

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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1. Kimberly Amendment to Grove Park Historic District
2. Location: The Grove Park Inn Country Club (former Asheville Country Club) clubhouse and golf course, and all or portions of Kimberly Avenue, Griffing Boulevard, Country Club, Maywood and Gracelyn Roads, Warwick Place, Kimberly Knoll Road, Edgewood Road, Westall Drive, Farrwood Avenue, Garden Terrace, Vineyard Place, and Merrimon Avenue adjacent to the Grove Park National Register Historic District.  
Asheville, Buncombe County (021), North Carolina (NC) 28804

3. Classification:  
Private Ownership  
District  
Contributing Buildings: 119  
Contributing Sites: 1  
Non-contributing Buildings: 50  
Non-contributing Structures: 3  
Total Contributing Resources: 120  
Total Non-Contributing Resources: 53

4. State Historic Preservation Officer Certification  
As the designated State Historic Preservation Officer under the Historic Preservation Act of 1966 (Public Law 89-665), I hereby submit this amendment to the Grove Park Historic District nomination and certify that this amendment has been evaluated according to the procedures set forth by the National Park Service.

William S. Price Date 11-5-90  
Dr. William S. Price, Director, NC Division of Archives and History and State Preservation Officer.  
109 E. Jones Street  
Raleigh, NC 27611

5. National Park Service Certification

\_\_\_\_\_  
Signature of the Keeper Date \_\_\_\_\_

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6. Functions or Use

Historic Functions

Domestic/single dwelling  
Recreation and Culture/  
                                  sports facility  
Social/clubhouse

Current Functions

Domestic/single dwelling  
Domestic/multiple dwelling  
Recreation and Culture/  
                                  sports facility  
Social/clubhouse

7. Description

Architectural Classification

Colonial Revival  
Tudor Revival  
Bungalow/Craftsman  
Spanish Colonial Revival

Materials

foundation: brick  
walls: stucco  
              brick  
roof: asphalt  
other: wood  
              stone

Architectural Description:

Following the success of Edwin W. Grove's suburban residential neighborhood, "Grove Park," between 1908 and 1922, Grove expanded the neighborhood in 1923 with an area platted as "Grove Park, E.W. Grove's Kimberly Lands,"<sup>1</sup> and built primarily on land purchased from the heirs of John Kimberly.<sup>2</sup> Incorporated into this development was an area previously subdivided by William Farr, a prosperous local electrical contractor and supplier.<sup>3</sup>

The Grove Park residential areas partially surround the golf course of the former Asheville Country Club, now the Grove Park Inn Country Club, and were integral to the design and appeal of

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"Grove Park." This amendment includes the elaborate Country Club building and the 18-hole golf course designed by Donald J. Ross [#205 & 205a), both contributing properties. There are 86 contributing primary buildings, 36 non-contributing primary buildings, 33 contributing outbuildings, 14 non-contributing outbuildings, 1 contributing site, and 3 non-contributing structures, for a total of 120 contributing and 53 non-contributing resources.

This area is stylistically, physically, and developmentally contiguous with the adjacent Grove Park Historic District, consisting as it does of a main avenue lined by the largest and most stylish houses, with more modest houses on adjoining streets; a wide range of house styles and periods; automobile alleys and garages; and rows of trees along the grassy verges bordering the roads.

There are three important structures included in this nomination that pre-date Grove's Kimberly Lands plat and are associated with the Kimberly family. They stand on adjoining lots on the north side of Edgewood Road. Two are the David Kimberly House (#227, 43 Edgewood Road), an 1899 pebbledash and shingle two-story English cottage-style house; and the Rebecca Kimberly House (#228, 39 Edgewood Road), an 1890 weatherboard gable-front house with full facade porch. The third house was built adjacent to, but not in, the Grove Park development, on the only portion of the original 600-acre Kimberly farm that has remained in the family, and is included within the expanded boundaries of the district because of this. The Kimberly House (#229, 27 Edgewood Road), built between 1913-15, is a massive Prairie-influenced structure with granite block walls, cast concrete roofs and seven fireplaces.

Kimberly Avenue is the showpiece of this area, with lots 100 feet wide. On side streets, such as Farrwood Avenue and Westall Avenue, the average lot is 60 feet wide, although some have been combined or subdivided to create smaller or larger lots. As in the original portion of Grove Park, service alleys appear throughout the amendment area, except on the south side of Farrwood Avenue, where the lots abut Norwood Park subdivision, and the southern end of Kimberly Avenue. In addition, on the north side of Farrwood Avenue a deep ravine behind the lots

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precludes an alley. A few houses have both alley and driveway, but, overall, the service alleys contribute to the park-like atmosphere of the area.

The topography influenced the construction of most houses in this subdivision, with the architecture appearing to have been put to the service of the landscape, instead of the land being molded to suit the homebuilder. Many lots fall away in steep grades, requiring a majority of the earlier houses to be built with an additional full height level above grade in the rear, usually presenting as a basement level. This is particularly noticeable in the houses built between Kimberly Avenue and Kimberly Knoll Road, and on the north side of Farrwood Avenue.

E. W. Grove's continued interest in landscaping is displayed in the streetscape, with retaining walls and deciduous and evergreen plantings. Farrwood Road, Garden Terrace, Westall Avenue, and Vineyard Place have canopies of elegantly draping Norway spruce trees, which are found also on Kimberly Avenue between Edgewood and Maywood Avenues. Large oaks and maples line Kimberly Avenue north from Evelyn Place. The neighborhood contains numerous retaining walls in stone, brick, river rock or ashlar. In addition, many individual lots are terraced with stone or brick and often are covered with ivy. Homes on Kimberly Avenue look out over the expanse of the country club golf course, adding an English countryside flavor to the landscape.

Among the residential buildings, many of the same architectural styles found in the earlier nomination continue to be popular. These are Colonial Revival, Tudor Revival, and Neo-Classical. A major new style in this area is the Spanish Colonial Revival. Other additions are houses of smooth river rocks, and French and Spanish eclectic styles.

Despite the rich architectural mix in the subdivision, Colonial Revival, in its many forms, remained the most popular style, especially after 1930. The first houses on Kimberly Avenue were built by L. B. Jackson in 1923. His Patrick H. Branch House at 84 Kimberly Avenue (#163) is a stuccoed Colonial Revival with Spanish touches. It has arched windows and openings and a plaster relief of dolphins over the front door. Other Colonial Revivals include the 1925 Andrew Gennett House at 195 Kimberly Avenue

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(#198), which shows to advantage the clipped gables popular during the 1920s; the more conservatively traditional Nathan S. Koon House (#196) at 185 Kimberly Ave.; the L. B. Jackson-built Ruffner Campbell House, 44 Kimberly Ave. (#157); the Dutch Colonial Scott-Love House (#269) at 3 Vineyard Place; and the Craftsman-influenced Benzing House, 2 Garden Terrace (#260). A Georgian Revival house of note is the Frank Barber house at 189 Kimberly Avenue, 1927, (#197), with its marble-floored portico, Palladian window and paneled chimneystack.

Notable Spanish Colonial Revival houses are the John F. Jenkins House, 112 Kimberly Avenue (#167), with a red tile roof, projecting balconies, and round arch doors and windows; the Powell House, 98 Kimberly Ave. (#165), with its loggia (now glassed-in) and iron grillework; and a dramatic house with a Far East and Mission flavor built by L. B. Jackson for himself at 92 Kimberly Avenue (#164) with a red tile roof, curving pediments, massive stucco porch piers, and Italianate brackets.

Some fine bungalow examples are found in the area. They are the Owenbey-Morris House, 16 Warwick Place (#222), the least altered of the neighborhood's five rock houses; L. B. Jackson's J.J. Hodgkins House, 120 Kimberly Ave. (#168), with an elaborate fieldstone chimney pointed in pink-tinted mortar; and the brick Robert C. Collins House (#219), with shingled and purlined dormers and frieze of arched panels spanning the openings of the full facade porch.

Other rock houses, are at 1 Griffing Blvd. (#207); the former Belva Saunders House on Merrimon Avenue (#278); the Kate Cole McCaffrey House, 20 Warwick Place (#223); and the L.B. Rogers House, 25 Warwick Place (#221).

Architect William Waldo Dodge, Jr., designed a Tudor Revival manor house at 30 Kimberly Knoll (#225) which encouraged the use of that architectural mode in the development of lots on Kimberly Avenue north of Farrwood. These are 250 Kimberly (#182) and the Louis Lipinsky House, 340 Kimberly (#184). In 1935, L. B. Jackson built a Tudor Revival at 201 Kimberly (#201) for his own family. Other, more modest, Tudor Revivals include 158 Kimberly (#170); 170 Kimberly (#175); the cottage at 3 Garden Terrace (#265); and

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the intricately constructed Foster House, 21 Farrwood Avenue (#245).

The 1925 clubhouse (#205) of the Grove Park Inn Country Club (formerly Asheville Country Club) displays a remarkable combination of styles. Its architect, the English H. T. Linderberg, borrowed heavily from European styles in vogue in America during the 1920s, including Tudor Revival, French Provincial, and Chateausque manor. The rolling greens of the golfcourse contribute heavily to the striking country manor appearance of this elaborate building.

The non-contributing buildings include four post-World War II apartment buildings. One, built in 1949 at 80 Farrwood Avenue, is architecturally distinctive as an example of the International style (#254). Most non-contributing single-family dwellings are post-World War II "ranch" or minimal traditional designs, interspersed among the contributing buildings. Several are hidden from the street by foliage and placement on the lots, which rise steeply from the street. One pre-1940 house on Farrwood Avenue (#257) is non-contributing because it has been covered with aluminum siding. There are commercial buildings on Merrimon Avenue (#276, #277) and the former tennis shed on the golf course is now a utility/warehouse building (#205d).

### INVENTORY

Inventory entries are assigned by streets, beginning on one side of the street and continuing on the other side before beginning another street. Numbers begin where original nomination ends.

Dating of properties was based primarily upon documentation available in Sanborn maps, Asheville Building Permit Records and Real Estate Property Record Cards, Asheville City Directories, Buncombe County Deeds, and L. B. Jackson business records (in possession of L.B. Jackson, Jr., Waynesville, NC).

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At the end of each entry is the Ward, Sheet and Lot number of each property as indicated on Buncombe County tax maps. This is included to assist in identifying property locations in this large district with sometimes erratic house numbering.

## CODING

- SM -- Sanborn Insurance maps
- CD -- City Directories
- BP -- Asheville City Building Permits
- CM -- Asheville City Council Minutes
- RD -- Buncombe County Register of Deeds
- TR -- Buncombe County Tax Records
- RPRC -- Buncombe County Real Property Record Card -- Buncombe County Archives

## KIMBERLY AVENUE, WEST SIDE

- C 157. 44 Kimberly Avenue; Ruffner Campbell House; 1927  
Asheville developer L. B. Jackson built this house for Ruffner Campbell, an attorney, secretary of Bankers Trust and Title Insurance Company, secretary-treasurer of the Battery Park Arcade Company, and vice-president and treasurer of the L.B. Jackson Company. The Campbell family lived here through 1932. By 1935, it was the home of a salesman for Champion Fiber Company.

The red brick, 2 story Colonial Revival house is traditional in design, but displays rounded arches on sunroom and open porch, illustrating L. B. Jackson's interest in Spanish detail. Under a side gabled roof with broken slope, the 3 bay facade features a central portico with fluted Doric columns and console brackets. The portico has a flat roof with iron railing. The central bay is flanked by French doors with paneled frieze and louvered blinds. On the second story of the main facade are three 8 over 8 windows with louvered blinds. The roof is of asphalt and exterior end chimneys rise at the gable ends. On the north elevation, the chimney has a small 2 over 2 window. To the rear, the house is three full stories. (CD; RD) Wd 9 Sh 2 Lot 187

- C 158. 46 Kimberly Avenue; House; 1936  
This 1 and 1/2 story Tudor influenced cottage-style dwelling was constructed for \$12,000 by the firm of Jackson and Edney. R. Hubert Edney and Lynwood B. Jackson were partners in Asheville for forty years.

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This house shows typical Jackson details, with its projecting gable ell and transverse interior stairway. Of white painted brick, and with a steep slate gable roof, the house is 3 bay with the entrance door occupying the central bay. The door is set under a curved lintel and is covered by a metal awning. On each side of the entrance door are casement windows and a hip roof dormer with casement window appears in the roof of the main elevation. All windows in the public rooms are casement, kitchen windows are triple, double-hung sash, and windows in the gable ends are 8 over 8. There is one original interior chimney and a second chimney and fireplace were added in the rear on the north elevation about 1980. On the south elevation is a charming rectangular oriel window with half-timbering, lighting the breakfast room. A 2 car garage is under the house on the south. (CD; Interview, owner; Interview, L. B. Jackson, Jr.) Wd 9 Sh 2 Lot 188

- C 159. 56 Kimberly Avenue; Strain-Manley House; 1924  
Asheville developer L. B. Jackson constructed this white-painted brick house for D. L. Strain, vice-president, treasurer and general manager for Guaranty Realty Company. Strain moved to Kimberly Avenue from Merrimon Avenue. In 1927, the house was sold to John Manley, owner of the City Meat Market. The Manley family lived in the house until after 1935.

This house is more modest in size and detail than many Jackson houses, having a 2 bay facade with a porte-cochere on the north and a sunroom with deck on the south. The entrance door is in the right bay under a hip-roofed portico with reeded columns. This door has sidelights and a brick soldier course surround. The picture window in the bay to the left of the door no doubt replaced a multi-sashed window, a common alteration in the area. The sunroom was created by enclosing an open porch. A brick terrace runs across the facade from the sunroom to the porte-cochere, which has brick supports and wooden brackets.

The main block of the house has a low hip roof, paired brackets under the eaves at the corners, plain frieze, and molded cornice. On the rear, a 2 story ell projects, with brackets and frieze similar to the main block. Most windows are 6 over 1. An open porch at the kitchen entrance has been enclosed with siding, and a window in the ell has been converted to "picture" type.

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Three fireplaces have been removed, the living room fireplace having been replaced by a wide, stone fireplace of 1950 vintage. The stair rail has been replaced by a metal balustrade. (CD; SM, 1925; Interview, L.B. Jackson, Jr.) Wd 9 Sh 2 Lot 189

- NC 159a. Garage; ca. 1950  
This is a 2 car, hip-roofed, brick garage with modern doors.
- C 160. 60 Kimberly Avenue; Charles Malone House; 1926  
Asheville developer L. B. Jackson built this house for Charles N. Malone, an attorney and vice-president of the Carolina Theaters. The 2 story, hip-roofed house is built of uncoursed ashlar, distinguished by careful pointing of the mortar. A 2 story ell under an inset gable roof projects slightly to the front in the northernmost (right) bay of the three-bay facade, a feature of Jackson-designed houses. The central bay contains the entrance door set under a square porch of stone with Tudor arch of granite. The flat porch roof provides a balustraded deck for the second story. To the right of the central door is a picture window under a granite label lintel. To the left is a similar but somewhat smaller picture window. A green tile terrace stretches across the facade from engaged sunroom on the south elevation to the porte-cochere with deck on the north. The engaged sunroom has a hip-roofed dormer with casement windows set in its sloping roof. In the gable end of the second story are double 1 over 1 windows with keystones and a pair of casement windows are placed above the entrance porch. The house has its original, multi-colored slate roof and stone chimneys with decorative caps. The interior of the Malone house has been altered in ranch style. The stairway, rising opposite the entrance door, has an iron railing, and the sunroom has sliding glass doors. Both living and dining rooms have picture windows. A plain wooden mantel remains in the living room. (CD; Interview, L.B. Jackson, Jr.) Wd 9 Sh 2 Lot 190
- C 160a. Garage; ca. 1926  
This is a 2 story, 2 car garage, with half-timbered stucco front, stone sides, clipped gable roof, and modern doors.
- C 161. 62 Kimberly Avenue; Dr. Theodore Folsom House; 1925  
Asheville developer L.B. Jackson constructed this brick Colonial Revival house for physician Dr. Theodore Folsom. Dr. Folsom lived

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here until 1929, when the house was rented for several years. It then stood vacant through 1935.

The 2 story, rectangular design features a central projecting pavilion with hip roof. The facade is 3 bay with entrance door in the south (left) bay under a curved hood portico with Doric columns. A wide replacement picture window occupies the central bay in the projecting pavilion. The window is set under a border of soldier bond brick. The north (right) bay of the facade features French doors opening to a small porch with shed roof. A flagstone terrace runs across the facade, bowing out around the projecting pavilion. On the north elevation is a porte-cochere with a low hip roof and Doric pilasters and columns. On the second story, a band of four 6 over 1 windows is set in the projecting pavilion above the picture window. Coupled 6 over 1 windows are set above the French doors and entrance door of the first floor. On the rear elevation of the house are tripartite windows. A soldier belt course of brick encircles the house beneath the second story windows, and there is a plain cornice under a high hip roof of green tile. One interior chimney rises at the junction of the projecting pavilion and the main block. A concrete walkway and steps lead to the entrance door.

The house has 4 rooms on the first floor and a square entrance hall from which a half-turn stairway rises. Off the first landing of the stairway is a lavatory built onto the south side of the house. The living room has an unusual stone fireplace, now painted, with Tudor arch and dripstone architrave. A triple window in the dining room echoes what must have originally been a triple window in the living room's projecting pavilion. The kitchen has original cabinets and the back porch, now glassed, has original lattice work. (CD: SM, 1925) Wd 9 Sh 2 Lot 191

## C 161a. Garage; 1925

This is a brick, 2 car garage with green tile hipped roof and a hip roof cornice line dormer, also of green tile. A full-facade, modern hip roof garage extension projects from the front.

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- C 162. 76 Kimberly Avenue; Harry L. Parker House; ca. 1928  
In 1928, Harry L. Parker, Buncombe County commissioner, civil engineer, real estate developer, and director of the Good Samaritan Mission, moved into this red brick, 2 story French eclectic style house, designed and built by Asheville developer L. B. Jackson. The Parker family remained in the house until the 1940s.

The house presents a tall hip roof to the street, with a central dormer with curved pediment flanked by a pair of round vents. The end bays of the 3 bay facade are in projecting pavilions with flared hip roofs, granite keystones and quoins. The entrance is inside an arcaded brick porch topped by a flat deck with a concrete capped brick balustrade and French doors. Most windows are 6 over 1; some are casements. Chimneys with chimneypots complete the French aspect. The elaborately designed rear elevation has north and south bays projecting slightly under hip roofs. In the center is a half-timbered, stuccoed, 1-1/2 story projecting ell with hip roof. There is a cornice line dormer to the left and triple windows above arched French doors on the right. A 1 story hip roofed addition projects from the rear.

The interior features a profusion of arches. The arched central door opens to a transverse entrance hall with arches leading to living room, dining room and stairhall. Woodwork is dark oak. The stairway is set off in a separate enclosed hall. The living room fireplace has an elegant plaster mantel with a relief of swags, festoons, acanthus leaves and egg and dart border. (CD) Wd 9 Sh 2 Lot 192

- C 162a. Garage; ca. 1928  
A brick, two-car garage with a hip roof.
- NC 162b. Pool; ca. 1950  
An inground swimming pool.
- C 163. 84 Kimberly Avenue; Patrick H. Branch House; 1924  
This is one of the first two houses built by Asheville developer L. B. Jackson on Kimberly Avenue. Apparently built on speculation, it was rented until 1927, when it was purchased by Patrick H. Branch, manager of the Battery Park Hotel.

