



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

June 11, 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, Widening of Swannanoa Road from Biltmore Avenue to US 74A, Asheville, U-5832, PA 17-04-0022, Buncombe County, ER 18-1104

Thank you for your April 6, 2018, memorandum transmitting the above-referenced report. We have reviewed the report and offer the following comments.

General Observations:

The introduction on pages 9 through 12 of the report provide an excellent overview of the project area, providing good context for the evaluated resources. The introduction does address the evolution of the Swannanoa River Road corridor from a linear string of large residential estates in the 1800s and early 1900s to one of the city's most densely developed industrial nodes during the second and third quarters of the 20th century. Easy rail access facilitated this transition. There are several properties in the Area of Potential Effects (APE) that 1) relate to the historic theme of industry and 2) may be at least 50 years old. It may be that they were built in the 1970s, since construction techniques and stylistic features among industrial buildings are fairly consistent during the third quarter of the 20th century. Due to the number of resources along the corridor that were not surveyed, it would be useful to have included an index of the properties that were eliminated from a more detailed evaluation. For example, see the final comment about a mid-1930s comparable that was used for the Planters Tobacco Warehouse No. 1. This property, which was reported to have a high degree of integrity, is located in the APE, but was not surveyed and evaluated. It was used as justification for evaluating the Planters Tobacco Warehouse No. 1 as not eligible because it was thought to be a better example.

We concur that the following properties are not eligible for listing in the National Register of Historic Places for the reasons outlined in the report.

- Southern Paper Products Company (BN0745)
- Blue Ridge Grocery (BN5572)

We concur that the following properties are eligible for listing in the National Register.

- Asheville Mica Company (BN6333) is eligible under Criterion A for its significance in the area of industry and under Criterion C for its architectural significance. We agree with the recommended boundary, shown on page 65 of the report, which encompasses the two parcels on which the extant buildings of the Asheville Mica Company are located.
- Kenilwood Heights (BN6334) is eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which encompasses the area contained in the original 1924 plat for Powers Engineering and Construction Company.
- William E. Breese Sr. House (BN0023), which was individually listed in the National Register of Historic Places in 1980, remains National Register-eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which encompasses the tax parcel on which the house is located.
- Biltmore Village Historic District (BN6358) is eligible under Criterion A for its significance in the area of community planning and Development and under Criterion C for its architectural significance. We agree with the recommended boundary as illustrated on page 127 of the report.
- Southern Railway Passenger Depot (BN0175) remains National Register-eligible under Criterion A for its significance in the area of transportation and under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.
- Biltmore-Oteen Bank (BN0172) remains National Register-eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.
- First Biltmore-Oteen Bank/Biltmore Shoe Store (BN0155) remains National Register-eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.
- McGeahy Building/McGeahy Building (BN0173), which was listed in the National Register of Historic Places in 1979 as the McGeahy Building, remains National Register-eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.
- Biltmore Estate Office (BN0152) remains National Register-eligible under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.
- Biltmore Hardware Building (BN0928) remains National Register-eligible under Criterion A for its significance in the area of commerce and under Criterion C for its architectural significance. We agree with the recommended boundary, which is the tax parcel on which the building is located.

We do not concur with the property evaluations listed below.

- Three Mountaineers (BN6330) - The property's potential significance under Criterion A was only evaluated within the context of the craft revival movement of the late 1800s through the early 1900s. That the Three Mountaineers changed focus in the early 1940s to the marketing of mass-produced goods does not diminish the company's historic significance. Furthermore, its relocation from the original College Street site to a larger site at the Koon Development in the early 1950s suggests not only expansion of the company's physical plant, but also its workforce and impact on the local economy. By relocating to the Swannanoa River Road corridor, the company took advantage of a burgeoning industrial area more conveniently located near the railroad. By the mid-twentieth century, the banks of the Swannanoa River were an important industrial corridor in Asheville, whose manufacturing and industrial heritage is richer and more diverse than is generally acknowledged. In addition to textile plants, Asheville boasted a manufacturing base that included furniture and casket production, silver

goods (via Gorham's plant in Emma), and related industries that extended south along the French Broad River from Woodfin and easterly along the Swannanoa River to Sayles Bleachery. During the third quarter of the twentieth century, light industrial development extended south from Swannanoa River Road along what is today Old Charlotte Highway. Many of the industrial and manufacturing enterprises in and around Asheville have been shuttered and, if not actively demolished—as was the case with nearby Sayles Bleachery, allowed to deteriorate due to neglect. While the Three Mountaineers property has been subject to vandalism, the overall character—as viewed from the exterior—appears to be fairly consistent with the historic images that were included with the report. Based on the information available, we believe the Three Mountaineers property is eligible for listing in the National Register of Historic Places under Criterion A for its significance in the area of industry. A more intensive look at the building's architecture, including the building interiors that were not accessible at the time of the survey, may reveal that the property is also National Register-eligible under Criterion C for its architectural significance as an intact manufacturing complex. The National Register boundary for the property should be the tax parcel on which the Three Mountaineers complex is located.

- **Rudd Lacquer Building (BN6329)** - The property's significance was only evaluated within the architectural context of mid-twentieth-century stone buildings in Asheville. It was not evaluated within the context of the city's industrial and manufacturing heritage. Lacquer production was ancillary to Asheville's furniture and related industries, and construction in the Koon plat was already well underway (per the 1936 USGS map) when the building was erected. By the 1961 update to the USGS map, it is clear that the Koon development was an important industrial or light-industrial node in the Swannanoa River corridor. While the building was no longer used for lacquer production by the 1953 construction of the nearby Three Mountaineers complex (which likely relied on such ancillary resources), it is possible that the 1946 construction of the Rudd Lacquer Company at this site was a contributing factor in the company's 1946 decision to purchase the property nearby. That the 1951 fire decimating the original Three Mountaineers buildings on College Street was fueled in part by lacquer stored in the building is enlightening, particularly considering that the Rudd Lacquer Building was built of stone. Although window and door openings on the southwest elevation have been partially infilled, with a new door and windows installed, the openings remain quite distinct, and one multi-light industrial metal sash window does remain. In addition, original windows remain in place on the side elevations. Based on the information available, we believe the Rudd Lacquer Building is eligible for listing in the National Register of Historic Places under Criterion C for its architectural significance as an intact industrial building. Additional research on the history of Rudd Lacquer and related industries in Asheville may reveal that the property is also National Register-eligible under Criterion A. The National Register boundary for the property should be the tax parcel on which the Rudd Lacquer Building is located.
- **Planters Tobacco Warehouse No. 1 (BN6332)** - The report makes a clear case for the building's historic significance under Criterion A in the areas of agriculture and commerce. That it was expanded after the original 1947 construction suggests economic growth and adaptation to increase demand. Furthermore, the building interior—though now used as an antique mall—retains a high degree of integrity. We believe it is eligible for listing in the National Register of Historic Places under Criterion A and also under Criterion C for its architectural significance. The most appropriate boundary for the resource is the tax parcel on which the Planters Tobacco Warehouse No. 1 is located.

Finally, we are concerned that one of the two comparable properties used in the evaluation, and reported to also have a high degree of integrity as an intact tobacco warehouse dating to the mid-1930s, is located within the APE in the Koon development. It was not surveyed and evaluated as part of this report, and yet was used as a comp (page 52). It is located closer to the Swannanoa River and more solidly within the APE than the Rudd Lacquer Building, which was evaluated.

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 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-1104

April 6, 2018

MEMORANDUM

Due -- 6/4/18

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

ER letters
6/5/18
H-

FROM: Mary Pope Furr
Architectural Historian
NCDOT Environmental Analysis Unit

SUBJECT: Eligibility report for NC 81 (Swannanoa River Road) in Buncombe County, U-5832, PA# 17-04-0022

Enclosed please find the eligibility evaluation report for NC 81 in Buncombe County. Feel free to contact me by phone (919-707-6068) or email (mfurr@ncdot.gov) if you have any questions or comments.

Historic Structures Survey Report
Widen NC 81 (Swannanoa River Road) from Biltmore Avenue to
US 74A (South Tunnel Road), Asheville, Buncombe County, North Carolina
TIP# U-5832
WBS# 44404.1.1
PA# 17-04-0022



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

Prepared by:
MdM Historical Consultants Inc.
Post Office Box 1399
Durham, NC 27702
919.368.1602

April 26, 2018

Historic Structures Survey Report
Widen NC 81 (Swannanoa River Road) from Biltmore Avenue to
US 74A (South Tunnel Road), Asheville, Buncombe County, North Carolina
TIP# U-5832
WBS# 44404.1.1
PA# 17-04-0022

Prepared for:

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

Prepared by:

MdM Historical Consultants, Inc.
Post Office Box 1399
Durham, NC 27702
919.368.1602

April 26, 2018

Jennifer F. Martin, Principal Investigator
MdM Historical Consultants, Inc.

Date

Cynthia de Miranda, Principal Investigator
MdM Historical Consultants, Inc.

Date

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

Date

Front Cover: "By the Swannanoa," by William Henry Jackson, circa 1902, Library of Congress website, accessed February 24, 2018

**Widen NC 81 (Swannanoa River Road) from Biltmore Avenue to US 74A (S Tunnel Road),
Asheville, Buncombe County, North Carolina**
TIP# U-5832 WBS# 44404.1.1 PA# 17-04-0022

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to widen NC 81 (Swannanoa River Road) from Biltmore Avenue to US 74A (South Tunnel Road), Asheville, Buncombe County, North Carolina. The project area is in the city of Asheville, just south of the city center. The Area of Potential Effects (APE) for the project is delineated on a map on page 8 of this report. 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 APE and requested a building inventory to identify and assess all resources of approximately fifty years of age or more within the APE. The results of the inventory were presented to all NCDOT architectural historians and they concluded that sixteen resources warranted an intensive National Register eligibility evaluation and they are the subject of this report. 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 October 2017, MdM Historical Resources (MdM) conducted an intensive-level architectural field survey of the project area. The survey included (1) identifying, analyzing and evaluating all resources greater than approximately fifty years of age in the APE, (2) developing historic and architectural contexts and eligibility requirements, (3) completing preliminary evaluations of National Register eligibility, and (4) presenting a Building Inventory to NCDOT staff. As a result of field survey, sixteen resources were selected for further study as to their eligibility for the National Register of Historic Places.

For the current project, MdM conducted an historic architectural eligibility study to record, analyze, and evaluate the following resources according to National Register of Historic Places (NRHP) criteria:

- Rudd Lacquer Building (BN6329), 24 Glendale Avenue
- Three Mountaineers (BN6330), 40 Simpson Street
- W. R. Candler Transfer Company (BN6331), 208 Swannanoa River Road
- Planters Tobacco Warehouse No. 1 (BN6332), 75 Swannanoa River Road
- Asheville Mica Company (BN6333), 75 Thompson Street
- Kenilwood Heights Historic District (BN6334), Kenilwood Place and Finalee Avenue
- William E. Breese Sr. House (BN0023, NR 1980), 674 Biltmore Avenue
- Southern Paper Products (BN5571), 745 Biltmore Avenue
- Blue Ridge Grocery (BN5572), 755 Biltmore Avenue

- Biltmore Village Historic District (BN6358, Local Historic District), at the junction of Biltmore Avenue, McDowell Street, and U.S. 25
- *Southern Railway Passenger Depot (BN0175, NR 1979), 30 Lodge Street
- *Biltmore-Oteen Bank (BN0172, NR 1979), 26 Lodge Street
- *First Biltmore-Oteen Bank (BN0155, NR 1979), 22 Lodge Street
- *McGeachy Building (BN0173, NR 1979), 7 Boston Way
- *Biltmore Estate Office (BN0152, NR 1979), 13 Lodge Street
- *Biltmore Hardware (BN0928, NR 2003), 32 Hendersonville Road

*These individual resources in Biltmore Village evaluated for this report were listed in the NRHP as part of a Multiple Resource Nomination (MRN) that was added to the NRHP in 1979. Now called a Multiple Property Documentation Form (MPDF), this document type allows for the nomination of resources that share a common history or historic context or are related geographically or thematically.

The historic architectural survey within the APE associated with the improvements NC 81 (Swannanoa River Road) from Biltmore Avenue to US 74A (South Tunnel Road) in Asheville, Buncombe County, North Carolina was carried out in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.

| Property Name and Survey Site Number | Address and PIN | NRHP Eligibility Recommendation/Criteria |
|--|---|---|
| Rudd Lacquer Building (BN6329) | 24 Glendale Avenue 965812911300000 | Not eligible under any criteria |
| Three Mountaineers (BN6330) | 40 Simpson Street 965822689600000 | Not eligible under any criteria |
| W. R. Candler Transfer Company (BN6331) | 208 Swannanoa River Road 965802832700000 | Not eligible under any criteria |
| Planters Tobacco Warehouse No. 1 (BN6332) | 75 Swannanoa River Road 964881161100000 | Not eligible under any criteria |
| Asheville Mica Company (BN6333) | 75 Thompson Street 9648707896C000B | Eligible for the NRHP under Criterion A for Industry and Criterion C for Architecture |
| Kenilwood Heights Historic District (BN6334) | Kenilwood Place and Finalee Avenue Multiple PINS | Eligible for the NRHP under Criterion C for Architecture |
| William E. Breese Sr. House (BN0023) | 674 Biltmore Avenue 964862132500000 | Listed in the NRHP in 1980; remains eligible under Criterion C for Architecture |
| Southern Paper Products Company (BN5571) | 745 Biltmore Avenue 964851962400000 | Not eligible under any criteria |

| | | |
|--|---|---|
| Blue Ridge Grocery (BN5572) | 755 Biltmore Avenue 964851944400000 | Not eligible under any criteria |
| Biltmore Village Historic District (BN6358) | At junction of Biltmore Avenue, McDowell Street, and U.S. 25 Multiple PINS | Locally designated (1987). Eligible for the NRHP under Criterion A for Community Planning and Development and Criterion C for Architecture |
| Southern Railway Passenger Depot (BN0175) | 30 Lodge Street 964860735200000 | Listed in the NRHP in 1979; remains eligible under Criterion A for Transportation and Criterion C for Architecture |
| Biltmore Oteen Bank (BN0172) | 26 Lodge Street 964860631300000 | Listed in the NRHP in 1979. Remains eligible under Criterion C for Architecture |
| First Biltmore- Oteen Bank (listed in the NRHP as Biltmore Shoe Store) (BN0155) | 22 Lodge Street 964860532300000 | Listed in the NRHP in 1979; remains eligible under Criterion C for Architecture |
| McGeachy Building (listed in the NRHP as McGeahy Building (BN0173) | 7 Boston Way 9648609508800000 | Listed in the NRHP in 1979; remains eligible under Criterion C for Architecture |
| Biltmore Estate Office (BN0152) | 13 Lodge Street 964860515600000 | Listed in the NRHP in 1979; remains eligible under Criterion C for Architecture |

| | | |
|--|--|--|
| Biltmore Hardware Building (BN0928) | 28-32 Hendersonville Road 964860430200000 | Listed in the NRHP in 2003; remains eligible under Criterion A for Commerce and Criterion C for Architecture |
|--|--|--|

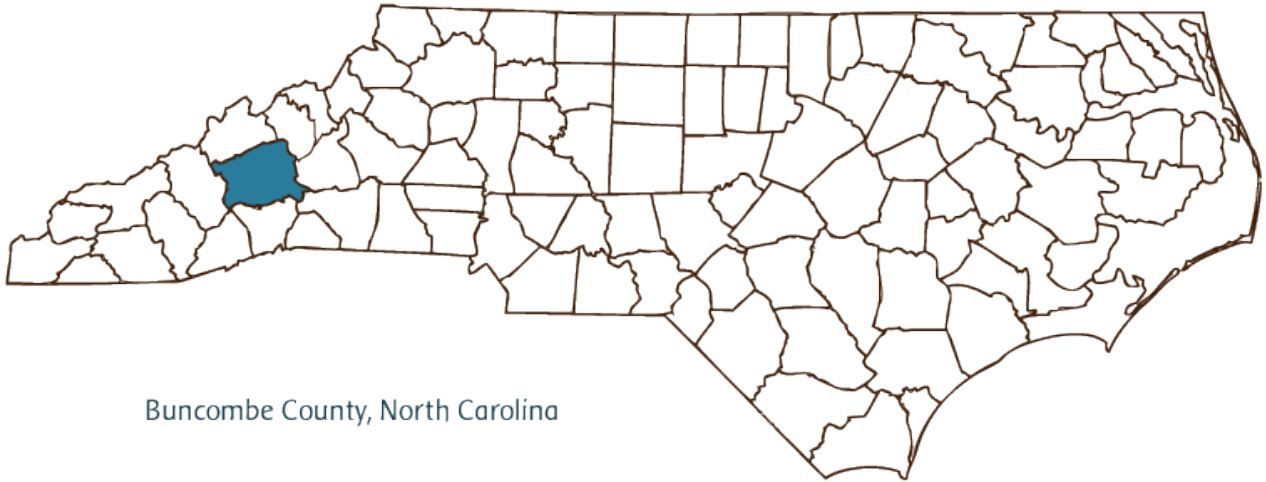


“The Swannanoa Near Kenilworth in Asheville, N.C.,” by William Henry Jackson, between 1895 and 1910, Library of Congress website, accessed April 16, 2018

TABLE OF CONTENTS

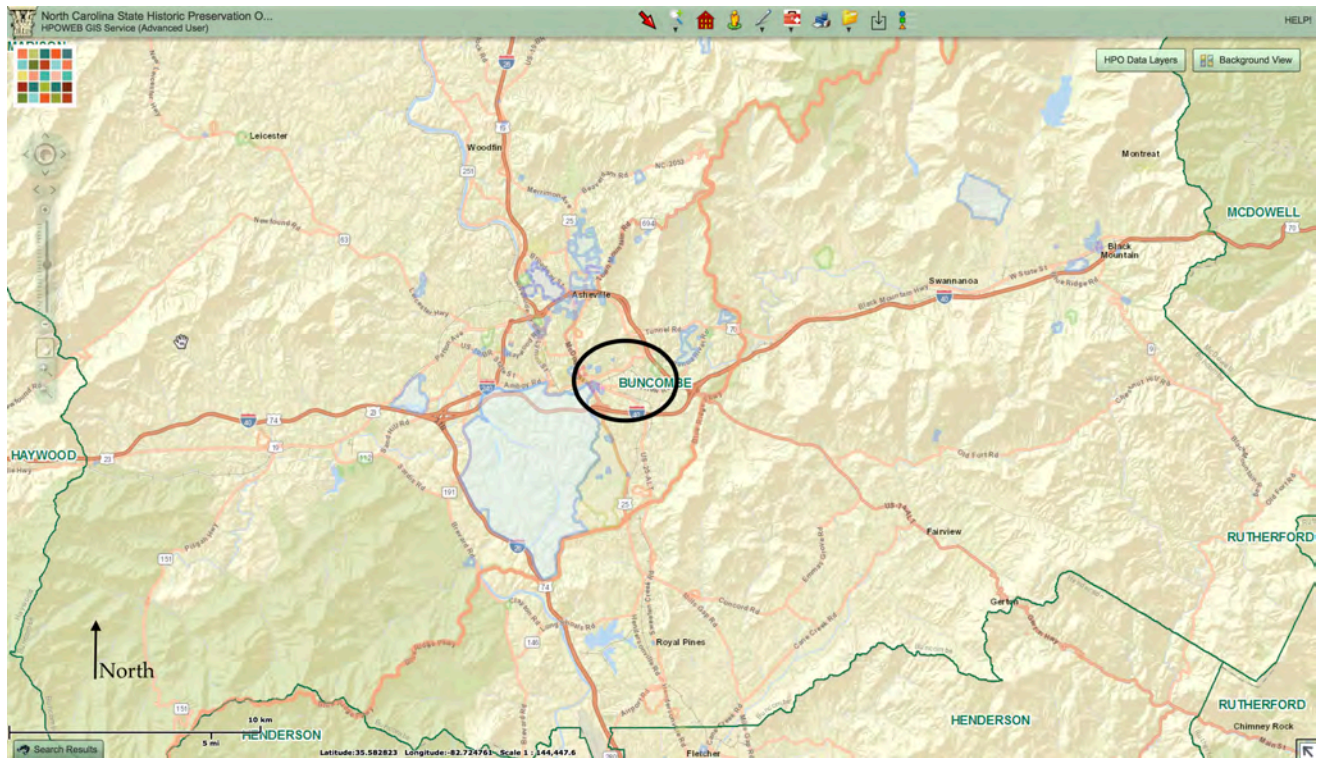
| | | |
|--------|--|-----|
| I. | Project Location Maps | 7 |
| II. | Introduction | 9 |
| III. | Methodology | 16 |
| IV. | Rudd Lacquer Building: Property Description and Evaluation | 18 |
| V. | Three Mountaineers: Property Description and Evaluation | 26 |
| VI. | W. R Candler Transfer Company: Property Description and Evaluation | 37 |
| VII. | Planters Tobacco Warehouse No. 1: Property Description and Evaluation | 44 |
| VIII. | Asheville Mica Company: Property Description and Evaluation | 55 |
| IX. | Kenilwood Heights Historic District: Property Description and Evaluation | 66 |
| X. | William E. Breese Sr. House: Property Description and Evaluation | 83 |
| XI. | Southern Paper Products: Property Description and Evaluation | 89 |
| XII. | Blue Ridge Grocery: Property Description and Evaluation | 96 |
| XIII. | Biltmore Village Historic District: Property Description and Evaluation | 105 |
| XIV. | Southern Railway Passenger Depot: Property Description and Evaluation | 128 |
| XV. | Biltmore-Oteen Bank: Property Description and Evaluation | 134 |
| XVI. | First Biltmore-Oteen Bank: Property Description and Evaluation | 140 |
| XVII. | McGeachy Building: Property Description and Evaluation | 145 |
| XVIII. | Biltmore Estate Office: Property Description and Evaluation | 150 |
| XIV. | Biltmore Hardware Building: Property Description and Evaluation | 155 |
| XV. | Bibliography | 160 |

I. Project Location Maps

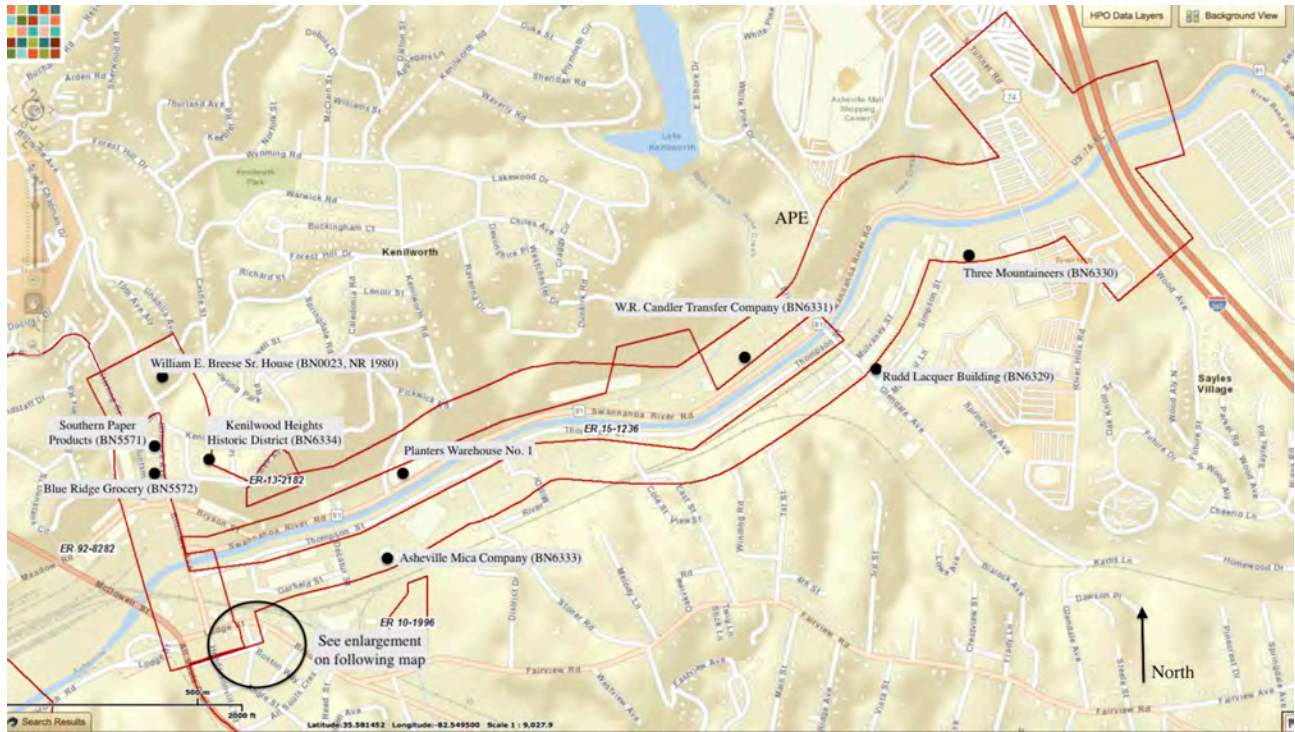


Buncombe County, North Carolina

Location of Buncombe County in North Carolina (image from the NCPedia website, www.ncpedia.org)



General project location indicated with crosshatched circle (map produced from HPO Web)



Map showing APE and evaluated properties, created from HPO Web

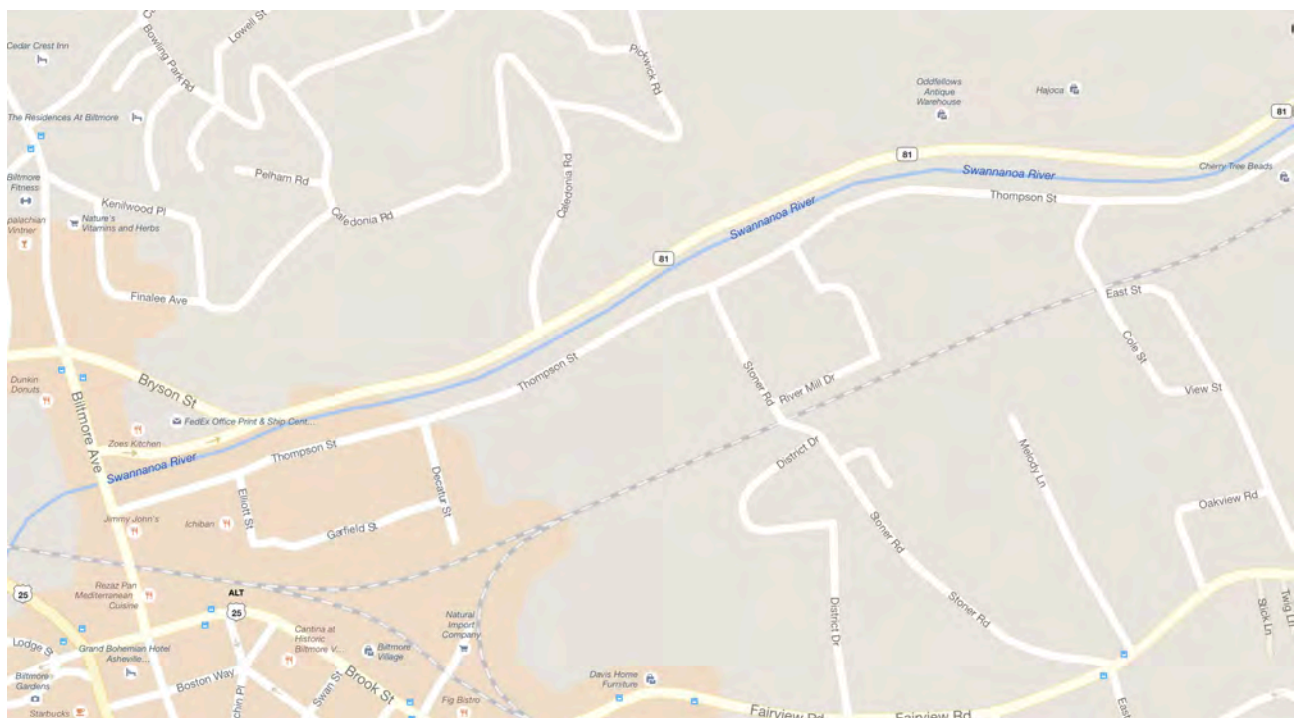


Map showing detail of Biltmore Village area, created from HPO Web

II. Introduction

The project area for U-5832 is located in southeast central Asheville, North Carolina, in Buncombe County. NC 81 (Swannanoa River Road) is a two-lane road extending generally east-northeast from Biltmore Avenue, following the north bank of the Swannanoa River, crossing South Tunnel Road (US 74A) past I-240 before the roadway turns north at the Western North Carolina Nature Center to join US 70.

