-two double hung sash windows and wood shingles.



Guischard House east and rear (north) elevations, view to the southwest



Guischard House façade and yard, view to the north from Chatham Road

Historic Context

According to the 2009 survey, the house was constructed in 1929, which agrees with county land records. However, the house appears on 1925 Sanborn maps (Exhibit 47) and a search of the Asheville City Directories revealed that the house was occupied as early as 1924. The first listed resident in the 1924 directory is Gustavus Guischar and his wife, Laura. According to the city directory and local newspapers, Guischar was a plumbing inspector for the City of Asheville before going into business for himself. He later worked for the Carolina Wood Products Company as an engineer.

The current resident of the house was not available when this survey was conducted and access to the interior of the house was not permitted. According to tax records, the current owner purchased the property in 1994.

Architectural Context

The bungalow house type and style emerged in North Carolina in the early twentieth century and remained popular until the Depression. In contrast to the contemporary classical and colonial revival styles, the bungalow emphasized principles of simplicity, practicality, and efficiency. Though fine, high-style examples of the form exist in Asheville and beyond, the essential form – characterized by their low-profile, broad eaves, and an informal plan incorporating a porch – was widely applied to simpler, mass-produced houses and advertised in bungalow magazines by the 1910s.⁵⁷

Though many North Carolina bungalows were pre-cut manufactured houses, no evidence was revealed to suggest the Guischar House is a mail order home. As interior entry was not available, a close inspection of interior materials – some of which may include manufacturer markings or distinctive details – does not inform this conclusion. Inquiries with local historians revealed two suspected mail order examples in north Asheville, one in Jackson Park and one in Montford Hills; however, HPO Western Branch indicated there are no *known* mail order houses in Asheville. Additionally, a review of Sears, Alladin, Fenner, and Bilt-Well catalogues for the years 1915-1940 did not reveal a similar exterior form.

Being a very popular style of the time, numerous and varied examples of the Craftsman bungalow are found throughout the neighborhoods of north Asheville. Many of these examples include a long, open front porch and half story with dormer window placement similar to the Guischar House. Two such examples were observed at 30 Mount Clare Avenue (Exhibit 48) and 210 Edgewood Road (Exhibit 49), near the project APE. Both side-gabled Craftsman bungalows feature shingles in the gable end and central dormer, exposed rafter tails and brackets, and full-width, engaged porches; each represent good examples of the house type and style, retaining integrity of design and historic materials.

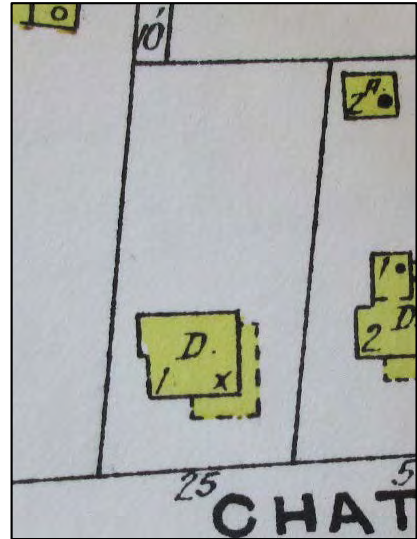


Exhibit 47. Portion of the 1925 Sanborn map (Sheet 60) showing 7 Chatham Road. Note that the house corresponds to "25".

⁵⁷ Bishir 2005: 499-500.



Exhibit 48. 30 Mount Clare Avenue (BN3201) (1915)



Exhibit 49. 210 Edgewood Road (BN3342) (1918)

Integrity

The Guischart House retains its historic location along Chatham Road and its overall historic residential setting and feeling. The viewshed from the property has not changed significantly, and consists of residential homes to the north, south, east, and west. The house continues to serve as a residential property and therefore retains its historic association.



Exhibit 50. 7 Chatham, 1998 photograph from the BN3372 Historic Property Survey Summary

While the house maintains its location, setting, and some of its original materials, certain alterations detract from the resource’s overall integrity. Evidence of the front porch enclosure is confirmed in photographs from a 1998 survey (Exhibit 50). These photos also indicate that the area with the wooden deck (to the west of the front porch) on the façade of the house used to be enclosed. The introduction of new materials for the front porch enclosure, window replacements, and the French door replacements in the rear and front of the house represent an overall loss of historic material integrity. As a result,

these modifications have compromised the historic integrity of the Gustavus and Laura Guischart House’s materials and design.

National Register Criteria Evaluation

The Guischart House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. Therefore, the Guischart

House has been determined not eligible under Criteria A or B. Also, there are no indications that the house or surrounds are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Guisnard House was evaluated under Criterion C and does not appear to possess significance in the area of architecture. Though the house has retained integrity of feeling, setting, and location, certain materials and design elements have been compromised through alterations. The alterations to the façade, including the front porch enclosure, replacement windows, and replacement doors, reflect a loss of design and material integrity, and have diminished the character-defining features that identify the house as a Craftsman bungalow. Other examples of the house style and type are found throughout north Asheville's neighborhoods, several of which provide more intact examples. Therefore, the Guisnard House is considered not eligible under Criterion C.

14. Martha Sayre House (BN3371)

Resource Name	Martha Sayre House
HPO Survey Site No.	BN3371
Address	5 Chatham Road
PIN	964938518700000
Date(s) of Construction	ca. 1912
Recommendation	Not Eligible



Martha Sayre House oblique view of the façade and west elevation, view to the northeast

Physical Description

Located on the north side of Chatham Road, the asymmetrical, cross-gabled Martha Sayre House was identified in a 2009 survey. No outbuildings or other associated features were identified with the property.

The south-facing façade is asymmetrical with a cross gable roof featuring a large centered front gable clad in decorative wood shingles. The house is two stories with a partial shed roof porch. The windows on both levels of the house are three-over-one sash vinyl windows, and the front door is historic wood and glass. The front porch is updated with new wooden support columns and a new floor; the railing is closed and clad in wood shingles. Two brick steps on the west side of the porch provide access to the centered front door. The entire house is clad in a combination of weatherboard siding and wood shingles. The cross-gable roof includes steeply pitched simple gables on the south and north elevations, and clipped gables on the east and west elevations. The roof is covered with asphalt shingle and has an internal central brick chimney that has been covered in stucco.

The west elevation features a single three-over-one sash replacement window, two single pane square windows, three casement windows with four vertical panes (second level), and one small casement window with three vertical panes (first level). The foundation of the house is visible from this elevation and consists of continuous brick with portions covered by stucco.



Martha Sayre House west elevation, view to the northeast



Martha Sayre House oblique view of north and west elevations, view to the southeast

The east elevation of the house has a small engaged porch on the first level with a concrete block foundation. The second-story projects above the porch and includes a ribbon of three-over-one sash windows. The second level is supported by metal posts in the porch. Two concrete steps lead to a replacement door that provides access to the porch. To the south of the door is a three-over-one replacement sash window.



Martha Sayre House east elevation engaged porch detail

The rear of the house (north elevation) features two historic wood panel doors with six lights above three panels that lead onto a brick patio. One of these doors is located in the east elevation of a one-story ell that projects from the west side of house. The rear ell has an external brick chimney that is partially covered with stucco and includes three-over-one double windows as well as a small, decorative stained-glass window to the left of the door. The second story of the rear elevation features a gable with a three over-one sash window, as well as a small hipped roof projection above the rear ell that also includes a three-over-one sash window.

The yard surrounding the Martha Sayre House is enclosed with a privacy fence and grassed with informal plantings. A series of small steps and a small brick patio is present on the south elevation leading to the front porch. The rear of the house features a larger brick patio with steps leading up to

second patio area with inset planters. A parking pad is located at the rear of the house and is accessible via Clearview Terrace.



Martha Sayre House rear (north) elevation, view to the southwest



Martha Sayre House rear (north) elevation patio door and window detail



Martha Sayre House patio and backyard, view to the north

Historic Context

According to the 2009 survey, the house was constructed in 1902, which agrees with county land records. A deed search indicated that Martha Sayre purchased the property now containing the house in 1906 from Charles Welborn. Sanborn maps for this part of Asheville do not exist prior to 1925 so city directories were consulted to try and determine a potential construction date for the house. The house

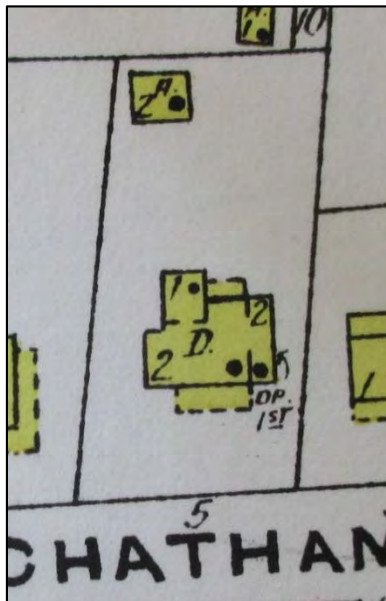


Exhibit 51. Portion of the 1925 Sanborn map (Sheet 60) showing 5 Chatham Road.

appears in much the same form as the 1925 Sanborn map reveals, with an open first story porch on the east elevation and the rear ell; a rear open porch and garage are no longer present (Exhibit 51). Prior to 1920 Chatham Road is not listed in the directories, and residents in this area were simply listed as residing in Woolsey, the name applied to the suburb. Mrs. Sayre is listed in the 1906 directory as living in Woolsey but is not specifically associated with the 5 Chatham address until 1921. However, deed research on other properties surrounding the home include descriptions of the lot belonging to Martha Sayre which match the current location of 5 Chatham Road, and are dated as early as 1912. Therefore, a build date of 1912 is assigned to the Martha Sayre House. Little information exists regarding Mrs. Sayre, other than she was a widow at the time she purchased the property.

According to tax records the current owner purchased the property in 2017. The owner was not present at the time of survey, and an interview was not conducted. Additionally, access to the interior of the house was not granted.

Architectural Context

Previous surveys describe the resource as a 19th-20th century traditional/vernacular house, most likely due to its lack of embodiment of a single style or type. However, the house is best described as a two-story, cross-gabled house with Craftsman and Shingle style elements. Both the Craftsman and Shingle styles were popular in Asheville during the potential construction dates of the house (1906-1921) so the fact that the house contains elements of both is unsurprising.

The Shingle style was popular from 1880-1910 and its distinguishing feature was wall cladding consisting primarily of shingles.⁵⁸ In addition to the shingle siding, the Martha Sayre House features other elements of the Shingle style, including an asymmetrical façade with an irregular steeply pitched roofline, rooflines with intersecting cross gables and multi-level eaves, and an extensive porch. Though the house appears to have more common characteristics with other Shingle style examples in the Asheville area, shingle siding was also a common material found on Craftsman style homes in Asheville. The use of shingles in addition to the three-over-one windows suggest a Craftsman influence, as well. However, many of the windows are replacements, though they appear to match those present in 1998 (see Exhibit 54 on next page).

Though mostly found in the northeast part of the country, the Shingle style is present in Asheville with many notable examples attributed to architect Richard Sharp Smith in the historic Montford neighborhood. The historic Montford neighborhood is approximately two miles southeast of the Martha Sayre House. With Montford's proximity to Chatham Road, the builder of the Martha Sayre House may have been influenced by the architecture of surrounding areas. Similarities between neighboring Shingle style examples and the Martha Sayre House include irregular steeply pitched rooflines, clipped gables, multi-level eaves, and the use of shingles as an exterior material on the second story (Exhibits 52–53).



Exhibit 52. Dr. J.E. David Rental Cottage (BN4337) (1897), 160 E. Chestnut Street in Chestnut Hill Historic District



Exhibit 53. 17 Cullowhee Street (BN2615) (1908) in Montford Area Historic District

Integrity

The Martha Sayre House retains its historic location along Chatham Road and its overall historic residential setting and feeling. The viewshed from the property has changed slightly, and consists of

⁵⁸ McAlester, 2015: 373.

residential homes to the north, south, and west. A non-historic commercial property is located to the east. The house continues to serve as a residential property and therefore retains its historic association.

While the house maintains its location, setting, and a high degree of historic materials, a few alterations were noted. Multiple windows have been replaced, and both the front porch and east elevation engaged porch have been updated with new materials. These alterations represent a loss of historic material and workmanship. However, based on historic Sanborn maps from 1925 and 1954 the house footprint does not appear changed, although they do indicate that a two-story garage used to exist in the northwest corner of the property (see Exhibit 52); therefore, the historic design integrity is considered intact.



Exhibit 54. Chatham, 1998 photograph from the Historic Property Survey Summary

National Register Criteria Evaluation

The Martha Sayre House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, The Martha Sayre House has been determined as not eligible under Criteria A or B. Also, there are no indications that the house or surrounds are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Martha Sayre House was evaluated under Criterion C and does not appear to possess significance in the area of architecture. Although the house has retained its architectural integrity in feeling, setting, and location, it does not represent an outstanding example of a house type or style known in the Asheville area. Additionally, replacement of the original windows and the replacement of porch materials have diminished the material integrity of the house. Therefore, The Martha Sayre House is considered not eligible under Criterion C.

15. Merrimon Avenue Transit Benches (BN6388)

Resource Name	Merrimon Avenue Transit Benches
HPO Survey Site No.	BN6388
Address	Northwest corner of Merrimon Avenue and Chatham Road
PIN	Not applicable (in NCDOT right of way)
Date(s) of Construction	Unknown
Recommendation	Eligible (Criterion A)



Merrimon Avenue Transit Benches on the north side of the Chatham Road intersection, view to the west.

Physical Description

These three concrete with pebble aggregate, flat benches are located in the sidewalk on the west side of Merrimon Avenue, north of Chatham Road, in the wedge formed by Clearview Terrace's acute intersection with Merrimon Avenue. The benches consist of simple concrete supports and a slab bench with an "M" or "W" emblazoned centrally on each bench, possibly dyed. There is no evidence in the concrete sidewalk to suggest the benches corresponded to any other above-surface feature, e.g., a canopy or shelter. However, the placement of the feature suggests an association with transportation history. Overall, the benches are in good condition, though the northernmost bench is chipped and degrading.



Merrimon Avenue Transit Benches detail



Merrimon Avenue Transit Benches, view to southwest. Allison's Grocery and Woolsey Dip Historic District visible in background.

Historic Context

The origin of the benches is not clear, though their construction, materials, and location suggest an association with a historic transportation mode, be it streetcar (pre-1934) or bus. Their relatively simple construction technique and materials do not assist in firmly dating the resource. As a major transportation corridor, Merrimon Avenue has supported public transportation modes since the early twentieth century – bus service continues along the route to this day, though for safety reasons (awkward and busy intersection) this location is not a bus stop. Inquiries with local property owners over the course of survey, HPO Western Branch, and local historians did not reveal information about the resource. The local trolley history, *Trolleys in the Land of the Sky* (Bailey et al, 2000), does not specifically address such ancillary features and the roadside features do not appear in historic mapping or Sanborn maps (1925 and 1954); due to their size, historic aerials likewise do not prove useful.

The Asheville Electric Company (AEC) established a streetcar line on Merrimon Avenue in 1909 between Pack Square and the Grace community, “a cluster of stores at the end of the street car line”⁵⁹, located on Merrimon Avenue less than one mile north of Edgewood Road. At Grace, the Asheville & East Tennessee Railroad (A&ET) connected with the AEC Merrimon line with continued electric car service to Weaverville. By 1916, trolleys left the Public Square and traveled north on Merrimon Avenue every fifteen minutes in the mornings and every thirty minutes the remainder of the day, until 11:00 pm. A turnout was installed on Merrimon Avenue north of Reed Creek in 1927 (Exhibit 55).⁶⁰

Jack Thomson, Executive Director of PSABC, identified a nearly identical feature in the southwest corner of Charlotte Street and Edwin Place opposite the Manor and Cottages (BN0011) (Exhibit 56). The single concrete bench employs similar materials and construction, including also a “W” or “M” (depending on perspective) in the bench, and is placed behind (west) of the public sidewalk.

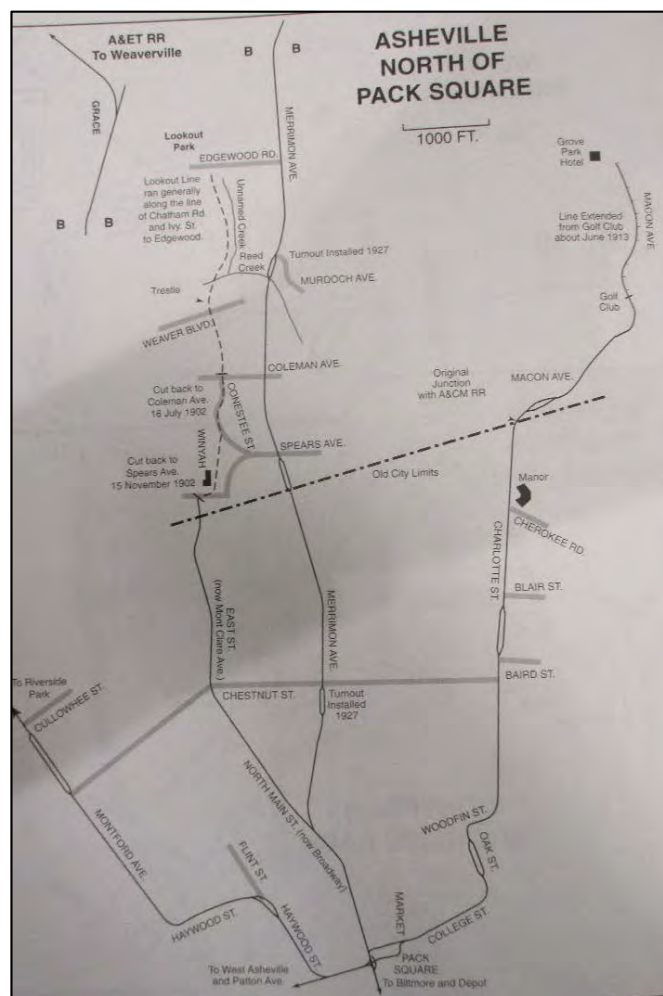


Exhibit 55. Map depicting the trolley lines north of Pack Square.
Source: Bailey et al, 2000: 92.

⁵⁹ “Grace Area Taking On A New Face”, *Asheville Times*, 7/25/1973.

⁶⁰ Bailey et al, 2000: 59-73.



Exhibit 56. Charlotte Street transit bench, located in the southwest corner of Charlotte Street and Edwin Place. Photo courtesy of Jack Thomson.

Charlotte Street historically supported a trolley line. However, additional information regarding the features provenance is unknown. The “M” or “W” located in this example weakens a theory that the letter on the Merrimon Avenue Transit Benches may have been a locational designation, though remains possible.

Additional windshield survey was conducted along Asheville’s major historic streetcar routes, many of which corresponded (and continue to) the bus routes that supplanted them, including Mount Clare Avenue (former East Street), Montford Avenue, Haywood Road, and Biltmore Avenue; however, comparable resources were not located. It is possible others survive but were not identified from a moving vehicle.

HPOWEB includes one entry associated with the trolley, the Newbridge Trolley Substation (BN1414) located at 126 Elkwood Avenue near Woodfin. The substation was constructed by the Asheville & East Tennessee (A&ET) in the early 1900s. In addition to the substation, a component of the electrified A&ET line to Weaverville, New Bridge was the location of a car barn and storage tracks (Exhibit 57).⁶¹ The

substation is all that remains; Weaverville Road was laid on top of the rail alignment.



Exhibit 57. The Asheville & East Tennessee Newbridge Trolley Substation (BN1414) in foreground with car barn (no longer extant) behind. Source: Bailey et al, 2000: 64.

⁶¹ Bailey et al, 2000: 65.

Architectural Context

Trolley stops – like modern bus stops – may consist of a “waiting area”, consisting of benches and associated shelters. The design and building materials of streetcar waiting stops depended on the street railroad company and particular line. Typically, waiting stops consisted of primarily functional structures of frame or masonry construction, and were usually open on all sides. They were often furnished with wood or concrete benches. Waiting stations in downtown areas were often nothing more than raised concrete center islands with suburban stations more commonly employing amenities such as frame trolley stations with benches, and sometimes gabled canopies.⁶²

In addition to the comparable bench on Charlotte Street, which is essentially a replication of the Merrimon Avenue Transit Benches (or vice-a-versa), the elaborate, rusticated stone canopies at Grove Park along Charlotte Street were examined as a possible comparable property (Exhibits 58–59). Though a streetcar traversed Charlotte Street, the Grove Park neighborhood was designed for residents who could afford to own an automobile. As such, that the referenced structures were constructed as a waiting stop for the streetcar seems unlikely, though not impossible. These structures are not specifically mentioned in the 1989 NR Nomination Form.

Separated by approximately 100 feet, the two stone and timber canopies along Charlotte Street appear to be more of an entry to Grove Park than a waiting stop. The features are joined visually by a disconnected, linear rusticated stone wall with central “Grove Park” placard and flanking stone beehive features. “Gertrude Place”, a reference to the street paralleling Charlotte Street to the west, is engraved on the northern beehive feature. Each canopy includes four individual seats within a thick stone substructure that supports the timber-framed gable canopies with I-shaped columns. The canopies feature tiled roofs with globule projections at each end. Unlike the Merrimon Avenue Transit Benches, these are setback from the curb by approximately 15 feet.



Exhibit 58. Grove Park canopy (ca. 1910)



Exhibit 59. Grove Park canopies (ca. 1910)

Integrity

There is no evidence to suggest the resource has been moved; therefore, integrity of location is considered intact. The simple construction technique and materials applied to the benches remain

⁶² Reed et al, 2012: 103.

intact, as such conveying their integrity of design, materials, and workmanship. Though the location no longer serves as transit stop, the benches remain planted in the Merrimon Avenue sidewalk, conveying their historic setting, feeling and association.

National Register Criteria Evaluation

The resource was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of our history, therefore the property is not eligible for the NR under Criterion B. Also, there are no indications that the resource is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Merrimon Avenue Transit Benches were evaluated for eligibility under Criterion A for their association with transportation history. Though the historic association of the benches is somewhat ambiguous, their relationship to Merrimon Avenue conveys an association with public transportation, representing a simple waiting area, be it for the Merrimon Avenue trolley in the years prior to 1934, or the buses that supplanted them. Their relative position along the corridor, in proximity to the cluster of post-1924 commercial buildings comprising Woolsey Dip Historic District and the surrounding historic neighborhoods, is significant and supports a historic construction date. Occurring as a trio, the benches further convey the relative need for such features at this location historically. While these are not the only such features found in north Asheville in similar contexts, local resources on the subject are limited. This survey cannot preclude the existence of other similar features. However, considering the relative dearth of historic transit resources in Asheville and the ephemeral character of the resource, they are considered a significant vestige of the historic transportation network around which Asheville organized and grew. As such, the Merrimon Avenue Transit Benches appear to be eligible under Criterion A.

The resource was evaluated under Criterion C and is considered not eligible for the NR. The construction technique and materials used represent a common application. The resource does not convey a significant architectural composition or unique approach to the simple transit waiting station. Therefore, the resource does not appear to be eligible under Criterion C.

National Register Eligible Boundary

The proposed National Register eligible boundary for the Merrimon Avenue Transit Benches consists of the resource's footprint in the Merrimon Avenue sidewalk, less than 0.001 acre. The proposed boundary includes all contributing features, consisting of the three transit benches and the concrete sidewalk in which they are placed. Based on NCDOT Final Survey, the existing NCDOT right of way bisects the resource at its northeast corner though otherwise the resource occurs within the parcel associated with Buncombe County Property ID 964938618400000 (502 Merrimon Avenue).



Legend

NR Eligible Boundary Parcel

Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
 Merrimon Avenue Intersection Improvements
 at Edgewood Avenue and W.T. Weaver Boulevard
 Merrimon Avenue Transit Benches NR Eligible Boundary**

16. House (BN6351)

Resource Name	House
HPO Survey Site No.	BN6351
Address	510 Merrimon Avenue
PIN	964938720000000
Date(s) of Construction	ca. 1917
Recommendation	Not Eligible



Façade, view to the southwest

Physical Description

The house at 510 Merrimon Avenue was newly identified by this survey. The house retains a Merrimon Avenue address though Clearview Terrace passes between the house and Merrimon Avenue. The resource, though, predates the construction of Clearview Terrace and was historically associated with Merrimon Avenue. The house is setback approximately 30 feet west of Clearview Terrace. The lot slopes rather steeply to the east and the house is accessible from Clearview Terrace via a concrete stairway it shares with its neighbor to the north (512 Merrimon Avenue).

The east-facing façade is asymmetrical under a side-gabled roof with a central projecting front gable. The house is one story and sits on a full basement. There is a partial, engaged front porch in the northeast corner of the house that permits access to the house via an original side-entry wood panel door with a half-height latticed window door. An open rail, wood baluster is present in the north porch exposure. The porch columns are wood and feature decorative knee braces in the corners. There are six concrete steps that provide access to the porch and front door. A ribbon window featuring five sash

windows with a lattice pattern in the top sash is centered under the front projecting gable, and triple sash windows the same lattice pattern are located immediately to the left. Aluminum storm windows are present over the windows. The foundation of the house is continuous brick and the siding on all elevations is wood shingle. The wide eaves expose plank wood sheathing and rafter tails with exposed beams in the gable ends. Rectangular wood-slat gable vents are also present. The roof is covered with asphalt shingles. There are two internal brick chimneys which have been clad with stucco: one is located centrally on the ridgeline and the second on the rear (west) roof slope.



Façade, view to the west

The north elevation of the house features a single sash window with a lattice pattern and a portion of the integrated front porch. A fixed window with twelve panes is also visible in the basement level. The south elevation has triple sash windows and two single sash windows with a lattice pattern in the top sash.

There is a small, extended shed porch on the rear (west) of the house supported by two square posts. A deck addition extends from the southwest portion of the house. The window styles are consistent with the rest of the house with three single windows and one pair. A small enclosed projection under the shed porch contains a doorway, a fixed pane 16-light window, and stairs that lead to the basement level of the house. A fixed window with twelve panes is visible in the brick foundation that provides light to the basement.



Oblique view of the façade and north elevation, view to the southwest



North elevation window detail



South elevation, view to the north



West elevation, view to the east



West elevation porch detail



West elevation, enclosed basement entry and stairs detail



House approach from Clearview Terrace. Note granite curbing on Clearview Terrace. View to the west.



Backyard and parking area, view to the northwest

The yard is grassed with informal plantings. The property has a wooden gate that leads from the front of the house to the backyard which contains a low stone wall, a small stone patio, and concrete steps that lead up to a partially paved parking area accessible via Clearview Terrace.

Historic Context

According to county land records and deed research, the resource was constructed in 1917. The property containing both 510 and 512 Merrimon was originally purchased by George Lauerhass in 1915 from Charles Welborn; both houses were likely constructed soon after the purchase given that their plans are mirror images. Until the 1920's, the city directories do not provide addresses for residents in this area, only that they live in Woolsey; therefore, it is difficult to determine who may have been the first resident of 510 Merrimon. Though George Lauerhass was the original owner of the parcel containing both homes (1925 and 1954 Sanborn maps show both houses on the same parcel), he is listed in 1922 city directories as residing at 512 Merrimon. Deed research revealed that after his death the property was passed to his son, Ludwig. Ludwig sold both tracts to D.J. Weaver in 1935. It is likely that the Lauerhass family utilized 512 Merrimon as their permanent address and this property may have been a rental property or perhaps a guest house. The first resident directly associated with 510 Merrimon in the city directories is Emil Medicus who lived in the house from 1922 until 1925.



Exhibit 60. Emil Medicus, world-renowned flutist and editor/publisher of "The Flutist". Photo courtesy of the Asheville Citizen-Times.

According to local newspapers, Emil Medicus (1883-1980) (Exhibit 60) came to Asheville in 1918 at the age of 35, and was known as one of the world's greatest concert flutists when he passed away in 1980. At 21, he was the first American to be awarded a scholarship at the Royal Academy of Music in London. He received silver and bronze medals, as well as the Certificate of merit while studying there. In 1976, he became the recipient of the National Flute Association's first honorary life membership. The plaque he received "proclaimed him to be the world's greatest living master of the flute."⁶³ After studying in London, he played with the Cincinnati Symphony Orchestra and toured the country with American soprano, Ellen Beach Yaw before settling in Asheville.⁶⁴

In addition to playing professionally, he was the founder, editor, and publisher of "The Flutist" from 1920-1929. The Flutist was the first professional publication dedicated to the flute, and was circulated nationally and internationally. Medicus was also a teacher, giving flute lessons in his later years. When not professionally engaged, he had a penchant for farming, construction, and cabinet making. During the 1920's, he purchased over 100 acres of land on Wolfe Cove Road in the Beaverdam section of Asheville and started a dairy and chicken farm. He would

⁶³ Emil Medicus Obituary, *Asheville Citizen Times*, 1/30/1980.

⁶⁴ "Emil Medicus, Flutist of Note, Is Energetic, 'Many-Sided Man'", *Asheville Citizen Times*, 12/13/1959

eventually build a Dutch Colonial style house at 48 Wolfe Cove Road where he and his wife, Mary, would live until his death.⁶⁵

The current property owner has lived in the house for eight years and stated that the wood shingles on the south side of the house have been replaced and the house was painted three years ago. He also stated that the roof has been replaced and the back deck was updated in 2017. Access to the interior of the house was not granted at the time of survey, though wood floors, surrounds, and the living room mantel observed during the survey appeared to be original.

Architectural Context

The resource is an example of a Craftsman-style cottage. The Craftsman style was the dominant style for smaller houses built throughout the United States from 1905 to 1930 and appeared most frequently in the bungalow house form. Common features include a low-pitched gable roof with wide unenclosed eaves, exposed roof rafters, decorative beams or braces under gables, and full or partial-width porches. Typical windows feature a multi-pane upper sash and a single pane lower sash in single or grouped configurations. Porches are generally contained under the main roof.⁶⁶ The resource includes several of these features, including exposed rafters, decorative knee braces, beams in gable ends, engaged (integrated) porch, and multi-paned windows. The side entry (or hidden door), although not uncommon, is a unique feature of the resource shared with its neighbor, the Lauerhass House (evaluated in this report).

Being a very popular domestic architectural style in the early twentieth century, various examples of the Craftsman bungalow can be found throughout the neighborhoods of Asheville. According to HPOWEB, several documented examples are found in nearby NR-listed Norwood Park and Grove Park Historic Districts. Windshield surveys concluded that Craftsman-style bungalows are scattered more widely than the above-mentioned NR-listed districts. Although not widespread, several one-story examples with a similar integrated front porch or side entry were noted during field survey (Exhibits 61–62).



Exhibit 61. 21 Maney Avenue (BN3345) (1925)



Exhibit 62. 90 Forsythe Street (BN3076) (1920)

⁶⁵ Ibid.

⁶⁶ McAlester, 2015: 567.

The Lauerhass House (512 Merrimon Avenue) (see page 162) is a mirror image of the resource; slight variations include the front porch size and position and one basement window. As described above, the parcels containing both homes were originally purchased by George Lauerhass and were at one time located within the same tax parcel. Due to the similarities in design, the homes were presumably constructed at the same time and by the same person.

Integrity

The resource retains its historic location along Merrimon Avenue and its overall historic residential feeling. The viewshed from the property remains mostly the same, with residential homes to the north and west. Merrimon Avenue has developed into a commercial corridor since the house's construction; much of the development is historic in nature, though a couple non-historic commercial properties are located directly south of the house and on the opposite side of Merrimon Avenue diminish the overall historic setting.

The house retains a high degree of integrity of design, materials, and workmanship. Apart from the rear deck addition, the house has maintained its original form and a significant collection of historic materials, including windows and doors. Additionally, the wide eaves, decorative knee braces, exposed rafters, and latticed windows are clear representations of the Craftsman style. The collection of historic materials and character-defining architectural features conveys integrity of historic workmanship.

National Register Criteria Evaluation

The resource was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, therefore the property is not eligible for the NR under Criterion A. Also, there are no indications that the resource is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

During research, it was discovered that the world-renowned concert flutist Emil Medicus lived on the property from ca. 1922-1925. Medicus attained national and international fame before settling in Asheville in 1918 where he authored the first professional publication dedicated to the flute which was circulated nationally and internationally. However, Medicus lived at 510 Merrimon for only three years before relocating to Beaverdam where he built a house at 48 Wolfe Cove Road. Though the house has been significantly altered, the Beaverdam property, on which he lived over half his life, would convey a greater association with Emil Medicus. Therefore, the resource is not considered eligible for inclusion in the NR under Criterion B.

The resource was evaluated under Criterion C and is considered not eligible for the NR. While the house has retained its architectural integrity in location, design, feeling, materials, workmanship, and association, the setting is slightly diminished due to non-historic intrusions on Merrimon Avenue. The house is an example of the Craftsman bungalow, retaining several character-defining features such as the exposed rafters, knee braces, and unique latticed windows. However, though the house retains these original exterior architectural features and materials, it does not represent an outstanding example of its style when compared to the large inventory of both documented and undocumented Craftsman bungalows in the Asheville area. Additionally, access to the interior of the house was not

permitted so further observations regarding the integrity of interior materials and plan could not lend support to an eligible determination under Criterion C.

17. Lauerhass House (BN6352)

Resource Name	Lauerhass House
HPO Survey Site No.	BN6352
Address	512 Merrimon Avenue
PIN	964938722500000
Date(s) of Construction	ca. 1917
Recommendation	Not Eligible



Lauerhass House façade, view to the northwest

Physical Description

The Lauerhass House at 512 Merrimon Avenue was newly identified by this survey. The house is located on a hill and setback from the west side of Clearview Terrace by approximately 40 feet. The house retains a Merrimon Avenue address though Clearview Terrace passes between the house and Merrimon Avenue. The resource predates the construction of Clearview Terrace and was historically associated with Merrimon Avenue. The lot slopes rather steeply to the east and the house is accessible from Clearview Terrace via a concrete stairway it shares with its neighbor to the south (510 Merrimon Avenue). The current tenant was interviewed, though as a recent new renter had little information regarding the house. Access to the interior was not permitted for privacy reasons.

The east-facing façade is asymmetrical with a side gable roof and central front gable projection. The house is one story and sits on a full basement. There is a partial, engaged front porch in the southeast corner of the house with a side entry door. The front door is wood panel with glass and features the same decorative glazing pattern (i.e., latticed) as the windows of the house. The porch columns are

wood and feature decorative knee braces at the roof junction. There are seven concrete steps with a replacement wood bannister within the porch wing walls that provides access to the porch. A ribbon window featuring five windows with a lattice pattern in the top sash is centered under the front projecting gable, and triple sash windows with the same lattice pattern are located immediately to the north (right). The foundation of the house is continuous brick and the siding on all elevations is wood shingle. The roof has wide eaves with exposed rafters and decorative braces, and is covered with asphalt shingles. There are two internal brick chimneys: one is located centrally within the house, the other towards the rear of the house.



Lauerhass House front porch detail, view to the northwest



Lauerhass House façade, latticed window detail

The south elevation of the house features a single four-over-one sash window, the only such window noted in the house. A fixed window with nine panes is also visible in the basement level. The north elevation has triple double hung sash windows and two single double-hung sash windows with the same lattice pattern featured on the windows on the façade. There are small square wood vents in the gable ends.



Lauerhass House north elevation view to the southwest

There is a small, extended shed porch on the rear of the house (west elevation) that has been partially enclosed. The windows on this elevation are the same style as the rest of the house, with three single windows and one paired window. A small enclosed projection underneath the shed porch contains a doorway, a fixed pane window with two lights, and stairs that lead to the basement level of the house. Two fixed windows with nine panes each are visible in the brick foundation that provides light to the basement.

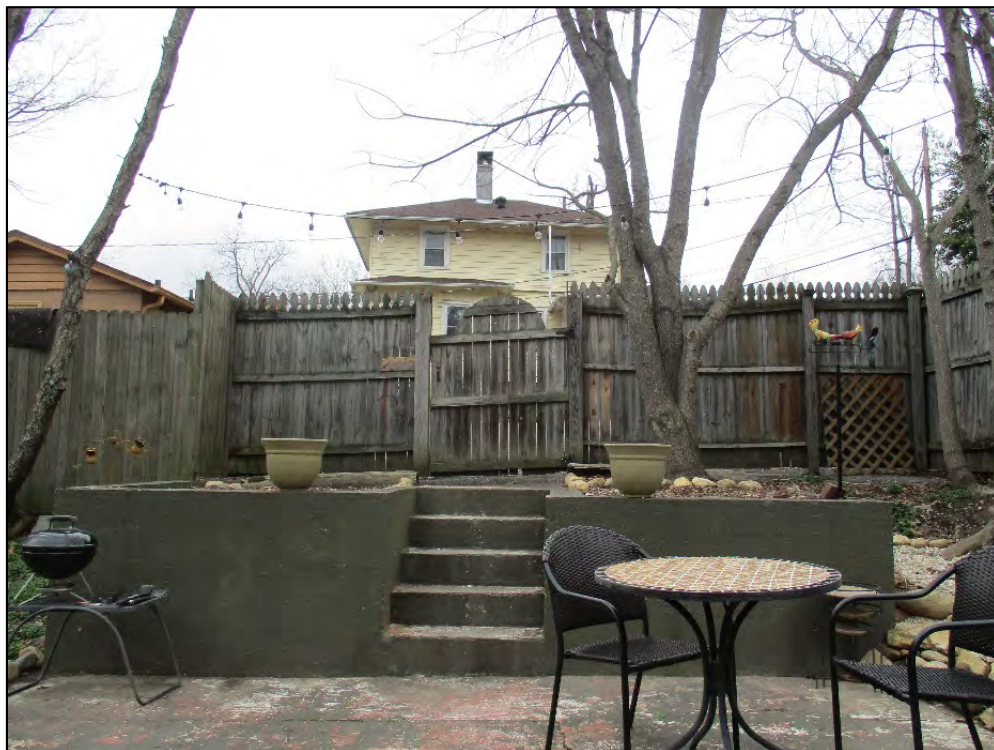


Lauerhass House west elevation view to the east



Lauerhass House rear porch detail and view into basement

The Lauerhass House yard is grassed with informal plantings and a wood privacy fence encompasses the backyard. The backyard contains a small concrete patio, concrete block wall terracing, wooden raised planting beds, and concrete steps that provide access to a paved parking area accessible via Clearview Terrace.



Lauerhass House backyard view to the west

Adjacent to the parking area is a one-story outbuilding. The building has the address 512 ½ and is currently being used as a residence, though no one was present at the time of the survey. A privacy fence extends from the west elevation of the building and encloses the building and small associated yard. The building is constructed of concrete block and has an asphalt shingled, cross-gable roof. The north elevation contains one-over-one sash windows and a small covered front gable portico. Both the east and west elevations contain six-over-six sash windows with a picture window on the south elevation. A concrete patio is present to the rear of the building with a Craftsman-style wood panel and glass door providing access to the house. Based on tax assessor data, this building was constructed in 1948, however, it does not appear on the 1954 Sanborn maps. One outbuilding is associated with the house on the 1954 Sanborn (Exhibit 63) but it is a frame garage and is in the wrong location to be the building described above. Therefore, it is likely that this current structure was built after 1954.



Lauerhass House outbuilding façade from alley, view to the south



Lauerhass House outbuilding east and north elevation, view to the west



Lauerhass House outbuilding rear elevation view to the northwest

Historic Context

According to tax assessor records and deed research, the house was constructed in 1917. The property the house was constructed on was originally purchased by George Lauerhass in 1915 and, given that their plans are mirror images, it is likely that both 512 and 510 Merrimon Avenue were constructed at about the same time, and soon after the purchase. Until the 1920's, the city directories do not provide addresses for residents in this area, only that they live in Woolsey, which was the name for this section of Merrimon Avenue prior to 1924. The first name to be directly associated with the address in the city directories is George Lauerhass in 1922. Since he purchased the property where the house is located in 1915, it is likely he was also the first resident of 512 Merrimon Avenue.

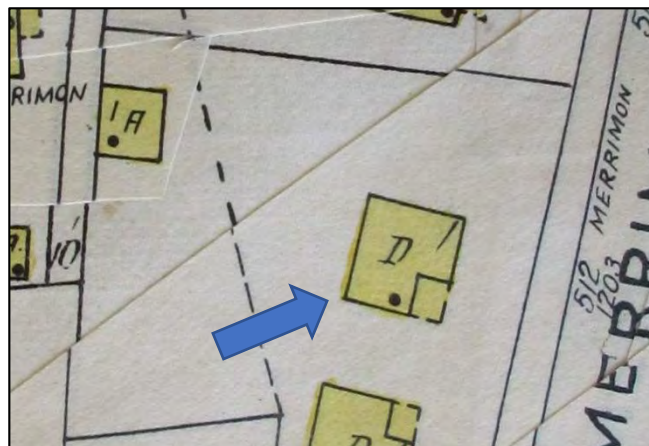


Exhibit 63. Portion of the 1954 Sanborn map (Sheet 60) depicting 512 Merrimon. The frame garage at the rear (left) of the property is no longer extant.

