

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

NATIONAL REGISTER OF HISTORIC PLACES

Proximity Park Historic District

Asheville, Buncombe County, BN1250, Listed 10/8/2008
Nomination by Helen Purdum and Kathryn Scott
Photographs by Nick Lanier, June 2008



52-62 Edgemont Road



C. C. Willis House, 76 Macon Avenue



Apartment Building, 82 Macon Avenue



40-56 Edgemont Road

**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name Proximity Park Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by Macon Avenue, Howland Road, Woodlink Road, Charlotte Street, and Sunset Trail N/A not for publication
city or town Asheville N/A vicinity
state North Carolina code NC county Buncombe code 21 zip code 28801

3. State/Federal Agency Certification

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

Signature of certifying official/Title Date
North Carolina Department of Cultural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
- See continuation sheet
- determined eligible for the National Register.
- See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- other, explain

Signature of the Keeper

Date of Action

Proximity Park Historic District
Name of Property

Buncombe County, N.C.
County, North Carolina

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not include previously listed resources in count)

Contributing	Noncontributing	
62	4	buildings
1	0	sites
10	15	structures
0	0	objects
73	19	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
RELIGIOUS/religious facility
RELIGIOUS/church-related residence
SOCIAL/clubhouse
LANDSCAPE/garden
TRANSPORTATION/rail related
DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
RELIGIOUS/religious facility
RELIGIOUS/church related residence
LANDSCAPE/garden
DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Craftsman/Bungalow
Colonial Revival
Spanish Colonial Revival
Tudor Revival
Gothic Revival
Italian Renaissance Revival

Materials

(Enter categories from instructions)

foundation Brick, stone, concrete
walls Stone, brick, stucco, wood shake, weatherboard,
Log
roof Asphalt, slate, terra cotta
other Structural tile with concrete infill

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

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

B removed from its original location.

C moved from its original location.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property

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

Areas of Significance

(Enter categories from instructions)

Community Development and Planning
Architecture

Period of Significance

Ca. 1900 - 1930

Significant Dates

1907

1919

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Richard Sharp (architect); Westall, J. M. (builder)
Beadle, Chauncey (landscape architect)

Narrative Statement of Significance – See attached Section 8, beginning on page 41.

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

Previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

#

recorded by Historic American Engineering

Record #

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other

Name of repository:

Proximity Park Historic District
Name of Property

Buncombe County, N.C.
County and State

10. Geographical Data

Acreage of Property 31 acres

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>360500</u>	<u>3942180</u>
	Zone	Easting	Northing
2	<u>17</u>	<u>360560</u>	<u>3942060</u>

3	<u>17</u>	<u>360400</u>	<u>3941860</u>
	Zone	Easting	Northing
4	<u>17</u>	<u>360000</u>	<u>3941680</u>

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See section 10 below

11. Form Prepared By

name/title Helen Purdum, Local Historian / Kathryn Scott, Architect
organization Grove Park / Sunset Neighborhood Association date September 15, 2006
street & number 54 Macon Avenue telephone (828) 252-0998
city or town Asheville state NC Zip code 28801

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Proximity Park Historic District
Buncombe County, North Carolina

Architectural Classification continued:

Classical Revival

Other: Arts and Crafts

Period Cottage

Dutch Colonial Revival

Georgian Revival

Narrative Description

Introduction

The Proximity Park Historic District is a residential district located north of downtown Asheville, North Carolina at the foot of Sunset Mountain. Platted in 1907 by the Proximity Park Corporation (PPC), it originally straddled Asheville's city limits. Today it is bordered by the Grove Park Historic District (NR 1989) to the south and west, the Sunset Terrace Historic District (NR 2005) to the north, and the Kimberly Amendment to the Grove Park Historic District (NR1990) to the north. The Grove Park Inn and its golf course (NR 1973) lay further uphill to the northeast. Development began in Proximity Park before the Grove Park Historic District (1908-1919), the Sunset Terrace Historic District (1913), and the Grove Park Inn (1913).

The grade generally slopes upward to the northeast but drops off steeply at the Grove Park Country Club Golf Course to the north and rises steeply along the eastern boundary. There is a steep ravine at the corner of Macon Avenue and Charlotte Street that serves as a prayer garden for St. Mary's Church (NR 1994). Most of the original lots were laid out in an orthogonal pattern on property that was flat or gently rolling. The houses are at street level. Properties at the edges of the district, such as at Howland Street, upper Macon Avenue, and Holmwood Road, are hilly with houses set above or below street level. These lots are larger, and conform to the natural topography.