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The white stucco, 2 story Colonial Revival house has discrete touches of Spanish detailing. Its 3 bay facade is distinguished by a recessed entrance with Doric columns and 2 story panelled pilasters. The entrance door and side windows are of beveled, leaded glass. Over the entrance door is a plaster relief of dolphins. On each side of the entrance bay are single 8 over 1 windows set in arched panels and the sunroom with balustraded roof on the south elevation has arched openings filled in with modern windows. The second story has triple windows over the entrance bay. The low hip, shingled roof has exposed rafters. There is one stucco interior chimney and all windows have louvered blinds. The rear elevation is plain, having a projecting 2 story ell with hip roof.

The entrance door opens to a transverse hallway with turned balusters. The living room mantel is modern, but on the second floor a small fireplace has the original mantelpiece with reeded architrave and coal grate. (CD; L. B. Jackson, Jr., Interview)  
Wd 9 Sh 2 Lot 193

- C 163a. Garage; 1924  
Two-car stuccoed garage with paneled and windowed doors and asphalt roof.
- C 163b. Cottage; ca. 1924  
One story, 4 bay cottage with stuccoed exterior, 6 over 1 windows and hipped roof.
- C 164. 92 Kimberly Avenue; L. B. Jackson House; 1923  
This fanciful house was one of the first two houses to be built in the new Kimberly subdivision by L. B. Jackson, Asheville developer. Completed in 1923, is it said to be a copy of a house in Shelby, North Carolina. Jackson lived here until 1929 with his first wife, Lucy. In 1932, the house was purchased by attorney Thomas L. Johnston, whose family lived here until the 1940s.

This house set the pattern for the other Jackson-designed houses, with its loggia, transverse stairway and wings. Basically a bungalow with Far East and Mission flavor, the house is dominated by its red-tiled roof and curving stucco pediments rising from each roof level.

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The facade of the 2 story, rectangular house is 3-bay with a porte cochere on the south. The second story is set back from the outer wall of the first story under the red tile roof with deep eaves supported by pairs of brackets. The first floor of the main block has a central door set in an arch with fanlight. The multi-pane door, floor to ceiling multi-paned sidelights and fanlight are not original. An early photograph shows that the main entrance was once a double-leaf door with large plate glass panes filling the flanking windows. On each side of the central bay are tripartite windows with a single central pane and multi-light side sash. A porch with brick tile floor and low hip tile roof covers the central and left bays of the facade. The porch is supported by three massive stucco battered piers with paired brackets. There is one interior chimney. On the south elevation, a small solarium projects, apparently original to the house.

The front door opens to a central entrance hall with a massive fireplace featuring a deep chimneybreast, limestone mantel and plaster decoration. The semi-enclosed stairway runs across the house in a stairhall behind the entrance hall. French doors open from entrance hall to living room, dining room and stairhall, and the public rooms have elaborate plaster crown molding. (CD; SM, 1925; L. B., Jackson, Jr., interview) Wd 9 Sh2  
Lot 194

- C 164a. Garage; 1923  
Two-story, stuccoed building with red tile roof.
- C 164b. Garden house; 1923  
One-story, stuccoed building with red tile roof, concrete piers, and concrete fireplace.
- C 165. 98 Kimberly Avenue; Powell-Wheaton House; 1924  
Asheville developer L. B. Jackson built this Spanish Colonial Revival house for Mrs. Mary Powell, widow of J. H. Powell, and former resident of Cumberland Avenue in Asheville's Montford neighborhood. In 1927 the house was purchased by Ralph and Mabel Wolfe Wheaton. She was a sister of Asheville author Thomas Wolfe. While Wolfe was in Asheville preparing the manuscript of Look Homeward, Angel, his sister entertained for him in this house. In 1932, Wheaton lost his job and was forced to give up the house.

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Two-story, yellow brick, with gable roof, this house displays features seen in many of Jackson's Kimberly Avenue houses. The 2 right bays of the 5 bay facade are located in a projecting gable. The other 3 bays feature round arches, now filled with plate glass, but at one time open as a loggia. The entrance door has been brought forward to occupy the central arched bay. Loggia arches have brick soldier course surrounds and low iron grillwork. On the second story projecting bay is a set of notable coupled windows set in round headed openings, with geometric glazing and heavy turned pilasters at the sides of the frames. Beneath these windows is a bracket-supported balconette. Other second story facade windows, separated by header course brick panels, also have the geometric glazing and turned pilasters. A continuous stucco sill runs below the second story windows. Heavy brackets support the broad eaves of the green tile roof. One interior chimney has a metal hood and an exposed faced interior chimney has decorative corbelling.

Inside, the glassed-in loggia serves as an entrance hall. Original French doors lead from the loggia to the living room and foyer, which opens to a rear stairhall.

In the rear of the house, a 1 story room with tile roof, and modern room with sliding glass doors connects the house to the garage. (CD; SM, 1925; L.B. Jackson, Jr., interview; Look Homeward: A Life of Thomas Wolfe, David Herbert Donald, 1987).  
Wd 9 Sh 2 Lot 195

- NC 165a. Garage; ca. 1924  
Two story garage covered with artificial siding has lost its integrity.
- C 166. 104 Kimberly Avenue; Francis Fanning House; 1927  
This brick and stucco Colonial Revival house was built by Asheville developer L. B. Jackson for Francis Fanning, president of the Asheville Paving Company. The Fannings moved to Kimberly Avenue from Montford and remained in the house until the 1940s. The house illustrates Jackson's characteristic detailing in its front-facing gable and arched openings.

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The house is 2 story, with a slate covered cross-gable roof. The front gable does not project beyond the body of the house and on the first story has a bay window with metal bell-cast roof. Three arched openings with brick voussoirs and keystones are in the remaining bays of the 4 bay facade, and include the entrance door with sidelights and 8 over 8 windows. On the second story facade are two 8 over 8 windows with pediments projecting above the cornice. These windows are set in stucco above a brick belt course. On the north elevation is an engaged sunroom with wide dormer set in its roof and on the south is an attached porch with flat roof. Two interior chimneys with corbelling rise above a slate roof. Canvas awnings appear on the arched openings of the facade. On the rear elevation is a porch with shed roof and 8 over 8 windows. (CD; L. B. Jackson, Jr., Interview) Wd 9 Sh 2 Lot 196

C 166a. Garage; ca. 1927  
Two-car brick garage with slate gable roof.

C. 167. 112 Kimberly Avenue; John F. Jenkins House; 1925  
This picturesque house in the nationally popular Spanish Revival style was first occupied by John F. Jenkins, office manager for the L. B. Jackson Company, which built the house. Jenkins moved to the house from the Kenilworth neighborhood and lived there through 1931. In 1935, the house was listed under the ownership of the L. B. Jackson Company.

The house presents several common Jackson features, including a gable end projecting toward the street and a transverse stairway, outlined by its red tile roof running across the facade. The roof is complex, composed of intersecting gables, and hips with a raking roof between the two front gables. The first story of the facade is 3 bay, with the bay in the gable holding round-arched French doors flanked by small round-arched windows. The entrance door is also round-headed, under a curved hood of red tile. A projecting porch in the southernmost bay has round-headed arches enclosed with half walls and windows. The house has a wealth of Spanish Revival detail, including the red tile roofs on house, stoop, and garage; projecting balconies (presently without railings) under French doors; and three small round-headed windows marching up the facade. Two stuccoed chimneys have red tile caps.

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On the interior, walls are rough stucco. A large uncoursed ashlar fireplace dominates the living room, which has French doors in an arched opening on the south wall leading outside. The stairway, running across the house on the front wall, is enclosed and lighted by three small windows. French doors lead from the living room to the dining room and to an interior hall. (CD: L. B. Jackson, Jr., Interview) Wd 9 Sh 2 Lot 197

- C 167a. Garage; ca. 1925  
Two-car stuccoed garage with tile roof.
- C 168. 120 Kimberly Avenue; J.J. Hodgkins House; 1925  
Asheville developer L. B. Jackson built this hip-roofed bungalow with deep eaves for J. J. Hodgkins, who lived here through 1932. The 1-1/2 story dwelling with partial raised basement is stuccoed with an elaborate fieldstone chimney on the north elevation. The stonework is noticeable for its tinted, pointed mortar. A partially engaged porch stretches across the right portion of the five-bay facade. The porch has a hip roof and round posts above a solid stuccoed balustrade. To the right of the entrance door is a large picture window and to the left are 2 double windows and a small window. The entrance door is of oak with nine lights and iron strap hinges. On the right (north) elevation is a hip roof dormer with three casement windows. On the far left facade is a single car basement level garage. A low stone retaining wall with entrance posts stretches across the front of the lot. The wall is pointed with pink-tinted mortar. (CD; SM, 1925) Wd 9 Sh 2 Lot 198
- NC 169. 150 Kimberly Avenue; House; 1946  
This sandstone veneered ranch style dwelling has a recessed central bay doorway, picture windows, aqua colored ironwork, and a dovecote on the roof of the attached garage. There is an elaborate stone retaining wall along the front boundary. (CD)  
Wd 9 Sh 2 Lot 199
- C 170. 158 Kimberly Avenue; Strong-Taylor House; 1927  
A fanciful, cottage-style dwelling with many gables and half-timbering, this house was built by L. B. Jackson for Jesse M. Strong, vice-president and chairman of Wachovia Bank. In 1930, it was purchased by T. A. Taylor, a developer and longtime associate of L. B. Jackson. Taylor worked with Jackson to finish the Grove

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Arcade after the death of Edwin W. Grove in 1927. In 1930, Taylor also was working as an agent for Reliance Life Insurance Company. He moved to Kimberly Avenue from Edwin Place.

The house, of coursed ashlar and stucco, has a facade distinguished by a massive stone chimney with tile chimney pots, and by stone lintels above the entrance door and flanking windows. The second floor facade is half-timbered. A number of gables grace the roofline and the facade shows two gables in the north bay, set one behind the other. Roof is asphalt shingled. Windows have been changed to modern, 2-panel windows, one pane of each set with glass louvers. The Kimberly Avenue facade has an open stone terrace with stone balusters. Stone steps with stone railing and caps lead to the house from the street. On the rear elevation is a projecting 2 story ell with gable roof and a 1 story ell projecting from it. (CD; L. B. Jackson, Jr., interview). Wd 9 Sh 2 Lot 84

- C 171. 160 Kimberly Avenue; Chester Brown House; 1925  
L.B. Jackson constructed this white brick house with porte cochere and 2 car garage for Chester Brown, president of the Chero-Cola Bottling Company of Asheville. Jackson's father, E. A. Jackson, had founded the bottling company.

The 2 story house has a low hip roof and a 4 bay facade featuring a central entrance portico with fluted columns, flat roof, wide frieze, and dentils. Contemporary shutters cover entrance door and sidelights. Tripartite windows with canvas awnings and large; 6 over 6 central sashes flank the door. On the right end of the house is a porte cochere with brick supports; on the left, a sunroom with sleeping porch above. The multi-paned windows of the sunroom are covered with shutters on the facade. An open terrace with brick tile floor stretches across the facade. The terrace has a brick balustrade with soldier course detail and concrete cap, and contains the metal structure for a canvas awning. On the second story, the sleeping porch has casement windows; other windows are 6 over 1. There is one interior chimney with corbelling. On the rear is an enclosed porch. (CD; L. B. Jackson, Jr., interview) Wd 9 Sh 2 Lot 212

- C 171a. Garage; ca. 1925  
Two-bay, 2 story brick garage with hip roof.

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- C 172. 162 Kimberly Avenue; Henry Page House; 1927  
This is a classic Colonial Revival house, constructed by L. B. Jackson for attorney Henry A. Page. The Page family lived here through 1940. A massive 2 story block of red brick, the house has a gable roof with dormers, an elaborate entrance, chimneys with narrow 4 over 4 windows, and an open terrace with brick balusters and brick tile floor. The main entrance, in the central bay of the 3 bay facade, has an entablature surround with pilasters, columns, central pediment and a sunburst in wood over the entrance door. Flanking the door are 4 over 4 windows under the entablature. In the other bays of the facade are 8 over 8 windows. On the north elevation is a sunroom with a one-car garage beneath and a deck above. Chimneys are corbelled and the house has a reeded cornice with returns and dentil detail. In the rear, the house is 3 story with a small screened porch opening from the kitchen. English boxwoods line the entrance walkway from Kimberly Avenue.

The entrance door opens to a square hall with straight stairway rising to the left. There is an abundance of deep wood molding in the public rooms and 2 beautiful wood mantels; the den mantel has carved swags and urns, and the living room mantel has a reeded architrave and carved corner blocks. The present owners added hall and dining room wainscoting. (CD; Interview with owners) Wd 9 Sh 2 Lot 213.

- C 173. 164 Kimberly Avenue; Jesse Coston House; 1925  
Jesse Coston, president of the Asheville Harness Company, had this Neo-classical Revival house constructed for himself and his family. Coston previously had lived at 92 and 90 Church Street, the latter a Queen Anne dwelling built at the turn of the century (#260, Ravenscroft Amendment to Downtown Asheville HD) Early in the Depression, Coston rented the Kimberly Avenue house and lived on Ravenscroft Drive, a less affluent area of downtown Asheville. He and his family returned here about 1934.

This 2 story, striated brick house is distinguished by a massive, 2 story portico featuring Corinthian columns supporting a pedimented roof. At the second floor, under the portico roof, is a balconette with iron railing and French door. The entrance door, on the first story, has sidelights and tanlight. On each side of the central portico are tripartite windows with fanlights on the first story, and double 6 over 1 windows on the second

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story. An open terrace with brick tile floor and low brick balustrade stretches across the facade, linking a sunroom with deck on the south elevation to the main block. The house has a low hip roof with plain frieze and molded cornice, both protected by wide eaves. On the north and west elevations are dormer windows with hip roofs. The rear is three full stories high, with a garage under the sunroom wing. A tripartite window is at the west end of the living room, and the rear also features double and triple windows.

The entrance door opens to a broad hall set off from the living room on the left by a pair of wood columns with composite capitals and pilasters. A broad semi-enclosed stairway rises to the right of the hall. French doors open to dining room and sunroom. The living room fireplace is brick with a plain mantel with brackets. (SM, 1925; interview with owner) Wd 9 Sh 2 Lot 214

- NC 174. 168 Kimberly Avenue; House; ca. 1955  
This ranch-style house with front projecting gable was built on the site of a wood enjoyed by earlier Kimberly Avenue residents. The house has a gable roof with three gable-roofed dormers on the facade. (CD) Wd 9 Sh 2 Lot 216
- C 175. 170 Kimberly Avenue; Bynum Sumner House; 1928  
An English-cottage style house, this dwelling was constructed by Asheville developer L.B. Jackson. Its first owner was Bynum Sumner, realtor and rental agent, whose family lived here into the 1940s. The house carries the Jackson characteristic of projecting front gable, which in this house takes the form of two gables, one behind the other. Set in a 3 bay facade, the central entrance door has dripstone molding and strap hinges. In the left bay is a broad window with three casement openings and in the right bay is one 9 over 9 window. This pattern is repeated on the second story. In the roof of the facade are two shed-roof inset dormers. An attached porch to the south has a steep gable roof and one inset dormer with flat roof and 6 over 6 window. The two interior end chimneys have decorative brick caps.

The rear of the house is three full stories high with a garage under the house. There is one dormer with flat roof on the rear. The interior carries out the English cottage theme with

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casement living room windows. The mantel is original but molding in the room has been replaced. The square entrance hall has a double stairway with the bottom runs leading from the entrance hall and a rear hall and joining on a landing with a single flight to the second floor. A vestibule with arch leads from the entrance door to the entrance hall. A small projecting room on the north elevation at the first story is a butler's pantry, opening to dining room and kitchen. (CD; interview with L. B. Jackson, Jr.) Wd 9 Sh 2 Lot 217

- NC 176. 198 Kimberly Avenue; Apartment House; 1951  
A 2 story, modern brick apartment house, this U-shaped utilitarian building has a hip roofed stoop at each interior corner. On the facade are four tripartite picture windows with casement openings at each side. At the corners of the projecting ends of the building are casement windows with steel frames. An open terrace of asphalt with a metal railing runs across the main block. Wd 9 Sh 2 Lot 218
- NC 176a. Garage; ca. 1951  
To the rear of the building, reached from the service alley, is a shed roofed multi-bay garage.
- C 177. 200 Kimberly Avenue; Dr. Frederick Hunt House; Ca. 1927  
Dr. Frederick L. Hunt, a dentist, moved into this handsome stuccoed Colonial Revival house in 1927.

The 4 bay facade has a flat-roofed stuccoed portico with basket arch. On each side of the entrance are triple 6 over 1 windows and the southernmost bay contains a sunroom behind a small open porch with arched openings. On the second story is a pair of small 6 over 1 windows and a set of triple 6 over 1 windows. On the north elevation, a 2 story polygonal bay projects slightly, with triple 6 over 1 windows on the first story and a series of casement windows on the second story, all set under a hip roof, the whole reminiscent of the ca. 1912 Ottari Sanitarium building in the northern part of the subdivision. In the rear of the dwelling, the house is three full stories and contains an apartment. A 2 car garage with large deck has been added off the

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kitchen entrance. Two interior chimneys are of stuccoed brick and the roof is multi-colored slate.

The interior is distinguished by a dramatic stairway with cherry bannister. Its design is half-turn with dog-leg variation, leading to a curved balustrade in the upstairs hall. Woodwork is cherry. The living room mantel is painted cherry. All hardware in the public rooms is silver-plated, including push plates and sconces. An open porch to the rear of the stairhall has been enclosed and a room has been added above it on the second floor. A window opening from the stair landing has been replaced. (CD; interview with owner) Wd 9 Sh 2 Lot 220

- C 178. 210 Kimberly Avenue; Newell S. Blake House; 1928  
A pink confection of a house, this 2 story, stuccoed, Colonial Revival dwelling was built for Newell Blake, executive of the Asheville Welding Company. The Blake family lived in the house into the 1940s. The pink color, brick quoins and white trim make the house outstanding behind its green shrubbery and broad lawn.

The rectangular house has a 3 bay facade, with the central entrance bay recessed slightly. The half-round portico has two plain Doric columns and pilasters and a deck on top with turned balusters. Above this is a small Palladian window flanked by 6 over 1 windows. The entrance door, of multi-paned glass, has sidelights and fanlight and is flanked by 6 over 1 windows. In left and right bays are tripartite windows with shutters. The central pane of each window has a curved frame. On the second floor of the facade are tripartite windows over the tripartite first story windows. The main block has a high hip roof, as do the projecting bays. An attic dormer with shed roof is centered over the entrance bay. A terrace and low wall of colored flagstone stretch across the facade to the 2 story hip roofed wing on the north elevation, which contains a sunroom on the first floor. The house is three full stories in the rear with triple windows. An attached porch at the kitchen entrance has arched openings and square posts. A 2 car garage is on the ground level in the rear. A bay window has been added recently to the rear of the house. Two chimneys have decorative caps.

The interior is distinguished by its spectacular dogleg staircase which curves from the stairhall on the north side of

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the entrance hall, opposite the dining room and living rooms on the south. Uncased arched openings lead to various rooms; some openings contain French doors. The entrance hall and living and dining rooms have elaborate crown molding of plaster and the wide classical fireplace of the living room has a green tile firebox surround. There have been no changes to the interior of the house. (CD; interview with owner) Wd 9 Sh 2 Lot 221

- C 179. 214 Kimberly Avenue; S.T. Logan House; 1926  
This classic, brick 2 story Colonial Revival house was built for Samuel T. Logan, a salesman for the J.T. Bledsoe Company, realtors and developers. Logan vacated the house in 1929 and it remained empty through 1931, after which date it appears to have been rented by the year.

The facade is 3 bay, the center bay containing a square portico with reeded Doric columns and pilasters. An entrance door with sidelights is set under a brick soldier course band. On each side of the entrance portico are tripartite windows. Above the portico is a deck and tripartite window, flanked by paired 6 over 1 windows. All windows have brick soldier course lintels and row course sills. On the south end is an open porch and on the north a sunroom, each with deck with plain wood balusters. There is one exterior end chimney.