The project area is located in a bustling area of Asheville with high traffic activity. Biltmore Avenue, where the project begins, is a busy north-south corridor connecting downtown Asheville with Biltmore Village and suburban areas to the south. In 1888, the City of Asheville authorized an electric railway that operated a streetcar line from Pack Square down Biltmore Avenue until service ceased city-wide in 1934.¹



Project area showing location of Biltmore Avenue, Swannanoa River Road, and Thompson Street

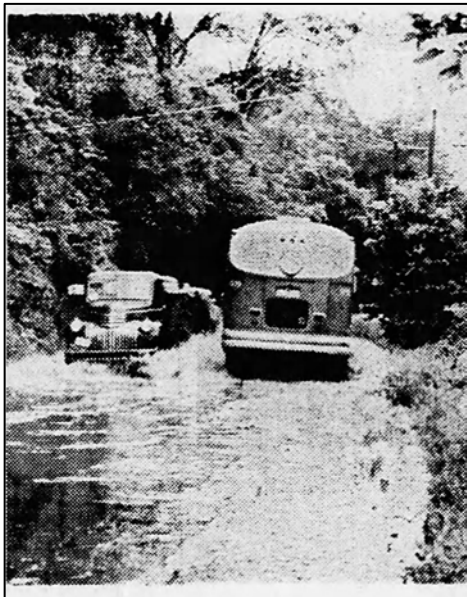
¹ Thomas Caulder, "Tuesday History: Asheville's streetcars take a farewell tour, Sept. 6, 1934," Mountain Express, September 12, 2017, www.mountainx.com, accessed March 2, 2018.



Circa 1910 photo of a streetcar that ran along Biltmore Avenue from North Carolina Collection, Pack Memorial Library, Asheville, reprinted in Mountain Express, September 12, 2017, www.mountainx.com, accessed March 2, 2018

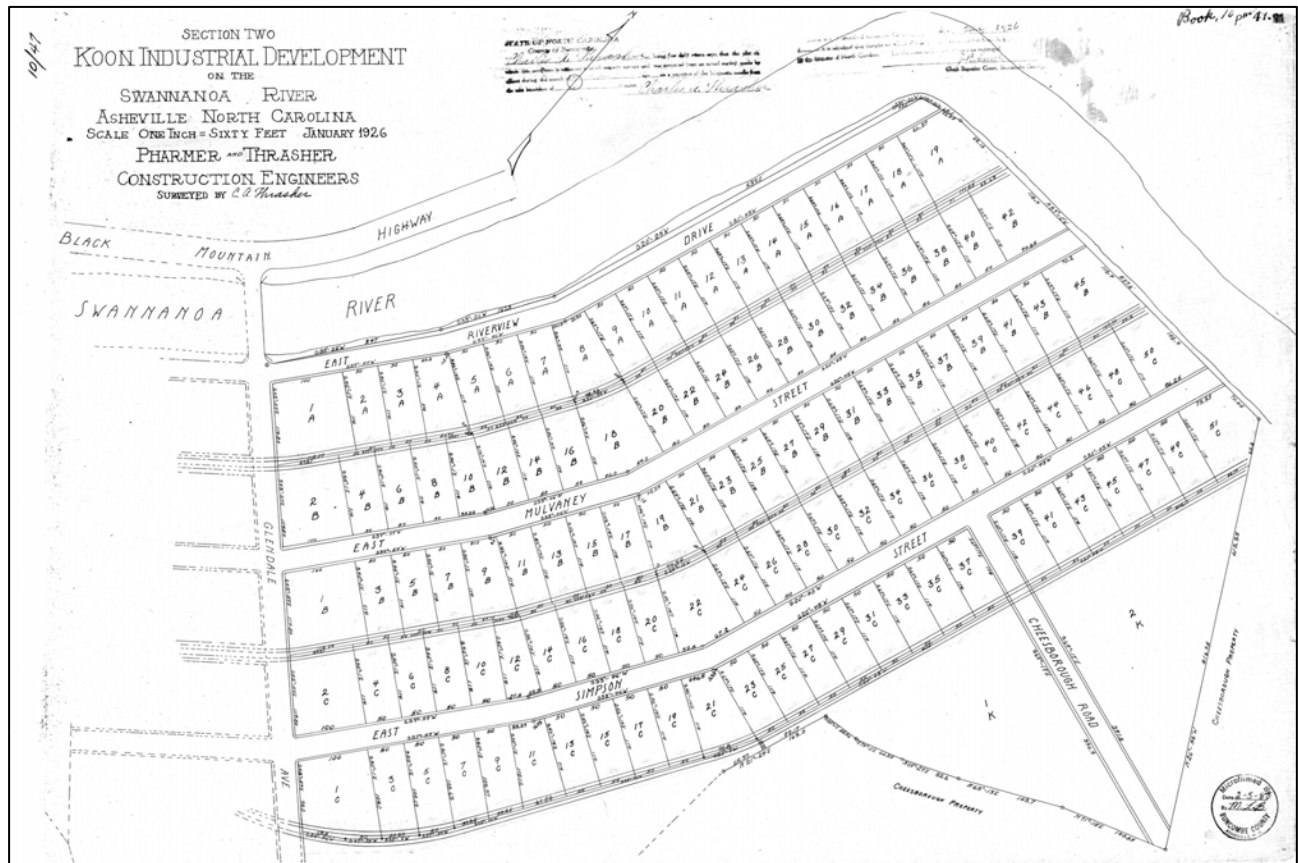
Along Biltmore Avenue, development is primarily commercial and includes fast food outlets, retail stores, and some professional offices. As two-lane Swannanoa River Road departs Biltmore Avenue and heads east, it parallels and curves with the river for which it is named. Commercial and industrial businesses and vacant lots line the north side of Swannanoa River Road from Biltmore to South Tunnel Road near the project's end. Swannanoa River Road serves as a convenient link from Biltmore to the big box stores on Tunnel Road, but

historically it linked Asheville to the town of Black Mountain and points east. Known historically as the Black Mountain Highway, Swannanoa River Road functioned as the connection between the two communities prior to the construction of Interstate 40.



One of the frequent floods that have swamped Swannanoa River Road since the nineteenth century, from *Asheville-Citizen Times*, October 29, 1949

The project area also includes Thompson Street, a less-traveled corridor parallel to the river, but on its south side. Mostly industrial in nature, it also begins at Biltmore Avenue, but terminates in a heavy industrial area historically known as the Koon Development. In 1926, Dr. E.S. Koon bought a large swath of real estate on the south side of the Swannanoa River, subdivided it, and sold lots where a variety of companies constructed warehouses and small factories. The Koon Development still contains mostly industrial concerns, but other types of commercial businesses have moved in during recent years.



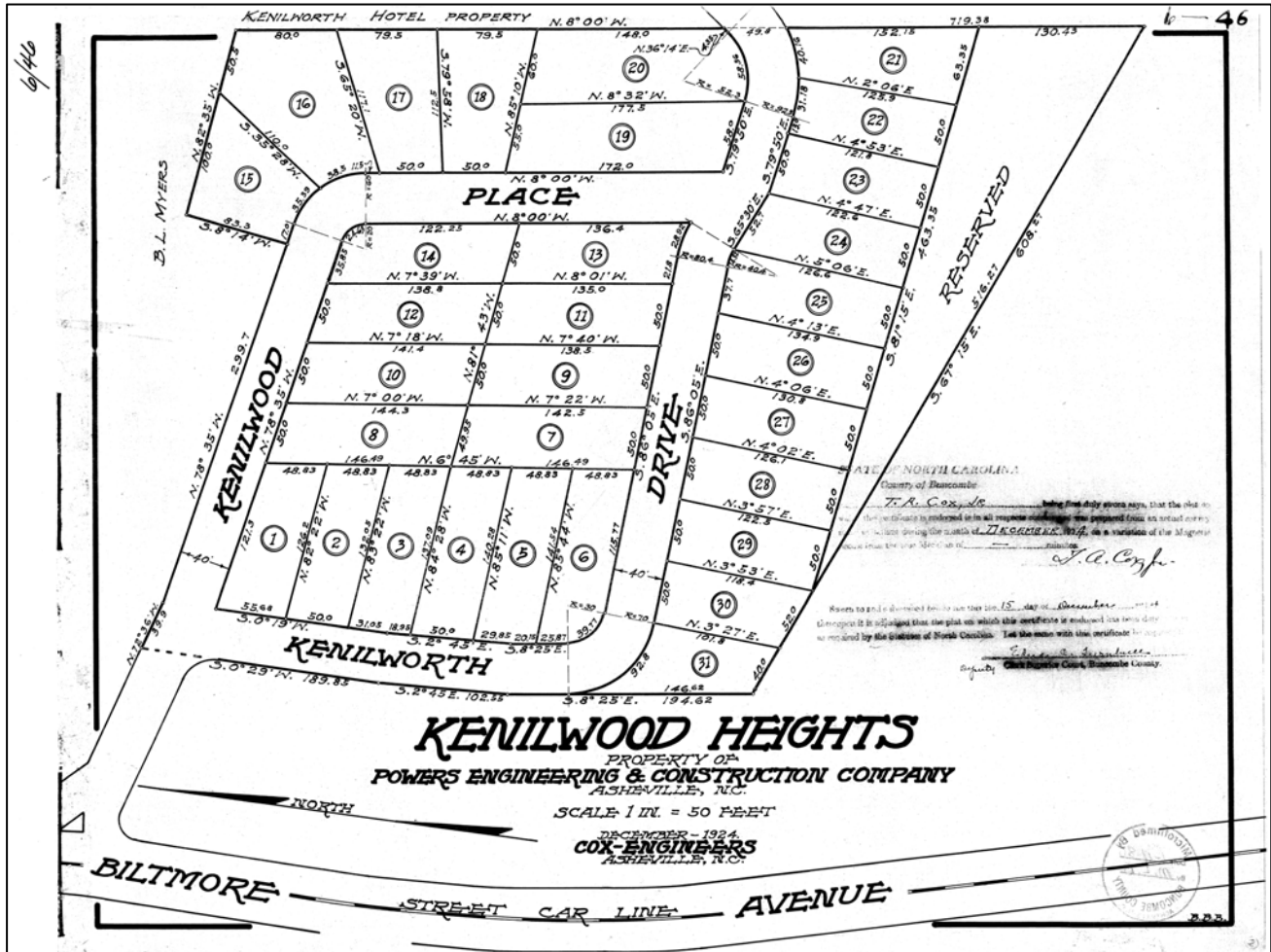
Plat for the Koon Development located at the east end of Thompson Road (1926)

Biltmore Village, a city landmark and one of the most visited areas in Asheville, anchors the project area's southwest corner. Originally a railroad hamlet called Best, George Vanderbilt reimagined the town just outside the entrance to the grand house he was building in the 1890s. Vanderbilt envisioned a place where his estate workers could live, but also a model town for his grand modification of hundreds of acres south of the Swannanoa River. He brought in Frederick Law Olmstead to lay out a quintessential village and Richard Morris Hunt and Richard Sharp Smith to design Tudor Revival and English Cottage-style buildings to line its streets. A few years after Vanderbilt's death in 1914, his widow, Edith, sold the village to a real estate company—except for the Richard Morris Hunt-designed All Souls Episcopal Church—placing covenants in the deed to ensure later development remained true to her husband's vision. For the most part, buildings in the post-Vanderbilt era strayed from Hunt and Smith's aesthetic. However, many have become important landmarks of their time and significant for their histories and architectural style.

While the area under consideration mostly documents the city's commercial and industrial history, a small concentration of residences from Asheville's real estate boom period of the 1920s stands perched on ridge overlooking the intersection where Swannanoa River Road meets Biltmore Avenue. Once the site of a massive sanitarium called Swannanoa Hill, Kenilwood Heights was one of many subdivisions created to accommodate the swelling masses of families moving to Asheville

in the 1920s. Fourteen dwellings, almost all built in 1925, stand on two curvilinear streets just west of the Kenilworth Inn (NR 2001) and adjacent to Kenilworth (SLHD 1999), a much larger subdivision started in 1912 by James Chiles. The Craftsman and Colonial Revival style influenced the design of houses in Kenilwood Heights, some built by the architecture department of the neighborhood's developer, Powers Engineering and Construction Company.²

The project area contains residential, commercial, industrial and natural resources that tell the story of a place that evolved from a rural area reached by the railroad in 1880 to a playground for well-healed tourists in the twenty-first century.



Original plat for Kenilwood Heights dated December 1924, from Buncombe County Register of Deeds, plat book 6, page 46, dated December 14, 1924

² Advertisement for Kenilwood Heights, *Asheville Citizen-Times*, December 14, 1924.



Thompson Road just west of Glendale Avenue with the Swannanoa River to the right, view to the west



Swannanoa River Road near its intersection with Caledonia Road with the Swannanoa River to the right, view to the east



Hendersonville Road (which becomes Biltmore Avenue) from Biltmore Village, view to the north up toward Biltmore Avenue



The tracks of the former Southern Railway extend along the south side of the project area, view to the west toward Biltmore Village



Biltmore Avenue, just north of intersection with Swannanoa River Road, view to the north-northwest



Mid-twentieth century buildings on Mulvaney Street in the industrial Koon Development, view to the east toward Glendale Avenue

III. Methodology

In October 2017, MdM Historical Resources (MdM) conducted an intensive-level architectural field survey of the project area. The survey included (1) identifying, analyzing and evaluating all resources greater than approximately fifty years of age in the APE, (2) developing historic and architectural contexts and eligibility requirements, (3) completing preliminary evaluations of National Register eligibility, and (4) presenting a Building Inventory to NCDOT staff.

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 APE and requested a building inventory to identify and assess all resources of approximately fifty years of age or more within the APE. The results of the inventory were presented to all NCDOT architectural historians and they concluded that sixteen resources warranted an intensive National Register eligibility evaluation and they are the subject of this report. 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.

As a result of field survey, sixteen resources were selected for further study as to their eligibility for the NRHP.

- Rudd Lacquer Building (BN6329), 24 Glendale Avenue
- Three Mountaineers (BN6330), 40 Simpson Street
- W. R. Candler Transfer Company (BN6331), 208 Swannanoa River Road
- Planters Tobacco Warehouse No. 1 (BN6332), 75 Swannanoa River Road
- Asheville Mica Company (BN6333), 75 Thompson Street
- Kenilwood Heights Historic District (BN6334), Kenilwood Place and Finalee Avenue
- William E. Breese Sr. House (BN0023, NR 1980), 674 Biltmore Avenue
- Southern Paper Products (BN5571), 745 Biltmore Avenue
- Blue Ridge Grocery (BN5572), 755 Biltmore Avenue
- Biltmore Village Historic District (BN6358, Local Historic District), at the junction of Biltmore Avenue, McDowell Street, and U.S. 25
- *Southern Railway Passenger Depot (BN0175, NR 1979), 30 Lodge Street
- *Biltmore-Oteen Bank (BN0172, NR 1979), 26 Lodge Street
- *First Biltmore-Oteen Bank (BN0155, NR 1979), 22 Lodge Street
- *McGeachy Building (BN0173, NR 1979), 7 Boston Way
- *Biltmore Estate Office (BN0152, NR 1979), 13 Lodge Street
- *Biltmore Hardware (BN0928, NR 2003), 32 Hendersonville Road

*These individual resources in Biltmore Village evaluated for this report were listed in the NRHP as part of a Multiple Resource Nomination (MRN) that was added to the NRHP in 1979. Now called a Multiple Property Documentation Form, this document type allows for the nomination of

resources that share a common history or historic context or are related geographically or thematically.

For the current project, MdM principal Jennifer Martin conducted the fieldwork from February 24 through February 27, 2018, photographing and mapping all the built resources and landscapes associated with the sixteen subject properties located within the APE. Ms. Martin conducted research on the Buncombe County Register of Deeds website, the Buncombe County GIS website, at the North Carolina Collection at the Durham Public Library, at the Pack Memorial Library in Asheville, and interviewed local historian Dale W. Slusser. Ms. Martin authored this report.



200 Block Swannanoa River Road, view to the west

IV. Rudd Lacquer Building: Property Description and Evaluation

| | |
|-------------------|---------------------------------|
| Resource Name | Rudd Lacquer Building |
| HPO Survey Site # | BN6329 |
| Location | 24 Glendale Avenue |
| PIN | 965812911300000 |
| Construction date | 1946 |
| Recommendation | Not eligible under any criteria |



Façade (southwest elevation) along Glendale Avenue, view to the northeast

Description

Setting

The Rudd Lacquer Building stands on the north corner of the intersection of Glendale Avenue and Simpson Street in an industrial area southeast of the Swannanoa River. The area containing the Rudd Lacquer Building has been known as the Koon Development since 1926 when Dr. E. S. Koon purchased and subdivided a large area on the south side of the Swannanoa River with the goal of creating an industrial park for the city. The Rudd Lacquer Building occupies a .39-acre roughly rectangular parcel devoid of vegetation or landscaping. A gravel-covered parking area is located on the northeast side of the building, while a gravel driveway extends along the northwest side of the square building.



Aerial of Rudd Lacquer Building, map produced from HPO Web

Rudd Lacquer Building

Constructed in 1946, the Rudd Lacquer Building is a random-course stone building with a flat roof and a poured concrete flat parapet. A stone flue to accommodate a heater extends from the east corner where the office is located. The roof of a roughly 900 square-foot portion of the 5,000 square-foot building on the northwest corner is raised approximately four feet and was built that way to accommodate large vats used to contain lacquer.³

The six-bay Glendale Avenue elevation faces southwest and features one intact steel sash window. The remaining three window bays have been infilled, sheathed with vinyl siding, and fitted with small vinyl windows. The doorway has also been infilled, sheathed in vinyl siding, and fitted with a modern synthetic door. The loading dock door on this elevation contains a replacement metal roll-down door.

³ The 1946 deed describes the flue that was to “be added in the office room to permit the use of a heater.” The same deed directs that “the roof will be raised over a portion at the northwest corner of the building to provide an 18 foot ceiling over said portion,” Buncombe County Deed Book 662, page 593, dated February 2, 1946.



The other elevations are mostly intact. The northeast and southeast elevations display original large industrial steel windows. The southeast elevation also displays two large bays with corrugated metal doors, a fully-glazed wood frame door, and a window bay that has been partially enclosed and fitted with a new window surrounded by vinyl siding. The northwest elevation features a full-width loading dock, a portion of which is sheltered by an overhanging flat canopy. Two loading dock bays contain the original paneled wood and glass doors.

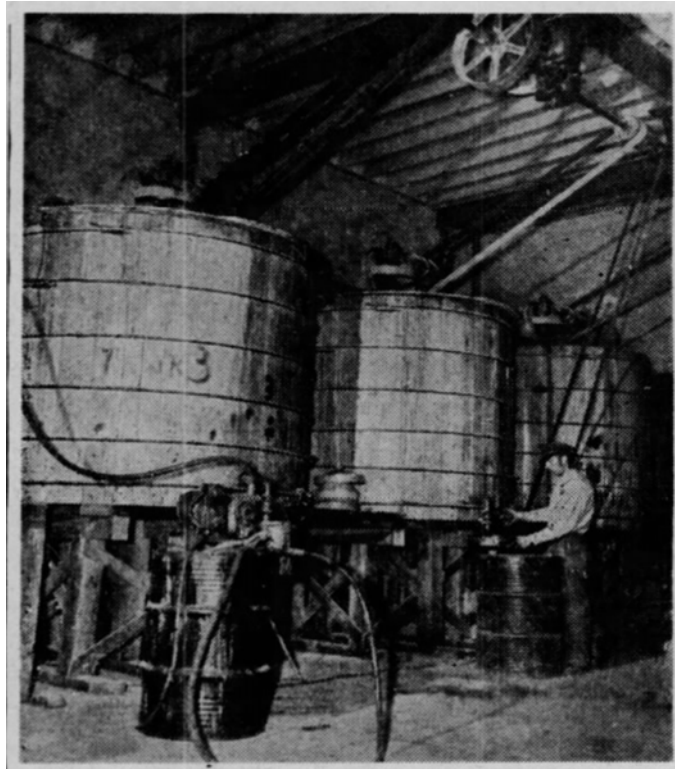
The interior, visible through the large rear elevation windows, contains mostly a large open space with a small office in the south corner. Further inspection of the interior was not permitted by the occupants.

History

Elizabeth M. and E. C. Burlison, owner of the Asheville Tourists baseball team in the 1940s and 1950s, and his parents, Elizabeth A. and J. M. Burlison, constructed the building at the corner of Glendale Avenue and Simpson Street in 1946. The Burlisons, who owned a produce company in downtown Asheville, built the stone building at 24 Glendale Avenue for Rudd Lacquer Company, which leased the building from the family.⁴ In March 1946, the *Asheville Citizen-Times* reported that the Rudd Company of New Jersey had chosen Asheville for its lacquer manufacturing plant. The paper stated that “the company has leased the new Burlison building on Glendale Avenue...in Biltmore for five years at a rental of \$300 month. This structure is being completed

⁴ Buncombe County Deed Book 662, page 593, dated February 2, 1946.

and equipment of the plant will be installed shortly.” The building was described as gray fieldstone and of fireproof construction “ideally suited to the manufacture of furniture stains, sealers, lacquers, shellac, and other finishing material used by the furniture industry.”⁵



View of lacquer mixing vats in Reliance Varnish Company Building, formerly the Rudd Lacquer Company Building, from *Asheville Citizen-Times*, April 10, 1949

In 1948, Carleton Murray purchased an interest in the business, which was renamed the Rudd-Murray Lacquer Corporation.⁶ Just one year later, the Reliance Varnish Company of Louisville, Kentucky purchased the business and operated it as a subsidiary.⁷ The plant employed seven workers who mixed lacquers, sealers, stains, and fillers that were sold to furniture manufacturers and furniture repair companies.⁸

In 1953, the Burlesons sold the building to Dr. Ollie N. Donnahoe and his wife Helen.⁹ Ollie Donnahoe practiced osteopathy in Asheville from 1925 to 1945 and retired to devote his time to the manufacture and distribution of the Spinalator, a therapeutic table equipped with rollers that massaged the patient. Spinalators are still used by chiropractors for the treatment of a variety of ailments.¹⁰ Dr. Donnahoe first operated the Spinalator Company from a location on

⁵ Lacquer Plant to Open Here about April 1,” *Asheville Citizen-Times*, March 16, 1946.

⁶ “Murray is New Vice-President of Lacquer Firm, *Asheville Citizen-Times*, February 1, 1948.

⁷ “Kentucky Firm Buys Vanish Plant in City,” *Asheville Citizen-Times*, April 1, 1949.

⁸ “Reliance Varnish Company Turns Out Special Orders for Furniture Trade,” *Asheville Citizen-Times*, April 10, 1949.

⁹ Buncombe County Deed Book 730, page 636, dated April 4, 1953.

¹⁰ “Dr. O. N. Donnahoe, Asheville Surgeon, Dies,” *Asheville Citizen-Times*, October 20, 1971.

Hendersonville Road later moving to Swannanoa River Road before moving the business to Sweeten Creek Road.¹¹ It does not appear that he used the Glendale Avenue building for the production of the Spinalator.



Northwest elevation, view to the southeast

In 1979, Mary Elizabeth and Boyce Hoffman bought the building to house his company, General Building Product Supply. In addition to storing building supplies, Boyce Hoffman used it to house his collection of antique cars.¹² After Boyce Hoffman’s death, the building sold to the current owner, RGH Investments.¹³

Context: Mid-Twentieth-Century Stone Buildings in Asheville

Several stone veneer buildings from the mid-twentieth century are found in Asheville likely due to the wide availability of natural stone in the region. Asheville Gospel Tabernacle at 16 South French Broad Avenue near downtown dates to 1945, although the cornerstone and gable end stone are inscribed with the date 1929, the year of the church’s founding. The low-pitched front-gabled building of random-course stone features original steel-frame arched windows and a tall spire resting on the roof ridge. A double-leaf wood door with an arched, two-part glazed

¹¹ *Miller’s Asheville City Directory, 1956* (Richmond, Virginia: Piedmont Directory Company, 1956), 443. “Job Offer Prompted Lifetime Commitment,” *Asheville Citizen-Times*, May 30, 1990.

¹² Obituary for Boyce Maxwell Hoffman, *Asheville-Citizen-Times*, March 30, 2006.

¹³ Buncombe County Deed Book 4235, page 1619, dated June 9, 2006.

transom occupies the center of the façade. A stone fellowship hall is attached to the south elevation by an open breezeway.



Asheville Gospel Tabernacle at 16 South French Broad Street, built in 1945, view to the east



Former American Legion Post 70, 1155 Tunnel Road, Asheville, view to the south

Built in 1960, the former American Legion Post 70 on Tunnel Road in Oteen is a random-coursed stone building with a center parapet over the front door. The building boasts original windows with metal muntins and small arched-head bays on the façade. It now serves as a bakery and restaurant.

Evaluation

Integrity

Although the Rudd Lacquer Building retains its stone exterior, the alteration of three window bays and an entrance bay on the façade and a window bay on the southeast elevation compromise its integrity. Rudd Lacquer Building remains at its original location and therefore retains integrity of location. The building possesses integrity of setting because it remains in the industrial setting where it was built in 1946. The alterations to windows on the façade and southeast elevation have compromised the integrity of workmanship and design. The building's integrity of association has been somewhat compromised because of alterations to the fenestration. Despite alterations, the building continues to evoke the aesthetic or historic sense of a mid-twentieth-century industrial building and therefore it retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Rudd Lacquer Building has housed a variety of industrial concerns since its construction in 1946. None of those businesses demonstrates significance in any area. The building is recommended not eligible for the NRHP under Criterion A because it has not made a discernable contribution to any area of local, state, or national history.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. Elizabeth M. and E. C. Burlison, owner of the Asheville Tourists baseball team in the 1940s and 1950s, and his parents, Elizabeth A. and J. M. Burlison, had the Rudd Lacquer Building constructed in 1946. None of the Burlisons made any specific contributions to local, state, or national history. No subsequent owners, including Dr. Ollie Donnahoe or his wife Helen, made significant contributions to local, state, or national history that are associated with the building at 24 Glendale Avenue. No one associated with the Rudd Lacquer Building achieved any particular significance on the national, state, or local level. The building therefore is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The Rudd Lacquer Building is an example of a native stone industrial building constructed in the post-World War II-era. The alterations of prominent

bays on the façade and street-facing southeast elevation have compromised the building’s integrity somewhat. The Rudd Lacquer Buildings does not possess architectural significance on any level. The Rudd Lacquer Building is therefore recommended not eligible for the NRHP under Criterion C in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Rudd Lacquer Building is recommended not eligible for the NRHP under Criterion D.



View to the northwest up Glendale Avenue toward the Swannanoa River, Rudd Lacquer Building to the right

V. Three Mountaineers: Property Description and Evaluation

| | |
|-------------------|---------------------------------|
| Resource Name | Three Mountaineers |
| HPO Survey Site # | BN6330 |
| Location | 40 Simpson Street |
| PIN | 965822689600000 |
| Construction date | 1953 to 1978 |
| Recommendation | Not eligible under any criteria |



Overview of Three Mountaineers, view to the north

Description

Setting

Three Mountaineers occupies five acres in an industrial area known as the Koon Development, which was platted in 1926 by Dr. E. C. Koon. The north edge of the large level parcel extends along the south bank of the Swannanoa River. The east and south sides of the parcel are bordered by precipitous hillsides. Simpson Street and a large warehouse not associated with Three Mountaineers stand to the west.

Note: The plant is surrounded by fencing and off-limits to visitors. The historians could not access most parts of the property because of the buildings' conditions and because the site is classified as contaminated by the State of North Carolina.

Three Mountaineers

Three Mountaineers consists of nine major buildings and several small buildings constructed from 1953 to 1978. Two buildings post-date 1971 and area located at the south end of the plant. Buildings making up this former production and corporate facility are generally elongated and metal-sided with metal, mostly gable roofs.

The earliest portions of the plant, buildings 1 and 2, date to 1953 and are located at the northwest corner of the parcel. Buildings 1 and 2 were extended lenthwise in the 1950s. Three buildings were added in 1955 and additions were built in 1957 and 1958-1959. By 1970, the 88,000 square foot facility consisted of building number 1 (office, print shop, and shipping department), building number 2 (finished merchandise, wrapping and packing, and metal shop), building 3 (finishing department), buildings 4 and 5 (mill department), building 6 (lumber shed), building 7 (lacquer house), and building 8 (boiler house). Building 9, consisting of two parts, post-dates 1970.