The district contains approximately thirty-one acres that loosely follow the original plats, giving it an irregular shape. It is bounded by Charlotte Street to the west, Woodlink Road to the north, Sunset Terrace and Sunset Trail to the north, and Macon Avenue and Howland Road to the east and south. It includes the following properties:

- Charlotte Street—Numbers 337, 337 ½, 401, 403, 407, 409, and 411 on the east blockface. Number 392 on the west blockface.
- Edgemont Street—The entire street with the exception of house 4 on the southwest corner.
- Evergreen Lane—The entire street.
- Holmwood Street—The entire street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Proximity Park Historic District
Buncombe County, North Carolina

- Howland Road—Number 2.
- Latrobe Street—The entire street.
- Macon Avenue—Numbers 30, 36, 46, 46 ½, 54, 62, 76, 82, 84, 94, 102, 110, and 118 on the north blockface. Numbers 166, on the west blockface. Numbers 163, 165, 171, and 171 ½ on the east blockface.
- Woodlink Road—Number 4.

A number of properties originally platted by the PPC are not included in the district. These are along the south blockface of Macon Avenue between Charlotte Street and Howland Road which were later sold to E. W. Grove. They are within the Grove Park Historic District.

Parcels on flat or gently rolling land were laid out on a tight grid with long narrow lots. This ensured that the walking distances to the trolley stops would be short and created a well-defined streetscape. Other parcels along the edge of the district are larger where the houses are less dense and the streetscape is defined by vegetation. There are mature deciduous and evergreen trees throughout the district and as in neighboring the Grove Park Historic District (NR 1989) hemlock trees were a popular landscape feature. Sidewalks were included along Macon Avenue and Edgemont Street. Parks and landscape features were included at 337 Charlotte and the vacant lot on Evergreen Lane where the topography was too steep to build on. The park on Evergreen was never developed and is now overgrown with trees and ivy. Two creeks runs through the neighborhood, beginning at 163 Macon it runs downhill across the street where it meets with the one running behind the properties along Macon Avenue.

The district includes a wide variety of architectural styles. The earliest houses, at 165 Macon Avenue and 392 Charlotte Street are American Four Square and Colonial Revival, respectively. The large neoclassical revival house at 86 Edgemont Road was built by Dr. Carl V. Reynolds, a founding member of the Proximity Park Corporation, in 1907.

As the rate of construction increased, the Arts and Crafts styles became dominant. Craftsman, Craftsman bungalows, and English-derived Craftsman houses, dating from 1905 through the 1920s began to appear. They vary from simple one-story bungalows at 65 Edgemont Road to the elaborate estate at 2 Howland Road. Other notable examples can be seen at 41 and 59 Edgemont Road, 10 Holmwood Street, 9 Evergreen Lane, and 163 Macon Avenue.

Richard Sharp Smith came to Asheville as the supervising architect for the Biltmore Estate (NR 1966). He remained in Asheville where he practiced for the next three decades and went on to become one of the most prominent architects in the area. He was known for his adaptation of the Arts and Crafts style and he developed a local interpretation of the Craftsman style known as English Derived Craftsman. It is characterized by roughly textured stucco walls (pebbledash), half-timbering, multiple gables and dormers, clipped gables and dormers, and simple porch brackets, known locally as the Montford Bracket¹. It is a “simple hefty bracket” that is flat in section, with a quarter round profile set atop a chamfered porch column. Several houses along the southeast blockface of Edgemont Road borrow elements from this style

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Proximity Park Historic District
Buncombe County, North Carolina

and the house at 80 Edgemont Road is a near replica of “Cottage B” designed for Biltmore Village in this style.

By the late 1910s, romantic revival styles were becoming popular in both the Proximity Park Historic District and the neighboring Grove Park Historic District. Several properties exemplify this trend such as the sanctuary (Gothic Revival) and the rectory (Period Cottage) of St. Mary’s Church (NR 1994) at 337 and 337 ½ Charlotte Street. They were designed by Richard Sharp Smith. The Colonial Revival style is very common in Proximity Park as seen at 401 Charlotte Street. Other revival styles include Dutch Colonial Revival (27 Edgemont Road), Tudor Revival (92, 110, and 118 Macon Avenue), Italian Renaissance Revival (46 Macon Avenue), and Spanish Revival (83 Edgemont Road).

Inventory

The inventory that follows is organized alphabetically by street name. North blockfaces are listed first, followed by south, west, and east.