George Lauerhass was a well-known business man and land owner. He arrived in Asheville around 1913 and died in 1920 at 47 years old. According to his obituary, in addition to owning large amounts of property in the Woolsey and Asheville area, he “owned extensive real estate in Newark and was an unusually successful business man. He was a stockholder in several large manufacturing enterprises in New Jersey.”⁶⁷ His wife also passed away in 1920 and the house was left to their son, Ludwig, who is listed in city directories as living there in 1925.

Ludwig Lauerhass was a graduate of the University of North Carolina, and studied for his Ph.D. in Heidelberg, Germany.⁶⁸ In 1929 while still in Europe, he met Betty Bronson, an American actress who appeared in both silent and “talking” pictures. Betty and Ludwig married in 1932 and purchased a home off Buena Vista Road in the Biltmore Forest neighborhood of Asheville.⁶⁹ Ludwig worked as president for the Consolidated Bond Company and later as Assistant to the President for the Stuart Vitamin Company.

The Lauerhass House is presently a rental property. The current resident stated that he did not know of any recent renovations or additions to the home. According to tax assessor records, the current owner has owned the property since 2002. They were not contacted as part of this survey, and access to the interior of the house was not permitted for privacy reasons.

Architectural Context

Like its neighbor at 510 Merrimon Avenue, the Lauerhass House is an example of a Craftsman-style cottage. The Craftsman style was the dominant style for smaller houses built throughout the United States from 1905 to 1930 and appeared most frequently in the bungalow house form. Common features

⁶⁷ “Geo. Lauerhass Died at Home in Woolsey”, *Asheville Citizen Times*, 3/04/1920.

⁶⁸ “Lud Lauerhass Engaged in War on Ulcers”, *Asheville Citizen Times*, 8/26/1951.

⁶⁹ “Who’s Who and Why in Asheville” *Asheville Citizen Times*, 3/12/1933.

include a low-pitched gable roof with wide unenclosed eaves, exposed roof rafters, decorative beams or braces under gables, and full or partial-width porches. Typical windows feature a multi-pane upper sash and a single pane lower sash and may be single or grouped together. The side gabled roof subgroup comprises about one-third of Craftsman houses nationally and were most popular in northeastern and midwestern states. Porches are generally contained under the main roof.⁷⁰ The Lauerhass House includes several of these features, including exposed rafters, decorative knee braces, beams in gable ends, engaged (integrated) porch, and multi-paned windows. The side entry is a unique feature of the resource, one shared by its neighbor at 510 Merrimon.

Being a very popular style of the time, various examples of Craftsman bungalows can be found throughout the neighborhoods of Asheville. According to HPOWEB, several documented examples are found in nearby NR-listed Norwood Park and Grove Park Historic Districts. Windshield surveys concluded that Craftsman style bungalows are scattered more widely than the above-mentioned NR-listed districts. Although not widespread, several one-story examples with a similar integrated front porch or side entry were noted during field survey.

Additionally (and as mentioned earlier in this report), the Luerhass House is the mirror image of its neighbor, 510 Merrimon. Slight variations between the homes include the front porch size and position, and one basement window (see the 510 Merrimon evaluation). As described above, the parcels containing both homes were originally purchased by George Lauerhass and were at one time located within the same tax parcel. Due to the similarities in design, the homes were presumably constructed at the same time and by the same person.

Integrity

The Lauerhass House retains its historic location along Merrimon Avenue, despite the introduction of Clearview Terrace between the resource, and its overall historic residential feeling. The viewshed from the property remains mostly the same, with residential homes to the north, south, and west. The Merrimon Avenue commercial corridor east of the house has changed somewhat with the introduction of some non-historic commercial properties; however, the overall setting is considered intact.

The house retains a high degree of historic design, materials, and workmanship. The house has maintained its original form and the majority of its original materials. Additionally, the wide eaves, decorative knee braces, exposed rafters, and cottage windows are clear representations of the Craftsman style. The presence of these historic materials and the character-defining architectural features convey integrity of workmanship.

National Register Criteria Evaluation

The Lauerhass House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events or persons that have made a significant contribution to the broad patterns of our history, therefore the property is not eligible for the NR under Criteria A or B. Also, there are no indications that the Lauerhass House is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible for the NR under Criterion D.

⁷⁰ McAlester, 2015: 567.

The Lauerhass House was evaluated under Criterion C and is considered not eligible for inclusion in the NR. While the house retains integrity of location, design, feeling, materials, workmanship, and association, the setting is slightly diminished due to non-historic intrusions on Merrimon Avenue. The house is an example of the Craftsman bungalow, retaining several character-defining features such as the exposed rafters, knee braces, and unique latticed windows; however, it does not represent an outstanding example of its style when compared to the large inventory of both documented and undocumented Craftsman bungalows in the Asheville area. Additionally, access to the interior of the house was not permitted so further observations regarding the integrity of interior materials could not lend support to an eligible determination under Criterion C.

The outbuilding associated with the Lauerhass House was constructed after 1954 and likely represents a historic construction in terms of age; however, it does not represent a known house type or style, nor does it appear to represent a significant architectural trend. It is not considered individually eligible for the NR.

18. Joseph Lewis House (BN6353)

Resource Name	Joseph Lewis House
HPO Survey Site No.	BN6353
Address	516 Clearview Terrace
PIN	96493873410000
Date(s) of Construction	ca. 1924
Recommendation	Not Eligible



Joseph Lewis House façade, view to the west

Physical Description

The Joseph Lewis House at 516 Clearview Terrace was newly identified in this survey. The house is located in the southwest corner of the ninety-degree bend in Clearview Terrace and is oriented to the east, facing Clearview Terrace and Merrimon Avenue. The current resident of the house was not available when this survey was conducted and access to the interior of the house was not permitted. According to tax records the current owner purchased the property in 2008.

The east-facing façade is asymmetrical with a front facing gambrel roof covered by asphalt shingles. The house is two stories and has paired one-over-one sash windows located in the gambrel end. A full one-story porch spans the façade and is supported by simple square columns and a square balustrade and railing with 11 wood steps accessing to the porch and front door. The front door is wood panel with two vertical glass lights and appears to be original to the house. A single one-over-one sash window is located to the left (south) of the front door. The house has German siding on all elevations, although the width of the siding varies. The foundation under the front porch is concrete block while the rest of the

house sits on a continuous brick foundation. A wood door located to the left of the porch steps provides access to a partial basement. There is one internal brick chimney visible in the ridgeline of the roof.



Joseph Lewis House oblique view of façade and south elevation, view to the northwest



Joseph Lewis House front porch window detail

The north elevation of the house includes one small, square fixed pane window and a single one-over-one sash window. A small, wood shingle-clad shed dormer with two fixed paned windows is visible in the second story.



Joseph Lewis House north elevation, view to the southwest

The rear of the house (west elevation) has a small, attached shed porch with a concrete floor, square columns, and square balustrade and railing. The rear door matches the front door and also appears to be original to the house. There is a single one-over-one sash window on the first story and a single one-over-one window in the second story.



Joseph Lewis House west elevation, view to the southeast. Note the different German siding width in first and second stories.

The south elevation of the house has two single one-over-one sash windows on the first story with three shed dormers in the second story with a single fixed pane window in each. The center dormer is slightly higher than the other two; all are clad in German siding.



Joseph Lewis House south elevation, view to the north

The yard surrounding the house is grassed with informal plantings. The back yard features a low stone retaining wall and two concrete steps that lead up to a paved parking area which is accessed via Clearview Terrace.



Joseph Lewis House backyard and parking area view to the west (BN6354 is visible in background)

Historic Context

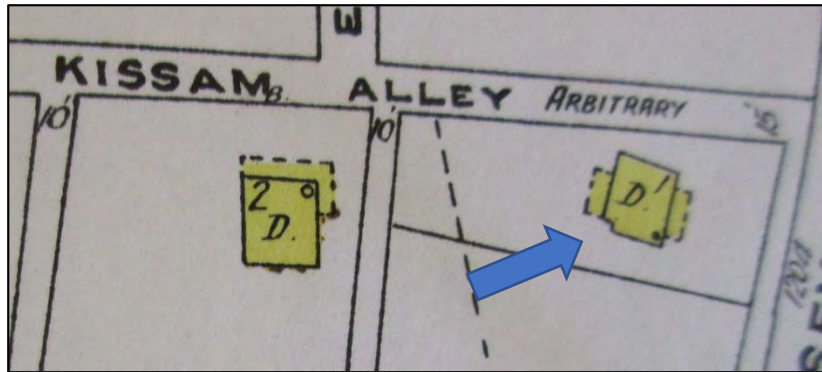


Exhibit 64. Portion of the 1925 Sanborn map (Sheet 60) depicting the Joseph Lewis House and Kissam Alley

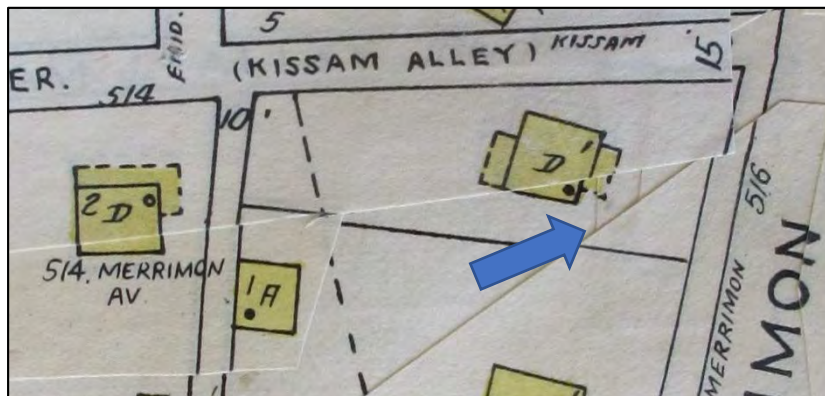


Exhibit 65. Portion of the 1954 Sanborn map (Sheet 62) depicting the Joseph Lewis House

According to the county tax assessor, the Joseph Lewis House was constructed in 1937. However, a one-story frame dwelling appears at this location on the 1925 Sanborn map (Exhibit 64). The dwelling depicted in 1925 includes a notch in the southwest corner; this is absent in the 1954 Sanborn (Exhibit 65). Further the 1925 and 1954 Sanborn maps describe a one-story dwelling, opposed to the current two-story house. Research did not reveal additional information about these discrepancies in building height. However, field observations noted variation in the width of the German siding between the first-story and second story. Based on available information, it appears that the second-story gambrel roof was added after 1954, as was the

full-width front porch.

The Asheville City Directories reveal that the house was occupied as early as 1924 and listed as 516 Merrimon Avenue (not 516 Clearview Terrace, as it is currently). The first listed resident in the 1924 directory is Joseph M. Lewis who was a civil engineer in the Asheville area; thus a ca. 1924 build date is attributed to the resource. A 15-foot alley is present on the 1925 Sanborn maps (Kissam Alley) that appears to provide access to the property in addition to the houses located to the west. Kissam Alley would become Clearview Terrace, but did not assume that name until after 1936, when the Clearview Terrace Apartments were constructed north of the Joseph Lewis House.

Architectural Context

The Joseph Lewis House does not appear to clearly represent a historic house type, but is best described as a two-story cottage with Dutch Colonial details. The house lacks a significant collection of character-defining architectural elements besides the gambrel roof and shed roof dormers. These features reference the Dutch Colonial subtype of the Colonial Revival style. The Colonial Revival style was the dominant style for domestic building throughout the country during the first half of the twentieth century, and the Dutch Colonial Revival subtype between roughly 1890 and 1955. From about 1895 to 1915 the most common form of the subtype were front-facing gambrel roofs which fit into narrow

streetcar suburb lots. Though serviced by a streetcar, the resource included accommodations for the personal automobile in the presence of the ten-foot alley to the rear (west). Side-gambrel examples became the predominant form in the 1920s and 1930s.⁷¹

The windows and the porch may have provided additional clues to stylistic influences – as gambrel roofs and shed dormers are also found in Craftsman house types – but these features of the house have been replaced with new materials. As described above, it is suspected the gambrel roof and dormers – i.e., the character-defining architectural features referenced here – were added to a previous one-story house after 1954. This addition may have occurred at the tail-end of the Dutch Colonial Revival style’s national popularity, or may represent an outlier as a late application of the form. Whereas the front-gambrel was commonly applied to early-twentieth century Dutch Colonial Revival houses, the application to this resource may be the result of pre-existing structural conditions as opposed to the confines of the parcel.

Several comparable, front-gambrel examples were observed in the north Asheville area upon further field investigation. However, according to county tax records these homes were constructed earlier than the house at 516 Clearview, with dates ranging between 1915 to 1920. Three such front-gambrel houses occur in close proximity to one another at 46, 54, and 58 Fulton Street, approximately 0.8 mile southwest of Clearview Terrace (Exhibits 66–67). All examples feature full-width front porch with paired windows in the gambrel end, and shed dormers. The property at 54 Fulton Street includes an entry to a presumed basement level under the front porch, similar to the Joseph Lewis House. Windows consist of one-over-one and three-over-one; interestingly, wood awning windows were observed at 58 Fulton Street. Wood shingle and asbestos shingle siding are utilized in the Fulton Street examples.



Exhibit 66. 46 Fulton Street (BN3094) (1920)



Exhibit 67. 54 (BN3096) (left; 1915) and 58 Fulton Street (BN3097) (1920)

Integrity

There is no evidence to suggest the Joseph Lewis House was moved; thus, integrity of location is retained. The house continues to serve as a residential property and therefore retains its historic association, although its viewshed has changed slightly. Although the area remains residential, the

⁷¹ McAlester, 2015: 410, 413-414.

density has changed with the introduction of two apartment complexes located to the north of the house.

While the house maintains its location and some of its original materials, certain alterations detract from the overall integrity. The windows have all been replaced with non-historic vinyl windows and the porch has been expanded and updated with several new materials. Additionally, a suspected second story was added to the house after 1954. The introduction of these new materials and the second story addition represent a loss of historic materials, workmanship, and design, and detract from the overall integrity of the house.

National Register Criteria Evaluation

The Joseph Lewis House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, the Joseph Lewis House has been determined as not eligible under Criteria A or B. Also, there are no indications that the house or surrounds are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Joseph Lewis House was evaluated under Criterion C and is considered not eligible for inclusion in the NR. The house does not clearly exhibit characteristic features of a recognized style or historic house type and the few character-defining features appear to originate from a later addition of unknown date – though possibly historic. Although the house has retained its overall integrity of feeling, setting, and location, certain materials and design elements have been compromised through alterations. These alterations include the replacement of windows, the addition of a second story, and the front porch expansion, which represent an overall loss of historic workmanship and integrity. Further, other local properties better exemplify the style. For these reasons, the resource is not considered eligible for the NR under Criterion C.

19. House (BN6354)

VI. Resource Name	House
HPO Survey Site No.	BN6354
Address	514 Clearview Terrace
PIN	964938528900000
Date(s) of Construction	ca. 1917
Recommendation	Not Eligible



Oblique view of façade and east elevation, view to the southwest

Physical Description

The house at 514 Clearview Terrace was newly identified by this survey. The structure is set back approximately 20 feet from the south side of Clearview Terrace. A ten-foot public alley traverses the east and west side of the parcel, providing access to the rear of several properties along Clearview Avenue to the east and Chatham Road to the south.

The north-facing façade is asymmetrical with a hipped roof covered by asphalt shingles and wide, enclosed eaves. The house is two stories and has a wraparound hipped roof porch extending the full width of the façade and a portion of the east elevation. The porch features replacement wood columns and flooring with new balustrade and railings on the east and south sides. The main entry is a non-historic wood panel with glass door. Two one-over-one sash replacement windows with decorative shutters are located on the first and second levels. The house has aluminum siding and one internal central brick chimney.



Façade, view to the south

The west elevation of the house has one-over-one sash windows of varying sizes and a single six-light fixed window. From this elevation, a basement level is visible. The foundation is continuous brick and includes two six-paned fixed windows. The east elevation features a small hipped roof projection at the rear (south elevation) of the house with two windows on the first story and two windows on the basement level. The windows on this side of the house are one-over-one sash in the first and second stories with two six paned fixed windows in the basement level.



West elevation, view to the east



East elevation view to east

The rear of the house (south elevation) has a one-story wing that extends roughly two-thirds the width of the elevation. The windows on the basement level of the wing are one-over-one sash, while the windows on the first story are six-light casement windows. A wooden deck was added off of the first story addition with stairs leading to the backyard. A wood door is located on the east side of the addition that provides access to the deck.



South elevation addition view to northeast

The yard surrounding the house is grassed with some informal plantings. A stone patio extends from the front porch and is surrounded by a wooden fence. In the backyard are two outbuildings: a frame shed just south of the deck and a chicken coop in the southwestern corner of the property. Neither the shed nor the chicken coop appear to be older than 50 years, though the 1925 Sanborn map depicts a garage in the same location as the shed. The shed is partially enclosed with a gable roof and a single one-over-one vinyl window. The chicken coop has a shed roof and an attached, fenced in chicken run. A gravel parking pad is located in the northwest corner of the property.



Shed outbuilding located in backyard along the alley on the east side of the house, view to the east



Chicken coop along the south edge of the backyard, view to southwest



Backyard view to the south

Historic Context

According to current tax assessor data, the resource was constructed in 1917. Deed research revealed that the property was once part of the C.S. Cooper Estate and was sold to George Lauerhass in 1915. In January 1920, the property was sold to S.C. Barnes who then sold the property to Annie Bunn in January 1921. The house appears on a 1925 Sanborn map but earlier Sanborn maps are not available as this section of Merrimon Avenue was not annexed to the city of Asheville until around 1931. An alley appears on the 1925 maps that is in the same location as present-day Clearview Terrace (Kissam Alley), but the name of that alley does not appear in contemporary city directories (Exhibit 68). Additionally, Clearview Terrace did not appear in city directories until 1939. The first time that the address appears in the city directories is 1932 and it is listed as 514 Merrimon Avenue. In this entry, Ernest G. Weaver and his wife, Mary C, are listed as the residents (the Weavers are also listed as living at 21 Chatham Road in 1935). A deed search was unable to confirm when or if the Weavers purchased the property or if they were merely renting. Since research did not definitively dispute the tax assessor's date of construction, the date of 1917 used in this evaluation is consistent with county land records.

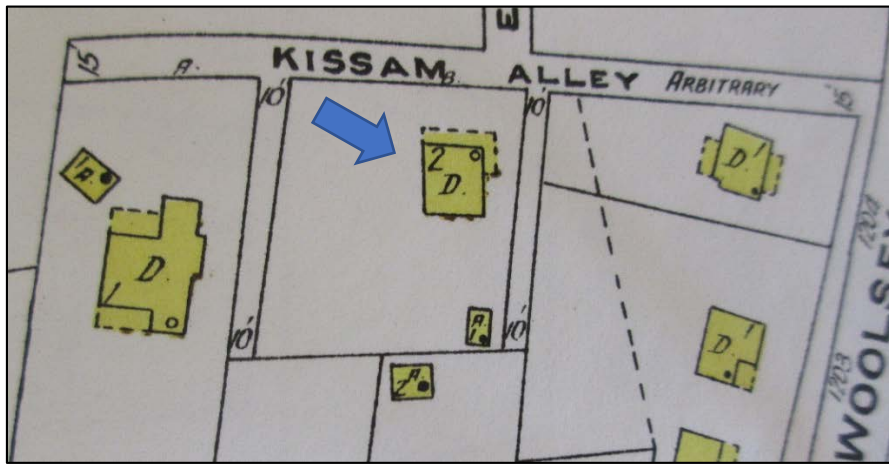


Exhibit 68. 1925 Sanborn map depicting House at 514 Clearview Terrace and Kissam Alley

The current owner stated that the porch flooring, railing, and supports were recently replaced. Access to the interior of the house was not permitted for privacy reasons. According to tax assessor records, the property has been under current ownership for seven years.

Architectural Context

The American Foursquare emerged in the early twentieth century and gained extraordinarily wide use throughout the nation. Like the bungalow, popular during the same period from the early 1900s until the Depression, the American Foursquare represented a simple, practical house plan that could be easily replicated. These houses typically followed a central-passage plan or a four-room plan. The resource appears to correspond with the latter, with the door offset to one side of the house; however, interior access was not permitted. These houses were typically two to two-and-a-half stories with four principal rooms on each floor; in the four-room plan, one of the front two rooms usually served as an entry with

stairwell. Other traditional characteristics of the American Foursquare include a pyramidal or low-pitched hipped roof with wide eaves and a full width front porch.⁷²

According to HPOWEB, there are 38 documented examples of the American Foursquare house type in Buncombe County. There are several nearby examples, with most located in the Grove Park and Kimberly Amendment to Grove Park historic districts. The Charles E. Hughes House (BN2086), Frank Barber House (BN2172), and Robert F. Moody House (BN0867) feature many of the same characteristics, including a boxy shape, low-pitched hipped roof, and asymmetrical façade; additionally, they are all two-story houses. The Charles E. Hughes House features a wraparound porch similar to this resource, though with an extended port-cochere (Exhibit 69); and the Frank Barber House features a comparable asymmetric façade and central internal chimney (Exhibit 70). Both represent good examples of the house type.



Exhibit 69. Charles E. Hughes House (BN2086), 58 Edwin Place in the Grove Park Historic District



Exhibit 70. Frank Barber House (BN2172), 142 Edwin Place in the Grove Park Historic District

Much of the American Foursquare style's appeal was that plans were readily available in a variety of mail order catalogs offered by companies such as Sears and Aladdin. Potential homeowners could select a style and floorplan from a catalog, and pre-manufactured parts were delivered and assembled on site. These homes were customizable and designed to fit any budget. Considering the widespread popularity of mail order homes, it is possible – if not likely – they exist in Asheville. However, research and inquiries with the HPO Western Branch and local historians did not identify any known mail order homes in Asheville. Further, a review of Sears, Aladdin, Fenner, and Bilt-Well catalogues for the years 1915-1940 did not reveal a similar exterior form to this resource. As interior access was not granted at the property for privacy concerns, the floorplan was not scrutinized and potential markings commonly found on lumber and/or hardware and used to identify mail order homes, were not observed.

Integrity

There is no evidence to suggest the resource was moved; thus, integrity of location is retained. The house continues to serve as a residential property and therefore retains its historic association, although its viewshed has changed slightly; at the time the house was likely built, this part of Asheville was

⁷² Bishir, 2005: 498-499; *Antique Home*, "American Foursquare"

considered rural and residential. Although the area remains residential, the density has changed with the introduction of two apartment complexes located to the north of the house and the commercialization of Merrimon Avenue.

While the house maintains its location and setting, certain alterations detract from the overall integrity. Per the current property owner, the house's porch footprint was maintained when the columns, floor, and railings were replaced with new materials. Many of the windows are vinyl replacements and the siding has been replaced or covered with aluminum. Additionally, the wing addition on the rear (south) elevation appears to represent an alteration of the original design. As a result of these alterations, the resource's integrity of design, materials, and workmanship are compromised.

National Register Criteria Evaluation

The resource was evaluated for eligibility for listing using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, the resource is determined as not eligible under Criteria A or B. Also, there are no indications that the house or surroundings are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The resource was evaluated under Criterion C and is considered not eligible for listing in the NR. The house exhibits characteristic features of a recognized historic house type, and has retained its integrity of feeling, setting, and location. However, alterations to certain materials and design detract from the overall integrity of the house. The alterations to the windows, siding, and front porch reflect a loss of historic materials and workmanship. Additionally, the addition to the rear of the house compromises the original design. Due to these factors, and considering the presence of multiple good examples of the house style in north Asheville, the resource does not represent a significant example of its type.

20. Barber House (BN6355)

Resource Name	Barber House
HPO Survey Site No.	BN6355
Address	520 Clearview Terrace
PIN	964938438000000
Date(s) of Construction	ca. 1904
Recommendation	Not Eligible



Barber House façade, view to north

Physical Description

The Barber House, located at 520 Clearview Terrace, was newly identified by this survey. Historic maps and field investigation concluded that the house was oriented to the south historically, towards Chatham Road, which is approximately 150 feet south of the resource. The introduction of two houses in 2007 has severed that association, and the rear of the house (north-facing) has become the primary entry to the Barber House. Clearview Terrace is approximately 50 feet north of the house.

The south-facing façade is asymmetrical with a cross gabled roof covered with standing seam metal. The house is one-and-a-half stories with German siding and corner boards on the first story and wood shingles in the gable ends. The wood and four vertical pane glass Craftsman-style porch door is oriented to the east and provides access to the enclosed partial façade shed roof front porch. Wooden steps with a simple wood railing approach the porch entry. The porch enclosure features a ribbon of four casement windows with four vertical panes. To the east of the front porch is a one-over-one sash window. The wood-shingled front gable features a two-over-two sash window, gable returns, and sawtooth

decorative trim at the base of the gable. A small, gabled dormer is clad in wood shingles and includes a one-over-one sash window.



Barber House façade, view to north



Barber House former front door on south elevation, view to northwest



Barber House oblique view of façade, enclosed porch, and west elevation, view to northeast

The partial basement level is visible along the façade with a fixed pane square window. The foundation of the house is covered with a stucco material. Access to the basement was permitted, and revealed a couple brick piers centrally within the dirt floor; whoever, the foundation walls have been infilled and covered on both interior and exterior exposures. No chimneys appear in the roofline, although a visual inspection of the interior of the house revealed remnants of a fireplace in the main living area and a portion of the historic brick chimney in the attic.

From the west elevation, the front porch enclosure, a rear porch enclosure, and a shed addition that extend off the back of the house are visible. The windows on this side of the house are one-over-one sash on the first level, and a two-over-two sash in the gable end. Similar to the front gable, the side gable features wood shingles, gable returns, and sawtooth decorative trim at the base of the gable. A raised and slightly angled hatch door accesses the basement and is protected by a simple shed roof. There is one fixed, six-pane window located in the basement level south of the hatch door.



Barber House west elevation, view to southeast



Barber House west elevation, view to east

The rear of the house (north elevation) functions as the primary entry. Two shed porch enclosures fill the gabled wing, squaring the house’s footprint. The enclosed rear shed addition features a door leading to a wooden deck and three one-over-one sash windows. To the east of the shed addition, within the historic extent of the house, are two paired one-over-one sash windows. Similar to other gable exposures, the north-facing gable end is clad in wood shingles and features a small four-paned casement window and gable returns; however, the sawtooth detail is not present. A stove pipe chimney is located towards the northern edge of the gabled wing roof.



Barber House north elevation, view to southeast



Barber House north elevation, view to southwest

The east elevation of the house features a diminutive gable ell projection at the rear (north) of the house with paired one-over-one windows. The gable end does not include a window or the sawtooth detail seen in other exposures, but is clad with wood shingles and features gable returns. The remaining windows on this elevation are one-over-one sash, and there is a fixed pane rectangular window visible in the basement level.



Barber House east elevation, view to southwest



Barber House east elevation, view to northwest

The yard surrounding the Barber House is grassed with some informal plantings. There is one outbuilding located on the western side of the property, a small frame shed with T1-11 siding and shed roof. A chicken coop is attached to the east side of the shed. Based on materials, the outbuilding does not appear to be historic. A short, paved driveway enters the northwest portion of the property, terminating at the wooden deck that extends from the back entry.



Barber House outbuilding with attached chicken coop, view to the southeast



Barber House backyard and driveway, view to south

Historic Context

According to tax assessor data, the house was constructed in 1929; however, field investigations, deed research, city directories, and an interview with the property owner, suggest an earlier construction date. The current owner has lived on the property for two years. She stated that the rear shed addition was completed by the previous owner and the house was reportedly constructed in the 1880s.

The house is visible on a 1925 Sanborn map (earlier Sanborn maps are not available for this area of Asheville) which supports a construction date earlier than 1929 (Exhibit 71). Additionally, according to deeds dated in 1903 and 1904, George Barber and his wife Stella purchased property off Chatham Road from C.S. and Fannie Cooper that roughly corresponds to the current location of the house. The Coopers owned a large amount of property in the area which was referred to as the “Cooper Home Place” in deeds from the time (Clearview Terrace was also at one point referred to as “Cooper’s Entrance Road”). Additionally, several property owners purchased land from the estate, including George Lauerhass and Charles Welborn. City directories indicate that the Barbers lived in the Woolsey neighborhood during the early 1900s, but deeds indicate they sold the property to Otis Matthews in 1907.

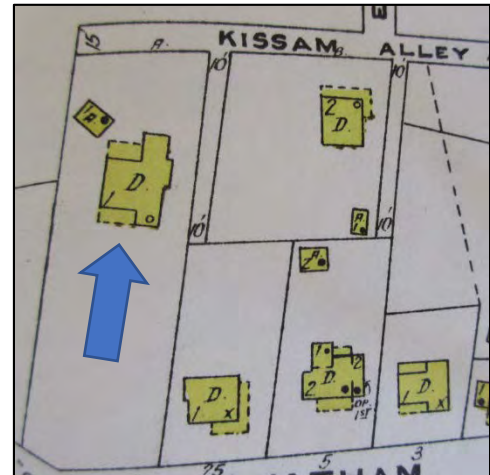


Exhibit 71. Portion of the 1925 Sanborn map (Sheet 60) depicting the Barber House

Based on newspaper research, George Barber was in the printing business and owned The Inland Press, known in the Asheville area for producing quality printed materials for businesses. George Barber started the business around 1900 and for a time ran it along with the help of his brother, Frank. In addition to assisting local businesses with their printing needs, The Inland Press also produced a publication called “TIPS” which contained information and historical facts about the city, and was distributed in many states and foreign countries. In 1955, Barber sold the business and retired. Barber was a member of many civic organizations in the city including the Rotary Club and Masons.⁷³

Architectural Context

The Barber House is a gabled-wing cottage with a T-shaped plan. Gabled wing cottages were popular from 1875-1915 in rural and urban areas. The basic plan of a gabled wing cottage consists of a gable-front at one end of a recessed wing that is parallel to the façade. The front door may lead into a hallway or directly into the room in the wing.⁷⁴ Based on field observations of the interior of the house, the floorplan matches that described. Additionally, the house has some simple decorative detailing, including the shingles and sawtooth trim, located in the gables that is reflective of the Queen Anne style, popular in North Carolina from the mid-1880s to the early twentieth century.⁷⁵

⁷³ “Frank Barber Retires at The Inland Press”, *Asheville Citizen-Times*, 8/3/1955.

⁷⁴ Georgia Department of Natural Resources, nd.

⁷⁵ Bishir, 2005: 403.

A search for one-story side gable vernacular houses in HPOWEB produced 22 results for Buncombe County. Several examples of homes similar to the Barber House were observed during windshield surveys, with many of these homes less than one mile away from the APE (Exhibits 72–75). The one-story, weatherboard example at 73 Hillside Street features a broad, bounding bargeboard and sawtooth detail above the first-story in the front-gable, which is also clad with wood shingles (Exhibit 72). The front porches are largely unaltered, with both open and closed rails; a portion of the front porch has been enclosed in the example at 77 Mount Clare Avenue (Exhibit 73). The dates of construction for the homes range between 1910-1925 and represent good examples of the gable-ell type house and modest ornamentation.



Exhibit 72. 73 Hillside Street (BN1065) (1925)



Exhibit 73. 77 Mount Clare Avenue (BN3211) (1910)



Exhibit 74. 15 Woodrow Avenue (BN3279) (1920)



Exhibit 75. 92 Mount Clare Avenue (BN3221) (1915)

Integrity

There is no evidence to suggest the Barber House was moved; thus, integrity of location is retained. The house continues to serve as a residential property and therefore retains its historic association. The resource's setting has been altered with the introduction of two modern homes between it and Chatham Road. As a result, the rear of the house acts as the primary entry, and the south-facing façade relegated to the rear.

While the house maintains its location, and some of its original materials, certain additions and alterations, and the changes in setting detract from the overall integrity. Most of the windows are vinyl replacements, and additions and enclosures have altered the original house footprint. These additions are evident when comparing the house in its current state with what is depicted in the 1925 Sanborn map, which shows an open porch on both the south and north elevations. Both porches have been enclosed and a rear shed addition attached to the rear porch enclosure. Additionally, based on an interior inspection of the house, it appears that an interior brick chimney was removed. The alterations to the windows, removal of the chimney, and porch enclosures with subsequent shed addition compromise the material integrity and workmanship of the house. Further, these alterations and additions obscure the historic house form and compromise its historic design integrity.

National Register Criteria Evaluation

The Barber House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of our history, and there are no known associations with individuals whose specific contributions to history can be identified and documented with this property. No associations were indicated or suggested as a result of background research on the project area. Therefore, the Barber House has been determined as not eligible under Criteria A or B. Also, there are no indications that the house or surroundings are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Barber House was evaluated under Criterion C and is considered not eligible for inclusion on the NR. Although the property is a known historic house type, alterations and additions have compromised the house's historic design, and replacement windows and the removal of the chimney further diminish the resource's historic integrity. Because of these significant changes, the house no longer serves as a good or representative example of the gable-wing cottage house type, especially when compared with other intact examples in the north Asheville area.

21. Clearview Terrace Apartments (BN6356)

Resource Name	Clearview Terrace Apartments
HPO Survey Site No.	BN6356
Address	518 Clearview Terrace
PIN	964938745100000
Date(s) of Construction	ca. 1938 and 1939
Recommendation	Eligible



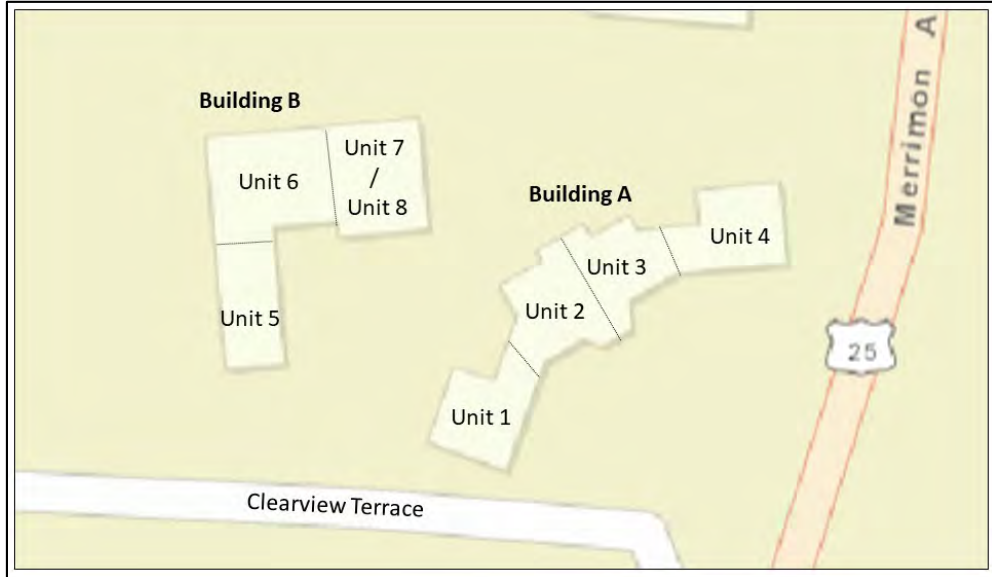
Clearview Terrace Apartments Building A façade, view to north

Physical Description

The Clearview Terrace Apartments are located at 518 Clearview Terrace and were newly identified by this survey. There are two buildings that comprise the complex: Building A contains Units 1 through 4 and is located in a cul-de-sac facing southeast onto Clearview Terrace; and Building B contains Units 5 through 8 and is located directly to the west of Building A on a slight hill. In general, the buildings have been updated with vinyl siding and replacement six-over-six sash or four-over-four sash windows. Additionally, both buildings are side gabled with asphalt shingles and have continuous brick foundations.

Units 1 and 4 are connected to Units 2 and 3 by small open breezeways, comprising Building A. A single internal brick chimney is visible centrally within each unit (four in total). Units 2 and 3 feature entries under a partial façade temple front gable porch with gable returns and a circular vent in the gable end, which is supported by simple wood posts with a simple railing and balustrade. The porch also has a brick foundation and stone steps. All of the units in Building A feature vinyl replacement front doors with wood screen doors.

In the rear of Building A (north/northwest elevation), each unit has access via a back door to either a small concrete patio or walkway. The back doors are either vinyl or wood and glass. Units 2 and 3 share a small wing addition (under a nearly flat roof) that contains two windows and a back door on either side.



Clearview Terrace Apartments Site Plan with approximate internal Unit divisions (basemap courtesy of HPOWEB).



Clearview Terrace Apartments Building A, Units 2 and 3 façade, view to north



Clearview Terrace Apartments Building A, Unit 4 façade, view to northeast



Clearview Terrace Apartments Building A, Unit 1 façade, view to west along Clearview Terrace



Clearview Terrace Apartments Building A, Unit 4 rear (north) elevation, view to southeast



Clearview Terrace Apartments Building A, Units 2 and 3 rear (north) elevation, view to southeast



Clearview Terrace Apartments Building A, Unit 1 rear (northwest) elevation, view to southeast

Units 5 through 8 comprise Building B, which is located slightly uphill, to the west of Building A. In general, the building is L-shaped and features a side-gable roofline with asphalt shingles. The portion of the building that contains Units 7 and 8 features a front gable dormer with cornice returns. One internal brick chimney is visible above Unit 6.



Clearview Terrace Apartments Building B façade, view to north from Clearview Terrace



Clearview Terrace Apartments Building B, Unit 5 façade, view to northwest



Clearview Terrace Apartments Building B, Unit 6 façade, view to north



Clearview Terrace Apartments Building B, Units 6, 7, and 8 facade, view to north



Clearview Terrace Apartments Building B, Unit 7 and 8 façade, porch detail

Each unit in Building B is slightly different. The portion of the building containing Units 7 and 8 is one and one-half stories tall, with an open garage/carport below the first floor and accessible via a driveway that traverses between Buildings A and B. Presumably, Unit 7 is the multi-story unit but it is difficult to discern from the exterior. Units 7 and 8 share a small, engaged porch with simple wood columns and wood flooring. The rear elevation of Units 7 and 8 contain a gabled dormer, also with cornice returns, with a door leading onto a small wooden deck. The deck has stairs on either side – one wood, the other metal spiral – that lead to a lower wooden deck.



Clearview Terrace Apartments Building B, Units 5 and 6 rear (west) elevation, view to northeast



Clearview Terrace Apartments Building B, Units 6, 7, and 8 rear (north) elevation, view to southeast

The carport/garage under Units 7 and 8 is no longer used as such (bollards have been installed to prevent parking), but now contains a picnic table and may serve as a public space. A hipped pent roof with asphalt shingles extends the length of the carport/garage. The floor is graveled and includes three doors with access to a basement level. Two of these doors appear to be original wood panel doors, with presumably original wood weatherboard siding visible between them.



Clearview Terrace Apartments Building B, Units 7 and 8 east elevation over converted carport/garage, view to southwest



Clearview Terrace Apartments Building B east elevation converted carport/garage detail, view to southwest



Clearview Terrace Apartments Building B east elevation, converted carport/garage detail, presumed original door and siding, view to west

Units 6 and 7 are connected by a small breezeway. The entrance to Unit 6 is a side entry with a small engaged corner porch and two brick steps leading to the front door. Unit 6 is one story and the only unit in Building B with a visible chimney in the roofline, located centrally within the apartment. Additionally, Unit 6 has its own small concrete patio in the rear.

Unit 5 is connected to Unit 6 by a small breezeway. Unlike the rest of the units in the complex, Unit 5 does not have a clear front entrance, as it is located in the breezeway. Also unlike other units, Unit 5 has a small engaged corner porch on its southern elevation with simple wood railing, wood columns, and wood flooring. In the rear elevation, Unit 5 also has a back door and small concrete patio.

The approach to Clearview Terrace Apartments via Clearview Terrace includes a “cul-de-sac” area south of Building A (the road does not terminate here, though there is a bulb-out in the roadway as it makes a ninety-degree turn to the west). The cul-de-sac is lined with stone curbing, opposed to the granite curb found elsewhere on Clearview Terrace. A set of stone stairs leads to Building A from the cul-de-sac and a free-standing sign is present in the sloping grassed lawn. The terrain drops precipitously to the north and east (to Merrimon Avenue) surrounding the apartment complex. Stone terracing is utilized throughout the complex providing graded surfaces for driveways and pathways; stone or concrete steps and concrete sidewalks are found throughout the complex to provide access to individual units. There are also informal plantings around the exterior of both buildings, including some foundation plantings.



Clearview Terrace Apartments Building B landscaping detail, view to west



Clearview Terrace Apartments Building B landscape detail, view to north

Historic Context

According to county tax assessor data, the Clearview Terrace Apartments were constructed in 1936; however, according to newspaper articles the construction date is probably closer to 1938 for Building A and 1939 for Building B. Originally, three buildings were proposed by the Clearview Terrace Development Company, a project led by L.L. Campbell of Asheville; however, only two buildings were built.⁷⁶ L.L. Campbell was a former Tennessee Valley Authority executive and a retired attorney who practiced in Arkansas and Ohio before coming to Asheville.⁷⁷ Multiple newspaper articles indicate that

⁷⁶ “Clearview Terraces Co. Open Group of Homes”, *Asheville Citizen-Times*, 8/28/1938.

