



# ASHEVILLE SURVEY UPDATE

## PHASE I SUMMARY REPORT

May 2011



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ACME PRESERVATION SERVICES  
ASHEVILLE, NORTH CAROLINA



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## PROJECT DESCRIPTION

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

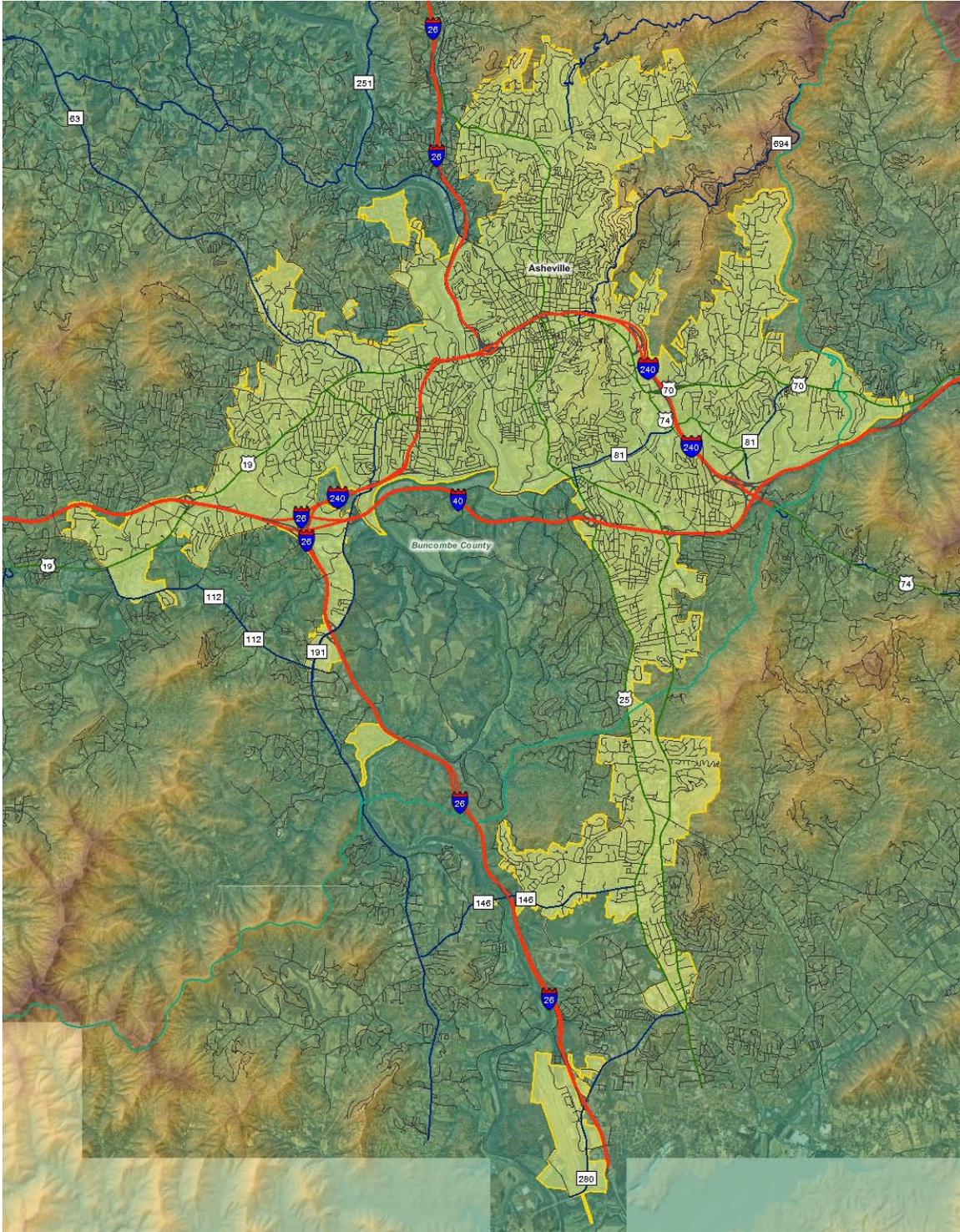
Initial review of the North Carolina Historic Preservation Office (HPO) records indicated approximately 4,000 previously recorded properties within the city limits of Asheville. This number excludes 250 resources associated with Biltmore Estate, which is not part of the Asheville Survey Update project. Resources located within the city's extraterritorial jurisdiction (ETJ), as of June 30, 2007, were also not included in the project. The previously recorded properties and HPO existing survey files represent the cumulative result of forty years of survey work, four substantial survey projects, National Register of Historic Places listings and historic district inventories, and individual site recordation.