For each property, the following information is included:

- Street address as stated on the Buncombe County Tax records. The mailing address differs from that given on the tax records for the properties at 86 and 86 ½ Edgemont Road. The mailing address is 84 and 84 ½.
- Function of the Property.
- Date built—If an exact date of construction is known, it is stated. All other dates have been verified to within a decade. Methods for dating properties include Sanborn maps, plats, city tax records, historic photographs, deed searches, publications, and historic references. There are no records for houses bought and sold outside the city limits around the turn of the twentieth century, and original deeds do not exist for many of the oldest homes.
- Contributing status—Properties are designated as being either Contributing or Non-Contributing. Contributing properties are those dating from within the period of Significance (ca. 1900 to 1930) and retaining architectural integrity. They must retain sufficient integrity of design, setting, materials, workmanship, and contribute to the historic character of the district. Some properties have additions but they do not significantly distract from character of the original property. Properties built after 1930 and those that do not retain architectural integrity are Non-Contributing.
- Property description—Includes a general architectural classification, followed by a description of the exterior elements. Sources for property descriptions include such references as *The Elements of Style* by Collway and Cromley, *Clues to American Architecture* by Klein and Fogle, *The Visual Dictionary of American Domestic Architecture* by Carley, and *A Guide to the Historic Architecture of Western North Carolina* by Bishir, Southern, and Martin.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Proximity Park Historic District
Buncombe County, North Carolina

- Owner—The earliest known person associated with the property is listed, along with the earliest known date of association. Some houses were built speculatively, by developers. Sometimes the first owner lived on the premises and sometimes he or she did not. Sources for determining early owners include deed searches, city directories, tax records, publications, and historic references.
- Outbuildings—All outbuildings are listed with separate headings, under the main property. The earliest known date of an outbuilding is specified, and its contributing or non-contributing status is stated.

Inventory

Address	Function	Date	Status
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Charlotte Street

337 Charlotte Street	Church	1914, 1960	Contributing
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Gothic Revival—St. Mary’s Church is owned by the Episcopal Diocese of Western North Carolina. It was designed by Richard Sharp Smith and was placed on the National Register of Historic Places in 1994. The plan is cruciform and the main entrance is at the southwest corner. Walls are brick with an exposed stone basement along the east elevation. The roof is steeply pitched with parapeted ends and dressed capped stonework. Window openings are tripartite with pointed arches and glazed with decorative, leaded, stained-glass windows. Shallow buttresses brace the north and south elevations. The interior is lavishly detailed in the traditional Catholic Episcopal tradition. The surrounding site is a ravine that was developed as a park by Chauncey Beadle in the English Romantic style, and serves as a backdrop for religious statuary and prayer gardens. Native plants, such as pine, dogwood, magnolia, rhododendrons, and mountain laurel, are maintained throughout the park.

337 ½ Charlotte Street	Church, Rectory	1923	Contributing
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Period Cottage—The rectory for St. Mary’s Church, designed by Richard Sharp Smith, is an asymmetrical, one-and-a-half story dwelling with a steeply pitched roof with clipped gable ends. A shed dormer extends along the north elevation, with clipped dormers along the south elevation. The front entrance hood is engaged and supported on decorative wood brackets; the side entrance is also engaged. Eaves are open with exposed rafter ends, and the windows are steel casement with divided lights. Materials are asphalt shingle roofing, shake siding, and hard-coat stucco. A metal stair has been added along the east elevation, and a wrought iron fence encloses the north yard.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Proximity Park Historic District
Buncombe County, North Carolina

Garage

1920s

Non –Contributing

The one story single-bay garage sits to the east of the rectory, fronting on Evelyn Alley. The roof is front-gabled and is clad in shake siding with a wood overhead door. There is a fenced trash-can storage shed, attached along the north side. The building is in a badly deteriorated condition.

392 Charlotte Street T. Maney Kimberley House circa 1900 Contributing

Colonial Revival – two stories with an attic. The roof is hipped roof with large front gables. A central recessed porch wraps around the façade to the southwest, supported by weather-boarded rectangular posts. A sleeping-porch bay extends along the south elevation, and an additional side porch (recently enclosed with windows) wraps around to the north. Most windows are double-hung replacements. Some older windows enclose the side porch, and at the upper level there are a few original units with diamond-patterned muntins. Materials are simple wood weatherboard with raked siding in the gables, asphalt shingle roofing, and brick chimney and foundation. T. Maney Kimberly, the original owner of this house, was the proprietor of the Charlotte Street Dairy and acquired a great tract of land west of the Charlotte Street Extension in the late 1880's. Appears on 1917 and 1925 Sanborn Maps.