⁷⁷ “L.L. Campbell Estate Valued at \$126,315”, *Asheville Citizen-Times*, 2/16/1961.

the Clearview Terrace Apartment project was unique for Mr. Campbell and no similar developments were attributed to him over the course of his career.

Building A was first advertised in the local newspaper as available for public inspection in August 1938 (Exhibit 76). An article from this time described the apartments as six room homes with distinctive features such as the “exceptionally large living room and fully equipped kitchen,” and with the appearance of a “master cottage.” The article makes note of a unique feature of the apartments—the state-rooms or “dens.” Built into these rooms were “beautifully upholstered folding seats in Pullman fashion, between which are tables especially built, the combination of nook, lounge, or study. The seats later fall down into standard beds.”⁷⁸ Later advertisements for rooms in the Clearview Terrace apartments describe the Units having “individual oil heat, constant, hot water, garden space, and other facilities.”⁷⁹



Exhibit 76. 1938 ad from the Asheville Citizen-Times advertising the brand-new Clearview Terrace Apartments

In 1999, Clearview Terrace transitioned from housing for the general public to housing for handicapped and low-income Asheville residents. The agencies behind this transition were WNC Housing Inc. and AHOPE who won an award from the state for their work on the “Clearview Terrace Apartments Project” in 2000.⁸⁰ Based on current tax assessor data, the property is still owned by WNC and presumably still serves the community by providing affordable housing for handicapped and low-income Asheville residents. WNC was not contacted for this survey.

Architectural Context

The Clearview Terrace Apartments can best be described as garden-type apartments with elements of the Colonial Revival style. The idea behind garden apartments stems from the Garden City Movement which originated in Britain in the nineteenth century and was adopted by Frederick Law Olmstead in the United States in the 1900s. The goal of the movement was to improve living conditions for city residents after the second wave of the Industrial Revolution in the second half of the nineteenth century. Garden apartments are typically characterized by “low level buildings, generally not exceeding two-stories,

⁷⁸ “Clearview Terraces Co. Open Group of Homes”, *Asheville Citizen-Times*, 8/28/1938.

⁷⁹ Advertisement, *Asheville Citizen-Times*, 9/14/1954.

⁸⁰ “Agencies win awards for affordable housing”, *Asheville Citizen-Times*, 11/14/2000.

around a central open space.”⁸¹ Other characteristics include separation of automobile and pedestrian traffic, low to medium density, standardized building types, and an emphasis on open space and park-like settings.⁸²



Exhibit 77. Historic photograph of building B. Source: Advertisement, Asheville Citizen-Times, 2/18/1940.

When the Clearview Terrace Apartments were first constructed they were designed to have a cottage-like feel. The apartments were planned to accommodate the hilly terrain and were set back from the road. Early photographs show a landscape that included numerous plantings and terracing to create a natural garden-like setting (Exhibit 77).

Examples of garden apartments from this time period are found all over the United States as well as in North Carolina. Prior to WWII, Asheville had a number of apartment buildings including

Ambassador, Carolina, Commodore, Jefferson, and Lenox Court. These pre-WWII examples were primarily “two- or three-story walk-up brick structures or garden apartments arranged around a small courtyard.”⁸³ The number of apartment buildings grew quickly from 1930 through the 1960s as the demand for housing and increasing automobile ownership influenced the way apartments were designed.⁸⁴ Being constructed between 1938 and 1939, the Clearview Terrace Apartments preceded the postwar housing boom, but were clearly representative of the need in Asheville to provide quality modern housing options at an affordable price. Additionally, their one- to one and one-half-story plan and landscape design to accommodate automobiles set them apart from other 1930s garden apartments in the state (Exhibits 78–80). They are a unique surviving example in that they bridge the standard brick building walk-ups of the past, the single-family home, and the more modern standardized apartments that began to appear in the late 1940s and continue through the 1950s to the present.

⁸¹ “The history of garden apartments in Phoenix”, *AZCentral*, 2/7/2015. Accessed on-line April 24, 2018 at www.azcentral.com/story/news/local/phoenix/2015/07/02/history-garden-apartments-phoenix-cbt/29546271/

⁸² Los Angeles Conservancy, 2016.

⁸³ Acme Preservation Services, 2012: 11.

⁸⁴ *Ibid.*



Exhibit 78. Colonial Apartments (BN0082) (1930), 111 Cumberland Avenue



Exhibit 79. 136 West Chestnut Street (BN2591) (1931)



Exhibit 80. Historic Boylan Apartments (WA2889) (1935), 817 Hillsborough Street, Raleigh

Integrity

The Clearview Terrace Apartments retain their historic location along Clearview Terrace and their overall historic residential setting and feeling. The apartments continue to serve as a multi-family residential property and therefore retain their historic association. The viewshed from the property has changed slightly, but still consists of residential properties to the south, east, and west. A small apartment unit to the west were constructed in 2006 and the Edgewood Knoll Apartments to the north were constructed in 1949 and 1950.



Exhibit 81. Portion of the 1954 Sanborn map (Sheet 60) depicting the Clearview Terrace Apartments. Note: 3 Units in Building B; "A in B" refers to garage in basement.

While the apartments maintain their location and setting, the replacement vinyl windows, doors and siding have greatly compromised the resource's integrity of materials and workmanship. Additionally, there have been changes to the physical form of both buildings which is evident when reviewing the 1954 Sanborn map (Exhibit 81). In Building A, there is a rear shed addition on Units 2 and 3. In Building B, the Sanborn map shows three Units while presently there are four; indicating that at some point after 1954 Unit 7 was carved into two units, presumably an upstairs and downstairs apartment. This alteration may have corresponded with the addition of the rear entry

on the second story. These alterations, in addition to the loss of material and workmanship integrity, have compromised the resource's historic design.

National Register Criteria Evaluation

The Clearview Terrace Apartments were evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. Though research revealed an association with L.L. Campbell, the developer, the Clearview Terrace Apartments represent his only known development project in Asheville, and he was not otherwise known in Asheville for any specific contributions to the history or development of the area. Therefore, the Clearview Terrace Apartments are considered not eligible under Criterion B. There are no indications that the buildings or surroundings are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Clearview Terrace Apartments were evaluated under Criteria A for community planning and development. The Clearview Terrace Apartments are unique in that they provide a bridge between their predecessors, the standard brick building walk-up, and the more modern standardized apartments like Edgewood Knoll that began to appear in the late 1940s. The apartments were the pet project of L.L. Campbell and were designed to provide Asheville residents who could not afford a single-family home and did not want to live in a traditional apartment a cottage-like alternative that had the feeling of a small home. The apartments were constructed in Asheville during a time when the need for affordable housing was growing, and represent a novel approach to standard apartment living and design. Therefore, the Clearview Terrace Apartments are considered eligible under Criterion A.

The Clearview Terrace Apartments were evaluated under Criterion C and do not appear to possess significance in the area of architecture. Although the property has retained its historic integrity in feeling, setting, and location, certain materials and design elements have been compromised through alterations. The replacement of original windows, siding, and doors reflect a significant loss of historic materials. Additionally, non-historic additions and alterations to both buildings have altered the original form. Therefore, the Clearview Terrace Apartments are considered not eligible under Criterion C.

National Register Eligible Boundary

The proposed NR boundary corresponds with the current parcel boundary (Buncombe County Parcel ID 964938745100000), approximately 0.58 acre. The parcel is the original lot on which the resource was constructed ca. 1938 and 1939. The parcel boundary corresponds to the Merrimon Avenue right of way to the east; Clearview Terrace right of way to the south; an undeveloped right of way to the west; and the neighboring parcel to the north. The proposed boundary includes all contributing features to the resource's eligibility, and encompasses the buildings, a portion of the cul-de-sac, landscaping and circulation features, and immediate surroundings.



Legend

NR Eligible Boundary Parcel

Note: The NR Eligible Boundary corresponds with the field surveyed parcel boundary. Bounding parcels are from the Buncombe County GIS file.

Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Clearview Terrace Apartments NR Eligible Boundary**

22. Clearview Terrace Historic District (BN6389)

Resource Name	Clearview Terrace Historic District
HPO Survey Site No.	BN6389
Address	510–516 Merrimon Avenue; 514–520 Clearview Terrace
PIN	Multiple
Date(s) of Construction	ca. 1904–1939
Recommendation	Not Eligible



Clearview Terrace Historic District, view to north at the intersection with Merrimon Avenue

Physical Description

The Clearview Terrace Historic District contains eight parcels with access to the 0.1-mile dead-end residential street northwest of the Chatham Road intersection with Merrimon Avenue. Clearview Terrace climbs a hill along the west side of, and at an acute angle (nearly parallel) to, Merrimon Avenue before making a 90-degree left turn to the west. This section of Clearview Terrace roughly parallels Chatham Road to the north; the Chatham Road Historic District lines the south extent of that road. Clearview Terrace is roughly 15 feet wide and features granite curbing along both sides of the asphalt road; no sidewalks are present.

The district includes six resources individually evaluated in this report and corresponding to the street addresses of: 510 Merrimon Avenue, 512 Merrimon Avenue, 516 Merrimon Avenue, 514 Clearview Terrace, 518 Clearview Terrace, and 520 Clearview Terrace. The single-family historic houses are frame dwellings consisting of two side-gabled Craftsman cottages, a front-gabled Dutch Colonial, an American Foursquare, and a Gabled-wing cottage. The district also contains the Colonial Revival-style Clearview

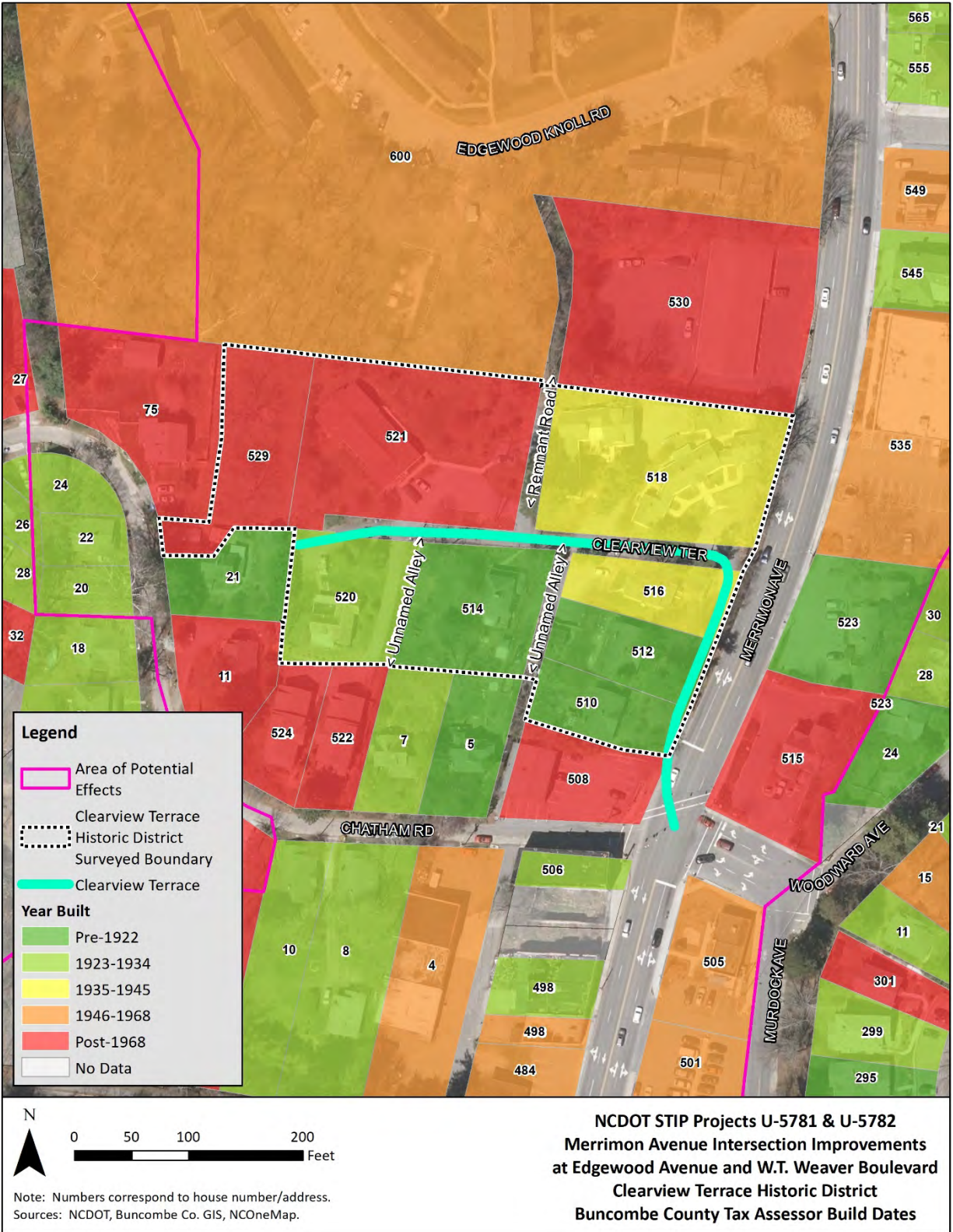
Terrace Apartments. Historic materials remain apparent at most properties, consisting of German siding and asbestos shingles and period windows. However, replacement siding, windows and additions were noted at several properties.

Two non-historic, infill properties are present at the northwest end of Clearview Terrace and consist of a multifamily residential building constructed in 2006 (521 Clearview Terrace) and a 2015 single-family house (529 Clearview Terrace). The parcel associated with 529 Clearview Terrace includes an awkward western leg that fronts on Chatham Road, though access is from Clearview Terrace.

Three short alleys intersect Clearview Terrace; all appear in historic mapping of the district and correspond with right of way depicted in the accompanying site map. Two ten-foot alleys extend approximately 100 feet south of Clearview Terrace, the eastern alley providing access to parking pads behind 510–512 Merrimon Avenue and 518 Clearview Terrace. The eastern alley terminates at a gravel parking pad associated with the Martha Sayre House (6 Chatham Road) and the western alley has been repurposed for a driveway to access infill residences fronting Chatham Road (622 and 624 Chatham Road). An unnamed, remnant road (historically Enid Street) intersects Clearview Terrace west of the Clearview Terrace Apartments and continues to the north for approximately 100 feet until it becomes overgrown. This road is approximately 15 feet wide with granite curbing, consistent with Clearview Terrace, and may have extended further north in the past (as indicated by historic mapping and current right of way data).



Clearview Terrace Historic District, view to south from the Clearview Terrace Apartments cul-de-sac; the Joseph Lewis House is visible at right





Clearview Terrace Historic District, view to west along Clearview Terrace; 2006 multi-family residence visible at right



Clearview Terrace Historic District, ten-foot alley terminating at the Martha Sayre House, view to south



Clearview Terrace Historic District, 15-foot former Enid Street, view to north. Clearview Terrace Apartments visible at right.



Clearview Terrace Historic District, non-historic driveway adjacent to the Barber House (visible at right), view to south

Historic Context

The Clearview Terrace Historic District shares a common history with that described for the Chatham Road Historic District: the area was generally contained within the incorporated township of Ramoth in the late-nineteenth century suburban village which became Woolsey in 1903 before the town dissolved with its annexation by Asheville in 1905. The Barber House dates to this period of development, representing the earliest extant home in the district. The Barber House, though, historically associated with Chatham Road. The area was sparsely populated and rural prior to about 1910.

Based on deed research, much of the land within the district was historically associated with the “Cooper Home Place”, in reference to Chalmerse Seldon (C.S.) and Frances (Fannie) Cooper. C.S. Cooper was listed as a resident of Woolsey in the 1896 city directory and owner of a grocer and feed store at 39 South Main Street. The Coopers were fairly active in local real estate and are listed as grantees in a number of real estate transactions in the Ramoth/Woolsey area beginning in the late-nineteenth century. The origins of Clearview Terrace appear to arise from this period of occupation. An 1896 deed (Buncombe County Deed Book 98 Page 162) makes mention of the “Cooper entrance road” as beginning eight feet west of the western margin of Woolsey Avenue, north of Chatham Street (current Chatham Road). Though the entrance road appears to have been excluded from the land transaction, specific language requiring the road to permanently remain open to the public is included. The 1925 Sanborn map identifies the street as Kissam Alley (Exhibit 82); however, Cooper Entrance Road appears in land records from the 1940s, as well. This road was renamed Clearview Terrace in the late 1930s with the completion of the Clearview Terrace Apartments.



Exhibit 82. Portion of 1925 Sanborn map (Sheet 60) depicting the Clearview Terrace Historic District

land records from the 1940s, as well. This road was renamed Clearview Terrace in the late 1930s with the completion of the Clearview Terrace Apartments.

A string of real estate transactions after 1900 appear to correspond with the Cooper’s subdivision of their land north of Chatham Road; there is no plat associated with this subdivision. The Old Cooper Entrance Road assumed wider use as access to building parcels. The origin of the intersecting alleys is uncertain, though it is suspected the two private alleys extending south of the road were developed during land subdivision. The 15-foot road north of Clearview Terrace is referred to as Enid Street in the 1925 Sanborn map and dissipates at its north extent (Exhibit 82). Considering the consistent width and use of granite curbing with Clearview Terrace, it is possible this road feature may correspond with the Cooper’s use of the property prior to subdivision. The 1925 Sanborn map also

depicts two residences fronting Enid Street; neither of these remain, though the 1954 Sanborn includes the northern most dwelling.

The Coopers may have been on the leading edge of the real estate boom, with the final transaction related to their Woolsey landholdings occurring in 1915. Land speculation and population growth swelled the Asheville suburbs in the 1910s, a trend that intensified in the 1920s. The Norwood Park and Kimberly Amendment to Grove Park historic districts are excellent examples of purposefully planned neighborhoods to fill the need for middle and upper-middle class housing north of the city. The Jackson Park Addition was initially platted in 1912 west of the project APE consisting of 234 individual parcels. Aside from the large land developments, other land companies were simultaneously carving up smaller tracts of available land for development. For example, the Robert A. Long Estate platted 23 lots on six acres south of Chatham Road in 1922 (see Chatham Road Historic District on page 107), and the Woodfin Land Company platted 30 lots for residential development in 1923 along Ridge Street (current Green Oak Road) in Woodfin, north of the project APE. There is no evidence to suggest a land development company participated in the Clearview Terrace Historic District's development.

The Barber House (ca. 1904) predates the Cooper subdivision. As described, the property historically had frontage on Chatham Road to the south; historic mapping suggests Clearview Terrace also provided access to the rear of the house, as it currently does. Three houses were completed ca. 1917, including the two Craftsman cottages at 510 and 512 Merrimon Avenue and the American Foursquare at 514 Clearview Terrace; the two-story Dutch Colonial Joseph Lewis House was constructed ca. 1924. The Clearview Terrace Apartments were completed over ten years later, in 1939, and added seven individual units to the short dead-end road.

It is unknown when Enid Street became abandoned. Buncombe County land records indicate that six lots were subdivided by the E.O. Chambers Estate in 1947 with access to the 15-foot "driveway" (i.e., Enid Street) via a perpendicular, proposed 20-foot road (Exhibit 83). A review of historic mapping from 1951, 1963, and 1975 reveals the Chambers Estate did not develop as platted. A connecting road was not constructed and additional houses, beyond the single extant house depicted in Lot No. 1 of the 1947 plat, were not erected. This area adjacent to the north boundary of the Clearview Terrace Historic District currently serves as a dog park associated with the Edgewood Knoll Apartments.

The two properties at the northwest end of Clearview Terrace consist of a multifamily residential building constructed in 2006 (521 Clearview Terrace) and a 2015 single-family house (529 Clearview Terrace).

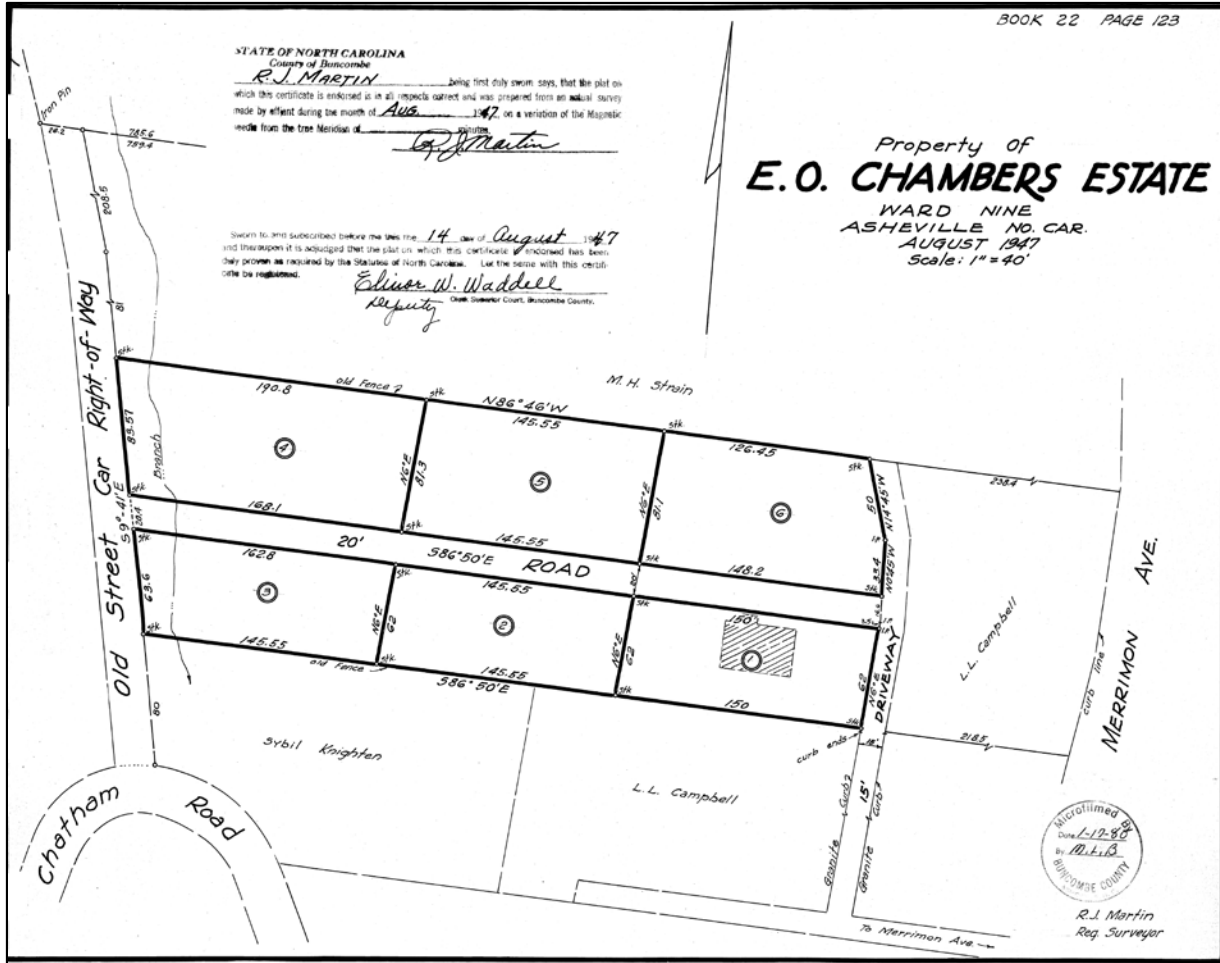


Exhibit 83. E.O. Chambers Estate Plat (Buncombe County Plat Book 22 Page 123), located immediately north of the Clearview Terrace Historic District

Architectural Context

The collection of houses within the small, approximately three-acre Clearview Terrace Historic District represent an eclectic mix of historic residential styles built across roughly 30 years. Individually the houses reflect common types and architectural styles from their period of construction, including the ca. 1904 gabled-wing Barber House with some simple decorative detailing reflective of the Queen Anne style; the nearly identical ca. 1917 Craftsman cottages at 510-512 Merrimon Avenue; the ca. 1917 American Foursquare at 514 Clearview Terrace; the ca. 1924 Joseph Lewis House with elements of the Dutch Colonial style; and the 1938-1939 multi-family, Colonial Revival Clearview Terrace Apartments. Each are individually evaluated in this report.

In contrast to the streetcar suburbs of the latter decades of the nineteenth century laid out along a grid, the “suburb beautiful” gained momentum in the early twentieth century. The development of Norwood Park was very much in keeping with the 1910s to 1920s trend in Asheville, and the nation, to develop more suburban, park-like neighborhoods located farther from downtown. Norwood Park was designed with smaller lots, and a higher density of buildings while incorporating many of the concepts of the suburb beautiful movement, including curvilinear street patterns, uniform setbacks, close attention to

the natural topography, sidewalks, and tree-lined streets. Houses were generally less elaborate, typically in the Craftsman style, and no land was left undeveloped for a public park, as it had been in Grove Park and Albemarle Park where the centers of the neighborhoods still retain their original public green spaces.⁸⁵ The Clearview Terrace Historic District was laid out along an existing road in the 1910s with the possible addition of two 10-foot alleys to accommodate personal vehicles. Aside from the granite curbing which appears to predate the Cooper subdivision, the district does not employ other unifying features, nor other features common to other larger, planned residential neighborhoods.

The Chatham Road Historic District evaluated in this report contains a collection of primarily Craftsman-style houses directly south of the Clearview Terrace Historic District, though the American Foursquare is also represented. Similarly, the district was developed along an existing road and appears to have developed as the result of individual initiative, as opposed to the direction of a land development company.

The development of the historically African American Clingman Avenue Historic District (BN1826) on the west side of Downtown Asheville spans the development dates associated with this resource and contains mostly one-story cottages and bungalows built primarily as speculative rental housing along Clingman Avenue and Rector Street (Exhibit 84). Notably among the building inventory are several gabled cottages dating to the early 1900s, comparable to the



Exhibit 84. Clingman Avenue Historic District (BN1826), view north along Rector Street

Barber House in plan and style though constructed in an urban environment. Laid out on a grid pattern and consisting of a housing stock comparable to Clearview Terrace Historic District, Clingman Avenue is listed in the NR for its association with Social History as an example of the early twentieth-century trend towards racially segregated neighborhoods.⁸⁶

Integrity

There is no evidence to suggest that individual resources within the district have been moved; therefore, overall integrity of location is intact. Though material updates and additions were noted to individual resources within the district, overall integrity of design, materials, and workmanship are intact and

⁸⁵ Argintar 2008.

⁸⁶ Bowers, 2003.

convey the feeling and aesthetic from their period of construction despite some infill development. The setting is also considered intact and Clearview Terrace conveys a residential feeling. Clearview Terrace was laid out prior to the district's development and is thus not considered a design element specific to the district. As the district remains primarily in residential use, integrity of association is also intact.

National Register Criteria Evaluation

The Clearview Terrace Historic District was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with individuals whose specific contributions to history can be identified and documented with this property. Research did not reveal specific information regarding the Coopers, or subsequent landowners, that suggest a significant association with persons in Asheville's history; therefore, the Clearview Terrace Historic District has been determined not eligible under Criterion B. Also, there are no indications that the resource is likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

The Clearview Terrace Historic District was evaluated under Criterion A for its association with community development and planning. Unlike the planned, platted neighborhoods in Norwood Park and Kimberly Amendment to Grove Park developing around the same time, the resource does not convey a cohesive residential development; further, the curvilinear Clearview Terrace was laid out prior to the Cooper subdivision, and, despite the incorporation of granite curbing – a unifying feature within the district – is not a feature associated with its development. Further, the inclusion of an apartment building within the district is not unique; the Kimberly Amendment to Grove Park Historic District contains a handful of period apartment buildings as well. The development is typical of residential subdivisions throughout Asheville at the time and is not associated with significant patterns of community planning and development.

The Clearview Terrace Historic District was evaluated under Criterion C and is considered not eligible for inclusion on the NR. Though the resource contains a representative collection of house types and styles popular during its period of development, several of which individually maintain integrity of materials and design, the district does not contain a significant collection of houses when compared to the larger 1910-1930s neighborhoods platted in Norwood Park and Kimberly Amendment to Grove Park. The district is typical of residential subdivisions and modest neighborhoods developed throughout Asheville during a period of expansive growth beginning in the 1910s and continuing through the 1920s. Therefore, the Chatham Road Historic District does not appear to be eligible under Criterion C for architecture.

23. Edgewood Knoll Apartments (BN5745)

Resource Name	Edgewood Knoll Apartments
HPO Survey Site No.	BN5745
Address	600 Merrimon Ave
PIN	964939405700000
Date(s) of Construction	ca. 1949-1950; ca. 1910
Recommendation	Eligible



Edgewood Knoll Apartments, Building 3 façade, view to northwest

Physical Description

The Edgewood Knoll Apartments, located at 600 Merrimon Avenue, were identified in a 2011 Asheville Survey Update Phase II. Twenty-five, multi-unit apartment buildings contain a total of 166 apartment units that are addressed by building number and unit letter. A two-story Prairie-style house (ca. 1910) is also located on the property and serves as the leasing office with community facilities for residents (e.g., gym, laundry, common spaces, etc.). The complex is bound by Merrimon Avenue on the east and Edgewood Road on the north. Fittingly, the apartment is situated on a knoll, with the terrain generally rising west of Merrimon Avenue and descending to an unnamed creek that traverses the west side of the parcel. Edgewood Knoll Road traverses the north-south ridge and curves to the east to intersect Merrimon Avenue at the south end of the apartment complex. Durwood Drive parallels Edgewood Road to the south and intersects Merrimon Avenue and Edgewood Knoll Road before turning to the south to parallel the creek and access three buildings.



Legend

Edgewood Knoll Apartment
 Parcel

Surveyed Boundary

Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Edgewood Knoll Apartments Site Map**

The previous survey description of the buildings remains accurate: “The apartment buildings are typically brick veneer and weatherboard siding with side-gable roofs, front-gable entry porches, and one-over-one picture windows. Projecting masses help to accentuate the multiple units that make up a single apartment building.” The roofs are covered in asphalt shingles and the larger buildings have either one or two vertical fire walls projecting from the roof line which are composed of brick. A tour of the interior of the model unit and an interview with a leasing agent confirmed that the apartments retain some historic materials, including hardwood flooring, molding, window and door surrounds, and several interior doors; most, if not all, kitchens and bathrooms have been updated.

There are four types of apartment buildings in the complex which are identified by the number and type of units they contain. Buildings either contain four, six, eight, or ten units; some of the units are two-story townhomes, while others are one-story garden apartments. A building may contain just townhomes or a combination of townhomes and garden apartments.

Building Type 1: 10 Units (Buildings 5, 16, and 11)

Building Type 1 contains ten apartment units: a two-story townhome located on either end of the building with two groups of four garden apartments (two on each floor) in between (total of eight one-story garden apartments). There are three buildings in the complex that are representative of this type, Buildings 5, 16, and 11. The facades contain a combination of brick and composite board siding. The garden apartment units feature picture windows and one-over-one double hung sash windows. A front gable portico supported by columns and flanking pent roof is centered on the two clusters of garden apartments; a French door providing access to interior stairs and hallways connects the garden apartment units. Stone steps and metal pipe railings provide access to these entrances. Individual entrances to the townhome units are on the ends of the buildings and typically feature an attached shed roof porch. The front doors on the townhomes across the property are a unique wood panel.



Edgewood Knoll Apartments Building 11 façade, view to northwest



Edgewood Knoll Apartments Building 11 facade detail, front entry to garden apartments, view to west



Edgewood Knoll Apartments Building 11 south elevation townhome porch entry detail, view to north

The rear elevation of the Building Type 1 feature four entrances onto concrete stoops that are covered by a small shed roof hood. The doors are typically wood panel and glass – which appear to be historic – with a screen door (several historic examples remain). The door arrangement is similar to those on the façade with each townhome including an individual back door, and each cluster of four garden apartments sharing a single door. The windows on this elevation are vinyl one-over-one sash.



Edgewood Knoll Apartments Building 11 rear (west) elevation, view to east



Edgewood Knoll Apartments Building 11 rear (west) elevation, view to southeast

Building Type 2: 8 Units (Buildings 2, 6, 9, 12, 13, 14, and 25)

There are seven buildings in the complex that represent Building Type 2, which include two townhome units on either end with four garden apartments between. The end unit townhomes feature corner windows and small shed porch entrances supported by columns. The interior townhome units feature picture windows and a small gable portico entryway. The entry for the four garden apartments is a French door with sidelights and is covered by a small gabled portico and flanked with a pent roof supported by columns, similar to Building Type 1. The exterior of these buildings are a combination of brick veneer, vertical and horizontal composite board, and ribbed aluminum (between the first and second story corner windows).

The rear elevation of Building Type 2 feature five entrances that are covered by a small shed roof hood. The doors are typically wood panel and glass – which appear to be historic – with a screen door (several historic examples remain). Each townhome has its own back door while the other door is shared by the four central garden apartment units. The windows on this elevation are vinyl one-over-one sash.

One notable exception to this building type is Building 2, located at the south end of the complex along Edgewood Knoll Road, which is comprised of eight townhome units. The two townhome units on the ends have entrances located on the sides of the building with small shed roof porches supported by columns. The six remaining entrances feature small gabled porticos. Building 2 features a variety of windows, including corner windows, picture windows, and paired one-over-one sash.



Edgewood Knoll Apartments Building 9 rear (east) elevation, view to southeast



Edgewood Knoll Apartments Building 9 façade garden apartment entry detail, view to west



Edgewood Knoll Apartments Building 9 façade and north elevation, townhome entrances, view to southwest



Edgewood Knoll Apartments Building 2 façade, view to north

Building Type 3: 6 Units (Buildings 1, 3, 4, 7, 15, 17, 20, 21, 23, and 24)

Building Type 3 is the most common, with ten buildings that represent this type. These buildings feature a townhome on either end and four garden apartments in between. The townhomes have a small shed portico entry supported by columns on the sides of the building and feature corner windows on both the first and second stories. The entry for the garden apartments is located in the center of the primary elevation and, like the other building types, has a centered gabled entry portico and flanking pent roof over a French door that provides access to the four units. The garden apartments each have a large picture window on the primary elevation. The exterior of these buildings are a combination of brick veneer, vertical and horizontal composite board, and ribbed aluminum.

The rear elevation of Building Type 3 feature doors covered by small shed roof hoods. The doors are typically wood panel and glass – which appear to be historic – with a screen door (several historic examples remain). Each townhome has its own back door and the center door is shared by the four garden apartment units. The windows on this elevation are one-over-one sash with corner windows on each of the townhome units.



Edgewood Knoll Apartments Building 7 façade, view to northwest



Edgewood Knoll Apartments Building 7 façade and north elevation, townhome entrance, view to southwest



Edgewood Knoll Apartments Building 7 rear elevation, view to southeast

Two exceptions for the Building Type 3 were noted: Building 1 and Building 3, which are comprised of only townhome units. These exceptions are located near Building 2 (Building Type 2 exception) at the south end of the complex along Edgewood Knoll Road. The two townhome units on the ends have entrances located on the sides of the building with small shed roof porches. The four remaining entrances each have small gabled porticos. Building 3 features a variety of windows including picture windows and paired one-over-one sash.



Edgewood Knoll Apartments Building 3 primary elevation, view to southwest

Building Type 4: 4 Units (Buildings 8, 10, 19, and 22)

Building Type 4 is comprised of four townhome units. There are five buildings that represent this type. The townhome units on either end have entrances located on the front of the building and feature small shed roof stoops. The two interior units also have entrances on the front of the building but feature small gabled porticos with a pent roof connecting the two gables. On the facades, the end units have corner windows while the interior units have picture windows. The exterior materials are comprised of brick veneer, horizontal composite board, and ribbed aluminum siding.

The rear elevation of Building Type 4 includes four entrances, each corresponding to a townhome unit, that are each covered by a small shed roof hood. The back doors are typically wood panel with three horizontal glass panes – which appear to be historic – with a screen door (several historic examples remain). The windows on this elevation are one-over-one sash with corner windows on either end unit.



Edgewood Knoll Apartments Building 10 façade, view to the southwest



Edgewood Knoll Apartments Building 10 corner window detail, view to southwest



Edgewood Knoll Apartments wood panel front door detail (typical for all units)



Edgewood Knoll Apartments Building 10 rear (south) elevation, view to northeast

The Apartment Complex Grounds

The apartment grounds consist of a variety of amenities for the residents, including a community garden (between Buildings 2 and 11), a dog park (to the south of Building 4), a covered bus stop at the corner of Edgewood Knoll Road and Durwood Drive, and a community barbecue with a fire pit (between Buildings 12, 13, and 14). There is one outbuilding on the property, a garage which has a stone foundation, vinyl siding, and a gabled roof. This outbuilding is located to the west of the dog park and appears to have been constructed ca. 1950 based on materials.

The buildings and parking areas are connected by a network of concrete sidewalks and stairs radiating from Edgewood Knoll Road and Durwood Drive. The terrain is hilly, and the apartment buildings and landscaping were designed to accommodate the topography. Each apartment building consists of a string of units that comprise a “block”. These blocks appear to have been intentionally placed across the terrain to permit individual units to more closely conform to the natural terrain, thus reducing costly and destructive grading.

Concrete sidewalks are located along the interior road network. Stone and concrete retaining walls are utilized across the site to manage the terrain. Three concrete stairs provide access directly to Merrimon Avenue (there is no sidewalk along Merrimon Avenue), two near the Edgewood Knoll Road intersection and one near the Durwood Road intersection. Some of the buildings have brick planters near the entry to the garden apartments, while others include foundation plantings. The leasing office (located at the top of the hill near the center of the complex) has its own parking lot and more formal landscaping, including foundation plantings, and is surrounded by large hardwood shade trees. The rest of the property is grassed, with on-street angled parking and off-street parking lots for residents.



Edgewood Knoll Apartments community garden entrance, view to the south



Edgewood Knoll Apartments common area with fire pit and BBQs, view to southeast



Edgewood Knoll Apartments entrance to dog park, view to southwest



Edgewood Knoll Apartments outbuilding/garage, view to southwest



Edgewood Knoll Apartments outbuilding/garage, view to the northeast



Edgewood Knoll Apartments, Edgewood Knoll Road view to the south from Durwood Drive



Edgewood Knoll Apartments, view to the north of Edgewood Knoll Road from outbuilding/garage



Edgewood Knoll Apartments, view to north of Edgewood Knoll Road streetscape, with stone retaining walls and sidewalks



Edgewood Knoll Apartments greenspace and sidewalks view to the southwest from Buildings 12 and 13



Edgewood Knoll Apartments, view south from Merrimon Avenue intersection with Durwood Drive. Note stairs leading to Merrimon Avenue.



Edgewood Knoll Apartments, view north along Merrimon Avenue from near the southern property boundary. Note stairs leading to Merrimon Avenue.

The Rawls House (Leasing Office)

The ca. 1910 Prairie-style house located on the property pre-dates the apartment complex. The house is a brick-veneer dwelling with a stone foundation and a low pyramidal roof. A decorative, corbelled brick header course wraps around the second level of the entire house beneath the windows, and is painted a different color than the walls as an accent. The asphalt shingle roof features wide overhanging boxed eaves with short, perpendicular wood beams designed to look like rafters; there are four visible internal brick chimneys, two with decorative corbelled brick caps and two without. The house is currently the leasing office and also provides communal spaces, including a small gym and laundry facility, for apartment tenants.

The east-facing façade features a front porch with a half-hipped roof. The porch is supported by brick columns that feature fluted corners and corbelling at the base and cap. Between the porch columns is a closed rail of brick, which also features brick corbelling at base and cap, with a header course brick rail that has been capped by a rounded concrete application and a metal railing attached above. Concrete stairs pass between stone wing walls with concrete cap and metal rails to access the primary entry. The porch floor is comprised of historic hardwood and the ceiling is beadboard. The front door is a replacement (non-historic) wood panel door with an ellipse pane of glass in the center and features a single wood panel and glass sidelight. A sunroom is connected to the south side of the porch which wraps around the south elevation and is currently used as a small gym for residents. The windows on the facade are vinyl twelve-over-one sash, and the windows on the sunroom are cottage-style ribbon casement windows which feature decorative brick pilasters between every five windows.



Edgewood Knoll Apartments leasing office, oblique view to southwest



Edgewood Knoll Apartments leasing office front porch detail, view to west



Edgewood Knoll Apartments leasing office front porch detail, view to south. Sunroom is visible at end of porch.



Edgewood Knoll Apartments leasing office, oblique view of façade and south elevation, view to northwest

The south elevation of the house features a variety of historic wood windows, including twelve-over-one sash, fifteen-over-one sash, and multi- and single-pane casements. The windows on the first story have decorative gauged brick lintels in a fan design with exaggerated brick keystones. Decorative brick header bonds form the sills for the windows on the first story. The basement level of the house is visible on this elevation and contains a non-historic, six-over-six sash vinyl window.