North end of the original building (building 1), view to the southeast



West elevation of building 1 along Simpson Street, view to the south-southeast



South end of buildings 1 and 2, view to the north-northwest



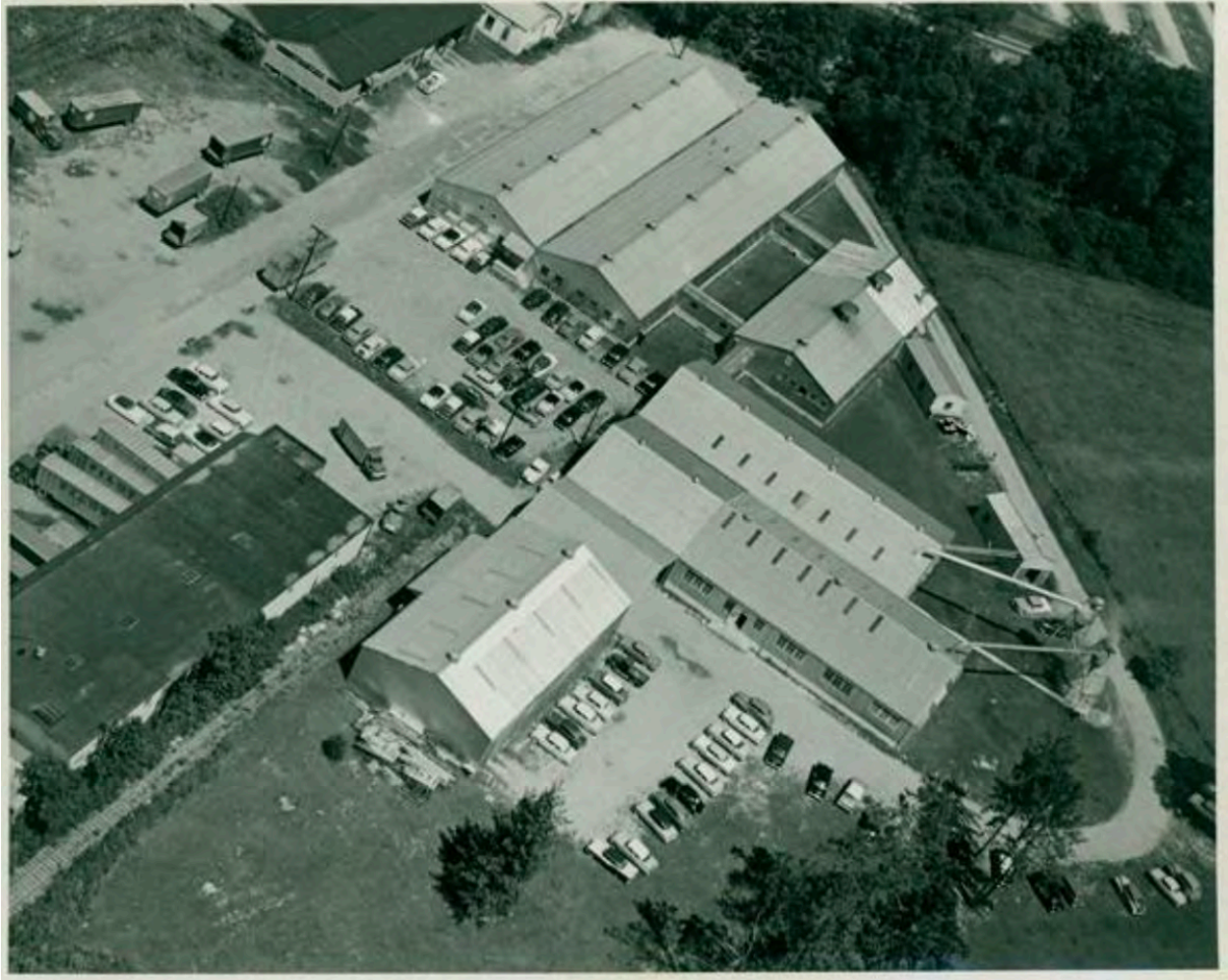
Buildings 1 and 2 under construction in 1953, south end, view to the northeast (from North Carolina Collection, Pack Memorial Library, Asheville)



West elevation of building 6, view to the south



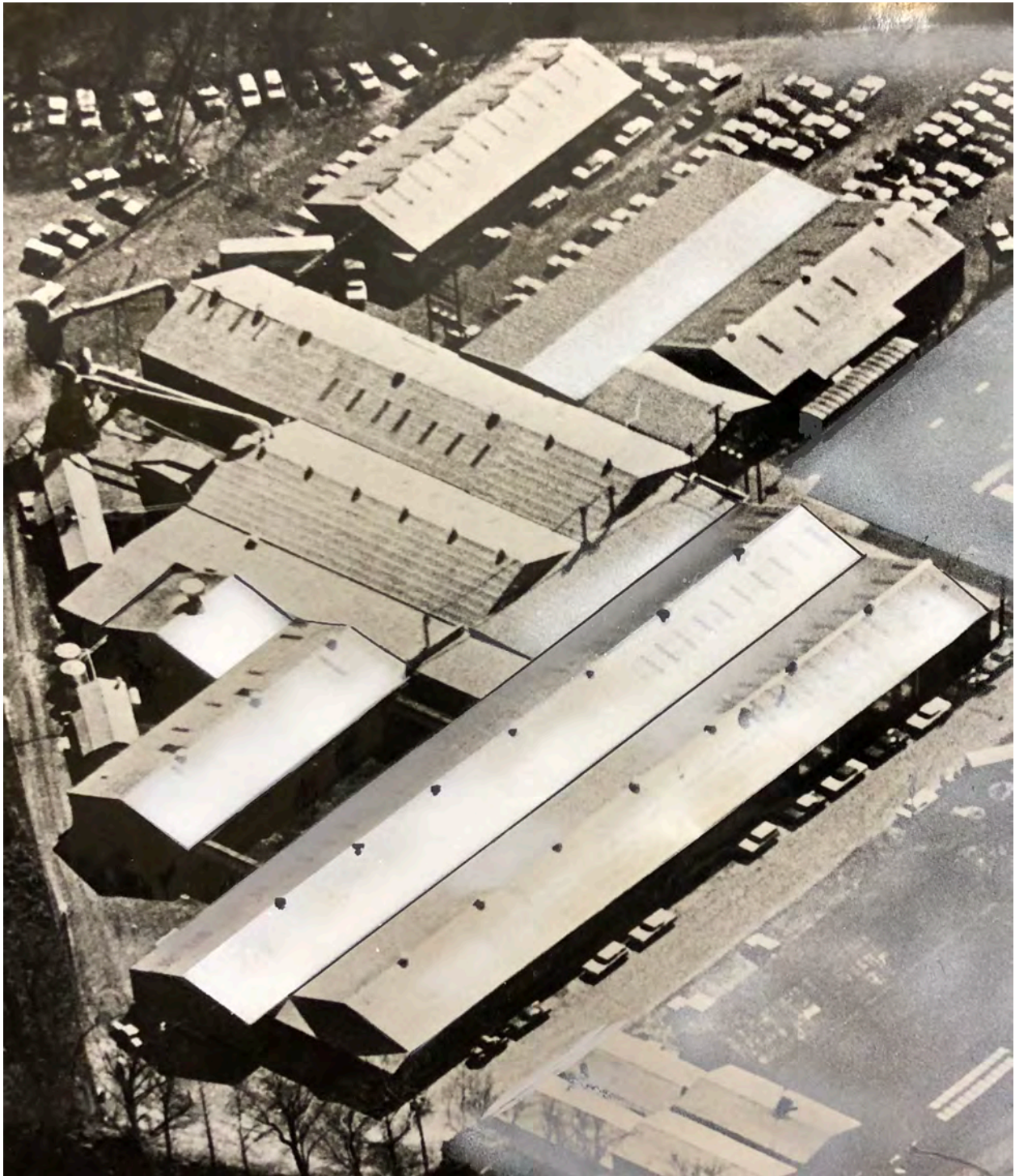
Interior of Three Mountaineers, 1950s (from North Carolina Collection, Pack Memorial Library, Asheville)



Aerial from 1960, view to the north (from North Carolina Collection, Pack Memorial Library, Asheville)



Three Mountaineers sign, photographed in the North Carolina Collection, Pack Memorial Library, Asheville, February 2018



Aerial from the late 1960s, view to the south (from North Carolina Collection, Pack Memorial Library, Asheville)

History

Hugh C. Brown, Edwin L. Brown, and W. H. “Zeke” Lashley started Three Mountaineers in 1932 at 205 College Street in Asheville. Prior to forming Three Mountaineers, Hugh Brown owned the Treasure Chest from 1926 to 1931, which marketed mountain crafts from a building on Lexington Avenue and later on Broadway.¹⁴

Initially, Three Mountaineers sold handmade crafts made by western North Carolina craftspeople and was part of the craft revival movement that took place in the southern Appalachians from the 1890s into the 1940s. The intersection of social uplift and the revitalization of local handicraft traditions led to the widespread marketing of all types of crafts including baskets, pottery, woodwork, and textiles made by mountain people. In its early years Three Mountaineers sold hooked rugs, pottery, white oak baskets and reproductions of early American furniture. In recalling the early history of the company, W. H. Lashley remarked that “at one time we had over 600 people out in the mountains making rugs for us.”¹⁵

After Edwin Brown’s death in 1933, followed by Hugh Brown’s passing in 1938, W. H. Lashley took over management of the business. In 1940, because of wage and hour laws, Lashley abandoned the marketing of local handicrafts and begin selling only machine-made items that could be manufactured in a plant. This transition signaled the company’s move away from promoting and supporting local crafters who produced handmade goods to becoming a mass manufacturer of household decorative items.

By 1941, sales reached \$265,000. During World War II when labor proved scarce, the company employed women to make wooden toy tanks, an item that helped keep the business afloat during the war.¹⁶

In April 1951, fire, boosted by lacquer kept in the building, destroyed the finishing, shipping, warehousing, and office portions of Three Mountaineers’ College Street plant and store.¹⁷ The company relocated to the Asheville Mica Company building temporarily then built a new facility on a five-acre site it had purchased in the Koon Development on the south side of the Swannanoa River in 1946.¹⁸ Three Mountaineers constructed the first buildings in 1953, followed by three buildings in 1955. The company expanded in 1957, 1958, and 1959.

By late 1950s, the Three Mountaineers catalog included around 150 items described by the company as “styled for use in present day type homes and for present day type informal living.”

¹⁴ “A Short History (1959)” typed manuscript in the Three Mountaineers Collection, Special Collections, Pack Memorial Library, Asheville.

¹⁵ “Modern Business with Early American Look,” *Asheville Citizen-Times*, January 29, 1967.

¹⁶ “A Short History (1959)” typed manuscript in the Three Mountaineers Collection, Special Collections, Pack Memorial Library, Asheville.

¹⁷ “Fire Ravages ‘3 Mountaineers’ Shop and Destroys Middlemount Store,” *Asheville Citizen-Times*, April 13, 1951.

¹⁸ “Modern Business with Early American Look,” *Asheville Citizen-Times*, January 29, 1967; Buncombe County Deed Book 611, page 569, dated May 28, 1946.

Company literature predicted that “due to the tremendous increase in marriages that will take place within the next few years, and the resulting increase in homes constructed there will continue to be a tremendous demand for the products of the type we make.”¹⁹

In the 1960s, the company continued to make household decorative items and a myriad of wood products including spice racks, bookends, clocks, jewelry boxes, and kitschy wall hangings. Material included maple and oak from North Carolina and Ponderosa Pine from Oregon. One writer in 1967 described the items made by the company: “some are patterned generally after pieces earlier mountaineers toiled over for hours or even days, others are original designs.” By this time, the company employed 267 workers at the Simpson Street facility. As the business grew, the physical plant expanded.²⁰

The company’s workforce peaked at 250 in the late 1970s. As consumer tastes evolved and imported decorative items flooded the American market, the company’s sales declined in the 1980s. By 1991, only one hundred employees worked at the plant on Simpson Street. The company declared bankruptcy, brought on in part to a large fine imposed by the State of North Carolina for the illegal dumping of hazardous chemicals at the plant. Just before Three Mountaineers closed in January 1992, only twenty-three workers remained.²¹

Three Mountaineers is vacant and deteriorating. It remains under the ownership of Three Mountaineers Inc.



Three Mountaineers bookends, manufactured in the 1960s or 1970s, image from www.etsy.com, accessed February 23, 2018

¹⁹ “A Short History (1959).”

²⁰ “Modern Business with Early American Look.”

²¹ “Three Mountaineers Success Story Ends,” *Asheville Citizen-Times*, January 17, 1992. “Sale of Three Mountaineers property could fund hazardous waste cleanup,” *Asheville Citizen-Times*, November 3, 1994.

Evaluation

Integrity

Three Mountaineers is composed of nine major buildings and several smaller additions dating from 1953 to 1978, when the last major section was built. The industrial buildings have been vacant since the plant's closing in 1992 and have been subjected to neglect and vandalism. Most visible windows have been broken and graffiti covers a significant portion of the complex. Because of its deteriorated state, Three Mountaineers lacks integrity of workmanship and design. It remains at its original location in the Koon Development and therefore retains its integrity of location and setting. The plant possesses integrity of association because despite its deteriorated state, it generally has the appearance it had from the period when it evolved from 1953 to 1978. The building evokes the aesthetic or historic sense of a mid-twentieth-century industrial complex and therefore retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP under Criterion A if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Three Mountaineers began marketing traditional southern Appalachian crafts during the Great Depression and was part of the craft revival movement that started in the late nineteenth century and continued into the 1940s. Institutions like Frances Goodrich's Allanstand, which began in 1897, and Penland School for Handicrafts, founded in 1929, provided instruction in weaving and other traditional arts to mountain residents who then sold their work in order to support their families. Until 1940, Three Mountaineers served a crucial role in the revitalization of traditional mountain crafts by marketing handiwork created by mountain residents. But in 1940, the company transitioned to mass-producing decorative items, first in its building on College Street, and beginning in 1953, at its Simpson Street plant. Three Mountaineers produced goods sold all around the world and employed local workers, but because its focus in the 1950s was machine-produced decorative goods, it is not significant in the history of the southern handicraft revival. Three Mountaineers is not associated with significant events or trends in Asheville. Numerous historic industrial buildings remain in the city, including those in the Riverside Industrial Historic District (NR 2004).

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. Hugh C. Brown, Edwin L. Brown, and W. H. "Zeke" Lashley served an important role in the heritage craft revival movement in the 1930s by marketing goods made by local artisans. However, the time period when Hugh C. Brown, Edwin L. Brown, and W. H. "Zeke" Lashley were associated with the craft revival movement occurred before the construction of Three Mountaineers on Simpson Street. Three Mountaineers is not eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a

master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Three Mountaineers is significantly deteriorated and remains contaminated by chemicals putting its preservation potential in jeopardy.

Architecturally, the buildings represent typical industrial buildings of the 1950s, 1960s, and 1970s, forms well represented by other industrial buildings located along the Swannanoa and French Broad Rivers. The Asheville riverfront boasts several mid-twentieth-century factories including the former Mill Manufacturing Plant and R. E. Gordon Furniture Company, both now occupied by Silverline Plastics Corporation on Riverside Drive near Woodfin.

Properties can be eligible for the NRHP under Criterion D if it has or had important information to contribute to our understanding of human history or pre-history. Three Mountaineers is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

VI. W.R. Candler Transfer Company: Property Description and Evaluation

| | |
|-------------------|---------------------------------|
| Resource Name | W.R. Candler Transfer Company |
| HPO Survey Site # | BN6331 |
| Location | 208 Swannanoa River Road |
| PIN | 965802832700000 |
| Construction date | 1953 |
| Recommendation | Not eligible under any criteria |



Façade (south elevation), view to the north-northwest

Description

Setting

The W. R. Candler Transfer Company and a later garage building stand in an industrial area on the north side of Swannanoa River Road. The buildings occupy a 5.7-acre irregular-shaped elongated parcel. Ross Creek, which originates at Lake Kenilworth located to the north, flows down from the highest point on the north side of the parcel, then behind or north of the buildings, and eventually empties into the Swannanoa River to the west. Gravel-surfaced parking areas surround the buildings on the north, east, and west. A grass lawn spans the area between the building and Swannanoa River Road.



William R. Candler pictured with part of his early fleet in 1939, from *Asheville-Citizen Times*, May 1, 1939.



W.R. Candler Transfer Company aerial, created from HPO Web

W. R. Candler Transfer Company

The main building, facing south, is one-story, concrete block rectangular edifice composed of three sections: the flat-roofed front block with a two-story southwest corner tower; the gable-roofed warehouse rear wing; and a two-bay, flat-roofed garage addition likely built in the early 1960s.

The front block features an unusual square two-story tower-like projection. It is likely the upper level served as place where the business managers could monitor the comings and goings of the trucks. The front block includes original metal frame windows with projecting header-row brick sills. An original metal canopy with flared eaves and decorative metal supports shelters the single-leaf entrance door located on the two-story section of the front block. A brick flue rises from the east end roof. The historians accessed the interior of the front portion of the building only. It contains an office with original finishes including a linoleum floor and faux wood paneling. The area in the two-story section is closed off and empty, according to employees of Mountain Steel, the current occupant.

The warehouse features loading docks on its east and west elevations. The loading dock on the west side is recessed beneath the gable roof, while a pent roof shelters the east loading dock. All original loading dock doors are wood, and floors are poured concrete. The concrete block garage addition has two bays on the east side and one on the west. The large bay doors are metal. According to an employee of Mountain Steel, the warehouse portion of the building is a large open space.

A circa 1985 concrete block garage with a flat roof stands behind the main building and faces east. It features two large bays with metal doors on its east elevation.

History

W. Riley Candler established his namesake transfer company in Asheville in 1922. The company hauled freight between cities along the eastern seaboard. On November 9, 1952, a fire destroyed the company's terminal at 200 Clingman Avenue. Along with the building, transfer trucks and a warehouse full of freight went up in flames.²²

In February 1953, W. R. Candler purchased several parcels from Kenilworth Properties on the "old Black Mountain Highway," now Swannanoa River Road, for the construction of a new headquarters. The company dedicated the building on July 18, 1953 to great fanfare. By the time the building on the north side of the Swannanoa River was completed, the company employed sixty-three people and operated thirty-five trucks.²³

²² "\$150,000 Blaze Destroys W. R. Candler Transfer Building," *Asheville Citizen-Times*, November 9, 1952.

²³ "New Candler Terminal To Be Dedicated," *Asheville Citizen-Times*, July 17, 1953.



SHOWN ABOVE: The beautiful new home and terminal warehouse of the W. R. Candler Transfer Company located at 400 Swannanoa Road. Also, one of the latest pieces of equipment at the left is the famous Fruehauf Aluminum Trailer and Mack Tractor.

From Asheville-Citizen Times, July 17, 1953



East elevation of W. R. Candler Transfer Company, view to the west-southwest



West elevation of W. R. Candler Transfer Company, view to the northeast



Garage built in the 1980s behind (north of) the main building, view to the west-northwest

Evaluation

Integrity

W. R. Candler Transfer Company is a highly intact 1953 concrete block industrial building. Constructed as the company headquarters with a warehouse and transfer truck terminal, the building has served a variety of industrial purposes since its construction. With its intact entrance, windows, concrete block walls, and loading dock finishes, the building displays integrity of workmanship and design. It remains at its original location in an area that remains devoted to industrial businesses and therefore retains its integrity of location and setting. The building possesses integrity of association because it generally has the appearance it had from the year it was completed. The building evokes the aesthetic or historic sense of a mid-twentieth-century industrial building and therefore retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP under Criterion A if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. W. R. Candler Transfer Company was a local concern established in 1922 by Asheville native, W. Riley Candler. But, the company was not unique. In 1940, sixteen other transfer companies operated in Asheville including Allen Transfer and Storage, which was located in a 1929 Art Deco building (NR 1979) on Coxe Avenue.²⁴ Therefore, W. R. Candler Transfer Company, demonstrating no significance in the areas of commerce or transportation, is not eligible for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. W. Riley Candler, a businessman in Asheville from the 1920s until his death in 1957, did not make specific contributions to history that can be identified and documented. Therefore, W.R. Candler Transfer Company is not eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Architecturally, W. R. Candler Transfer Company represents a typical utilitarian industrial building from the mid-twentieth century. Good intact examples of flat-roofed industrial buildings are found throughout Asheville including those located at 236, 238, and 240 Clingman Avenue, which was the location of a feed and seed

²⁴ Listings for Transportation-Freight-Automobile, *Miller's Asheville City Directory, 1940* (Richmond, Virginia: Hill Directory Company, 1940), 781.

company, National Biscuit Company, and a food brokerage in 1950.²⁵ W. R. Candler Transfer Company is not eligible under Criterion C for architecture.

Properties can be eligible for the NRHP under Criterion D if it has or had important information to contribute to our understanding of human history or pre-history. W. R. Candler Transfer Company is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.

²⁵ *Miller's Asheville City Directory, 1950* (Richmond, Virginia: Hill Directory Company, 1950), 38.

VII. Planters Tobacco Warehouse No. 1: Property Description and Evaluation

| | |
|-------------------|---|
| Resource Name | Planters Tobacco Warehouse No. 1 |
| HPO Survey Site # | BN6332 |
| Location | 75 Swannanoa River Road |
| PIN | 964881161100000 |
| Construction date | 1947 |
| Recommendation | Not recommended eligible under any criteria |



Planters Tobacco Warehouse No. 1 façade, view to the northeast

Description

Setting

Planters Tobacco Warehouse No. 1 stands in an industrial area at the northeast corner of the intersection of Swannanoa River Road and Caledonia Road. The building occupies a 4-acre parcel. Paved parking lots are located to the east, west, and a portion of the north side of the building.



Northwest (front) corner, view to the south-southeast from Caledonia Road



North elevation addition, view to the east

Planters Tobacco Warehouse No. 1

The tobacco auction warehouse includes the original building constructed in 1947 and three additions likely dating from the 1960s or 1970s built on the north and east elevations that have doubled the warehouse’s original size.

The original warehouse stands on a continuous stuccoed foundation and is topped by a low-pitched gable roof that is pent on the building’s south elevation. The southern half of the original section of the warehouse is covered with new aluminum siding. The northern half of the 1947 building retains most of its original corrugated aluminum siding. Metal sheathing covers the additions. The east addition is topped by a shed roof with rafter tails and is sheathed in newer aluminum siding. A modern open shed-roofed shelter—as tall as the warehouse—stands immediately east of the warehouse.

The warehouse holds an antique market and is accessible to the public. The mostly open interior remains intact and features metal-pole framing, a concrete floor, and original skylights.



Open-sided shelter on the east elevation, view to the west



Planters Tobacco Warehouse No. 1 site plan, map created from HPO Web

History

Fred D. Cockfield and James W. Stewart built Planters Tobacco Warehouse No. 1 in late 1947 after a fire destroyed the previous Planters Warehouse No. 1 on February 8, 1947. The men, both from Lake City, South Carolina, built the new warehouse at the same site as the building that burned.²⁶

The new 72,000 square foot building completed in the fall of 1947 cost \$115,000 to build and accommodated 3,500 piles of tobacco. Fifty to seventy-five trucks could be unloaded at the warehouse at one time. During construction, the local newspaper described it as built with metal framework, aluminum exterior sheathing, a cement floor, and “the most modern and best skylighting available.” Salisbury contractor A. L. Jarrell and Sons constructed the warehouse.²⁷ Two years after Cockfield and Stewart built the warehouse on Swannanoa River Road, they constructed Planters Warehouse No. 2 (no longer extant) on Riverside Drive. A.L. Jarrell also served as the contractor for that building.²⁸

²⁶ “Planters Warehouse to be Rebuilt Here,” *Asheville Citizen-Times*, February 10, 1947.

²⁷ “Planters Warehouse Nearing Completion,” *Asheville Citizen-Times*, November 3, 1947.

²⁸ “New Tobacco Warehouse Being Built,” *Asheville Citizen-Times*, September 22, 1949.

Fred D. Cockfield died in 1957, but James Stewart continued the business.²⁹ In 1982, he sold the warehouse to R. A. Owen. The building changed ownership at least twice until James and Joan Ramsey bought it in 1985.³⁰ They operated the market for seventeen seasons. In November 1999, James Ramsey converted it to an antique mall. Ramsey, a tobacco farmer, remarked at the time that “there is life after tobacco.”³¹ The building is currently owned by Smoke Free LLC, which continues to operate it as a successful antique mall.³²



Interior of 1947 warehouse, view to the east

Context: Burley Tobacco Warehouses in Asheville

Farmers grew the earliest tobacco in western North Carolina as a subsistence crop in the mid-nineteenth century. A few in Madison County traded it along the Buncombe Turnpike, but no formal market existed. By the 1870s, bright leaf tobacco became a cash crop in western North Carolina with production concentrated in Madison, Haywood, Yancey, and Henderson counties. A 1933 Asheville newspaper reminisced that tobacco was the main crop in the last quarter of the nineteenth century. Families cleared thousands of acres because “the tobacco market had to be

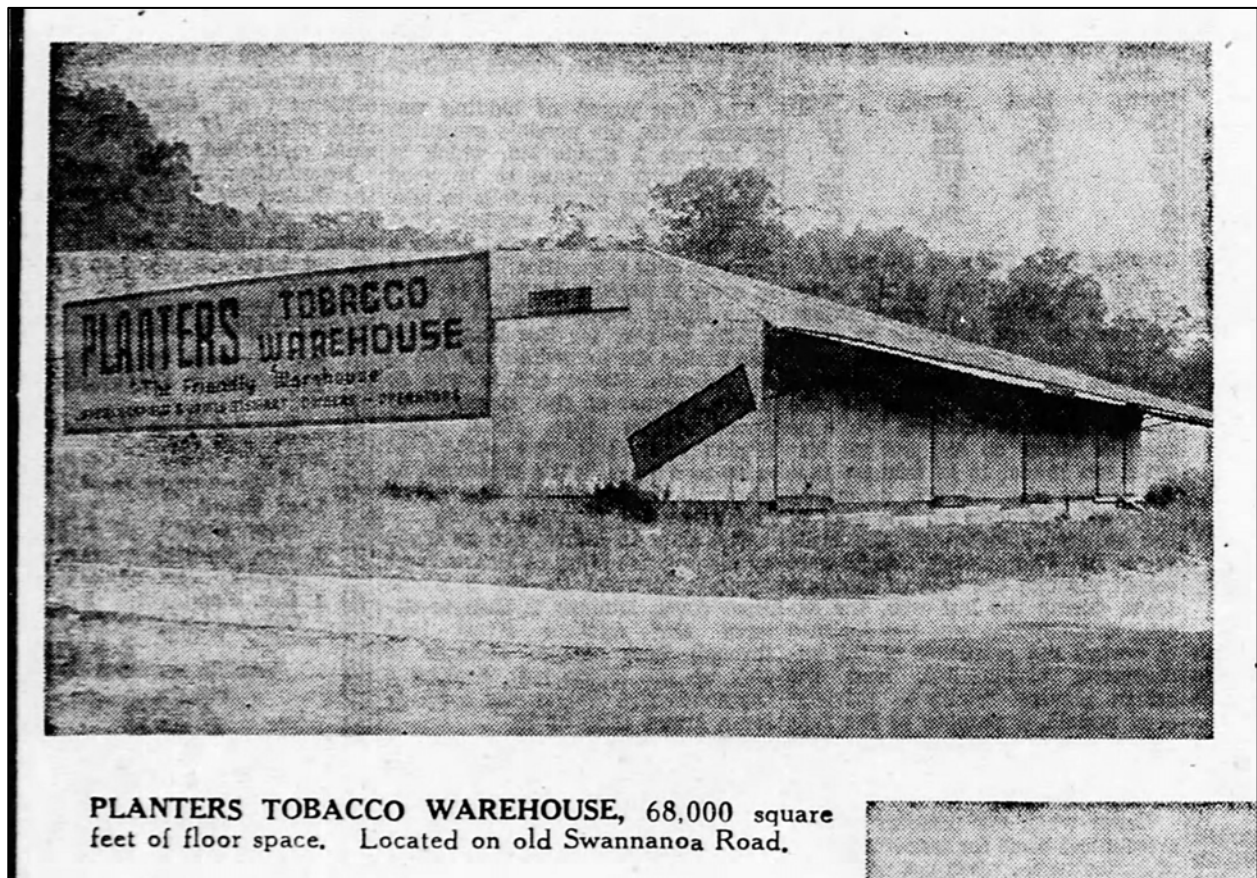
²⁹ “Cockfield, Burley Leader, Dies at Lake City Home,” *Asheville Citizen-Times*, October 24, 1957.

³⁰ Buncombe County Deed Book 1291, page 795, dated March 17, 1982; Buncombe County Deed Book 1394, page 322, dated June 26, 1985.

³¹ “Warehouse Shuts Doors to Burley Tobacco Sales,” *Asheville Citizen-Times*, November 2, 1999.

³² Buncombe County Deed Book 4189, page 1680, dated March 8, 2006.

supplied and farmers, like the pioneer Asheville business men of that time, were anxious to accumulate their share of the money paid out here” for the crop.³³



Planters Warehouse No. 1 in 1948, view to the northeast, from *Asheville-Citizen Times*, September 15, 1948

In 1879, S. B. West and J. D. Wilder opened Pioneer Warehouse, the first tobacco auction house in Asheville. Buyers came from across North Carolina and Virginia to buy tobacco from the warehouse located on Willow Street.³⁴ The Southern Railway boosted the tobacco market in the city with the *Asheville Weekly Citizen* reporting on November 11, 1880 that “last Saturday’s train brought the first consignment ever brought by rail. It was sent to Wilder’s Pioneer Warehouse.” By 1882, two additional sales warehouses operated in Asheville—the Banner Warehouse and the Farmer’s Warehouse.³⁵

From the 1879 into the early twentieth century, at least eight tobacco warehouses operated in Asheville. Farmers from nearby counties brought their crops by wagon over crude roads. In

³³ “Asheville was Once Brisk Market for Flue-Cured Type of Tobacco: Eight Million Pounds Bought Annually Here,” *Asheville Citizen-Times*, January 8, 1933.

³⁴ “Buyers in Asheville,” *Asheville Weekly Citizen*, January 5, 1882.

³⁵ “Report of the Committee on Manufactures,” *The Asheville Weekly Citizen*, April 19, 1882.

1882, a rail line was extended from Asheville into Madison County allowing farmers to transport their tobacco directly to the warehouses.³⁶



Tobacco buying and selling at Planters Warehouse No. 1 in 2003, from Asheville Citizen-Times, November 18, 2003

In 1890, James B. Duke formed American Tobacco Company by taking over the country's five major cigarette manufacturers. The powerful holding company began buying flue-cured tobacco directly from growers in western North Carolina. This, coupled with a restructuring of tobacco marketing practices and a national financial crisis in the 1890s, led to the shutdown of all of Asheville's tobacco warehouses.³⁷ By the end of the century, western North Carolina no longer produced flue-cured tobacco in significant quantities.³⁸

In 1911, the United States Supreme Court broke up the American Tobacco Company. This action coupled with the introduction of burley tobacco in the early twentieth century signaled the return of the crop to western North Carolina. By 1919, counties surrounding Asheville were growing large crops of burley tobacco, which they air cured in barns.³⁹

In 1930, Carolina Warehouse (not extant), Asheville's first burley tobacco auction warehouse, opened in a barrel-roofed building on Valley and Beaumont Streets. In 1931, the New Banner

³⁶ "Tobacco Timeline," *Asheville Citizen-Times*, June 15, 2003.