As outlined in the Scope of Work, the tasks required for completion of Phase I include:

1. Complete a record in the HPO's Access survey database for each property documented on existing HPO survey site forms, including properties covered by multiple structures survey forms.
2. Conduct field survey of previously recorded properties within the Asheville city limits. Tasks for each property include:
  - i. Field checking for location, status, and condition
  - ii. The taking of one or two digital photographs
  - iii. Amending the written summary to note changes or alterations since the property was last surveyed
3. Update records in the survey database to reflect field survey findings, checking the appropriate Evaluation/Status and Survey Update boxes and amending the written summary to note significant alterations since the property was last surveyed.
4. In coordination with City GIS staff, complete the database records with insertion of PINs for each property for ease of integration with state and local GIS.
5. Organize and label digital photographs.
6. Print digital photographs and report forms generated from the survey database for insertion in HPO files.

7. Prepare Phase I summary report that discusses project methodology, summarizes project findings, and sets forth a strategy for conducting Phase II.

All data entry and digital photography (including file naming and labeling of proofs) was conducted in accordance with the HPO's policies, guidelines, and instructions in place as of May 2007. All work was completed to HPO standards as described in the survey manual, *North Carolina Historic Preservation Office Survey Manual: Practical Advice for Recording Historic Structures* (2002). Electronic copies of the updated database and all digital photographs will be submitted to both the City and the HPO; the updated survey files will be returned to the HPO's collection at the Western Office of the Department of Cultural Resources.



**City of Asheville, Buncombe County, North Carolina**

City limits shown by lightly shaded areas

## ARCHITECTURAL SURVEY HISTORY

Several surveys of historic architectural resources have included sections of the City of Asheville since the 1970s. Files from the various survey projects, which comprise the bulk of inventoried resources, are supplemented by individually recorded properties submitted as Study List applications, National Register nominations, local landmark designation reports, rehabilitation tax credit projects, or generated by HPO staff as the result of a citizen inquiry. The survey files are maintained by the HPO and housed at the Western Office of the Department of Cultural Resources in Asheville. Information gathered about specific properties varies widely—depending on the surveyor, type of project, and date it was recorded. Generally speaking, National Register nominations and Study List applications have become increasingly detailed over time, both in their narrative descriptions and photo documentation. The advent of digital photography has significantly improved the quantity and quality of photo documentation available in architectural surveys.

Doug Swaim conducted a comprehensive survey of Asheville and Buncombe County in the late 1970s, which resulted in the publication of *Cabins & Castles* in 1981. While Swaim’s survey covered both the city and county, the greater concentration of historic resources is located within the city limits, and his survey admirably balanced recording structures from across the county. Reflecting on the survey, Swaim recalled the difficulty of deciding what to survey and the apparent randomness of properties he recorded. Many of the most prominent and significant properties had already been recorded and listed in the National Register of Historic Places, leaving Swaim to choose among the vast quantity of common historic commercial and residential buildings that populated the city.<sup>1</sup>

Prior to the commencement of Swaim’s survey, David Black completed a survey of downtown Asheville as part of a Multiple Resource Area (MRA) nomination that included the Downtown Asheville Historic District and eleven non-contiguous individual resources. Black published his survey findings in *Historic Architectural Resources of Downtown Asheville, North Carolina* (1979), which cataloged approximately 170 resources in the Downtown Asheville MRA.