Edgewood Knoll Apartments leasing office portion of south elevation, view to northeast



Edgewood Knoll Apartments leasing office, oblique view of south and west elevations, view to northeast

The rear of the structure (west elevation) has a partial, half-hipped roof porch supported by brick columns with corbelled caps and a bead board ceiling. A set of concrete stairs with metal pipe railing leads from the basement level to a concrete walk, providing access to a second set of stairs to the porch. The porch floor and stairs have been reconstructed with wood decking; the turned baluster on the stairs and porch are also replacements. There are two non-historic French doors located off the porch that provide access to the interior of the house: one is located in the center of the porch and features sidelights and a multi-light transom; the second is located at the south side of the porch. A variety of historic wood windows remain on this elevation and include: twelve-over-one sash, four-over-one sash, nine-over-one sash, and multi-light casement windows. There is a wood-shingled hipped dormer with two twelve-light windows in the center of the roof. Based on materials and design, the dormer appears to be an addition to the house of unknown date. The internal brick chimneys located at the rear of the house (and visible from this elevation) are plain in their treatment, lacking corbelled brick caps. Also on this elevation is a door leading to the basement level of the house. The basement level features non-historic four-over-four and six-over-six sash vinyl windows.



Edgewood Knoll Apartments leasing office west elevation, view to southeast



Edgewood Knoll Apartments leasing office west elevation window and dormer detail, view to southeast

A concrete handicap ramp with metal rails traverses the length of the north elevation of the house and leads to the front porch. The historic wood windows on this elevation consist of twelve-over-one sash, nine-over-one sash, and large multi-light casements. The windows on the lower level of the house feature the same decorative gauged brick lintel with exaggerated brick keystone design and corbelled brick header bond sills as the east elevation. The large casement windows are bounded with three corbelled brick pilasters.



Edgewood Knoll Apartments leasing office north elevation, view to south



Edgewood Knoll Apartments leasing office north elevation window detail

The interior of the house contains many historic elements including original fireplaces and tiled fireplace surrounds, original hardwood flooring, wood molding, window and door surrounds, historic doors, and intricate wood banisters. Internal arrangements appear to be relatively intact, as the rooms in the house are mainly used for offices, meeting spaces for the leasing office staff, and recreational/common spaces for apartment residents. Though a kitchen was not observed, it likely occupied the space in the southwest corner of the house, which was locked and entry denied. Bathroom updates were noted.



Edgewood Knoll Apartments leasing office interior fireplace and door detail



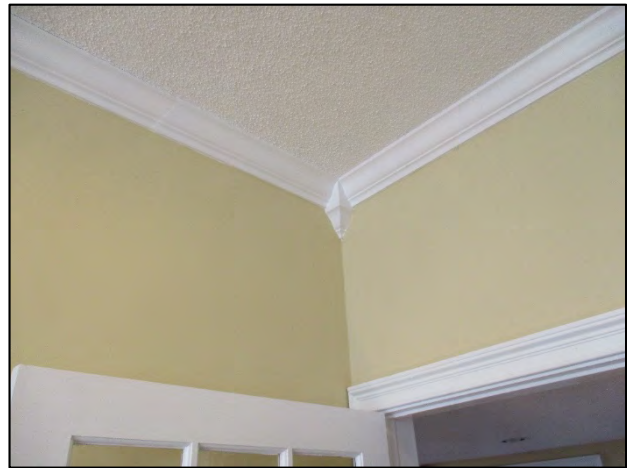
Edgewood Knoll Apartments leasing office interior stair detail



Edgewood Knoll Apartments leasing office interior second floor landing



Edgewood Knoll Apartments leasing office interior porch detail



Edgewood Knoll Apartments leasing office interior crown molding detail

Historic Context

The property containing the Edgewood Knoll Apartments was originally owned by former Asheville mayor, Charles T. Rawls (1854–1927) (Exhibit 85). Rawls and his brother, Reuben, came to Asheville in 1883 after their father bought the Swannanoa Hotel in downtown Asheville. The brothers were responsible for day-to-day operations and introduced modern improvements, such as bath fixtures, which were a novelty for the time. In 1893, Rawls started an insurance business with Judge E.J. Aston which was called Aston, Rawls, and Co. In addition to owning his own business, Rawls was active in real estate and participated in many civic groups in Asheville. Rawls was elected alderman in 1899, and served as mayor of Asheville from 1903-1905. During his time in public service, Rawls instituted many progressive measures, including installing Asheville’s municipal water system and overseeing the paving of many of Asheville’s streets.⁸⁷ In 1909 Rawls married Sarah Rorison and the couple built the Prairie-style house currently located on the Edgewood Knoll property in 1910. At this time, the Woolsey area was a fairly rural community, not yet annexed to the city of Asheville. The Rawls family lived in the house at 600 Merrimon until 1920, when Rawls retired from the insurance business. In July 1920, the house and part of its seven-acre property was sold for \$60,000 to Mr. Reed of Havana, Cuba. A newspaper article detailing the sale called the home “one of the most beautiful residences in Asheville” and described it as “two stories, brick veneer, and...built about ten years ago.”⁸⁸ The Rawls family moved to 208 Montford Avenue (BN0107, Sherrill-Rawls House, constructed 1910) in Asheville where Charles Rawls lived until he passed away on January 15, 1927 of an unknown illness.

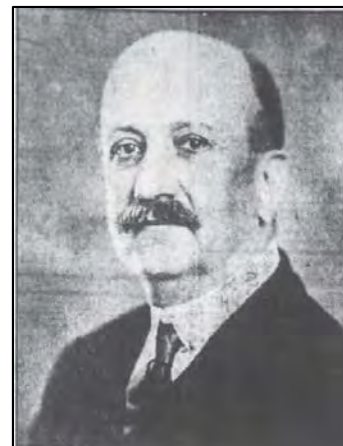


Exhibit 85. Charles T. Rawls ca. 1949. Photo courtesy of the Asheville Citizen-Times.

When the Rawls property was sold to the developers for the Edgewood Knoll Apartments in 1949, Lee G. Warren and his wife Katherine were living in the house. The apartments were first announced by developer Richard Coleman in September 1949. World War II had ended, and the need for affordable housing in all parts of the country, including Asheville, was rapidly increasing. A news article from the time described the venture as 166 units to be located on a “16-acre tract across from Burton and Son Furniture Store on Merrimon Avenue”⁸⁹ (Exhibit 86). The project was insured with a loan from the Federal Housing Authority (FHA) with construction beginning in October 1949 and taking approximately fifteen months to complete. The original plans called for “29 two-story brick veneer buildings, each containing from four to 10 apartments.”⁹⁰ The apartments were to include “78 one-floor, five-room apartments, including two bedrooms, and 90 two-story apartments, also five rooms.”⁹¹

⁸⁷ “Prominent Citizens in Professional and Business Life of Asheville Who Aid its Development—C.T. Rawls”, *Asheville Citizen-Times*, 6/18/1922.

⁸⁸ “C.T. Rawls Home is Sold for \$60,000”, *The Asheville Citizen*, 7/6/1920.

⁸⁹ “Big Apartments Project Planned”, *Asheville Citizen-Times*, 9/4/1949.

⁹⁰ *Ibid.*

⁹¹ “Occupancy of Project Expected in February”, *Asheville Citizen-Times*, 11/14/1949.



Exhibit 86. Architect's rendering of the Edgewood Knoll Apartments (*Asheville Citizen-Times*, 11/14/1949). Note the former Rawls House at the corner of Durwood Avenue and Edgewood Knoll Drive.

Edgewood Knoll APARTMENTS

IT PAYS TO PICK THE BEST.
LIVE AT EDGEWOOD KNOLL

BEDROOM 9'6" x 11'6"	BATH	DINING 8' x 11'6"	KITCHEN 8' x 11'6"
BEDROOM 12' x 13'	HALL	LIVING 12' x 16'	ENTRY HALL

NEW REDUCED RATES—4 rooms with bath, 1 bedroom \$69.50—
5 rooms with bath, 2 bedrooms \$79.50—6 Rooms with bath,
3 bedrooms \$89.50

INSPECTION BY APPOINTMENT

R. L. Coleman & Company
RENTAL AGENTS
305 FLAT IRON BUILDING—PHONE 3-5391
MAILING ADDRESS P. O. BOX 1638

Exhibit 87. Advertisement, *Asheville Citizen Times*, 7/27/1952

When the apartments were first advertised, the newspaper called them “Asheville’s First Modern Apartment Development.” The complex was described as having, “easy approaches, paved driveways and parking areas, connecting [paved] walks, beautifully landscaped grounds, under full-time care of landscape gardeners, plus children’s playgrounds.”⁹² Until this time, Merrimon Avenue was comprised of mostly single-family homes, smaller apartments like Clearview Terrace, and some commercial properties. The introduction of the large-scale, modern-style Edgewood Knoll Apartments created a change in the existing character of the community. However, the significant value of creating more affordable housing in the Asheville area after the war was not underestimated, and many multi-family apartment complexes followed Edgewood Knoll during the 1950s and 1960s. Coleman Properties alone was responsible for the construction of three of these complexes which included Edgewood Knoll, Coleman Apartments, and West Terrace Apartments. The Edgewood Knoll Apartments were largely successful when they opened, with 90 percent of units occupied by the summer of 1951.⁹³

⁹² “Open for Inspection”, *Asheville Citizen-Times*, 4/1/1950.

⁹³ “Rents are cut in Coleman, Edgewood Knoll Apartments”, *Asheville Citizen-Times*, 4/11/1952.

The apartments remained under the control of Coleman Properties through 1997. Between 1950 and 1997 the apartments received some upgrades as indicated by ads in the 1980s which touted amenities such as air conditioning, modern kitchens, and Thermopane windows.⁹⁴ In 1998 the property was sold to Cornerstone Realty Group for over \$5 million and re-named Pinnacle Ridge. An article regarding the sale published in May 1998 stated, “Property manager Cindy Buckner would not confirm details or a timetable for planned improvements on the 15-acre site...Buckner did confirm that the historic original stone farmhouse on the former Edgewood Knoll property is currently being restored and will house new offices for Pinnacle Ridge.”⁹⁵ Presently, the property is still owned by Pinnacle Ridge according to tax assessor data, although the name of the complex has changed to Hawthorne Northside.



Exhibit 88. Portion of the 1954 Sanborn map (Sheet 60) showing Edgewood Knoll Apartments

Architectural Context

The Rawls House/Leasing Office

The house located on the Edgewood Knoll property can best be described as Prairie-style. The Prairie-style was made popular in the United States by architect Frank Lloyd Wright and was most popular between 1905-1915. Identifying features of Prairie-style houses include: a low-pitched roof (usually hipped), widely overhanging eaves, two-stories, with one story wings, porches, and porte-cocheres; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive porch supports. The Prairie-style is one of the few indigenous American styles, and was common in twentieth century suburbs throughout the country.⁹⁶

The Rawls House is a high-style example of the Prairie-style in Asheville. The house has many typical features of a Prairie-style home including a low-pitched pyramidal roof, wide eaves, large porch supports, and detailing that emphasizes horizontal lines. Additionally, the 1910 construction date aligns with the height of Prairie-style popularity. According to HPOWEB, four documented examples of Prairie-style homes exist in the Asheville area and they are all located in the Grove Park Historic District. According to the tax assessor, the homes have construction dates that range from 1913-1922. All of the homes feature Prairie-style elements and are unique in overall appearance. Some similarities exist when

⁹⁴ Advertisement, *Asheville Citizen-Times*, 11/4/1984.

⁹⁵ “Pinnacle Ridge gets facelift by new owners”, *Asheville Citizen-Times*, 5/17/1998.

⁹⁶ McAlester, 2017: 551.

comparing the Grove Park examples to the Rawls House, but the Rawls House has its own exceptional features, both interior and exterior.

Edgewood Knoll Apartments

The Edgewood Knoll Apartments are an extant, early example of a mid-century modern apartment complex in Asheville. The apartments feature many characteristics of the modern movement of architecture, including stream-lined design, open-floor plans, and functional living spaces. The corner and picture windows and use of multiple types of natural exterior materials are characteristics of the contemporary modern style and is consistent with other, contemporaneous residential styles such as the ranch house. These design elements were also observed on other apartment complexes built within the same time period during field survey in the Asheville area.

Coleman Apartments

DON'T BE SATISFIED WITH LESS THAN THE BEST

Live in modern apartments.

NEW REDUCED RATES—4 rooms with bath, 1 bedroom, \$59.50.
5 rooms with bath, 2 bedrooms, \$69.50. 6 rooms and bath, 3 bedrooms \$79.50.

INSPECTION BY APPOINTMENT

R.L. Coleman & Company
RENTAL AGENTS

305 FLAT IRON BUILDING • PHONE 3-5391
MAILING ADDRESS P. O. BOX 1636

Exhibit 89. Advertisement for the Coleman Apartments. Source: Asheville Citizen-Times, 5/4/1952.

At the time the Edgewood Knoll Apartments were constructed, Coleman Properties also announced the construction of two other apartment complexes in Asheville. The contemporaneous Coleman Apartments (Exhibit 89; now called “The Woods”) are located at 165 Coleman Avenue southwest of the APE; the West Terrace Apartments were located near the intersection of Haywood Road and Johnston Boulevard in West Asheville, but have been demolished. Architectural renderings depicted the Coleman Apartments with similar features to the Edgewood Knoll Apartments; however, what was constructed appears to have been different, and somewhat plainer, exhibiting elements of the modern architectural styles in the incorporation of the flat roof (Exhibit 90). The Coleman Apartments conform to the landscape, in much the same manner as Edgewood Knolls, and offered one-, two-, and three-bedroom units.

The Beverly Condominiums were constructed in 1949, south of Asheville, at 615 Biltmore Avenue and represent a large, contemporary complex (Exhibit 91). Twenty-four buildings contain various individual units, in much the same manner as Edgewood Knolls. Buildings feature low-profile, side-gabled

and hipped roofs and utilize a variety of wall-cladding, including brick-veneer, horizontal composite board, and some vinyl siding. One-over-one windows with decorative shutters occur in single and paired arrangements and most doors are wood panel.

Completed in 1951, the I-plan Kimberly Avenue Apartments located at 198 Kimberly Avenue in the Kimberly Amendment to Grove Park Historic District employs elements of modernist design, including the low profile hipped-roof and corner windows (Exhibit 92). Eight-light sliding windows are set in wood frames above concrete sills, and entries feature half-hipped copper canopies with wrought iron columns. A line of carports is present behind the apartment building, accessible via the service road.



Exhibit 90. Former Coleman Apartments (1952), 165 Coleman Avenue



Exhibit 91. Beverly Condominiums (1949), 615 Biltmore Avenue



Exhibit 92. Kimberly Avenue Apartments (BN1174) (1951), 198 Kimberly Avenue in Kimberly Amendment to Grove Park Historic District

Integrity

The Rawls House/Leasing Office

The Rawls House retains its historic location, set back from Merrimon Avenue on a hill. While the setting and feeling are still technically residential, the density of the area surrounding the property has changed from single family residential to multi-family residential with the construction of the Edgewood Knoll Apartments. With the development of the apartments, the drives depicted on the 1910 plat (Exhibit 93) are no longer extant, and the area in front of the property has been converted to a parking lot. The house itself is no longer used as a residence, but as offices for the leasing agency.

While some elements of the original setting of the Rawls House have been compromised by the development of the Edgewood Knoll Apartments, the structure has maintained a high level of architectural integrity. Other than the replacement of some exterior doors and windows in the basement, the house has retained most of its original materials and has been minimally altered on both the interior and exterior since it was constructed in 1910. As a result, the Rawls House has retained an overall integrity of design, materials, and workmanship.

The Edgewood Knoll Apartments

The Edgewood Knoll Apartments retain their historic location along Merrimon Avenue and their overall historic setting and feeling. The viewshed from the property has not changed significantly, and consists of residential properties to the north, south, and west, and the commercial properties on Merrimon

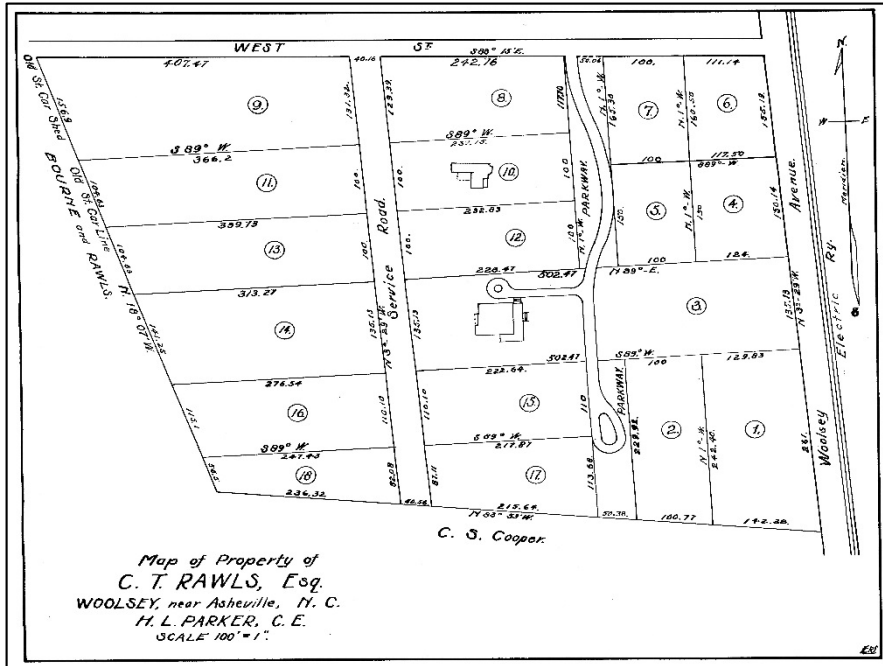


Exhibit 93. 1910 plat depicting the property of CT Rawls

Avenue to the east. The apartment complex continues to serve as a multi-family residential property and therefore retains its historic association.

Since construction in 1949, the apartments have been minimally altered overall. Although window replacements and some interior modernizations have occurred, the apartments still retain a high level of their original materials and their original form. Many of the doors, light fixtures, and even

mailboxes appear to be original. Additionally, many historic interior features are still present, including original hardwood flooring, molding, and doors. The grounds are also largely intact, consisting of roads and pathways, stairs, and retaining walls reflecting the historic design of the property. As a result, the Edgewood Knoll Apartments retain their overall integrity of design, materials, and workmanship.

National Register Criteria Evaluation

The Edgewood Knoll Apartments were evaluated under Criterion A for community planning and development. Though the Edgewood Knoll Apartments represent an early large-scale post-World War II multi-family apartment complex in Asheville, several other properties remain from this period of development. Two of the three contemporary apartment complexes developed by R.L. Coleman & Company remain in their original use, including this resource and the Coleman Apartments. Smaller postwar apartment buildings are found around the Kimberly Amendment to Grove Park Historic District. The Beverly Condominiums represent another local, and largely intact late-1940s example that features similar internal organization, including a variety of building types and units, circulation, parking, and landscape amenities. Though associated with the national trend to provide affordable housing to a rapidly growing postwar population, and representative of Asheville’s growth during this period, the resource does not constitute a significant association with community planning and development; therefore, the Edgewood Knoll Apartments are considered not eligible under Criteria A.

During the course of research, it was discovered that former Asheville mayor, Charles T. Rawls, built the Prairie style house (i.e., the Leasing office) and lived on the property from 1910-1920. Known as the “father of the water system”, Rawls also served as an alderman for the city and ran a successful insurance business in Asheville for over 25 years. He oversaw the paving of much of Asheville’s streets in the early 1900s, and owned a significant amount of real estate in the Asheville area. Though the house at 208 Montford Avenue bears his name in part (“Sherrill-Rawls” House in HPOWEB), this house,

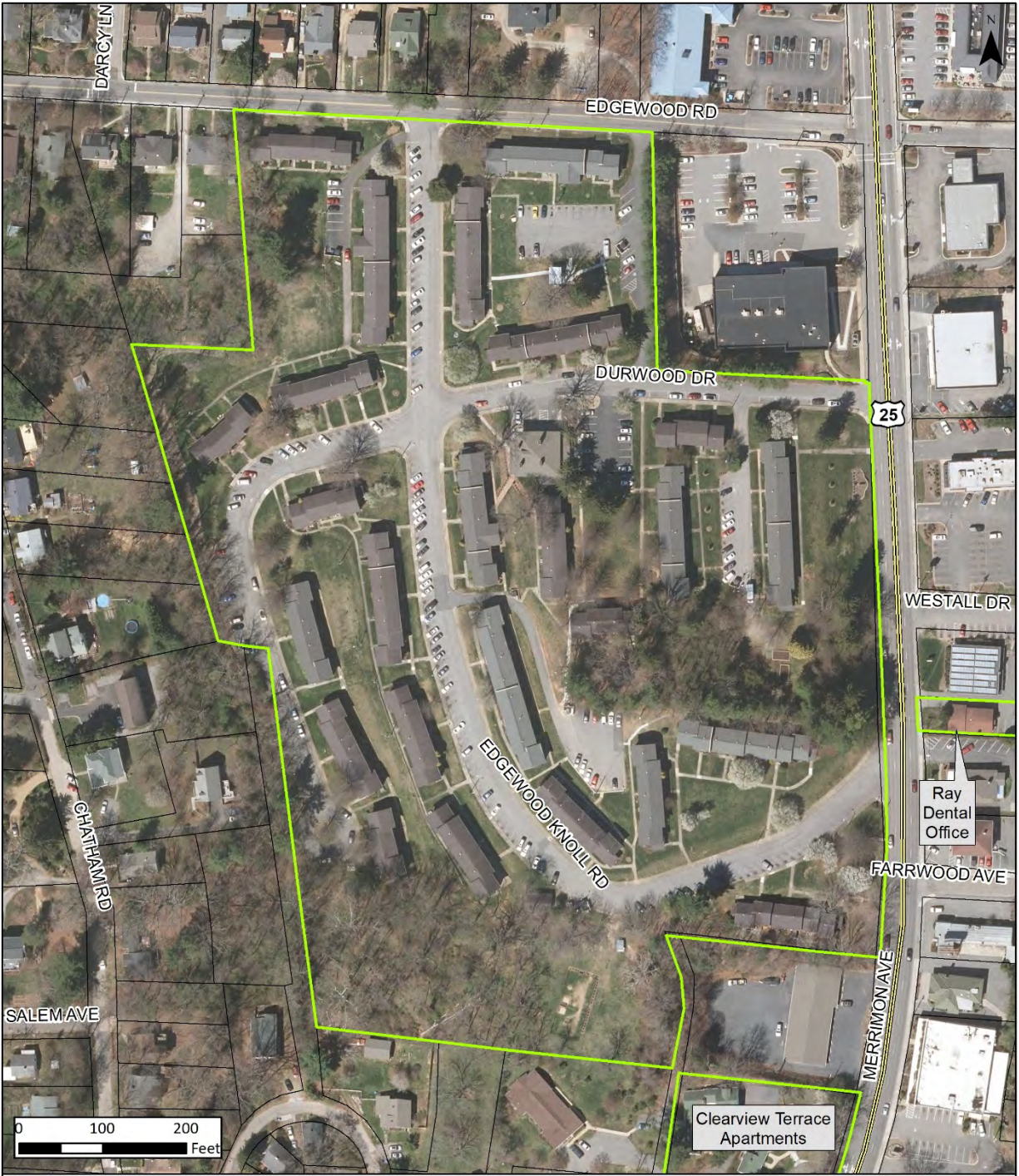
constructed for him and his new wife, is more closely associated with the man. Other associated properties were not identified in Asheville through research. Therefore, because of the association with a former mayor and prominent Asheville citizen, the Edgewood Knoll Apartments is considered eligible for inclusion in the National Register under Criterion B.

The Edgewood Knoll Apartments were evaluated under Criterion C and appear to possess significance in the area of architecture. The collection of apartment buildings and the ca. 1910 Prairie style house represent known historic building types, and have retained their historic integrity in location, workmanship, and materials. The Modernist apartments retain a significant collection of materials and conveys the feeling and aesthetic from its period of construction. Further, the internal layout of the property remains true to its original design. Though the setting of the Prairie-style Rawls House (leasing office) has been altered, the property retains a high level of architectural integrity and appears to represent one of the earliest of the few documented high-style Prairie houses in Asheville. Therefore, the Edgewood Knoll Apartments is considered eligible for inclusion in the National Register under Criterion C.

The Edgewood Knoll Apartments were evaluated under Criterion D. There are no indications that the buildings or surrounds are likely to yield information on important research questions in history or prehistory. Therefore, the property is not eligible under Criterion D.

National Register Eligible Boundary

The proposed National Register boundary corresponds with the current parcel boundary (Buncombe County Parcel ID 964939405700000), approximately 16.51 acre. The parcel is the original lot on which the resource was constructed ca. 1910 and 1949/1950; the parcel boundary corresponds to the existing right of way along Merrimon Avenue to the east and Edgewood Road to the north. The proposed boundary contains all contributing features to the resource's eligibility, and includes the Edgewood Knoll Apartments, leasing office, outbuilding, interior roadways, parking areas, circulation paths, retaining walls, and surrounds (i.e., maintained lawns and wooded areas).



Legend

NR Eligible Boundary Parcel

Note: The NR Eligible Boundary corresponds with the field surveyed parcel boundary. Bounding parcels are from the Buncombe County GIS file.

Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
 Merrimon Avenue Intersection Improvements
 at Edgewood Avenue and W.T. Weaver Boulevard
 Edgewood Knoll Apartments NR Eligible Boundary**

24. (Former) Athens Restaurant (BN5746)

Resource Name	(Former) Athens Restaurant
HPO Survey Site No.	BN5746
Address	641 Merrimon Avenue
PIN	964939988700000
Date(s) of Construction	ca. 1957
Recommendation	Not eligible



Former Athens Restaurant south elevation, view to north

Physical Description

This one-story commercial property is located at 641 Merrimon Avenue and was identified in the 2011 Asheville Survey Update Phase II. The resource is encircled with asphalt parking lot with a free-standing business sign located at the back of the concrete sidewalk. No outbuildings or other features were recorded.

The resource was constructed in the late 1950s as an automobile service station and then converted to a restaurant in the late 1960s. It has been a restaurant since. A few remnants of the historic construction remain visible, though additions to all elevations obscure the original construction. The original extent of the building appears to correspond to the two exaggerated, raking (wider at top than at bottom) brick walls (referred to as vertical elements throughout this evaluation) with terracotta caps that bound the original building’s public façade (consisting of the south and west elevations). The roofline extends between these exaggerated vertical elements and features a rounded southwest corner.



Former Athens Restaurant public façade, consisting of south and west elevation, view to northeast

The façade (west facing) includes a near full-length wood-framed shed attachment on a concrete pad that serves as convertible indoor/outdoor seating. Within the shed enclosure appear three ghost bay doors, separated by brick columns. One service bay door is entirely in-filled with concrete masonry units and the two others consist of a span of four fixed-lights over a brick skirt wall. Also noted within the shed addition are a replacement French door and a plate glass window and vinyl sash window with plywood infill above, presumably the location of the automobile service station's office. (An intermediate, curved canopy above the presumed office mirrors the roofline's curve – though recessed slightly from the roofline – and is partially exposed along the south elevation). An addition to the north elevation extends beyond the brick vertical element on the façade. This addition is clad in patterned projecting brick along the façade; this same pattern was noted in the brick skirt walls used to partially infill two service bay doors and may correspond to a renovation episode that converted the service station to a restaurant in the late 1960s. A vinyl replacement door is included on the northern addition's façade wall.

The south elevation has a small shed addition which projects beyond the plane of the curving roofline above and the bounding brick vertical element. This addition corresponds to an interior hallway connecting the dining room to the bathrooms. The shed addition is clad in a stucco application with a raised seam metal roof. The eaves in the original curved, projecting roof are boxed with plywood, and the fascia also appears to be a thin plywood application with an aluminum drip edge.



Former Athens Restaurant west elevation, looking southeast

The rear (east) elevation is partially clad in a textured stucco application. A large shed addition extends from the remainder of the elevation, and continues to the north of the original building's extent to adjoin the wall of the northern lean-to addition (described below). The kitchen is contained within the rear addition. The rear shed addition is set on a concrete masonry unit foundation and is clad in T1-11 siding with an asphalt shingle roof. There is a single metal security door in the shed addition under a wood-framed hood.



Former Athens Restaurant oblique view of south and rear (east) elevations, view to northwest

The north elevation is comprised of the exposures of the rear shed addition and the previously mentioned lean-to addition. The rear shed addition includes two vinyl awning windows in its northern elevation. Above the lean-to addition, the concrete masonry unit wall of the original construction is visible, delineating the historic extent of the automobile service station. Terracotta caps the parapet visible on this exposure. The lean-to addition is clad in T1-11 siding and includes two vinyl sliding windows; the roof has asphalt shingles.



Former Athens Restaurant north elevation, looking south

The publicly accessible portion of the restaurant was observed as part of the survey (Exhibit 94). Interior finishes are updated, including carpeting, drop-tile ceiling and drywall partitions. Of note are the bathrooms located in the south elevation that retain original tile. Typical to service stations from the period of construction, the male and female restrooms were placed in close association to the office and were accessed from the exterior. It seems plausible that the initial conversion to a restaurant would have enclosed a hallway for customers' convenience. This addition likely corresponded with the dining room addition to the north elevation, to which the county land record attributes a 1967 construction date. A single fixed-pane window remains in the north elevation of the original structure, between the former service garage and the 1967 dining room addition. A serving window is present on the interior partition as one enters the restaurant. This feature is suspected to correspond to the initial conversion of the service station to a restaurant. The rear addition (not accessible) was constructed in 2002 according to county records.

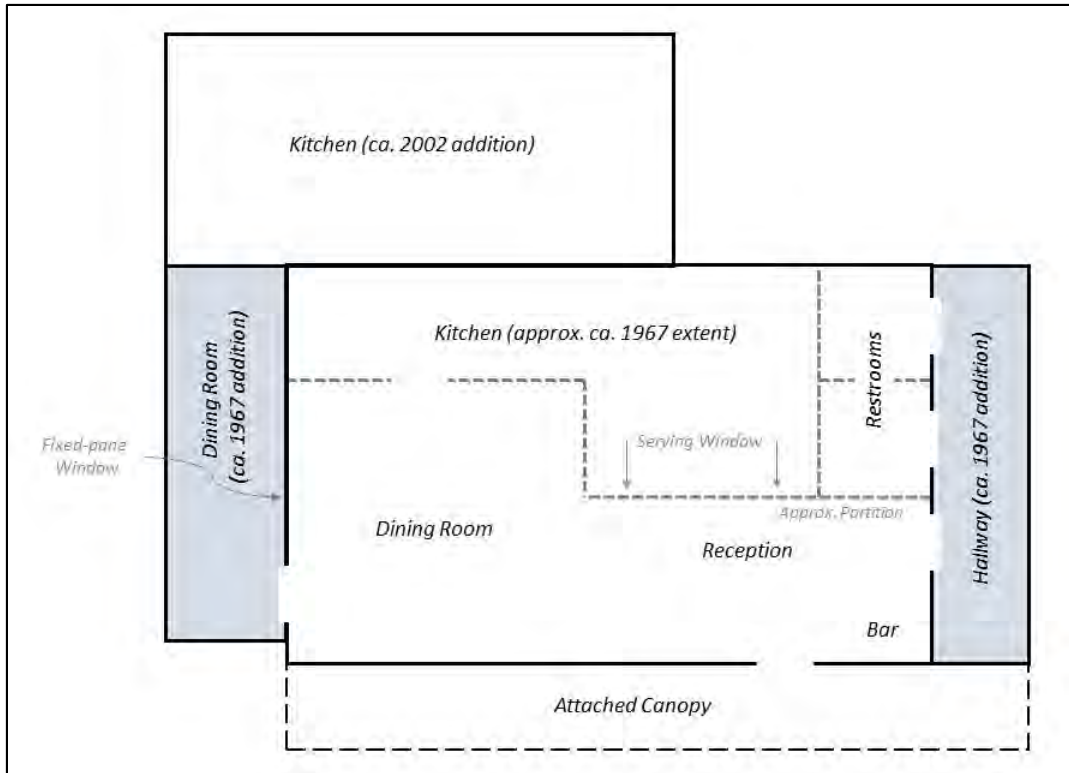


Exhibit 94. Former Athens Restaurant Floor Plan including approximate interior partitions, general interior arrangement, and additions. Sketch based on Buncombe County Property Record; not to scale. The addition dates are as reported in county property record. The ca. 1967 kitchen extent is presumed.

Historic Context

Roadside commercial development flourished along Merrimon Avenue in the post-World War II years, and the former Athens Restaurant is one of several resources within the project's APE (and beyond) dating to this period. In the early 1950s, this area of Merrimon Avenue remained residential in character with the Westall property in the southeast corner of Edgewood Avenue and a couple frame dwellings north of Edgewood Avenue. Several vacant lots remained in this area according to the 1954 Sanborn map.

With continued suburban growth in north Asheville, and the automobile culture reshaping the suburban environs, the resource was constructed in 1957 as an automobile service station. A review of newspaper ads suggest that the Crown Service Station operated as a service garage (opposed to a gasoline station) offering automobile repairs and tires. Later adds suggest Crown Service rented motorcycles, as well.

Beginning in the summer of 1967, Athens Restaurant advertised want ads for restaurant staff at 615 Merrimon Avenue. Buncombe County records attribute a 1967 construction date to the north-elevation addition with the patterned brick application on the façade. This treatment is present in two of the enclosed service bay doors, suggesting these were completed in a single renovation episode that converted the service garage to a restaurant. Though difficult to decipher due to the resolution of the photography, a 1975 aerial image of the restaurant clearly displays the rear addition was not present, and also suggests the curved southwest corner had been squared by this time, presumably with the hallway servicing the restrooms (Exhibit 95). Athens Restaurant regularly advertised specials in the local



Exhibit 95. 1975 aerial imagery showing the former Athens Restaurant. Source: Asheville Through Time.

papers until 1991. Considering the length of occupancy by the former Athens Restaurant, the resource is named for its association with this use.

The location remained a restaurant, but changed ownership and now operates under another name. Vinny’s Neighborhood Italian Restaurant has occupied the property for approximately seven years.

Architectural Context

Though largely obscured by additions on all elevations, the visible major architectural components broadly indicate the Moderne style, specifically the curved southwest corner, and incorporating exaggerated structural

components. The Moderne style emerged in the 1930s as the less ornamented successor of the Art Deco style. The Moderne aesthetic drew inspiration from streamlined industrial design incorporated in ships, planes, railroad engines, and automobiles from the era, and typically featured smooth walls with little ornamentation, rounded corners, and curved glass.

The Moderne style continued to be used – or referenced – in roadside architecture through the 1950s. “Visually understated when seen from the windshield of a passing car, Modern nevertheless served as an adequate wayside selling medium in the halcyon days after the war”⁹⁷ The demand for more eye-catching design was, in part, the result of increasing roadside competition and exaggerated structural components were employed in the to catch the eye of the passing automobile in the “Exaggerated Modern” style. The Exaggerated Modern style was common in the late 1950s and early 1960s.⁹⁸

HPOWEB returns 23 “Moderne” examples in Buncombe County, seven of which are directly associated

with automobile services (e.g., gas/service stations). The Woolsey Dip Amoco Station at 505 Merrimon Avenue completed in 1948 incorporated Art Moderne features common to mid-twentieth-century service stations, including the smooth wall surfaces and asymmetrical façade (see page 341). A later (1964) eye-catching, automobile-centric example is the West’s Sports Car Center (BN0754) at 740 Tunnel Road which features a distinctive paraboloid roof and glass front (Exhibit 96).



Exhibit 96. West’s Sports Car Center (BN0754) (1964), 740 Tunnel Road

The Crown Service Station was adapted for use as a restaurant in the late 1960s.

⁹⁷ Liebs, 1995: 60.

⁹⁸ Ibid.: 59-64.

While attention-grabbing architecture would have served the purpose of a roadside restaurant, the internal arrangement of an automobile service station would not. The building was first converted by the Athens Restaurant; the earliest alterations and additions correspond with the patterned brick applications on the northern lean-to addition and the service bay door infill. The patterned brick application is a common treatment from this period, utilized in contemporary residential and commercial construction. The bathroom hallway is also suspected to date to this initial conversion and dulled the curved corner, formerly associated with the service station's office, as seen in the 1975 aerial image.

The early-1960s Harvest Drive-In is situated along the west side of US 70 Business north of Marion in neighboring McDowell County. The drive-in restaurant employs a projecting brick wall, roughly dividing the kitchen and walk-up counter from the drive-in and canopy, on which the restaurant's name is displayed (Exhibit 97). The two-story restaurant/office block is located at the south side of the canopy and features a collection of original materials and design elements including porcelain enamel siding, colored glass spandrels, and a brick screen wall.



Exhibit 97. Harvest Drive-In (1961), 961 North Main Street, Marion

The restaurant associated with the Miami Motel and Restaurant (BN6287) was completed in 1964 and is situated between and at the rear of two opposing linear motel units at 1469 Smokey Park Highway, Candler. This restaurant does not incorporate attention-grabbing architecture to the extent the Harvest Drive-In does, but is a symmetrical, rectangular structure with smooth wall surfaces under a pyramidal roof (Exhibit 98). The Miami Motel was constructed in two phases between 1952 and 1954 in a distinctive Spanish Colonial Revival style, which stood out among other construction along this stretch of US 19/US 23 in the 1950s. Located approximately ten miles west of Asheville on US 19/US 23, the motel's distinctive design coupled with an extant neon sign were utilized to attract passing motorists.



Exhibit 98. Miami Motel and Restaurant (BN6287) (1964), 1469 Smokey Park Highway, Candler

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though some historic architectural elements dating to the Crown Service Station's initial construction (ca. 1957) remain evident, including the curved southwest corner and bounding vertical elements, the 1967 conversion of the service station to a restaurant altered the original design. As such, the property no longer conveys the design integrity, feeling or association with a late-1950s service station. The former Athens Restaurant retains design elements that reflect a late-1960s roadside restaurant and its integrity of setting, feeling and association with that period remain intact. The enclosure of the service bays, two additions, and the interior arrangement appear to largely date to 1967, representing a historic alteration that incorporated design elements from that period, including the application of the patterned brick in the façade treatment. Though the 1967 façade treatment is obscured with the modern patio addition, this later addition is considered reversible. Further, the service bay treatments are apparent from within this enclosed patio. As such, the property retains integrity of design associated with its use as a restaurant. Historic materials and workmanship reflect the evolution of the building's use through the historic period, displaying the curved roofline and vertical elements. The interior bathrooms remain mostly intact, despite updates to the fixtures. The 1967 additions display the materials and workmanship from that period of development, particularly in the patterned brick application employed in the façade and the interior arrangement.

National Register Criteria Evaluation

The former Athens Restaurant was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1957, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Athens Restaurant is not eligible for the NR under Criterion A. Initially constructed as an automobile service station, the Crown Service Station was constructed in a period of rapid commercial growth along Merrimon Avenue. Many of those commercial enterprises offered automotive services, ranging from repairs to filling stations, to automobile sales. As such, the property did not offer a unique or significant service to the surrounding community. Though the Athens Restaurant served the community for nearly 25 years, research did not reveal an association between the restaurant and significant local historic events. Therefore, the former Athens Restaurant does not appear to possess significance under Criterion A.

The former Athens Restaurant is not eligible for the NR under Criterion C. Though the building retains design elements from its initial ca. 1957 construction and the later 1967 alteration, the resulting building does not constitute a significant architectural expression. The resource's overall form and several character-defining features have been altered or obscured by additions and alterations, several of which are historic. As such, the building is not considered a good example of the Moderne style. Constructed as an automobile service station, the building was adapted for restaurant purpose, and has successfully accommodated one for over 50 years. For these reasons, the former Athens Restaurant does not appear to be significant under Criterion C for its architecture.

25. Burton and Son Furniture Store (BN5740)

Resource Name	Burton and Son Furniture Store
HPO Survey Site No.	BN5740
Address	615 Merrimon Avenue
PIN	964949032500000
Date(s) of Construction	1946
Recommendation	Not eligible



Burton and Son Furniture Store oblique view of façade and south elevation, looking northeast

Physical Description

This one-story, symmetrical brick clad commercial property is located at 615 Merrimon Avenue and was identified in the 2011 Asheville Survey Update Phase II. A short interview was conducted with the Sherwin-Williams manager and a portion of the interior inspected. Sherwin-Williams has occupied the building since 1967. Until 2008, Sherwin-Williams leased the entire building. However, the space was no longer used and so the basement level was leased to a laundromat. Fiesta Laundries has operated out of the basement for about a decade.