³⁷ "Asheville was Once Brisk Market for Flue-Cured Type of Tobacco: Eight Million Pounds Bought Annually Here," *Asheville Citizen-Times*, January 8, 1933.

³⁸ "Tobacco Timeline," *Asheville Citizen-Times*, June 15, 2003.

³⁹ "Tobacco Timeline," *Asheville Citizen-Times*, June 15, 2003.

Warehouse (not extant) was established on Walnut Street at Rankin Avenue.⁴⁰ In 1934, Bernard Tobacco Warehouse opened near Biltmore Village.⁴¹

In 1943, the city boasted three tobacco warehouses. Carolina Warehouse remained on Valley Street and Bernard-Walker operated two warehouses near Biltmore. Madison County grew and sold more burley tobacco than any other western North Carolina county.⁴²

Tobacco sales continued through the 1940s and by 1949, ten tobacco sales warehouses operated in Asheville.⁴³ Burley tobacco production remained strong until 2005 when a federal buyout of the price support program went into effect forcing hundreds of mountain farmers to stop growing the crop. With less tobacco to market, the tobacco auction houses closed. None remains operating in Asheville.⁴⁴

Of the ten warehouses that stood in 1960, two in addition to Planters Warehouse No. 1 remain. A.S. Dixon built Big Burley Tobacco Warehouse at 226 Lyman Street in 1953. L. J. Hill and J. C. Adams operated Big Burley. It later became Days Tobacco Warehouse No. 1. The concrete block and metal and wood-sided building is topped with a low-pitched, metal-covered gable roof.



Big Burley Tobacco Warehouse (1953), view to the northwest

⁴⁰ Ibid' "New Banner Warehouse Will Receive 2,000 Tobacco Baskets This Week," *Asheville Citizen-Times*, November 8, 1931.

⁴¹ "Four-Century Chronology of Western North Carolina," *Asheville Citizen-Times*, March 26, 1950.

⁴² "Burley Now Arriving at Three Tobacco Warehouses," *Asheville Citizen-Times*, November 30, 1943.

⁴³ "Ten Warehouses to Operate Here," *Asheville Citizen-Times*, November 26, 1950.

⁴⁴ 19 million pounds of burley tobacco was sold in Asheville in 1982, *Asheville-Citizen Times*, November 12, 1983.

Built in 1946, Bernard-Walker Warehouse No. 3 occupies a little over an acre at the southeast intersection of Mulvaney Street and Glendale Avenue in the Koon Industrial Development on the south side of the Swannanoa River. A low-pitched gable roof with intact skylights tops the steel frame, corrugated-metal-sided building. Bernard-Walker Warehouse No. 3 presents a typical form for burley warehouses of the period: the longer elevation measures four hundred feet while the gable ends are ninety-five feet across. It currently houses a scrap metal business.



Interior of Bernard-Walker Warehouse No. 3 in 1946, from *Asheville-Citizen Times*, November 28, 1946



Bernard-Walker Warehouse No. 3 east end, view to the west

Evaluation

Integrity

Built in 1947, Planters Tobacco Warehouse No. 1 is a tobacco auction warehouse with additions from the 1960s and 1970s. The building served its intended purpose until 1999 when it was converted to an antiques mall. The building remains on its original parcel in an industrial and commercial area on the north side of the Swannanoa River and therefore retains its integrity of location and setting. Half of the exterior of the original building has been covered with new aluminum sheathing, thereby compromising its integrity of workmanship and design. The building's integrity of association is compromised by new siding later additions. The building fails to evoke the aesthetic or historic sense of a mid-twentieth-century tobacco auction house because of new sheathing and therefore lacks integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Planters Tobacco Warehouse No. 1 was built as a tobacco auction warehouse in 1947 during the period from 1930 to 2005 when the burley tobacco market was active in Asheville. It is one of three extant tobacco auction warehouses remaining in a city that once had ten warehouses. The other two remaining warehouses, although somewhat deteriorated, have not been altered significantly and better convey the history of commercial tobacco auctioning in Asheville in the mid-twentieth century. Therefore, Planters Tobacco Warehouse No. 1 is recommended not eligible for the NRHP under Criterion A in the area of commerce.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. Fred D. Cockfield, James W. Stewart, and subsequent owners before 1999 when the warehouse was converted to an antique mall were involved in the buying and selling of burley tobacco. No one associated with the Planters Tobacco Warehouse No. 1 achieved any particular significance on the national, state, or local level. The building therefore is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Planters Tobacco Warehouse No. 1 represents the typical form of tobacco auction warehouses of the 1940s—a long, one-story building with an open interior and skylights to illuminate the selling floor. Because of the application of new metal siding and the existence of two more intact tobacco auction warehouses that retain their exterior sheathing, Planters Tobacco Warehouse No. 1 is recommended not eligible for the NRHP under Criterion C in the area of architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Planters Tobacco Warehouse No. 1 is recommended not eligible for the NRHP under Criterion D.



Men unloading tobacco at one of the city's burley tobacco auction houses, *Asheville Citizen-Times*, December 13, 1931.

VIII. Asheville Mica Company: Property Description and Evaluation

| | |
|-------------------|--|
| Resource Name | Asheville Mica Company |
| HPO Survey Site # | BN6333 |
| Location | 75 Thompson Street |
| PINS | 964870970300000 964870789600000 9648707896C000A 9648707896C000B 9648707896C000C 9648707896C000D 9648707896C000E 9648707896C000F 9648707896C000G 9648707896C000H 9648707896C000I 9648707896C000J |
| Construction date | 1916 |
| Recommendation | Eligible for the NRHP under Criterion A for Industry and Criterion C for Architecture |



Asheville Mica Company buildings from 1916, view to the northeast



Aerial photo with buildings and dates of construction, map produced from HPO Web

Description

Setting

Asheville Mica Company stands on the south side of Thompson Street and the Swannanoa River and the south side of Thompson Street in an industrial and commercial area northeast of Biltmore Village. The property consists of two, one-acre parcels. The property is level with a lawn on the north side of the buildings just south of Thompson Street and paved and dirt parking areas to the east of the buildings. The tracks of the former Southern Railway run east to west immediately to the south.

Asheville Mica Company

The complex includes four historic buildings and two modern warehouses that stand on the south end of the property. Except for one of the modern warehouses, the buildings face west toward a paved driveway. Only the interior of the first level of the main building was accessible to the historians.

The **main brick building**, which now contains condominiums, stands two stories and is topped with a hipped metal-sheathed roof. Original slender brick flues extend from the roof along each elevation. Windows on the upper level are replacements, but the lower level contains original steel windows with the glass removed. A modern shed-roofed canopy with wood supports



Main 1916 building's north elevation, view to the the south



Smelter building and main building, view to the southwest

shelters the front door at the center of the façade. A corrugated metal panel—not original—shelters the windows on the southern half of the façade’s second story. The interior has been altered significantly with the gutting of the first level. Prone to flooding, this level has been converted to a garage for the residents who live on the upper floor. A small office is also located on the first level.

Two historic, metal-sheathed, gable-front processing buildings with metal roofs stand to the south of the main brick building. Historically used to store sheet mica, the northernmost building includes an original pyramidal-roofed, one-story section on its façade.

The southernmost of the historic buildings was used to reduce the scrap mica to a pulverized form used in roofing, axle grease, and the making of artificial snow. The building displays a roof monitor and original metal-frame windows. An original hip-roofed one-story addition on the front extends along to the south and west elevations and is sheathed in corrugated metal.

45



Two processing buildings south of main building, view to the southeast

⁴⁵ “Plant of Asheville Mica Plant at Biltmore: Capable of Handling Entire Output of Western North Carolina,” *Asheville Citizen-Times*, January 23, 1922.

The modern, metal-sided warehouse with a low-pitched, gable-front roof and a concrete block foundation stands just to the south. Another modern, metal-sheathed warehouse stands behind the main buildings and faces south toward the railroad tracks.

A 1916 small, one-story, hip-roofed brick smelter building with a large brick flue on its east end stands east of the main building and faces north toward the river. It displays radiating brick arches and wood windows.

History and Context: Asheville Mica Company and the Mica Processing Industry in Asheville and Western North Carolina in the Early Twentieth Century

Mica mining began in western North Carolina in 1867 and by the late nineteenth century several companies had been established to process the minerals. W. Vance Brown and S. Herbert Brown organized Asheville Mica Company in 1899 in the basement of the Legal Building on Pack Square. In the company's early years it bought mica from India, South America, Alabama, Georgia, North Dakota, Virginia and counties in western North Carolina where the material was abundant. The company made washers for electrical equipment and ground mica to be used in roofing material, Christmas decorations, and for use in lubrication materials.⁴⁶

In 1903, the company built a two-story factory on Market Street, which is no longer extant. In 1916, the company took over another mica processing company located on Lyman Street and consolidated the two plants into the current site on Thompson Road near Biltmore.⁴⁷ That year, the Browns bought a parcel from Clyde Reed and according to a newspaper from the period planned "to erect four buildings covering space 100 feet by 200." The paper went on to describe the plans for the buildings: "pilaster and glass will figure largely in the construction, plenty of light being desirable for the work carried on." Southern Railway agreed to place a sidetrack along the south side of the new location to make receiving and shipping easier.⁴⁸

A 1922 article in the Asheville *Sunday Citizen* described the plant's three main buildings near Biltmore as "furnishing ample room for over 200 operatives when capacity manufacturing is done." The reporter observed some workers splitting blocks of mica in hopes of finding usable sheets, while others sorted various shapes and patterns looking for large and more valuable specimens. Finally, the reporter noted that smaller or inferior pieces were ground up for a variety of uses.⁴⁹

⁴⁶ "Mica Company to Move to Biltmore," *Asheville-Citizen Times*, March 14, 1916.

⁴⁷ The other company was likely the Great Southern Mica Company, which was founded in the early twentieth century. In 1911, the Browns took over the Great Southern Mica Company of Asheville resulting in the two branches for Asheville Mica Company, "Asheville Mica Co. Takes Over Another," *Asheville Citizen-Times*, October 18, 1911.

⁴⁸ "Mica Company to Move to Biltmore," *Asheville-Citizen Times*, March 14, 1916.

⁴⁹ "West North Carolina Leads U. S. in Production of Mica: Large Plant Built at Biltmore," *The Sunday Citizen*, January 22, 1922.



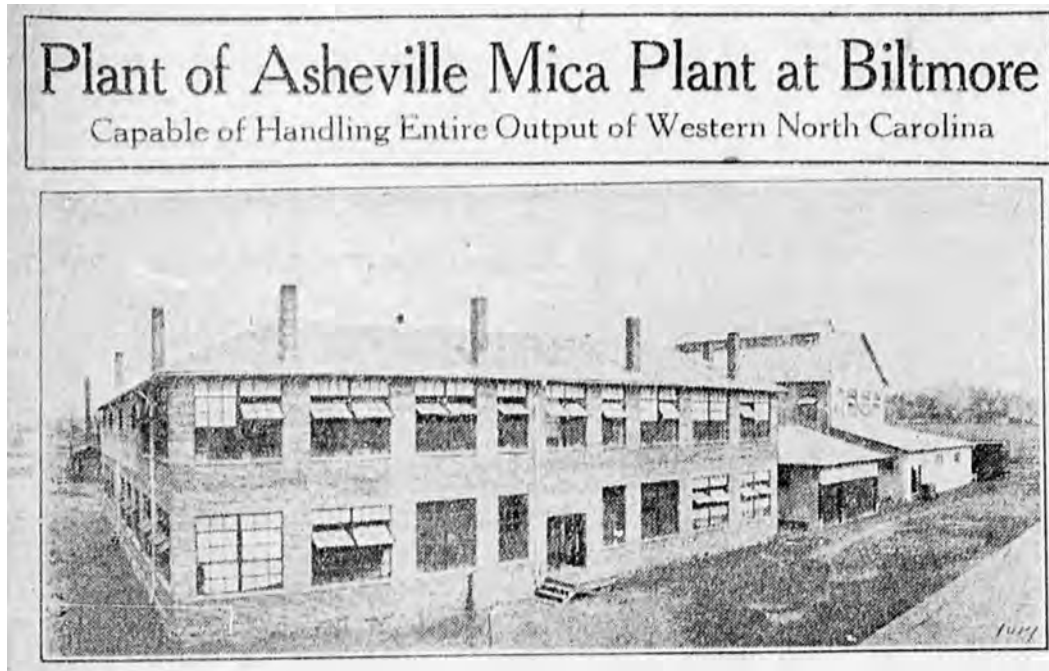
Two modern warehouses and rear corner of southernmost processing building, view to the northwest

J. Fuller Brown, W. Vance Brown's son, took over the company after his father's death in 1933. During World War II, the United States government declared mica a strategic material creating a boom for plants like the Asheville Mica Company. Among other uses, mica was used in condensers and tubes for radios and in spark plugs for airplanes. In 1944, the plant employed around 600 workers. The plant focused on producing ground dry mica and manufactured sheet mica. During the war, the company employed people with visual impairments to sort the mica. Compared to sighted workers, these men and women were able to distinguish among five different thicknesses of mica without the use of a micrometer, which was usually required.⁵⁰

After World War II demand for mica in the production of consumer goods proved strong. It was used as insulation in motors, generators, electric sockets, and other electrical equipment.⁵¹

⁵⁰ "Blind Persons Do Great War Job in Mica Plant," *Asheville Citizen-Times*, May 2, 1943.

⁵¹ Mica Mining, Once Thriving WNC Industry, Suffers Severe Postwar Slump, *Asheville Citizen-Times*, November 14, 1948.



Asheville Citizen-Times, January 22, 1922

In 1947, the portion of the Asheville Mica plant that processed mica into sheets moved to Newport News, Virginia as part of a consolidation with the company's other locations in New York and Richmond, Virginia.⁵² Company president J. Fuller Brown cited lower transportation costs for overseas markets as the reason for the move to the Virginia port city. The grinding operation remained at the Asheville plant.⁵³ Eventually, the entire plant closed, and the company moved all its operations to Newport News where it remains today.

In 1973, metal artist Bob Gursky and William Langdon rented the main building and used it for an artist cooperative called the Highwater Center. In 2007, the main building was renovated into condominiums using some recycled materials from the plant. The two gable-roofed buildings have not been renovated.

In addition to the Asheville Mica Company, at least two other mica-related businesses operated in Asheville in the first half of the twentieth century. In the 1920s, Southern Spar and Mica Company produced mainly synthetic stone, concrete block, and cement brick and a specialty product called Felstone, which was made from a mixture of mica, quartz, and feldspar. Their offices were located in the Haywood Building (BN2206) and their plant stood on Fairview Road near the tracks of the Southern Railway.⁵⁴ The company ceased operations after the 1920s. The

⁵² "Mica Company to Shift Some Work to Virginia," *Asheville Citizen-Times*, August 24, 1947.

⁵³ "Mica Mining, Once Thriving WNC Industry, Suffers Severe Postwar Slump," *Asheville Citizen-Times*, November 14, 1948.

⁵⁴ "Advertisement for Southern Spar and Mica Company, *Concrete Products*," Volume 22-23 (Milwaukee: Tradepress Publishing, 1922), 94; "Felstone to be Made by Concern Near Biltmore," *Asheville Citizen-Times*, May 2, 1922.

United States government established Colonial Mica Corporation during World War II at 542 McDowell Street. The non-profit did not process mica, but instead assisted mica mining operations by leasing equipment to them at a lower cost. Colonial Mica Corporation's goal was to promote and facilitate the mining of mica, a mineral crucial for the country's war efforts.⁵⁵

Outside of Buncombe County, few mica processing plants remain intact in areas of western North Carolina where the mineral was extracted. An exception is Tarheel Mica Company (AV0116, Study List), which stands on US 19E alongside the North Toe River in Plumtree in Avery County. Built in 1912, the plant consists of two rectangular, rusticated concrete block buildings with flat roofs and a smooth-faced concrete block building with a metal-sheathed barrel roof. The largest of the three buildings serves as a brewery, but the other two remain vacant, but in good condition.

The Deneen Mica Company Processing Mill (YC0185) near Micaville in Yancey County consisted of a two-story warehouse and three early-twentieth-century, gable-front, metal-sheathed buildings similar to the two processing buildings at Asheville Mica Company. Mica was mined, processed, and shipped from Deneen Mica Company into the late 1960s or early 1970s. The three processing buildings have been demolished leaving only the two-story warehouse.

International Minerals and Chemical Corporation Plant (ML0090) stood just east of the banks of the North Toe River in western Mitchell County. The facility processed mica and other minerals such as feldspar. Most of the plant built in 1943 has been demolished, leaving only a few concrete structures on the east side of what was a large complex.

Evaluation

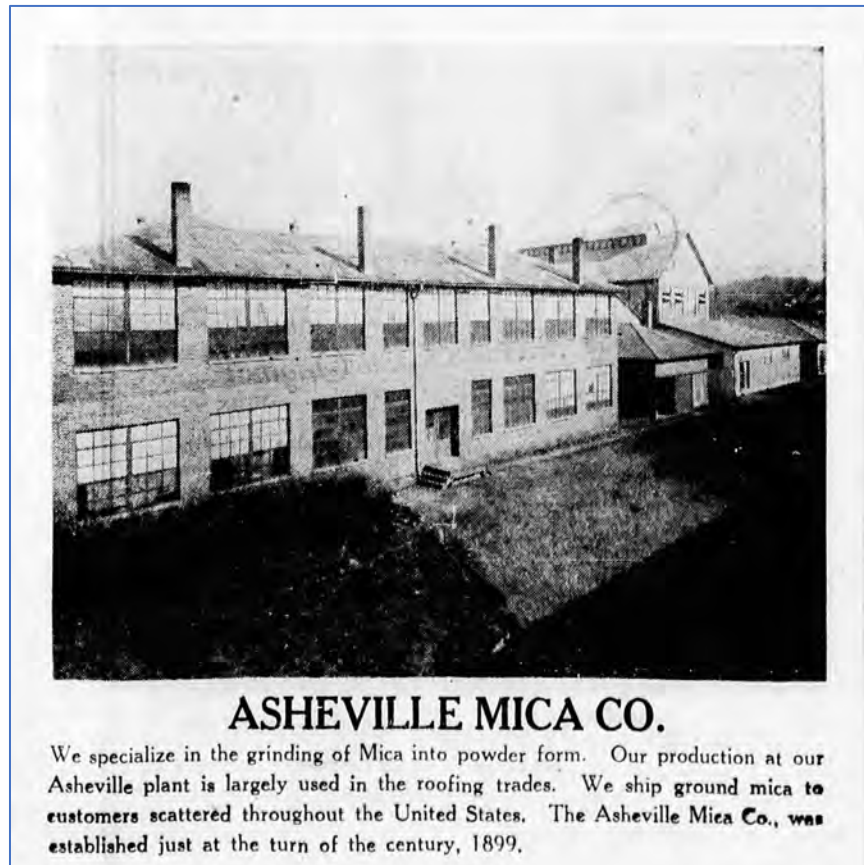
Integrity

Built in 1916, Asheville Mica Company consists of four historic buildings constructed by the company to process mica. They are the only remaining standing buildings associated with the mica industry in Asheville. The two gable-front buildings and smelter building remain mostly intact, while the main building has been altered at the first level, on the interior, and with the replacement of the upper level windows. Overall, the complex has much the same appearance it had in the first half of the twentieth century. The buildings remain in their original locations in an industrial and commercial area along the tracks of the former Southern Railway and therefore the complex retains its integrity of location and setting. The integrity of workmanship and design on the main building has been compromised by the gutting of the first level and the renovation of the upper level, but the other three buildings remain mostly intact. As a collective, the complex retains its integrity of association because it generally has the appearance it had in the

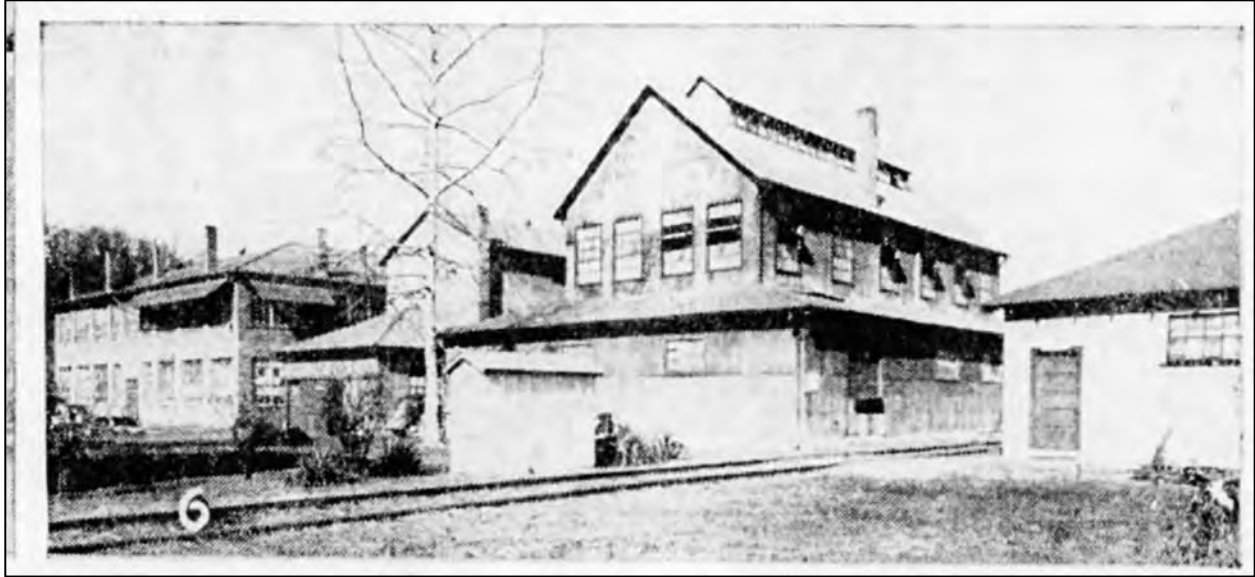
⁵⁵ "Mica from WNC Mines Plays Important Role in War," *Asheville Citizen-Times*, July 4, 1943.



Interior of lower level of main building, view to the south



Feature in *Asheville-Citizen Times*, March 31, 1955



Asheville Mica Company, view to the northeast, *Asheville Citizen-Times*, March 5, 1939

first half of the twentieth century. The buildings evoke the aesthetic or historic sense of an early twentieth century industrial complex serviced by the railroad and therefore retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Asheville Mica Company the building is recommended eligible for the NRHP under Criterion A in the area of industry for its role in the processing of mica, a mineral found in abundance in western North Carolina in the late nineteenth and early twentieth century. In the 1920s, Asheville Mica Company was reported to be the world's largest mica processing company and remains the only surviving industrial complex associated with mica production in Asheville.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. W. Vance Brown and S. Herbert Brown established Asheville Mica Company and operated it until J. Fuller Brown took over in 1933. These men were important businessmen in Asheville but made no discernable contributions to the history of industry, commerce, or any other field during their lifetimes. Additionally, no one associated with the Asheville Mica Company achieved any particular significance on the national, state, or local level. Therefore, the complex is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose

components lack individual distinction. Alterations to the main building at Asheville Mica Company do not affect the overall property’s ability to reflect its architectural significance as a group of industrial buildings important in the history of mica processing in Asheville from the period 1916 to circa 1945. As the only remaining mica processing plant in Asheville, the collection of buildings in a setting little altered since the early twentieth century conveys significance in the area of architecture and therefore the Asheville Mica Company is recommended eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Asheville Mica Company is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The recommended NRHP boundary for Asheville Mica Company includes the legal parcel the two legal parcels owned by Mica Village LLC and ten individual condominium owners. The boundary includes the main brick building, smelter house, two processing buildings and two modern warehouses. The boundary also includes the significant landscape and setting associated with the mica processing plant. The boundary follows the existing right-of-way along Thompson Street to the north and the right-of-way of the tracks of the former Southern Railway, now the Norfolk Southern Railway. The parcel represents the land, resources, and features associated with Asheville Mica Company, which has been associated with this parcel since 1916, the date of construction of the four buildings. The two acres is an appropriate setting to convey the property’s significance in the area of industry and architecture on the local level of significance.



Site plan of Asheville Mica Company with proposed National Register boundary, map created from HPO Web

IX. Kenilwood Heights Historic District: Property Description and Evaluation

| | |
|--------------------|--|
| Resource Name | Kenilwood Heights Historic District |
| HPO Survey Site # | BN6334 |
| Location | Kenilwood Place and Finalee Avenue |
| PINS | multiple |
| Construction dates | 1925-1932 |
| Recommendation | Eligible for the NRHP under Criterion C for Architecture |



Houses at 18, 20, and 22 Finalee Avenue, view to the west

Description

Setting

Kenilwood Heights is a small residential neighborhood consisting of fourteen dwellings on two curvilinear streets approximately 200 yards west of Kenilworth Inn (NR 2001). The relative quiet of the district occupying a mostly level plateau contrasts starkly with the bustling commercial corridor along Biltmore Avenue just below and to the west. Large trees shade yards and the two narrow streets with original granite curbing.



Leinster House at 5 Kenilwood Place, view to the west

Kenilwood Heights Historic District

Kenilwood Heights Historic District contains fourteen dwellings, three of which are noncontributing. The houses—a collection of typical 1920s dwellings with influences from the Craftsman and Colonial Revival styles—are mostly two-story with weatherboard, stucco, or brick exteriors. Garages accompany a few houses and typically stand behind the dwellings. Setback is generally around forty-five to fifty feet and parcels are around one-quarter of an acre.

One house built in 1925, the Ellie and John W. Arthur House at 16 Finalee Avenue, is noncontributing because of alterations, specifically the enclosure of the front porch and the addition of large solar panels on the façade. Two modern houses at 6 Finalee Avenue and 7 Kenilwood Place are noncontributing because of dates of construction.

Inventory

Duane and Charles R. Price House (BN6336)
2 Finalee Avenue
1925
Contributing building

Two-story, side-gabled, synthetic-sided Craftsman-influenced house featuring a front-facing, off-center gable. The house features a front-gabled porte-cochere and eave brackets. Windows are original six-over-one, double-hung sash. The front-gabled concrete block garage facing north was built in 1960. Charles Russell Price served as the U. S. Marshall in Asheville in the 1940s. The Prices sold the house in 1945.



Duane and Charles Price House at 2 Finalee Avenue, view to the east

House
6 Finalee Avenue
1987
Noncontributing building

One-story, front-gabled house with vinyl siding.

Tomlinson House (BN6337)
8 Finalee Avenue
1925
Contributing building

Two-story, Dutch Colonial Revival-style house with stucco exterior. A shed-roofed dormer rests on the front roof slope and an off-center porch with bold square posts shelters the off-center

entrance. Windows are original four-over-one, double-hung sash. The Tomlinson family lived in the house in the 1930s and it remained in the family until 1986.



Tomlinson House at 8 Finalee Avenue, view to the east

Hess House (BN6338)
10 Finalee Avenue
1925
Contributing building

Two-story clipped side-gabled house with stucco on upper level and red brick on lower level. Brick posts support flat-roofed porch with rafter tails. Windows are original three-over-one, double-hung sash. A garage built around 1955 stands southeast of the house. Dr. Charles Robert Hess owned the house in the 1950s and it remains in the Hess family.

Ellie and John W. Arthur House (BN6339)
16 Finalee Avenue
1925
Noncontributing building

Hip-roofed American Foursquare with front gabled dormer. Façade has been obscured with enclosed one-story porch and solar panels. A garage built in 1925 stands in the rear yard. The

Arthurs lived in the house in the 1940s. He was a police officer and later worked for Southern Railway.

C. C. West House (BN6340)
18 Finalee Avenue
1925
Contributing building

Two-story, Dutch Colonial Revival-style with brick on first level and vinyl siding on upper level. An original front-gabled hood shelters the entrance. Windows on first level are original three-over-one, double-hung sash, but upper level façade windows have been replaced with modern bay windows. C. C. West, who lived here in the 1930s, is the earliest known occupant.



Arthur House (left) at 16 Finalee Avenue and C.C. West House at 18 Finalee Avenue, view to the north

Mabel and W. Merritt Jordan House (BN6341)
20 Finalee Avenue
1925
Contributing building

Two story, hip-roofed house with gable return on south side of façade. An off-center entrance leads to a recessed porch on the south elevation. House is stucco that has been covered in vinyl siding. Windows are replacements, The Jordans lived here in the 1930s and 1940s. He worked as a store clerk.



Jordan House at 20 Finalee Avenue, view to the north

Elsie and George W. Whitson House (BN6342)
22 Finalee Avenue
1925
Contributing building

Two-story, L-shaped, red-brick house with stuccoed gable ends with purlins. A front-gabled, one-story entrance porch on the side-gabled wing shelters a single-leaf entrance. A shed dormer rests on the front roof slope above the entrance porch. Windows are four-over-one replacements. The Whitsons lived in the house from 1938 to 1978. He spent his career with the telephone company.