401 Charlotte Street House

circa 1910

Contributing

Colonial Revival—two stories. The asphalt shingled roof is side-gabled over a wide frieze with dentils and other classical detailing. One-story, flat-roofed open bays flank the east and west elevations. One bay contains a porte-cochere, and the other is an open porch. Both bays are supported on paired Doric columns. An additional two-story shed bay extends to the rear. The entry porch is off-center with a classically detailed pedimented hood on Doric columns. Windows are six/six double hung, with lunettes at the attic level. Sid lights and a fanlight flank the door. Materials are German weatherboard siding (heart of pine), asphalt shingle roofing, and uncoursed fieldstone for the foundation, chimneys, and retaining walls. Albert Parker Niblock, owner 1917. Appears on 1917 and 1925 Sanborn Maps.

Garage

circa 1940

Non-Contributing

There is a one-story, one-bay garage to the east of the house with a gravel drive that leads to Evergreen Lane. It is front-gabled with double side-hinged, chevron wood doors. The German weatherboard siding matches that of the house with asphalt shingle roofing. There is an entry door and a six/one double-hung window with shutters on the west elevation.

403 Charlotte Street Apartment 1922, mid twentieth century Contributing

Arts and Crafts— three stories situated uphill from Charlotte Street. It is a large brick rectangular form containing apartments. There are two entrances on the south elevation, each with recessed doors set under metal hoods supported on metal brackets. The square lobbies have dark paneling,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Proximity Park Historic District
Buncombe County, North Carolina

tile floors, and dog-leg dark wood stairs. A mansard roof addition (mid twentieth century), consisting of red tile and slate, sits above exposed rafters. Windows are paired six/six double hung. A wooden third-floor modern addition is visible from the Charlotte Street façade, above a paneled fascia that wraps around the second floor. Stone retaining walls extends along the south yard, defining a tiled patio area with a wooden privacy fence along the south property line. Albert Parker Niblock, owner (1920s)

Garage

circa 1940

Non-Contributing

A four-bay structure is situated on Charlotte Street below the apartment building. It is composed of metal posts, wood joists, and brick and concrete walls. A concrete stair and retaining wall are attached along the north. The roof is flat with an asphalt patio above.

407 Charlotte Street House

1913

Contributing

Craftsman Bungalow – one story. It is a twin to the house at 409 Charlotte Street. The roof is hipped with projecting hips over the front entry porch and rear bays. Windows are nine/one, double hung. Battered short columns on shingled piers support the porch. The railing is pickets paired in threes. Materials are asphalt shingle roofing, wood shakes, and an interior brick chimney. The foundation and retaining walls are random-range rubble stone with grapevine mortar joints. It is situated uphill from Charlotte Street with a gravel alley to the rear. J. B. Landon, owner 1916. Appears on 1917 Sanborn Maps.

409 Charlotte Street House

1913

Contributing

Craftsman Bungalow - This is a twin to the house next door at 407 Charlotte Street—except that two of the columns are missing, and the porch rail consists of a wood shaked wall. W. L. Williams, owner 1917. Appears on 1917 Sanborn Map.

411 Charlotte Street House

circa 1910

Contributing

Craftsman—two stories with an exposed basement to the rear. There are several modern additions. The sun room, a west-facing ell, was probably added after the original construction since records indicate that it was in place by 1917. A second-story sleeping porch was added to the east side some time later. It has recently been removed to allow for a two-story addition, which consists of a kitchen with a master bedroom and bath above. The roof is hipped with a shed extension to the rear. Several bays extend from the main mass of the house with lower level hipped roofs and roof decks. Windows are grouped of up to six, six/one double hung or casement. It is clad in German weatherboard siding with vertical saw-tooth siding along the north elevation. Eaves are open in places with exposed rafter ends, and closed in others. Other materials include asphalt roofing, and brick interior chimney and foundation. A wooden fence and new stone retaining walls surround

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Proximity Park Historic District
Buncombe County, North Carolina

the property. There are stone planters and walkways leading to the front door. J. Castle, owner 1919. Appears on 1917 Sanborn Map.

Outbuilding **circa 1930** **Non-Contributing**

Originally a one-bay garage, this outbuilding has recently been converted into a studio with a shed addition. The German weatherboard siding matches that of the original house and the asphalt shingle roof is new. Repairs have been made to the exposed rafter ends. The interior has been fitted out in drywall, and the overhead car door has been replaced with French doors and sidelights. A wooden side-hinged shed door is new.