Two other surveys for National Register historic districts resulted in publications. The Montford Area Historic District was represented in *Asheville’s Historic Montford District* (1985) and Richard and Jane Mathews’ richly documented *The Manor and Cottages* (1991) expanded considerably upon the 1977 nomination for the district of the same name.

Two survey projects completed in the 1990s contributed substantially to the citywide historic architectural inventory. In 1993 Harry Weiss, then director of the Preservation Society of Asheville and Buncombe County, along with consultant Davyd Foard Hood organized a survey of the Hillside-Mount Clare area in response to the North Carolina Department of Transportation’s

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<sup>1</sup> Doug Swaim, personal communication, April 29, 2011.

proposed improvements along Broadway north of I-240. The project recorded more than 400 principal resources. Additional survey was conducted by Liz Claud in 1998 as part of a grant-funded project sponsored by the Historic Resources Commission (HRC). Claud's survey documented more than 1,600 properties and included areas of north Asheville, West Asheville, and the Shiloh neighborhood.

At present seventy-eight properties in the city of Asheville are listed in the National Register of Historic Places. This number includes fourteen historic districts, three historic district amendments, and sixty-one individual listings. Several other listed properties are located in the ETJ and just outside the city limits. Four historic districts have been locally designated by the HRC, including three National Register-listed districts: Montford, Biltmore Village, and Albemarle Park (The Manor and Cottages). One locally designated historic district, St. Dunstan's, is not also listed in the National Register. Forty-six individual structures are designated as local landmarks. A list of the National Register-listed properties and districts updated during the project is included in Appendix B.

## METHODOLOGY

The methodology for Phase I of the Asheville Survey Updated began with the division of the city into survey areas, creation of a database shell, and coordination of the existing survey site files and corresponding survey site numbers (SSNs). The principal investigator devised the survey areas based on prominent geographical features, major transportation routes, and neighborhoods (see Appendix A). The principal investigator scheduled the fieldwork to begin with downtown Asheville, followed by the Montford neighborhood, and generally continued in a clockwise manner through the delineated survey areas. Michael Southern of the HPO prepared the initial database shell from the existing database records for Buncombe County. Chandra Burch examined and organized the HPO survey site files checking for duplicate site numbers, incomplete addresses, and other potential conflicts.

At the commencement of each new survey area, the principal investigator requested and received large sectional maps from the City's GIS Specialist, Blake Esselstyn. The City provided the maps in both paper and electronic formats along with a spreadsheet containing the tax parcel information. The spreadsheets were manipulated to generate an index of street names and table of parcel identification numbers (PINs) for each survey area. Using the street index, the principal investigator searched the survey site files at the Western Office of the North Carolina Department of Cultural Resources to obtain all the files of previously recorded properties. With the existing survey files in hand, the next steps involved mapping all of the previously recorded properties by their SSN on the sectional maps and entering the existing survey file information into the database. In many cases the file notes were omitted in favor of a published entry or National Register inventory description. Published entries were drawn primarily from *Cabins & Castles, Historic Resources of Downtown Asheville*, and occasionally from *A Guide To The Historic Architecture of Western North Carolina* (1999). For multiple property files, or "block face" files, containing a group of resources, usually located within the same block of a street, these files were opened and the recorded resources were mapped using newly assigned SSNs, which were entered into database records along with the corresponding street addresses. Once all of the properties were assigned a SSN, mapped, and a database record was created, the principal investigator completed the preparatory work by going to the database tables to enter repeated fields such as city and quad map name. The PINs for each resource were entered similarly, cutting and pasting numbers from the spreadsheet provided by the City into the survey database.

To begin the fieldwork, the principal investigator created 8½"x11" maps from the electronic files provided by the City for use in the field and transferred SSNs accordingly. The 36"x48" sectional maps proved far too cumbersome to use during the fieldwork. The Phase I fieldwork consisted of examining each previously recorded property from the public right-of-way and photographing the principal resource and any visible outbuildings. Although the vast majority of properties are located in urban neighborhoods, a small number of resources required entering the property or requesting permission for access. The principal investigator typically took two or three photographs of each principal resource and representative shots of outbuildings,

although a great many resources were documented more thoroughly. Interior photography was not a requirement for the survey update, but in several instances interior photographs were taken at the owner's invitation.