The west-facing façade features a slightly projecting, emphasized storefront with central glass double-doors and fixed-transom. The entry is wood framed. Six single-pane display windows are present on both sides of the entry in aluminum frames and on a slanted concrete sill. The glass storefront is protected by a shallow, cantilevered canopy which appears to be clad in vinyl, with an aluminum drip edge. Above the canopy, the emphasized storefront mass is clad in stucco (or concrete) with concrete caps on the stepped parapet. The Sherwin-Williams sign is affixed to the wall above the canopy. On both

sides of the emphasized storefront are a bay clad in six-course American bond striated brick that has been painted. The northern brick bay includes a metal security double-door in a metal frame; the southern brick bay includes a single metal security door with a sidelight that has been infilled. The southern door is accessible by two concrete stairs with a metal tube railing. The foundation is partially exposed at the southwest corner of the façade and is also clad in stucco.



Burton and Son Furniture Store oblique view of portion of north elevation and façade, looking southeast



Burton and Son Furniture Store of north elevation and façade, looking northeast

The stucco clad foundation, brick cladding, and concrete cap parapet continue around the southwest corner of the building and terminate roughly one-third the length of the elevation. Large stucco panels are affixed to the remainder of the south elevation and the parapet is capped with terracotta tiles. Four wood-slat vents are located below the roofline. Three concrete sills project from the south elevation though corresponding openings have been infilled. One concrete sill towards the front half of the elevation is located at the top of the foundation and corresponded to a doorway that has been infilled. Since the terrain slopes to the east, more of the foundation becomes exposed as one moves towards the rear of the building. Two smaller sills towards the rear (east) of the elevation were likely windows to the basement. Non-historic aluminum vents have been installed between the old window sills.

The basement becomes fully exposed along the east (rear) elevation. This elevation is clad in stucco, including the window sills. The flat roof is exposed on the rear elevation and a gutter and downspouts are present. The first story includes five one-over-one wood windows symmetrically placed along the elevation. More openings are present in the basement. From left to right: glass block window with aluminum exhaust vent; three one-over-one single pane wood windows; aluminum framed, automatic sliding glass doors; two one-over-one single pane wood windows; two service bay doors. The bay doors correspond to a narrow concrete loading dock. These features are assumed to be original to the Burton and Son Furniture Store. However, the bay doors have replacement aluminum and glass doors; the northern bay door is not full-width, but includes a replacement glass door entry, as well. The concrete masonry unit construction was also observed in the exposed parapets on this elevation.



Burton and Son Furniture Store oblique view of rear (east) elevation and south elevation, looking northwest

The north elevation appears to have a concrete skim coat on the concrete block walls. This treatment terminates at the chimney located towards the front (west) of the building. The external brick chimney

is capped with concrete blocks. West of the chimney is the same six-course American bond brick present on the façade. A single one-over-one wood window on a slanted brick sill is present in the first story, towards the rear (east) of the building. Two recessed wood-slat vents are present below the roofline. Four large openings are located in the exposed basement level, two of which retain historic steel casement windows. Two other window openings – corresponding to remnant concrete sills – have been infilled with concrete blocks; one also includes a large, non-historic aluminum vent associated with the laundry (note that the second in-filled opening is under the electric service boxes). West of the external brick chimney is a metal security door entry to the basement level. A concrete block retaining wall extends perpendicular to the north elevation with metal pipe rail above. A second, lower concrete block wall parallels the north elevation near the parcel boundary.



Oblique view to the southwest of Burton and Son Furniture Store north elevation and rear (east) elevation

The Burton and Son Furniture Store is setback from the back of the public sidewalk by approximately 30 feet. A shallow island is present behind the concrete sidewalk with a concrete curb and filled with grass. A fairly narrow passage between this island permits one-way traffic at the storefront and a couple of parallel parking spots. Parking spaces are present along the south and east elevations. As mentioned, the terrain drops off to the south and east so that the basement is fully exposed along the rear elevation. The north side of the building includes the air conditioning units and electric service boxes. The area between the building and the parallel concrete block wall is grassed.

Historic Context

Samuel P. Burton entered the furniture business in 1895 when he operated a store on Patton Avenue. In 1903 the firm of Burton and Holt was organized at 18 South Main Street (now Biltmore Avenue). In 1914

Sam Burton acquired Mr. Holt's share of the business. William (Bill) C. Burton, Sam's son, entered the firm as half owner in 1926 and the firm was rechristened Burton and Son. Burton and Son operated at 36 Haywood Street for 12 years prior to relocating to 615 Merrimon Avenue.⁹⁹

S.P. Burton and W.C. Burton purchased the property from the estate of J.M. Westall on August 7, 1945. The building at 615 Merrimon Avenue was described as a "modern customer-convenience type structure" in a February 27, 1946 *Asheville Citizen-Times* article announcing the planned construction of the \$50,000 building. "The building, which will feature the display of furniture in home-type display spaces, with windows and ceiling of size to permit use of draperies, curtains, and electrical fixtures to simulate home conditions for each section, was designed by Anthony Lord, Asheville architect. It will have a 90-foot front on a lot 150 feet wide." In a follow-up March 3, 1946 advertisement, Burton Furniture announced that the new building was under construction and expected to be completed by mid-summer (1946). Interestingly, the advertisement included a small rendering of the new building (Exhibit 99). The new Burton's, the advertisement went on, "has been planned so that furniture may be displayed as though it were in your home." The availability of "plenty of parking" was also highlighted. Burton and Son Furniture Store opened for business November 8, 1946.¹⁰⁰



Exhibit 99. Early renderings of the Burton and Son Furniture Store appearing in local newspapers and city directories. (a) *Asheville Citizen-Times*, 3/3/1946; (b) *Asheville Citizen-Times*, 1/5/1947; (c) *Asheville Citizen-Times*, 3/30/1947 (note this same graphic appeared in the 1959 *Asheville City Directory*).

Anthony Lord (2/17/1900–10/9/1993) was a renowned Asheville architect who began his architecture career in 1929 at his father's firm, William H. Lord, also a well-known architect. At the time of this commission in the mid-1940s, Anthony Lord was at work with the Six Associates practice, a leading Southeastern architecture firms. For about five years after the war, the six architects remained affiliated

⁹⁹ "Burton & Son Furniture One Of Asheville's Oldest. Original Started In 1895", *Asheville Citizen-Times*, 6/17/1951.

¹⁰⁰ "Burton and Son To Erect \$50,000 Store Building", *Asheville Citizen-Times*, 2/27/1946; Advertisements from *Asheville Citizen-Times*, 3/3/1946 and 11/7/1946.

but resumed independent practices and kept separate offices¹⁰¹. The Burton and Son Furniture Store appears to be associated with Lord's independent practice which was commissioned by Samuel P. Burton in 1944 to design a new Burton and Son Furniture Store (Exhibit 100). Based on preliminary architectural drawings dated to 1944, the new furniture store would be constructed at 178 Merrimon Avenue. A search of Buncombe County deeds did not reveal Burton as grantee for the property at 178 Merrimon Avenue during this period, and it is unknown why this plan did not come to fruition. The following year (1945), A. Lord produced a second set of architectural drawings for W.C. Burton placing the store at its current location, 615 Merrimon Avenue. The drawings did not differ greatly in character or style, suggesting the 1944 drawings were readapted to the 615 Merrimon Avenue site plan at the younger Burton's request. Because of the width of the lot at 615 Merrimon Avenue, it appears the building was essentially rotated to present the broad exposure along Merrimon Avenue. The two-story preliminary design was converted to a single story on a full basement. Further revisions to the design resulted in the simplification of the storefront, including a reduction in the depth of the central projection and canopy (or marquis, as described in architectural drawings) structure, and the removal of skylights from the cantilevered canopy.¹⁰²

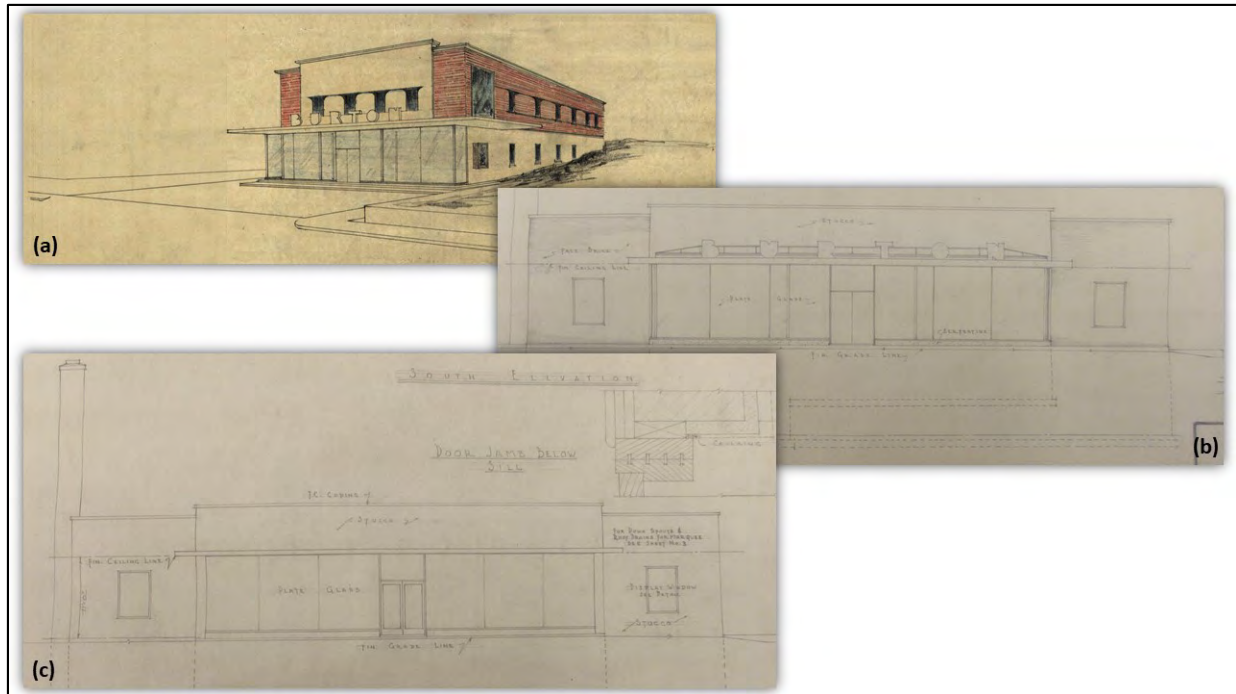


Exhibit 100: The evolution of the Burton and Son Furniture Store through a series of Anthony Lord's drawings. (a) Represents the preliminary design (1944), intended for a narrow lot at 178 Merrimon Avenue. The glass storefront is full-width under a cantilevered canopy. (b) The design was revised in 1945 for the current site at 615 Merrimon Avenue. The two-story design could now be accommodated in a one-story over full basement. The stepped parapet and projecting glass storefront are retained. Skylights were proposed to light the projecting glass storefront from above. (c) The storefront was revised 12/6/1945 to simplify the canopy design, removing the skylights and reducing the depth of the projection. Source: North Carolina Room, 1944; 1945.

Burton and Son represents an example of commercial relocation from downtown Asheville to a new purpose-built facility north of town, within the project's APE. In the years following World War II, the

¹⁰¹ Brown and Bushong, 2010.

¹⁰² North Carolina Room, 1944; 1945.

consumer landscape was shifting and convenience by automobile, i.e., parking, was of utmost importance. The importance of parking was acknowledged in advertisements for the new store. Also gathered from early newspaper announcements, the store provided the furniture retailer the opportunity to design a space to display its products as though they were in the consumer's home.

Perhaps a sign of mounting financial difficulties, the Burtons sold the property to the O.D. Revell Estate on August 10, 1961. The deed also conveyed all fixtures permanently installed, including but not limited to the heating plant, stoker and unit heaters or blowers, wiring and fixtures and plumbing fixtures. By 1965, 615 Merrimon Avenue appears in the "Business Rentals" section of the *Asheville Citizen-Times*. The following year, Burton Furniture ran a classified in "Household Goods" for a close-out sale, including store fixtures, rug racks, woodworking machine, safe and fire extinguishers.¹⁰³

Sherwin-Williams announced a new location at the 615 Merrimon Address in April of 1967. According to the interview, Sherwin-Williams occupied the entire building until 2008. Fiesta Laundries has leased the basement level since 2008.

Architectural Context

As an attributed work of Anthony Lord's, the Burton and Son Furniture Store stands as his only extant private commercial commission revealed in the course of research. Though employed in residential and commercial work throughout his career, Lord's most enduring work was realized in industrial and institutional commissions. Bookending the Burton and Son Furniture Store are two of Lord's more recognizable buildings, the 1939 Asheville Citizen-Times Building (BN2334) and the 1965 D. Hilden Ramsey Library at UNCA (BN6066).

The Asheville Citizen-Times Building at 14 O'Henry Avenue was completed in 1939 and stands as an excellent example of the Art Moderne style in Downtown Asheville (Exhibit 101). The three-story reinforced concrete structure features an interplay of horizontal glass block window strips and limestone bands with the vertical emphasis of the off-center stair hall. Lord's postwar work, in independent practice and as a partner with Six Associates, typically expressed the International Style, sometimes employing forms and materials with a regional flavor in the handling of natural materials including wood and stone.¹⁰⁴ The D. Hilden Ramsey Library at UNCA at 1 University Heights was completed in 1965 (Exhibit 102). Ramsey Library is a three-story, flat-roof building accessed by wide, concrete steps from the quad. The smooth concrete exterior of the building is enlivened with thin flanges framing the narrow window bays, which reach the full height of the building. A tall entrance pavilion is supported on cast-concrete posts and shelters the two single-leaf entrance doors, which are set within gridded panels that rise the full height of the façade. The panels are composed with alternating rows of three square lights and four pyramidal metal clavos.¹⁰⁵

¹⁰³ "Business Rentals", *Asheville Citizen-Times*, 3/31/1965; "Household Goods", 10/4/1966.

¹⁰⁴ Brown and Bushong, 2010.

¹⁰⁵ Acme Preservation Services, 2017: 49.



Exhibit 101. Asheville Citizen-Times Building (BN2334) (1938-1939), 14 O'Henry Avenue in Downtown Asheville Historic District



Exhibit 102. D. Hilden Ramsey Library (1965), UNC-Asheville (BN6066)

As suggested by the architectural drawings spanning 1944-1946, Lord applied a heavily modernist vision to the Burton and Son Furniture Store's design. In the end, the vision was not fully realized for reasons research did not reveal – be it the result of a client's more conservative tastes or simply a function of cost. Compared with other local examples of the architect's work, though, the resource represents a stripped down modernist design with straight lines and smooth, uniform surfaces. Following the Depression industrial and commercial architecture was increasingly influenced by Modernist design, particularly the International Style and its stripped planar surfaces. Local examples of modern commercial architecture, however, generally reduced the tenets of the International Style to its most basic with a lack of ornament, geometric volumes and forms, windows that are continuations of the wall surface (as opposed to a hole in the wall), and cantilevered projections.¹⁰⁴

The Burton and Son Furniture Store's glass storefront projects slightly from the façade in an exaggerated central bay, breaking the plane of the wall surface and extending above the roof line in a stepped parapet. Though not the full glass front described by Liebs, the Burton and Son Furniture Store created a "visual front" by utilizing contrasting materials and color (as indicated in historic renderings) on the exaggerated storefront, offering visual appeal from the exterior and drawing attention to the glass storefront. Preliminary and revised designs suggest the visual front was an intentional design element that was somewhat reduced through revision. Further, the cantilevered canopy covered the entry without obstructing views to the interior, where the store was on display.¹⁰⁵

The Morrison's Furniture Store (see page 322) was completed ca. 1947 at 535 Merrimon Avenue approximately one-quarter mile south of the resource and incorporated striking similarities historically, primarily a focus on horizontal lines, the glass front, and the cantilevered canopy. The Modern style was applied to accomplish large showrooms and with the intent to create visual appeal from Merrimon Avenue. However, extensive material alterations and design changes prevent Morrison's Furniture Store from conveying its original design.

¹⁰⁴ Ibid.: 39-40.

¹⁰⁵ Liebs, 1995: 61.

The contemporary Fain's Thrift Store at 15 Biltmore Avenue in Downtown Asheville was completed the same year as Burton and Son Furniture Store and stands as a good and largely intact modernist commercial building with elements of the Moderne style (see Exhibit 27 on page 74). Fain's Thrift Store utilizes a recessed entry – opposed to the cantilevered canopies employed on Merrimon Avenue examples – on an urban street to maximize storefront exposure. The curved display windows are set above red tiles which, coupled with the flat expanse of wall space, draws the eye to the storefront display. A continuous span of windows, flush to the wall surface, traverses the second story and the building is capped with a flat parapet.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. As an early commercial building in this area of Merrimon Avenue in 1946, most surrounding development post-dates the resource. However, the Burton and Son Furniture Store continues to relate to Merrimon Avenue in the same way as it did historically. Considering the relative distance to non-historic buildings centrally located within rather large bounding parcels together with the terrain and vegetation, the integrity of the Burton and Son Furniture Store's setting is considered intact. Despite several small alterations and the application of modern cladding materials, the building's massing, its setting, and remnant historic features allow the Burton and Son Furniture Store to convey the feeling of a mid-1940s commercial building. As a result, integrity of association is also considered intact.

The several small alterations to the building's openings – specifically those along the façade – however, have diminished the design integrity of the Burton and Son Furniture Store. Considering the building was designed with the intent of showing home furnishings and finishes in comparable settings, the loss of domestic-scale display windows in the building's façade and south elevation are considered a significant change. Further, the subdivision of the building between two tenants has altered the building's purpose. Though historic materials remain present, alterations to openings and the application of the stucco panels compromises the material integrity of the building and diminishes the integrity of historic workmanship.

National Register Criteria Evaluation

The Burton and Son Furniture Store was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. Built in 1946, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Burton and Son Furniture Store is not eligible for the NR under Criterion A in the area of commerce. The relocation of the furniture store to Merrimon Avenue in 1946 is an early example within the APE of a business relocating to the suburbs in the postwar era. The 1947 city directory (the first that lists Burton and Son at Merrimon Avenue) lists 24 retail furniture dealers, the majority of which remain at Downtown Asheville addresses along Biltmore Avenue, Broadway Street, and College Street with a few retailers operating on Haywood Road in West Asheville. However, this broader trend of business relocation was in motion by 1946 and the resource was not alone in seeking new construction on the outskirts of Asheville; Morrison's Furniture Store established a location on Merrimon Avenue in 1948. Further, there is no evidence to suggest the Burton and Son Furniture Store offered a unique or

significant service to the community. Therefore, Burton and Son Furniture Store does not appear to possess significance under Criterion A.

As an attributed work of Anthony Lord, a leading Asheville architect in the postwar years, the Burton and Son Furniture Store was evaluated under Criterion B for its association with the architect. Anthony Lord made a significant contribution to local and regional architecture as a proponent of Modern design throughout Asheville and the southeastern United States. The Burton and Son Furniture Store is one of several documented works in Asheville but was the only roadside commercial example identified through research. Regardless, several other extant Asheville examples better exemplify Lord's architectural contributions. Therefore, the Burton and Son Furniture Store is considered not eligible under Criterion B for its association with Anthony Lord.

The Burton and Son Furniture Store is not eligible for the National Register under Criterion C. Though identifiable as a historic commercial property, several small alterations act to diminish the building's original design and compromise integrity of materials. The conversion of the two picture windows to doors in the façade north and south of the storefront are considered a significant alteration in light of the design purpose to provide residential-scale settings to display home furnishings and finishes. The non-historic modern stucco cladding and removal or covering of several north and south elevation openings further diminish the historic design and material integrity. The conversion of the basement level to a laundromat has also resulted in alterations that are incompatible with the building's design. For these reasons, the Burton and Son Furniture Store does not appear to be significant under Criterion C for its architecture.

26. Thompson Building (BN5739)

Resource Name	Thompson Building
HPO Survey Site No.	BN5739
Address	573 Merrimon Avenue
PIN	964948093700000
Date(s) of Construction	1958
Recommendation	Not eligible



Thompson Building façade, view to the northeast

Physical Description

This one-story, brick veneer commercial property is located at 573 Merrimon Avenue, in the southeast quadrant of the Merrimon Avenue and Westall Drive intersection, and was identified in the 2011 Asheville Survey Update Phase II. No outbuildings or other features were recorded. Western Carolina Treatment Center currently leases the building. Several solar panels are affixed to the flat roof.

The west-facing façade features a full-length extension of the flat roof supported by I-beams, forming a colonnade above a concrete sidewalk. (The two columns at the north end of the façade are wood and correspond with a later addition.) The ceiling within the colonnade is clad in plywood with inset lights and small circular vents. A gutter and downspouts are present along the façade. As will be discussed below, the building was doubled in size by a 1971 addition. The seam between the two halves is apparent on the façade; the original 1958 construction is at right (south). The entry is a metal security door located in the south corner of the façade. A transom above the entry is infilled. North of the entry is a span of seven single-pane fixed windows in wood frames and on a continuous wood sill. Below the

window sill is a narrow brick veneer skirt wall on a wood plate sill. The windows terminate at the roof line, though the upper portions are covered by the interior drop ceiling. At the northern end of the span of windows is a vertical board which demarcates the visible extent of the original 1958 construction. The remainder of the façade is treated in a slightly different color brick veneer, and includes three small fixed lights in wood frames over slanted brick sills with steel lintels.

The north elevation fronts Westall Drive. A metal security door is present at the west end of the elevation and is accessible via a concrete ramp. Four aluminum sliding windows are symmetrically placed along the elevation over slanted brick sills and with steel lintels. The flat roof projects in a narrow, boxed eave. Gutters and downspouts are present along this elevation.



Thompson Building oblique view of the façade and north elevation, view to the southeast

Because the terrain slopes to the east, the full basement is exposed on the rear (east) elevation. The rear elevation also reveals the seam between the original 1958 construction and the later 1971 addition, split at the centrally positioned external brick chimney (which appears to belong to the original construction based on materials). The roofline is flush with the wall on this elevation, and gutters and a single downspout are present. The first floor has no window openings. The basement level includes four doors protected by a full-length, wood frame lean-to porch addition. The porch addition has plywood ceiling, includes gutter and downspouts, and has a rolled asphalt roof. From right to left, the doors to the basement are: solid wood door in wood frame; an interior hollow wood door in wood frame; wood door with wood slats in wood frame; wood door with a diamond light in wood frame with transom light above. The southern entry is accompanied by fixed-pane windows, two at right (north) and one at left (south) framed with wood. These features appear to be historic and likely correspond to an entry for a separate office, a secondary “storefront”.



Thompson Building oblique view of the rear (east) and north elevations, looking southwest



Thompson Building oblique view of the rear (east) and south elevations, looking northwest



Thompson Building rear (east) elevation entry detail, looking west

The south elevation belongs to the original 1958 construction. The wood frame lean-to porch addition continues around the southeast corner to cover three windows in the basement level, exposed in the east corner of the south elevation. These fixed-pane windows are treated similarly to those on the rear elevation. The lean-to roof terminates at the integrated brick planter that traverses the remainder of the south elevation. The flat roof extends in a narrow, boxed eave and features I-beam supports, the same as the façade, three of which terminate in the brick planter wall. Gutters and a single downspout are present. Three paired wood framed awning windows over brick sills and with steel lintels are symmetrically placed along the first floor. A single fixed-pane window is present in the west corner of the elevation, forming a “glass” corner, a continuation of the façade treatment.



Thompson Building south elevation, view to the east from the southwest corner

The building is setback from Merrimon Avenue by approximately 40 feet with a grassed lawn between. A free-standing business sign is placed in the grassed lawn with some plantings around it. Landscaping is also present along the edge of the roofline on the façade. The entry on the façade is accessible via two stairs and a concrete walkway from the shared asphalt drive that traverses the south elevation or along the concrete walk under the colonnade that terminates at additional parking along Westall Drive. Foundation plantings are located along the north elevation. As mentioned, the terrain slopes to the east. At the northeast corner of the building, a metal staircase with metal pipe railings leads from the Westall Drive parking area to the rear of the building, the slope between planted in Juniper bushes. The integrated brick planter along the majority of the south elevation did not include plantings at the time of the site visit. A few foundation plantings are located in the southeast corner of the building in front of the basement windows. The shared asphalt drive along the south elevation provides access to parking in the rear of the building.



Thompson Building looking south along Merrimon Avenue from Westall Drive

A limited interior survey and interviews with current employees indicate the interior space was altered to suit the needs of tenants over the years, including renovations within the past ten years the current tenants completed to occupy the entire building (previously split between two professional offices). From the interior, the 1971 construction is unidentifiable as it has been fully integrated with the original construction. This has been accomplished with the addition and removal of interior partitions resulting in a unified interior space. As mentioned, a drop ceiling partially obscures the single-pane fixed windows and transom on the façade.

Historic Context

Donald N. Thompson purchased the property from the J.M. Westall Estate April 23, 1957. Thompson appears to have constructed then leased the building to tenants, as his name not directly associated with any of the business that would occupy the building under his ownership. The 1958 city directory

noted that 573 Merrimon Avenue is under construction; the following year Joe W. Middleton, optometrist, occupied the building. On October 12, 1958, the *Asheville Citizen-Times* announced Dr. Middleton's office was opened.

Earlier in 1958, several newspaper advertisements announced a Stauffer System Slenderizing Salon at 573 Merrimon Avenue.¹⁰⁶ It is possible the optometrist's office and salon operated on separate floors of the building, considering the presence of the formal rear entry.¹⁰⁷ The Stauffer System appears to have been a weight loss program that employed massage and "gently rhythmic exercise" to release fat congested in soft tissue.¹⁰⁸ The system gained popularity in southern California in the 1940s.

The 1963 city directory lists three occupants at the address: State Capital Life Insurance Company, J. Bertram King¹⁰⁹, architect, and William C. Vernon, physician. A Notice of Hearing for an appeal to a City Building Inspector ruling was run in the *Asheville Citizen-Times* on November 17, 1971; Calder, Crawley and Company sought relief of 18 feet on the left (north) side setback in lieu of the required 35 feet left side setback at 573 Merrimon Avenue. This would leave a 17-foot setback to construct an addition.¹¹⁰ The resource's north elevation is currently approximately 17 feet from Westall Drive. The resultant addition squared the building to its current 54 by 54-foot plan.

The resource has provided office space for a series of professional offices since its construction, hosting doctors' offices, a life insurance office, accountants, and an architect. In the postwar years, several businesses relocated from downtown offices and shops to spaces more convenient to their customers, ever increasingly dependent on travel by automobile. Given its proximity to downtown and available, developable land in the project APE, Merrimon Avenue attracted a portion of the downtown relocations. Though a relatively small building at the time of its construction, BN5739 offered (presumably) free, off-street parking and access to offices from the parking lot. By 1958, consumers expected these conveniences.

Architectural Context

Similar to other commercial resources along Merrimon Avenue, certain architectural elements convey aspects of the original building's design; however, later additions obscure the resource's historic design. The presence of the I-beams – set in an integrated brick planter – supporting the flat roof overhang suggests this feature was original to the building, as few other alterations are evident on the south elevation. This infers the colonnade treatment on the façade was duplicated in the 1971 addition for a continuous architectural feature. The overhang on the façade also serves the practical purpose of covering the approach to the main entry from Westall Drive. These I-beams are components of the building's structural system and freed the walls from the task. The structural frame further allowed for more freedom in the interior organization of the building – a feature that made the Thompson Building suitable for various uses and occupants over the years.

¹⁰⁶ Advertisement, *Asheville Citizen-Times*, 2/9/1958.

¹⁰⁷ Note: The current occupants indicated that until fairly recently the basement served as a separate office, which lends credibility to the assumption that the basement level may have also served as a separate office historically.

¹⁰⁸ "Stauffer System Is Introduced at Local Beauty Salon", *Desert Sun*, 10/10/1941.

¹⁰⁹ J. Bertram King (1924-2012) was a well-known Modern architect who began his career with Six Associates in 1949 and started his own firm in 1952 (*NC Modernist Houses*, 2018).

¹¹⁰ "Notice of Hearing", *Asheville Citizen-Times*, 11/17/1971.

Though the addition to the north of the building was completed sensitively, extending façade colonnade with wood columns and the symmetrical placement of the windows in the north elevation, it compromises the building’s design and prevents the building from representing a good example from its period of construction.

The 1961 Modernist office building (currently a dentists’ office) at 1087 Hendersonville Road utilizes the exposed structural construction technique to striking effect (Exhibit 103). The rectilinear wood-frame and brick veneer building shows its structural composition and suggests interior uses. A band of fixed-pane windows sit atop brick walls at the roof junction, giving the impression of a flat, floating roof. A large fixed-pane, floor-to-ceiling window is located in the façade, permitting views to the partially screened garden framed under an open-air structural projection intended to blur the interior and exterior spaces. The entry is hidden, recessed along the north elevation. The office building is in good condition and stands as an excellent early-1960s Modernist building.



Exhibit 103. 1087 Hendersonville Road

The two-story office building at 603 Biltmore Avenue was completed in the mid- to late 1960s in a triangular corner parcel with a severe southeasterly slope (Exhibit 104). The triangular building with flat roof was fit within the parcel, with two stories facing Biltmore Avenue. As a result, the structural composition is amplified across two floors, consisting of several slender bays between columns alternating between flush brick panels and recessed three-pane wood windows.



Exhibit 104. 603 Biltmore Avenue

The entry/lobby, located in the north V-notched elevation, features sharp glass corners with a series of the slender recessed bays filled with fixed-pane windows. No significant alterations were observed at the property, and it also stands as a good example of modernist design.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Integrity of design has been compromised with the doubling of the building’s footprint in the early

1970s. This expansion to the north, towards Westall Drive, has altered the property's setting within the parcel. Though historic materials and workmanship remain in the original 1958 building's extent, the 1970s addition compromises the integrity of those materials and diminishes integrity of workmanship. The feeling and association of the building are likewise diminished with the 1970s addition.

National Register Criteria Evaluation

The Thompson Building was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1958, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The resource is not eligible for the NR under Criterion A. Several offices and services have been housed at the property throughout its useful life. Research did not reveal an association between the resource and any significant commercial trend in local history; its construction in the late-1950s representative of the development of Merrimon Avenue as a commercial corridor with small professional services offices. Further, there is no evidence to suggest the resource offered a unique or significant service to the community. Therefore, the resource does not appear to possess significance under Criterion A for commerce.

The resource is not eligible for the NR under Criterion C. As described, the building was doubled in size as the result of the 1971 addition to the north elevation. Though the addition was undertaken sensitively, with compatible materials (i.e. brick veneer) and preservation of the colonnade on the facade, the original extent is obscured and its historic design could not be fully assessed. As a result, the resource does not represent an intact architectural expression from its period of construction. The limited interior survey and interviews with current employees indicate the interior space has been altered as recently as ten years ago and subdivided to suit current needs. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

27. Ray Dental Office (BN5738)

Resource Name	Ray Dental Office
HPO Survey Site No.	BN5738
Address	569 Merrimon Avenue
PIN	964948093100000
Date(s) of Construction	ca. 1956
Recommendation	Eligible



Ray Dental Office oblique view of the façade and north elevation, looking southeast

Physical Description

This asymmetrical one-story, brick veneer, front gabled commercial building is located at 569 Merrimon Avenue. The building was identified in the 2011 Asheville Survey Update Phase II. No outbuildings or other features were recorded. The building has been occupied by Videomaster Productions since 1998.

Similar to its neighbor to the north (573 Merrimon Avenue), the Ray Dental Office’s 40-foot setback is consistent with that stipulated in the 1923 Plat for the Kimberly Amendment to Grove Park though neither property was platted with the residential neighborhood. It seems, as well, that the office building purposefully adopted a residential form.

The west-facing façade occurs in two parts with the low-pitched front gable peak dividing the two. Six fixed pane windows fill the gable with three wood-framed fixed glass windows that continue to the ground at left (north) and a brick wall at right (south). The deep eaves are open, with exposed roof

beams and plank wood sheathing. The front portion of the building (reception area) is larger than the rear of the building in plan and profile.



Ray Dental Office oblique view of façade and north elevation, looking southeast

The main entry is placed on the north elevation and is accessible via the shared asphalt driveway traversing this elevation. A tile patio with wrought iron railing is covered by the wide overhanging, open eave with exposed rafters and plank wood sheathing. A fascia board encloses the rafter tails and a gutter is attached. The entry features a wood-framed six panel wood door, louvered glass transom, and full height sidelight. As mentioned, the roof line steps down east of the entry. Four aluminum awning windows above slanted brick sills and terminating at the top of the wall/roofline are symmetrically placed along the building behind the reception



Ray Dental Office north elevation primary entry detail, view to the south

area, and correspond with interior examination rooms. Two aluminum awning windows with slanted brick sills and steel lintels are present in the exposed basement at the rear (east) of the north elevation. The concrete block foundation is visible in the basement windows. The rear portion of the building also has overhanging eaves, but they are not as wide as those present at the front of the building (corresponding with reception area), and are boxed in with plywood; a gutter is attached to the fascia.

The rear (east) elevation includes two two-horizontal light wood doors, one in the first story accessible via a replacement wood stairway, and one into the basement. The first-floor door is covered with a canvas awning supported by aluminum pipes and has an aluminum screen door. The owner reported that the awning was removed, then replaced following the replacement of the wood stairs. Three concrete stairs descend to the basement door. The gable end is clad in plywood with a large barn-shaped vent, with wood slats.



Ray Dental Office oblique view of rear (east) and north elevations, looking southwest

The fenestration on the south elevation is irregular due to the arrangement of interior space and the presence of the external brick-clad chimney. East (right) of the chimney is a pair of aluminum awning windows over slanted brick sills; west (left) of the chimney are two aluminum awning windows. The overhanging eaves are boxed in with plywood and a vinyl gutter is attached to the fascia board. The roof line steps down, same as the north elevation. In the exaggerated front portion of the building are a pair of aluminum awning windows with transoms. The rafters and sheathing are exposed here as well.



Ray Dental Office oblique view of south and rear (east) elevations, looking northwest

A free-standing sign is located between the building and Merrimon Avenue in a grassed lawn. The approximate 40-foot setback contributes to a residential feeling as does the landscaping in conjunction with the scale and style of the Ray Dental Office Building. Foundation plantings largely obscure the façade from Merrimon Avenue – which appears to be intentional. As mentioned, the shared asphalt driveway traverses the northern elevation, providing access to the main entry and also to parking behind the building. A low brick retaining wall extends from the southwest corner of the building and traverses the south property boundary to the back of the public sidewalk.



Ray Dental Office oblique view of façade and south elevation, looking northeast



Ray Dental Office Building view north on Merrimon Avenue. The Ray Dental Office Building at right, is obscured by vegetation. The Thompson Building is visible mid-frame, right.

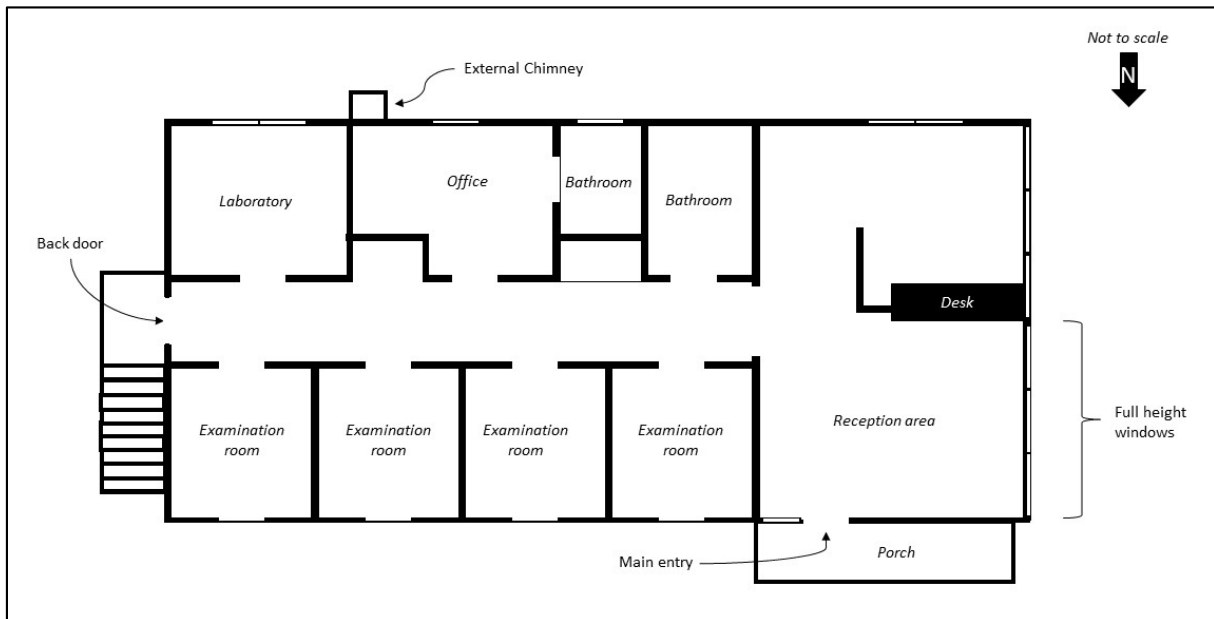


Exhibit 105. Ray Dental Office Building first floor plan sketch, not to scale.

An interior survey was permitted at the Ray Dental Office, and the first floor was inspected (Exhibit 105). The reception area, though relatively small, is well lit by the full height windows on the façade, and sidelight and transom at the main entry. The same tile present on the patio fills the reception area and

the walls are clad in wood paneling. The roof sheathing and rafters are exposed throughout the reception area. The diminutive, “utilitarian” portion of the building that extends east of the reception area is centered on a hallway which is carpeted and has wood paneled walls. The ceilings behind the reception area are flat, standard height ceilings finished with drywall. All connecting rooms are finished with drywall. Along the north side of the hallway are four examination rooms/offices. Dental chairs have been removed, though plumbing remains in each room as does some cabinetry. Each examination room has a single window. Along the south side of the hall are a laboratory, office, built-in shelving, and two bathrooms. Though not inspected, the owner stated that the basement is partially on concrete slab. Two small rooms are present towards the front of the building, one of which contains the boiler.

Historic Context

Kenneth M. Ray of Mobile, Alabama purchased the property from the J.M. Westall Estate on December 6, 1955. It is presumed that Kenneth Ray arranged the construction of the present building for use as a dentist office. The internal organization of the resource indicates the building was constructed with a small medical practice in mind. Dr. Kenneth Ray was a prominent Asheville dentist whose primary interest was operative and restorative dentistry. He was a member of local, district and state American Dental Associations, serving as vice president of the Buncombe County Dental Society (1960) and vice president of the First District, Dental Society (1962).¹¹¹

Dr. Stephen A. Miller, D.D.S. then operated a dentist office at the location beginning in 1981. The office was awarded an Environmental Excellence Award in September of 1988 by Quality Forward, which recognized the business as a well landscaped and maintained example of how a commercial property can be developed.¹¹² The front lawn was filled with perennials, annuals, evergreen shrubs and a maple tree. The current landscaping is thought to date to this period.

In 1997, the building was shortly occupied by Groomingdale Pet Salon. According to the current owner, Videomaster Production, who moved in 1998, some of the flooring (i.e. carpet) had to be replaced as a result of the pet grooming business. Otherwise, it was reported, little was changed to the interior.

The resource has witnessed relatively few tenant changes and operated as a dentist office (under two practices) for over forty years. In the postwar years, several businesses relocated from downtown offices and shops to spaces more convenient to their consumers, ever increasingly dependent on travel by automobile. Given its proximity to downtown and available, developable land in the project APE, Merrimon Avenue attracted a portion of the downtown relocations. Though a relatively small building at the time of its construction, the Ray Dental Office Building offered (presumably) free, off-street parking and access to offices from the parking lot.

Architectural Context

The design of the Ray Dental Office Building appears to have been undertaken at a purposeful residential scale. It seems reasonable that a small dental practice office may seek to create a comfortable space for patients through the use of familiar (and current), residential scale architecture. The office’s façade and reception area borrow heavily from the modernist aesthetic, rejecting earlier styles’ decorative detail and instead focusing on interior spaces; the design is created from the inside

¹¹¹ “Dr. Kenneth Ray Dies ; Was Asheville Dentist”, *Asheville Citizen-Times*, 7/29/1982.

¹¹² “Dental Office Gets Award”, *Asheville Citizen-Times*, 11/13/1988.

out, with attention paid to the functionality of interior spaces and the integration of outdoor views.¹¹³ This approach is well-suited to a professional services office building like a dentists' office.

As a purpose-built dentist office, the interior functionality required a reception area, examination rooms, and offices. The plate glass in the front gable and plate glass wall corresponding to the reception area fill the "vaulted" ceiling on the interior and create a naturally lit waiting area with views to the outdoors. The continuation of the exposed plank roof sheathing, ridge beam and outriggers, and the tile flooring from the side patio (north elevation) to the waiting area makes the glass window wall seem to disappear.¹¹⁴ The placement of the door on the north elevation de-emphasizes the main entry, consistent with the architectural style. The rear, utilitarian portion of the building lacks distinguishable architectural characteristics but is compatible with this style, incorporating wide overhanging eaves and brick cladding.