Edgemont Road, North Side

Vacant Lot

15 Edgemont Road **House** **1909** **Contributing**

Colonial Revival—one and a half stories. The side, clipped gabled roof has flared eaves. There are continuous shed dormers along the front and rear of the second floor, with an additional bay extending to the rear. The attached carport to the east also has a hipped roof. Five large Doric columns support the engaged porch. Windows are double hung with diamond-patterned muntins. Materials are weatherboard, asphalt shingle roof, coursed fieldstone foundation, and interior brick chimneys. G. F. Kuhl, owner 1919. Appears on 1917 Sanborn Map.

Garage **circa 1930** **Contributing**

A double-bay garage sits behind the house, to the northeast and fronts on Edgemont Road. There are two overhead doors along the south elevation and paired, six/one double-hung windows with divided lights on the west elevation. The roof is side-gabled with clipped ends with wood shakes siding.

27 Edgemont Road **House** **1910s** **Contributing**

Dutch Colonial Revival—one and a half stories with an exposed basement to the rear. The side gabled gambrel roof is clipped with flared eaves and three shed dormers light the upper floor along the front. Two one-story wings, to the east and west, have hipped roofs and are supported by paired Doric columns. The wing to the west has been screened but retains its simple picket rail. The wing to the east also has paired columns, but it has been enclosed. The entry is pedimented and supported by decorative brackets. Windows are single or in groupings of up to four, six/one double hung. Materials include asphalt shingle roofing and brick or weatherboard with interior brick chimneys. A curving brick and stone stair connects the front yard to a gravel drive in the rear that leads to Holmwood Street. Ralph Rosenberg, owner 1919. Appears on 1917 Sanborn Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Proximity Park Historic District
Buncombe County, North Carolina

29 Edgemont Road House

1910s

Contributing

Colonial Revival—two stories to the south with an exposed basement to the rear. The roof is side-gabled and flanked by exterior brick chimneys. A two-story, flat-roofed sleeping porch wing extends along the length of the house on the west elevation. The side porch is open on the first floor and has round fluted columns and simple baluster. It is enclosed at the second level. A large cross gable bay with attic dormers and an additional interior chimney extends to the rear with. The centered entry porch has a segmental vaulted pediment and is supported by two Doric columns. The single six/six windows are double hung, with lunettes at the attic level. There is an oriel bay on the east side. Materials are asphalt shingle roofing, artificial siding, and brick foundation and chimney. A stone retaining wall and steps run along the east property line. D. B. Morgan, owner 1919. Appears on 1917 Sanborn Map.

41 Edgemont Road House

1910s

Contributing

Craftsman—one-and-a-half-stories. The roof is complex. It is side gabled, with a continuous shed dormer above the entrance porch, which faces Holmwood Street. Additional one-story gables project to the north, south, and east over semi-hexagonal bays. The rear deck and east bay, which contain a new kitchen, were added in the 1990's. Both additions blend with the existing house. Decorative details include knee bracing and brackets, gridded woodwork, and Swiss Alpine fretwork, with oversized brackets at the west entry porch, some of the woodwork is more typical of that seen on an Arts and Crafts style house. Eaves are open with exposed rafter ends. The original windows are six/one double hung, with triangular lunettes at the attic. There are casement windows in the bays and the second-story rear sleeping porch. Materials include asphalt shingle roofing, artificial and original weatherboard, and a brick foundation and chimney. The interior is largely original with gridded exposed beams and three-quarter-high Arts and Crafts wainscoting in the entrance, living room, and dining room. J. O. Brantley, owner 1921. Appears on 1917 Sanborn Map.

Garage

2006

Non -Contributing

The one-and-a-half story garage is newly constructed. It sits to the north side of the lot, fronting Holmwood Street. It is a double bay garage with an overhead door in one bay, and an entry door in the other. The roof is front gabled with continuous shed dormers facing north and south. The foundation is poured concrete. There is an apartment above.

55 Edgemont Road House

1920s

Contributing

Colonial Revival—two stories. It was originally located at 11 Evergreen² and was moved in the 1920s. The roof line is unusual. Continuous in-wall shed dormers extend along the front and rear of the house. They interrupt the gabled roof line, creating a continuous face at the front of the house. A gabled sleeping-porch bay extends along the east elevation. It has a true shed dormer.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Proximity Park Historic District
Buncombe County, North Carolina

Exterior brick chimneys flank the side, and there is an additional brick patio to the east. The entry porch is a round arch pediment supported by Doric columns. Two oriel bay windows have been added on the front facade. Other windows are six/one double hung. Materials include artificial siding, asphalt shingle roofing, and a brick chimney and foundation. Edward Martin, owner 1922. Appears on 1925 Sanborn Maps.