On the rear is a projecting 2 story ell with hip roof and a 1 story living room extension with a tripartite window and a garage beneath. A new double garage has been added at right angles to the house. It has a wide, open deck. (CD) Wd 9 Sh 6 Lot 71

- C 180. 218 Kimberly Avenue; J. H. Morris House; 1926  
J. H. Morris, a realtor and building contractor, built this house for himself and his family, moving there from North Liberty Street and living in the house until the 1940s.

The yellow brick, 2 story, hip roof, Colonial Revival dwelling has a 3 bay facade with a portico with deck over the central entrance bay. The portico has fluted Doric columns and pilasters and console brackets beneath the eaves. The entrance door has fanlight and sidelights. On the south is a sunroom and on the north elevation an open porch, its flat roof supported by

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groups of fluted columns. On the second story, over the portico, is a small 6 over 1 window flanked by pairs of 6 over 1 windows. All windows have contemporary shutters. The hip roof is of tile with carved rafter ends, and there is one interior brick chimney. A 2 story hip-roofed rear ell projects from the center of the house; it houses a garage beneath. The interior has original rough plaster walls and ceiling and oak moldings and door and window surrounds. The stairway is transverse, rising straight from a rear hall. A square entrance hall separates the living and dining rooms. (CD; interview with owner). Wd 9 Sh 6 Lot 72

- NC 181. 240 Kimberly Avenue; Apartment House; 1950  
This modern 2 story brick apartment house has the appropriate casement windows, low hip roof, and metal shutters common to many of its kind, but is distinguished by a striking entrance bay, which rises 2 stories over the entrance door as a tower of stone and brick, topped by a brick parapet with crenellations. The entrance door has a stone lintel and a stone terrace. In the brick second story is a casement window. (CD) Wd 9 Sh 6 Lot 191
- NC 181a. Garage; ca. 1950.  
This 4 car brick and concrete block garage has a gable roof.
- C 182. 250 Kimberly Avenue; McCord-Talmadge House; 1930  
Real estate broker R.A. McCord built this handsome, brick Tudor Revival dwelling against the hill of Kimberly Knoll Road, overlooking Kimberly Avenue. In 1936, Thomas Talmadge, district manager for the Pure Oil Company in Asheville, purchased the house. The site affords entrance from the rear of the house, with a narrow deck and walkway of wood leading from the small parking area on Kimberly Knoll Road to the half story of the 1-1/2 story house.

From Kimberly Avenue, the facade is 3 bay, with a projecting gable ell and massive stone chimney dominating the elevation. The entrance door, set under an arch of stone, has a stone floor and walled terrace and steps. To the right of the entrance, in the gable end, is a casement window with multi-paned transom on the first story, and a handsome oriel window of diamond-pane glass on the half story. To the left of the entrance is the large chimney of coursed ashlar with a paneled brick stack and chimney pots. A porch with ashlar piers, clipped gable roof and half-timbering on

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the south elevation has been enclosed with stucco and half-timbering. The porch roof contains a recessed dormer casement window. The roof of the main block is gable and bargeboards on the gable ends are slightly curved. On the north elevation, a modern casement window set into a stucco bay has been added for the breakfast room. On the half story of the north elevation, a dormer window with gable roof rises through the eave and a dormer with casement window and hip roof appears in the roof directly above the new bay window. On the Kimberly Avenue facade, half story windows rise above the eaves. In the rear, the basement is above grade level, giving the house the appearance of 2-1/2 stories.

The interior contains a massive stone fireplace with keystone in the living room. The stair is totally enclosed and rises from the living room. There is a small entrance foyer, leading to living and dining rooms. Outside, the grassy lawn is steep and terraced to Kimberly Avenue and there are several stone retaining walls and walkways. (CD) Wd 9 Sh 6 Lot 198

- C 182a. Garage; ca. 1930  
One-car garage of smooth ashlar with hip roof.
- NC 183. 300 Kimberly Avenue; House; 1952  
This ranch house is set at the top of a steep, grassy hill overlooking Kimberly Avenue. There is a 4 bay facade, front-facing slightly projecting gable, casement windows, aluminum awnings, one exterior end chimney with a single shoulder and corbelling, and a 1 story brick addition with three pairs of windows.(CD) Wd 9 Sh 6 Lot 201
- C 184. 340 Kimberly Avenue; Louis Lipinsky House; 1929  
This striking Tudor Revival dwelling, barely visible from Kimberly Avenue, was built for Louis Lipinsky, owner and manager of the Bon Marché department store in downtown Asheville, and president of the Chamber of Commerce and Asheville Retail Merchants Association. His family lived in the house through 1946.

The structure, 2 story with habitable attic, is dominated by two massive chimneys on the front and rear elevations. These are brick, with shoulders covered in wood shingles. At roof level, a

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pair of eight-sided stacks rises from each chimney, topped with chimney pots. The brick house has a high hip roof of wood shingles and a projecting ell with gable in the northernmost bay of the 4 bay facade. The entrance door is engaged under the gable roof of this ell. All windows are casement with multi-paned transoms. To the left of the chimney on the facade, the second story is half-timbered and set with casement windows. A sunroom with casement windows is set under the slope of the house roof on the south elevation.

In the rear, an entrance door set in two gables and surmounted with a lintel of dark timbers leads into the second floor because of the variation in height due to the slope of Kimberly Knoll. The rear elevation has chimney with double stacks and chimney pots. A driveway fills the space between the back of the house and Kimberly Knoll Road, serving as the approach to a double-car garage set in the southwest corner of the lot.

The house appears to be unaltered since its construction. At the front entrance, a grassy terrace is bordered by a stone wall. There is a steep, grassy decline to Kimberly Avenue. (CD) Wd 9 Sh 6 Lot 205

NC 184a. Garage; ca. 1950  
Two-car garage of brick with flat roof.

C 185. 304 Kimberly Avenue; Charles M. Britt House; 1936  
This rectangular, gable-roofed house was built for food broker Charles M. Britt, at a cost of \$10,000. Designed by Asheville architect Ronald Greene, the design of the house is not common to the south: the side gable ends of the main block and the 1-1/2 story wing are of coursed ashlar and the front and rear elevations of the main block, wing, and projecting rear ell with gable roof, once weatherboarded, are now covered with aluminum siding. The main block has a 3 bay facade and classical doorway, flanked by 8 over 12 windows with modern blinds. First story windows have a paneled apron beneath the sash. On the second story of the facade are three 2 over 8 windows with blinds. On the south elevation is an open porch with hip roof and an interior end chimney of ashlar, with exposed face and 1 over 1 narrow window in the gable. A 1-1/2 story wing on the north elevation has a dormer on the rear with a window and tanlight. On

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the rear of the main block is a 2 story, gable-roofed ell with a small round window in the gable. The ell is covered with aluminum siding. (Interview with owner) Wd 9 Sh 6 Lot 207

- NC 185a. Garage; ca. 1936  
Two-car garage with gable roof, now covered in aluminum siding.
- C 186. 310 Kimberly Avenue; Dr. James P. Adams House; 1936  
This red brick Colonial Revival house at the corner of Kimberly Avenue and Warwick Place was constructed for Dr. James P. Adams, for \$10,200. A pharmacist, Dr. Adams was also the president of Adams-Blouvelt, Inc., a drugstore, and city milk inspector. Although a kitchen wing has been enlarged and a modern garage constructed behind the kitchen wing, giving the house a contemporary look, the main block retains details from its construction. The symmetrical 3 bay facade has a central entrance door recessed under an arch of brick set in row course. A sunroom to the south has arched brick openings containing modern windows. all windows are 8 over 8, and the asphalt shingle roof has gable sides. There is a brick exterior chimney centered on each end of the house. The rear elevation contains several open and enclosed porches and decks. (CD;BP) Wd 9 Sh 6 Lot 208
- NC 187. 350 Kimberly Avenue; House; 1953  
This striated brick ranch-style house has a low hip roof and projecting hip-roofed ells front and rear and a brick central chimney. The 3 bay facade contains a recessed entrance in the central bay. All windows are casement and on the right front a casement window is a corner window. On the rear is a screened porch in a projecting ell with a garage beneath. (CD) Wd 9 Sh 6 Lot 209
- C 188. 354 Kimberly Avenue; Frank Salley House; 1936  
Frank Salley, president and treasurer of Salley Tire company, had this striated brick veneer house built for \$8,500. It is a 2 story, rectangular-plan dwelling with a side gable roof and a modest central portico of wood under a bellcast metal roof. The portico shields the entrance door, which has sidelights and fanlight. Six over 6 windows flank the portico and each window has a stucco panel below the sash. Above the portico is an octagonal window flanked by 6 over 6 windows. On the south is an open porch with flat roof and exterior end chimney. The facade

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has a flat, unadorned appearance and the woodwork of the portico may be a recent replacement. There is an interior chimney with exposed face on the left end. On the rear elevation, the house is 3 story, with a garage beneath the first floor. (CD) Wd 9 Sh 6 Lot 210

- NC 189. 372 Kimberly Avenue; House; 1958  
This brick ranch house with shallow gable roof has a 4 bay facade, with a front-projecting gable containing a picture window of small panes set under a shallow arch. The entrance door is engaged under the gable roof and has an iron railing. There is an open porch with a hip roof on the north and a central brick chimney with metal hood. The rear elevation has a double garage on the ground floor and aluminum awnings over the rear windows. (CD) Wd 9 Sh 6 Lot 212
- NC 190. 382 Kimberly Avenue; Apartment Building; 1950  
This 2 story, brick apartment building on a corner lot has a low hip roof, central brick chimney, and casement windows. The center entrance in the Kimberly Avenue facade has a glass door with sidelights. The central bay on each story is flanked by large picture windows with casement side panels. Windows have metal shutters. Beneath the building on the southern elevation is a 4 car garage. (CD) Wd 9 Sh 6 Lot 232
- C 191. 386 Kimberly Avenue; Dr. Charles C. Bennett House; 1927  
A Colonial Revival design dwelling of striated brick, this house was constructed for dentist Dr. Charles C. Bennett.

The 2 story house has wide eaves and a low hip roof. The 3 bay facade features a central entrance under a simple portico with a turned-baluster railing on the deck above. The entrance door has multi-panes and sidelights. On each side of the entrance are triple 6 over 1 windows. A sunroom on the south elevation and an open porch on the north have low hip roofs. On the second story of the facade, above a brick belt course, are a small casement window in the center and double 6 over 1 windows on each side. To the rear of the dwelling is a 2 story projecting ell. There are two interior chimneys, one with a metal hood.

The interior of the house has not been altered, and shows the original chestnut woodwork and French doors. A large

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uncoursed ashlar fireplace dominates the living room. The house is undergoing restoration. (CD) Wd 9 Sh 6 Lot 233

- NC 192. 388 Kimberly Avenue; House; 1951  
A typical post-war ranch style dwelling, this house has a broad gable roof and 4 bay facade. The entrance door is set in the left bay. To the right is a multi-pane picture window and, in the bays beyond, a single and double metal window with metal shutters. A gable projects slightly on the rear, where there is also a carport and a glass-walled room. (CD) Wd 9 Sh 6 Lot 258
- C 193. 390 Kimberly Avenue; Harry Blomberg House; 1928  
This 2 story Colonial Revival brick house was constructed for Harry Blomberg, an Asheville Cadillac dealer. Blomberg began his career with a filling station in 1923 and by 1934 also owned three "motor inns."

The house is rectangular in design with a 2 story rear ell. The modest facade is distinguished by an unusual entrance porch, which has five sides and a basket arch at the center. The other four openings are round-headed and have paneled half walls. The roof of this portico is flat with a stick railing. The entrance door, under the portico in the central bay, is paneled and has leaded sidelights. On each side of the entrance is one 6 over 6 window with the original shutters, which contain an acorn cut-out. On the north elevation, a porch has been considerably enlarged and enclosed with sliding glass doors set under arches filled with wood panels. The roof of the main block is hipped, and there is one exterior end chimney. A deck extends to the rear from the enclosed porch, joining the 2 story ell, which projects to the rear under a hip roof. The basement of the ell contains a 2 car garage. An uncoursed ashlar retaining wall runs along the Maywood Road boundary of the property. (CD) Wd 9 Sh 6 Lot 259

## KIMBERLY AVENUE, EAST SIDE

- C 194. 161 Kimberly Avenue; Ottis Meadows House; 1928  
A French Revival design, this house was built as a speculative property and was not purchased until 1930 by Ottis F. Meadows, an official of the Asheville Sheet Metal Company. Meadows appears to have moved here from the house he had purchased about five years earlier, 25 Farrwood Avenue (#243).

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Symmetrical in plan, this house has a tall hip roof of slate with a 3 bay facade, a porte cochere on the north elevation and a sunroom on the south. The facade has an elaborate entrance with granite surround showing swag and consoles and a double-leaf door of walnut with a small-paned transom above. On each side of the entrance are French doors with shutters and fleur-de-lis cut-outs. The lintels above the windows have a central granite keystone. Stone quoins, dentil work and granite detail complete the French mien. The facade has an open terrace with a brick tile floor. In the rear is a bay window in the central bay and single-car garage beneath the living room. The slate roof has a single dormer with low hip roof front and back. On each side elevation is a tall brick chimney, the north chimney appearing to serve as a furnace stack only.

On the interior, dark walnut woodwork gives a Victorian appearance. A broad entrance hall, used as a sitting room, runs across the front of the house with stairs of walnut at the north end. French doors with dark walnut surround open from the entrance hall to the dining room, to the rear, and to the living room, to the south. French doors with walnut surrounds also lead from living room to sunroom. The living room mantel is walnut.  
(CD) Wd 9 Sh 2 Lot 202

- NC 195. 159 Kimberly Avenue; House; 1955  
Of red brick in "ranch" design, this dwelling was built for Ethan S. Koon, Jr., who grew up in the house to the north, 189 Kimberly Avenue (#304). There is a brick central chimney and central entrance with three steel-frame windows to the left and a panel of steel-frame windows to the right. The roof is low hip. In the rear, the house is 2 stories high. (Interview with E. S. Koon, Jr.) Wd 9 Sh 2 Lot 204
- C 196. 185 Kimberly Avenue; Ethan S. Koon House; 1936  
This traditional Colonial Revival house was built for Ethan S. Koon, vice-president and secretary of the Asheville Oil Company, distributors for the Gulf Oil Company. Koon paid \$15,000 for the house, which comprises a 2 story central block of brick with a 3 bay facade. The entrance door, with sidelights, is set in the central bay under a stoop with iron grillework. The symmetrically arranged main facade windows, all with louvered blinds, are 8 over 1 at the first story and 8 over 8 at the

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second story. The first story window openings have panelled aprons. On the south elevation is an open porch and on the north a kitchen wing of 1-1/2 stories which has a 1 story room projecting from it on the main facade. The roof of this room has deck with railing. Quarter round lunettes appear in the gables of the asphalt roof. The rear of the house is 3 story, with a 2 car garage under the kitchen wing. On the rear, the first floor contains a bay window in the center. The house has massive brick chimneys and a decorative cornice. (CD; BP; interview with E. S. Koon, Jr.) Wd 9 Sh 2 Lot 205

- C 197. 189 Kimberly Avenue; Frank Barber House; 1927  
This classic Georgian Revival house was built for Frank Barber, president and owner of the Inland Press. Barber was also president of the Asheville-Biltmore Hotel Company and president of the Electric Ice Company. The house was designed by Asheville architect William Henry Lord. In 1918, Barber had built a house at 58 Edwin Place (Grove Park NRHD #79), a 2 bay American Foursquare style structure. In 1930, he moved to nearby Westall Avenue, outside the historic district.

This house is Flemish bond brick, with a tall gable slate roof. The 5 bay facade features a central, half-circle portico with four Doric columns, unpolished marble floor and steps, and a flat roof with iron railing, under a Palladian window. Flanking the portico are pairs of 8 over 8 windows with shutters. Windows have granite sills and lintels with keystones. The entrance door has a leaded fanlight and sidelights. There are three facade dormers with curved gable roofs and 12 over 8 windows. The cornice of the main block has dentil detail and modillion blocks. The one exterior end chimney has paneled stack.

On the south elevation is an open porch; on the north, a kitchen wing. In the rear, the house, a full three stories high, has a Palladian window. The north gable contains a Palladian window. The ground floor in the rear contains a garage.

The interior contains elaborate plaster and wood molding and an entrance hall with half-turn stairway with dogleg variation and a basket arch leading to the study in the rear. (CD; Interview with owner and with neighbor). Wd 9 Sh 2 Lot 207

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- C 198. 195 Kimberly Avenue; Andrew Gennett House; 1925  
This Colonial Revival house with exotic detailing was built for Andrew Gennett, an officer of the Gennett Lumber Company. Gennett lived on Cumberland Avenue in the Montford (NRHD) neighborhood before this house was built. (His brother, Nathaniel Gennett, built a Colonial Revival house, designed by James Gamble Rogers, at 1 Evelyn Place, Grove Park NRHD, #11, about 1922). The Andrew Gennett family lived on Kimberly Avenue through 1935.

This 2 story house is classic in design, with central hall and symmetrical flanking 1 story wings, but the green tile roof undulating over the 3 bays of the facade and the hip roof dormers reflect Spanish mission influence. The entrance in the central bay of the facade has a stoop with a tiled round arched hood, and is flanked by triple 6 over 1 windows. On the north and south elevations are projecting sunrooms with triple 6 over 6 windows. The entrance door is double-leaved glass set in an arched frame and opening to a vestibule and airlock doors. On the second story, a casement window is centered over the entrance, flanked by double 5 over 1 windows. A porte-cochere on the south elevation leads to the sunroom. The dormers in the high hip roof have casement windows and tile shingles.

On the rear elevation is a projecting porch with deck above. An ell with clipped gable roof and pair of 4 over 4 windows opens to the deck. Under the kitchen wing to the rear, is a single car garage and there is a full basement, forming three full stories to the rear.

The entrance door in the facade leads into a central hall with quarter turn stairway on the right. Between stairway and entrance door is a broad opening to the living room with its elaborate mantel, overmantel and niches with shell motif. The dining room, on the left of the entrance hall, leads to a study on the north side of the house. In the living room, overlooking the Grove Park Inn golf course, is a modern picture window which replaced a triple window of the same size. There are no other interior or exterior changes. All first floor rooms have elaborate crown molding with egg and dart detail. Notable radiator covers on the first floor have pink marble tops and Art Deco grillework featuring a stylized tulip and foliage beneath. This pattern is repeated in iron work standing at the entrance of

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the driveway and the entrance walkway. (CD; interview with owner)  
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- C 199. 197 Kimberly Avenue; Dr. G. A. Mears House; 1927  
This rectangular Colonial Revival house was built for Asheville physician Dr. G.A. Mears, his mother, Ella, and sister, Elizabeth. After his marriage, Dr. Mears' mother and sister remained in the house, where Elizabeth gave music lessons.

The striated brick house, 2 stories tall, is symmetrical in design, with a porch on each end. The truncated hip roof has boxed eaves with modillions. A hip roof portico supported by classical square posts and pilasters is surmounted by a deck with wrought iron railing. The portico shelters the central entrance, which is flanked by 8 over 1 windows. First story windows and door feature sidelights. The second story facade has a tripartite window flanked by single 8 over 1 windows. On the rear elevation of the house, the height is three full stories. Here, porches have been enclosed with glass. A terraced garden and open lawn lead to Country Club Road.