The principal investigator took more than 9,100 photographs of all extant previously recorded resources and associated outbuildings. Prior to the 1990s, earlier work did not regularly include outbuildings among the documented resources. This is especially true in the several of the large National Register historic districts—Montford, Chestnut Hill, and The Manor and Cottages—where many secondary structures were not recorded in the nomination inventories. According to the HPO digital photography guidelines each photo was labeled with the two-letter county identifier (BN) and survey site number, city name, street address, month and year the picture was taken, and photographer's initials. In the case of prominent, easily-recognized structures (e.g. Buncombe County Courthouse, Asheville High School, All Soul's Cathedral) the building's historic name is used instead of its street address.

While conducting the fieldwork the principal investigator made notes and observations regarding the condition and appearance of individual properties. The status of each updated property was classified into one of five general categories: no change, altered, deteriorated, rehabilitated, or removed. Several other specific categories are provided in the database for properties where access was denied, resource not found, missing survey file, and outbuilding loss. Because the status of an individual property often defies such constrained categorization, the nature and degree of changes and conditions were noted and further explained in the comment field of the database. The principal investigator generally interpreted altered properties to be those displaying significant loss of original character defining features, replacement materials, and/or substantial additions.

Due to the limitations of the existing photographic record (i.e. distance, lighting, vegetation, number of views, etc.) it was frequently difficult to determine with any certainty the extent of material changes on a particular building, and this was often noted in the comment field. In the absence of a photo record for many outbuildings, secondary structures are described only in their current state. The property status classifications reflect only those changes that post-date the most recent property recordation, whether it is a survey description, National Register inventory entry, Section 106 evaluation, or HPO site visit. It is worth noting that some properties were altered or deteriorated at the time they were last documented.

Resources that were categorized as "removed" could be either demolished or moved to a new location. To specify, the "Location Integrity" of a property was marked as "moved" in the database for moved structures and the "Material Integrity" and "Condition" fields were marked as "gone" for demolished resources. Demolished properties are those that are no longer standing due to human activity (i.e. someone tore the building down) or an act of nature, such as a fire or severe storm damage. Upon arriving at a vacant site, the principal investigator assumed that the building had been destroyed unless there was prior knowledge that it had been moved to a new location. Vacant sites were photographed to document both the absence of the previously recorded historic resource and its current use.

Following completion of the fieldwork and labeling of photographs, the principal investigator began the time-consuming process of data entry. The HPO database shell contains fields for basic identifying information, such as the property name, address, town, quad map, and ownership, as well as fields for basic assessment and descriptive information including material and location integrity, number of stories, exterior materials, roof form, plan, and the architect's or builder's name. In addition to the status classification, other specific fields identify the date of survey update, date of construction, major architectural style group, historic function, and its inclusion within a defined historic district. Although this information is frequently supplied with pull-down menus or check boxes for easily queried fields, it duplicates information provided in the narrative description of the comment section. Data entry consisted of completing the required fields, summarizing existing survey information, and noting the nature and extent of changes to property. No new research was required for updated entries, although in a few instances the principal investigator's personal knowledge of a property, recent newspaper articles, or other readily available information was incorporated into the entry. Historic background and descriptive information was entered for extant properties only. For demolished properties, a statement was provided to explain the circumstances of the building's loss (if known) and the site's current appearance.

The final component of the update work was printing property records from the database and photo proof sheets for the existing and newly created survey files. Newly created survey files typically contain multiple property records associated with a common "block face" file. The new survey file identifies not only the SSNs of all of the records contained therein but also references the SSN of the original "block face" where the previous survey photos are located. The paper records and survey files were reviewed by Becca Johnson, HPO Preservation Specialist in Asheville. Following any necessary corrections, the finished survey files were returned to the HPO's collection at the Western Office of the Department of Cultural Resources.