Similar design principles are employed in other local office/commercial examples. The 1961 Modernist office building (currently a dentists' office) at 1087 Hendersonville Road features a recessed, hidden entry (i.e., not on the façade) and utilizes a floor-to-ceiling plate-glass window with views to an integral garden that blurs the interior and exterior spaces (see Exhibit 103 on page 276). Interior uses are inferred through the alternating use of glass and brick spans – a short "glass wall" corresponding to the reception area and brick walls corresponding to more private spaces. The band of fixed-pane windows under the flat roof junction provides natural lighting throughout and gives the impression of a floating roof. The office building is in good condition and stands as an excellent early-1960s Modernist building.



Exhibit 106. 714 Merrimon Avenue (1963)

The front-gabled form coupled with a partial or full glass wall façade are well represented in the local mid-twentieth-century building stock. In addition to the ca. 1961 Glidden Drive-In Paint Center evaluated in this report, the small, asymmetrical rock-veneer commercial building at 714 Merrimon Avenue was noted north of the project APE. Completed in the early-1960s, the small commercial building features a central window span sitting on a skirt wall that fills the gable and an off-center glass entry (Exhibit 106). Another similar, early-1960s building was observed at 943 Haywood Road (BN5200) (Exhibit 107). Though described as a Contemporary house in a previous survey,

the property appears to be a purpose-built commercial/office building. The façade includes glass only in the gable end, with the remainder of the south-facing façade consisting of a rock veneer. The entry is located in a secondary elevation (east facing) and is protected by a flared eave.

¹¹³ McAlester, 2015: 629.

¹¹⁴ Ibid.: 632.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The resource's design remains intact, including interior divisions. Further, consistent with modernist design, the Ray Dental Office Building clearly articulates its interior spaces in its exterior applications, conveying an inward-out design approach. The shared driveway to the north of the building is consistent with historic circulation at and surrounding development dates to roughly the same period, or earlier; therefore, integrity of setting is



Exhibit 107. 943 Haywood Road (BN5200) (1964)

considered intact. Relatively few material alterations were noted on exterior treatments, and some historic interior materials remain (e.g., wood wall paneling and some fixtures). As a result, historic workmanship also remains apparent and integrity of materials and workmanship are considered intact. Overall, the Ray Dental Office Building conveys the feeling and aesthetic from its period of construction. Though no longer a dentist's office, the relatively modest changes for its current use, allow the resource to convey integrity of association with a small professional office building.

National Register Criteria Evaluation

The Ray Dental Office Building was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. Though Dr. Ray maintained a practice at this location for fifteen years, research did not reveal that he made significant contributions to the history or development of Asheville. Therefore, the Ray Dental Office Building is not considered eligible under Criterion B. Built ca. 1956, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Ray Dental Office Building is not eligible for the NR under Criterion A for its association with commerce. Research did not reveal an association between the resource and any significant commercial trend in local history; its construction in the late-1950s representative of the development of Merrimon Avenue as a commercial corridor with small professional services offices. The building was constructed as a dental office and remained in use as such, between two practices, for over forty years. However, there is no evidence to suggest the resource offered a unique or significant service to the community. Therefore, the resource is not considered eligible under Criterion A.

The Ray Dental Office Building is eligible for the NR under Criterion C as a good, intact example of modernist design applied to a commercial building. The low-pitched, front gable roof forms a vaulted waiting room that is visually connected to the exterior through the application of continuous, exposed roof beams and sheathing, broken tile flooring continuing through the hidden entry, and the use of the partial glass wall and plate glass in the front gable. Though other examples were observed around

Asheville, the Ray Dental Office Building appears to be a relatively early and well-executed example of the style and form in its commercial application. Further, the resource is fairly intact, retaining historic materials and finishes on the interior and exterior. Despite some interior updates, the interior arrangement and overall form remain intact. For these reasons, the Ray Dental Office Building appears to be significant under Criterion C for its architecture.

Proposed National Register Boundary

The proposed NR boundary is the existing Buncombe County Parcel 964949032500000, which contains 0.64 acre. The parcel is the original lot on which the resource was constructed in 1956. NCDOT Final Survey indicate the existing NCDOT right of way on Merrimon Avenue corresponds with the back of the curb along the resource's western edge; thus, the legal parcel includes the sidewalk. The proposed NR boundary contains all contributing features to the resource's eligibility, and includes the Ray Dental Office Building, landscaping, parking lot, and sidewalk.



Legend

NR Eligible Boundary Parcel

Note: The NR Eligible Boundary corresponds with the field surveyed parcel boundary. Bounding parcels are from the Buncombe County GIS file.

Sources: NCDOT, Buncombe Co. GIS, NCOneMap.

**NCDOT STIP Projects U-5781 & U-5782
Merrimon Avenue Intersection Improvements
at Edgewood Avenue and W.T. Weaver Boulevard
Ray Dental Office NR Eligible Boundary**

28. (Former) Belva L. Saunders House (BN0897)

Resource Name	(Former) Belva L. Saunders House
HPO Survey Site No.	BN0897
Address	565 Merrimon Avenue
PIN	964948081400000
Date(s) of Construction	ca. 1928-1930
Recommendation	Not Eligible



Former Belva L. Saunders House oblique view of façade and south elevation, looking northeast

Physical Description

This asymmetrical one and one-half story, river-rock veneer house is located at 565 Merrimon Avenue. The former Belva L. Saunders House was identified in the 1989 survey for the Kimberly Amendment to Grove Park Historic District NRHP Nomination (BN0198) as a contributing building (#278) to the historic district. Alterations to the porch noted by previous surveyors have been removed, and the porch is currently open. No outbuildings or other features were recorded. Access was permitted within the publicly accessible space in the first floor. The building has been occupied by Whit’s Frozen Custard since 2014.

The west-facing façade features a full length flat roof (with a faux hip) porch supported by half piers and triple and double wood columns with closed porch railing. The porch is accessible via a wood ramp and has a poured concrete floor. Metal bannisters are present above the closed porch railing at the north and south end of the porch. The porch ceiling contains bead board above the main entry and a textured/molded plywood sheet in the northern half. The main entry wood door consists of

twelve-lights (beveled glass) in a geometric pattern.¹¹⁵ Two wood framed, fixed-pane windows over brick sills are present in the façade. The openings in the façade feature brick arches above that are filled with soldier brick course (false fanlights). A battered, exterior rock veneer chimney capped with vertical stones is present north of the entry and breaks the front gable peak.



Former Belva L. Saunders House façade entry detail, looking east

Vinyl window replacements (one-over-one double sashes) are present on all first-story elevations. Brick sills are consistently present as is the

arch above the windows, consistent with the façade treatments, though materials vary. The arches over windows in the north and south elevations are brick and filled with soldier brick courses. The arches in the rear (east) elevation are stone and filled with stone. Windows are most commonly paired, with one triple example on the north elevation, and few single examples in the north and rear elevations. An oval fixed pane in a wood frame is present centrally within the south elevation. The half-story exposure includes historic window, including: a pair of wood awning windows set in the north elevation's stuccoed gable exposure; and a triple six-over-one window in the south elevation's clipped gable, which includes brick sill and arch above filled with soldier brick courses.



Former Belva L. Saunders House north elevation gable detail, facing southwest



Former Belva L. Saunders House south elevation, view to the northwest

¹¹⁵ BN0897 Architectural Survey File

A rear projecting wing includes a six-light wood panel historic door in wood frame accessed by four concrete stairs under a closed, stuccoed gable. An interior rock veneer chimney is also present in the rear of the house. A rock garage with parapeted flat roof is attached to the southeast corner of the house, south of the rear entry. The garage roof is currently raised seam metal; no door is present. Brick infilled basement vents were observed in the north and south elevations.



Former Belva L. Saunders House oblique view of north and east (rear) elevations, looking southwest



Former Belva L. Saunders House oblique view of east (rear) and south elevations, facing northwest. The garage is in foreground; the Ray Dental Office Building is visible at right.

The roof is asphalt shingles and the eaves are enclosed; bead board remains in most exposures, and textured/molded plywood replacement in some. Where replacement materials were installed, eave vents were also installed. Cornice returns are present in the south clipped gable. Gutters and downspouts are present along the fascia.

The interior was partially surveyed from the publicly accessible space within Whit's Frozen Custard. It was noted that partitions have been removed from the northwest portion of the house. The chimney on the façade features an "original cut" quartz fireplace and hearth with raised seam mortar and wood mantel.¹¹⁶ Wood flooring, window and door surrounds, and plaster walls are also present. The wood panel door into the restroom features a glass knob, and the bathroom floor and back splash are tiled. Replacement fixtures are installed in the public restroom.



Former Belva L. Saunders House interior detail of fireplace at front of house, facing west

The former Belva L. Saunders house is setback approximately 30 feet from the back of the sidewalk along Merrimon Avenue. A straight run concrete path lined with stone connects the porch with the public sidewalk. A second concrete walkway intersects and provides access to the asphalt parking lot north of the building. The area in the front yard is grassed with foundation plantings along the porch. A free-standing business sign is located centrally within the front yard. Foundation plantings are located along the north elevation, and a narrow grass strip along the rear elevation. An asphalt driveway encircles the house to provide egress back to Merrimon Avenue.

¹¹⁶ Ibid.

Historic Context

The former Belva L. Saunders House occupies Lot No. 1 in the 1923 Grove Park Extension plat. Contrary to prior documentation, this house does not appear to have been constructed for Belva Lockwood Saunders; she purchased the house in March of 1934 from James A. Perry. James A. Perry appears to be responsible for the construction of the house prior to 1930.

The address appeared in the local newspaper under the heading “Realty Bargains” in 1930:

*Comfortable house (needs re-roofing), six rooms and bath, 565 Merrimon avenue, with frontage of 190 feet, \$9,500. Easy terms. Will sell as whole or in lots. O.L. Brock, Weaverville.*¹¹⁷

The advertisement suggests that a house was on the site in 1930. Research did not reveal reasons why a relatively new house would require re-roofing; perhaps it was poorly built. The 1925 Sanborn map does not include a house at this location, indicating that the resource was at most five years old by 1930, and likely younger than that. The advertisement also suggests the property included more than just Lot No. 1 (with 65.23 feet of frontage). Since the building to the south was in place by the mid-1920s, the frontage would have reached to the north, to roughly Farrwood Avenue.

Based on real estate records, Ora. L Brock was likely acting as the local agent for the disposal of the property by an out-of-town owner (James A. Perry) as he does not appear on any legal documents pertaining to this property. James A. Perry of Atlanta purchased the property from M. Ella Miller in 1928. M. Ella Miller had purchased Lot No. 1 from E.W. Grove in 1925, the developer of the Grove Park Extension, and land to the north in 1926 from J.M. Westall.

It appears that the house was constructed by James A. Perry between the time of his purchase in 1928 and the date of Brock’s newspaper advertisement in 1930. The house appears to have been built to sell, with no intent by the owner to occupy. Perhaps a result of a slow economy in the Depression years, no real estate transactions are recorded until the 1934 sale to Belva Saunders. Saunders purchased only Lot No. 1 – and the extant house – in 1934. She then purchased the land north of Lot 1 from James A. Perry in 1937, presumably the remaining frontage noted in the 1930 Brock advertisement.

Belva Saunders was a native of York, South Carolina but a resident of Asheville since 1922. She was a teacher in the Asheville city school system.¹¹⁸ In 1947, Belva Saunders took out a want ad for the sale of her iron fireman stoker; the reason for sale was the conversion of the home to oil heat.¹¹⁹ In 1957, Belva Saunders offered “The Stone House” for sale “because of declining health”.¹²⁰ The house did not sell, though, and Belva Saunders occupied the stone house until her death in 1970.

The house was willed to Rayburn E. Whitt, and the property was purchased by Kenneth M. Ray in February 1972 (note this is the same Ray associated with the Ray Dental Office Building at 569 Merrimon Avenue [BN5738]). The house was converted to commercial use in the early 1970s. By early 1971 Hunter and Coggins Clothing Company opened shop in the stone house at 565 Merrimon

¹¹⁷ “Realty Bargains”, *Asheville Times-Citizen*, 2/28/1930.

¹¹⁸ “Miss Saunders” Obituary, *Asheville Citizen-Times*, 11/25/1970.

¹¹⁹ Advertisement, *Asheville Citizen-Times*, 5/25/1947.

¹²⁰ Advertisement, *Asheville Citizen-Times*, 5/10/1957.

Avenue.¹²¹ Benjamin's Formal Wear Rentals advertised at the address in the mid-1980s. The 1989 survey for the Kimberly Amendment to Grove Park Historic District noted the property was a clothing store.

The 1954 Sanborn map depicts the one-story wood frame with stone veneer house at 565 Merrimon Avenue (Exhibit 108). The Sanborn also notes a basement at the rear of the house, under the rear entry and attached garage. A frame garage is also present in the southeast corner of the property. Considering the cluster of automobile related structures on the south side of the house, it is suspected the driveway historically traversed the south side of the house. Of note is the lack of the front porch. It was noted during survey that the porch roof profile was different, giving the appearance that it is hipped from the ground. However, views from above (aerial photographs) suggest the roof is flat, and the hipped shingle roof a false front. The porch was present at the time of the 1989 survey for the Kimberly Amendment to Grove Park Historic District (Exhibit 109). It is unknown when the porch was added, but it does not appear to be original to the house.

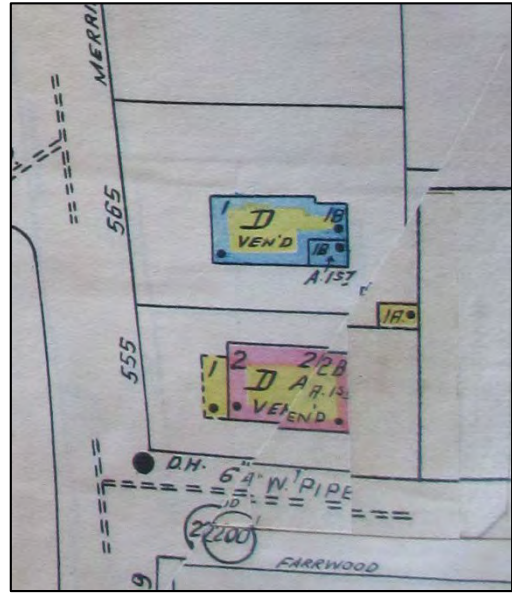


Exhibit 108. Portion of the 1954 Sanborn map (Sheet 60). The (former) Belva L. Saunders House is at 565 Merrimon Avenue.



Exhibit 109. The (former) Belva L. Saunders House at the time of the 1989 survey. Note the six-over-one windows in the north elevation. Credit: Mary Hooper, 1989.

¹²¹ Advertisement, *Asheville Citizen-Times*, 4/4/1971.

The current owners of Whit’s Custard reportedly removed the enclosure on the front porch, resulting in the current open porch, after their purchase in 2014. Interior updates included partially removing interior partitions and updating utilities for business use. Whit’s Custard won a Griffin Award for adaptive reuse in 2015. The PSABC acknowledges outstanding projects and individuals through the annual Griffin Awards program.

Architectural Context

The low profile and irregular floorplan suggests a Craftsman cottage with some referential Tudor Revival elements. While the front porch addition incorporates elements of the Craftsman style, particularly in the use of the half piers and triple and double wood columns with closed porch railing, it does not appear to be original to the house. Though the former Belva L Saunders house lacks the steeply pitched side gable and decorative half-timbering common to the style, the dominant front chimney, narrow, grouped windows, and round arches above openings are suggestive of a Tudor Revival influence. The large front chimney breaks the peak of the front gable, and the wing with a gable at north elevation and clipped gable at south elevation defines the main block of the house. As shown in Exhibit 109 (above), stucco and false timbering were utilized in the porch’s enclosure (and has since been removed). Regardless, several local examples represent more formal applications of the Tudor Revival style, particularly in the Biltmore Village area, and several isolated examples in the nearby Grove Park and Kimberly Amendment to Grove Park districts.



Exhibit 110. Anne Sumner and G. Hardin Foster House (1926), 21 Farrwood Avenue. The house is a contributing building (#245) to the Kimberly Amendment to Grove Park Historic District.

The Tudor Revival¹²² style is listed as a common architectural style in the Kimberly Amendment to Grove Park Historic District. However, the former Belva L. Saunders House – a contributing resource to the district – is not listed as one. There are several two-story, expansive, high-style examples in the district. The 1926 Anne Sumner and G. Hardin Foster House at 21 Farrwood Avenue (#245) is a one and one-half story Tudor Revival house of comparable scale (Exhibit 110). The house features cut-stone veneer, stucco, false timbering, and clapboard wall cladding, steeply pitched roof profiles, a single dominant mid-facade gable with the main entry under a rounded arch, multi-pane glazing, and

decorative chimney pots. The Anne Sumner and G. Hardin Foster House contributes to the Kimberly Amendment to Grove Park Historic District, and is considered an excellent, intact example of the Tudor style.

¹²² Note: Tudor and Tudor Revival are considered the same, the latter used at the time of the 1989 survey.

The Kimberly Amendment to Grove Park Historic District Nomination also noted five rock houses. The former Belva L. Saunders House is the only rock-veneer resource that was not identified as a Grove Investment Company construction. Two rock-veneer examples are close by on Warwick Place, both incorporating stuccoed gable ends and round arches above openings. At the time of the survey (1989), the Owenbey-Morris House at 16 Warwick Place (#222) was identified as the least altered and in excellent condition (Exhibit 111). The Owenbey-Morris House is simply described as a Bungalow in the district nomination, but appears to incorporate elements of the Craftsman style with wide eaves and exposed rafters. Interestingly, the gables are also stuccoed in this example.



Exhibit 111. Owenbey-Morris House (1924), 16 Warwick Place. The house is a contributing building (#222) to the Kimberly Amendment to Grove Park Historic District.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The front porch appears to be an addition of unknown vintage. The conversion of the property to commercial use resulted in the renovation of interior spaces, including the removal of partitions. As a result, the resource's integrity of design has been compromised. As a historic residential property, the addition of the asphalt parking coupled with the circling drive have altered the property's residential setting and feeling. Though the wholesale replacement of first story windows, the plate-glass windows in the façade, and the porch of unknown age and original represent material changes, the resource retains a collection of historic materials that convey historic workmanship, including the river- rock veneer, brick sills and filled in brick and stone arches. Despite interior alterations, several interior finishes, including flooring, window and door surrounds, and the quartz fireplace convey integrity of workmanship. Despite a meaningful collection of historic materials that is able to convey historic workmanship, the overall feeling and association of the house has been compromised. Though recognizable as a historic house, the loss of setting and conversion to commercial use has compromised the historic feeling and association.

National Register Criteria Evaluation

The former Belva L Saunders House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion A. Though Belva L. Saunders maintained residence at this address for nearly forty years, research did not reveal that she made significant contributions to the history or development of Asheville. Therefore, the (former) Belva L. Saunders House is not considered eligible under Criterion B. Built ca. 1928-1930, the property is unlikely to contribute significant information

pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Belva L. Saunders House is not individually eligible for the NR under Criterion C. Though the house retains historic materials and incorporates several unique features, including the oval light in the south elevation and the quartz fireplace, the material integrity of the property has been compromised. Replacement vinyl windows and fixed-pane windows in the façade diminish the property's historic residential feeling and aesthetic. Conversion of the property to commercial use has conspired to alter several aspects of the property's historic design. Though representative of popular 1920s domestic architectural form and style, the resource no longer represents a good example of a house from its period of construction. The Kimberly Amendment to Grove Park Historic District contains several good examples of the Tudor style and stone-veneer Craftsman houses in close proximity and in formal residential settings. For these reasons, former Belva L. Saunders House does not appear to be individually significant under Criterion C for its architecture.

Though not individually eligible for the NR, this survey did not reveal compelling information that would alter the former Belva L. Saunders House's status as contributing to the Kimberly Amendment to Grove Park Historic District.

29. Office Building (BN0896)

Resource Name	Office Building
HPO Survey Site No.	BN0896
Address	555 Merrimon Avenue
PIN	964948071600000
Date(s) of Construction	ca. 1926
Recommendation	Not eligible



Oblique view of façade and south elevation, view to the northeast

Physical Description

This two-story with basement, brick-veneer building is located at 555 Merrimon Avenue in the northeast corner of the Merrimon Avenue intersection with Farrwood Avenue. The resource was identified in the 1989 survey for the Kimberly Amendment to Grove Park Historic District NRHP Nomination as a non-contributing building (#277). The first story of the building is currently occupied by Raven and Crone, a specialty shop, and the second story by Mary’s Magic Tailoring. The basement level is rented as an apartment, with access from the rear (east elevation). Access was permitted within the publicly accessible spaces in the first and second floors, but the basement occupant was not at home during the survey and access was not granted. No outbuildings or other associated features were recorded.

The west-facing façade is asymmetrical with an engaged brick chimney located towards the south extent, adjacent to one of the entries. The chimney is truncated at the roof line. One glass door is located at each side (north and south) of the façade. The door at left (north) leads to a stairway to the second floor; the door at right (south) provides access to the specialty shop. Each entry is covered by an

awning and includes an adjacent wood panel affixed to the brick wall – possibly to post advertisements at some point, but is currently the location of the mailboxes. A horizontal wood element is applied above the entries and continues across the façade. A fixed-pane window is present in the first floor in a wood frame, also covered by an awning. A broken tile, concrete patio traverses the length of the façade and is accessible by concrete stairs at both ends. The second floor includes a pair of six-over-one wood windows and a single six-over-one wood window with slanted brick sills. The low-pitched pyramid roof includes wide overhanging, closed eaves (with plywood), with a wood frieze and crown molding. A brick soldier course defines the top of the second story, below the applied frieze. Gutters surround the building with two downspouts on the north and south elevations.



Present façade, facing east

The south elevation fronts Farrwood Avenue. Prior documentation suggests this historically served as the primary entry and formal façade. The basement level is partially exposed along this elevation with a paired louvred window in a wood frame at the west end. A brick soldier course is present above the foundation. Two large composition windows are located in the first floor under segmental brick arches with awnings attached above; however, the windows have been altered. The brick arches correspond to the slanted brick sills, and the arch is filled with wood. A fixed-pane window is located at the center with a wood panel on each side to fill the void. Variations in brick and mortar suggest a third opening was historically located centrally in the first floor, but has since been infilled (possibly a main entry with stair approach). The second floor includes two pairs of six-over-one wood windows and triple wood casement windows between (the casements correspond to a large upstairs bathroom).



South elevation, facing northeast. Previous survey and current field investigations suggest this elevation originally served as the façade, with a centered entry between the triple windows (see detail below).



South elevation detail, location of suspected historic entry discernible by mortar treatments and tar line



Rear (east) elevation, view to the northwest



North elevation, view to the southwest

The basement is fully exposed on the east elevation. A large void is infilled with brick at the south end, which includes a window air conditioning unit. A wood door with three horizontal lights permits access to the basement. A second void with slanted brick sill is infilled with wood at the north end of the basement under the metal staircase. The windows on this elevation are consistent with the six-over-one wood windows elsewhere on the building, and include single, paired, and triple arrangements. The slanted brick sills are coupled with a soldier brick course above steel lintels. A wood panel door is accessible via half flight concrete stairs and half flight of metal stairs at the north end of the first floor. This entry includes an aluminum awning. The closed eaves retain wood planks (as opposed to plywood) on this elevation.

The closed eaves in the north elevation also retain wood planks. The windows on this elevation are consistent with the six-over-one wood windows elsewhere on the building, and include single and paired arrangements with the soldier brick course above steel lintels. Two large voids (corresponding to a triple

window-span) are infilled on this elevation, one with wood boards (clapboard appearance) in the second floor and one with brick. Three wood framed windows were noted in the partially exposed basement, including a fixed pane, a vinyl replacement, and one that the window was removed and replaced with a window air conditioning unit and vinyl spans. The concrete foundation is partially visible on this elevation. The building's utilities are primarily located along the north elevation, and include the gas meters, and two air conditioning compressor units that puncture the exterior wall with ducts.

The office building is surrounded with asphalt parking on three sides, with the narrow space between the north elevation and parcel boundary comprised of grass. The building is setback from the back of the Merrimon Avenue sidewalk by about 35 feet, and from the concrete continuous "ramp" (i.e., no curb) on Farrwood Avenue by approximately 17 feet. A stone and concrete retaining wall extends from the

southeast corner of the building, and a stone and mortar retaining wall from the northeast corner of the building providing a graded entry to the basement level.

The interior of the building was partially surveyed. The second floor is occupied by Mary's Magic Tailoring and generally included more historic materials, including wood surrounds and molding, and wood panel doors with glass knobs. The stairwell, however, has been altered, and terminates at a wide hallway that traverses the center of the building from north-south. A relatively large bathroom (corresponding to the central triple wood casement windows on south elevation) is present at the south end of the hallway and includes stone-grain tile splash with black bounding tile. Floor coverings on the second floor include carpet and linoleum. The hardwood floors appear original in the first floor and plaster walls are present along exterior walls. However, interior divisions in the first floor were removed and new partitions constructed to suit the needs for display in a retail setting.

Historic Context

The Kimberly Amendment NRHP Historic District Nomination stated that the office building was constructed as a duplex style apartment that was "severely remodeled" into office space. Constructed ca. 1926, this resource is not the only purpose-built apartment building that was identified in the Kimberly Amendment Historic District Nomination, though apparently the earliest. None of the apartment buildings were considered contributing resources to the historic district, including: the 1949 International style building at 80 Farrwood Avenue (#254); the 1951 two-story Modern style building at 198 Kimberly Avenue (#176); the 1950 two-story Modern style building at 240 Kimberly Avenue (#240); and the 1950 two-story brick building at 382 Kimberly Avenue (#190). The office building employed an architecture popular during its period of construction and stands as the only pre-war apartment in the NR-listed historic district. It was noted that all non-contributing apartment buildings are unified in their utilization of brick veneer.

The Historic District Nomination also stated the south elevation (facing Farrwood Avenue) was the original façade. The design treatment of this elevation, particularly in the use of the brick segmented arches, generally agrees with this assessment. As a residential-use building, it also makes sense to front Farrwood Avenue, a residential street, as opposed to Merrimon Avenue.

Towards the end of 1939, advertisements in the local newspapers identified 555 Merrimon Avenue as the location of a guest house operated by Mrs. R.E. Lewis.

*Lovely brick home. Corner bedrooms. Inner-spring mattresses. Private connecting baths. Continuous hot water. Johns Manville insulation. Mrs. R.E. Lewis.*¹²³

The guest house would become known as the Lewis Lodge. The lodge advertised southern cooked food, served family style, and proximity to a bus line in 1943.¹²⁴

In 1957, the local newspaper reported a zoning appeal to turn the residential building at 555 Merrimon Avenue to business use. Asheville Acceptance Corp. was granted a permit for the \$6,000 remodel of the structure on June 12, 1957. The plan called for the construction of a canopy in front of the structure,

¹²³ "Guest Houses", *Asheville Citizen-Times*, 8/13/1939.

¹²⁴ "Guest Houses", *Asheville Citizen-Times*, 2/28/1943.



Exhibit 112. Rendering included in a 1957 newspaper advertisement. One of the depicted second story louvered windows remained and was documented in the 1989 Kimberly Amendment to Grove Park Historic District nomination. Source: Advertisement, Asheville Citizen-Times, 12/11/1957.

which the building inspector determined was in violation of the 35-foot building setback in a neighborhood trading area (Exhibit 112).¹²⁵ A real estate office moved into the building in 1959, splitting the building with the auto insurance company.

The converted residential property has hosted a variety of office and retail since the late-1950s. Some features remain from the 1957 renovation, though the canopy and louvered window coverings have been removed. The free-standing roadside sign depicted in the late-1950s advertisements is also no longer present.

The resource underwent two distinct changes. First, the conversion from residential use to a tourist guest house. Though not conforming to the popular tourist court form, the resource was a small operation in the late-1930s, offering amenities including southern style meals. Merrimon Avenue served as a convenient stopping place for auto-tourists; a major travel route serving Asheville and the various natural attractions in the surrounding county and beyond. The added convenience of meals with local flare on site added to the “folksy charm” in vogue during this period of auto tourism.¹²⁶ By the early 1950s, the motor court, or motel, was superseding the tourist court. The Farrwood Motor Court opened ca. 1950 across Farrwood Avenue from the Lewis Lodge, recognizing the convenience to tourists. The two operated across the street from one another for several years. However, by the late-1950s, the charm of the guest house was wearing off and tourists preferred the efficiency and familiarity of overnight accommodations offered by the motel.¹²⁷

Merrimon Avenue was firmly a commercial corridor by 1957, and the logical evolution for the resource was conversion to commercial. Similar to other commercial and retail ventures in the postwar years, suburban locations were sought after. Merrimon Avenue’s role as a principal transportation corridor attracted professional offices and retail out of downtown and closer to the consumer. The renovation undertaken in 1957 intended to mask the residential aesthetic of the building, presumably truncating the chimney and altering the south elevation, and constructing a large canopy and roadside sign to attract passing traffic.

Architectural Context

Having undergone a series of transformations, the resource no longer serves as a good example of an architectural style. However, the basic form and certain elements hint at the original design. The low-pitched pyramidal roof, enclosed, wide eaves, and wood frieze with crown molding suggest the Prairie

¹²⁵ “AAC Appeals Zoning Ruling By Inspector”, *Asheville Citizen-Times*, 7/11/1957.

¹²⁶ Acme Preservation Services, 2012: 10.

¹²⁷ Ibid.

style. The brick soldier course above the foundation and below the roof line emphasize the horizontal lines of the building.

The Prairie-style was made popular in the United States by architect Frank Lloyd Wright and was most popular between 1905-1915. The Prairie-style is one of the few indigenous American styles, and was common in twentieth-century suburbs throughout the country.¹²⁸ In addition to the Rawls House evaluated in this report (as a contributing building to the Edgewood Knolls Apartments; see page 235), four other documented Prairie-style homes exist in the Grove Park Historic District with dates of construction ranging from 1913-1922. Though the resource was not constructed at the height of the style's popularity nationally, local examples were being erected into the early 1920s. However, the alteration to the south elevation and presumed removal of the main entry on Farrwood Avenue has greatly compromised the resource's original architectural elements, and far better examples of the style remain locally.

Based on the 1957 renderings, a Modern aesthetic was applied to the renovation to lessen the residential character of the building and remove any (potential) extraneous ornament. The horizontal lines of the Prairie style lent themselves to the Modern renovation. However, remnants of the late 1950s renovation are also lacking, the building was stripped to its basic form with few architectural details left to place within a meaningful architectural context.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The conversion of the property to commercial use presumably altered the façade (historically south elevation) and resulted in the renovation of interior spaces, including the addition, removal, and alteration of partitions. The 1957 renovation, and subsequent removal of Modern design elements, have diminished the integrity of the remaining architectural elements and confused elements origins. As a result, the resource's integrity of design is compromised. The resource's setting has likewise been compromised by the series of conversions. Though historic materials and workmanship remain evident in the brick veneer, remaining historic windows, and brick arches, subsequent alterations have diminished their integrity. Replacement windows and doors, and reduction of the window spans with the insertion of wood panels compromise integrity of materials and workmanship. The resource no longer conveys the feeling and aesthetic from its period of construction and its historic association is no longer apparent.

National Register Criteria Evaluation

The office building was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events or persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criteria A and B. Though the resource was converted to commercial use historically, research did not reveal the services provided were unique or associated with significant local commercial development trends. Built ca. 1926, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

¹²⁸ McAlester, 2017: 552.

The resource is not individually eligible for the NR under Criterion C. Several material changes, and the presumed reorientation of the building from the residential Farrwood Avenue to the commercial Merrimon Avenue have altered the building's original design. Due to a series of renovations and conversion to commercial use, then evolution as a commercial property, the resource no longer exhibits a significant architectural expression, nor does it appear to represent an architectural trend. For these reasons, the resource does not appear to be individually significant under Criterion C for its architecture.

This survey did not reveal any information that would alter the Office Building's non-contributing status to the Kimberly Amendment to Grove Park Historic District.

30. Farrwood Tourist Court (BN0894)

Resource Name	Farrwood Tourist Court
HPO Survey Site No.	BN0894
Address	549 Merrimon Avenue
PIN	964948060600000
Date(s) of Construction	ca. 1950
Recommendation	Not eligible



Farrwood Tourist Court oblique view of north and west elevations, looking southeast

Physical Description

This one-story, asymmetrical brick veneer commercial property is located at 549 Merrimon Avenue in the southeast corner of the Farrwood Avenue intersection with Merrimon Avenue. The resource was identified in the 1989 survey for the Kimberly Amendment to Grove Park Historic District NRHP Nomination as a non-contributing building (#275). Research conducted for this survey revealed the building was constructed as Farrwood Tourist Court and is referred to as such in this evaluation. A billboard is situated on the rear (south) elevation, in the interior corner of the L-plan, which appears to date to the same time as the building's construction, ca. 1950. No outbuildings or other features were recorded.

The Farrwood Tourist Court is an L-plan motel with the long axis paralleling Farrwood Avenue. The corner of the building slightly projects from the wall planes, and likely corresponds to the historic motel office. The basement level is accessible via a shared driveway south of the building. The majority of the first floor is currently occupied by Christopher's Computers which has two vinyl replacement doors on

the north elevation. Four aluminum framed sliding windows are present between the replacement doors, and a fixed-pane vinyl window is present at the west extent of the north elevation. An aluminum clad “false” mansard roof (i.e., mansard only on public-facing elevations) is attached to the roof.



Farrwood Tourist Court oblique view of northwest corner – likely motel office – view to the southeast



Farrwood Tourist Court portion of the north elevation, view to the southeast

The west elevation includes two replacement vinyl doors accessed by brick stairs and two fixed-pane vinyl windows on the short axis of the L plan. One door and window is located in the slightly projecting mass at the corner of the building (likely historic office) and one door and window to the south. An interior brick chimney is located near the inside corner of the likely historic office. The door at the south end of the elevation permits entrance to a single-chair salon (549 Salon). The owner of the salon has rented this space for 17 years.

The terrain slopes to the south and east, exposing the basement along the south elevation. A narrow, brick clad lean-to addition is attached to the basement level with shingle roof, gutter and downspouts. The lean-to addition includes aluminum sliding windows and replacement vinyl doors with canvas awnings. The first floor includes a couple vinyl replacement windows, as well as multiple historic four-light wood windows with slanted brick sills and steel lintels. The roof eave is boxed and vented. Gutters and downspouts are attached.

The terrain at the east end of the building drops precipitously to a creek. A stairwell traverses the east elevation from Farrwood Avenue permitting access to a vinyl door in the basement level. A vinyl replacement window is also present in the exposed basement level. A one-story wing connects to the southeast corner of the Farrwood Tourist Court with the house at 4 ½ Farrwood Avenue (non-contributing building [#276] to the Kimberly Amendment to Grove Park Historic District) by spanning the creek. The treatments are similar to the basement level lean-to addition, with brick cladding, vinyl door, and aluminum sliding window. The south elevation is clad in T1-



Farrwood Tourist Court oblique view of west and south elevations, view to the northeast



Farrwood Tourist Court south elevation, view to the northwest

11 siding and the north in vinyl siding. It was reported by the salon owner that this has been rented as an Air B&B.



Farrwood Tourist Court view towards the east elevation from 4½ Farrwood Avenue, looking to the southwest. The resource’s east elevation bounds a creek. The one-story vinyl shed roof structure that spans the creek is visible. Also, note the resource’s roof profile.

Parking is present along the north elevation from Farrwood Avenue and along the south elevation via the shared driveway from Merrimon Avenue. A couple parallel parking spots are present between the building and Merrimon Avenue. Brick planters and foundation plantings are present along the north and west elevations. Foundation plantings are also present along the south elevation.

A limited interior survey was conducted of the property as the owners of Christopher’s Computers were not present during the survey, and the basement is in the process of remodeling. Access to 549 Salon was permitted, which occupies a small suite in the short end of the L-plan with an entry from Merrimon Avenue. The salon appears to correspond to a motel room, or possibly a later apartment rental unit, complete with a bathroom and a door to an interior hallway south of the historic office (and space occupied by Christopher’s Computers). Interior wood wainscoting, molding, and wood panel doors were noted. Views into basement windows suggest that interior partitions have been revised and the lean-to addition serves as an interior hallway connecting the suites.

Historic Context

Norman J. McDougal was granted a \$15,000 building permit to construct a tourist court at 549 Merrimon Avenue in May 1949.¹²⁹ In September of the same year, McDougal was granted a building permit for \$198 to erect the ground sign (i.e., billboard).¹³⁰ Mr. and Mrs. W.A. Finlay purchased the Farrwood Tourist Court from Norman McDougal in November 1949.¹³¹ However, Farrwood Tourist Court does not appear in the city directories until 1951.

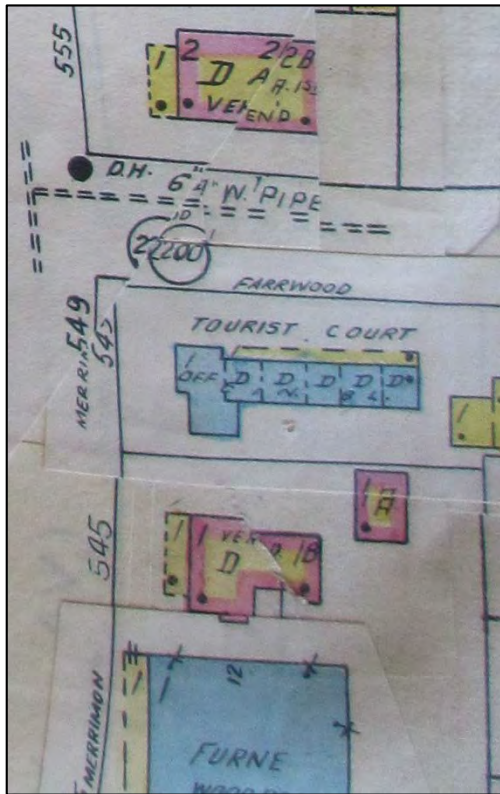


Exhibit 113. Portion of 1954 Sanborn map (Sheet 62) showing the Farrwood "Tourist Court"

The 1954 updated Sanborn Fire Insurance Map shows the concrete block with composite shingle roof "Tourist Court" at 549 Merrimon Avenue consisting of five "dwellings" at ground level and the same in the basement level (Exhibit 112). The "office" fills the slightly projecting mass at the northwest corner of the building. A wood frame, open structure extends along the north elevation, presumably functioning as a canopy for the guest rooms. The lean-to addition on the south elevation basement level appears to be a non-historic addition, based on the materials, and acts as an enclosed hallway between the suites in the basement level. It is possible the lack of interior partition south of the projecting office is an omission in the drawing, as survey of this room (549 Salon) suggested this area operated as a guest room, complete with a bathroom and a door to a hallway south of the office. It is also possible the twelve rooms reported by *Asheville Citizen-Times* was in error.¹³²

One of the new innovations in the age of auto-tourism was the development of the tourist court and motor hotel ("motel," for short). As visitors increasingly traveled to the mountains in their own cars, their visits became shorter and the area they could easily access became larger.

Convenience and low-cost were among the considerations

of these auto-tourists, to the detriment of the downtown hotels. Tourist courts were typically family-owned accommodations consisting of one-story cottages or multi-unit buildings informally arranged around a public court and parking areas. The buildings were often rendered in a rustic style and exuded a folksy charm. Motels eventually supplanted the tourist courts as motorists began to prize efficiency and familiarity in their overnight accommodations. A motel differed by being one- or two-story continuous or connected multi-unit structures, often in a U- or L-shaped configuration. Motels were increasingly owned by corporate chains, offering travelers a familiar place to spend the night as they drove through the region.¹³³

¹²⁹ "Building Permits", *Asheville Citizen-Times*, 5/12/1949.

¹³⁰ "Building Permits", *Asheville Citizen-Times*, 9/13/1949.

¹³¹ "Motor Court Bought", *Asheville Citizen-Times*, 12/1/1949.

¹³² *Ibid.*

¹³³ Acme Preservation Services, 2012: 10-11.

The L-plan Farrwood Tourist Court was the first of its kind in the project APE conforming to the motel form, though not the first tourist accommodation. As a primary travel corridor serving Asheville and convenient to recreation opportunities, Merrimon Avenue was an optimal location for tourist lodgings. Two resources evaluated in this report – the two-story brick building (former duplex apartment) at 555 Merrimon Avenue directly north of the Farrwood Tourist Court and the converted house at 523 Merrimon Avenue – offered tourist accommodations.