Whitson House at 22 Finalee Avenue, view to the northwest

Louise and Arthur F. Reeves House (BN6347)

24 Finalee Avenue

1926

Contributing building

Two-story, hip-roofed stuccoed house with an engaged porch on the west elevation. Windows are original three-over-one, double-hung sash. A brick chimney rises from the interior. A garage with vertical wood siding built in the late 1990s stands to the northeast. The Reeves likely built the house. Noted Italian violinist and conductor Antonio Frosolono purchased it in 1942 and lived there until his death in 1974.



Reeves House at 24 Finalee Avenue, view to the northwest

Louise “Ma” Richardson Bryson House (BN6344)
1 Kenilwood Place
1925
Contributing building

The one-and-a-half-story brick and stucco house features two front facing staggered gables with returns. A brick chimney rises from a small gable on the east (side) elevation. Windows are original six-over-one, double-hung sash. Beloved school teacher Louise Bryson owned the house from the 1930s until her death in 1973. She taught math at David Millard Junior High School and Lee Edwards High School for twenty-nine years before retiring in 1958.



Louise "Ma" Richardson Bryson House at 1 Kenilwood Place, view to the southwest

Arlena and Grover Crawford House (BN6363)
3 Kenilwood Place
1925
Contributing building

Two-story, front-gabled house with an extended gable on the west elevation. A brick chimney with one shoulder rises from the middle of the façade. The one-story porch is recessed on the west elevation. Aluminum siding covers the stucco exterior. Similar in form to 20 Finalee Avenue. The Crawfords owned the house in the 1950s and are the earliest known owners.



Crawford House at 3 Kenilwood Place, view to the southwest

Marie and Robert Leinster House (BN6364)

5 Kenilwood Place

1925

Contributing building

One-story, side-gabled stucco house with two projecting front-facing gables with knee braces. The larger front gable contains an arched-head window on its upper level. The smaller gable contains the arched entrance. A brick chimney rises from the west elevation, just forward of the gable end. Windows are original. The Leinsters were long time owners and occupants, likely from the 1940s to the 1970s. He worked as a traveling salesperson.

House (BN6365)

7 Kenilwood Place

2007

Noncontributing building

Two-story weatherboard and shingle side-gabled house with two projecting front gables on the upper level of the façade. A front-gabled porch with a stone foundation spans a portion of the façade.



Noncontributing house at 7 Kenilwood Place, view to the south

McNairy House (BN6345)
20 Kenilwood Place
1932
Contributing building

Two-story, hip-roofed weatherboard house with red-brick chimney rising from the center of the façade. A one-story, hip-roofed entry porch has been added. The earliest known occupants, the J. E. McNairy family, lived in the house in the 1940s.

House (BN6346)
22 Kenilwood Place
1928
Contributing building

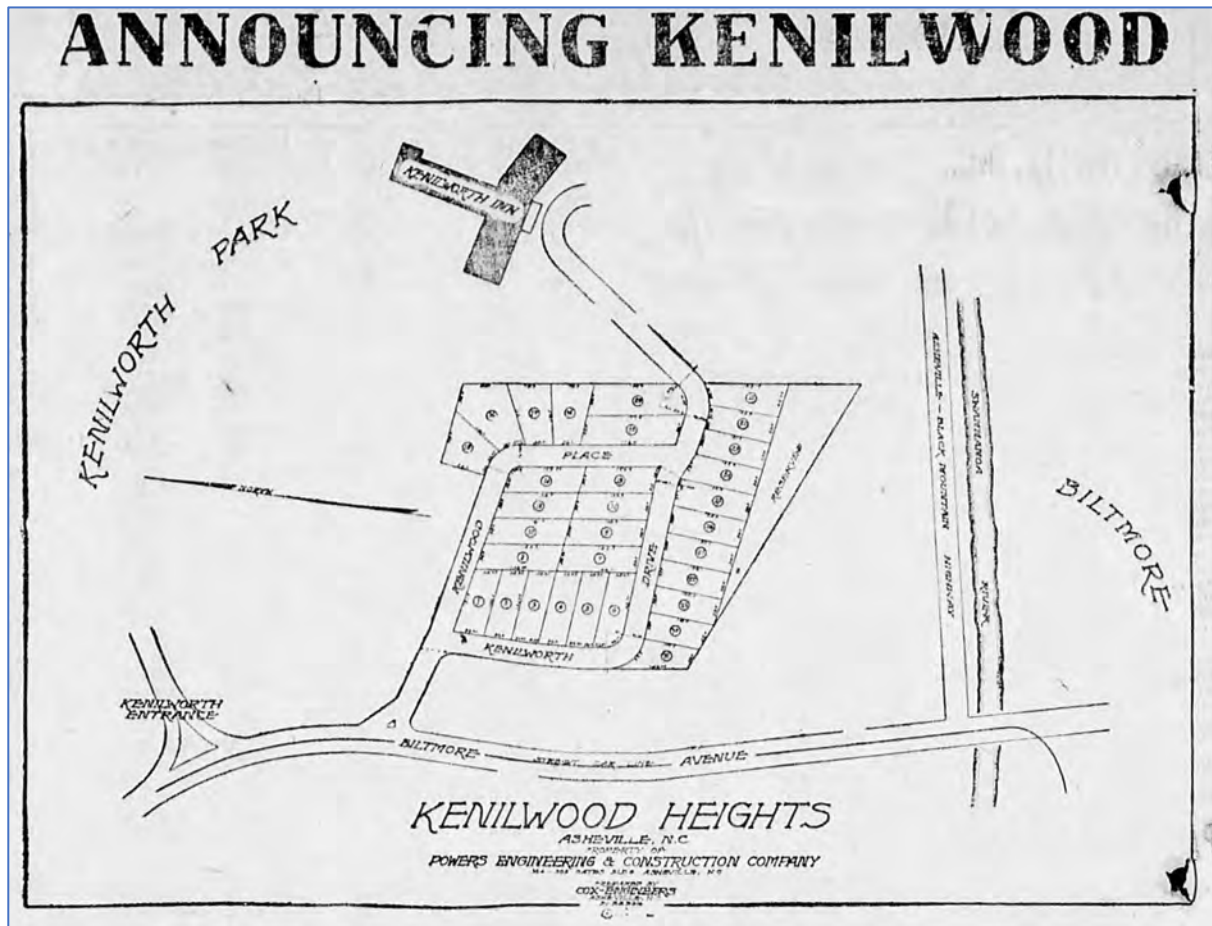
Two-story, front-gabled house with an extended gable on the north elevation and a center interior chimney. A side gable extends from the south elevation. Vinyl siding covers the exterior. Similar to 3 Kenilwood Place.



McNairy House at 20 Kenilwood Place, view to the northeast



House at 22 Kenilwood Place, view to the northeast



Advertisement from Asheville Citizen-Times, December 24, 1924.

Powers Engineering and Construction Company, which had offices in the Oates Building (no longer extant) on Pack Square, developed the Kenilwood Heights subdivision beginning in 1924-1925. The neighborhood was developed on the site of Swannanoa Hill, a commodious dwelling built in 1843 that later became a sanitarium. On June 13, 1923, the *Asheville Citizen-Times* advertised an auction of twenty-five lots and Swannanoa Hill, which it described as “a three-story house with thirty cheerful rooms.” The former sanitarium was demolished soon thereafter to make way for the subdivision.⁵⁶

In newspaper advertisements of the period, the company proclaimed, “it will give us great pleasure to show you some of the many homes we have recently completed, all of which show our architectural and building departments ability to design and execute homes of quality and character at a very low cost.”⁵⁷

⁵⁶ Dale Slusser, interview with Jennifer Martin, February 26, 2018.

⁵⁷ Advertisement for Kenilwood Heights, *Asheville Citizen-Times*, December 14, 1924.

The first known residents of Kenilwood Heights were professionals, including Dr. Arthur F. Reeves, who lived at 24 Finalee Avenue with his wife Louise. Dr. Reeves had an office on Pack Square in the 1920s and later in the Grove Arcade building. On April 26, 1925, the *Asheville Citizen-Times* reported that Dr. Reeves had married in Georgia the previous day. The article noted that Dr. Reeves “resides at the Langren Hotel but has recently erected a beautiful residence in Kenilworth where he and his bride will make their home after their honeymoon.”⁵⁸ Dr. Reeves also dabbled in real estate organizing and serving as vice-president for the Land of the Sky Company, a group of developers headed by John Betchel. It is possible Dr. Reeves had some role in the development of Kenilwood Heights because Dr. Reeves’ middle name is Finalee, one of the two street names in the neighborhood.⁵⁹

Kenilwood Heights developed during the boom period of the 1920s in Asheville. From 1920 to 1930, the population of Asheville went from 28,000 to 50,000 residents. During this period of intense land speculation companies like Powers Engineering and Construction Company saw an opportunity to buy land, subdivide and market it, and make a tremendous return on its investment.⁶⁰

Powers Engineering and Construction was just one of several developers creating residential neighborhoods in and around Asheville in the 1920s. Pharmaceutical manufacturer Edwin Wiley Grove, the most prominent of the city’s real estate developers from this period, came to Asheville in 1897 and ended up reshaping the city.⁶¹ He created Grove Park (NRHD 1989, Kimberly Amendment 1990), one of the city’s grandest neighborhoods. He began planning the subdivision in 1905 and in 1913 opened Grove Park Inn overlooking the neighborhood. Chauncey Beadle, landscape designer for the Biltmore Estate, designed the neighborhood, which was one of the first in the state to follow a curvilinear plan as opposed to the grid-plan developments that were the norm in the previous decades. Grove Park contains Tudor Revival, Colonial Revival and Arts and Crafts houses from the first decade of the twentieth century into the 1920s.⁶²

Famed city planner John Nolen laid out Lakeview Park around a Donald Ross golf course near Beaver Lake in the 1920s. By the start of the Great Depression, one hundred dwellings, mostly Tudor Revival and Colonial Revival style, had been built in the north Asheville neighborhood.⁶³

⁵⁸ “Dr. Arthur Reeves Weds in Georgia,” *Asheville Citizen-Times*, April 26, 1925.

⁵⁹ “Dr. Arthur F. Reeves Dies at His Home Here,” *Asheville Citizen-Times*, March 8, 1933.

⁶⁰ Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 263.

⁶¹ Bruce E. Johnson, “Built Without an Architect: Architectural Inspiration for the Grove Park Inn,” in Robert S. Brunk, ed., *May We All Remember Well Volume I: A Journal of the History and Cultures of Western North Carolina* (Asheville: Roberts S. Brunk Auction Services Inc., 1997), 214.

⁶² Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999) 280-281.

⁶³ *Ibid.*, 283-284.

Laid out in 1914 by the Central Development Company, Norwood Park (BN1945, NR 2008), also located in north Asheville, follows a curvilinear plan that conforms to the natural topography. Like other residential developments from the early twentieth century, Norwood Park features architectural styles typical of the period including the Colonial Revival, Tudor Revival, and Craftsman.

Kenilworth (SLHD, 1999), developed by James Madison Childes beginning in 1912, no doubt greatly influenced the development of Kenilwood Heights, which developed slightly later and directly to the southwest. Kenilworth, where Tudor Revival, English Cottage style, and Bungalows were built into the late 1920s, functioned as a town separate from Asheville until annexation occurred in 1929. Kenilwood Heights curvilinear streets and mid-1920s residences blended with its slightly older neighbor, so much so that the two are hardly distinguishable from one another.



Finalee Avenue, view to the northwest toward Biltmore Avenue

Evaluation

Integrity

Kenilwood Heights Historic District, a residential subdivision platted in 1924, contains an intact collection of houses mostly built in 1925. Of the fourteen dwellings, only three are noncontributing—one because of alterations and two due to age. The highly intact suburban

development retains its integrity of location and setting in a residential area situated on a ridge above Biltmore Avenue. A few houses have been covered with synthetic siding, but the overall integrity of workmanship, materials, and design remains intact. As a collective, the neighborhood retains its integrity of association because it generally has the appearance it had in the late 1920s. The buildings, street layout, and setting evoke the aesthetic or historic sense of a 1920s residential suburb established between downtown Asheville and Biltmore and therefore Kenilwood Heights Historic District retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Kenilwood Heights Historic District is recommended eligible for the NRHP under Criterion A in the area of community planning and development as an example of platted suburban residential neighborhood developed during the economic boom period of the 1920s in Asheville. Along with Grove Park, Norwood Park, Lakeview Park, and other neighborhoods established during this period, Kenilwood Heights documents developers' response to the huge population increase in the 1920s and their plans for capitalizing on the boom by developing previously vacant or rural land.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. No one associated with Powers Engineering and Construction or Kenilwood Heights achieved any particular significance on the national, state, or local level. Therefore, Kenilwood Heights Historic District is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Kenilwood Heights Historic District, like other residential historic districts in Asheville, contains remarkably intact dwellings built in the boom period of the mid-1920s. The collection of intact Colonial Revival and Craftsman-influenced dwellings typical of the period in Asheville conveys significance in the area of architecture and therefore Kenilwood Heights Historic District is recommended eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Kenilwood Heights Historic District is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The recommended NRHP boundary for Kenilwood Heights Historic District includes the area contained in the original 1924 plat for Powers Engineering and Construction Company. The boundary includes the buildings, landscapes, and streets associated with Kenilwood Heights since the first houses were completed in 1925.



Kenilwood Heights Historic District National Register map indicating street numbers and noncontributing resources

X. William E. Breese Sr. House: Property Description and Evaluation

| | |
|-------------------|--|
| Resource Name | William E. Breese Sr. House |
| HPO Survey Site # | BN0023, NR 1980 |
| Location | 674 Biltmore Avenue |
| PIN | 964862132500000 |
| Construction date | 1891 |
| Recommendation | Remains eligible for the NRHP under Criterion C for Architecture |



William Breese Sr. House, view to the northeast

Description

Setting

The William E. Breese Sr. House stands on a two-and-a-half-acre parcel on the east side of Biltmore Avenue just north of Biltmore Village. The dwelling's prominent location on a high embankment near Biltmore Avenue coupled with its complex silhouette of turrets, steeply-pitched rooflines, and varying exterior surfaces makes it a visual wonder. The parcel is well-landscaped and dotted with towering trees. The driveway from Biltmore Avenue winds up to the

south side of the house and around the north side before proceeding northward onto Unadilla Avenue. A carriage house stands just to the east and behind the house.



William E. Breese Sr. House facade, view to the east-southeast

William E. Breese Sr. House

The large, two-and-a-half-story Queen Anne-style weatherboard dwelling includes a pronounced turret and a complex roof plan of front-facing gables with hip-roofed and shed dormers. Three chimneys rise from the interior. Modillion blocks, rafter ends, diagonal sheathing in the gable ends, and porches with turned elements, sawn brackets, spandrels, and spindle friezes combine to create one of the most opulent houses in the city.

The historians accessed the first floor of the house, which now serves as a bed and breakfast. The interior is organized around a central passage with a transverse hall. The first-floor woodwork displays an unrestrained aesthetic rarely found in western North Carolina outside of the Biltmore House leading some to suppose that the same craftsmen worked on the two houses. Among the most lavish spaces is the parlor, which features a Baroque mantel with a cartouche, fluted pilasters, colonettes, and swags.

The circa 1915 weatherboard carriage house features a hipped roof with a shed extension on the north side and a cupola topped with intersecting gables. Windows are six-over-one and one-over-one, except for a large picture window in the shed extension.

History

Contractor Charles B. Leonard built the house in 1891 for Charlestonian and Civil War veteran William E. Breese Sr., founder of the First National Bank of Asheville. In 1886, a year after he organized the bank, the Asheville newspaper called him “a young man of indomitable energy, quick perception, with a turn for business thoroughly ingrained in his every fiber.”

⁶⁴ Breese became a prominent figure in Asheville in the late nineteenth century and his house a gathering place for the city’s elite. During an economic downturn in 1897, Breese’s bank failed, and he was indicted for embezzling and conspiring to violate banking rules. After six trials, Breese was acquitted of all charges and moved to Brevard where he managed a farm and a mill.⁶⁵

From 1902 to 1926, Arthur Rees, manager of the Hans Rees Tannery, and his family lived in the house. It changed hands several times until 1936 when Minnie and John Page opened it as a tourist home named Cedar Crest. Minnie Page lived in the house until her death in 1976. ⁶⁶ In 1984, the Cedar Crest became a bed and breakfast, which it remains.⁶⁷

Evaluation

Integrity

Built in 1891, the William E. Breese Sr. House is the city’s most outstanding example of the Queen Anne style. After serving as a private residence for forty-six years, it has functioned as a tourist accommodation since 1936. The exterior and visible portions of the first floor remain remarkably intact and little-changed since the property’s listing in the NRHP in 1980. The Breese House remains in its original location along Biltmore Avenue and on the west edge of Kenilworth, a residential neighborhood developed beginning in 1912, and therefore retains its integrity of location and setting. The integrity of workmanship and design of the William E. Breese Sr. House remains remarkably intact. The house retains its integrity of association because it generally has the appearance it had when built by William E. Breese Sr. in 1891. The building evokes the historic sense of an opulent Victorian-era mansion built by a prominent banker and therefore retains its integrity of feeling.

⁶⁴ “The First National Bank of Asheville—Its Organization, and Success—Its Elegant New Building,” *Asheville Citizen-Times*, October 17, 1886.

⁶⁵ “Biographical Information, Breese Family Papers, 1729-1937, Southern Historical Collection, UNC Chapel Hill, find-aids.lib.unc.edu, accessed March 19, 2018.

⁶⁶ Douglas Swaim, *Cabins and Castles: The History and Architecture of Buncombe County, North Carolina* (Asheville: Historic Resources Commission of Asheville and Buncombe County, 1981), 176.

⁶⁷ “Bed and Breakfasts: Dressed for the Holidays,” *Asheville Citizen-Times*, December 6, 1990.



William E. Breese Sr. House, view to the south



North side of the William E. Breese House, view to the east



1915 Carriage House, view to the east

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The William E. Breese Sr. House served as the dwelling of a prominent banker in Asheville in the late nineteenth century. The house later functioned as a guest house and bed and breakfast. The Breese House has not contributed to patterns of events on any level and is therefore not eligible under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. William E. Breese Sr. was a Civil War veteran originally from Charleston and later established a bank in Asheville. The bank failed, and William E. Breese Sr. left Asheville as a disgraced figure. Breese made no discernable contributions to the history of commerce or the history of the military, therefore the house is not significance for its association with him. Additionally, no other persons associated with the Breese House achieved any particular significance on the national, state, or local level. Therefore, The William E. Breese Sr. House is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a

master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The William E. Breese Sr. House is a lavish Queen Anne dwelling in Asheville, a city with several examples of late nineteenth-century Victorian-era houses. According to the National Register nomination, “the house is one of the largest and most opulent residences remaining from Asheville’s late nineteenth century boom period.” The Breese House remains eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the William E. Breese Sr. House is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the William E. Breese Sr. House is the same two-and-a-half-acre parcel included in the 1980 nomination. The boundary includes the William E. Breese Sr. House, the weatherboard carriage house, and the significant landscape and setting which has been associated with the house since 1891. The boundary follows the existing right-of-way along Biltmore Avenue to the west and the right-of-way along Caledonia Road to the south. The parcel represents the land, resources, and features associated with the William E. Breese Sr. House, which has been associated with this parcel since 1891, the date of construction of the main house. The two-and-a-half-acre parcel is an appropriate setting to convey the property’s significance in the area of architecture on the local level of significance.



Map showing NRHP boundary, created from HPO Web

XI. Southern Paper Products Company: Property Description and Evaluation

| | |
|-------------------|---------------------------------|
| Resource Name | Southern Paper Products Company |
| HPO Survey Site # | BN5571 |
| Location | 745 Biltmore Avenue |
| PIN | 964851962400000 |
| Construction date | 1930 |
| Recommendation | Not eligible under any criteria |



Southern Paper Products Company, view to the west-southwest

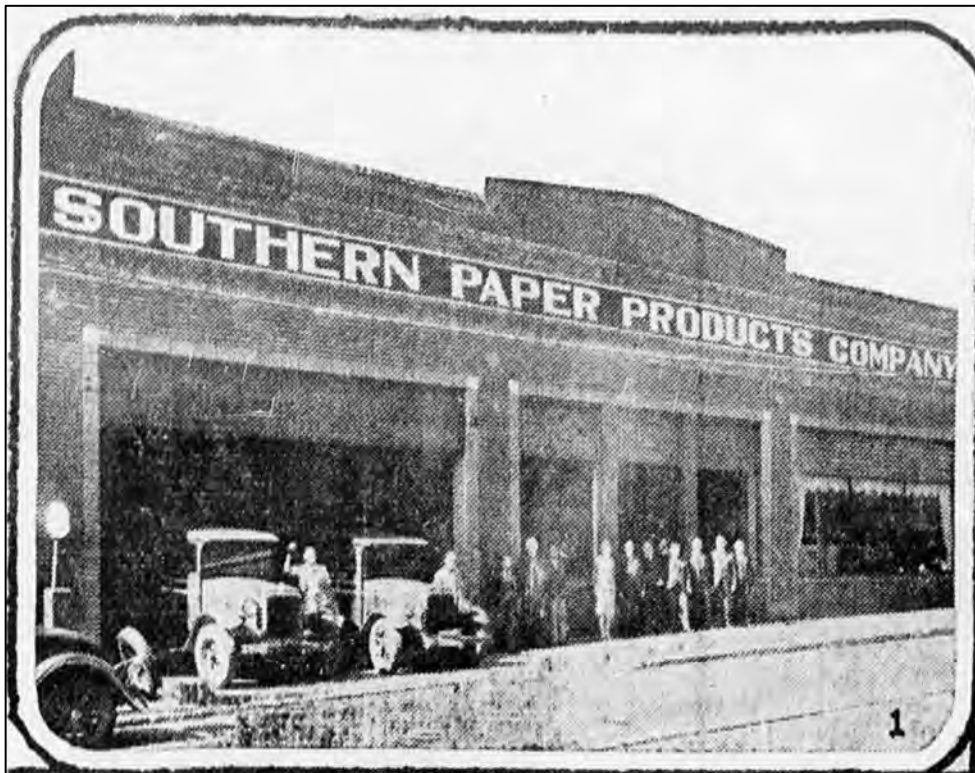
Description

Setting

The brick building stands on the west side of Biltmore Avenue, just north of Biltmore Village and south of downtown Asheville. Located in a dense and bustling commercial and industrial area of the city, it stands among other brick buildings from the early and mid-twentieth century. The building occupies a parcel that slopes down from Biltmore Avenue to the west toward Huntsman Place, the street behind and parallel to Biltmore Avenue. Immediately to the north is the much-altered Asheville Industrial Supply Building constructed in 1962. To the south is a parking lot and Blue Ridge Grocery (BN5572), a two-story brick building at 755 Biltmore Avenue.



Southern Paper Products Company, view to the west-northwest



Southern Paper Products Company soon after moving to Biltmore Avenue, *Asheville Citizen-Times*, October 26, 1930

Southern Paper Products Company

The flat-roofed, brick building is one-story on the Biltmore Avenue side and two stories on the rear. The façade displays tile coping on the brick parapet that is slightly peaked over the central storefront. Brick spans the area below the parapet just above the signband that is framed above and below by brick corbelling. Brick pilasters frame the façade containing three large bays with metal-framed fixed windows. The bays have been altered, but mainly by the installation of the modern windows. A historic photo from 1930 shows the southernmost bay that now contains the dentist's office originally held the loading dock, a fact confirmed by the proprietor of the wine and beer store. A combination concrete set of steps and handicap ramp extends along the front. The south elevation lacks windows and is topped with a stepped parapet wall with tile coping.

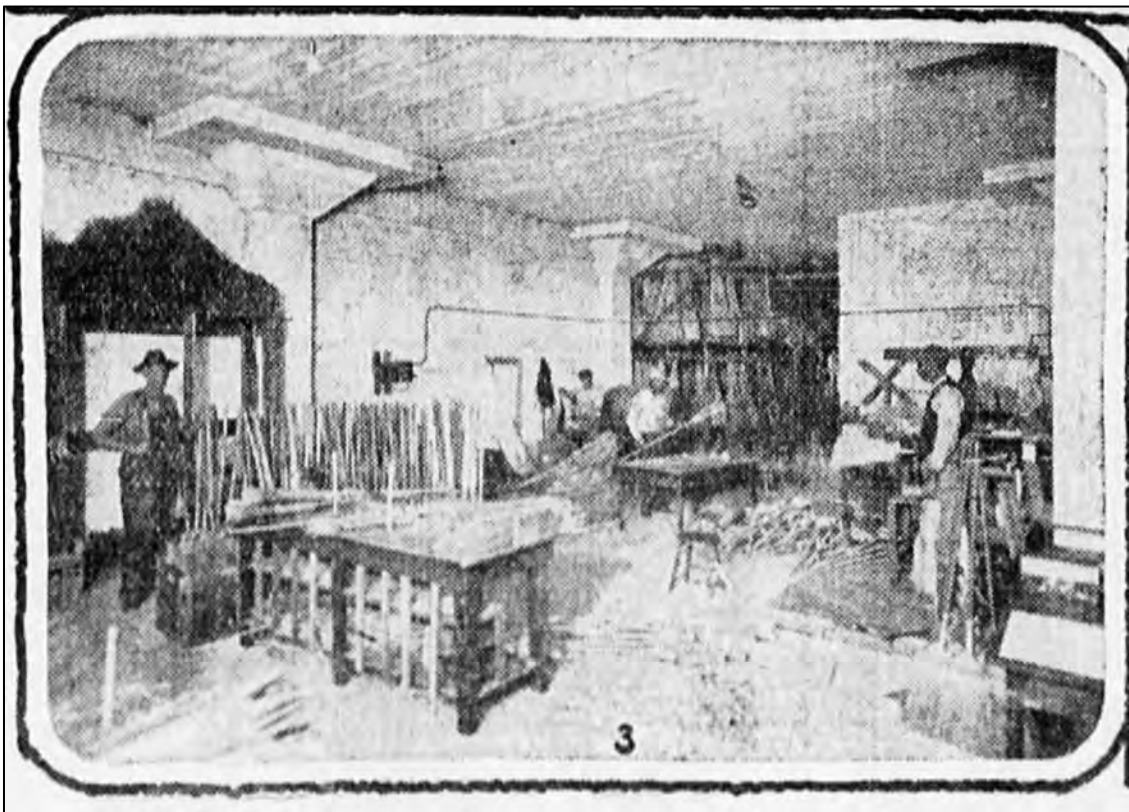
At street level, the interior is currently divided into two spaces: the northern two-thirds serves as the wine and beer store and the southern third is a dentist's office whose interior was inaccessible. The interior of the northern two-thirds consists of a large open space with exposed brick walls and original wood floors. A series of substantial concrete mushroom columns runs the length of the interior from east to west. The lower level was not accessible.



Southern Paper Products Company, rear (southwest), view to the northeast



Interior of street level, view to the northwest



Unknown location on the Interior of Southern Paper Products Company, *Asheville-Citizen Times*, October 26, 1930



Facade looking south down Biltmore Avenue, view to the south-southwest

History

Indiana native John Lawrence Widman (1891-1973) started Southern Paper Products Company, a wholesale concern, in 1923 in a building on Commerce Street. The company sold “wrapping paper, paper bags, twines, notion bags, drinking cups, liquid containers, writing tablets, paper towels, lunch boxes, cake boxes, suit boxes, and millinery bags.”⁶⁸

In October 1930, the company moved into the new building at 745 Biltmore Avenue. At the time of the move, Southern Paper Products Company sold “a complete line of paper, paper novelties, and kindred lines and article.”⁶⁹ Around 1930, Widman started selling brooms made from materials from western North Carolina. They became a sought-after item known as Biltmore Brooms and were marketed with the slogan, “the brooms with the clean reputation.”⁷⁰ In September 1935, Southern Paper Products Company moved from Biltmore Avenue to Spruce Street.

⁶⁸ “Paper Company is Represented Here,” *Asheville Citizen-Times*, December 11, 1921. John Lawrence Widman, Death Certificate, North Carolina Death Certificates, www.ancestry.com, accessed March 20, 2018.

⁶⁹ “Southern Paper Products Company Establishes Warehouse in Greenville” Concern is Now in New Home on Biltmore Avenue,” *Asheville Citizen-Times*, October 26, 1930.

⁷⁰ “Southern Paper Products Company Inc. Moves into New Business Location,” *Asheville Citizen-Times*, September 8, 1935.

Henry Heyman operated the Better Beer Company in the building in the late 1930s.⁷¹ In 1945, Henley Paper Company bought Southern Paper Products Company and opened at Southern Paper's old location at 745 Biltmore Avenue.⁷² Henley Paper Company remained at the Biltmore Avenue location until 1982, when it moved to Sweeten Creek Road.

Several businesses have operated out of the Southern Paper Products Company building since 1982 including a mattress store.

Context: Brick Commercial Buildings from the 1920s in Asheville

The Multiple Resource Nomination "Historic Resources of Downtown Asheville," from 1978 asserts that the 1920s was "the unmatched high point of architectural development" in Asheville. According to the nomination, "scores of new commercial buildings were erected in the downtown during the 1920s." In the 1990s and early 2000s, numerous one- and two-story brick commercial buildings in downtown Asheville underwent rehabilitation creating one of the most intact historic commercial centers in North Carolina.