A broad entrance hall divides the interior of the first floor. A half-turn stairway with landing rises to the right of the hall. A handsome mantel with reeded architrave graces the living room. Entrances to living and dining rooms have narrow panels in the transom area, highlighted by contrasting paint. The original French doors of unpainted oak remain. (CD; Asheville Citizen 2/14/67) Wd 9 Sh 2 Lot 210

- C 200. 199 Kimberly Avenue; Caleb R. Smith House; 1935  
This modest-appearing but deceptively large dwelling was built for Caleb Smith for \$17,700, making it one of the Avenue's most expensive houses. Smith was the district manager for the Massachusetts Mutual Life Insurance company.

The rectangular, brick Colonial Revival-style house has a 3 bay facade with the central entrance door sheltered by a classical portico with gable roof, basket arch and Doric columns and pilasters. On each side of the entrance is an 8 over 1 window with metal shutters. An open porch to the south has Doric columns and pilasters. To the north is a wing containing a double garage, with gable roof and front and rear dormers with round-headed, multi-paned windows. All second story windows are 8 over 1. A

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boxed cornice with dentils runs under the eaves of the slate roof, and there is one interior end chimney.

On the rear extends a 2 story gabled ell with windows of various sizes. An open porch behind the living room has Doric columns and pilasters and a flat roof with deck. In the rear the house is three full stories high. Terraced gardens and flagstone walkways descend to Country Club Road from the rear of the house. (CD) Wd 9 Sh 2 Lot 211

- C 201. 201 Kimberly Avenue; Lynwood B. Jackson House; 1935  
Lynwood B. Jackson, Asheville developer, built this Tudor Revival house for himself and his second wife and family in 1935, when his fortunes were beginning to improve after the early years of the Depression. Costing \$15,000, it was one of the most expensive of the small number of new houses built during the 1930s on Kimberly Avenue. To the interior, Jackson added Art Deco and Hollywood touches.

The 1-1/2 story brick house is not large. It is distinguished by a side gable slate roof and two projecting gable ends on the facade. These gables flare slightly and have rough stone returns. The wooden door has wide iron strap hinges. There are leaded glass sidelights and an iron grille covers the opening. In the bay to the right of the central door is a plate glass window set into a shallow bay with diamond panes on each side. The bay has a hip roof of slate and a stone sill. To the left of the entrance door is a casement window of diamond panes with stone sill. On the half story, above the entrance door, is a stone-floored balcony and segmental arched glass door. Casement windows appear on either side of the balcony and door, to the left in flat-roofed wall dormer and to the right in the projecting gable. Both have stone sills. The rear elevation is 2 and 1/2 stories high, with two single-car garages on the ground floor. There are two chimneys, one interior and one exterior end. Both are brick with stone caps and chimney pots. Stone retaining walls and terraces lead to Country Club Road in the rear. A driveway leads from Kimberly Avenue to the rear of the house. An iron gate, which reflects the design of the interior stairway, opens from a pair of brick pillars with stone caps. There is a similar gate in the garden.

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On the interior, a central hall runs from entrance door to dining room in the rear of the house. The entrance hall has an elaborate airlock of double doors and vestibule. The railing of the stairway opening from the living room is a distinguishing feature of the house. Copied from a Fred Astaire-Ginger Rogers movie of the 1930s, the balustrade is of curving segments of Swedish steel and chrome. Over the black painted mantel is a large mirror and the fire box surround is black marble. On the east end of the living room is a picture window, said to be the first ever installed in Asheville. It overlooks the Grove Park Inn golf course. According to newspaper copy of the time, this house was the first in Asheville to receive mortgage assistance from the Federal Housing Authority. (CD; BP; interview with owner; interview with L.B. Jackson, Jr.) Wd 9 Sh 6 Lot 64

- C 202. 385 Kimberly Avenue; Max A. Hays House; 1927  
Max A. Hays, partner in Hays and Hopson, tires and car accessories, had this 2 story, brick, Colonial Revival house with Italianate details built on a commanding lot at the corner of Kimberly Avenue and Griffing Boulevard. At the time, both streets were unpaved and only a few houses were scattered at the north end of Grove's suburban development. The present owner of the house is the daughter of Max Hays. A similar house stands at 6 Garden Terrace (#262).

The Hays House has a 2 story central block with 1-1/2 story wings, a low hip roof with wide eaves and pairs of heavy brackets, and an attached porch across the central block facade. The porch has brick piers and a closed brick balustrade, giving the dwelling the look of a large, 2 story bungalow. The hip roof encloses an open porch on the north elevation and a sunroom on the south elevation. There are single small round-headed windows over porch and sunroom. The 3 bays of the central block facade open to the attached porch. The central bay contains a tripartite window; the entrance door is in the right bay. Over the sunroom is a hip-roofed dormer with four 6 over 1 windows. Other windows are 6 over 1 and set in segmental arched openings. A 2 story ell projects to the rear with pairs of brackets similar to those on the main block. Two brick interior chimneys have decorative caps. Inside, a hall running from entrance door to dining room contains a straight-run stairway. All woodwork is the original dark oak. The dark oak living room mantel has recessed panels. (CD; interview with owner) Wd 9 Sh 6 Lot 425

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- C 202a Garage; ca. 1927  
This is a single-car brick structure with hip roof.
- C 203. 387 Kimberly Avenue; Grover C. King House; 1938  
Grover C. King, automobile salesman, had this gable-rooted Colonial Revival house built for himself and lived here with his family through 1946. The brick dwelling is symmetrical, with an open porch on the north and a sunroom wing on the south. The 3 bay facade has a central entrance door protected by a portico with flat roof and deck. Both open porch and portico roof have handsome Chippendale-design balustrades. All windows are 6 over 6; those flanking the entrance portico are double. There is one exterior chimney. (CD) Wd 9 Sh 6 Lot 420
- C 203a. Garage; 1938  
Brick veneered, single bay gable roof building in fair condition.

## COUNTRY CLUB ROAD, EAST SIDE

- C 204. 1 Country Club Road; Lucy Jackson House; c. 1930  
This exquisite French Revival dwelling was built by Asheville developer L.B. Jackson, probably as a speculative property. His first wife, Lucy Jackson, moved there in 1930, following their divorce.

The 1-1/2 story house is constructed of yellow brick with a high hip roof. On the three-bay facade, casement windows are set in arched recessed panels of stucco. The panels have arched brick lintels with granite keystones and the windows have a swag detail of wood above and Art Deco-design grillework beneath. The entrance door, in the central bay, is set in a stucco panel surrounded with brick voussoirs and quoining which give a sunburst appearance. Wall dormers with flat roofs appear at the cornice line on all elevations and contain 6 over 6 windows. On the east, an attached side porch with brick balustrade has a tall hip roof, as does the porte cochere on the west and the sunroom on the south. A granite belt course runs around the house under the dormer windows, and the cornice is of granite. One interior chimney has a soldier course cap. The house overlooks two holes of the Grove Park Inn golf course. (CD; Interview, L.B. Jackson, Jr.) Wd 9, Sh 2, Lot 203

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Cor. Country Club Road and Club View Road; Asheville Country Club, (now Grove Park Inn Country Club):

C 205 Golf course; 1899 and 1913

C 205a. Clubhouse; 1925

The Swannanoa Hunt Club leased 100 acres at the end of Charlotte Street from George W. Pack in 1898 and opened a nine-hole golf course here in 1899. The club became the Asheville Country Club in 1909 and bought more land from the Kimberly, Reynolds, Waddell, and Raoul families from 1911 to 1917. The course was re-designed and expanded to 18 holes in 1913 by Donald J. Koss, noted golf course architect. In 1925, the clubhouse, designed by English architect H. T. Linderberg, was built in a style complementing the gracious homes along the adjoining Kimberly Avenue. By 1930 the golf course was one of five in Asheville. Jack Tar Hotels purchased the clubhouse and 104 acre course in 1976, and changed the name to Grove Park Inn Country Club.

The stucco-on-masonry, half-timbered clubhouse complex, a blend of French Provincial, Tudor Revival, and Chateausque manor styles, lies near the northern edge of the golf course property. On sloping ground, it ranges from 1 story to 2-1/2 stories with seven levels. Hip, gable and shed roofs are red stone shingles or copper and there are seven chimneys.

The formal and symmetrical 4 bay "French manor house" facade, overlooking the golf course, has four gabled dormers on a steeply pitched hip roof, segmental arch casement windows, and a wide, recessed, slate floored porch fronting the building. A ca. 1980 shed roof supported by brick piers covers the concrete terrace centered on the main block facade. An adjoining shed-roofed open porch was enclosed at an unknown date after 1930. In the two right bays of the 4 bay rear elevation is a projecting entry with copper-clad shed roof. A massive Flemish bond exterior chimney rises in the center of this elevation. Attached to the east end of the main building is a half-timbered 1 story carriage house, now enclosed and fitted with plate glass windows in each facade bay. A slope-shouldered stucco chimney rises on the end. Integrated into the west end of the main block is a large wing running north and south. This wing has aluminum or steel sash windows designed to look like casements, which they probably

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replaced. Twelve-light gabled dormers are inset into the cornices, and there are four chimneys, including one stucco end chimney and one Flemish bond exterior chimney with a window in the face. Sometime after 1930, the fenestration was altered in a bow window on the southern end of this wing. On the wing's west elevation is a recessed, slate-floored entry porch tucked under a massive arched and molded porte cochere. This porch is overlooked by a wide band of diamond pane fenestration and a recessed panel central door. The porte cochere, approached by a curving driveway, has attached to one side a low round tower with a tall conical roof and a finial, which replaces an earlier weathervane. On the far side of the porte cochere, and stepped down the hillside, is a service wing, and below this is a half-timbered, stucco, intersecting-gable-roofed wing with Tudor-influenced asymmetrical eaves on the facade and seven segmental arch roofed wall dormers on the left elevation. The larger size, with 12 over 12 windows, alternates with smaller dormers with 6 light windows. An open golf cart shelter is built into the westernmost end of the complex.

Notable interior features include original cornices and beams with extensive ornamental relief plasterwork in the main lounge, plaster relief medallions on the kitchen walls, open trusswork gable ceiling in the carriage house wing, panelled walls and diamond pane windows in an entrance room, an open staircase to the second floor, and a divided curving semi-enclosed staircase from the entry level to the lobby. The clubhouse has been carefully maintained and remains a monument to the prosperous and gracious society for which it was constructed. (RD; SM, 1925, amended; Chamber of Commerce, 1930; Kaplan, 1962; Swaim, 1981) Wd 9 Sh 46 Lot 1

- NC 205b. Pool and pumphouse; date unknown  
Modern, inground pool with small semisubterranean pump house.
- NC 205c. Pool house; 1990  
Frame construction with large windows.
- NC 205d. Tennis court shed; ca. 1980  
This gable roofed, utilitarian structure with modern siding, near the center of the golf course, originally housed tennis courts. It now appears to be used for equipment storage and warehouse.

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- NC 206. 278 Country Club Road; House; ca. 1928  
This house was sold to R.S. and Marian Burns in 1928 by St. Louis Union Trust for the E.W. Grove estate. It changed hands many times and was rental property for some years. A combination of Tudor Revival and Dutch Colonial forms, it is a 1-1/2 story, brick-veneered, 4 bay house with gable-on-hip roof and stucco-clad raised basement on one side and the rear. The asymmetrical gabled projecting entry has a stuccoed pediment with flat board cornice. There are wide front and rear dormers. Fenestration is 6 over 1. Off the left end is a gabled ell containing a second front entrance and a rear dormer. The chimney rises through this ell and through the peak of the main roof. An incompatible flat roof ell addition across the right facade compromises the architectural integrity of the house, as does the plain roof, which appears to have replaced the original false thatch roof.  
(CD; RD; RPRC) Wd 9, Sh 6, Lot 421

## GRIFFING BOULEVARD, SOUTHEAST SIDE

- C 207. 1 Griffing Blvd.; House; ca. 1930  
This large house with Craftsman and bungalow influences was owned by E. W. Grove, and most probably built by his E. W. Grove Investment Company. According to the present owner it was built for Grove's daughter, who died before moving in. City directories list it as vacant in 1931. From 1932 through 1937, it was the residence of Edward N. Atkinson, president and general manager of Atkinson Lumber, apparently as a rental. In 1938, it became the home of Louis B. Rifkin, vice-president and credit manager of Pearlman's Railroad Salvage Company. Rifkin purchased the house from the Grove estate in June, 1941, for \$8,500, of which \$1,000 was for the lot.

This 1-1/2 story rock veneer bungalow with a stuccoed half-story has an asphalt shingle roof, front and end gables, pent roofs, and a wide rear dormer. Windows are 4 over 1 bungalow style, in single, double and triple formations.

On the center facade is a rock-veneered gabled entry porch with slate roof and raking cornice, and tessellated multi-color glazed tile on the floor and doorsill. Urn-shaped concrete

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balusters are set into openings in the front of the porch wall, four on each side of the front steps. The beveled glass in the multi-light front door is divided in a geometric pattern. To the right of the porch is a canted single-story windowed bay with a parapet of rock-veneered triangles. On the left elevation is a shoulderless slope-sided chimney with ornamental rock cap and a one story hip-roofed wing featuring a major gabled wall dormer. The present owner says this was once a sleeping porch. It retains 2 pairs of double windows; other windows have been stuccoed over. A roofed patio has been added to the rear of the right elevation. The flat roof of the large double garage attached to the rear of the house serves as an open terrace, with an access door opening from the second story of the main house. There are rock arches with keystones above each of the two modern windowed and paneled garage doors. (BP; CD; KD; Ms. Edith Hapke, Interview, Nov. 3, 1989) W d 9 Sh 6 Lot 426

- NC 208. 6 Griffing Blvd.; House; 1948  
Built for Louis and Millie Grand, this cross-gabled ranch house of rough-faced brick has a truncated front ell and a longer, gabled rear ell. A gabled wing, with "saltbox" roof, is attached to the right end of the house. (BP; CD; KD) Wd 9 Sh 6 Lot 427-8
- NC 208a. Carport and storage shed; 1948  
The brick veneered storage shed containing an incinerator is attached to the brick veneer and wood carport.

## GRIFFIN BOULEVARD, NORTHWEST SIDE

- C 209. 5 Griffing Blvd.; House; ca. 1938  
This house was purchased from the Grove estate by A.B. and Mary Ware in 1936 for \$27,000. Herschel S. Harkins, a North Carolina state representative (1967-74), owned the property from 1971 to 1978.

The 5 bay Colonial Revival structure has 2 stories in front, raised basement in the rear, intersecting hip roof and red stained brick-veneer. The first story and basement are rectangular; the second story is L-shaped with stucco walls in the angle of the L on the rear. A raised, open terrace with brick piers and iron railing is on the right elevation. On the left is a raised

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shed roof porch with brick piers, battered posts, and a deep dentilled cornice entablature. On the facade is a pent-roof, dentilled, front gable with modillions under the cornice and a round window in the brick-veneered pediment. Two-story brick pilasters mark off the facade central bay which contains a portico with fluted columns and pilasters and an elliptical arched hood with coffered ceiling and bands of dentil trim. (CD; RD; RPRC) Wd 9 Sh 6 Lot 429

- NC 210. 7 Griffing Blvd.; House; ca. 1940  
This lot and a 1920s house, since demolished, were the property of Mr. and Mrs. Fred Hester. He was a pharmacist with Aiken and Hester and Mrs. Hester served as president of the Society for Prevention of Cruelty to Animals. The present house is probably the garage and servants' quarters for which a building permit was issued in 1940. This Minimal Traditional 1-story cottage has had a number of alterations and at least one wing added. (BP; CD; RD; RPRC) Wd 9 Sh 6 Lot 422

## MAYWOOD ROAD, SOUTH SIDE

- NC 211. 18 Maywood Road; House; 1958  
This non-contributing side and rear gabled house of brick and weatherboard is in a post-World War II garrison style built on the granite foundation left when an earlier house burned in 1958. A 1930s granite ashlar wall, broken by ashlar steps, rims the front and one side of the high lot. The 1930s garage was retained under the front porch. (BP; Keleher, Michael, Interview 11/9/89) Wd 9 Sh 6 Lot 265
- C 212. 22 Maywood Road; Will Parr House; 1936  
This cruciform gabled house, built for \$7,000, was the second house Will Parr built on Maywood Road. When he moved here he sold the house (later destroyed by fire) he had built next door at 18 Maywood. Parr, from Grand Traverse Co., Michigan, brought his daughter to Asheville in the 1930s to recuperate from tuberculosis.

Of rusticated, uncoursed fieldstone with random projecting stones, this 2 story and raised basement minimally Tudor influenced house is remarkable for its masonry. The attached, gabled, raised front porch has a half flight of stone steps set

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parallel to the front of the house, a semicircular wall, piers, and caps of fieldstone with shingled posts, and exposed rafters. The west (right) end has a rock and shingle 3 level wing holding a double garage, a sunporch with a low slope shed roof, and a screened sleeping porch with a combination flat and broken slope shed roof. Wood shingles top the gable ends and dormers. The front bay and cornice-line gabled dormer are mirrored on the rear. Fenestration is primarily 6 over 1 coupled sashes.

On the first story ground level rear elevation is a recessed corner entry with a fieldstone corner pillar and two round-arch openings. Additional notable features are fieldstone sills, lintels, exterior end chimney with exposed face, rock watertable and stone walled terrace. The yard has notable rock retaining walls, paths and steps. (BP; Keleher, Michael, Interview) Wd 9 Sh 6 Lot 266 1/4

## GRACELYN ROAD, NORTH SIDE

- C 213. 104 Gracelyn Road; R. P. Booth House; ca. 1928  
This 1-1/2 story house was built for Roy P. Booth, who lived in it until after 1950. Booth developed a number of properties in the city and county.

Of granite ashlar and stucco, with a complex roof form, this Tudor Revival house has a Spanish Eclectic touch in its sheetmetal "tile" roof. The roof is steep hip intersected by the gable roof of the facade ell. The low sweeping asymmetrical roof of this false half-timbered gable front ell sweeps down over the round arched entry with keystone. The recessed, stucco-walled stoop is approached by granite steps with low walls. There is an unroofed terrace to the left of the entry. On the west end is a wide hip roof dormer with a band of 4 windows echoed in the sunroom below the dormer. Most windows are coupled 6 over 1. In 1966, a rectangular 2 story ell with a flat roof was attached to the rear, which has an open terrace with metal railings. (BP; CD; KD) Wd 9 Sh 6 Lots 263/4

- C 213a. Garage; ca. 1928  
A square, stuccoed, hip-roofed building, with exposed rafter ends and robust curved bracket ornamentation. The front wall and modern door are recessed under the roof.

- C 214. 110 Gracelyn Road; John B. Hooks House; 1930  
This Colonial Revival house with gambrel roof was built for John B. and Virginia Hooks, at a cost of \$12,500, when he was the Asst. Secretary-Treasurer for the City of Asheville. There is a fieldstone first floor and wood and shingled upper half story. Wide front and rear dormers have 3 widely spaced 6 over 6 windows. A fieldstone exterior chimney rises on the center of the east (right) elevation and is flanked by quarter circle lunette attic windows. The facade has coupled windows in the left and right bays, a recessed stoop center bay entrance with panelled door, fanlight, and sidelights of a single narrow pane over a panel. The stoop has stucco walls and segmental arch opening. An open porch on the east side has a frieze of wooden arched panels, square posts, a flat roof, and two doors opening from the house, one each side of the chimney. A rear full-width sunporch was added in 1979. (BP; CD; RD) Wd 9 Sh 6 Lot 262
- C 214a. Garage; 1930  
A shingled, hip roof structure with exposed beams, the facade has been altered with wood panels and new door.