The methodology for Phase I of the Asheville Survey Update evolved slightly through the first few survey areas. With experience gained from fieldwork, data entry, as well as feedback from the City and HPO, the principal investigator refined the processes from initial resource identification to updated database entries over the course of the project. Most often the refinement was in the sequence of steps to gather existing survey information and files, assign survey site numbers, and create empty database records to expedite the process of mapping, labeling photographs, acquiring PINs, and entering the survey update information. Other refinements included developing shorthand terminology for oft-repeated building features and coding for authors' comments.

## **SURVEY RESULTS**

Phase I of the Asheville Survey Update collected information on more than 4,000 previously recorded resources that comprise the inventory of historic architectural resources within the city. While hardly an exhaustive accounting of Asheville's historic resources, the inventory represents the cumulative recording of properties over the past forty years and held in the survey files of the State Historic Preservation Office. The information gathered during the survey update was entered into a searchable database, which will provide the city planning department, HPO staff, and eventually public users the ability to search the inventory in numerous ways.

During the project the principal investigator created or updated 4,079 database records for properties within the city limits of Asheville. The database shell provided by the HPO at the beginning of the project came pre-loaded with 1,760 database records for properties spread across Buncombe County. The HPO provided a separate database for the Norwood Park Historic District containing 130 records; the district was listed in the National Register in 2008. The principal investigator updated 1,254 of the existing HPO database records and assigned 2,825 new survey site numbers and created an equal number of database records. The new survey site numbers assigned were in the ranges BN2500 – BN4998 and BN5191 – BN5518.

Searching the database reveals that 239 previously recorded resources have since been demolished. The percentage of demolished properties is far less than has been seen in other recent county survey updates in North Carolina. While no one factor can be attributed to this significant variation, certainly the urban and residential settings of Asheville contributes significantly to the difference as opposed to the rural character of the county survey updates. Forty-two properties were categorized as substantially deteriorated and more than 1,000 were considered to be substantially altered. The number of properties categorized as rehabilitated was 629 and more than 2,450 properties were classified as unchanged. The principal investigator was unable to locate only seven properties, a circumstance likely attributable to the urban environment of Asheville. Three properties were known to have been moved and two of these were later demolished—the Clara Patton Murphy House and Richmond Hill Inn. The Sallie Lee Cottage was successfully moved and rehabilitated by the Preservation Society of Asheville and Buncombe County in 2002-2003.

Among the factors affecting the results of the survey, the limitations of the existing photographic record, as noted above, probably had the most significant impact on the updated records. Buildings that were represented by a single photograph and only a generic written description (e.g. "two-story hip-roof house") in the previous survey may be mis-categorized in the update due to a lack of visual documentation for comparison. The lighting, distance, season when taken, and angle of view all influence the efficacy of the photographic record. As a result many properties were characterized as "No Change" during the update when there was insufficient visual or written evidence from the previous survey available for comparison.

The number of properties categorized as substantially changed by alteration or deterioration is also affected by the period of time since its previous survey. It is not surprising, therefore, that a greater number of resources recorded by Doug Swaim in 1979 would be affected by alteration or deterioration than those recorded only five or ten years ago.

During preparations for the final survey areas, it became clear that the number of existing surveyed properties would exceed the original estimate of 4,000. While 4,090 records were updated in Phase I, an additional 248 resources were not updated due to the parameters of the project budget and scope. It is recommended that these remaining files and previously recorded properties be updated as a follow-up project to the Asheville Survey Update. The list of the files that not updated is included in Appendix C.

## PHASE II SURVEY PROPOSAL

The scope of work for the Asheville Survey Update project includes a second phase of work to document approximately 400 properties built before 1960 and not previously surveyed. The Buncombe County Tax Department was contacted during the planning of the project to provide an estimate of properties built before 1960 according to tax records. Director Gary Roberts reported that more than 19,000 “improvements” within the city limits are listed with a “year built” date of 1960 or earlier. The reported number includes 4,763 commercial buildings and 14,368 residential buildings. That number, even when reduced by the 4,000 properties updated in Phase I, presented a daunting challenge. As a result, it was generally agreed upon in the planning process that specific properties and areas for future survey would be noted by the principal investigator during the Phase I fieldwork and determined in consultation with the City and State Historic Preservation Office.