Along with Southern Paper Products, many other 1920s commercial buildings remain intact in Asheville. The well-preserved Burlington Hotel Building (BN1861, in the Biltmore Avenue Amendment to the Downtown Asheville NRHP Historic District, 1989) at 60 Biltmore Avenue dates to 1925 and is a two-story, brick building containing three storefront bays. Brick wall pilasters that extend the building's full height delineate each bay. The second story façade remains intact with ten one-over-one windows with transoms. An ornate terra cotta bracketed cornice tops the façade. An intact brick commercial building (BN1855, in the Downtown Asheville NRHP Historic District, 1979) from the 1920s is located at 9-13 Biltmore Avenue. The one-story, three-storefront, brick building displays a façade containing decorative basketweave brick and terra cotta inserts and cast concrete trim.

Evaluation

Integrity

Southern Paper Products Company, an intact brick commercial and industrial building constructed in 1925, retains a high level of integrity. Alterations to the storefront have not obscured its overall form and appearance. Southern Paper Products Company, remaining in its original location in an area devoted historically to industrial and commercial activity, retains its integrity of location and setting. The integrity of workmanship and design remains remarkably

⁷¹ "Better Beer Company Has Complete Stock," *Asheville Citizen-Times*, October 3, 1938.

⁷² "Henley Has Yearly Sales of \$1 Million," *Asheville Citizen-Times*, January 31, 1960; Buncombe County Deed Book 630, page 542, dated January 15, 1947; "State of North Carolina Department of State Preliminary Certification of Dissolution," *Asheville Citizen-Times*, June 17, 1950. "Henley Paper Co. Opens Doors to New Facility," *Asheville Citizen-Times*, February 23, 1982.

intact. The building retains its integrity of association because it generally has the appearance it had when built in 1925. The building evokes the historic sense of a building constructed for industrial and commercial uses and therefore retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Southern Paper Products Company was located at 745 Biltmore Avenue from 1930 to 1935. The company sold paper products and related goods and manufactured brooms. The company operated throughout the Great Depression and was later purchased by another firm. Southern Paper Products Company did not contribute to patterns of events on any level and is therefore not eligible under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. John Lawrence Widman started Southern Paper Products Company in 1922. He remained with the company until it sold in 1945. Neither Mr. Widman nor any persons associated with Southern Paper Products Company achieved any particular significance on the national, state, or local level. Therefore, building is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Southern Paper Products Company is a typical pre-Depression era brick commercial and industrial building. Southern Paper Products Company is located in a city with numerous other 1920s brick commercial buildings. A large collection of intact 1920s brick commercial buildings remains in the Downtown Asheville Historic District (BN0003, NR 1979) and the Biltmore Avenue Amendment to the Downtown Asheville Historic District (BN0193, NR 1989). In the context of Asheville, which contains numerous buildings from the city's boom period of the 1920s, Southern Paper Products Company lacks significance that would qualify it for eligibility for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Southern Paper Products Company is recommended not eligible for the NRHP under Criterion D.

XII. Blue Ridge Grocery: Property Description and Evaluation

| | |
|-------------------|---------------------------------|
| Resource Name | Blue Ridge Grocery |
| HPO Survey Site # | BN5572 |
| Location | 755 Biltmore Avenue |
| PIN | 964851944400000 |
| Construction date | 1924, 1953 |
| Recommendation | Not eligible under any criteria |



Blue Ridge Grocery, view to the west

Description

Setting

The brick buildings—the original dating to 1924 and its addition built in 1953—stand on the west side of Biltmore Avenue, just north of Biltmore Village and south of downtown Asheville. Located in a dense and bustling commercial and industrial area of the city, they stand among other brick buildings from the early and mid-twentieth century. The buildings occupy a parcel that slopes down from Biltmore Avenue to the west toward Huntsman Place, the street behind and parallel to Biltmore Avenue. To the north is Southern Paper Products Company (BN5571). To the south is a one-story, brick building constructed in 1967.



Blue Ridge Grocery facade, view to the west



Blue Ridge Grocery rear elevation, view to the east

Biltmore Grocery Company

Biltmore Grocery Company consists of two buildings—the original brick building constructed in 1924 and the 1953 one-story brick addition with a small modern addition on the west end of its north side. The buildings were originally connected on the interior but are no longer.

The 1924 Biltmore Grocery Company building stands on a hill that slopes downward toward the rear so that the front is two stories and the rear is three stories. The building has a flat roof with flat metal-covered coping on the parapet. A recessed signband outlined in header-course bricks spans the area below the parapet and is flanked by a pair of recessed squares outlined in header-course bricks. A row of original, twelve six-over-six, double-hung wood windows spans the second level above the storefront. The street-level storefront features a center, double-leaf entrance framed by brick pilasters and topped with a divided-light transom. Large original, fixed windows with vertical wood paneling below fill the southernmost half of the storefront. Five original, divided-light wood windows span the northern half of the storefront.



Blue Ridge Grocery interior, view to the east

The side elevations are blank and topped with a stepped parapet with tile coping. A brick chimney with a peaked metal cap rises from the north elevation's parapet. The three-story rear elevation consists of paired eight-over-eight, double-hung sash windows on the second and third

levels. Brick arches top the third level windows. A pair of double-leaf wood doors and fixed sash windows are located on the first level.

The interior of the main level consists of one open space finished with exposed ceramic block walls, wood floors, and ceilings with exposed framing. Other levels of the interior were inaccessible.

The austere 1953 brick warehouse addition to the north is one story on the Biltmore Avenue side and two stories at the rear. The flat parapet on the façade is topped with concrete, while the stepped north elevation parapet has tile coping and a brick chimney with a peaked metal cap. The plain building features three modern, fixed-light windows and a single-leaf, fully-glazed, metal-frame door. A modern fully-glazed door and fixed light window pierces the north elevation. The rear elevation displays one fixed window on the upper level and double-leaf, vertical-wood doors at the center of the first level, which is built of concrete block. The interior—accessible to the public—is fully modern and equipped for use as a restaurant.

The small, modern concrete block addition on the west end of the north side of the 1953 warehouse has a flat roof. A portion of its rear is supported by concrete posts. A small brick garage that was part of the 1953 warehouse is located on the south end of the rear elevation. The modern interior is part of the restaurant that currently occupies the 1953 warehouse addition.



1953 addition to Blue Ridge Grocery, view to the west



1953 addition to Blue Ridge Grocery, view to the west-southwest



Rear of 1953 addition to Blue Ridge Grocery, view to the southeast



Rear of modern addition to 1953 warehouse addition, view to the east

History

In late 1913, John T. Wilkins, Charles P. Hayes, and C. C. Humphries, owners of Blue Ridge Grocery Company in Hendersonville, announced the opening of a branch of their wholesale grocery business in Asheville. The men leased the five-story Westall Building on Depot Street for the company's Asheville location.⁷³

By 1924, the company had moved to 755 Biltmore Avenue.⁷⁴ In February 1933, a fire nearly destroyed the building described by the newspaper's account as "constructed of brick, steel, cement with a fire-resisting composition roof and wooden floors."⁷⁵ The company rebuilt the building and had reopened by 1935.⁷⁶

⁷³ "Wholesale House to be Established," *Asheville Citizen-Times*, November 8, 1913.

⁷⁴ *Asheville, North Carolina City Directory, 1924* (Asheville: Piedmont Directory Co., 1924), 699.

⁷⁵ "\$80,000 Blaze Destroys Blue Ridge Grocery," *Asheville Citizen-Times*, February 20, 1933.

⁷⁶ *Baldwin's and Advocate's Asheville, North Carolina City Directory, 1935* (Asheville: Baldwin Directory Company and the Asheville Advocate, 1935), 583.

By 1940, Glasgow-Allison Company operated out of the Blue Ridge Grocery building. Glasgow-Allison Company became Allison-Erwin Company in the early 1950s. Both concerns functioned as wholesale distributors of heating units, appliances, televisions, and radios, among other items. In 1953, during Allison-Erwin's occupation of 755 Biltmore Avenue, a one-story brick addition was built on the north side of the original building.⁷⁷

In July 1975, Allison-Erwin Company moved from Biltmore Avenue to a warehouse at 627 Swannanoa River Road. At the time of the move, the company president remarked that "the company felt the old Biltmore Avenue location was no longer adequate to best serve the needs of our dealers in western North Carolina."⁷⁸

Since 1975, antique stores have occupied 755 Biltmore Avenue. The former one-story warehouse at 753 Biltmore Avenue has had several occupants since Allison-Erwin Company moved to Swannanoa River Road. In 2009, CityMac opened in the building. Standard Pizza replaced CityMac in 2015 and built a small addition to the west end of the north side of its restaurant.

Context: Brick Commercial Buildings from the 1920s in Asheville

The Multiple Resource Nomination "Historic Resources of Downtown Asheville," from 1978 asserts that the 1920s was "the unmatched high point of architectural development" in Asheville. During this period, developers constructed numerous buildings of all types. According to the nomination, "scores of new commercial buildings were erected in the downtown during the 1920s. In the 1990s and early 2000s, numerous one- and two-story brick commercial buildings in downtown Asheville underwent rehabilitation creating one of the most intact historic commercial centers in North Carolina.

Along with Blue Ridge Grocery, many other 1920s commercial buildings remain intact in Asheville. The well-preserved Burlington Hotel Building (BN1861, in the Biltmore Avenue Amendment to the Downtown Asheville NRHP Historic District, 1989) at 60 Biltmore Avenue dates to 1925 and is a two-story, brick building containing three storefront bays. Brick wall pilasters that extend the building's full height delineate each bay. The second story façade remains intact with ten one-over-one windows with transoms. An ornate terra cotta bracketed cornice tops the façade. Biltmore Hardware Building (BN0928, NR 2003) at 28-32 Hendersonville Road was built circa 1923 and has a circa 1927 addition. The original building stands two stories and contains two intact storefronts with a single-leaf door at the center leading to stairs that lead to the upper level. A pent tile roof separated at the center with a flat parapet crowns six-over-six windows on the upper facade. The circa 1927 addition is a simple one-story brick building with intact storefront windows flanking a center glazed double-leaf door.

⁷⁷ The March 10, 1953 edition of the *Asheville-Citizen Times* includes an announcement of a building permit for a warehouse granted to the Allison-Erwin Company at 753 Biltmore Avenue.

⁷⁸ "Asheville-Erwin Company Moves to New Site," *Asheville Citizen-Times*, July 13, 1975.

Evaluation

Integrity

Biltmore Grocery Company consists of two buildings, the original constructed in 1924 and a warehouse addition built in 1953. The original building is highly intact with most of its original windows and doors. The main level of the interior remains open as it likely was when the building held the grocery wholesaler. Minor alterations to the storefront have not obscured its overall form and appearance. The 1953 warehouse has been altered with the creation of windows and doors on the exterior and the substantial renovation of the interior.

Blue Ridge Grocery remains in its original location in an area devoted historically to industrial and commercial activity and therefore retains its integrity of location and setting. The integrity of workmanship and design has been compromised by alterations to the 1953 warehouse. While the 1924 building retains its integrity of association because it generally has the appearance it had when built, the 1953 warehouse has been drastically altered and lacks integrity of association. The buildings together fail to evoke the historic sense of a buildings constructed for industrial and commercial uses and therefore lack integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Blue Ridge Grocery was located in the two-story brick building from 1924 to around 1940. Glasgow-Allison Wholesale Company, later known as Allison-Erwin Company occupied the building from 1940 to 1975. None of these businesses are associated with a significant event or patterns of events on any level and therefore the building is not eligible under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. No one associated with Blue Ridge Grocery, Glasgow-Allison Wholesale Company, or Allison-Erwin Company achieved any particular significance on the national, state, or local level. Therefore, the building is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The 1924 building associated with Blue Ridge Grocery is a typical pre-Depression-era brick commercial and industrial building. In the context of Asheville, which contains numerous buildings from the city's boom period of the 1920s, Blue Ridge Grocery lacks significance for its architecture. A large collection of intact 1920s brick commercial

buildings remains in the Downtown Asheville Historic District (BN0003, NR 1979) and the Biltmore Avenue Amendment to the Downtown Asheville Historic District (BN0193, NR 1989). The 1953 warehouse addition also lacks architectural significance and the alterations to the building compromise the integrity of the entire property. Blue Ridge Grocery Company lacks significance that would qualify it for eligibility for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Blue Ridge Grocery Company is recommended not eligible for the NRHP under Criterion D.

XIII. Biltmore Village Historic District: Property Description and Evaluation

| | |
|-------------------|---|
| Resource Name | Biltmore Village Historic District |
| HPO Survey Site # | BN6358 |
| Designations | Locally designated historic district (1987) |
| Location | At the junction of Biltmore Avenue, McDowell Street and U.S. 25 |
| PINS | multiple |
| Construction date | 1896 to present |
| Recommendation | Remains eligible for local designation; eligible for the NRHP under Criterion A for Community Planning and Development and Criterion C for Architecture |



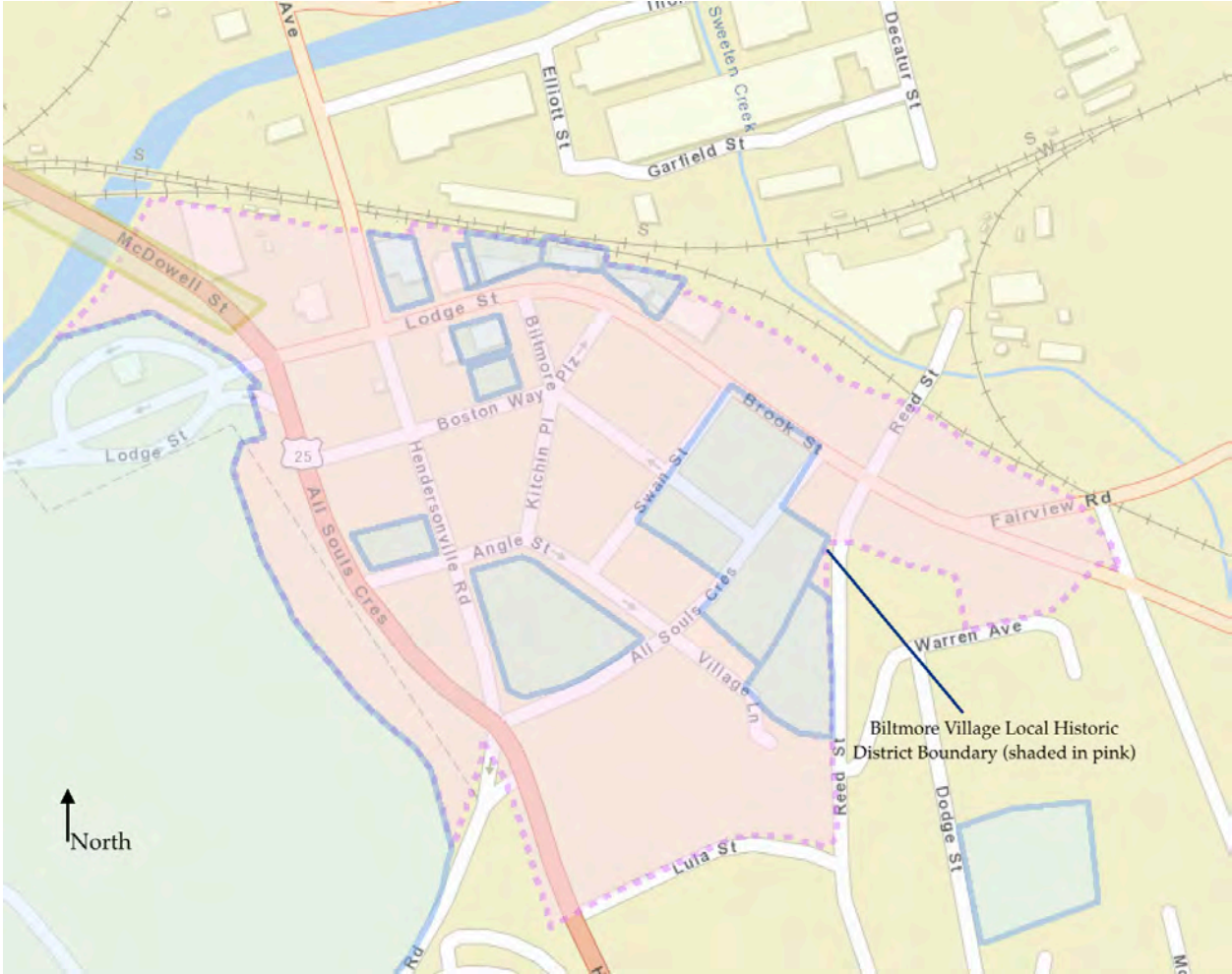
Biltmore Village Historic District buildings from the 1890s on Swan Street, view to the southeast

Description

Setting

Biltmore Village Historic District is located at the junction of U.S. 25, Biltmore Avenue, and McDowell Street, just outside and to the east of the entrance to Biltmore Estate. The tracks of the former Southern Railway run along the north edge and just outside the boundary of Biltmore

Village Historic District. The village is a busy commercial area under tremendous development pressure.



Map showing boundaries of Biltmore Village Local Historic District, map produced from HPO Web

Biltmore Village Historic District

The district contains an eclectic mix of cottages, commercial buildings, and institutional buildings dating from 1896 to the present. The original buildings designed by Richard Morris Hunt and Richard Sharp Smith were completed by 1910, but construction continued into the twenty-first century. The original street plan remains mostly intact with the village common located between All Souls Church and the Southern Railway Passenger Depot serving as the village focal point.

Thirty-two buildings in the Biltmore Village Historic District are contributing. Only nine are noncontributing. The intact plan devised by Frederick Law Olmsted is a contributing site in the

district. The period of significance is 1896 to 1968 for the historic district eligible under Criterion A for Community Planning and Development and Criterion C for Architecture.



Biltmore Village from Kenilworth Inn, circa 1899, from the Library of Congress website



First block of Swan Street, view to the southwest



Biltmore Village Commercial Buildings (BN0153, NR 1979) at 2 Brook Street, view to the southeast



Commercial building (BN5550) at 14 Lodge Street, view to the north

Inventory (numbers keyed to boundary map)

1. Commercial Building (BN5543)

1 All Souls Crescent

1964

Contributing building

One-story, pebbledash and brick building with wood trim. The long rectangular building has clipped gables on each end and wide overhanging eaves. Built to blend with the turn of the twentieth-century buildings in Biltmore Village.

2. Cottage (BN0157, part of Biltmore Village Cottage District, NR 1979)

2 All Souls Crescent

Circa 1900

Contributing building

Two-story, gambrel-roofed cottage with shed dormers and pebbledash exterior. Portion of porch is glassed-in. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

3. Cottage (BN0158, part of Biltmore Village Cottage District, NR 1979)

4 All Souls Crescent

Circa 1900

Contributing building

Two-story pebbledash cottage with half-timbering. The building features an off-center projecting front gable, shed dormer, and one-bay recessed porch. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

4. Cottage (BN0159, part of Biltmore Village Cottage District, NR 1979)

5 All Souls Crescent

Circa 1900

Contributing building

One-and-a-half-story, pebbledash building with half-timbered gable-end façade. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

5. Cottage (BN0160, part of Biltmore Village Cottage District, NR 1979)

6 All Souls Crescent

Circa 1900

Contributing building

Two-story pebbledash building with front clipped gable and half-timbering. A gable extends from the south elevation. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

6. Cottage (BN0161, part of Biltmore Village Cottage District, NR 1979)

7 All Souls Crescent

Circa 1900

Contributing building

Two-story pebbledash cottage with half-timbering and an off-center projecting front gable and one-bay recessed porch. A clipped gable extends from the north elevation. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

7. Commercial Building (BN5544)

9 All Souls Crescent

1970

Noncontributing building

One-story, square, brick building with a gable and hipped roof and an off-center front gable facing All Souls Crescent. Six front-gabled dormers rest on the front roof slope facing Angle Street.

8. Cottage (BN0162, part of Biltmore Village Cottage District, NR 1979)

10 All Souls Crescent

Circa 1900

Contributing building

Two-story, pyramidal-roofed pebbledash building with an off-center projecting front gable and a one-bay recessed porch. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

9. Commercial Building (BN5545)

12 All Souls Crescent

1979

Noncontributing building

Large, two-story, stucco and faux half-timbered hipped-roof, L-plan building with an off-center, front-facing gable. Topped with a cupola. A flat-roofed porch shelters the entrance and is topped with a curved solid balustrade. Although the building incorporates finishes found on the village's historic buildings, its massing is out of character.

10. Biltmore Hospital (BN1823, NR 2005)

14 All Souls Crescent
1930, 1953
Contributing building

Designed by local architect Douglas Ellington, the four-story, flat-roofed, brick building is thirteen bays wide and three bays deep. Ellington designed a two-story wing that was added to the east elevation in 1953. The original building displays stone veneer across the first story and panels of decorative stone and brickwork over the three end bays of the façade. A stairwell and elevator shaft extend above the roofline at the center of the building. Windows throughout are mostly original two-over-two and narrow one-over-one, double-hung sash.

11. (former) First Union National Bank (BN5754)
1 Angle Street
1968
Contributing building

One-story, square brick building with unusual clipped roof overhang on its north side. Windows span the area under the overhang allowing light into the building. First Union National Bank moved into the building in November 1968. A large parking lot front Hendersonville Road is northwest of the bank.

Drive Thru
1968
Contributing building

A free-standing, hip-roofed brick building with an attached flat-roofed canopy stands north of the bank.

12. All Souls Episcopal Church and Parish House (BN0150, NR 1979)
3 Angle Street
1896, 1954
Contributing building

Designed by Richard Morris Hunt, All Souls Church is a Romanesque Revival-style brick, pebbledash, and wood trim building with an expansive tile roof. The cruciform plan building includes a massive center tower. The interior displays pointed arches outlined with brick frames, a tongue-and groove ceiling, and round-arch stained-glass windows. Built of the same materials as the church, the one-and-a-half-story parish house has a hipped roof with wide eaves, dormers, and trefoil trim. In 1954, a one-story classroom wing was built to join the church and parish house. George Vanderbilt funded the construction of the church and then gave it to the local Diocese. All Souls Church operated a village school and hospital during its early history.

13. Biltmore Plaza Recreation Center (BN5556)

10 Biltmore Plaza

1942

Contributing building

Large one-story, brick, Colonial Revival-style building with a hipped roof fronted by street-facing front-gable containing a round window. An original cupola tops the roof. The original portico has been replaced by a similar portico with a solid upper balustrade. A two-story, side-gabled, brick building on the rear elevation is original and features a pair of front-facing gables on each end and an original, semi-circular classical portico at the center of the façade. The windows have been replaced, but otherwise it remains intact. An addition containing a restaurant is located on the north side, but is set back from Biltmore Plaza. When completed, the recreation center contained twelve bowling alleys, lockers, a dining room, and a soda fountain. The local paper described the bowling alley as ceiled with spruce paneling. The recreation center opened in July 1942 and offered bowling and dancing. Charles Roth had the building constructed and operated the recreation center until 1949, when it was sold to a new owner who converted it into an office building.

14. Cottage (BN0164, part of Biltmore Village Cottage District, NR 1979)

2 Boston Way

Circa 1900

Contributing Building

Two-story, pebbledash and half-timbered cottage with single-bay porch, front-facing, off-center gable, and shed dormers. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

15. Cottage (BN0167, part of Biltmore Village Cottage District, NR 1979)

3 Boston Way

Circa 1900

Contributing building

One-and-a-half-story, pebbledash building with two-bay recessed porch and off-center, front-facing projecting gable. A hipped-roof, glassed-in addition extends from the west elevation. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.



Cottage (BN0167, NR 1979) at 3 Boston Way, view to the northeast

- 16. Cottage (BN0166, part of Biltmore Village Cottage District, NR 1979)**
5 Boston Way
Circa 1900
Noncontributing building

Two-story pebbledash building with hipped roof and projecting front-facing gable. Portion of porch has been enclosed. A large one-and-a-half-story, side and front-gabled pebbledash addition extends from the east elevation. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

- 17. Cottage (BN0165, part of Biltmore Village Cottage District, NR 1979)**
6 Boston Way
Circa 1900, circa 1971
Noncontributing building

Two two-story, pebbledash and half-timbered cottages with single-bay porches, front-facing, off-center gables, and shed dormers that have been joined by a side-gabled recessed addition. Two of the original Richard Sharp Smith-designed cottages in Biltmore Village.

- 18. McGeachy Building (BN0173, NR 1979)**
7 Boston Way

1930

Contributing building

Two-story, brick commercial building with stepped limestone-covered parapet and limestone accents. The building's entrance is canted at the corner of Boston Way and Biltmore Plaza. In 1999, a hyphen was built onto the rear (west) elevation to connect the building to a new building at 9 Boston Way. On the original building, large display windows on the street level of the south elevation have recently been bricked in. The interior has been altered in the conversion of the space from retail to an art gallery. It now contains a large open area. The upstairs was not accessible. William A. McGeachy had the building at 7 Boston Way constructed in 1930. He served as president of Biltmore-Oteen Bank from 1925 until it closed in 1933. He was also involved in real estate in Asheville and likely built the building as an investment. When completed in April 1930, W. A. McGeachy advertised "one desirable store and several first-class offices" in a "new and modern brick building on the plaza, Biltmore." McGeachy experience financial and legal troubles associated with the closing of the Biltmore-Oteen Bank and lost the building in 1930, soon after it had been completed. McGeachy, his wife, and children left Asheville and moved to Valdosta, Georgia where he became a bookkeeper. The building has had several owners and now serves as an art gallery.

19. Commercial Building

9 Boston Way

1999

Noncontributing building

Two-story, brick building with a pair of hip-roofed front-facing wings and a center recessed block with an upper porch.

20. Biltmore Village Commercial Buildings (BN0153, NR 1979)

2-4 Brook Street and 6 Brook Street

Circa 1900

Contributing buildings (2)

The building at 2-4 Brook Street is an elongated one-and-a-half-story structure containing two gables facing the street, one at each end, with two gable dormers piercing the center hyphen. Built as a commercial building, its gable end features half-timbering. The building at 6 Brook Street, which once served as the village post office, is a one-story, symmetrical, gable-end structure with a center gable extension projecting toward the street and an exterior of pebbledash and half-timbering. Richard Sharp Smith designed both buildings.

21. Biltmore Hardware Building (BN0928, NR 2003)

28-32 Hendersonville Road

Circa 1923-1953

Contributing building

Biltmore Hardware Building dates to circa 1923 with a circa 1927 addition. The addition originally did not connect to the main building, but they were joined on the interior in 1940. The original building stands two stories and contains two intact storefronts with a single-leaf door at the center leading to stairs that go to the upper level. Four pairs of replacement six-over-one windows span the upper façade. Just above is a pent tile roof separated at the center with a flat parapet. The side elevations display stepped parapets. The south elevation displays a single display window at the southwest corner of the first level. Double nine-over-one windows pierce the first level while six-over-six windows are located on the second floor. The circa 1927 addition is a simple one-story brick building with intact storefront windows flanking a center glazed double-leaf door. The intact interior contains open spaces on the first floor, original wood floors, pressed metal and plaster ceilings, and plaster walls. The upper level contains rooms with transoms over the doors and a center hallway. Floors in the one-story addition are concrete slab. J. C. Cole purchased a lot in Biltmore Village in 1921 and built the Biltmore Hardware Building around 1923. First called the Jackson Building, it was occupied by a dry goods business and a wholesale lumber concern. Boarders, many working for Southern Railway, lived upstairs. The building later housed the Biltmore Inn, a Piggly Wiggly store, a café, barber shop, and a feed company. Biltmore Hardware first occupied the building in 1936 and remained in business until 2000. The building currently houses a restaurant.

22. Biltmore Drug Store (BN5557)

1 Kitchin Place

1926

Contributing building

Two-story, red-brick, intact commercial building with a pent front roof on the front and north side. Limestone sheathes the storefront surrounding large display windows. An original flat metal canopy held with metal poles anchored to the façade just above the storefront shelters the entrance. The north elevation facing Boston Way displays three entrances with limestone pediments. The Biltmore Drug Store opened in 1901, but moved to a new building on Kitchin Place in 1926. Lloyd M. Jarrett, who worked as a pharmacist for fifty years, owned and operated the store.

23. Jax-Pax Grocery No. 3 (BN5558)

3 Kitchin Place

1929

Contributing building

Two-story, hip-roofed commercial building with stucco façade. Originally, the first level was red brick, but after 1933 it was covered with stucco. The storefront has been altered further by the replacement of the two front doors with fully glazed doors. Modern triple one-over-one sash replace the original paired windows on the second floor. Jax-Pax Grocery was a local chain of stores that operated from the 1920s into the 1940s. Packer Smith founded Jax-Pax Grocery but sold it to the Ebbs brothers in the 1920s.

24. Commercial Building (BN5559)

5 Kitchin Place

1929

Contributing building

Two-story, red-brick building with a flat roof and flat parapet. Half-round, basketweave brick blind arches top the three upper-level windows. The storefront consists of a large display window and a single-leaf, fully-glazed door.

25. Commercial Building (BN5560)

7 Kitchin Place

1965

Contributing building

One-story, red-brick, flat-roofed commercial building with flat parapet topped with tile. Storefront consists of a large, divided light display window and a recessed half-glazed door.

26. Biltmore Station Post Office (BN5561)

9 Kitchin Place

1929

Contributing building

One-story, red-brick, flat-roofed commercial building with a flat parapet. Entrance is recessed between canted walls and large display windows with wood shingles below. The post office was located here until 1950.