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- C 214. 110 Gracelyn Road; John B. Hooks House; 1930  
This Colonial Revival house with gambrel roof was built for John B. and Virginia Hooks, at a cost of \$12,500, when he was the Asst. Secretary-Treasurer for the City of Asheville. There is a fieldstone first floor and wood and shingled upper half story. Wide front and rear dormers have 3 widely spaced 6 over 6 windows. A fieldstone exterior chimney rises on the center of the east (right) elevation and is flanked by quarter circle lunette attic windows. The facade has coupled windows in the left and right bays, a recessed stoop center bay entrance with panelled door, fanlight, and sidelights of a single narrow pane over a panel. The stoop has stucco walls and segmental arch opening. An open porch on the east side has a frieze of wooden arched panels, square posts, a flat roof, and two doors opening from the house, one each side of the chimney. A rear full-width sunporch was added in 1979. (BP; CD; RD) Wd 9 Sh 6 Lot 262
- C 214a. Garage; 1930  
A shingled, hip roof structure with exposed beams, the facade has been altered with wood panels and new door.
- NC 215. 116 Gracelyn Road; House; 1957  
This is a modern 1 story house with cross gable roof.  
(BP) Wd 9 Sh 6 Lot 261
- C 216. 120 Gracelyn Road; John E. Wilson House; ca. 1927  
John E. Wilson, vice-president of Carolina Creamery Co., was the first resident of this house. Attorney J. Bat Smathers owned the property from 1929 to 1936.

The side-gabled 1-1/2 story Colonial Revival house with a rear ell has a deeply flared roof over a full facade porch, an inset gabled dormer, and a polygonal hip roofed sunroom on the east (right) end. On the west end is a rectangular, hip-roofed, 1 story side porch with a round arched open entry in its front wall. The house has exposed ratters, wood shingle siding, and 6 over 1 windows, many of them coupled. Alterations include the replacement paneled front door framed by a new classical denticulated cornice and fluted pilasters, new brick front porch, and modern, tall, lower story windows on the rear ell gable end.  
(CD; RD) Wd 9 Sh 6 Lot 260

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- C 216a. Garage; ca. 1927  
Hip roofed, frame structure with deep, bracketed overhang and 8 paneled door.
- NC 216b. Swimming pool; 1981  
An in-ground pool is heavily screened with plank fencing and  
WARWICK PLACE, NORTH SIDE
- NC 217. 15 Warwick Place; House; 1949  
Built on a steeply sloping lot, this 1 story Minimal Traditional house with an intersecting gable roof was enlarged in 1959. There are shed roof porches, 2 exterior chimneys, and a garage in the concrete block raised basement in the rear. (BP) Wd 9 Sh 6 Lot 249
- NC 218. 17 Warwick Place; G. Kendall Leemon, Jr. House; 1959  
Built for G. Kendall Leemon, Jr., the present owner, this ranch style house on a steeply sloping lot has a 1 story brick facade and sides, and asbestos shingled rear elevation. The rear has a raised basement containing a double garage. (BP) Wd 9 Sh 6 Lot 247
- C 219. 21 Warwick Place; Robert C. Collins House; ca. 1927  
Robert C. Collins, Buncombe County deputy tax collector, was the first owner of this well-proportioned, brick Craftsman style house on a steeply sloping lot. One and 1/2 stories tall with a raised basement to the rear, the structure has a side gabled roof with deep eaves and curved brackets, and front and rear exposed rafters. There are large front and rear wall dormers with German siding and smaller curved brackets. Under the main roof with a break in slope is a wide front porch with three dramatic wooden arches resting on massive square brick piers. The arches are round on the porch ends, and on the facade is a flattened arch without intermediate supports. The asymmetrical brick end chimney has a sloped and a stepped shoulder. A shallow brick bay with shed roof, one story and basement high, rises on the west end. The modern central front door is flanked by tripartite windows in the left and right bays. Fenestration is primarily 8 over 1 or 6 over 1. A band of four original 9 light casements on

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the rear has been altered with 1 over 1 sashes and picture windows replace 2 sets of tripartite windows on the first and top stories of the east elevation. In the rear is a plywood enclosed recessed service porch with a plywood shed roofed utilitarian bay off the end. The garage is in the left rear of the basement. Retaining walls edge a side terrace and paved rear yard. (BP; CD) Wd 9 Sh 6 Lot 245

- C 220. 23 Warwick Place; Edward N. and Nell B. Atkinson House; 1928 Edward N. Atkinson, president and general manager of Atkinson Lumber Company, purchased this property in May, 1928, from the Grove estate.

Built for at least \$7,500, this Tudor Revival cottage with Greek Revival touches has cross-gables, false thatch roof, classical columns, and brick detailing. A pair of fluted columns with vernacular fluted triglyphs and matching brackets mark the entrance to the open recessed porch that fills the center and right bays of this 1 story facade house. The gable-rooted, projecting left bay has triple 4 over 1 narrow sash windows topped by a basketweave lintel course and a stringcourse label mold, with a louvered vent above. A door to the porch is located in the east wall of this bay. Another door, the main entry, opens onto the same porch, and is aligned with the columns. The right bay has a tripartite window. A semi-elliptical gable rises on the front of the roof above the porch entrance. Above this is an inset swept dormer with a 6 over 1 light window. A basketweave brick lintel course tops the main windows; the same design ornaments the round-shouldered exterior east end chimney and also forms a beltcourse. In the rear is a raised basement containing a garage, above this, a modern enclosed porch with outside steps overlooks the paved rear yard and down a bank to the landscaped lower yard. The interior was remodeled and the rear porch added in 1988. (BP; CD; RD) Wd 9 Sh 6 Lot 244

- C 221. 25 Warwick Place; L.B. Rogers House; ca. 1928 Real estate salesman L. B. Rogers, Jr., purchased this lot from E. W. Grove in 1926. Tradition holds that the large river rock residence was built by Grove's development company. The deed called for a residence costing at least \$10,000. Rogers appears never to have lived in the house, first listed in city

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directories in 1929. It was briefly the home of Robert E. Smith, Webb Motor Co. salesman, and later was periodically vacant. After handling the 1931 foreclosure on the property for the Grove estate, Junius G. Adams, Jr., of Adams and Adams, moved into the house. Albert Brown purchased the house in 1946 and it remains in the Brown family.

Rock veneered, the large intersecting gable 1-1/2 story house has a broad stuccoed pent roof gable on the left elevation, a major stucco gable end wall dormer on the right elevation and a smaller stuccoed wall dormer in the rear gable. The false thatch roof, pent roofs and gable returns are asphalt shingled. The rear has a bold projecting rock veneered basement and first story rectangular bay with a single first story window. The dominant feature of the front ell is the porch, with arched openings, formed by rock voussoirs, and keystones. These openings and the open sides of the porch are now screened. Left of the porch is an open terrace with low rock wall. In the west elevation basement, two sets of garage doors have radiating stone voussoirs under segmental arches. Some windows are 4 over 1 vertical light windows, with rock flat arch lintels and concrete sills, in various configurations. Others are casement windows, each of 4 vertical lights. The tapered rock exterior end chimney appears original. (CD; KD) Wd 9 Sh 6 Lot 242

## WARWICK PLACE, SOUTH SIDE

- C 222. 16 Warwick Place; Owenbey-Morris House; ca. 1926  
This river rock veneered residence was built for the president of Burton Owenbey Co., an office supplies and equipment firm. A later long-time owner was William T. Morris, a funeral director with Reynolds Undertaking, then owner of Morris Funeral Home. City directories first list this house in 1927. Neighborhood tradition says that construction was by Grove Investment Company. In excellent condition, it is in most nearly original condition of the five rock houses in the amendment area.

The 1 story and attic house sits on a high corner lot beside an alley. Original rock walls planted with ivy rim the street elevations. A multi-level path and steps of concrete approach the house and a front gabled porch projects from the facade.

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The hip-roofed house with broad stuccoed end gables and small front gabled dormer has exposed purlins and rafters. Shallow projections enlarge the center rooms on each side of the house. There are broad, rock, arched false fanlights over doors and over windows, which are 6 over 1. The gabled porch has a rock facade and open sides, an arched entrance and two narrow arched openings with sills, and rock ornamentation in the gable peak. Under the porch is a concrete block bomb shelter excavated in the 1950s. A rock chimney at the east end penetrates the roof overhang.

Inside, this house has a typical bungalow floor plan, two rooms wide and three deep, with a short, L-shaped hall on the right (bedroom) side of the house. The attic is reached by a short set of plain finished stairs. The interior is well-made, but not elaborate. There is fireplace with a gray marble mantle, dropped picture rails, and a bathroom with original white tiles and modern fixtures. Sand finished walls have been papered and ceilings are coated with textured plaster. A number of original light fixtures remain. Kitchen has been modernized. (CD; RD) Wd 9, Sh 6, Lot 250

- C 223. 20 Warwick Place; Kate Cole McCaffrey House; 1926  
Mary Ellen Cole, of Miami County, Indiana, purchased this house in early 1926 and deeded it to her daughter, Kate Cole McCaffrey, a few weeks later. Mrs. McCaffrey owned the property many years and it is now owned by her grandsons. The original deed called for no less than \$7,000 to be spent on a residence for the property. Tradition holds that the house was built by E.W. Grove Investments, and the plan and style of the original bear a resemblance to other river rock houses in the subdivision, including the two others on Warwick Place. The house is turned on the lot so that the front, on the east elevation, is perpendicular to the street. The basement level garage entrance faces the street.

The exterior is of smooth river rock in various shapes and colors, with a stuccoed second story and gable ends. The complex gable and low hip roofs are shingled. There are three substantial rock chimneys. Those on the south and west elevations are exterior with sloping shoulders; the interior chimney with

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exposed face on the east elevation is distinctively chamfered above the roof line. The present front entrance has a classical air, with square tapered porch posts and sidelights. The original front door and porch were removed from the same elevation and replaced with a canted bow window. A similar bow window is in the street (north) elevation. The alterations, including the addition of a 2 story projecting wing to the left of the front entrance, were made in 1936 at a cost of approximately \$3,000 and, according to the present owner, were carried out by the mason who did the original work on the house.

A hip roof porch along the south side also was added in 1936. This porch has square tapered posts and a concrete floor. A chimney pierces the porch roof. Windows are 6 over 1 in singles, couples, triples or bands of four. Windows and doors have rock false fanlights with keystones. The property slopes downward to a rock retaining wall. Interior woodwork is of pre-blight chestnut and the former dining room is now the front hall. The house maintains its integrity due to the early date of the alterations and that they were done by the original workman in a compatible style. (CD; BP; RD; Easterby, Interviews). Wd 9 Sh 6 Lot 252

### KIMBERLY KNOLL, WEST SIDE

#### NC 224. 2 Kimberly Knoll Road; House; 1952

This 3 bay ranch house with recessed entrance has a broad multi-paned bay window extending to the left of the entrance door; to the right is a casement window with metal shutters. There is a brick interior chimney, an asphalt roof and a flagstone walkway. Under the house on the south elevation is a 2 car garage. (CD)  
Wd 9 Sh 6 Lot 192

- C 225. 30 Kimberly Knoll Road; C.A. Hammond-Knowlton House; 1925  
William Waldo Dodge, Jr., architect for this high-style, Tudor Revival house, had been graduated from Massachusetts Institute of Technology just nine years before the completion of this dwelling for C.A. Hammond-Knowlton, a retired lumber executive. Although the Knowlton house is often cited as Dodge's first architectural commission in Asheville, he designed at least one other house prior to 1925: the Tudor Revival style dwelling at 29 Ridgewood Place (Grove Park Historic District, #127), which he built in 1923 for the Westall family. This residence is easily one of Asheville's most spectacular houses. Sited near the top of

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Kimberly Knoll, on a terraced, tree-covered lot, it appears as an English manor house in the city.

The house is brick, marked by a projecting entrance porch with sunroom above, all under a gable end roof with half-timbering in the gable. A projecting gable to the right of the entrance contains casement windows. To the left of the entrance, beyond the herringbone-patterned brickwork in the second story, is a 2 story projecting square bay of a 2 story tower with half timbering, oriel window featuring panels with turned pilasters, wood gargoyle brackets, wood lintels and pendants, and stone sills. The entire facade is busy with gables and projections of all kinds, all with half-timbering and casement windows. The side gable slate roof has large and small front and rear gable projections. On the east, an engaged open porch in the gable end has a bargeboard carved in lacy cutouts and stone Tudor arch openings. There are two interior chimneys with diaperwork, paneled stacks, and chimney pots.

Inside, a central hall with half-turn stair is set under a cathedral ceiling at the landing; living and dining rooms, hall and stairwell have exposed beams; and two plaster mantels, one each in living room and den, have festoons and fruits in plaster. French doors are of dark wood. On front and side porches are hanging iron lanterns designed by the architect.

The sloped house site is landscaped with retaining walls of rough ashlar. Entrance steps and walkways are rough ashlar. (Worsley, 1989) Wd 9 Sh 6 Lot 194

### KIMBERLY KNOLL ROAD, EAST SIDE

- NC 226. 61 Kimberly Knoll Road; House; 1948  
This white brick ranch style house was the second to be built on Kimberly Knoll Road. Facing Kimberly Knoll Road, with its back to Kimberly Avenue, the house is not visible from the Avenue, where the rear of the lot is narrow, steep, and heavily wooded. The L-shaped 1 story house has a low hip roof, one interior chimney and an entrance door centered on the 3 bay facade and flanked by triple modern windows. The garage is incorporated into the second story of the the rear ell. (CD) Wd 9 Sh 6 Lot 203

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## EDGEWOOD ROAD, NORTH SIDE

- C 227. 27 Edgewood Road; Kimberly House; 1915  
This is one of three houses built by the Kimberly family, all now located in a cluster at the edge of the amendment district. The others are #228 and #229 at 39 and 43 Edgewood Road. Family history says this robust house standing on the last remaining portion of the Kimberly farm was designed by sisters Frances (Fannie) and Mary Kimberly, and built by their brother John of granite blocks cut from the family quarry on River Road. In designing this house, the Kimberly sisters borrowed elements from the Prairie style, including an asymmetrical 2 story mass with a 1 story wing, inconspicuous front door, massive porch columns on a dominant facade porch, and concrete caps on the low solid porch wall.

Roofs and gutters are of cast concrete covered with asphalt shingles. The main block is gable-on-hip, the left wing has a shed roof, and the porches have hip roofs. Granite walls are 18 inches thick with convex bead mortar joints. The 2 massive interior chimneys, supporting 7 fireplaces, are of granite blocks with brick caps. Windows are 1 over 1.

A wide, screened balcony on the second story right elevation is recessed into the wall. With a concrete floor and three concrete supporting brackets, it is accessible to both bedrooms on the right side of the second story. Approach to the building, on an elevated lot, is by a broken flight of walled granite steps that intersect an extensive retaining wall at the sidewalk. The main facade double-door entry with elliptical arch granite lintel is at the right end of the porch and to the right of the front steps. The wooden porch ceiling is concave.

Inside, walls are plastered or bare granite, some with built-in cabinets. Seven corner fireplaces with chimneybreasts rising to the ceilings are of pink granite from Mt. Airy, North Carolina. Some are soapstone lined. Window facings are Douglas fir; floors are pine. A staircase in the front hall has a turn-off at the top and a double-faced bookcase in place of the traditional stairwell balustrade.

Major alterations include removal of the hall door to the living room and the widening of the opening, combining of the

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pantry and kitchen into one room, the covering of some buckling plaster ceilings with gypsum wallboard and/or acoustic tiles, and the replacement of the original slate roofing with asphalt shingles. (Carter, Interview, Nov. 15, 1989) Wd 9 Sh 6 Lot 8

- C 228. 39 Edgewood Road; Rebecca Kimberly House; 1890  
Also known as the Kimberly Farmhouse, this frame house was built by John Kimberly's daughter, Rebecca, in front of where 198 Kimberly Road is now. Moved to its present site in 1918, it stands on a lot which is unnumbered on the Kimberly Lands plat.

The 2 story and attic cross-gabled house has flat board and raking cornices. A central projecting front gable ell is matched by a slightly deeper rear gable. There is a full-width porch on a symmetrical 4 bay facade. The main entrance, with a diamond pane door and sidelights, possibly a modernization ca. 1918, is in the right facade. A second entrance, with a multi-light door, is in the left facade. On the asymmetrical rear elevation, the left side of the gable projects, while the right side is flush with the main block rear wall on the right. The gable end has a windowed canted bay with hip roof, probably an addition. The eave is high to the left of the gable. On the right, the roof slope with break is longer and lower. There is an attached shed roof utility porch on the right, with a modern, small, boxy, windowless enclosure against the bay. Windows are 1 over 1. Foundation is random coursed ashlar. (Heritage of Old Buncombe County, Vol I.; Marguerite Kimberly Carter, interview, Nov. 14, 1989; Grove Park Kimberly Lands plat, June, 1923).

- NC 228a. Garage; ca. 1930  
Hip roofed, double bay, and stuccoed tiles. Modern doors in cement block facade destroy architectural integrity.

- C 229. 43 Edgewood Road; David Kimberly House; 1899  
When David Kimberly and his wife, Elizabeth, built this house on the site today identified as 218 Kimberly Road, the farm road was a dirt track. In 1918, when E.W. Grove was purchasing the Kimberly farm lands, the house was moved to its present site, on a western boundary of Grove's Kimberly lands. David was the son of John K. Kimberly, whose farm Grove purchased for this subdivision. The house is no longer in the Kimberly family, but David's daughter, Marguerite Kimberly Carter, lives nearby.

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The details of massing, porch, and casement windows in this English style house bear a striking resemblance to those in the cottages designed by Richard Sharp Smith, and which are found across Asheville. Although the connection to Smith has not yet been firmly established, this house was built during the period 1897 to 1899, when he was in the early stages of building his Asheville practice as a general architect.

The main block of this 2 story house has a steep hip roof with a break above the porch. The rear has a 1 story and attic shed-roofed ell. The shingles of the upper half story are flared at their juncture with the first story pebbledash. The foundation and basement are ashlar. On the facade is a projecting bay and a small set-back hip roof dormer. The first story left and center facade bays contain a window and a door. The set back right bay has a blank wall and there is a window in the side of the center bay. A shed-roofed hood with exposed rafters shelters the rear door. Main windows are 9 over 1, but there are casements in the rear ell and in the ell's attic.

Alterations include: new pebbledash, which has been applied over a porch pilaster and over a closed off west (left) elevation window; a new balustrade; and a modern glass-walled hip roof bay in a rear window opening. The interior brick chimney has been rebuilt. (RD; Heritage of Old Buncombe County, Vol I.; Carter, Interview, Nov. 14, 1989; E. W. Grove's Kimberly Lands plat, June, 1923).

## WESTALL AVENUE, EAST SIDE

- NC 230. 59 Westall Avenue; House; 1955  
R.P. Booth built this ranch-style house with cross hip roofs at a cost of \$14,900. On a sloping corner lot, it has two brick-veneered elevations and two of wide weatherboard. The garage is in the basement. (BP) Wd 9 Sh 6 Lot 190
- NC 231. 55 Westall Avenue; House; 1955  
This brick ranch-style house with Colonial Revival touches was built by R.P. Booth for \$14,500. The garage is in the rear basement. (BP) Wd 9 Sh 6 Lot 232

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- NC 232. 53 Westall Avenue; House; 1949  
This Minimal Traditional striated brick house was built for \$10,000. It is one story high in front and a story and basement in rear. There is a garage under the house in the rear basement. (BP) Wd 9 Sh 2 Lot 231
- C 233. 49 Westall Avenue; Louis Francis House; ca. 1929  
This Colonial Revival 2 story house was built for Louis Francis, while he was Vice-president in Charge of Operations of Carolina Wood Products, Inc. Later, Francis was the Superintendent-in-Charge of the Alden Corp., furniture manufacturers in Woodfin. He had previously resided in a home he built in 1924 at 189 Murdock Avenue (#107, Grove Park NRHD).
- The stretcher bond veneered house has a cross hip roof of diamond-shaped asphalt shingles with metal hip caps. Windows are casements. The most striking feature is the polygonal windowed entry/conservatory on the first floor facade with its 8 light front door and casement windows on a low brick wall. All have fixed half-round "fanlights." On top of this structure is an iron balustrade. A pair of narrow doors open onto its roof from the main house. The entry/conservatory sits on a rectilinear concrete and brick terrace that wraps around the right front corner of the house. It replaces a small semi-circular terrace.
- The main house walls are stretcher bond veneer, but a rear portion of the basement is in common bond. There are basketweave belt courses, an asymmetrical brick step-shouldered end chimney and a double garage in the rear basement. (CD; Bowers, 1989) Wd 9 Sh 2 Lot 230
- NC 234. 41 Westall Avenue; House; 1951  
This modern prefabricated house was built of plywood and plaster board for about \$9,500. The single-story house has a full concrete basement. (BP) Wd 9 Sh 2 Lot 229
- NC 234a. Garage; ca. 1951  
Concrete block utilitarian structure with gable roof and attached shed.