Properties flagged during Phase I fieldwork were typically circled or marked on small area maps while in the field to be compiled at a later time. The end result, however, presented two major challenges. The first issue was the coding of more than 400 potential survey properties scattered over numerous 8.5”x11” field maps, which proved difficult to compile and organize, even when consolidated on the larger sectional maps. The second issue was that the properties and areas identified are only located close to areas where there were groups of properties to update. As an example, very few previously recorded properties—less than a dozen—were located in the northwest and far west sections of the city (survey areas 21, 22 and 23); therefore the principal investigator did not spend a sufficient quantity of time in these sections as part of Phase I to determine which properties were of potential interest for future survey.

In consultation with Stacy Merten, director of the Historic Resources Commission of Asheville and Buncombe County (HRC), a methodology was discussed to prioritize the types of properties or areas targeted for additional survey. The ranking is as follows:

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

In consultation with Becca Johnson and Claudia Brown of the State Historic Preservation Office, additional types of properties were discussed such as municipal facilities built during the 1920s Program of Progress, including Recreation Park and the Beaucatcher and McDowell Street tunnels, post-World War II resources, and platted mid-twentieth century subdivisions. As indicated in Phase I of the project, however, a significant number of pre-World War II properties and neighborhoods remain undocumented.

In consideration the input of the City and HPO, the principal investigator outlined a number of proposed survey areas with an estimated number of properties to be surveyed. Several areas of the city flagged for future survey during the Phase I fieldwork were not considered high priority due to their relatively large size or stable character. These neighborhoods include Beverly Hills, Jackson Park, additional sections of West Asheville not previously surveyed, and the remaining unrecorded parts of Grove Park, Kimberly, and Lake View Park. The total number of suggested properties is far greater than the 400 allotted in the scope of work, and the final survey areas will be determined in consultation with the City and HPO.

#### *Potential Phase II Survey Areas:*

##### **Biltmore Village – 40 properties**

These properties include all of the resources located within the boundary of the locally-designated Biltmore Village Historic District and not previously recorded. Four additional resources outside of the local district boundary will also be recorded.

##### **Montford Area – 86 properties**

This group includes one resource (2 Cullowhee Street) that is located within the National Register and local historic district boundaries but is not inventoried. Several other groups of resources, primarily 1920s-era houses, surround the Montford Historic District but lie beyond the district boundary. One group of houses (Hill and Bay streets) is threatened with demolition for a new 400-unit apartment complex.

##### **Montford Hills – 80 properties**

These properties include eighty resources located on Tacoma Street, Tacoma Circle, Westover Drive, and Sylvan Avenue within the potential boundaries of the Montford Hills Historic District, which is on the Study List for the National Register.

##### **South French Broad Avenue Area – 128 properties**

These properties include late-nineteenth and early twentieth-century resources in one of the more historic areas of town (and least represented in previous surveys).

##### **Oakland Road/Walton Street – 44 properties**

These properties include twenty-eight resources on Walton Street, fourteen resources on Oakland Road, McDowell Street Tunnel, and the W.C. Reid Center (formerly the Livingston Street School). Walton Street is threatened by potential expansion of A-B Tech.

##### **Merrimon Avenue – 79 properties**

These properties include the remaining scattered properties built before 1965 and not yet surveyed along one of the city's principal thoroughfares. This number includes two small clusters—Clearview Terrace and Temple/Irving/Clearview streets—accessed from Merrimon Avenue.

**Washington Road/Hillside Street – 32 properties**

These properties include the remaining scattered properties not covered in surveys for the Chestnut Hill Historic District, Grove Park Historic District, and 1998 survey additions.

**Montview Drive – 30 properties**

Tightly clustered, intact group of 1920s residential structures situated on a single loop street.

**Charlotte Street – 10 properties**

These properties include the few remaining scattered properties built before 1965 and not yet surveyed. Beaucatcher Tunnel and Berry Chapel are also included in this group.