26. Wachovia Bank (BN5562)

11 Kitchin Place

1948

Contributing building

One-and-a-half-story, brick Colonial Revival-style, side-gabled building with gabled rear wing. The building features a dentil cornice, brick interior chimney, and wood-sheathed gable ends and wood-sheathed front-gabled dormers. A hipped-roof drive-thru extends from the south elevation. A one-story, flat-roofed addition extends from the north elevation.

27. Grand Bohemian Hotel Annex (BN5488)

11 Lodge Street

2008

Noncontributing building

Two-story, modern Chalet-style, pebbledash commercial building with faux half-timbering, brick accents, and a tile roof. A canted entrance faces the intersection of Lodge Street and Hendersonville Road.

28. Biltmore Estate Office (BN0152, NR 1979)

13 Lodge Street

1896

Contributing building

The building, designed by Richard Morris Hunt, stands one-and-a-half-stories and features a rough stucco exterior with brick trim. The hipped-roof office features oversized hip-roofed dormers. Half-timbering graces the upper story and chamfered and bracketed posts support the porch. A small hip-roofed porch shelters the rear entrance. The interior was not accessible. George Vanderbilt had the Biltmore Estate Office constructed in 1896 to handle the business affairs of the estate. The first superintendent of the estate, Charles McNamee, had offices in the building. Later Chauncey Beadle, who took over from McNamee, had his office here. In 1898 the Biltmore Forest School held winter classes on the upper floor. When the Biltmore House opened for tours in 1930, guests bought tickets from the office building. The City of Asheville purchased the building in the late 1930s for use as its fire department. In the 1970s, the Biltmore Estate purchased it back from the city to use as offices.

29. Commercial Building (BN5550)

14 Lodge Street

Ca. 1920

Contributing building

The one-story, flat-roofed, painted-brick commercial building displays a peaked parapet with a diamond motif and façade-end pilasters. The recessed center storefront is flanked by display windows.

30. Hot Shot Café (BN5551)

18 Lodge Street

1925

Contributing building

The one-story, painted-brick building has a flat parapet and raised brick marquee. The storefront is modern. The Jim Jennings family established the Hot Shot Café around 1925. It operated until 2007.

31. First Biltmore-Oteen Bank (BN0155, NR 1979)

22 Lodge Street

1900

Contributing building

The 1900 building is a one-and-a-half story, clipped front gable Tudor Revival-style building with a pebbledash and half-timbered exterior. A brick chimney rises from the interior near the rear of the building. The facade windows have diamond-pattern muntins in the top light and a single light below. These windows carry around to the east elevation. A shed dormer rests on the east elevation roof slope. Richard Sharp Smith designed the building, which was completed in 1900. According to some sources, it initially served as a doctor's office and a barbershop

32. Biltmore-Oteen Bank (BN0172, NR 1979)

26 Lodge Street

1928

Contributing building

Constructed in 1928, the Biltmore-Oteen Bank is a two-story Georgian Revival-style commercial building with an English bond brick exterior. Limestone details, Doric pilasters, and classical ornament adorn the building. The interior consists of one large room with a full-height ceiling and walnut trim. A mezzanine where bank offices were located occupies the west end. Biltmore-Oteen Bank was completed in 1928 for a cost of \$65,000. L. L. Merchant served as contractor. The bank's opening reception took place on March 8, 1928. The *Asheville-Citizen Times* described the building as "one of the most modern in this section of the state. It is built of brick and Bedford stone with high windows surmounted by rounded arches." The newspaper called out the interior with its "ceiling of pale bluish green" that "makes the lobby bright while green curtains are hung from the long windows." Architect Robert Kane designed the building in the Georgian Revival style because, according to the *Asheville Citizen-Times*, the style carried out "the Southern tradition" and combined "strength and dignity with friendliness and cordiality." L. L. Merchant served as contractor and Moland Drysdale completed the brickwork. Biltmore-Oteen Bank, like several other banks in western North Carolina, fell victim to the economic calamity of the Great Depression and closed in August 1933. In 1947, the City of Asheville Board of Alcohol Control opened a liquor store in the building. Over the years it housed several businesses, but now houses the Southern Highland Craft Guild gallery.

33. Southern Railway Passenger Depot (BN0175, NR 1999)

30 Lodge Street

1896

Contributing building

The depot is a symmetrical one-story building with a half-timbered, pebbledash exterior and a brick watertable. The depot has a central porte-cochere that has been enclosed with glass and a low hipped roof with wide overhanging eaves and heavy chamfered brackets. The interior contained double waiting rooms—one for whites and one for African Americans—and a central ticket office. Most original finishes remain, but the interior has been remodeled extensively. George Vanderbilt had Frederick Law Olmstead, Richard Morris Hunt, and Richard Sharp Smith plan Biltmore Village as a small hamlet to house workers at his estate and an extension of his grand vision for a country manor south of downtown Asheville. Hunt designed the Southern Railway Passenger Depot, which was completed by 1896. The depot survived several floods and the discontinuation of passenger service in 1975. Today it houses a restaurant.

34. Cottage (BN2399, part of Biltmore Village Cottage District, NR 1979)

1 Swan Street

Circa 1900

Contributing building

Two-story, gambrel-roofed cottage with shed dormers and pebbledash exterior. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

35. Commercial Building (BN5563)

2 Swan Street

1971

Noncontributing building

One-story, flat-roofed brick and stucco building with pent front roof and front-gable with stucco and faux half-timbered sheathing. Large paved parking lot is in front of the building.

36. Cottage (BN2400, part of Biltmore Village Cottage District, NR 1979)

3 Swan Street

Circa 1900

Contributing building

One-and-a-half-story pebbledash building with off-center front-facing gable, south elevation clipped gable, one-bay recessed porch, and a shed dormer. Large non-original bay window is located on the façade. One of the original Richard Sharp Smith-designed cottages in Biltmore Village.

37. Commercial Building (BN5564)

4 Swan Street

1985

Noncontributing building

One-story, flat-roofed brick building with a single storefront and two projecting bays with triple windows on the Swan Street elevation. A mostly glass storefront faces Boston Way. A large parking lot is located east of the building.

38. Medical Office (BN5565)

9 Swan Street

1971

Noncontributing building

One-and-a-half-story, brick building with a center side-gabled block flanked by front-gabled side wings. Diagonal wood sheathes the gable ends and front-gabled dormers on the main block. Most of the Swan Street elevation is fronted by a high brick wall. Podiatrist Dr. George F. Holt purchased the property in 1971 and had his medical practice here. He sold the building in 1975.

39. Clarence Barker Hospital (BN0151, NR 1979)

1 Village Lane

1902, 1909

Contributing building

Designed by Richard Sharp Smith, the one-and-a-half-story, side-gabled pebbledash building displays casement windows, dormers, and wide overhanging eaves. George Vanderbilt provided the land and contributed financially to the construction of the hospital, which was completed around 1900. Two wings were added—in 1902 and 1909. In 1919, it became Biltmore Hospital. In 1921, a fire destroyed the original hospital leaving only the wings.



Biltmore Hardware Building (BN0928, NR 2003) at 28-32 Hendersonville Road, view to the northeast

History of Biltmore Village

George Vanderbilt had Frederick Law Olmstead, Richard Morris Hunt, and Richard Sharp Smith plan Biltmore Village as a small hamlet to house workers at his estate and as part of his grand reworking of the rural landscape south of downtown Asheville. Vanderbilt bought the railroad stop known as Best and had the three designers transform it into picturesque English town. By 1896, the streets had been laid out and linked All Souls Church with the depot, the Biltmore Estate office, and small dwellings with peddledash exteriors. By 1901, Richard Sharp Smith had completed twelve cottages. Construction continued until 1910 and by the time Biltmore Village was complete, it contained predominantly Tudor Revival, English Cottage-style residences, and commercial and institutional buildings that blended harmoniously.

79

After George Vanderbilt's death in 1914, his widow Edith Vanderbilt sold most of the village. New buildings were constructed, such as the Biltmore Drug Store around 1926 and the Georgian Revival-style Biltmore-Oteen Bank (BN0172), which was opened in 1928. Douglas Ellington designed the new Art Deco brick Biltmore Hospital (NR 2005), which was opened in 1930 to replace the former Biltmore Hospital, which had burned. Buildings constructed in the mid- and

⁷⁹ Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 292.

late-twentieth century were generally red-brick Colonial Revival style, an idiom popular during the period.

Before city council designated the village as a local historic district subject to design review by the historic preservation commission, incompatible construction occurred within the village eroding the historic and architectural integrity. Design guidelines have helped to manage new development so that modern buildings are more compatible in style and massing. Today, Biltmore Village serves mostly as a shopping destination, but its visual and historical association with the Biltmore Estate endures.

Context: Designed Landscapes in the Late-Nineteenth and Early Twentieth Centuries in Western North Carolina

Biltmore Village, designed in the late nineteenth century by renowned landscape architect Frederick Law Olmstead, remains one of the state's most significant intentional landscapes. Its intact system of avenues centered around a fan-shaped plan interact with carefully placed greenspaces, all with the intent of showcasing Richard Morris Hunt and Richard Sharp Smith's mainly Tudoresque buildings.

Landscape architect Earle Sumner Draper (1893-1994) established a practice in Charlotte in 1917 and went on to design hundreds of parks, schools, cemeteries, and residential, commercial, and industrial neighborhoods and villages in North Carolina and the southeast. In Asheville in the 1920s, Draper planned Sayles-Biltmore Bleacheries and its attendant mill village. Built in 1915-1927, the massive plant stood in a park-like setting next to the Swannanoa River several miles east of Biltmore Village. The complex included schools, stores, and churches for workers and their families. Just to the southwest of the factory, the mill village containing eight-one Craftsman and Colonial Revival-style frame worker dwellings spread over a steep hillside overlooking the Swannanoa River. The integrity of the Sayles-Biltmore Bleachery and its village were compromised by the construction of interstate 240 in the early 1970s, which separated the plant from the dwellings, and by the demolition of the bleachery in 2003.

Many other Draper designed landscapes survive outside Asheville including Myers Park neighborhood in Charlotte, Hayes Barton neighborhood in Raleigh, and the Lake Tahoma Casino and Office in McDowell County, a rustic recreational complex developed in the 1920s.

Evaluation

Integrity

Biltmore Village began developing in 1896 when its streets were laid out according to Frederick Law Olmstead's plan. The Vanderbilt era in the village ended with its sale after George Vanderbilt's 1914 death. Subsequent development has been uneven. Significant buildings,

including the Biltmore-Oteen Bank and Biltmore Hospital, came later and were compatible in style and massing with those constructed during Vanderbilt’s lifetime. But later construction, especially in the 1960s and 1970s negatively impacted the district’s architectural fabric. Local designation and the implementation of design review since 1987 have helped to encourage more sensitive development. Biltmore Village remains in its original location just outside the entrance to Biltmore Estate and along the tracks of the Southern Railway and therefore retains its integrity of location and setting. The integrity of workmanship and design of Biltmore Village remains mostly intact, especially at the heart of the district formed by All Souls Church, the Biltmore Estate Office, the cottages on Swan Street and All Souls Crescent, the Southern Railway Depot, and the Biltmore-Oteen Bank. The district retains its integrity of association because the street pattern laid out by Olmstead and key historic buildings associated with the Vanderbilt era remain. The district evokes the historic sense of the model village Vanderbilt envisioned and executed by Olmstead, Hunt, and Smith, and therefore retains its integrity of feeling.



First Biltmore-Oteen Bank (NR 1979), 22 Lodge Street, view to the north

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Biltmore Village, conceived by George Vanderbilt and executed by Frederick Law Olmstead, Richard Morris Hunt, and Richard Sharp Smith, is significant in the area of

community planning and development. Designed and built as an intentional village for Biltmore Estate workers, the community originally known as Best showcased Olmstead's distinctive design approach in the field of landscape architecture. Biltmore Village served as a laboratory in community design for Vanderbilt and the three men thus making the district eligible under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. George Vanderbilt, Frederick Law Olmsted, Richard Morris Hunt, and Richard Sharp Smith each had an impact on the design and appearance of Biltmore Village. Each man is significant in his field and left numerous buildings and sites as testament to each of their contributions. Biltmore Village is one of many resources associated with their productive lives, but there are many other properties that attest to each of their significant contributions. Biltmore Village is not significant on the national, state, or local level for its association with any of these men. Therefore, Biltmore Village is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Biltmore Village represents a study in the principals of landscape architecture and town planning. Buildings designed by Richard Morris Hunt and Richard Sharp Smith are an outstanding collection of Tudor Revival commercial and institutional buildings and English Cottage-style dwellings. Taken together, the intact plan and remaining historic buildings make Biltmore Village eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, Biltmore Village is recommended not eligible for the NRHP under Criterion D.



Biltmore-Oteen Bank (NR 1979), 26 Lodge Street, view to the north



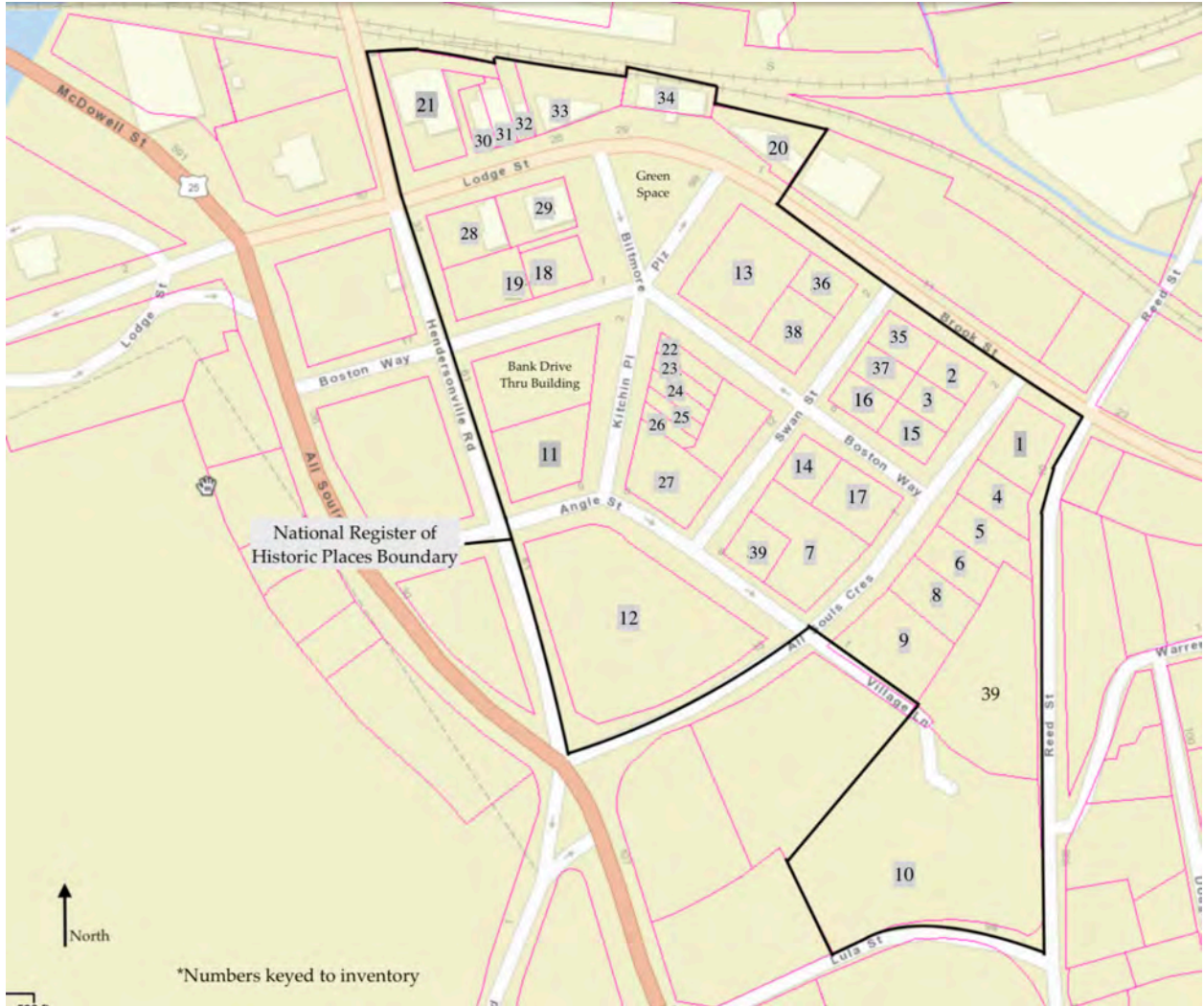
18 Lodge Street (1931), view to the north



1 Kitchin Place (1926) and 3 Kitchin Place (1929), view to the southeast

Boundary Description

The NRHP boundary for Biltmore Village includes the core of the small hamlet George Vanderbilt envisioned and that Frederick Law Olmstead, Richard Morris Hunt, and Richard Sharp Smith executed from 1896 to 1910. The boundary also includes later buildings that post-date Vanderbilt's lifetime, but that document the evolution of the village from a privately-owned enclave to an active commercial center, including the Biltmore Hospital (NR 2005) and the Biltmore-Oteen Bank (NR 1979), both from 1930. Unlike the local historic district boundary, the NRHP boundary excludes modern development on the edges of the village, including modern interpretations of the Tudor Revival style. The boundary represents the land, resources, and features associated with Biltmore Village from its establishment in 1896 to 1968. The nearly seventeen acres is an appropriate setting to convey the district's significance in the areas of community development and architecture on the local level of significance.



Map indicating NRHP boundary for Biltmore Village, map created from HPO Web

XIV. Southern Railway Passenger Depot: Property Description and Evaluation

| | |
|-------------------|---|
| Resource Name | Southern Railway Passenger Depot |
| HPO Survey Site # | BN0175, NR 1979 |
| Location | 30 Lodge Street |
| PIN | 964860735200000 |
| Construction date | 1896 |
| Recommendation | Remains eligible for the NRHP under Criterion A for Transportation and Criterion C for Architecture |



Southern Railway Passenger Depot, view to the north

Description

Setting

The Southern Railway Passenger Depot is located on the north side of Lodge Street (U.S. 25) and immediately south of the right-of-way of the former Southern Railway, now the Norfolk-Southern Railway, in Biltmore Village. The depot stands in a dense area of commercial development surrounded by buildings from the early twentieth century.



Southern Railway Passenger Depot in the early 20th Century, Kenilworth Inn in the background, from Village Wayside Bar and Grill website

Southern Railway Passenger Depot

The depot is a symmetrical one-story building with a half-timbered, pebbledash exterior and a brick watertable. The depot has a central porte-cochere that has been enclosed with glass and a low hipped roof with wide overhanging eaves and heavy chamfered brackets. The interior contained double waiting rooms—one for whites and one for African Americans—and a central ticket office. Most original finishes remain, but the interior has been remodeled extensively.

History

George Vanderbilt had Frederick Law Olmstead, Richard Morris Hunt, and Richard Sharp Smith plan Biltmore Village as a small hamlet to house workers at his estate and an extension of his grand vision for a country manor south of downtown Asheville. Hunt designed the Southern Railway Passenger Depot, which was completed by 1896. The depot survived several floods and the discontinuation of passenger service in 1975. Today it houses a restaurant.



Tracks of the former Southern Railway with the depot to the right, view to the southeast



Interior of Southern Railway Passenger Depot, view to the northwest



Southern Railway Depot, circa 1970, view to the southeast from Village Wayside Bar and Grill website

The Southern Railway Passenger Depot is the only remaining passenger depot in Asheville. In 1904, Southern Railway built a passenger depot on Depot Street. It functioned until 1968 when the rail company closed it and directed all passenger traffic to the Biltmore Village station. The Depot Street train station no longer stands.⁸⁰

Evaluation

Integrity

Southern Railway Passenger Depot remains in its original location in Biltmore Village and along the tracks of the Southern Railway and therefore retains its integrity of location, setting, and association. The integrity of workmanship, materials, and design of the 1896 Tudor Revival-style depot with a pebbledash and half-timbering exterior remains intact. The building evokes the historic sense of a late nineteenth-century passenger depot in its massing, form, and style and therefore retains its integrity of feeling.

⁸⁰ "Depot Days," *Asheville Citizen-Times*, October 11, 1981.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The intact depot served passengers on the Southern Railway from 1896 to 1975. It served a pivotal role in the development of Biltmore Village and the growth and development of the Biltmore Estate. The Southern Railway Passenger Depot is eligible for the NRHP under Criterion A for Transportation.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. The Southern Railway Passenger Depot is not associated with the productive life of any individual. Other buildings are more closely associated with George Vanderbilt and Richard Morris Hunt. Therefore, the depot is not eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Richard Morris Hunt (1827-1895), architect for the depot, was a master architect who trained at the Ecole des Beaux-Arts in Paris, co-founded the American Institute of Architects, and designed numerous houses, churches, commercial buildings, and public buildings in the United States. Locally, he served as George Vanderbilt's architect for the Biltmore Estate and Biltmore Village. The depot stands as an intact example of a passenger rail station from the late nineteenth century. The building's iconic pebbledash exterior with half-timbering and wide overhanging eaves make it one of the most iconic passenger depots in North Carolina. The depot remains eligible for the NRHP under Criterion C for Architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Southern Railway Passenger Depot is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the Southern Railway Passenger Depot is the .17-acre parcel included in the 1980 nomination. The boundary includes the depot and the significant landscape and setting which has been associated with the depot since 1896. The boundary includes the depot and its immediate setting. The parcel represents the land, resources, and features associated with the Southern Railway Passenger Depot, which has been associated with this parcel since 1896, the date of construction. The NRHP-listed parcel is an appropriate setting to convey the property's significance in the areas of transportation and architecture on the local level of significance.



Map indicating NRHP boundary for the Southern Railway Passenger Depot, from HPO Web

XV. Biltmore-Oteen Bank: Property Description and Evaluation

| | |
|-------------------|--|
| Resource Name | Biltmore-Oteen Bank |
| HPO Survey Site # | BN0172, NR 1979 |
| Location | 26 Lodge Street |
| PIN | 964860631300000 |
| Construction date | 1928 |
| Recommendation | Remains eligible for the NRHP under Criterion C for Architecture |



Biltmore-Oteen Bank, east end, view to the west

Description

Setting

Biltmore-Oteen Bank is located on the north side of Lodge Street (U.S. 25) and south of the right-of-way of the former Southern Railway, now the Norfolk-Southern Railway, in Biltmore Village. Directly behind the building is a parking lot. The former bank stands in a dense area of commercial development surrounded by buildings from the early twentieth century.



Staff at the opening of the Biltmore-Oteen Bank on March 8, 1928, from Asheville Citizen-Times, March 8, 1928.

Biltmore-Oteen Bank

Constructed in 1928, the Biltmore-Oteen Bank is a two-story Georgian Revival-style commercial building with an English bond brick exterior. Limestone details, Doric pilasters, and classical ornament adorn the building. The interior consists of one large room with a full-height ceiling and walnut trim. A mezzanine where bank offices were located occupies the west end.

History

Biltmore-Oteen Bank was founded in September 1921 as Bank of Biltmore. After a branch was opened at Oteen to serve patients at the United States Veterans Hospital, the name was changed to Biltmore-Oteen Bank. Corneila Vanderbilt Cecil, George Vanderbilt's daughter, made the first deposit when the bank opened its first office in Biltmore Village in 1921.⁸¹ That original building was described at the time of the bank's opening as one-story and "in keeping with the

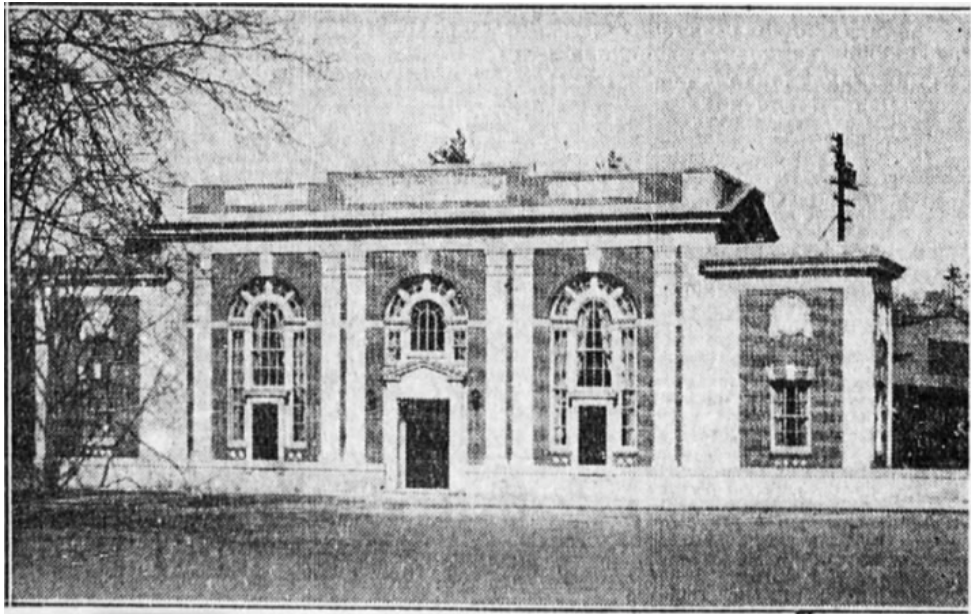
⁸¹ "Biltmore-Oteen Bank to Enter New Home Today, *Asheville Citizen-Times*, March 8, 1928.

general rustic style of Biltmore Village.”⁸² It remains intact immediately to the west at 22 Lodge Street.

Biltmore-Oteen Bank was completed in 1928 for a cost of \$65,000. L. L. Merchant served as contractor. The bank’s opening reception took place on March 8, 1928. The *Asheville-Citizen Times* described the building as “one of the most modern in this section of the state. It is built of brick and Bedford stone with high windows surmounted by rounded arches.” The newspaper called out the interior with its “ceiling of pale bluish green” that “makes the lobby bright while green curtains are hung from the long windows.”⁸³

Architect Robert Kane designed the building in the Georgian Revival style because, according to the *Asheville Citizen-Times*, the style carried out “the Southern tradition” and combined “strength and dignity with friendliness and cordiality.” L. L. Merchant served as contractor and Moland Drysdale completed the brickwork.⁸⁴

Biltmore-Oteen Bank, like several other banks in western North Carolina, fell victim to the economic calamity of the Great Depression and closed in August 1933.⁸⁵ In 1947, the City of Asheville Board of Alcohol Control opened a liquor store in the building.⁸⁶ Over the years it housed several businesses, but now houses the Southern Highland Craft Guild gallery.



Biltmore-Oteen Bank in 1928, *Asheville Citizen-Times*, April 4, 1928

⁸² “Auspicious Start is Made by Biltmore-Oteen Bank Informal Opening Tuesday,” *The Asheville Citizen*, November 2, 1921.

⁸³ “Biltmore-Oteen Bank to Enter New Home Today,” *Asheville Citizen-Times*, March 8, 1928.

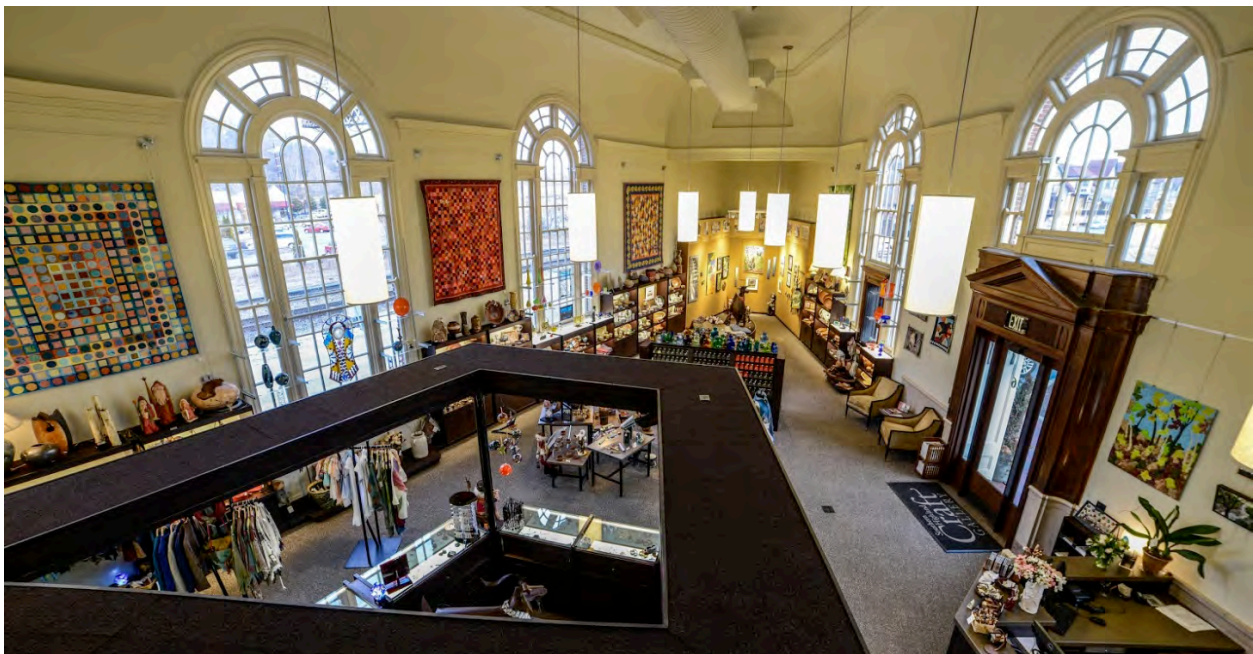
⁸⁴ “Biltmore-Oteen Bank to Enter New Home Today,” *Asheville Citizen-Times*, March 8, 1928.