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- NC 235. 35 Westall Avenue; House; 1985  
This 1 story Minimal Traditional style house with composition siding was built by George S. Whitaker. The garage is in the bottom level of the front-gabled ell. (BP) Wd 9 Sh 2 Lot 228
- NC 236. 29 Westall Avenue; House; 1954  
This sprawling modern ranch was built for Mrs. Irving W. Bingham at a cost of approximately \$15,000. The multiple hip roofed house with asbestos siding is turned sideways on the lot. (BP) Wd 9 Sh 2 Lot 226
- C 237. 23 Westall Avenue; Edward J. Kanipe House; ca. 1929  
This 3 bay, brick Colonial Revival house was constructed for Edward J. Kanipe, a Deputy U. S. Prohibition Administrator. The central gabled door hood with boxed returns and cornice sits on Tuscan columns. The triple sash windows in the end bays have 3 over 1 lights with vertical upper panes. The second story facade has similarly styled coupled windows in each end bay and a smaller window over the door. The boxed eaves of the end gable roof have curved modillions, which are repeated on the deeper boxed eaves of the open porch, with a solid brick balustrade and square brick posts, attached on the right elevation. A door opens onto the open porch roof where the second story railings are presently being replaced. There is a rear gable with returns, and a shed and gable roofed enclosed porch spans most of the rear of the building. A brick, exposed face, gable end chimney pierces the roof peak on the east end. Another brick chimney pierces the eaves on the west end. Soldier belt courses encircle the house above the windows on both stories. (CD) Wd 9 Sh 2 Lot 225
- C 237a. Garage; ca. 1929  
This is a brick veneered 1 car structure without doors in fair condition.
- C 238. 17 Westall Avenue; Dr. J. A. Watkins House; ca. 1925  
This house on a high lot with its Tudor influenced facade was built for physician Dr. J. A. Watkins.

The large brick, 2 story, high-hipped roof house has a number of striking features. The main block has a 2 story, one room wide and deep sunroom wing on the right end, a full basement; and a center stuccoed chimney. The 3 bay facade is divided into 3 planes, with the center bay recessed, as is the

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facade of the sunroom wing. In the left bay is a set of casement windows, in the second, a polygonal arched, 9 light front door with deep molded enframing. In the third plane is a picture window (replacing original coupled windows). At the top of this bay is a triangular parapeted gable with decorative kneelers supporting the coping. The sunroom has French doors and a fixed transom surrounded by windows. Most windows are 6 over 6 sashes, single or coupled. An unroofed terrace fronts the left facade and on the right is a porch with four square posts, German siding on each end, and a brick balustrade with concrete top. In the rear a metal sided addition was built into the angle of the main block and the sunroom in 1959. Lamb's tongue ornamented railings on each side of the steps to the street are modern. (CD;BP; SM, 1925; Mr. and Mrs. Carl Schrier, interview, Nov., 1989) Wd 9 Sh 2 Lot 224

## NC 238a. Garage; ca. 1925

The brick on frame, 2 car garage was enlarged with a rear extension and second story apartment in 1947, destroying architectural integrity.

## C 239. 15 Westall Avenue; Dr. A. Clay McCall House; 1925

This 2 story Colonial Revival house was built on an elevated lot for eye, ear, nose and throat physician Dr. A. Clay McCall. Later owners include Eugene Ochsenreiter, president of a Dodge and Plymouth dealership; physician Dr. Marvin McCracken; and the Diocese of Western North Carolina of the Protestant Episcopal Church.

The brick-veneered house with low hip roof displays Craftsman influences in the exposed rafters and chamfered and battered posts on the full facade front porch. There is a wide, brick, apparently early, 1 story rear addition in keeping with the rest of the building. There is a soldier belt course and the front door and all original window openings are rimmed with brick stretcher enframements, some hidden by louvered shutters. In the center bay of the 3 bay facade, the front door has 3 vertical panels of beveled glass in its upper section and a lower portion ornamented with molding, and 14 pane sidelights. Left and right bays each have coupled 6 over 6 sashes. Sides and rear have 8 over 8 or 6 over 6 windows. The second floor facade has triple casements above the door, flanked by coupled 6 over 6 windows. The tiled floor porch is approached by slightly curving walled

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steps on the front and a set of scored concrete steps on the east end. The brick end chimney has an exposed face. (CD; SM, 1925; TR) Wd 9 Sh 2 Lot 223

C 239a. Garage; 1925  
This is a utilitarian, brick, single car structure with exposed rafter ends and doors with 6 light windows over recessed panels.

NC 240. 13 Westall Avenue; House; 1983  
A 1 story Minimal Traditional structure with hip roof and exposed rafters, this house has brick and modern board siding, a full facade deck with simple railing, and a brick foundation. (BP) Wd 9 Sh 2 Lot 222

FARRWOOD AVENUE, SOUTH SIDE

C 241. 29 Farrwood Avenue; Herman W. Kindler House; 1926  
Herman W. Kindler, a plumbing, heating, roofing and sheet metal contractor, was the first owner of this house on a double lot at the corner of Farrwood and Westall Avenues. Displaying Colonial Revival and Craftsman elements, it is veneered with striated brick and has exposed rafters and a center chimney. On a sloping lot, the 2 story house has a raised basement in the rear. On the west (left) end, the hip roof sweeps low over a 1 story sunporch with one window opening bricked up. Under the sunporch is a 1 car garage and above it is a large hip-roofed wall dormer with asbestos siding. A shallow, shingled bay with coupled casements projects from the rear. A brick-piered service porch was re-sided in 1980. A red tile terrace dates from the 1970s.

A rowlock rim surrounds the simple front door fronted by a red tile stoop floor. The stoop has a hip roof hood with flat ceiling and slightly curved brackets. Rowlock rims are repeated around most windows, which include single, double and triple 4 over 1 vertical light sashes and a 9 light arched casement. On the left end, some brick is discolored from re-pointing.

Interior woodwork is golden oak and includes an arched wall telephone stand. (BP; CD; Engle, interview; Patla, letter) Wd 9 Sh 2 Lot 6

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- C 242. 27 Farrwood Avenue; Mrs. Rose Ehrlich House; ca. 1924  
Mrs. Rose Ehrlich was the first resident of this Colonial Revival house, the earliest built on Farrwood Avenue. Built on a steeply sloping lot, it is a brick veneered structure with stuccoed end gables and primarily 6 over 1 windows. The building is 1-1/2 stories in front and 2 stories with raised basement in rear. The front roof is slightly flared over boxed eaves. Gable ends have flat cornice boards and drip molds at their juncture with the lower, brick portion of the wall. The wide, inset, front dormer has a shed roof, exposed rafters, and a band of four windows flanked by blind panels. The lower edge of the roof in the left facade is cut away to accommodate an 8 light paneled front door under an arched brick lintel, and round arched hood with curved underside and decorative curved knee braces. The tile and concrete front stoop has a low brick and concrete stair wall. The right facade open porch has been altered by placing 4 over 1 windows in the openings between the square brick posts. In the rear, a hip-roofed wooden stoop has been replaced by a modern deck stretching across the rear of the house above the windowed basement. (CD;SM, 1925) Wd 9 Sh 2 Lot 252
- C. 242a. Garage; ca. 1924  
This is a shingled, frame, hip-roofed structure facing Westall Avenue. The doors feature a 4 light window over cross batten panels.
- C 243. 25 Farrwood Avenue; O. F. Meadows House; ca. 1926-27  
This house was built for sheet metal contractor Ottis Floyd Meadows. The present owner reports that the building contractor was Dion Roberts. Meadows later purchased another home (#194) on Kimberly Avenue.

Of multi-color roughcast brick veneer, with a slate roof, it has a 3 bay facade with coupled 6 over 1 windows in the left and right bays. In the center bay, a 6 panel door flanked by pilasters has an elegant bracketed curved hood with curved underside and sunburst false fanlight and red-tiled front stoop. Most windows are 6 over 1. There is a shallow rake with brick raking cornice; boxed returns and eaves; quarter round lunette attic windows flanking the exterior end chimney with its wide

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base and concave curved shoulders; and soldier belt course encircling the house at basement level. The rear has a first floor and basement rectangular projecting bay with triple narrow windows on the right. On the left first floor level is a wooden glassed-in shed roof porch over a rectangular brick bay.

Inside, there are Rookwood Pottery tiles in the bathroom and on the chimneybreast. These last were painted over by a previous owner, as was the oak woodwork. The stairway to the second floor are approached by short runs of steps from both front and rear of the center hall. They meet on a landing before the stairs turn toward the rear to go upwards. (CD; Lichtenfels, Interview).  
Wd 9 Sh 2 Lot 233

- C 243a. Garage; ca. 1926-27  
This is a 2 car, brick veneered garage without doors.
- NC 244. 23 Farrwood Avenue; House; 1948  
This Minimal Traditional stretcher bond veneered house is 1 story in front and 1 story and full basement in rear. It features an intersecting gable roof, weatherboard gable ends, 6 over 1 windows, and a flat-roof porch with a solid brick balustrade wall. There is a tiled rear recessed porch, and a garage under the house. (BP) Wd 9 Sh 2 Lot 234
- C 245. 21 Farrwood Avenue; Anne Sumner & G. Hardin Foster House; ca. 1926  
This 1-1/2 story Tudor Revival house was probably built for Anne Sumner Foster and G. Hardin Foster following Mrs. Foster's purchase of the lot from Mary K. Smith in April, 1926. Foster was a salesman with the B. H. Sumner Co. real estate agency and he and his wife were active in the Asheville real estate market of the 1920s. The residence, of cut stone-veneered and stuccoed walls on a brick basement, sits on a steeply sloping lot. The elaborate house has numerous dormers on complex intersecting hip and gable roofs. The elaboration extends to the brick chimney with its remaining one of a pair of decorative chimney pots, the tile topped wing wall with segmental arch on the far left facade, and a stuccoed and weatherboarded front gable with false half timbering and a pent roof. The center bay of the three bay house has a 1 story cut stone faced projecting entry with asymmetrical steep gabled roof, springer stones, keystone door arch, and a round topped oak door. There are casement windows. An enclosed

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deck has been added on the rear, above the raised basement containing a 1 car garage. Inside, the fireplaces and door enframements are topped by Tudor arches. There are exposed rafters in the upstairs bedrooms and some light fixtures are original. (CD; RD) Wd 9 Sh 2 Lot 235

- C 246. 19 Farrwood Avenue; House; ca. 1927  
Real estate salesman Henry C. White was the first resident of this property, having previously lived in nearby 6 Garden Terrace (#261). This hip-roofed 2 story brick Colonial Revival with interior chimney has a 2 story sunporch on the right elevation. The front door is centered on the main block with a fanlight and 15 light door. The portico has 2 Tuscan columns and 2 square pilasters. The flat portico roof with deep entablature is topped by a plain iron railing. The sash windows of the left and right bays are coupled 6 over 1. The sunporches have bands of 8 light casement windows on the front, side, and rear. On the left elevation, there is a notable brick framed window grouping, with a pair of small fixed pane windows flanked by 6/1 sash windows. The side door is reached by modern wooden stairs, built in keeping with the structure. This door has a hip roofed hood with enclosed eaves and plain frieze. The rear has a single garage under the house and irregularly placed sash windows. (BP; CD) Wd 9 Sh 2 Lot 236
- C 247. 17 Farrwood Avenue; R. H. Taylor House; ca. 1926  
R. H. Taylor and Madeline Mashburn Taylor were the first residents of this square, pyramidal hip-roofed structure with stucco exterior and rear chimney. With a Colonial Revival entry portico, this house has an unusual feature in the coupled arched windows that adorn the left and right facade bays. These windows, combined with the two story height, the deep boxed eaves with plain frieze, and the tapered portico columns, make the house stand out from its neighbors. The portico, filling the facade's center bay, features a 6 panel door with sidelights, a plain casing, and attached hip roof with entablature and Tuscan style columns and square pilasters.

Most windows are 6 over 1 sashes in plain architraves and narrow drip molds. There is a slope-sided stucco chimney, wooden stringcourse water table and brick foundation. (BP; RD) Wd 9 Sh 2 Lot 237

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- C 248. 15 Farrwood Avenue; E. Arthur Jackson, Jr., House; ca. 1926  
This Foursquare hip roofed dwelling was built for E. Arthur Jackson, Jr., vice president of Asheville Battery Co. It has German siding, exposed rafters, and 2 interior chimneys, one of which has an exposed face and short stepped shoulders. The 2 bay first story facade has triple 6 over 1 windows and a simple gable front stoop with German sided tympanum and knee brace supports. A 1 story and basement hip roofed canted window bay extends from the left elevation. The house is encircled by a projecting wooden drip course. There is a ground level side door on the right elevation. On the rear elevation, a screened porch, atop a brick raised basement bay, looks out over the steeply sloping lot. (CD; BP) Wd 9 Sh 2 Lot 238
- C 248a. Garage; ca. 1926  
A 1 car, frame building, with German siding and exposed rafter ends stands on wooden pilings. It is in fair condition.
- C 249. 13 Farrwood Avenue; Robert F. Moody House; ca. 1927  
Built for Robert F. Moody, District Manager of Phoenix Mutual Life Insurance Co., this two story Colonial Revival influenced residence is clad with striated brick veneer. It features a side gabled roof with shallow rake and eaves. The 3 bay main facade has French doors in the end bays and a 6 panel and 4 light door, sidelights, and gabled entry hood. Windows are 6 over 6. On the west end, a sheaf of wheat design cornice-line balustrade tops a sunroom with 8 light casement windows. A slope-shouldered brick chimney rises from inside the sunroom and pierces the roof peak at the gable end. There is a soldier belt course, a raised basement in rear, and a back stoop with shed roof and wooden steps. (CD) Wd 9 Sh 2 Lot 239
- C 249a. Garage; ca. 1927  
This is a striated brick, hip-roofed, one car garage in fair condition. The door is of vertical sheathing.
- NC 250. 11 Farrwood Avenue; House; ca. 1948  
A weatherboarded 1 story Minimal Traditional house with fixed and casement windows and side gables. Balustraded porch is front gabled with steps off the east side. Garage under rear of house. (TR) Wd 9 Sh 2 Lot 240

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- C 251. 9 Farrwood Avenue; House; ca. 1928  
This house was listed as vacant the first year it appeared in the city directory, suggesting that the stuccoed, Colonial Revival influenced dwelling with end gables may have been built on speculation. A 1 story sunporch on the left elevation has 10 light casement windows. Other windows are 6 over 1 sash and have wooden shutters. The 2 bay facade features triple windows on the left and on the right is a 6 panel door with tiled stoop and a gable roofed door hood with projecting boxed supports. There is a shed roof side entry with exposed rafter ends. A canted bay fills the second story right end of the rear elevation. There is a single story extension off the left rear of the first story. Much original fabric remains intact. (CD) Wd 9 Sh 2 Lot 241
- C 251a. Garage; ca. 1925  
Stuccoed, 1 bay structure on concrete piers in fair condition.
- NC 252. 7 Farrwood Avenue; House; ca. 1925  
This front and rear gabled frame dwelling with deep boxed eaves has lost its original detailing under a coating of aluminum siding on walls and window frames. Remaining original features are a sloped shoulder exterior chimney, sunporch on the front gable end and small single story, hip-roofed, rear wing. (CD; RPRC) Wd 9 Sh 2 Lot 242
- C 253. 5 Farrwood Avenue; House; 1934  
With a brick veneered first story, this Tudor Revival and Prairie influenced house has a stuccoed second story with half-timber trim. The original front section has a steeply sloped intersecting gable roof with asphalt shingles. A ca. 1936 hip roofed addition to the rear and sides greatly increased the size of the house, changed a rear chimney to an interior chimney, and turned a projecting gable dormer in the rear to an inset dormer. At the same time a hip roofed brick apartment was added to the left elevation at the basement level. These early additions in compatible materials did not diminish the original stylish design.

On the facade, an overhanging second story creates a recessed porch with brick posts and balustrade. Small curved brackets decorate the overhang. There is a dormer on the west side with exposed rafter ends, two rear-facing steep gabled dormers, and two tall chimneys. Windows are mainly 6 over 1 and

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are framed by timbering on the second story. There are two garages in the rear raised basement. (CD; BP; KPRC) Wd 9 Sh 2 Lot 243

- C 253a. Garage; ca. 1936  
This front gable, brick veneered and stuccoed 2 car garage without doors features half-timber trim.
- FARRWOOD AVENUE, SOUTH SIDE
- NC 254. 80 Farrwood Avenue; Farrgrove Apartments; 1949  
This is a T-shape 2 story brick apartment house built for Dr. George Evans. Clad in stretcher bond veneer, the flat-roofed building is in the International style. It has metal casement windows with concrete sills in single, double and triple formations, some wrapping the corners. There is a soldier drip course. Over the paneled front door with sidelights is a decorative flat concrete balcony with an iron railing. (BP) Wd 9 Sh 2 Lot 249
- NC 254a. Garage. ca. 1949  
Six bay brick structure with open front and shed roof.
- C 255. 30 Farrwood Avenue; Hardy S. Chambers House; 1928  
This brick residence was built according to a design by architect Charles N. Parker for Hardy S. Chambers, a salesman with Gray Gorham Real Estate Organization. Parker also designed Asheville's Arcade Building (NR) for E.W. Grove. The present owner is in possession of a set of the architect's plans for this house. The substantial 2 story dwelling has a double hipped roof; exposed rafters; 6 over 1 windows; exterior end and interior rear chimneys with corbelled tops; and diaper pattern brickwork under the first and second story left facade windows. The facade is on two planes, with the left half projecting about three feet beyond the right half and containing a set of triple 6 over 1 windows. A shed-roofed, single-story entry porch and a narrow window are in the recessed right plane. The paneled front door has 6 lights. On the right end is a parapeted porte cochere; on the left is a hip roofed sunroom that at an undetermined date replaced the open porch shown in the plans. Behind this room is a modern flat roofed porch with terra-cotta tile floor. Also in the rear, a 1 story shed roofed utility wing, with a modern door and sashes, replaces the original small, hip-roofed service porch shown in

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the plans. On this elevation the roof has a gabled louvered "eyebrow" ventilating dormer. (CD; Trapnell, Interview, Oct. 19, 1989; Parker, Charles N., architectural drawings) Wd 9 Sh 2 Lot 248

## C 255a. Garage; ca. 1928

A one bay brick garage with a wooden shed in the rear, both incorporated under a single hip roof.

## C .256. 26 Farrwood Avenue; Edward N. Wright House; ca. 1928

This house is a well-proportioned symmetrical, brick, 2 story Colonial Revival said to have been designed by architect Charles N. Parker, designer of E. W. Grove's Arcade Building (NK). Wright was an attorney, who rented out the house during the Depression and returned to it a few years later.