**Fairview Road – 50 properties**

These properties are located along the Fairview Road corridor and include a mix of twentieth century residential and commercial buildings

**Sayles Village – 80 properties**

These properties include eighty resources located on Wood Avenue, Parker Road, Ridge Road, and Sayles Road and associated with the old Sayles-Biltmore Bleachery (no longer standing). The Sayles-Biltmore Bleacheries Village Historic District is on the Study List for the National Register.

**Kenilworth – 69 properties**

These properties include scattered 1920s-era residential structures not surveyed with rest of the neighborhood, including two dense clusters on Buckingham Court and Warwick Drive.

**Downtown (South side) – 50 properties**

Group of remaining properties built before 1965 and not previously recorded that are located south of the Downtown Asheville Historic District and east of Asheland Avenue. These resources include commercial and industrial buildings.

**Downtown (West side) – 12 properties**

Group of remaining properties built before 1965 and not previously recorded that are situated to the west of the Downtown Asheville Historic District and proposed boundary increase and located between Hilliard Avenue, Clingman Avenue, and I-240. These resources include residential and commercial buildings.

**Brevard Road (I-240 to I-26) – 20 properties**

These properties are located along the Brevard Road corridor, which is one of the most rapidly developing areas of the city.

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## **APPENDIX A – SURVEY AREAS**

1. Downtown
2. Montford
3. Hillside-Mount Clare/University Heights
4. Beaver Lake
5. Lakeview Park/Asheville Country Club
6. Beaverdam
7. Chestnut Hill/Grove Park/Kimberly/Grace
8. Chunn's Cove/Town Mountain
9. Haw Creek/Oteen
10. Beverly Hills/Azalea
11. Kenilworth/East End
12. Oakley
13. Biltmore Village/Shiloh/Sweeten Creek
14. Valley Springs/Skyland/Arden/Biltmore Park
15. Airport
16. South French Broad/Victoria/St. Dunstan's/West End-Clingman/Riverside
17. West Asheville I
18. West Asheville II
19. Inanda/Biltmore Square
20. Malvern Hills/Asheville School
21. Enka
22. Deaverview
23. Emma/Pearson/Eliada Home

## **APPENDIX B – PROPERTIES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES**

The properties identified below, a portion of the listed properties in Buncombe County, are National Register-listed properties updated during Phase I of the project. The number of listed properties in Asheville includes fourteen historic districts, three district amendments, and sixty-one individual properties.

### *Historic Districts*

- Biltmore Avenue Amendment to Downtown Asheville Historic District (1989)
- Biltmore Village Cottage District (BV MRN) (1979)
- Chestnut Hill Historic District (1983)
- Clingman Avenue Historic District (2004)
- Downtown Asheville Historic District (1979)
- Grove Park Historic District (1989)
- Kimberly Amendment to Grove Park Historic District (1990)
- The Manor and Cottages (Albemarle Park) (1978)
- Montford Area Historic District (1977)
- Norwood Park Historic District (2008)
- Oteen Veterans Administration Hospital Historic District (1985)
- Proximity Park Historic District (2008)
- Ravenscroft Amendment to Downtown Asheville Historic District (1990)
- Riverside Industrial Historic District (2004)
- Sunset Terrace Historic District (2005)
- West Asheville-Aycock School Historic District (2006)
- West Asheville-End of Car Line Historic District (2006)

### *Individual Properties*

- Mrs. Minnie Alexander Cottage (1989)
- All Souls Episcopal Church and Parish House (BV MRN) (1979)
- Arcade Building (Grove Arcade) (1976)
- Asheville City Hall (1976)
- Asheville High School (1996)
- Asheville School (1996)
- Asheville Transfer and Storage Company Building (AD MRN) (1979)
- B & B Motor Company Building (AD MRN) (1979)
- Clarence Barker Memorial Hospital (BV MRN) (1979)
- Battery Park Hotel (1977)
- Biltmore Hospital (2005)
- Biltmore Shoe Store (BV MRN) (1979)
- 130-132 Biltmore Avenue (AD MRN) (1979)
- 134-136 Biltmore Avenue (AD MRN) (1979)