Exhibit 114. Former Rhododendron Court (BN5704) (1953), 85 Merrimon Avenue; currently in use as apartments

The motor court became hugely popular in Asheville beginning around 1952-1953 with several examples remaining along the highways radiating from the city, including Smokey Park Highway (US 19-23), Tunnel Road (US 70), and Merrimon Avenue/Weaverville Road (US 25), among others. The city directory for 1953 lists six motor courts, including the U-shaped Rhododendron Court (BN5704) on Merrimon Avenue, south of the project APE (Exhibit 114). The following year 41 such establishments are listed in the city directory, nearly all of them containing the word “court” in the name. The number of motels and motor courts continued to rise, reaching a peak of fifty-

six around 1965.¹³⁴

Construction of US 19-23 through the northern portion of Buncombe County began in the 1960s. A parallel route built to modern standards for speed and efficiency diverted through traffic from the Merrimon Avenue corridor. For a motel, like other roadside businesses of the era that relied on being seen from the roadway, the diversion of through traffic to a new, modern, high speed roadway was detrimental to business. By the late 1960s, advertisements for furnished rooms at 549 Merrimon Avenue began appearing in the local newspapers, suggesting the motel was operating as a short term residential rental.

In early 1981, a doctor’s office relocated to 549 Merrimon Avenue, and later that year a message therapist.¹³⁵ The local newspapers included advertisements for other shops at the location through the 1980s. It was noted in photographs of the resource on-file at HPO Western Division Office that in 1989, the false mansard roof was present, though clad in shingles. The mansard was attached to a low-pitched gable roof. Other features noted in these photographs were tripartite windows and solid doors on the western elevation and two three-light wood doors on the north elevation.

The current owners purchased the property in 1997. Christopher’s Computers has occupied the remainder of the first floor for approximately 20 years. An interview with the owner of 549 Salon noted

¹³⁴ Ibid.: 11.

¹³⁵ Advertisements, *Asheville Citizen-Times*, 3/14/1981; 10/25/1981.

that throughout their 17 years in the building multiple businesses have occupied the suites in the basement level, including tattoo parlor, tax services, and a property management office. The basement level was being renovated at the time of the survey; the salon intended to lease one of the suites for additional chairs.

Architectural Context

During the postwar years, the theatrics employed by previous motor courts (e.g., individual cabins portrayed as charming cottages, teepees, etc.) fell out of fashion. Single buildings comprising of a string of rooms gained favor and were less costly to construct. In response to building-material shortages and the growing influence of Modern architecture, bare-bones, stripped-down utilitarian design were more commonly employed. After enduring years of pent-up demand during the Depression and war, tourists no longer needed architectural theatrics to lure them in; “an illuminated sign with the word ‘motel,’ coupled with some neon lighting along the eaves of the building, was usually enough to keep business flowing”.¹³⁶ An interesting detail at the Farrwood Tourist Court is the simultaneous construction of the ground sign. To what extent this feature may have been used to attract business is unknown; it is currently leased as a billboard.

The Farrwood Tourist Court has been extensively altered by a series of interior and exterior renovations. Stripped of historic detail and materials, effectively placing the motel in a context of ca. 1950 motels is challenging. Despite these alterations, the low-pitched gable roof (visible beneath the applied mansard roof) and uniform brick cladding suggest a stripped-down modernist aesthetic.

Completed in 1956, the 11-unit Mount-Vue Motel at 15 Tunnel Road features a low-pitched hipped-roof on a single linear building (Exhibit 115). Wide, closed eaves cover entries and painted random broken coursed ashlar alternates with smooth stuccoed surfaces that accentuate individual units. The corner office features a large picture window with two wrought iron columns supporting the northern roof overhang, borrowing from contemporary residential architecture. A neon sign is located adjacent to the office, a common feature to motels from the postwar era. The Mount-Vue Motel is in overall good condition and, despite some material updates represents a good example of the building type from its period of construction.



Exhibit 115. Mount-Vue Motel (1956), 15 Tunnel Road

Two neighboring motels on US 70 (W. State Street) just west of Black Mountain employ more stripped-down, utilitarian design. The Acorn Motel was completed in 1950 at 600 W. State Street and consists of a long and low side-gabled, brick clad building in a modified U-plan (Exhibit 116). The linear plan consists of two-unit modules, each sharing party walls, that step up with the terrain and wide; closed eaves

¹³⁶ Liebs, 1995: 182-3.

cover individual room entries. The office is located in the diminutive, hipped-roof west leg of the U-plan. The Acorn Motel is stark in its appearance, consisting of a uniform brick-cladding with no embellishment. Some material updates, in the fixed-pane windows and flush wood doors, compromise the materials integrity of the motel; however, the Acorn Motel remains in its original use and maintains its form and design.



Exhibit 116. Acorn Motel (1950), 600 W. State Street, Black Mountain



Exhibit 117. Apple Blossom Motel (1958), 602 W. State Street, Black Mountain

At 602 W. State Street stands the brick clad Apple Blossom Motel, constructed in 1958. It is a transitional court motel including both single-story and two-story massings in a U-plan (Exhibit 117). At the center of the building is the two-story, cross-gable massing clad in brick veneer and vinyl siding. The one-story U-plan consists of the string of individual rooms, each featuring an original three horizontal raised panels door and one-over-one windows with false shutters, and covered by the low-pitched side-gable roof which is supported by wrought iron columns. Though considerably larger than the Farrwood Motor Court, the Apple Blossom Motel retains several original materials, notable the doors and wrought iron columns. Further, its continued use as a motel strengthens its association with mid-twentieth-century roadside motels.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The design of the ca. 1950 Farrwood Tourist Court (BN0894) has been compromised by multiple exterior alterations, including the removal of several entries along the north elevation and the lean-to addition on the south elevation, and the reported reconfiguration of interior space to suit the needs of a series of businesses since the 1980s. Despite changes to the building itself, the physical surrounds, including neighboring buildings, remains largely intact; therefore, integrity of setting is considered intact. Material integrity has been diminished with the replacement of all doors and most windows. The aluminum clad mansard roof likewise diminishes material integrity. The lack of material integrity prevents the Farrwood Tourist Court from conveying historic workmanship. The culmination of these material changes, and considering the motel has been renovated and subdivided for various retail uses, the feeling and association have been lost.

National Register Criteria Evaluation

The Farrwood Tourist Court was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in ca. 1950, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Farrwood Tourist Court is not eligible for the NR under Criterion A for commerce. The resource is representative of a postwar expansion of roadside accommodations that was taking place nationally. Given Asheville's proximity to natural attractions, roadside accommodations proliferated along the major transportation routes surrounding the city in the mid-twentieth century. However, the Farrwood Motor Court is one of several surviving examples of the type in Buncombe County. Therefore, the resource does not appear to be significant under Criterion A.

The Farrwood Tourist Court is not eligible for the NR under Criterion C. The motel's form and design has been altered with the conversion to an office building. The removal of several doors from the Farrwood Avenue elevation and addition of the exterior hallway to the rear basement level has altered the design and feeling of the historic motel property. Replacement materials (i.e., windows and doors) further diminish the integrity of the resource. The Farrwood Tourist Court lacks character defining features common to mid-century motels, and exhibited in other local examples from the period, and therefore does not represent a good example of the type. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

This survey did not reveal any information that would alter Farrwood Tourist Court's non-contributing status to the Kimberly Amendment to Grove Park Historic District.

31. Chester W. Israel House (BN0893)

Resource Name	Chester W. Israel House
HPO Survey Site No.	BN0893
Address	545 Merrimon Avenue
PIN	964948050900000
Date(s) of Construction	ca. 1928
Recommendation	Not Eligible



Chester W. Israel House façade, facing east

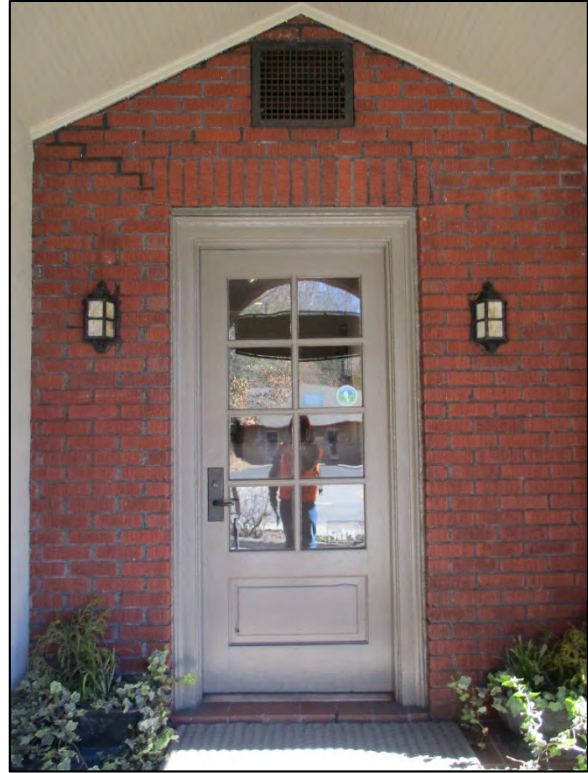
Physical Description

This one-story, wood frame, brick veneer, asymmetrical Craftsman Bungalow is located at 545 Merrimon Avenue. The house features a green, clay-tiled hipped roof with roof peaks topped by globular pinnacles with floral end caps and wide overhanging, open eaves. A fascia is applied to the exposed rafter tails and supports a gutter and downspout system. The resource was identified in the 1989 survey for the Kimberly Amendment to Grove Park Historic District NRHP Nomination (BN0198) as a contributing building (#274) to the historic district. A short interview was conducted with the current owner, Joel Adams, who has operated an attorney office from the converted house since 2002. The current owner rehabilitated the property upon purchase and constructed an addition in the southeast corner of the house. No outbuildings or other features were recorded.

The west-facing façade features an integrated porch under a front gable. The porch entry is via three brick stairs with replacement cast iron railings and through a brick arch supported by two full-height

brick columns. The porch roof is supported by exposed beams that project slightly beyond the roof plane. The porch ceiling is bead board and rafter tails are exposed. The integrated porch floor is tiled and includes the wood framed eight-light wood panel door on a tiled threshold with a soldier brick course above. To the right (south) of the main entry is a replacement double French door which, according to previous documentation, accessed a tiled terrace¹³⁷; however, this area is currently landscaped.

To the left (north) of the main entry are two pairs of replacement wood framed, six-light swinging wood windows that terminate at the top of the brick wall and sit on a header course brick sill. Decorative brickwork, consistent with the patterns utilized in the entry columns, and the presence of both soldier courses and header courses strongly suggest this space was historically contiguous with the entry porch (which is currently separated by a solid, stucco clad wall). The same brickwork and window opening (i.e., one pair replacement wood framed, six-light swinging wood window) is located in the north elevation of this space, which is slightly recessed from the plane of the remainder of the north elevation.



Chester W. Israel House primary entry detail, facing east



Chester W. Israel House façade enclosed porch detail, view to the east

¹³⁷ BN0893 Architectural Survey File

The terrain slopes to the east, gradually exposing the basement level towards the rear of the house. The basement level is delineated with a soldier course. Replacement wood windows on this elevation are six-over-one and include single and double windows. First story windows terminate at a soldier brick course under the roof line. Three windows are exposed in the basement level; the basement windows terminate at the top of the soldier brick course that delineates the extent of the foundation. The windows are wood framed and have a header course brick sills. A single shouldered, engaged brick chimney is present towards the front (west) of the home and features corbelling at its crest. The overhanging eaves are open, exposing roof sheathing. A fascia is attached to the end of the rafters and supports a gutter and downspouts.



Chester W. Israel House north elevation, view to the southeast

The rear (east) elevation includes replacement wood windows consistent with the remainder of the house and occur in single, double, and triple arrangements. A double replacement wood window is present in the south-facing first floor exposure above the non-historic addition. A flush wood door is located in the northern corner of the basement level. The rear roof slope includes a ventilating shed roof dormer. HVAC ducts are visible in the dormer. A stamped metal shingle siding is visible on the exterior walls of the small dormer. As mentioned, a non-historic addition is located in the southeast corner, designed to “square off” the building footprint. The addition sits on a brick skirt wall and is primarily glass (windows consistent with those in enclosed porch section) with wide wood surrounds and relatively narrow exposures of stucco walls. A door enters the addition through the basement level. The addition’s shed roof is clad in shingles and includes wide overhanging, open eaves.



Chester W. Israel House rear (east) elevation, view to the northwest. Note non-historic addition in southeast corner of the house.

The south elevation includes a wing projection under a shed roof, also with overhanging, open eaves. The projection features three twelve-light fixed windows, two in the south elevation and one in the east. A concrete curb circles the house on the façade, and rear and south elevations which enclose foundation plantings. A stone block driveway traverses the façade with a landscaped island between the drive and the back of the concrete sidewalk. The house is setback from Merrimon Avenue by about 25 feet. A shared asphalt drive traverses the north elevation, with parallel parking spots along the elevation. The rear of the building has additional parking, and another asphalt drive traverses the south elevation.



Chester W. Israel House south elevation shed wing detail, view to northwest



Chester W. Israel House south elevation, view to northeast



Chester W. Israel House view to the south along Merrimon Avenue

An interior survey of the Chester W. Israel House was permitted by the owner, though photographs were not. The first floor retains more historic material than the basement level. Though a receptionist desk is present as one walks through the main entry, overall the interior space has been largely preserved, and rooms simply converted to offices, or otherwise. Hardwood flooring, wood trim, moldings, and door and window surrounds remain largely intact. The brick fireplace features inlaid ceramic tiles with a diamond motif. Chair rails and built-in shelves also remain on the first floor. An updated bathroom is present on the first floor. The basement level is accessed via stairs in the non-historic addition. The basement was finished with the recent renovation, including drywall partitions and carpet. A new bathroom is included in the addition, under the stairs. A portion of the basement remains unfinished, where brick pillars were observed, as was the concrete masonry wall located about one-quarter of the house's length from the back of the front foundation, resulting in a step from about half-height floor at front of the house to full height at rear.

Historic Context

The Chester W. Israel House occupies Lot 38 in the 1923 Grove Park Extension plat. Chester W. Israel, a steamfitter for the Union Plumbing Co., had this distinctive striated brick veneer one-story house built.¹³⁸ Chester Israel purchased the property from R.M. Buran (widow) in June 1926 and presumably had the house constructed ca. 1928, per county land records. Chester Israel maintained ownership until 1947 when the property was sold.

In early 1952, Dr. L.T. Russell was awarded an \$800 building permit for repairs to his office at 545 Merrimon Avenue.¹³⁹ Following two years of service in the armed forces, Dr. L.T. Russell announced the reopening of his general dentistry office at 545 Merrimon Avenue.¹⁴⁰ In 1957, three furnished rooms with plenty of parking space were advertised for rent at this address.¹⁴¹ The 1958 city directory lists a physician and psychologist sharing space at 545 Merrimon Avenue. In 1961, the physician and psychologist were no longer listed, but instead the house was occupied by three individuals, suggesting the house was rented. The house was vacant in 1963.

The 1954 Sanborn Fire Insurance map depicts the one-story frame brick veneered house with an open, frame front porch and basement in rear (Exhibit 118). Also present is a one story, frame brick veneered garage north east of the house.

Similar to other properties in the APE, by the early 1950s single-family houses on Merrimon Avenue lost their appeal. In the postwar years, businesses were relocating from downtown offices and shops to spaces more convenient to their customers, ever increasingly dependent on travel by

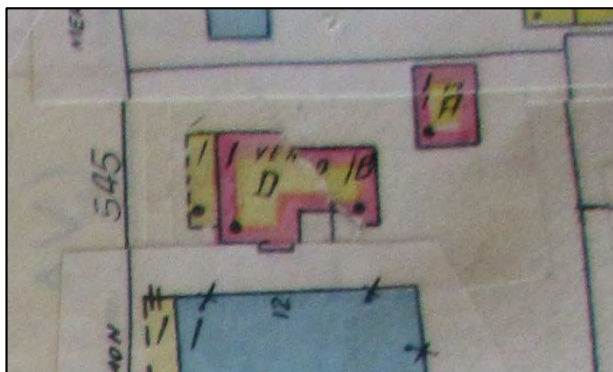


Exhibit 118. Portion of the 1954 Sanborn map (Sheet 62) showing the Chester W. Israel House at 545 Merrimon Avenue

¹³⁸ Hooper, 1989.

¹³⁹ "Building Permits", *Asheville Citizen-Times*, 3/25/1952.

¹⁴⁰ "Announcement", *Asheville Citizen-Times*, 7/11/1955.

¹⁴¹ "Rental", *Asheville Citizen-Times*, 9/26/1957.

automobile. Merrimon Avenue was developing into a commercial strip corridor with several roadside businesses through this period.

Architectural Context

The Chester W. Israel House is a somewhat rare example of a brick veneer, hipped-roof brick Craftsman style bungalow. The bungalow house type and style emerged in North Carolina in the early twentieth century and remained popular until the Depression. In contrast to the contemporary classical and colonial revival styles, the bungalow emphasized principles of simplicity, practicality, and efficiency. Though fine, high-style examples of the form exist in Asheville and beyond, the essential form – characterized by their low-profile, broad eaves, and an informal plan incorporating a porch – was widely applied to simpler, mass-produced houses and advertised in bungalow magazines by the 1910s.¹⁴²

Windshield survey of the project vicinity coupled with a review of HPOWEB and nearby NR Historic District Nominations sought comparable properties. Front-gabled Craftsman bungalows abound in the northern Asheville suburbs between the APE and downtown, and several intact one- and two-story Craftsman style residences are present throughout the nearby Norwood Park Historic District; however, the hipped-roof variant was not observed. “Craftsman” and “Bungalow” do not appear to be as common as Revival styles in the Kimberly Amendment to Grove Park Historic District; the terms are applied to ten of the 278 documented structures. However, the river rock veneer Owenbey-Morris House (#222) at 16 Warwick Place was identified as an excellent, intact Bungalow contributing to the district (refer to Exhibit 111 on page 295). The 1926 one-story with attic house features a side gable roof and incorporates elements of the Craftsman style with open eaves and exposed rafter tails and roof beams. The Owenbey-Morris House is in excellent condition and serves as a good example of the house type.



Exhibit 119. House (BN4330) (1924), 165 Chestnut Street in the Chestnut Hill Historic District

Windshield survey identified a nearly identical hipped-roof, brick veneer example at 165 Chestnut Street (BN4330) in the Chestnut Hill Historic District (BN0140), constructed in 1924 (Exhibit 119). Though the massing is slightly different – a wing extension on a secondary elevation was not observed – the asymmetrical façade closely resembles the Chester W. Israel House and may more closely represent its historic configuration. An off-center, slightly projecting gable entry with brick archway is flanked by an open porch at left and a patio, enclosed by a brick skirt wall with concrete cap, accessible via French doors to the right. A concrete ramp with railing approaches the entry and wing walls are not present. Despite suspected window

¹⁴² Bishir 2005: 499-500.

replacements in the porch, the house at 165 Chestnut Street stands as a good example of the hipped-roof Craftsman bungalow type.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. The apparent replacement of a historic frame front porch with the current configuration in addition to the ca. 2002 addition to the rear of the house have altered the original design of the Bungalow. While interior renovations retained internal divisions to the extent practical, and retained and restored historic materials, including plaster walls, the fireplace and mantel, hardwood floors, and wood trim, window and door surrounds, integrity of materials and historic workmanship are also compromised. The wholesale replacement of historic windows, replacement roof, and apparent addition of the brick clad front porch have altered the historic composition and diminished material and workmanship integrity. The property no longer conveys the setting of a residential property, now completely encircled with asphalt along a heavily traveled commercial strip. However, the house is readily identifiable as a residential construction and continues to convey the feeling and aesthetic from its period of construction. Similarly, despite its current commercial use, the Chester W. Israel House conveys association with historic residential development along the Merrimon Avenue corridor in the early twentieth century.

National Register Criteria Evaluation

The Chester W. Israel House was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons or events that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criteria A or B. Built ca. 1928, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The Chester W. Israel House is not individually eligible for the NR under Criterion C. The apparent alteration of the front porch from an open frame porch to the current brick clad, partially enclosed porch contributes to the resource's loss of design, material, and workmanship integrity. The origin of the decorative pattern brickwork in the porch is of unknown vintage. Though several aspects of the ca. 2002 renovation were completed sensitively with compatible replacement materials, particularly with the wood six-over-one windows, the overall effect is detrimental to the material integrity of the house. Though a rare example of the hipped roof variation, it is not the only example in Asheville, and the extent of the material and design changes prevent the Chester W. Israel House from representing a good example of the type and style. For these reasons, the resource appears to not be significant under Criterion C for its architecture.

Though not individually eligible for the NR, this survey did not reveal compelling information that would alter the Chester W. Israel House's status as contributing to the Kimberly Amendment to Grove Park Historic District.

32. (Former) Morrison’s Furniture Store (BN5737)

Resource Name	(Former) Morrison’s Furniture Store
HPO Survey Site No.	BN5737
Address	535 Merrimon Avenue
PIN	964938948400000
Date(s) of Construction	ca. 1947
Recommendation	Not eligible



Former Morrison’s Furniture Store façade, view to northeast

Physical Description

This one-story, flat roof commercial property is located at 535 Merrimon Avenue. The resource was identified in the 2011 Asheville Survey Update Phase II. No outbuildings or other features were recorded. Cash Masters, a pawn shop, occupies the majority of the building; a restaurant occupies one stall at the north extent of the building; one stall between the two was vacant at the time of survey. Cash Masters purchased the building in 1999. Interior divisions (shop bays/stalls) were not changed at that time, though interior upgrades were made and the exterior was updated to its current appearance.

The west-facing façade features a full-length canopy above a continuous glass storefront. The fixed pane aluminum display windows appear to be framed with wood and wrapped in aluminum. The interior division of space is not equally distributed, and double glass doors permit access to the largest space at the right (south) of the building (Cash Masters); two smaller bays are located to the left (north) with single glass doors centered within the shops. Transoms are present above the glass doors to complete

the continuous glass front. The canopy supports are clad in stucco with a plywood ceiling and flat roof with an aluminum drip end and flashing visible along exposed elevations. A parapet extends above the canopy. A concrete walkway traverses the glass storefront and is covered by the attached canopy. Concrete stairs are located at each end of the walkway with metal pipe railings, as the terrain slopes to the south across the property.

A fixed-pane aluminum framed window is present in the north and south elevation near the façade. The concrete block construction is exposed on the north elevation, while the south elevation is clad in stucco panels. At the rear (east) of the north elevation is a historic steel casement window with concrete sill and lintel. The rear elevation is exposed concrete block with a metal security door accessing the basement level at the north end of the building basement. Plywood infills a window opening north of the basement door. Steel casement windows are regularly placed along the first floor of the east elevation. A large, concrete block lean-to addition on a concrete foundation extends roughly three-quarters of the rear elevation, terminating at a parapet wall on the south elevation. The addition has a wood framed shed roof with exposed rafters and plank sheathing. Steel casement windows are symmetrically placed at the top of the walls along the rear (east) of the lean-to addition.

The south elevation includes a second entry at the east extent of the elevation. The double glass doors are flanked by fixed pane display windows with transoms above. The secondary entry is covered with a flat roof extension supported by two columns, clad in stucco. A wide concrete stairwell with metal pipe railing accesses a metal security door leading into the rear lean-to addition.



Former Morrison's Furniture Store, view south along Merrimon Avenue



Former Morrison's Furniture Store north elevation, view to southwest



Former Morrison's Furniture Store rear (east) elevation basement door detail, located in the north side of, looking southwest



Former Morrison's Furniture Store rear (east) elevation and historic lean-to addition, view to south. Dense bamboo and proximity to the creek along this elevation constrained photography.



Former Morrison's Furniture Store rear (east) elevation detail of steel casement windows in the rear lean-to addition



Former Morrison's Furniture Store south elevation, view to northwest



Former Morrison's Furniture Store south elevation secondary entrance detail, located in rear (east) of building, view to the north

A partial interior survey was permitted by the owner. It was noted that the rear of Cash Masters includes a “mezzanine” level, where a half height stair case leads to a raised section of the store. It is unknown whether this was original to the property, though it was in place at the time the current owner acquired the property in 1999. This mezzanine corresponds with the usable space in the basement level. The secondary entry permits access to a foyer and leads to the basement level which encompasses approximately 4,000 square feet – or roughly one-third the total building depth. The basement includes showers, bathrooms, and a kitchen. The interior of the rear lean-to addition was also observed. The shed ceiling is open, exposing rafters and plank sheathing and the floor is wood planks.

The storefront is setback from Merrimon Avenue by roughly 25 feet (note the canopy extends roughly 10 feet from the storefront). Between the canopy’s roofline and the back of the concrete sidewalk is landscaped, with three pedestrian walks connecting to the public sidewalk. The neighboring (Chester W. Israel House) asphalt drive traverses the north elevation. The rear elevation is overgrown with bamboo along the west bank of an unnamed creek; the rear lean-to addition is less than 5 feet from the parcel boundary. A relatively large asphalt parking lot extends south of the building.

Historic Context

Morrison’s, Inc. opened the new purpose-built store at 535 Merrimon Avenue on April 10, 1947. W.W. Morrison, the founder, was regarded as one of the outstanding furniture men of the country, and the Morrison family was considered a veteran furniture family in the Carolinas. The store featured display windows the length of the building’s storefront and was considered “one of the most modern in this area” (Exhibit 121).¹⁴³

The furniture store was the second to open in quick succession in the project APE, following the opening of the new Burton and Son Furniture store at 615 Merrimon Avenue in 1946. A search of the city directories prior to 1947 did not reveal a previous address for a Morrison’s location in Asheville, suggesting this was the furniture dealer’s first Asheville store.

If Morrison’s was indeed a new Asheville store, it employed the retail logic at the time which dictated a certain geography. For the same reason businesses were relocating from downtown in the postwar years, a site on the busy commercial corridor appealed to new retailers as well. Convenience by automobile, i.e., parking, was among the more important considerations for a business’ success.

The Buncombe County Property Card attributes a 1957/1958 date to the rear lean-to addition, canopy, and basement level (Exhibit 120). Other research avenues do not dispute these dates. The materials observed in the rear lean-to addition (e.g., concrete block, steel casement windows, exposed rafters and roof sheathing) roughly agree with this date.

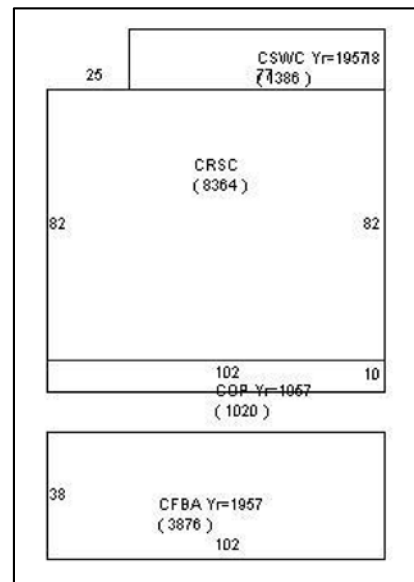


Exhibit 120. Buncombe County Property Record Card. Note the 1957/1958 dates attributed to the rear lean-to addition, canopy, and basement.

¹⁴³ “Morrison’s New Furniture Store To Open Today”, *Asheville Citizen-Times*, 4/10/1947.

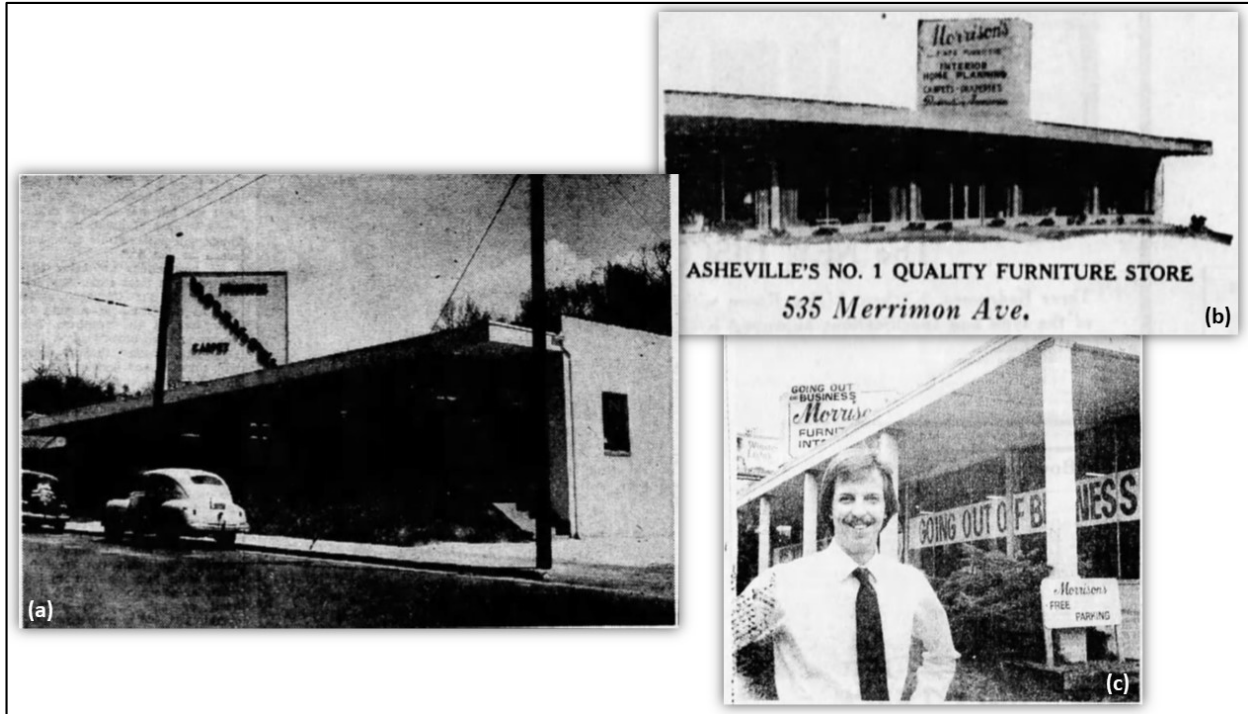


Exhibit 121. Morrison's Furniture storefront evolution. (a) Though detail is not clear in the 1947 newspaper print photograph, a low-roof profile (i.e., lack of parapet), cantilevered canopy, and central projecting sign are evident storefront features. Fluorescent lights are also visible on the interior ceiling, suggesting that the display windows were full height (Source: Asheville Citizen-Times, 4/10/1947). (b) The grainy newspaper print photograph from 1959 reveals the storefront from a different angle, twelve years after opening (Source: Asheville Citizen-Times, 6/28/1959). (c) This 1981 photograph shows the furniture store at the time of its closing. The central canopy sign remains present, though columns have been added to the canopy (Source: Asheville Citizen-Times, 8/23/1981).

Morrison's Furniture Store went out of business in 1981. The owner at the time, Tom Englund, had operated Morrison's Furniture and Interiors since 1974. Englund bought the store from C. Edward Gordon who had acquired it from the Morrison family in the 1960s. Under the Morrison Family, the store was operated as a public showroom, a wholesale showroom, and then again as a public showroom.¹⁴⁴ (It is thought the late 1950s additions may have corresponded to one of these shifts in approach.)

Architectural Context

Morrison's Furniture Store was constructed as a modern retail store. As described in literature from the time, among the more striking features were the glass storefront. The "visual front" gained widespread application in the postwar years and was created by completely glazing the front so that the interior of the structure – especially when lit at night – would provide visual appeal for the exterior.¹⁴⁵ Though the glass storefront is set on a skirt wall, the effect of the storefront is the same. Gathered from images from the period, the canopy was originally cantilevered. These storefront features are akin to the International style, which was common in residential applications after ca. 1925.¹⁴⁶ However, alterations to the building, including the raising of the parapet on the façade and the addition of column supports

¹⁴⁴ "Morrison's Goes Out Of Business", Asheville Citizen-Times, 8/23/1981.

¹⁴⁵ Liebs, 1995: 61.

¹⁴⁶ McAlester, 2015: 617.

to the canopy diminish the resources association with the style. As such, Morrison's Furniture Store is not a good example of a recognized historic architectural style.

Burton and Son Furniture Store was completed in 1946 approximately one-quarter mile north of the resource and incorporated striking similarities historically, primarily a focus on horizontal lines, the glass front, and the cantilevered canopy. The Modern style was applied to accomplish large showrooms and with the intent to create visual appeal from Merrimon Avenue. However, material alterations prevent Burton and Son Furniture Store from representing a good, intact example from its period of construction.

The ca. 1946 Fain's Thrift Store at 15 Biltmore Avenue in downtown Asheville was completed one year before Morrison's Furniture Store and stands as a good and largely intact modernist commercial building with elements of the Moderne style. Fain's Thrift Store utilizes a recessed entry – opposed to the cantilevered canopies employed on Merrimon Avenue examples – on an urban street to maximize storefront exposure. The curved display windows are set above red tiles which, coupled with the flat expanse of wall space, draws the eye to the storefront display. A continuous span of windows, flush to the wall surface, traverses the second story and the building is capped with a flat parapet.

Integrity

The building has not been moved; therefore, integrity of location is intact. The resource's setting is considered intact, as most surrounding development predates Morrison's Furniture Store and the resource continues to relate to Merrimon Avenue as originally intended. Based on research, the buildings design has been compromised. Aside from the historic alterations (ca. 1957), non-historic alterations have subdivided the building to three business suites. More significantly, changes to the storefront with the addition of columns on the canopy and the extension of the parapet above the canopy, have altered the principal design element of the resource. Though some historic materials remain present, the stucco application and infill or removal of several windows compromised the integrity of materials and prevents the building from conveying integrity of historic workmanship. As a result, the resource is not readily identifiable as a mid-century commercial property. Integrity of feeling and association have been diminished.

National Register Criteria Evaluation

Morrison's Furniture Store was evaluated using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, Morrison's Furniture Store is not considered eligible under Criteria A or B. Built in 1947, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

Morrison's Furniture Store is not eligible for the NR under Criterion A. The furniture store located to Merrimon Avenue in 1947, one year following the establishment of Burton and Son Furniture Store one-quarter mile to the north. The 1948/1949 city directory lists 27 retail furniture dealers, the majority of which remain at Downtown Asheville addresses along Biltmore Avenue, Broadway Street, and College Street with a few retailers operating on Haywood Road in West Asheville. However, this broader trend of business relocation was in motion by 1947 and the resource was not alone in seeking new

construction on the outskirts of Asheville. Further, there is no evidence to suggest the Morrison's Furniture Store offered a unique or significant service to the community. Therefore, the resource does not appear to possess significance under Criterion A.

Morrison's Furniture Store is not eligible for the National Register of Historic Places under Criterion C. As described, the resource has been altered to a degree that it is difficult to place it as a mid-century commercial construction. Alterations to the canopy and parapet have masked character-defining features from its period of construction, and the application of stucco panels to the façade and south elevation compromise the resource's integrity. For these reasons, Morrison's Furniture Store does not appear to be significant under Criterion C for its architecture.

33. Commercial Building (BN5736)

Resource Name	Commercial Building
HPO Survey Site No.	BN5736
Address	523 Merrimon Avenue
PIN	964938922700000
Date(s) of Construction	ca. 1918
Recommendation	Not eligible



Façade, view to northeast

Physical Description

This asymmetrical two-story frame commercial building was constructed as a house at 523 Merrimon Avenue, and was identified in the 2011 Asheville Survey Update Phase II. Several additions – some of which are historic – extend from the north and east elevations. The house has been converted for business use. No outbuildings or other features were recorded.

The German siding and shingle clad frame house features corner boards and cornice returns. The roof profile is complicated by multiple additions, but there appears to be an underlying steeply pitched side gable with flared eaves. A continuous shed dormer is present on the façade (west facing) and rear (east) elevation. An addition to the second story on the south elevation obscures the roof profile, however, and the continuous rear dormer was extended through the gable peak with a vinyl door in the gable end (accessible by a wood deck structure). The engaged brick chimney breaks the roof ridge in the south elevation. Eaves are enclosed with bead board; plywood replacement is present along the first story of the façade. Crown molding is applied to the junction with exterior walls. The foundation is covered with

stucco on the façade and in other places around the original house. One brick pier was observed on the rear elevation of the original house, but infilled with brick.

Several historic, wood-framed, single-pane six-over-one wood sash windows on wood sills remain in the house occurring as single and double units. A ribbon of four historic wood windows is present in the south elevation of the (original) diminutive hipped wing attached to the south elevation of the house. A single two-light wood awning window was observed on the east elevation. Renovations for conversion of the second story to a separate upstairs apartment included the replacement of windows with vinyl sashes, in addition to the previously mentioned vinyl door and wood deck structure. Windows in the original house have also been replaced on the first floor of the façade with large fixed-pane display windows. A wood ADA ramp provides access to the replacement glass door on the façade. The porch is concrete.



Façade, focused on the of the original house mass, view to east



**Façade shed portico detail, view to northeast.
Note the pilasters and brackets.**



Oblique view of façade and south elevation, looking to the northeast



South elevation, view to north. The ribbon of four windows in the hipped roof wing is partially obscured by deck structure.

The resource was operated as a guest house beginning in the 1930s and expanded to suit the purpose. Additions to the rear elevation, and one addition to the north elevation appear to date from this period. A two-story shed addition extends from the north end of the house's rear (east) elevation and overlaps some window trim on the original house. Historic six-over-one wood windows are present in the first floor of this addition and vinyl replacements in the second story, consistent with the general description above. Brick piers are visible in the south-facing exposure of the foundation, though infilled with brick, and the east-facing foundation exposure clad in stucco. Three lean-to additions extend from the original house and the two-story addition. These are set on wood piers in concrete footers. Each has a small center door, which are infilled with German siding, and a small window. These additions are clad in German siding and have open eaves, exposed rafter tails and sheathing.



Rear (east) elevation, view to north. Note that the detail photograph below is taken at the two-story junction mid-frame.



Rear (east) elevation detail of the two-story addition junction, view to north. Note the two-story addition (to the right) partially covers window surrounds (at left) and the boxed eave above.

Two one-story gable additions are attached to the north elevation of the house, the gabled roofs meet to form a valley. Based on materials consistent with those described on the rear additions, and the stone and brick, single stepped exterior chimney, the rear (east) addition appears to predate the other gable addition which is flush with the house's façade and contains the large fixed pane display window. Brick piers are visible in the rear gable addition foundation, though have been infilled with brick and partially clad in stucco. This addition also includes a centered entry with a replacement flush, wood door in the gable end under a shed roof porch supported by simple wood posts. The porch floor is wood and accessible via wood stairs. The eaves are open, consistent with those described on the rear additions, and a wood slat gable vent is present. The north elevation of the adjacent addition is blank except for a wood slat gable vent.



Oblique view of gable addition at northeast corner of house, view to southwest. This addition appears to date to the same period as the additions to the rear of BN5736.



North elevation, view to south

A large asphalt parking lot fills the area between the house and the back of the sidewalk on Merrimon Avenue. The property is grassed on the other elevations and a small unnamed creek traverses the back of the property, in very close proximity to the house in some places.¹⁴⁷ The creek bank bordering the resource has been reinforced with a dry-laid stone wall in places. A couple mature hardwoods remain on the property and foundation plantings are present on the façade.



View along unnamed creek at east parcel boundary. Note laid stone embankment and proximity of house at right.

As a retail operation, a portion of the interior was observed; the following characteristics represent only a partial survey of the interior. A carpeted straight-run box staircase is present to the right of the entry. The left side (north) is wide open with little interior partitions. This suggests a portion of the house's exterior wall was removed to create the continuous space. The floor elevations between the house and northern additions vary; a raised platform partially bridges these floor variations. Walls are primarily drywall and a drop ceiling was added. The chimney in the rear elevation of the north gabled addition features a wood mantel with applied floral decorations and columns with stylized floral capital and concrete hearth.

Historic Context

The resource corresponds to Lot Nos. 4 and 5 in the 1914 plat of the Norwood Addition (Exhibit 122). William M. Hamer purchased Lot Nos. 3 and 4 from the Central Development Company (Norwood Park owner) in August 1917. W.M. Hamer appears in the 1918 city directory on Woolsey Avenue (a continuation of Merrimon Avenue at that time), though house numbers were not listed north of the city

¹⁴⁷ Note: The proximity of the creek made photographing the rear elevation difficult. The opposite side of the creek was quite steep and covered in vegetation, as well as being on private property outside the project APE.

limits; in 1919, W.M. Hamer is listed at 504 Merrimon Avenue. This indicates that the house was built shortly before 1920, ca. 1918. Hamer sold Lot No. 3 to Richborough Motor Company in September 1925.