On the right elevation is a single story sunporch with sash fenestration. The slope-shouldered gable end chimney rises through the sunporch and is flanked by quarter round lunette attic windows. The house features a composition shingle end gable roof; boxed cornice and gable returns with modillions; 8 over 1 windows in front and 6 over 1 in the rest of the house; and decorative brick panels on the facade between first and second story windows.

The most striking feature of the 3 bay facade is the setting of the central 6 panel door. It has a semi-circular fanlight and decorative denticulated gable roofed crown extended forward and supported by 2 Tuscan columns and 4 tapered pilasters. Louvered shutters flank all the front windows. A small service porch to the rear of the main block has been enclosed and re-rooted. (CD; BP; Tennant, Interview; Lichtentels, Interview). Wd 9 Sh 2 Lot 249

## C 256a. Garage

Original brick veneered, 2 car garage attached to the house by a modern brick addition.

## C 257. 8 Farrwood Avenue; Floyd J. Padgett House; ca. 1928

A 1-1/2 story bungalow with Colonial Revival details, this dwelling occupies a prominent lot on the slope of Farrwood Avenue. It was built for F. J. Padgett, an engineer and secretary-treasurer of French Broad Realty and Investment Corporation. He and his family lived here through 1935.

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The flared roofs are the most striking feature of this striated brick veneered house with shingled dormers and gable ends. The flare is evident in the main roof, dormer roofs, and on the small gable end open porch on the left elevation and projecting polygonal bay extending from the right elevation. A small shed-roofed porch with knee brackets and slender turned posts covers the entrance in the central bay and shelters the front door, which has small panes and sidelights. Left and right bays feature tripartite windows. The large central pane of each is surmounted with a multi-pane transom. The front inset dormer and large rear dormer each contain a band of four 6 over 1 windows. The side porch has substantial brick piers. (SM, 1943).  
Wd 9 Sh 2 Lot 260

C 257a. Garage; ca. 1928  
This brick, single-car garage has a clipped gable roof.

C 258. 4 Farrwood Avenue; House; 1927  
This stuccoed and shingled dwelling has a complex roof form and interesting facade and side elevations with a foursquare rear. It has a hip roof, center chimney, and shingled hip roof dormers on each end. One and 1/2-story in front, the roof is cut away to form a full facade hip roof shingled gable with raking cornice.

The 3 bay facade features coupled windows, a band of 4 windows, and a recessed stoop with an 8 light paneled door, tile floor, and segmental arched entry. The rear presents as a rectangular, hip-roofed, two story and raised basement structure. A small asphalt-shingled, shed-roofed addition on the southeast (rear) corner is sandwiched between the house and a stuccoed, shed-roofed apartment addition with modern doors and windows, which was added at an unknown date. (BP) Wd 9 Sh 2 Lot 265

## GARDEN TERRACE, EAST SIDE

C 259. 2 Garden Terrace; William Benzing House; 1926  
Built for Champion Paper Company executive William Benzing and his wife, Alma, this imposing striated brick-veneered 2 story Colonial Revival house with Craftsman influences faces Farrwood Avenue. The elevated lot is rimmed with a brick retaining wall with curved concrete steps at the Farrwood and Garden corner. The house and porch have hip roofs with deep enclosed eaves. On the east end of the 3 bay main block is a 2 story one-room deep

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section with casement windows. An enclosed single-story porch on the west end has 6 over 1 sash windows. All other window lights are divided into rectangles and squares, reflecting the Craftsman influence. Most are casement style. A simple brick chimney rises on each end of the house. The center bay has a deep, broad stoop, hip roof, two Tuscan columns, and two half-round pilasters. The door is flanked by narrow Craftsman windows. Left and right bays have tripartite elliptical arched windows. There are brick brackets for flower boxes under the windows and a belt course between the stories. A rear porch has a flat roof with a plain wooden cornice balustrade. Solar panels are attached to the roof. (BP; CD; Sylvia Weeks, Interview) Wd 9 Sh 2 Lot 251

- C 259a. Garage; 1926  
This brick, hip-roof, 2 car shelter has decorative chevron pattern doors and narrow horizontal 8 light windows.
- NC 260. 4 Garden Terrace; House; ca. 1946-1955  
This single story modern brick dwelling with a compound floorplan was constructed in three stages between ca. 1946 and 1955. The house is set on the back of the lot and an older stone retaining wall interrupted by concrete stairs fronts the property. (BP) Wd 9 Sh 2 Lot 252
- C 261. 6 Garden Terrace; House; ca. 1925  
An imposing dark-red striated brick, 2 story house with Italian Renaissance Revival, Prairie, and Shingle style influences. This was possibly a speculative model, as city directories record it as vacant in 1926, the first year it appears. Variations of this house in Asheville are at 385 Kimberly Road (#202) in this district, and at 1295 Merrimon Avenue, across from Beaver Lake. This house sits on a high lot, edged at the street with a brick wall broken by concrete steps.

The house has a porte cochere on the north end with shingled eave returns and Prairie-style square brick posts. The attached front porch, also built with square brick posts, underwent major alteration in 1977, when it was enclosed and fitted with 1 over 1 sashes. There are two tall interior chimneys. The cross hip roof is topped by a stucco-clad gable on the facade. This gable has a round arched window similar to the larger window over the porte

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cochere. The main block, of Italian Renaissance Revival massing, features deep eaves with coupled, curved cornice brackets of a similar style. Window openings are topped with segmental-arched soldier courses. Windows are primarily single, double, or triple 6 over 1. A windowed gable sits on the north elevation of the porte cochere roof. (CD; SM, 1925) Wd 9 Sh 2 Lot 253

- NC 261a. Garage; ca. 1925  
2-bay, brick, with original open front now enclosed.
- C 262. 8 Garden Terrace; House; 1925  
This is a rough-faced brick veneered dwelling with Colonial Revival influences. The 2-story house stands on a high, flat, lot at the end of the cul-de-sac, and is fronted with a cut stone retaining wall topped with a low iron fence. It features a porte-cochere on the south elevation and a pair of wooden Tuscan columns on the broad, hip-roofed front portico. The columns are backed up by a pair of rounded pilasters. To the rear is a one story sunporch and an open porch. These are topped by a smaller second story hip-roofed ell with a smooth stucco finish, which finish may result from an exterior repair in 1938. Most windows are single or coupled 6 over 1 sashes. In the rear, 8 light casement windows predominate, either in singles or bands. Many of the windows are under arched lintels. Deep eaves are enclosed. The center chimney is in danger of toppling. (CD; BP) Wd 9 Sh 2 Lot 254
- C 262a. Garage; ca. 1925  
This two-car, hip roof, frame structure with German siding and decorative chevron pattern doors is in fair condition.

## GARDEN TERRACE, WEST SIDE

- C 263. 1 Garden Terrace; House; ca. 1929  
This is a rectangular stuccoed dwelling with a 1 story facade and a raised basement on one side and in the rear. It offers a blend of Tudor Revival and Greek Revival influences, with no one style predominating. Front and rear gables have shingled pediment returns and louvered vents. Most windows are 6 over 1. The front door, centered in the facade, is approached by a hip roofed porch with vernacular Greek Revival coupled square posts, flat board cornice, and red tile floor. A door in the north elevation is

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located in the end of a shallow and narrow projecting gabled bay with a Tudor Revival steeply pitched roof and false half timbering. The utilitarian modern door on the south side has a metal awning. Brick basement walls have been stuccoed over, making the basement windows appear sunken, and a garage in the right rear portion of the basement has its door in a modern, gable-roofed projecting bay. (BP) Wd 9 Sh 2 Lot 255

- C 264. 3 Garden Terrace; House; ca. 1925  
This asymmetrical rough-stuccoed Tudor style cottage has a complex hip and intersecting gable roof form and asphalt shingle false thatch roof. The house ranges from 1-1/2 to 2-1/2 stories with a stucco and brick end chimney. There are front and rear shed roofed dormers, false half timbering in gable ends, and triple 12 light casement windows. The front gable roof sweeps down from the ridge to shelter the entry door in the intersecting gable ell. To the right of the front door is an open terrace with modern iron railings. A pair of French doors open onto this terrace. (SM, 1925; CD) Wd 9 Sh 2 Lot 256
- C 264a. Garage; ca. 1925  
Stucco on frame 2 bay, 2 story building with small 6 light windows. It faces an alley along rear lot line.
- C 265. 5 Garden Terrace; House; ca. 1925  
Real estate salesman H. C. White was the first resident of this house in 1926. He had moved to 19 Farrwood Avenue (#246) by the following year. This is a 2 story stuccoed Spanish Colonial villa with a steep hip roof, a 1 story hip-roofed sunroom attached to the south side, and 2 interior chimneys. The symmetrical main block has a central projecting entryway with flat balconied roof, deep enclosed eaves, round arch door and a small, high, 4 over 1 window in each side wall. The outside bays and sunroom feature 6 over 1 and 4 over 1 tripartite windows and louvered shutters. A pair of centered 15 light arched doors open from the second story onto the porch roof, which has a metal decorative railing. The second story facade also has 6 over 1 windows with louvered and sawn patterned shutters. Windows have brick sills, and on the north elevation are single or paired in various sizes. The rear has a full basement at ground level and an attached wooden screened porch. (SM, 1925) Wd 9 Sh 2 Lot 257

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- C 265a Garage; ca. 1925  
Single bay, hip-roofed, stucco building with original paired doors with 6 light windows over crossed battens.
- C 266. 7 Garden Terrace; House; ca. 1925  
Walter J. Schaffner, a salesman with R. P. Jackson Realty Co., was the first resident of this individualistic T-shaped stuccoed 2-1/2 story frame house. It is an elaboration of cross gables with clipped gable ends, Stick-influenced inset side wall dormers with clipped gables, and exposed roof rafters. The attached front porch features 4 Craftsman influenced brick piers with slender battered posts. The house sits on a sloping lot, with a daylight basement in the rear, where there is also an attached wooden porch. There is a striated brick step-shouldered exterior chimney. All brickwork is painted to match the stucco. The majority of the 4 over 1 windows feature 4 vertical lights. (CD)  
Wd 9 Sh 2 Lot 258
- C 267. 9 Garden Terrace; Joseph H. Wehry House; ca. 1925  
The first resident of this house was lumber company salesman Joseph H. Wehry. It has remained continuously in the family, being owned today by a grandson.

A pyramidal hip-roofed frame house with German siding, it is built on a simple square plan with a truncated ell on the right rear elevation and a polygonal sunroom off the right end. It sits on a sloping lot with a raised basement at the rear. An unroofed front terrace has a red tile floor and low stretcher bond wall in striated brick with low, square, brick pedestals. A polygonal shingled hood shelters the front door in the left bay of the 2 bay facade. In the right bay is a tripartite window with vertical lights. There are coupled sashes with vertical lights in the left and right second floor bays. Inside are some original cabinetry and chestnut box ceiling beams. Fireplaces in the living room and sunroom share a single interior chimney. (CD)  
Wd 9 Sh 2 Lot 259

## VINEYARD PLACE, EAST SIDE

- C 268. 3 Vineyard Place; Scott-Love House; 1924  
The first, built on Vineyard Place, this house was built in the summer of 1924 by E. A. Jackson, a major local developer and the

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father of L. B. Jackson, and sold to Clara Scott, a widow, in that same year. The deed for the lot required, among other things, that the house face Vineyard, cost more than \$6,000, and be in general harmony with the surrounding property.

It is a 1-1/2 story frame Colonial Revival dwelling with German siding and gambrel roof. Wall dormers extend across three-fourths of the roof front and rear. There is an open porch on the north elevation. The facade is 2 bay with a gable-roofed hood over the entry door in the left bay. (KD; SM, 1925) Wd 9 Sh 2 Lot 261

- C 268a. Garage; ca. 1924  
This is a single-car, hip-roofed, frame building with German siding, exposed rafters and no door.
- NC 269. 5 Vineyard Place; House; 1973  
A 2-story wood and brick veneered box-shaped house, this dwelling is owned by the Asheville Housing Authority. An engaged porch with concrete floor, casement windows, and sliding-glass windows contribute to the utilitarian mien of the dwelling. A steep flight of apparently old concrete steps winds up the hill to the front of the house. The building is identical to #271. (TR) Wd 9, Sh 2, Lot 262
- C 270. 7 Vineyard Place; Arthur Belitzer House; 1928  
This Colonial Revival house was built for the Arthur Belitzer family. He was a traveling salesman and his family remained in the house through 1935.

The first floor of this dwelling is of brick and the broad wall dormers and gable ends of the half story above are of plain weatherboard. The house is distinguished by its broad porch covering the facade and supported by fat, plain columns. The porch floor is of the original tile. The facade is three bay with central door flanked by double windows. The dormer above is 5 bay in the front and 3 bay in the rear. An exterior chimney with curved shoulders stands on the south elevation. There is a handsome ashlar retaining wall on the street boundary. (SM, 1943) Wd 9 Sh 2 Lot 263

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- C 270a. Garage; ca. 1928  
A single-car weatherboarded garage with hip roof and no door.
- NC 271. 9 Vineyard Place; House; 1973  
A 2 story wood and brick veneer box-shaped house owned by the Asheville Housing Authority, this dwelling is identical to 5 Vineyard (#269). Its modern windows, concrete-floored engaged porch and low hip roof give it a utilitarian air. (TK) Wd 9 Sh 2 Lot 264
- C 272. 4 Vineyard Place; House; ca. 1925  
Handsome L-shaped 2 story brick dwelling with Tudor multi-paned windows on the facade, massive chimneys with corbelled caps and original iron railing and gate on the engaged front porch. The original slate roof is etched with moss. A chimney in the front-facing gable end of the L is exterior to the shoulder and then becomes interior, re-appearing again above the roof. Windows are 6 over 6. The property includes a double lot, terraced with rock retaining walls. (SM, 1943; CD) Wd 9 Sh 2 Lot 267
- C 273. 6 Vineyard Place; J. Marvin Davis House; ca. 1928  
This house was first occupied in 1928 by J. Marvin Davis. In 1931, it was owned by H. Warren Davis, perhaps a son, and in 1935, by James Benjamin.  
  
A 2 story Colonial Revival with hooded stoop on facade. The side gable roof and 3 bay facade complete the "colonial" look. The dwelling is covered with German siding and has a reeded frieze under a boxed cornice. A sunroom with deck above extends to the south. There is one exterior end chimney. Window and door frames have been painted a contrasting dark red. The house sits on a steeply-sloping lot, terraced with railroad ties and several steps below a picket fence at street level. (CD; SM, 1943) Wd 9 Sh 2 Lot 268, 269
- MERRIMON AVENUE, EAST SIDE
- C 274. 545 Merrimon Avenue; Chester W. Israel House; ca. 1926  
Chester W. Israel, a steamfitter for the Union Plumbing Co., had this distinctive striated brick veneer 1 story house built. It has a green-painted multi-hipped roof of sheet metal "tile," roof peaks topped by globular pinnacles, and exposed rafters. A gabled

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arched entry approaches the 8 light central front door and a tiled terrace in the right bay with French doors. The left facade porch has been enclosed. A round shouldered exterior chimney has basketweave pattern ornamentation. Windows are 6 over 1 sashes and casements. The raised basement in rear has casement windows and a modern entry door. A rear ventilating dormer has decorative pressed metal walls.

Inside are hardwood flooring, original picture rails, brick basketweave mantel with herringbone pattern brick hearth and a vertical stack of glass blocks, probably modern, inside the casing of one interior doorway. In deteriorating condition, the house is presently vacant. (CD; RD) Wd 9 Sh 2 Lot 271

- NC 275. 549 Merrimon Avenue; Office Building; ca. 1951  
Originally the Farrwood Tourist Court, this L-plan brick-veneered 1-1/2 story building has been modernized and used as offices since 1982. An addition to the house to the rear (4 1/2 Farrwood Avenue, #276) connects it to this building. (CD) Wd 9 Sh 2 Lot 270
- NC 276. 4 1/2 Farrwood Avenue; Apartment building; ca. 1946  
This frame apartment building is attached to the east end of the office building at 549 Merrimon Avenue (#275). This structure was built in 1927 as the stuccoed garage for 4 Farrwood Avenue (#258). It was enlarged and converted to apartments, ca. 1946. A portion of stuccoed side wall is the only original portion of the garage in evidence. (BP) Wd 9 Sh 2 Lot 5265
- NC 277. 555 Merrimon Avenue; Office Building; ca. 1928  
Built as a duplex apartment and severely remodeled into office space, this 2-story brick structure has lost its architectural integrity. The Farrwood Avenue elevation served as the original main facade, with a central doorway topped by a gabled hood. The front now faces west, with a modern glass door at each end of the nearly facade-width tiled front stoop. Some windows are covered by wooden exterior louvers, others are bricked up or altered. A modern screened porch is attached to rear ground level basement elevation. There is a basement apartment. (CD) Wd 9 Sh 2 Lot 246

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- C 278. 565 Merrimon Avenue; (Former) Belva L. Saunders Hse; ca. 1934
- This river rock veneer dwelling was constructed for teacher Belva Lockwood Saunders, who lived in the house until her death in 1970. Now a clothing store, the building has a 1-1/2 story main section with a plain gable on the north end and clipped gable on the south end. The 1 story northern portion of the house runs east to west, with a hipped rear and gabled front roof. A small rear ell has a pedimented gable end. The front porch roof has a wood shingled canted roof edging. There are window sills and arches of brick, a rock false fanlight over the rear door, and a tiny oval window in the south wall. The facade was altered in 1974, with the insertion of stuccoed panels and modern show windows between the thick rock pedestals of the full width front porch. The front door was brought forward and window sashes were removed in the remodeling, leaving the casings intact. The door has multiple beveled glass lights in a geometric pattern typical of the period. A rock exterior facade chimney and original cut stone fireplace are intact. An original rock chimney rises at the rear; a rock garage with a parapeted flat roof is attached to the southeast corner; and inside are original chestnut woodwork, plaster walls, some cabinetry, and original bathroom tile and hardware. (CD; RD; Ms. Anita Spencer, Interview). Wd 9 Sh 2 Lot 245

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Kimberly Amendment to Grove Park Historic District,  
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### 8. Statement of Significance

Level of Significance: Local

National Register Criteria: A, C

Criteria Considerations: none

Areas of Significance: Community Planning & Development  
Architecture

Period of Significance: c. 1890; ca. 1899; ca. 1913; 1923-1940

Significant Date: c. 1890, c. 1899; c. 1913; 1923

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: Dodge, William Waldo, Jr., architect  
Jackson, Lynwood Baldwin, builder  
Parker, Charles N., architect  
Lord, William Henry, architect  
Greene, Ronald, architect  
Linderberg, H. T., architect

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The 1989 nomination of the Grove Park Historic District states that the Grove Park neighborhood, developed by St. Louis entrepreneur Edwin Wiley Grove around the "motor car," is "an excellent intact example of early twentieth century planned suburban residential development, featuring a wide array of revival and eclectic domestic architecture in an appropriately landscaped setting. The Grove Park subdivision began to be marketed in 1908 and is characterized by "picturesque settings, diverse house types and social and economic homogeneity." The 1989 nomination noted in its introduction that the neighborhood was developed in two phases--the original 1908 to 1913 and 1914 platted areas and an adjacent area to the north along the major artery of Kimberly Avenue during the 1920s and 1930s. Due to constraints of time and money, the Grove Park Historic District nomination of 1989 covered only the first phase of development. Soon thereafter, it became possible to undertake the follow-up project that has produced this nomination of the "Kimberly Lands," the second phase of the Grove Park neighborhood's development. Like the first phase, the Kimberly Amendment area is important under criterion C for its distinctive streetscapes and period style houses that are distinguished from the post-World War II development around it. The Kimberly Amendment area also is important for its inclusion of the c. 1890 and c. 1899 houses associated with the Kimberly family, whose large farm once covered the neighborhood, as well as the Asheville County Club with its golf course that enticed home buyers to both phases of Grove Park's development. The Kimberly Amendment area also is significant under criterion A for its reflection of Asheville's growth during the 1920s and 1930s. Similar to the first phase, this later phase of the neighborhood's development exemplified the nationwide movement of middle and upper-middle class homeowners from the city center to the suburbs.