140 Biltmore Avenue (AD MRN) (1979)  
Biltmore Estate Office (BV MRN) (1979)  
Biltmore Hardware Building (2003)  
Biltmore Industries (1980)  
Biltmore Village Cottages (BV MRN) (1979)  
Biltmore Village Commercial Buildings (BV MRN) (1979)  
Biltmore-Oteen Bank Building (BV MRN) (1979)  
Bledsoe Building (2003)  
William E. Breese, Sr. House (Cedar Crest) (1980)  
Broadway Market Building [**Destroyed**] (2005)  
William Jennings Bryan House (1983)  
Buncombe County Courthouse (1979)  
Church of St. Lawrence (1978)  
Claxton School (1992)  
Conabeer Chrysler Building (AD MRN) (1979)  
Demens-Rumbaugh-Crawley House (1982)  
Eliada Home (1993)  
Fire Station Number 4 (2000)  
First Baptist Church (1976)  
Grove Park Inn (1973)  
Thomas Jarrett House (1994)  
Kenilworth Inn (2001)  
E.D. Latta Nurses' Residence (AD MRN) (1979)  
McGeahy Building (BV MRN) (1979)  
George A. Mears House (AD MRN) (1979)  
Municipal Golf Course (2005)  
Ottari Sanatorium (1986)  
Overlook (Seely's Castle) (1980)  
Ravenscroft School (1978)  
Samuel Harrison Reed House (BV MRN) (1979)  
Dr. Carl V. Reynolds House (Albemarle Inn) (1982)  
Rice-Cornell-Brown House (1998)  
Richbourg Motors Building (AD MRN) (1979)  
Richmond Hill House [**Destroyed**] (1977)  
S & W Cafeteria (1977)  
Saint Luke's Episcopal Church (1997)  
Saint Mary's Episcopal Church (1994)  
Saint Matthias Episcopal Church (1979)  
Sawyer Motor Company Building (AD MRN) (1979)  
Schoenberger Hall [**Destroyed**] (AD MRN) (1979)  
Whiteford G. Smith House (2005)  
Smith-McDowell House (1975)  
Southern Railway Passenger Depot (BV MRN) (1979)  
The Spinning Wheel (1999)

Thomas Wolfe House (1971)  
Young Men's Institute Building (YMI) (1977)  
Zealandia (1977)

(Individual properties listed under either the Asheville Downtown Multiple Resources Nomination (AD MRN) or the Biltmore Village Multiple Resources Nomination (BV MRN) are noted.)

## APPENDIX C – SURVEY SITE FILES NOT UPDATED

SSN	Property Name	Address	Number of resources
BN 1262	Houses	Tampa Avenue	11
BN 1281	Houses	1-63 Vermont Avenue	22
BN 1282	Houses	65-88 Vermont Avenue	22
BN 1283	Houses	89-172 Vermont Avenue	22
BN 1284	Houses	176-199 Vermont Avenue	7
BN 1307	Building	940 West Chapel Road	1
BN 1308	House	87 Forest Street	1
BN 1309	Houses	126-179 Shiloh Road	12
BN 1310	Houses	63-90 Shiloh Road	8
BN 1311	Houses	50-60 Shiloh Road	3
BN 1313	Charles T Wilson Farm	316 Caribou Road	1
BN 1314	Houses	8-25 Jeffress Street	11
BN 1315	Houses	514-542 Caribou Road	8
BN 1316	Houses	546-571 Caribou Road	8
BN 1317	Rock Hill Baptist Church	486 Caribou Road	1
BN 1318	Houses	West Chapel Road	8
BN 1319	Shiloh AME Zion Church & Cemetery	95 Shiloh Road	1
BN 1320	Houses	5-41 White Avenue	14
BN 1321	Robert White House	949 West Chapel Road	1
BN 1322	Houses	West Chapel Road	15
BN 1386	Houses	Westwood Place	70
BN 1850	Shiloh Historic District		1