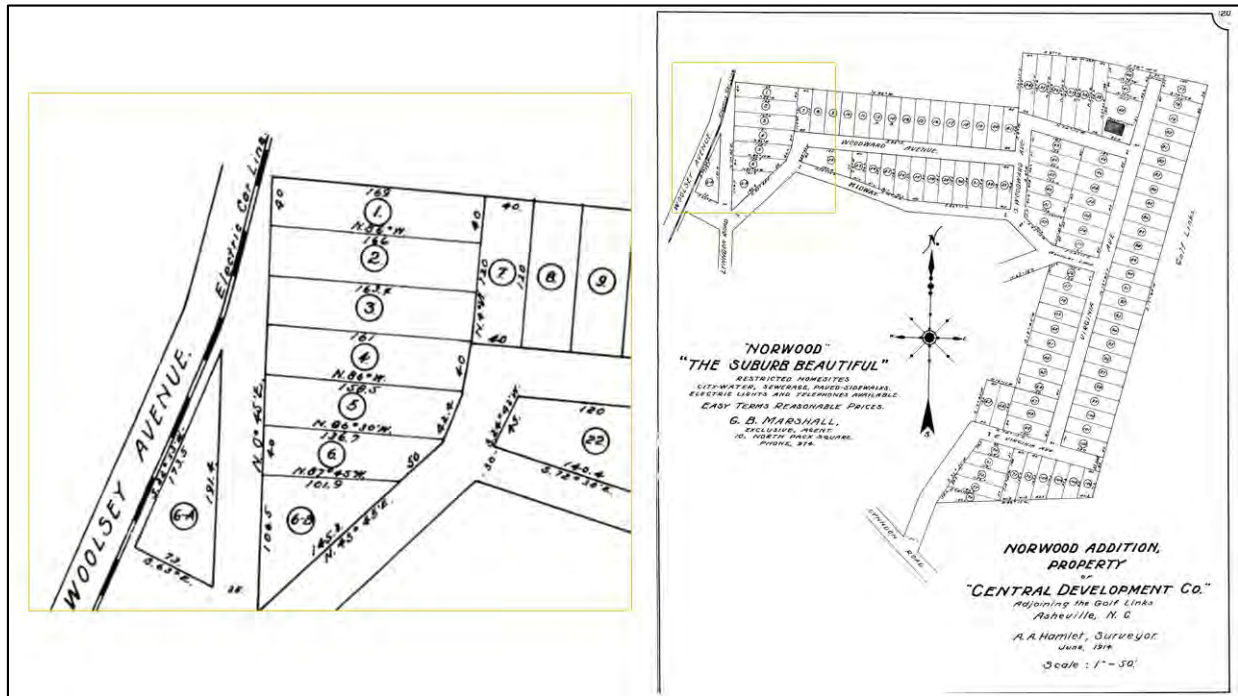


Exhibit 122. Norwood Addition, June 1914 at right with detail surrounding the location of the resource at left. BN5736 occupies Lot Nos. 4 and 5.

Early deeds for the property indicate the parcel fronted to Lynndon Road, an extension of Murdock Avenue north of the city limits. City directories indicate, though, the resource had a Merrimon Avenue address. The 1925 Sanborn map shows the resource at 512 Merrimon Avenue with the Lynndon Road right of way (35 feet, “not opened”) between the house and Woolsey Avenue (current Merrimon Avenue) (Exhibit 123). It is suspected the “not opened” right of way may have been used as a driveway to access the resource historically. The 1925 Sanborn describes an odd parcel boundary, with 100 Midway Road (east of resource) cutting into the southeast corner of the parcel at a jagged angle and with a one and one-half story frame dwelling with basement at 102 Midway Road on the same parcel as the resource.



Exhibit 123. Portion of the 1925 Sanborn map (Sheet 60) showing the resource at 512 Merrimon Avenue

Despite the irregularities in the parcel, the house footprint described in the 1925 Sanborn appears to represent the house’s original form: a one-story wing extending from the rectilinear, two-story frame

house. A one-story frame garage is present at the south side of the parcel. No other houses were constructed in the lots that faced Merrimon Avenue.

Anne Tyndale-Lea purchased Lot No. 3 from J.H. Sample (trustee) in January of 1937. Shortly before the transaction, in June of 1936, Tyndale-Lea was listed as the contact for the “El Nido Camp / For Girls over 16” with a local address at 523 Merrimon Avenue and a PO Box in Lake Lure.¹⁴⁸ In the fall of 1937, advertisements for the “Hostess House” appeared in local newspapers, Ms. Tyndale-Lea acting as hostess. The private home offered rooms with baths, furnace heat, Beauty Rest beds, and meals if desired.¹⁴⁹

Though not conforming to the popular tourist court form, the resource was a small individual-owned operation in the late 1930s. It is suspected that several of the rear additions described above date to this pre-war period of development. Merrimon Avenue served as a convenient stopping place for auto-tourists; a major travel route, in close proximity to Asheville and the various natural attractions in the surrounding county and beyond. The familiar, residential architecture, the shaded creek in the back yard, and the convenience of meals on site added to the folksy charm in vogue during this period of auto tourism. By the early 1950s, the motor court, or motel, was superseding the tourist court. The Farrwood Motor Court (BN0894) opened circa 1950 just a few hundred feet north of the resource. However, by the late-1950s, the folksy charm of the guest house was wearing off and tourists preferred the efficiency and familiarity of overnight accommodations offered by the motel.¹⁵⁰

Sharing a similar trajectory to the Lewis Lodge at 555 Merrimon Avenue, by the mid-1950s the resource was converted to commercial use. Morrison’s – the furniture dealer that constructed the new commercial building in 1947 at 535 Merrimon Avenue – announced the opening of a new carpet and drapery store right next door, in the house at 523 Merrimon Avenue. Beginning in the mid-1960s, a series of businesses occupied the converted house, a realty company, a chain link fence installation company, and Aluminum Sales Co. Pruetts Brothers Pick’n’Grin operated a music shop from this location between roughly 1976 and 1988. Antique Train and Toy Company followed, and currently Jus’ Running, an athletic store, operates in the converted house.

Architectural Context

The resource was platted in Norwood Park. The Norwood Park Historic District has a period of significance from ca. 1900 to 1951 and meets NR Criterion C for architecture and Criterion A for its contribution to the early-twentieth-century community planning and development of Asheville. Unlike most suburban neighborhoods developing on the north side of Asheville concurrently with Norwood Park, the neighborhood appears to have been purposefully planned to fill a need for middle class housing north of the city, with generally smaller houses and lot sizes, higher density, and no land left undeveloped for open space. It is an intact collection of Craftsman, Colonial Revival, Minimal Traditional, Tudor Revival, and Dutch Colonial Revival style buildings dating from the late 1910s and 1920s. There are a handful of buildings dating from the late 1930s and early 1940s, and two farmhouses that predated the planning of the neighborhood were located on the land which developed into Norwood

¹⁴⁸ Advertisement, *Asheville Citizen-Times*, 6/14/1936.

¹⁴⁹ Advertisement, *Asheville Citizen-Times*, 9/5/1937.

¹⁵⁰ Acme Preservation Services, 2012: 10.

Park.¹⁵¹ The resource appears to have been a physical outlier within the Norwood Park neighborhood, occupying one of only a few parcels on Merrimon Avenue and being the only dwelling constructed in those lots by 1954.

As a result of several additions and alterations associated with the conversion of the resource from a house, to a tourist court, to commercial use the resource does not display a coherent collection of architectural features that fit neatly within a single style. The two-story, side-gabled house features flared eaves and a continuous shed dormer. The steeply-pitched roof with flared eaves are suggestive of the sweeping curve roofline employed in the Tudor Revival style; however, the resource lacks complementary architectural features of the style. Other architectural features suggest the Colonial Revival style, including the pilasters (the remnant brackets may have originally supported a decorative crown, or pediment) bounding the central entry, symmetrically balanced windows, and multi-pane glazing employed in adjacent pairs. The late-1930s additions to the north and rear (east) elevations incorporate exposed rafter tails and plank wood sheathing in overhanging eaves, suggestive of the Craftsman style.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though elements of the original design remain visible, and an architectural style is evident, integrity of design has been greatly compromised with later additions that have altered the house's form and the reorganization of interior spaces to suit retail needs. Though several additions to the house have altered the design, the remaining collection of historic materials – including several windows and cladding material – conveys historic workmanship. The rear additions are historic, though not complementary to the house's design, and also display historic materials and workmanship from their period of construction (e.g., open eaves, exposed rafter tails and sheathing).

As described in the 1925 Sanborn, this house historically related to Merrimon Avenue quite differently when a 35-foot right of way (extension of Lyndonn Avenue [current Murdock Avenue] to Merrimon Avenue) was presumably utilized as a driveway. Further, the expansive asphalt parking lot in front of the house coupled with the development of Merrimon Avenue to a commercial corridor after its construction diminish the resource's integrity of setting. Though the resource is immediately identifiable as a historic house, design alteration, conversion to commercial use, and loss of setting compromise the resource's integrity of feeling and association.

National Register Criteria Evaluation

The resource was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with events or persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criteria A and B. Built ca. 1918, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The resource is not eligible for the NR under Criterion C. Several additions have altered the house's footprint and design. Though some additions were likely completed in the late 1930s, displaying historic

¹⁵¹ Argintar, 2008.

materials, workmanship and elements of the Craftsman style, the overall composition of the house was altered. The conversion of the resource to first a guest house, then to various commercial retail uses have further compromised the resources internal organization. For these reasons, the resource does not appear to be individually significant under Criterion C for its architecture.

34. (Former) Woolsey Dip Amoco Station (BN3317)

Resource Name	(Former) Woolsey Dip Amoco Station
HPO Survey Site No.	BN3317
Address	505 Merrimon Avenue
PIN	964937799800000
Date(s) of Construction	1948
Recommendation	Not Eligible



Former Woolsey Dip Amoco Station façade, view southeast

Physical Description

This asymmetrical one-story brick filling station on a concrete pad is located at 505 Merrimon Avenue in the southeast corner of the Murdock Avenue intersection with Merrimon Avenue and was previously identified and assigned HPO Survey Site No. BN3317 (Filling Station). Research revealed this building was constructed as an American Oil Company (Amoco) filling station in 1949. As one of several Amoco stations in Asheville and Buncombe County, this location was initially identified as the Woolsey Dip location; this resource will be referred to as Amoco Station in this evaluation. No outbuildings or other features were recorded.

This 52-foot by 29-foot masonry filling station is constructed in two parts, including the slightly projecting corner office at the north end of the building and two service bays to the south. The elevations of these spaces differ slightly based on internal use, with the office elevation being slightly lower than that of the service bays. The office features a centered wood-framed replacement glass door with fixed transom and stucco clad hood within a vertical accent that slightly projects from the wall

plane and extends above the parapet roof. Double fixed pane, tinted display windows are present on either side of the door with windows continuing around both corners. The vertical accent includes applied (wood) decorative elements. The “Yolo Frozen Yogurt” sign (current occupant) is attached above the door. One service bay door (closest to office) is infilled completely and clad in stucco. The second service bay door is also infilled, but includes a double glass door entry with sidelights and transom. The remnants of a neon light (attributable to previous occupant, The Hop) remains affixed to the wall above this entry, though the tube lettering is mostly removed. The steel lintels above the service bays remain evident.



Former Woolsey Dip Amoco Station façade service bay detail, view to east. One service bay door is infilled at left, the other converted to a secondary entry.



Former Woolsey Dip Amoco Station oblique view of the corner office and north elevation, view to the southeast

Decorative trimming elements – i.e., soldier brick course at the foundation and concrete block coping on parapet – are present on the façade (west facing) and north and south elevations. An intermediate applied wood horizontal element traverses these elevations at the roof line, below the parapet. The parapet treatment corresponds with the foundation treatment, with a concrete cap on the façade and north elevation. These treatments turn the corner on the south elevation, but then end. The parapet on the north elevation is wood.

Aside from the in-filled service bays, there are several other openings that have been infilled. At the west end of the north elevation, a small window and door were infilled and clad in stucco. The shallow hood above the ghost door remains. It seems likely these openings corresponded to a restroom. The stucco application is not continued on the rear (east) elevation where the brick construction is revealed. Here, three window openings are infilled with concrete masonry units (suggesting infills on other elevations were similarly treated, and then coated with a smooth surface). A service bay door with steel lintel is also infilled in the south extent of the north elevation, aligning with a service bay on the façade and likely historically provided a continuous passage through the service garage. The parapet on the rear elevation is capped with an aluminum flashing. A single, fixed pane, aluminum framed double pane window is present in the south elevation.



**Former Woolsey Dip Amoco Station oblique view of the north and rear (east) elevations, view to the southwest.
Note hood above the infilled bathroom door in rear of north elevation.**



Former Woolsey Dip Amoco Station rear (east) elevation, view to the northwest. Murdock Avenue in foreground.



Former Woolsey Dip Amoco Stationsouth elevation, view to north

The Woolsey Dip Amoco Station is situated in the northeast corner of the small parcel, bound by Merrimon Avenue to the west, and Murdock Avenue to the north and west. Parking is available south of the building within an expansive asphalt parking lot the yogurt shop presumably shares with Luella's Barbeque to the south. A historic concrete sidewalk corresponds to the office extent, continuing around the north elevation to the presumed bathroom. More recent concrete sidewalks traverse the parcel from the sidewalk paralleling Merrimon Avenue and the parking south of the building. A stamped concrete patio is located along the south elevation and provides outdoor seating. The remainder of the parcel has been landscaped, obscuring any potential, associated service station features like gas pump island, canopy supports, and/or drives to the infilled service bays.



View to north along Merrimon Avenue, former Woolsey Dip Amoco Station at right. The Chatham Road/Murdock Avenue intersection is visible.

Historic Context

The *Asheville Citizen-Times* announced Amoco's plans to construct a new \$20,000 brick and stucco service station at this location (501 Merrimon Avenue at the time) in early 1948, with an expected opening date of March 1, 1948. The structure would replace an existing Amoco station (Woolsey Service Station) at the address, which would be razed.¹⁵² Woolsey Service Station was listed at 507 Merrimon Avenue in the 1938 City Directory, south of Murdock Avenue. Another filling station was located north of the Murdock Avenue intersection as early as 1930 (Bell's Service Station) in the city directories. By 1938 the competing filling station, known as the Merrimon Shell Service Station, was listed at 515 Merrimon Avenue, north of Murdock Avenue.

¹⁵² "Company Plans \$20,000 Service Station In City", *Asheville Citizen-Times*, 2/17/1948.

Located along a principal arterial connecting Asheville to communities to the north, and in close immediate proximity to the middle-class residential neighborhoods in Norwood Park and Jackson Park, the Chatham Road/Murdock Avenue intersection attracted competing filling stations by the late 1930s. By 1948, Amoco upgraded their filling station to the current building, indicating the location was successful. City directories indicate the location was no longer operated as a gasoline station by 1970. The Hop, a popular local ice cream shop, received a Griffin Award for rehabilitation in 1979 (Exhibit 124). The PSABC acknowledges outstanding projects and individuals through the annual Griffin Awards program. The current business, Yolo Frozen Yogurt, completed a renovation, including the updated storefront and second entrance, prior to opening in 2011.



Exhibit 124. "The Hop", 2004 by Ken Miller. (Source: Pack Memorial Library, NC Room Collection, N836-5).

Architectural Context

The Woolsey Dip Amoco Station is a Modernist brick oblong box. The design elements incorporate Art Moderne features – an asymmetrical façade, smooth wall surfaces, and the horizontal applied elements – a referential Art Deco entry, with the tower projecting above the roofline, and the International style’s glass corner. The overall treatments are subdued, lacking the decorative elements of the Art Deco style and the streamline curves of the Art Moderne. This general treatment is consistent with postwar architecture that emphasized utility over decoration.

The oblong box originated in the Depression years as an economic, and replicable approach, to service station design. To counter deteriorating gasoline sales, many companies started selling auxiliary products (e.g., tires, batteries, and accessories; or “TBA”) which required larger display areas. At the same time, more companies began to focus on automobile repairs. The filling stations of the 1920s –

often incorporating references to residential design, including hip and gable roofs – were replaced with flat roofs and enlarged offices attached to service bays, which were integrated in the oblong box. Increase in plate glass corresponded to a decrease in exterior decoration. Many companies modified the oblong box to achieve customer recognition. Whereas the filling stations of the 1920s attempted to soften the intrusion of the gasoline station, incorporating residential design elements like hip and gable roofs, service station design in the 1930s and after sought to maximize station visibility.¹⁵³

Several Modernist gas stations were observed in relatively close proximity to the former Woolsey Dip Amoco Station, including O’Kelley’s Amoco Service Station at 121 Biltmore Avenue (BN5182) (current BarTaco restaurant location) (Exhibit 125). Though slightly larger than the Amoco Station evaluated in this report, O’Kelley’s Amoco is a 1944 example also located on US 25, just south of Downtown Asheville. The two Amoco Stations are nearly identical in form and share common architectural features. The office projects from the wall plane, and roof elevation is a bit higher above the service garage. The office includes glass corners and the tower above the office entrance. However, the shed roof attached to the façade and a two-story addition to the rear have significantly altered the stations design.



Exhibit 125. O’Kelley’s Amoco Service Station (BN5182) (1944), 121 Biltmore Avenue in Downtown Asheville Historic District Boundary Increase IIIb

Good examples of more pure Art Deco and Art Moderne style service stations are also nearby. Just north of O’Kelley’s Amoco Service Station is the ca. 1941 Gulf Pride Service Station at 91 Biltmore Avenue (BN5180) (current Wicked Weed Brewery location) (Exhibit 126). The Gulf Pride station is an Art Moderne service station, incorporating the smooth (stucco) wall cladding, round corners, horizontal applied elements, and some glass block windows, common to the style. The Gulf Pride Service Station is a contributing building to the Downtown Asheville Historic District (BN2483; boundary adjustments).

Just west of downtown Asheville is the ca. 1928 Shell Gas Station at 121 Patton Avenue (BN2369) (current Spicer Greene Jewelry) (Exhibit 127). The station features a two-story central block with flanking, one-story double service bays. The main block includes concave fluted corners, a reeded chimney, and ornamental patterns. This building is identified as a “Key Building” in the NRHP-listed Downtown Asheville Historic District (BN0003).

¹⁵³ Jakle, 1978: 529-530.



Exhibit 126. GulfPride Service Station (BN5180) (1941), 91 Biltmore Avenue in Downtown Asheville Historic District Boundary Increase IIIb



Exhibit 127. Shell Gas Station (BN2369) (1928), 121 Patton Avenue in Downtown Asheville Historic District

Common to all examples described above are their historic locations along primary routes radiating from Downtown Asheville and a comparable design approach to the combined filling-service station, a form that gained popularity in the 1930s. Also of note, all examples have been updated for current retail or restaurant use, similar to the former Woolsey Dip Amoco Station. Similarities were noted between those historic service stations offering food service, primarily the loss of setting. Each has created a physical and visual barrier between the historic service station and the road to create a comfortable space for people to commune. This relationship to the street was fundamental to the historic design of service stations. As a retail establishment, the ca. 1928 Shell Gas Station retains a concrete parking lot, which more closely mimics historic conditions. Further, the treatment of service bay doors is of interest. All examples were designed to house automobile service garages in conjunction with a filling station. The loss of the service bay doors – in conjunction with the loss of gasoline pumps in all cases – compromises the building’s design. The glazed treatments – used at the Shell Gas Station and Gulf Pride Service Station – go further in referencing these integral historic features than in-filling the features with concrete block.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though elements of the original design remain visible, and an architectural style is evident, integrity of design has been compromised by alterations to key features, including the infill of one service bay and conversion of the other to a secondary entry. Further, the infill of the bathroom door and windows in the north and east elevation, and the insertion of the window in the south elevation further diminishes the service stations integrity of design. The addition of the curb along Merrimon Avenue and loss of definable service station circulation patterns (e.g., approaches to service bay doors, parking, gasoline pump islands, etc.) have altered the service station’s setting and compromised integrity of feeling and association. Though historic materials are present, updates to the storefront windows and door, coupled with the lack of service bay doors, prevent the building from conveying integrity of materials and workmanship.

National Register Criteria Evaluation

The former Woolsey Dip Amoco Station was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1948, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former Woolsey Dip Amoco Station is not eligible for the NR under Criterion A for commerce. Research indicates that the resource was not the first, or only, service station at this location. Historically the Murdock Avenue/Chatham Road/Merrimon Avenue intersection supported two service stations for a time. Though the Woolsey Dip Amoco Station is the only remaining service station at the corner, it did not offer a unique or significant service to the surrounding community. As personal automobile ownership soared in the postwar years, filling and service stations proliferated along commuting corridors. The 1948/1949 city directory lists over 100 gasoline and oil service stations with 13 on Merrimon Avenue. As such, the resource does not appear to be significant under Criterion A.

The former Woolsey Dip Amoco Station is not eligible for the NR under Criterion C. Though the form and footprint of the building remain intact – its vintage and design purpose also remain evident – alterations to key features, including the infill and conversion of the service bay doors, and the infill of the bathroom door have altered the service station’s design. Other alterations include the infill of windows in the north and east elevation, and the insertion of the window in the south elevation. Further, the Amoco Station is not unique in its design or construction materials. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

35. (Former) A&W Drive-In (BN6390)

Resource Name	(Former) A&W Drive-In
HPO Survey Site No.	BN6390
Address	501 Merrimon Avenue
PIN	964937778500000
Date(s) of Construction	1961
Recommendation	Not Eligible



Former A&W Drive-In, oblique view of façade and east elevation, view to southwest

Physical Description

The resource consists of an asymmetrical, rectangular stucco-clad structure with a hipped roof and a short metal canopy extending from the north elevation. The resource was constructed as an A&W Drive In restaurant in 1961 and has been operated as a series of restaurants since; Luella’s Barbeque has occupied the restaurant since 2008. A small gable dormer vent is located in the east roof slope and solar panels are installed on the west roof slope. The distinctive V-shaped canopy extends from the primary entry on the north elevation and is supported by flared steel columns set in concrete footers. Historical aerial imagery indicates the canopy extended further to the north. Parking spaces remain aligned perpendicular to the sidewalk, further suggesting its prior use for covered, curb service.

The building is placed centrally within an irregular parcel bound by Reed Creek and Merrimon Avenue along its west extent (the proximity of both made photography of the southwest corner difficult). Concrete block retaining walls are present in places along the creek. Most of the parking is located north of the building, between the former Woolsey Dip Amoco Station, Merrimon Avenue, and Murdock

Avenue, and is organized around a central, north-south oriented concrete sidewalk that originates at the primary entry on the building's north elevation. Additional parking extends to the rear of the restaurant and a simple post with chain gate blocks entry to Weaver Park to the south. In addition to dumpsters located in the southwest corner of the parcel, a small aluminum wood shed is located behind the restaurant. The restaurant sign is of unknown age, though it has been updated for the current owner, and is set along Merrimon Avenue, north of the patio, with landscaping surrounding. A stone planter and retaining wall are also present along Murdock Avenue towards the rear of the restaurant.



Former A&W Drive-In façade, view to south



Former A&W Drive-In façade, canopy detail, view to southwest

To the rear (south) are three shed additions on concrete block foundations and clad in T1-11 siding. Brick veneer was noted on short exposures of the building's south elevation between the lean-to additions. The concrete patio is located on the west elevation between the restaurant and the sidewalk on Merrimon Avenue and is bound by a stucco clad skirt wall. A metal shed roof on steel posts covers the patio.

The windows and doors throughout the building appear to be replacements, consisting of fixed pane windows in simple metal surrounds and glass and metal commercial doors for customer circulation; vinyl and metal replacement doors are utilized for employee access to the kitchen and storage.

The interior features an open dining area at the north end of the building with a bar dividing the public space from the kitchen and office. Interior finishes are updated, including tiled floors and walls. The valley of the canopy butterfly roof extends to the interior of the restaurant, terminating at the break between the dining room and kitchen. The surrounding ceiling consists of a tile drop ceiling.



Former A&W Drive-In, canopy detail, view to northwest



Former A&W Drive-In, oblique view of east and south (rear) elevations



Former A&W Drive-In west elevation with covered patio and sign



Former A&W Drive-In, aluminum wood shed south of the building. Concrete block walls are utilized in places adjacent to Reed Creek; the incised creek bank is located directly behind this wall.

Historic Context

The roadside restaurant industry emerged in the 1920s. Before World War I, automobiles were less common and there were few opportunities for getting meals on the road. Between 1920 and 1930, the number of automobiles in America rose from eight million to twenty-three million and along with the increase came thousands of roadside dining options. These restaurants and stands catered to motorists, travelers and tourists.¹⁵⁴ The drive-in restaurant can be traced back to the turn of the twentieth century when some urban pharmacies and soda fountains employed waiters to serve customers waiting in their buggies. Founded in 1919, A&W expanded the concept of curb service by building on bigger lots with room for customers to drive off the street and park on the premises and introduced “tray girls” (i.e., carhops), who proved to be one of the drive-ins’ main attractions.¹⁵⁵

Roy W. Allen opened his first root beer stand in Lodi, California in 1919. Allen soon opened a second stand in nearby Sacramento where the country's first "drive-in" featuring "tray-boys" for curb side service, opened. In 1922 Allen took on a partner, Frank Wright, and the two partners combined their initials - "A" for Allen and "W" for Wright – and formally named the beverage, A&W Root Beer. A&W began franchising restaurants in the 1920s, the first chain restaurant to do so nationally. A&W was also a pioneer in food-stand franchising, allowing local investors to sell its products and duplicate its architecture and graphic trademarks. By 1933, there were over 170 franchised outlets operating in the mid-west and west. To ensure uniform quality for the namesake beverage, Allen sold the signature root beer concentrate exclusively to each franchise operator. Though no new A&W restaurants opened during World War II, the number of restaurants tripled as GI loans paved the way for private enterprise to flourish in the rapidly recovering postwar economy. The popularity of the personal automobile contributed to the increasing popularity of drive-in restaurants in general; A&W remained one of the few nationally established drive-in restaurant chains during this period of growth. By 1960 the number of A&W restaurants had swelled to over 2,000, with locations across the country and Canada.¹⁵⁶

The drive-in restaurant became somewhat of a cultural icon in the postwar years, providing a stage on which America’s nascent, youth-centered automobile culture gained momentum. Asheville's first drive-in was Buck's Restaurant, founded by John "Buck" Buchanan in 1946, on Black Mountain Highway (current Tunnel Road) (Exhibit 128). Buck’s Restaurant is no longer standing. Wink’s followed, also on Tunnel Road (the current site of Papa's and Beer), and featured a radio tower and disk jockey perched on the roof

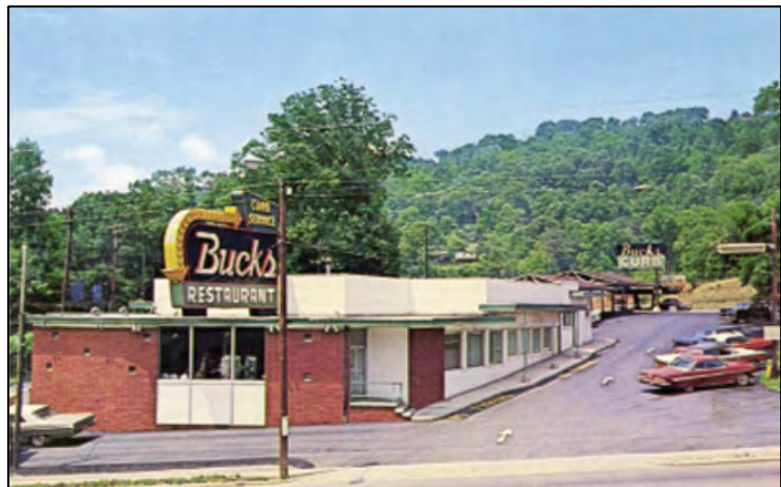


Exhibit 128. Bucks Restaurant on Tunnel Road, no longer extant; date unknown. Source: WNC Magazine, wncmagazine.com/feature/eat_bucks.

¹⁵⁴ umich.edu/~drivein/restaurant.html

¹⁵⁵ Liebs, 1995: 208.

¹⁵⁶ www.aw-drivein.com/aw-restaurant-history/; Liebs, 1995: 208.

during peak cruising hours. Though still in use as a restaurant, there is no evidence of either the radio tower or an associated canopy at Papa's and Beer. On the other side of the Tunnel was the third drive-in, Babe Malloy's (no longer extant). The trio, together known as "The Big Three" created somewhat of a "cruising circuit" for local teenagers to see and be seen.¹⁵⁷



Exhibit 129. 1975 aerial imagery of the resource. Source: Asheville Through Time.

By 1960, at least seventeen drive-in restaurants were listed in the city directory, though there were likely more.¹⁵⁸ A series of want advertisements were placed regularly in the *Asheville Citizen-Times* in 1961 for curb-service staff at the 501 Merrimon Avenue A&W Drive-In location; "A&W Drive Inn" appears in the 1961 city directory. It is unknown when A&W left the current location; however, an interview with the current owner suggests the resource has remained a restaurant under a series of owners since its construction. Aerial imagery from 1975 shows the canopy extended further to the north than it currently does, though perhaps it did not cover the entire length of the extant concrete sidewalk (Exhibit 129). The current owner/occupant, Luella's Barbeque, has operated from this location since 2008. Based on an interview with a manager,

Luella's is responsible for the addition of the patio on the west elevation, installation of the solar panels, and construction of the bar on the interior.

Architectural Context

The drive-in restaurant's form was driven by the need to attract and accommodate as many vehicles as possible. This was typically accomplished in the pre-war years with a rectangular or circular building capped by a giant sign or illuminated pylon. The most notable postwar architectural improvement was the addition of shelters for cars in the form of deeply cantilevered main roofs, and especially separate, freestanding structures like those used at self-service filling stations of the period. These canopies were designed to serve as powerful lures for passing traffic. Drive-ins from the early 1950s to the mid-1960s employed the Exaggerated Modern motifs, often taking the form of sweeping arcs and Vs at contorted angles.¹⁵⁹

Unlike other mid-century restaurant franchises like McDonald's, A&W did not disseminate a standard design for franchises, though duplicative architecture and trademark graphics were made available. It was noted, though, that the A&W "pagoda" design was not introduced until 1968. HPOWEB includes two entries for A&W Drive-In Restaurants, both of which are located on the outskirts of Fayetteville in Cumberland County. The Modernist ca. 1962 A&W Drive-In (CD1040) features a predominantly glass rectangular restaurant with brick skirt walls and a V-shaped butterfly roof (Exhibit 130). The butterfly

¹⁵⁷ Lunsford, Mackensy. "The history of the Asheville burger". *The Asheville Citizen-Times*. 8/7/2014.

¹⁵⁸ Buck's Restaurant is not specifically identified as a drive-in restaurant in the 1960 city directory, suggesting other restaurants around Asheville may have offered drive-ins without using the name.

¹⁵⁹ Liebs, 1995: 210-211.

roof also extends into the building enclosure, a feature noted at this resource, though obscured with later additions. RoadsideArchitecture.com provides a collection of A&W Drive-In Restaurants nationally and other drive-in restaurants in North Carolina. As described by Liebs (1995), the drive-in restaurant accumulated a handful of identifiable features. By the early 1960s, the kitchen was typically housed in a small masonry clad building with a glass front in the Modernist style, devoid of applied ornamentation.



Exhibit 130. A&W Drive-In Restaurant (Lindy's) (CD1040) (ca. 1962), 3001 Raeford Road, Fayetteville. Source: HPOWEB.

These buildings may have included a small dining area and/or a counter where walk-up customers could order. The canopy was commonly employed but not ubiquitous. The canopy could extend either perpendicular or parallel to the kitchen depending on the site's characteristics, and its length and design of the canopy varied from simple, flat canopies to more imaginative rooflines, including butterfly and sawtooth canopies. Masonry walls commonly jutted above flat roof lines and supported signage.

Among the seven previously surveyed restaurants identified in HPOWEB in Buncombe County, the LeVaughn Drive-In Restaurant (BN5202) at 959 Haywood Road is the only drive-in (Exhibit 131). The curvilinear façade gives the appearance of a round building from the street, though the rear is squared. The drive-in may have conformed to the pre-war circular plan described by Liebs (1995: 210), around which customers parked "like spokes radiating from the hub of a wheel". There is a small projection on the front of the building housing the entrance, which is flanked by two large picture windows with security bars. The mansard roof is shingled and the building is clad in vertical wood siding. The LeVaughn Drive-In Restaurant is no longer in use as a restaurant; there is no evidence of an associated canopy.



Exhibit 131. LeVaughn Restaurant (BN5202) (1941), 959 Haywood Road

Other extant mid-century drive-in restaurants were not identified in Buncombe County, through HPOWEB and windshield survey. The Harvest Family Restaurant in neighboring McDowell County is situated along the west side of US 70 Business north of Marion (refer to Exhibit 97 on page 258). A two-

story restaurant/office block is located at the south side of the canopy extension and features porcelain enamel siding, colored glass, and a large sign. The canopy houses multiple parking spaces, each with a speaker intercom and menu board. The resource distinctive V-shaped canopy once paralleled Merrimon Avenue for roughly 100 feet and would have functioned in this capacity for the A&W Drive-In.

Integrity

There is no evidence to suggest the resource has been moved, therefore integrity of location is intact. Though elements of the original design remain visible, integrity of design has been compromised by alterations to key features, including the truncation of the canopy and the apparent expansion of the restaurant building under a steeply pitched hipped roof. As a result, integrity of feeling has been diminished. Despite the loss of the canopy, a concrete sidewalk roughly delineates the historic extent of a canopy and the resource retains its setting along Merrimon Avenue. Though historic materials are present, updates to windows and doors, the expansion of the restaurant building, and interior updates prevent the building from conveying integrity of materials and workmanship. While the building remains in use as a restaurant, the partial loss of the canopy and expansion of the building footprint to function as a traditional restaurant prevent the resource from conveying association with historic drive-ins.

National Register Criteria Evaluation

The former A&W Drive-In was evaluated for eligibility using the NR Criteria for Evaluation as outlined in 36 CFR Part 60.4. There are no known associations with persons that have made a significant contribution to the broad patterns of local, state, or national history; therefore, the resource is not considered eligible under Criterion B. Built in 1961, the property is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records, and is therefore not considered eligible under Criterion D.

The former A&W Drive-In is not eligible for the NR under Criterion A for commerce. Though other A&W Drive-Ins Asheville locations were not revealed through research, the drive-in restaurant was well represented as early as 1941 in the LeVaughn Restaurant; Asheville's "Big Three" were attracting customers by 1946. Material alterations and additions diminish the resource's relationship with the drive-in restaurant type and it no longer conveys the distinctive characteristics associated with a drive-in. As such, the resource does not appear to be significant under Criterion A.

The former A&W Drive-In is not eligible for the NR under Criterion C. The form and footprint of the building has been altered by alterations and additions. Though a portion of the canopy remains on the exterior and its presence noted on the interior, the resource does not convey a significant collection of the key characteristics associated with a historic drive-in restaurant. Interior alterations and updates have converted and enlarged the building to serve as a traditional dine-in restaurant, thus altering its feeling and association. For these reasons, the resource does not appear to be significant under Criterion C for its architecture.

VI. Sources

- Acme Preservation Services "Asheville Survey Update Phase II Summary Report". Asheville, 2012.
- . "Historic Structures Survey Report for US 19-23 (Future I-26) Improvements from Exit 25 in Asheville to Exit 13, Buncombe County". NCDOT TIP No. A-0010A, 2017.
- "American Foursquare". *Antique Home*, 2010. www.antiquehome.org/Architectural-Style/. Accessed 25 April 2018.
- Angley, Wilson and Douglas Swaim. "William Jennings Bryan House" (BN0139). National Register of Historic Places Nomination, 1983.
- Architectural Survey Records. North Carolina Historic Preservation Office Western Division Branch.
- Argintar, Sybil. "Norwood Park Historic District" (BN1945). National Register of Historic Places Registration Form, 2008.
- Asheville Citizen*.
- Asheville Citizen-Times*.
- Asheville City Directories.
- "Asheville through time". *Asheville Through Time*, nd. avl.maps.arcgis.com/apps/CompareAnalysis/index.html?appid=5acb0fac32624dfaadf7131c885ac5f2 Accessed 25 July 2018.
- Bailey, David C., Joseph M. Canfield, and Harold E. Cox. *Trolleys in the Land of the Sky: Street Railways of Asheville, N.C. and Vicinity*. Asheville, 2000.
- Bishir, Catherine. *North Carolina Architecture*. Portable Edition. The University of North Carolina Press, 2005.
- . "Westall, J.M. (1861-1941)." *North Carolina Architects and Builders: A Biographical Dictionary*. NCSU Libraries, 2009. ncarchitects.lib.ncsu.edu/people/P000422. Accessed 18 April 2018.
- . "Gaines, Henry Irvn (1900-1986)." *North Carolina Architects and Builders: A Biographical Dictionary*. NCSU Libraries, 2014. ncarchitects.lib.ncsu.edu/people/P000465. Accessed 25 April 2018.
- Bishir, Catherine W., Michael T. Southern, & Fennifer F. Martin. *A Guide to the Historic Architecture of Western North Carolina*. The University of North Carolina Press, 1999.
- Brown, Charlotte V. and William B. Bushong. "Six Associates". *North Carolina Architects and Builders: A Biographical Dictionary*. NCSU Libraries, 2010. ncarchitects.lib.ncsu.edu/people/P000099. Accessed 9 July 2018.
- Bowers, Sybil Argintar. "Clingman Avenue Historic District" (BN1826). National Register of Historic Places Nomination, 2003.
- Buncombe County Property Records, Deeds, and Plats.

- "Client Card". *Doan Reber Ogden Papers, 1952-1984*. On-file at North Carolina Historic Preservation Office, Western Branch Archives. File ID PC.1766.
- Eagle, Carter. Personal Communication. 22 June 2018.
- Fox, Landis. Personal Communication. 24 July 2018.
- Georgia Department of Natural Resources, Historic Preservation Division. "House Types in Georgia". Atlanta, no date.
- Griffith, Clay (a). "West Asheville-Aycock School Historic District, Asheville, Buncombe County, NC" (BN1839). National Register of Historic Places Nomination, 2006.
- (b). "West Asheville End of Car Line Historic District, Asheville, Buncombe County, NC" (BN1838). National Register of Historic Places Nomination, 2006.
- Gottfried, Jennings and Jan Jennings. *American Vernacular Buildings and Interiors: 1870-1960*. W.W. Norton & Company, Inc., 2009.
- "History of Garden Apartment". *Los Angeles Conservancy*, 2016. www.laconservancy.org/history-garden-apartments. Accessed 24 April 2018.
- Humphries, Carolyn and Mary Hooper. "Kimberly Amendment to Grove Park Historic District, Buncombe County, NC" (BN0198). National Register of Historic Places Nomination, 1990.
- Jackson, Mike. "'Storefronts of Tomorrow': American Storefront Design from 1940 to 1970". *Preserving the Recent Past 2*, edited by Deborah Slaton and William G. Foulks. Historic Preservation Education Foundation, 2000, pp. 2-57-2-65.
- Jakle, John A. 1978. "The Gasoline Station, 1920 to 1970". *The Journal of American Culture*, vol. 1, no. 3, 1978, pp. 520-542.
- "Joseph Bertram (Bert) King, FAIA (1924-2012)". *NC Modernist Houses*, 2008. www.ncmodernist.org/king.htm. Accessed 23 April 2018.
- "Let's Talk About Anthony Lord." *North Carolina Room*, 2014. packlibraryncroom.wordpress.com/2014/08/02/anthony-lord-artist-architect-craftsman-2/. Accessed 18 April 2018.
- Liebs, Chester H. *Main Street To Miracle Mile: American Roadside Architecture*. The Johns Hopkins UP, 1995.
- McAlester, Virginia Savage. *A Field Guide to American Houses*. Alfred A. Knopf, 2015.
- McCarty, Holsaple, McCarthy (MHM). "University of North Carolina Asheville Peripheral Property Study - 2008". administration.unca.edu/sites/default/files/Campus Master Plan/UNCA Peripheral Property Study 1.pdf. Accessed 14 July 2018.
- Thomson, Jack. Personal Communication (via email). 08 June 2018-19 July 2018.
- Todd, David. Personal Communication (via email). 02 February 2018-08 March 2018.

“Proposed Store for Burton & Son.” December 1, 1944. North Carolina Room, Pack Memorial Library, Asheville. File ID SA1131.

Purdue, Jane Cocke. Personal Communication. 25 July 2018.

Sanborn Insurance Maps of Asheville, NC. 1925, 1954 (update). University of North Carolina Wilson Library Special Collections.

“Store Building for Burton and Son”, December 6, 1945. North Carolina Room, Pack Memorial Library, Asheville. File ID SA1535.

Swaim, Douglas (Ed.). *Cabins & Castles: The History & Architecture of Buncombe County, North Carolina*. North Carolina Department of Cultural Resources, 1981.

Symmes, Gay. Personal Communication. 20 July 2018 & 24 July 2018.

University of North Carolina Asheville Ramsey Library, Special Collections & University Archives. toto.lib.unca.edu/. Accessed 19 April 2018.

Western North Carolina Heritage Digital Photograph Collection. cdm15733.contentdm.oclc.org/cdm/search/collection/Photographs. Accessed 19 April 2018.