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Edwin Wiley Grove's residential development, Grove Park, was so popular with purchasers that in 1923, when the lots in the original section had been sold, Grove opened his second phase of residential development, extending lots and streets into land which he had been purchasing since 1913. This second development comprised 92 acres of the "Kimberly lands," part of the large farm owned by the Kimberly family of Asheville since the 1860s. The "Kimberly lands" adjoined the original Grove Park at Evelyn Place and extended north along the edge of the Asheville Country Club golf course to Ottari Road. Favoring the planning which had made his first development so successful, Grove used the Country Club golf course as a sort of park space, which the larger lots on Kimberly Avenue faced and bordered. As the terrain of the Kimberly lands did not call for curvilinear streets and small parks, the "Kimberly" subdivision was laid out in a grid pattern. Trees planted along the streets provided a setting similar to the heavily wooded area of the original Grove Park. Grove continued

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to use service alleys and garages for automobiles and the large, 100 foot lots with deed restrictions<sup>4</sup> were laid off to attract the growing commercial and professional class which spilled over from the original development.

Grove encouraged the development of smaller lots, 60 feet wide, suitable for small incomes, in the property he owned in conjunction with William Farr. This section continues Grove's original planning and development scheme, and like the original Grove Park neighborhood, features a "...wide array of revival and eclectic domestic architecture in an appropriately landscaped setting [,]...retains picturesque settings, diverse house types and social and economic homogeneity, and today remains one of Asheville's most sought-after residential areas."<sup>5</sup>

Between 1913 and 1920 Edwin W. Grove (1850-1927) acquired in a series of purchases from the heirs of John Kimberly almost all of the remaining Kimberly acreage. The "Kimberly lands" property stretched north from Evelyn Place to Ottari Road<sup>6</sup> and was the core of the Grove Park subdivision expansion. Shrunken from its original 600 acres, the property was bounded on the east by the Asheville Country Club (#205; formerly the Swanannoa Golf Club and now the Grove Park Inn Country Club). The club, by purchasing land from the Kimberly estate and other families beginning in 1911,<sup>7</sup> had increased its golf course from nine to eighteen holes. It abutted lots on Evelyn Place and, with the additions, extended from the creek at the north of Evelyn Place along Kimberly Avenue on the west to the site of the clubhouse. West of the south end of Grove's Kimberly property was the residential neighborhood of Norwood Park, oriented toward Murdock Avenue. The close proximity of Norwood Park did not allow sufficient room for Grove to include the service alleys in this area of his new development, alleys which he considered an important entity in his automobile-oriented neighborhood.

In addition to purchasing from the Kimberly family land which stretched north along the golf course, Grove also entered into an agreement with William Farr (1876-1966) to develop land which Farr owned running between Kimberly Avenue and Merrimon Avenue. Grove and Farr each were allocated lots in the Farrwood Avenue land, with Grove providing water, sewer, grading, paving and lighting for the new streets of Farrwood Avenue, Garden Terrace and Vineyard Place. Lighting for the neighborhood was

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"based on cost of those in Kimberly Avenue," indicating that Grove had by April, 1923, provided utility service on Kimberly Avenue.<sup>8</sup> In June, 1923, a plat was completed for the Kimberly lands<sup>9</sup> and W. R. Campbell was named as exclusive sales agent for both Farr and Grove. Sales were made through the E.W. Grove Investment Company. After Grove's death in 1927, the St. Louis (Missouri) Union Trust Co. bank made sales for his estate.

The immediate environs of Grove's second phase of Grove Park already contained three houses when he began the development in 1923. All three were intimately connected with the family of John Kimberly (1817-1876), a professor of chemistry and, later, agriculture at the University of North Carolina at Chapel Hill. After the Civil War, he purchased 600 acres of land for \$20,000 on the northern edge of Asheville, with the intention of becoming a farmer. Eventually, the land was divided among his heirs and between 1913 and 1915 his three unmarried children built and shared a house on Stanly Street, now Edgewood Road (#229). The Prairie-influenced house, designed by Kimberly's daughters, stands on the last parcel of Kimberly farmland remaining in the possession of the Kimberly heirs. Two other Kimberly children had built houses c. 1899 (#227) and c. 1890 (#228) on what is now Kimberly Avenue.<sup>10</sup> These houses were moved to Stanly Street in 1918 and were set on lots later included in Grove's plat.<sup>11</sup>

The first two houses built on the "Kimberly Lands" following its opening (#s 163, 164) were constructed in 1923 by Asheville developer Lynwood Baldwin (L.B.) Jackson, who proceeded to buy and develop numerous lots in the Grove Park expansion, particularly on Kimberly Avenue. Jackson was "Asheville's Best Known Citizen" and a young wonder in real estate and development when, in 1924, at age 28 he erected the first "skyscraper" in western North Carolina, the Jackson Building on Pack Square.<sup>12</sup> Jackson, called "a wizard of building and land auctions," was born in Cuthbert, Georgia, in 1896, and moved with his family to Asheville in 1914. His father, Edmond A. Jackson, established the Chero Cola bottling works in Asheville, which later became the Nehi Company, and also developed a real estate and construction company. In 1922, "L.B.," as Jackson was called, joined his father in the real estate business, taking advantage of the growing interest in real estate speculation which was spreading over western North Carolina.

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Jackson began building houses in Asheville and Biltmore.<sup>13</sup> Some were built on commission from the property owner, as the Ruffner Campbell house at 46 Kimberly Avenue (#157), and some were built on speculation and often rented until a purchaser could be found. One of the first two houses on Kimberly Avenue, 92 Kimberly Avenue (#164), Jackson built for himself, later selling it and moving into another new dwelling. Many of the 18 houses Jackson constructed in this neighborhood have similarities of design, indicating that Jackson adapted stock plans. There is no record of his having the assistance of a registered architect with his building.<sup>14</sup> Jackson's interest in the Spanish-Mediterranean architecture of Florida, where he owned a residence for a number of years, is evident in several of the houses he constructed on Kimberly Avenue. After 1929, he abandoned real estate for a time, engaging in sales of various kinds, but soon returned to his favorite pastime - "building houses and developing real estate." When he died in Asheville in 1974, he had built some 500 houses in the city, including subdivisions in Linwood Park, Oakhurst, Beverly Hills, Oak Park, Royal Pines, and 18 houses on Kimberly Avenue.<sup>15</sup>

The large lots on Kimberly Avenue were purchased before 1930 by the cream of Asheville's business and professional community, some new purchasers moving there from the original Grove Park neighborhood. Salesmen and small businessmen purchased property on Farrwood, Garden Terrace and Vineyard Place, where the lots were smaller and less expensive and it was easier to get into the booming speculative real estate market.<sup>16</sup> By 1930, all of the smaller lots on Kimberly had been sold and houses erected upon them, but a wooded area remained on Kimberly Avenue north of Farrwood Avenue. In 1925, an English Tudor manor house (#225), designed by William Waldo Dodge, Jr., was constructed on Kimberly Knoll Road. Dodge, who had also built a Tudor Revival house in the original portion of Grove Park (#127), continued his architectural practice from Biltmore Forest, the location of numerous Dodge houses and the place where he maintained his studio and a thriving silver shop.<sup>17</sup> By 1930 several additional dwellings had been built on the east side of Kimberly Knoll Road, fronting on Kimberly Avenue.

With the failure of banks in Asheville in 1930, construction of new houses came to a halt. A number of large homes on Kimberly Avenue were sold or rented while their owners rented

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smaller houses elsewhere in the city. At least a few Kimberly Avenue property owners purchased smaller houses in the same neighborhood.<sup>18</sup> A number of these owners returned to their larger homes after 1935. By 1936, several new houses had been constructed on Kimberly Avenue north of Farrwood Avenue, including a Tudor Revival L.B. Jackson built for himself at 201 Kimberly (#201). Reputed to have Asheville's first "picture window," which overlooked the Asheville Country Club golf course, it was also the first home in the city to be financed by the Federal Housing Authority.<sup>19</sup>

As the Depression drew to a close, the mid-1930s saw the return of architect-designed houses in the neighborhood. Charles N. Parker designed a house for Hardy S. Chambers (#255) at 30 Farrwood Avenue.<sup>20</sup> This unpretentious brick house with its bright, open interior establishes Parker as a man capable not only of producing the commercial showplace, as exemplified by his Grove Arcade (Downtown Asheville HD) but also as an able designer of domestic dwellings. Parker came to Asheville in 1904 from Hillsboro, Ohio, working at first for the firm of Smith and Carrier. He, too, designed a number of houses in Biltmore Forest.<sup>21</sup>

Ronald Greene designed the house at 304 Kimberly (#185) for Charles M. Britt in 1936. This Colonial Revival house has stone end walls and weatherboard (now vinyl clad) front and rear, and is the only contributing building with this feature.

After 1940, three apartment houses (#s 176, 181, & 190) were built on Kimberly Avenue and one on Farrwood Avenue (#254). After World War II, a motel was constructed on the corner of Farrwood and Merrimon Avenues. In addition, a number of Minimal Traditional and ranch style houses were built in the neighborhood, particularly on the east side of Kimberly Avenue and interspersed among the historic buildings on other streets. Nevertheless, the Grove Park Kimberly neighborhood remains as significant today as it was in Asheville's "boom" period of 1923-1930.

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### FOOTNOTES

- <sup>1</sup>Buncombe County Register of Deeds Plat Book 16, Page 39.
- <sup>2</sup>Thompson, Sallie Carter, "David Kimberly," Heritage of Old Buncombe County Vol I-1981, Doris Cline Ward, ed.
- <sup>3</sup>Asheville Citizen, May 16, 1966.
- <sup>4</sup>Buncombe County Register of Deeds Book 261, Page 283; Book 271 Page 286.
- <sup>5</sup>Bowers, Sybil, and Carolyn Humphries, "Grove Park Historic District" National Register Nomination, NC Department of Cultural Resources. 1989.
- <sup>6</sup>Buncombe County Register of Deeds, Grantor Deed Index, 1926, Pages 1901-K to 1905-K; Kimberly Estate Plat, Book 68, Page 154.
- <sup>7</sup>Buncombe County Register of Deeds Book 174 Page 408; Book 175 Page 190.
- <sup>8</sup>Buncombe County Register of Deeds Book 270, Page 291
- <sup>9</sup>Buncombe County Register of Deeds Plat Book 16, Page 39.
- <sup>10</sup>Thompson, Sallie Carter, op. cit. pg. 251.
- <sup>11</sup>Buncombe County Register of Deeds Plat Book 16, Page 39.
- <sup>12</sup>Browton, William W., "Peanut Vender to Real Estate King," The Sunday Constitution Magazine, Atlanta, November 2, 1924.
- <sup>13</sup>Ibid.
- <sup>14</sup>Jackson, L. B., Jr., interview, October 10, 1989. He listed the following houses on Kimberly Avenue as having been designed and constructed by his father:

44 (#157)	104 (#166)
46 (#158)	112 (#167)
56 (#159)	120 (#168)
60 (#160)	158 (#170)

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62 (#161)	160 (#171)
76 (#162)	162 (#172)
84 (#163)	170 (#175)
92 (#164)	201 (#201)
98 (#165)	

and 1 Country Club Road, (#204)

<sup>15</sup>Asheville-Citizen Times, September 25, 1932. L. B. Jackson's real estate business was immensely successful because of his unique marketing prowess. William Browton, op. cit., continues: "When he showed a man a house and lot he didn't try to hide the fact that there had to be a profit in it for him. If he didn't nearly double his money, there was nothing doing. But what sold every fellow was his guarantee and his guarantee was what marked him a genius. 'My iron-clad proposition is that if you take this piece of property and then can't sell it, at any time, for way yonder more than you paid me for it, you can get your money back from me,' was what L.B. told them. Nobody was afraid of that and nobody has ever sold anything back to him." Jackson opened a land auction company, the Guaranty Realty Company, developed a bond and investment company and the Grove Park Construction Company. In 1926, he purchased a large tract in Arden, known now as Royal Pines and Mount Royal, for \$2,000,000, one of the largest real estate transactions ever made in Asheville. By 1932, Jackson had put approximately \$8,000,000 in Asheville buildings, both business and residential, including the Jackson Building, the Asheville-Biltmore Hotel (1926), the Flat Iron Building (1925), the Woodfin Apartments (all in the Downtown Asheville NRHD) and the Taylor Building. He completed the Grove Arcade Building (Downtown Asheville NRHD) after the death of E.W. Grove in 1927.

<sup>16</sup>Swaim, Douglas, ed. Cabins & Castles: The History and Architecture of Buncombe County, North Carolina. 1981. Asheville, NC. Historic Resources Commission of Asheville and Buncombe County, 1981, p. 52.

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<sup>17</sup>Worsly, Stephen C., "William Waldo Dodge, Jr., Silversmith."  
Carolina Comments, Volume XXXVII, No. 5, September 1989,  
pp. 148-154.

<sup>18</sup>Tennant, William J. Interview. Mr. Tennant, an 80 year  
resident of Asheville relates that Frank Barber, a  
friend of J. M. Westall, lost his house on Kimberly  
Avenue in 1930. Westall, who wouldn't sell land at any  
price until then, either gave or sold a lot on the west  
side of Westall Avenue to Barber who built a small house  
there.

<sup>19</sup>Jackson, L. B., Jr.. Interview, Oct. 10, 1989.

<sup>20</sup>Parker, Charles N., architectural drawings in possession of  
present owner of the property.

<sup>21</sup>Swaim, op. cit., page 92.

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## 9. Major Bibliographical References

Asheville Citizen, Asheville, NC.

Asheville City Directories, 1925-1940.

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1920-1988.

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District," National Register Nomination, 1989.

Brewton, William W., "Peanut Vender to Real Estate King," The  
Sunday Constitution Magazine, Atlanta, Ga., November 2,  
1924.

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Buncombe County, NC. Deeds, Deeds of Trust, and Plat Books.

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Archives, Asheville, NC.

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NC: Historic Resources Commission of Asheville and Buncombe  
County, 1981.

Worsley, Stephen C., "William Waldo Dodge, Jr., Silversmith,"  
Carolina Comments, Vol XXXVII, no. 5, September, 1989. The  
North Carolina Division of Archives and History, Raleigh,  
NC.

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### INTERVIEWS & COMMUNICATIONS

Baker, Mrs. Henry, Jan. 10, 1990. Asheville, NC.  
Carter, Marguerite Kimberly, Nov. 14, 1989. Asheville, NC  
Easterby, Mrs. Samuel, Oct. 23, 1989. Asheville, NC  
Engle, Stanley, Sept. 29, 1989. Asheville, NC  
Jackson, L. B., Jr., Oct. 10, 1989. Waynesville, NC  
Keleher, Michael, November 9, 1989. Asheville, NC  
Lichtenfels, Joseph, Sept. 28 & Oct. 7, 1989. Asheville, NC  
Spencer, Mrs. Anita, Sept. 13, 1989. Asheville, NC  
Tennant, William J., October 19, 1989. Asheville, NC.  
Thompson, Mrs. Wriston, Jr., Sept. 13, 1989. Asheville, NC  
Trapnell, Beatrice, Oct. 19, 1989, Sept. 20, 1989. Asheville, NC.

Primary Location of Additional Data:

State Historic Preservation Office

### 10. Geographical Data

Acreage of Property: 150 acres (more or less)

UTM References:

Asheville and Weaverville Zone 17

Point A	Easting	359250	Northing	3942750
Point B	Easting	359670	Northing	3942750
Point C	Easting	359760	Northing	3943145
Point D	Easting	359810	Northing	3943350
Point E	Easting	360140	Northing	3942465
Point F	Easting	359590	Northing	3942000

Verbal Boundary Description:

The boundaries of the amendment are area inside the solid line on the accompanying composite of portions of Asheville planimetric maps (Sunset Mt., 37-32; Beaverdam, 38-32; Beaver Lake, 38-34; and Woolsey Dip, 37-34) from the Asheville Planning Department, drawn to a scale of 1" = 200'.

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## Boundary Justification:

Boundaries are based upon the plat of "Grove Park E.W. Grove's Kimberly Lands," dated June, 1923, (Buncombe County Plat Book 16, Page 39); a map of the Grove Park Inn Country Club golf course prepared by Ashley Engineering Co., and recorded in Plat Book 42, Page 78, Buncombe County Register of Deeds, Nov. 19, 1976; and the Buncombe County tax map for Ward 9, Sheet 7. Boundaries are physically and developmentally contiguous with the Grove Park Historic District and drawn to include the greatest concentration of substantially unaltered resources reflecting the character of the pre-1940 development.

## 11. Form Prepared By

Carolyn Humphries, Consultant  
Mary Hooper, Consultant  
Rt. 2, Box 175, Highlands, NC 28741  
704/526-9462

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## PHOTO LIST

The following information pertains to all photographs:  
District-----Grove Park Historic District Amendment  
City and State-----Asheville, North Carolina  
Location of original negatives---Western Office, Archives &  
History, Asheville, North Carolina

Photo 1  
Kimberly Avenue showing golf course on right  
Looking Northwest  
Carolyn Humphries--February 1990

Photo 2  
Corner of Kimberly Avenue and Country Club Road  
Looking northeast  
Carolyn Humphries--October 1989

Photo 3  
Stairs  
2 Garden Terrace, corner Farrwood Avenue  
Looking northeast  
Mary Hooper--October 1989

Photo 4  
Alley between Garden Terrace and Vineyard Place  
Looking south  
Carolyn Humphries--October 1989

Photo 5  
Maywood Road  
Looking west  
Carolyn Humphries--January 1990

Photo 6  
Bynum Sumner House  
170 Kimberly Avenue  
Looking west  
Carolyn Humphries--October 1989

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Photo 7  
Frank Barber House  
189 Kimberly Avenue  
Looking east  
Carolyn Humphries--October 1989

Photo 8  
House  
150 Kimberly Avenue  
Looking east  
Carolyn Humphries--September 1989

Photo 9  
C.A. Hammond-Knowlton House  
30 Kimberly Knoll Road  
Projecting square bay with gargoyle-like corner blocks  
Carolyn Humphries--October 1989

Photo 10  
Andrew Gennett House  
195 Kimberly Avenue  
Looking east  
Carolyn Humphries--October 1989

Photo 11  
L. B. Jackson House  
201 Kimberly Avenue  
Looking east  
Carolyn Humphries--October 1989

Photo 12  
L. B. Jackson House  
201 Kimberly Avenue  
Interior--stairway  
Carolyn Humphries--October 1989

Photo 13  
L. B. Jackson House  
201 Kimberly Avenue  
Driveway and gateposts  
Looking east  
Carolyn Humphries--October 1989

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Photo 14  
Max Hays House  
385 Kimberly Avenue  
Looking northeast  
Mary Jean Hooper--November 1989

Photo 15  
House  
1 Griffing Boulevard  
Looking west  
Carolyn Humphries--February 1990

Photo 16  
House  
5 Garden Terrace  
Looking west  
Mary Jean Hooper--October 1989

Photo 17  
Anne Sumner and G. Hardin Foster House  
21 Farrwood Avenue  
Looking north  
Mary Jean Hooper--October 1989

Photo 18  
Asheville Country Club/Grove Park Inn Country Club  
Cor. Country Club Road and Club View Road  
Facade--Looking northwest  
Douglas Swaim--1985