⁸⁵ “WNC Banks Have Survived War, Panic, and Depression,” *Asheville Citizen-Times*, January 26, 1969.

⁸⁶ “Hoffman Named Accountant for Control Board,” *Asheville Citizen-Times*, December 4, 1947.



Biltmore-Oteen Bank, rear elevation, view to the south



Interior from the mezzanine, view to the east

Evaluation

Integrity

Biltmore-Oteen Bank is a highly intact Georgian Revival-style brick building completed in March 1928. The work of Asheville architect Robert Kane, the building remains in its original location in Biltmore Village and therefore retains its integrity of location and setting. As seen in the brick exterior with limestone decorative elements including pilasters and cartouches, the building's integrity of workmanship, materials, and design remains remarkably intact. The bank demonstrates its integrity of association because it generally has the appearance of a Georgian Revival-style bank building from the late 1920s. The building's physical features and character survive intact and therefore it retains its integrity of feeling.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The building served as a bank for five years before closing because of the Great Depression. The institution did not contribute to patterns of events on any level and therefore the Biltmore-Oteen Bank is not eligible under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. W. A. McGeachy served as the first president of the bank but made no discernable contributions to history on the local, state or national level. No other persons associated with the Biltmore-Oteen Bank achieved any particular significance on the national, state, or local level. Therefore, the Biltmore-Oteen Bank is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The Biltmore-Oteen Bank is an outstanding and intact example of Georgian Revival commercial architecture and remains eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Biltmore-Oteen Bank is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the Biltmore-Oteen Bank is the one-quarter-acre parcel the building currently occupies. The boundary includes the Biltmore-Oteen Bank and the parking lot behind the building. The boundary follows the existing right-of-way along Lodge Street to the south and the former right-of-way of the Southern Railway to the north. The parcel represents the land, resources, and features associated with the Biltmore-Oteen Bank, which has been associated with this parcel since 1928, the date of construction of the building. The one-quarter-acre parcel is an appropriate setting to convey the property's significance in the area of architecture on the local level of significance.



Map of Biltmore-Oteen Bank Building showing NRHP Boundary, from HPO Web

XVI. First Biltmore-Oteen Bank: Property Description and Evaluation

| | |
|-------------------|---|
| Resource Name | First Biltmore-Oteen Bank (listed in the NRHP as Biltmore Shoe Store) |
| HPO Survey Site # | BN0155, NR 1979 |
| Location | 22 Lodge Street |
| PIN | 964860532300000 |
| Construction date | 1900 |
| Recommendation | Remains eligible for the NRHP under Criterion C for Architecture |



First Biltmore-Oteen Bank, view to the north

Description

Setting

The First Biltmore-Oteen Bank is located on the north side of Lodge Street. A small parking area is immediately north of the building and the tracks of the former Southern Railway run along the north side of the parking lot.



First Biltmore-Oteen Bank, view to the northwest

First Biltmore-Oteen Bank

The 1900 building is a one-and-a-half story, clipped front gable, Tudor Revival-style building with a pebbledash and half-timbered exterior. A brick chimney rises from the interior near the rear of the building. The facade windows have diamond-pattern muntins in the top light and a single light below. These windows carry around to the east elevation. A shed dormer rests on the east elevation roof slope.

History

Richard Sharp Smith designed the building, which was completed in 1900. According to some sources, it initially served as a doctor's office and a barbershop.

⁸⁷

In 1920, Edith Vanderbilt sold nearly all of Biltmore Village to Appalachian Realty.⁸⁸ The company then sold properties on the north side of Lodge Street including this building and its lot to Plaza Realty. Appalachian Realty included several covenants in the deed including the requirement that the buyer replace the wood shingles on the roof with red slate, tile or fireproof composition

⁸⁷ Bill Alexander, *Around Biltmore Village* (Charleston: Arcadia Publishing, 2008), 51.

⁸⁸ Buncombe County Deed Book 240, page 171, dated August 27, 1920.

shingles. The seller also required the buyer not to sell the property “to any negro or to any person of any degree of negro blood, or to any person of bad character.” The covenants also dictated the types of buildings prohibited from being constructed on the parcel. These included a brewery, slaughter house, crematorium, foundry, or any manufacturing plant producing starch, or cream of tartar, baking powder. Also prohibited were any establishments manufacturing bone products or any explosive materials.⁸⁹

In 1921, the Biltmore-Oteen Bank opened in the building. In 1928, the bank built a new building immediately to the east and moved all operations next door. The first Biltmore-Oteen Bank building has had numerous occupants including two different barber shops in the 1930s and 1940s. It has been retail space for many years.

Evaluation

Integrity

The first Biltmore-Oteen Bank remains a highly intact circa 1900 Tudor Revival-style building from the Vanderbilt era of Biltmore Village. It retains its pebbledash and half-timbered exterior and windows with diamond muntins. The building retains the features associated with the work of Richard Sharp Smith therefore it retains its integrity of workmanship. The first Biltmore-Oteen Bank retains the combination of elements that define a Richard Sharp Smith building from the turn of the twentieth century including massing, scale, and materials and therefore it retains its integrity of design. The building retains its integrity of association because it is still connected to Biltmore Village physical and in its appearance, form, and style. The first Biltmore-Oteen Bank retains the original wood, pebbledash, brick, and glass used to construct it and therefore it retains its integrity of materials. The first Biltmore-Oteen Bank remains in Biltmore Village in the company of other buildings constructed during the Vanderbilt era and therefore it retains its integrity of location and setting. Finally, the building retains its integrity of feeling because it possesses an expression of the aesthetic or historic sense of Biltmore Village at the turn of the twentieth century.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The first Biltmore-Oteen Bank has had numerous owners and tenants since its construction around 1900. No one of those businesses demonstrated significance related to events or an event therefore the building is not eligible for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. The architect Richard

⁸⁹ Buncombe County Deed Book 240, page 373, dated October 15, 1920.

Sharp Smith had an impact on the design and appearance of Biltmore Village. His iconic Tudor and English Cottage-style buildings in the village and across Asheville serve as a testament to his influence on the architectural fabric of the city. This single building, just one of many buildings associated with his work, does not best represent his productive life as an architect in Asheville. Therefore, the first Biltmore-Oteen Bank is not recommended eligible for the NRHP under Criterion B.



Photo of Edith Vanderbilt, front left, and Cornelia Vanderbilt, back left in front of the first Biltmore-Oteen Bank in 1924, from *Around Biltmore Village* by Bill Alexander (Charleston: Arcadia Publishing, 2008), 100.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The first Biltmore-Oteen Bank, as a representation of the work of master architect Richard Sharp Smith and an intact example of the Tudor Revival style, is eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the first Biltmore-Oteen Bank is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the first Biltmore-Oteen Bank is the .06-acre parcel it occupies on the north side of Lodge Street. The boundary includes the building and a small parking lot on its north side. The boundary follows the existing right-of-way along Lodge Street to the south and the right-of-way of the former Southern Railway to the north. The parcel represents the land, resources, and features associated with the first Biltmore-Oteen Bank, which has been associated with this parcel since circa 1900, the date of construction of the building. The .06-acre parcel is an appropriate setting to convey the property’s significance in the area of architecture on the local level of significance.



First Biltmore-Oteen Bank indicating NRHP boundary, map created from HPO Web

XVII. McGeachy Building: Property Description and Evaluation

| | |
|-------------------|--|
| Resource Name | McGeachy Building (listed in the NRHP as McGeahy Building) |
| HPO Survey Site # | BN0173, NR 1979 |
| Location | 7 Boston Way |
| PIN | 9648609508800000 |
| Construction date | 1930 |
| Recommendation | Remains eligible for the NRHP under Criterion C for Architecture |



McGeachy Building, view to the northwest

Description

Setting

The McGeachy Building is located on the west side of Biltmore Plaza in Biltmore Village. The building faces what was traditionally known as the village green, a small triangular grassy area in the heart of Biltmore Village. The building occupies all of its .06-acre parcel.



W. A. McGeachy in 1928, from Asheville Citizen-Times, January 26, 1930

McGeachy Building

The 1930 McGeachy Building is a two-story, brick commercial building with stepped limestone-covered parapet and limestone accents. The building's entrance is canted at the corner of Boston Way and Biltmore Plaza. In 1999, a hyphen was built onto the rear (west) elevation to

connect the building to the art gallery at 9 Boston Way. Large display windows on the street level of the south elevation have recently been bricked in.

The interior has been altered in the conversion of the space from retail to an art gallery. It now contains a large open area. The upstairs was not accessible.

History

William A. McGeachy had the building at 7 Boston Way constructed in 1930. He served as president of Biltmore-Oteen Bank from 1925 until it closed in 1933. He was also involved in real estate in Asheville and likely built the building as an investment. When completed in April 1930, W. A. McGeachy advertised “one desirable store and several first-class offices” in a “new and modern brick building on the plaza, Biltmore.”⁹⁰

McGeachy experience financial and legal troubles associated with the closing of the Biltmore-Oteen Bank and lost the building in 1930, soon after it had been completed. McGeachy, his wife, and children left Asheville and moved to Valdosta, Georgia where he became a bookkeeper.⁹¹

The building has had several owners and now serves as an art gallery.

Evaluation

Integrity

The McGeachy Building, built in 1930, is a two-story, brick office building from the post-Vanderbilt era of Biltmore Village. It retains its brick exterior and limestone decorative elements and therefore it retains its integrity of workmanship. The McGeachy Building retains the combination of elements that define a brick commercial building from 1930 including massing, scale, and materials and therefore it retains its integrity of design. The building retains its integrity of association because it is still connected to the post-Vanderbilt era of Biltmore Village in its physical appearance, form, and style. The McGeachy Building retains the original brick, limestone, and glass used to construct it. The bricking in of windows on the south elevation and connection on the rear elevation to a modern building at 9 Boston Way do not detract from the building’s overall integrity of materials. The McGeachy Building remains in Biltmore Village in the company of other buildings constructed in the post-Vanderbilt era, including the Biltmore-Oteen Bank (BN0172, NR 1979). It was built in the period when private, yet compatible development occurred therefore it retains its integrity of location and setting. Finally, the building retains its

⁹⁰ Advertisement in *Asheville Citizen-Times*, April 7, 1930.

⁹¹ Sixteenth Census of the United States, 1940. Washington, D.C.: National Archives and Records Administration, 1940, www.ancestry.com, accessed March 23, 2018.

integrity of feeling because it possesses an expression of the aesthetic or historic sense of Biltmore Village in the 1930s.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The McGeachy Building has had numerous owners and tenants since its construction in 1930. No one of those businesses demonstrated significance related to events or an event therefore the building is not eligible for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. The McGeachy Building is not associated with any person who made contributions to local, state, or national history. Therefore, the McGeachy Building is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. The McGeachy Building is a mostly intact brick office building from 1930 and remains eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the McGeachy Building is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the McGeachy Building is the .07-acre parcel it occupies on the west side of Biltmore Plaza at its junction with Boston Way. The boundary includes only the building. The boundary follows the existing rights-of-way along Biltmore Plaza and Boston Way. The parcel represents the land associated with the McGeachy Building, which has been associated with this parcel since 1930, the date of construction of the building. The .07-acre parcel is an appropriate setting to convey the property's significance in the area of architecture on the local level of significance.



McGeachy Building indicating NRHP boundary, map created from HPO Web

XVIII. Biltmore Estate Office: Property Description and Evaluation

| | |
|-------------------|--|
| Resource Name | Biltmore Estate Office |
| HPO Survey Site # | BN0152, NR 1979 |
| Location | 13 Lodge Street |
| PIN | 964860515600000 |
| Construction date | 1896 |
| Recommendation | Remains eligible for the NRHP under Criterion C for Architecture |



Biltmore Estate Office, view to the northwest

Description

Setting

The Biltmore Estate Office is located on the west side of Biltmore Plaza in Biltmore Village. The building faces what was traditionally known as the village green, a small triangular grassy area in the heart of Biltmore Village. Paved parking areas are located on the west and south sides of the building. The building occupies an .18-acre parcel.



Biltmore Estate Office, circa 1906, southwest corner from *Around Biltmore Village* by Bill Alexander (Charleston: Arcadia Publishing, 2008), 51.

The Biltmore Estate Office

The building, designed by Richard Morris Hunt, stands one-and-a-half-stories and features a rough stucco exterior with brick trim. The hip-roofed office features oversized hip-roofed dormers. Half-timbering graces the upper story and chamfered and bracketed posts support the porch. A small hip-roofed porch shelters the rear entrance. The interior was not accessible.

History

George Vanderbilt had the Biltmore Estate Office constructed in 1896 to handle the business affairs of the estate. The first superintendent of the estate, Charles McNamee, had offices in the building. Later Chauncey Beadle, who took over from McNamee, had his office here. In 1898 the Biltmore Forest School held winter classes on the upper floor.⁹² When the Biltmore House opened for tours in 1930, guests bought tickets from the office building. The City of Asheville purchased the building in the late 1930s for use as its fire department. In the 1970s, the Biltmore Estate purchased it back from the city to use as offices.

⁹² Bill Alexander, *Around Biltmore Village* (Charleston: Arcadia Publishing, 2008), 51.



Northwest (rear) corner, view to the southeast

Evaluation

Integrity

The Biltmore Estate Office, dating to 1896, is a one-and-half-story rough stucco and half-timbered building dating to the Vanderbilt era of Biltmore Village. It retains its rough stucco and half-timbered exterior and decorative porch elements and therefore retains its integrity of workmanship. The Biltmore Estate Office retains the combination of elements that define a Richard Morris Hunt-designed Biltmore Village building including massing, scale, and materials and therefore it retains its integrity of design. The building retains its integrity of association because it remains connected to Biltmore Village in its physical appearance, form, and style. The Biltmore Estate Office retains the original brick and rough stucco used to construct it and therefore retains its integrity of materials. The Biltmore Estate Office remains in Biltmore Village in the company of other buildings constructed in the Vanderbilt era, including All Souls Church (BN0150, NR 1979) and the Southern Railway Passenger Depot, (BN0175, NR 1979). It retains its integrity of feeling because it continues to express a historic sense of Biltmore Village in the late nineteenth century.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Biltmore Estate Office served as the operations office for George Vanderbilt's mansion and grounds and served as a connection between the estate and Biltmore Village. The building is not associated with a specific event or patterns of events related to Biltmore Estate. Therefore, the building is not eligible for the NRHP under Criterion A.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. The Biltmore Estate Office is not associated with any person who made contributions to local, state, or national history. Therefore, the Biltmore Estate Office is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Richard Morris Hunt (1827-1895), architect for the office building, was a master who trained at the Ecole des Beaux-Arts in Paris, co-founded the American Institute of Architects, and designed numerous houses, churches, commercial buildings, and public buildings in the United States. Locally, he served as George Vanderbilt's architect for the Biltmore Estate and Biltmore Village. The Biltmore Estate Office stands as an intact example of a Hunt's work from the late nineteenth century. The Biltmore Estate Office remains eligible for the NRHP under Criterion C for Architecture.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Biltmore Estate Office is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the Biltmore Estate Office is the .07-acre parcel it occupies on the west side of Biltmore Plaza at its junction with Boston Way. The boundary includes only the building. The boundary follows the existing rights-of-way along Biltmore Plaza and Boston Way. The parcel represents the land associated with the Biltmore Estate Office, which has been associated with this parcel since 1896, the date of construction of the building. The .07-acre parcel is an appropriate setting to convey the property's significance in the area of architecture on the local level of significance.



Biltmore Estate Office indicating NRHP boundary, map created from HPO Web

XIV. Biltmore Hardware Building: Property Description and Evaluation

| | |
|-------------------|---|
| Resource Name | Biltmore Hardware Building |
| HPO Survey Site # | BN0928, NR 2003 |
| Location | 28-32 Hendersonville Road |
| PIN | 964860430200000 |
| Construction date | Circa 1923, circa 1927 |
| Recommendation | Remains eligible for the NRHP under Criterion A for Commerce and Criterion C for Architecture |



Biltmore Hardware Building from circa 1923, view to the northeast

Description

Setting

Biltmore Hardware Building is located on east side of Hendersonville Road, just north of its junction with Lodge Street on the west edge of Biltmore Village. A parking area is immediately south of the building and a driveway and the right-of-way of the former Southern Railway are to the north. Commercial buildings in Biltmore Village are to the east. The area is heavily traveled and frequently congested with traffic.



One-story wing built circa 1927, view to the east

Biltmore Hardware Building

Biltmore Hardware Building dates to circa 1923 with a circa 1927 addition. The addition originally did not connect to the main building, but they were joined on the interior in 1940. The original building stands two stories and contains two intact storefronts with a single-leaf door at the center leading to stairs that go to the upper level. Four pairs of replacement six-over-one windows span the upper façade. Just above is a pent tile roof separated at the center with a flat parapet. The side elevations display stepped parapets. The south elevation displays a single display window at the southwest corner of the first level. Double nine-over-one windows pierce the first level while six-over-six windows are located on the second floor. The circa 1927 addition is a simple one-story brick building with intact storefront windows flanking a center glazed double-leaf door.

The intact interior contains open spaces on the first floor, original wood floors, pressed metal and plaster ceilings, and plaster walls. The upper level contains rooms with transoms over the doors and a center hallway. Floors in the one-story addition are concrete slab.

History

J. C. Cole purchased a lot in Biltmore Village in 1921 and built the Biltmore Hardware Building around 1923. First called the Jackson Building, it was occupied by a dry goods business and a wholesale lumber concern. Boarders, many working for Southern Railway, lived upstairs. The building later housed the Biltmore Inn, a Piggly Wiggly store, a café, barber shop, and a feed company. Biltmore Hardware first occupied the building in 1936 and remained in business until 2000.⁹³ The building currently houses a restaurant.

Evaluation

Integrity

The Biltmore Hardware Building remains a highly intact circa 1923 two-story brick building with a circa 1927 one-story brick addition. Because the building retains the general arrangement of its historic storefronts, its brick exterior, and tile pent roof, it displays integrity of workmanship. The Biltmore Hardware Building retains the combination of elements that define a Commercial Style building from the 1920s including massing, scale, and materials and therefore it retains its integrity of design. The building retains its integrity of association because it is still connected to Biltmore Village physical and in its appearance, form, and style it relates to the post-Vanderbilt era of the village. The Biltmore Hardware Building still has its brick exterior, plate glass windows, roof tile, and other features and therefore retains its integrity of materials. The Biltmore Hardware Building remains in Biltmore Village in the company of other buildings constructed after the Vanderbilt era and in the period when private, yet compatible development occurred therefore it retains its integrity of location and setting. Finally, the building retains its integrity of feeling because it possesses an expression of the aesthetic or historic sense of a 1920s commercial building in Asheville.

Significance

Properties can be eligible for the NRHP if they retain integrity and are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Biltmore Hardware Building is important as an early boarding house/hotel building located near the railroad tracks that housed workers in industry and transportation and for its association with Biltmore Hardware, a business that operated in Biltmore Village from 1923 to 2000. Biltmore Hardware Building is eligible for the NRHP under Criterion A for commerce.

Properties can be eligible for the NRHP under Criterion B if they retain integrity and are associated with the productive lives of persons significant in our past. No one associated with Biltmore Hardware Building made discernable contributions to local, state, or national history.

⁹³ Sybil A. Bowers, Biltmore Hardware Building National Register Nomination, 2003.

Therefore, the Biltmore Hardware Building is not recommended eligible for the NRHP under Criterion B.

Properties can be eligible for the NRHP under Criterion C if they retain integrity and embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components lack individual distinction. Biltmore Hardware Building is eligible for the NRHP under Criterion C as a highly intact and representative example of a Commercial Style building.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews, building technology, and documentary sources. Therefore, the Biltmore Hardware Building is recommended not eligible for the NRHP under Criterion D.

Boundary Description

The NRHP boundary for the Biltmore Hardware Building is the .36-acre parcel it occupies on the east side of Hendersonville Road. The boundary includes the building and a small parking lot on its south side and a driveway on its north side. The boundary follows the existing right-of-way along Hendersonville Road, Lodge Street, and the right-of-way of the former Southern Railway to the north. The parcel represents the land, resources, and features associated with the Biltmore Hardware Building, which has been associated with this parcel since 1923, the date of construction of the original building. The .36-acre parcel is an appropriate setting to convey the property's significance in the areas of commerce and architecture on the local level of significance.



Biltmore Hardware Building NRHP Boundary, map created from HPO Web

XV. Bibliography

- "\$150,000 Blaze Destroys W. R. Candler Transfer Building." *Asheville Citizen-Times*, November 9, 1952.
- "19 million pounds of burley tobacco was sold in Asheville in 1982." *Asheville-Citizen Times*, November 12, 1983.
- "\$80,000 Blaze Destroys Blue Ridge Grocery." *Asheville Citizen-Times*, February 20, 1933.
- Advertisement for Kenilwood Heights, *Asheville Citizen-Times*, December 14, 1924.
- "Advertisement for Southern Spar and Mica Company, *Concrete Products*." Volume 22-23 Milwaukee: Tradepress Publishing, 1922.
- Alexander, Bill. *Around Biltmore Village*. Charleston: Arcadia Publishing, 2008.
- "Asheville Mica Co. Takes Over Another." *Asheville Citizen-Times*, October 18, 1911.
- Asheville, North Carolina City Directory, 1924*. Asheville: Piedmont Directory Co., 1924.
- "Asheville was Once Brisk Market for Flue-Cured Type of Tobacco: Eight Million Pounds Bought Annually Here." *Asheville Citizen-Times*, January 8, 1933.
- "Asheville-Erwin Company Moves to New Site." *Asheville Citizen-Times*, July 13, 1975.
- "Auspicious Start is Made by Biltmore-Oteen Bank Informal Opening Tuesday." *The Asheville Citizen*, November 2, 1921.
- Baldwin's and Advocate's Asheville, North Carolina City Directory, 1935*. Asheville: Baldwin Directory Company and the Asheville Advocate, 1935.
- "Bed and Breakfasts: Dressed for the Holidays." *Asheville Citizen-Times*, December 6, 1990.
- "Better Beer Company Has Complete Stock." *Asheville Citizen-Times*, October 3, 1938.
- "Biltmore-Oteen Bank to Enter New Home Today." *Asheville Citizen-Times*, March 8, 1928.
- "Biographical Information, Breese Family Papers, 1729-1937. Southern Historical Collection, UNC Chapel Hill, find-aids.lib.unc.edu. Accessed March 19, 2018.

Bishir, Catherine W., Michael T. Southern, and Jennifer F. Martin. *A Guide to the Historic Architecture of Western North Carolina*. Chapel Hill: University of North Carolina Press, 1999.

"Blind Persons Do Great War Job in Mica Plant." *Asheville Citizen-Times*, May 2, 1943.

Bowers, Sybil A. Biltmore Hardware Building National Register Nomination, 2003.

Buncombe County Deed Books, Buncombe County Register of Deeds, Asheville.

"Burley Now Arriving at Three Tobacco Warehouses." *Asheville Citizen-Times*, November 30, 1943.

"Buyers in Asheville." *Asheville Weekly Citizen*, January 5, 1882.

Caulder, Thomas. "Tuesday History: Asheville's streetcars take a farewell tour, Sept. 6, 1934," Mountain Express, September 12, 2017. www.mountainx.com. Accessed March 2, 2018.

"Cockfield, Burley Leader, Dies at Lake City Home." *Asheville Citizen-Times*, October 24, 1957.

"Depot Days." *Asheville Citizen-Times*, October 11, 1981.

"Dr. Arthur F. Reeves Dies at His Home Here." *Asheville Citizen-Times*, March 8, 1933.

"Dr. Arthur Reeves Weds in Georgia." *Asheville Citizen-Times*, April 26, 1925.

"Dr. O. N. Donnahoe, Asheville Surgeon, Dies." *Asheville Citizen-Times*, October 20, 1971.

"Felstone to be Made by Concern Near Biltmore." *Asheville Citizen-Times*, May 2, 1922.

"Fire Ravages '3 Mountaineers' Shop and Destroys Middlemount Store." *Asheville Citizen-Times*, April 13, 1951.

"The First National Bank of Asheville—Its Organization, and Success—Its Elegant New Building." *Asheville Citizen-Times*, October 17, 1886.

"Four-Century Chronology of Western North Carolina." *Asheville Citizen-Times*, March 26, 1950.

"Henley Has Yearly Sales of \$1 Million." *Asheville Citizen-Times*, January 31, 1960.

"Henley Paper Co. Opens Doors to New Facility." *Asheville Citizen-Times*, February 23, 1982.

"Hoffman Named Accountant for Control Board." *Asheville Citizen-Times*, December 4, 1947.

Job Offer Prompted Lifetime Commitment." *Asheville Citizen-Times*, May 30, 1990.

John Lawrence Widman. Death Certificate, North Carolina Death Certificates, www.ancestry.com, accessed March 20, 2018.

Johnson, Bruce E. "Built Without an Architect: Architectural Inspiration for the Grove Park Inn." In Robert S. Brunk, ed., *May We All Remember Well Volume I: A Journal of the History and Cultures of Western North Carolina*. Asheville: Roberts S. Brunk Auction Services Inc., 1997.

"Kentucky Firm Buys Vanish Plant in City." *Asheville Citizen-Times*, April 1, 1949.

"Lacquer Plant to Open Here about April 1." *Asheville Citizen-Times*, March 16, 1946.

Last Will and Testament for W. Riley Candler, June 10, 1954. Buncombe County Wills and Probate Records. Ancestry.com, accessed March 2, 2018.

Lula V. Mitchell Death Certificate. North Carolina State Center for Health Statistics. *North Caroline Deaths, 1997-2004*. North Carolina State Center for Health Statistics. Raleigh, North Carolina, ancestry.com, accessed March 2, 2018.

"Mica Company to Move to Biltmore." *Asheville-Citizen Times*, March 14, 1916.

Mica Company to Shift Some Work to Virginia." *Asheville Citizen-Times*, August 24, 1947.

"Mica from WNC Mines Plays Important Role in War." *Asheville Citizen-Times*, July 4, 1943.

"Mica Mining, Once Thriving WNC Industry, Suffers Severe Postwar Slump. *Asheville Citizen-Times*, November 14, 1948.

Miller's Asheville City Directory, 1956. Richmond, Virginia: Piedmont Directory Company, 1956.

"Modern Business with Early American Look." *Asheville Citizen-Times*, January 29, 1967.

"Murray is New Vice-President of Lacquer Firm." *Asheville Citizen-Times*, February 1, 1948.

New Banner Warehouse Will Receive 2,000 Tobacco Baskets This Week." *Asheville Citizen-Times*, November 8, 1931.

"New Candler Terminal To Be Dedicate." *Asheville Citizen-Times*, July 17, 1953.

"New Tobacco Warehouse Being Built." *Asheville Citizen-Times*, September 22, 1949.

Obituary for Boyce Maxwell Hoffman. *Asheville-Citizen-Times*, March 30, 2006.

"Paper Company is Represented Here." *Asheville Citizen-Times*, December 11, 1921.

"Plant of Asheville Mica Plant at Biltmore: Capable of Handling Entire Output of Western North Carolina." *Asheville Citizen-Times*, January 23, 1922.

"Planters Warehouse Nearing Completion." *Asheville Citizen-Times*, November 3, 1947.

"Planters Warehouse to be Rebuilt Here." *Asheville Citizen-Times*, February 10, 1947.

"Reliance Varnish Company Turns Out Special Orders for Furniture Trade." *Asheville Citizen-Times*, April 10, 1949.

"Report of the Committee on Manufactures." *The Asheville Weekly Citizen*, April 19, 1882.

"Sale of Three Mountaineers property could fund hazardous waste cleanup." *Asheville Citizen-Times*, November 3, 1994.

"A Short History (1959)." Typed manuscript in the Three Mountaineers Collection, Special Collections, Pack Memorial Library, Asheville.

Sixteenth Census of the United States, 1940. Washington, D.C.: National Archives and Records Administration, 1940. www.ancestry.com. Accessed March 23, 2018.

Slusser, Dale. Interview with Jennifer Martin, February 26, 2018.

"Southern Paper Products Company Establishes Warehouse in Greenville, Concern is Now in New Home on Biltmore Avenue," *Asheville Citizen-Times*, October 26, 1930.

"Southern Paper Products Company Inc. Moves into New Business Location." *Asheville Citizen-Times*, September 8, 1935.

"State of North Carolina Department of State Preliminary Certification of Dissolution." *Asheville Citizen-Times*, June 17, 1950.

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

"Ten Warehouses to Operate Here." *Asheville Citizen-Times*, November 26, 1950.

"Three Mountaineers Success Story Ends." *Asheville Citizen-Times*, January 17, 1992.

"Tobacco Timeline." *Asheville Citizen-Times*, June 15, 2003.

"Warehouse Shuts Doors to Burley Tobacco Sales." *Asheville Citizen-Times*, November 2, 1999.

"West North Carolina Leads U. S. in Production of Mica: Large Plant Built at Biltmore." *The Sunday Citizen*, January 22, 1922.

"Wholesale House to be Established." *Asheville Citizen-Times*, November 8, 1913.

"WNC Banks Have Survived War, Panic, and Depression." *Asheville Citizen-Times*, January 26, 1969.