57 Edgemont Road House

1920s

Contributing

Colonial Revival—two stories with an exposed basement to the rear. The roof is hipped with a hipped dormer. Projecting hipped-roofed second floor sleeping porches extend along the east and west elevations. The porch to the east is open to a porte-cochere and drive below. The entry porch is pedimented and supported on new square columns. Windows are paired and triple, six/one double hung, and casement windows enclose the sleeping porches. An attached screened porch to the rear has recently been enclosed, and a deck has been added. Materials include asphalt shingle roofing, German weatherboard siding, and a brick interior chimney and foundation. Jesse and Heather Law, owners 1923. Appears on 1925 Sanborn Map.

59 Edgemont Road House

1910s

Contributing

Craftsman Bungalow – one and one half stories with a partially exposed basement to the rear. The roof is side-gabled with cross gables projecting to the rear, and an off-center, clipped cross gable to the front. A shed dormer lights the attic at the north of the house. The front porch is semi-engaged and supported on four Doric columns with a plain baluster and modern deck was added to the rear. There is a projecting bay window on the west elevation. The windows are four/four double hung, single and paired. Materials are asphalt shingle roofing and wood shakes siding and an American bond-brick interior chimney and foundation. The yard is bound by hedges to the rear and an arbor and a gravel drive leads to the garage. J. R. Law, owner 1916. Appears on 1917 Sanborn Maps.

Garage

circa 1925

Contributing

A one story single-bay garage is located on the north-west corner of the lot. Its asphalt roof is pyramidal and walls are clad wood shake siding. Rafter ends are exposed, and the overhead door is wood. An engaged picket encloses the back yard and

65 Edgemont Road House

1908

Contributing

Craftsman Bungalow – one story with an attic. The roof is side gable with a full width engaged porch and a shed dormer lighting the attic to the rear. Eaves are flared. There is a small cross gable along the east elevation. Most windows are double hung with divided lights. Some are replacements, and the rear has metal hopper windows. Materials are asphalt shingle roofing, wood shake siding, and a coursed fieldstone foundation and interior chimney. The remains of a stone-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10Proximity Park Historic District
Buncombe County, North Carolina

rubble foundation wall to an outbuilding which appear on the 1917 Sanborn Map are discernable in the northwest corner of the lot. C. C. Millard, original owner (1908), was a share holder of the Proximity Park Corporation. Appears on 1917 Sanborn Map.

73 Edgemont Road House 1959, 2004 Non -Contributing
Ranch—In 2004 the owners renovated this house to reflect the Arts and Crafts flavor of the street. It is one story with a shallow hipped roof with a projecting cross-gabled to the front. Massive square columns on battered stone piers support heavy beams which form a trellised porch. Materials include asphalt shingle roofing, stucco, and wood shake siding over a brick foundation. John C. Stamberger, owner 1959.

Garage 1959, 2004 Non -Contributing
A double-bay garage is located on the northwest corner of the lot. It has been renovated in the same style as the house. The asphalt roof is front gabled, supported by knee brackets. The wall surfaces have been stuccoed with wooded battens, and the overhead doors are surrounded with wood Craftsman-type trim. There is an entry door on the east elevation.

81 Edgemont Road Golf Club House/ 1898, 1906 Contributing
C. C. Millard House
Craftsman Bungalow—one story with an attic and exposed parking bays to the rear, under the house. The roof is a complex, hipped structure with projecting hips to the east and west and hipped dormer lighting the attic. The engaged porch originally wrapped from the center bay to the west and around the building. When the building was moved, the west portion of the porch was enclosed leaving the center portion open. A new metal stair and stone patio have been added to the west yard. Windows are twelve /one double hung. The roofing is clay tile over the main portion of the house and metal standing seam to the rear. When the house was moved, these materials were added to match the Spanish Revival apartment building next door. The roof and copper gutters have recently been replaced. Original eaves are open with exposed rafter ends. Other materials include wood shake siding with a brick foundation and interior brick chimneys. Remnants of the old golf-cart paths can be seen to the rear. The interior layout is largely original; however the kitchen has been renovated and the locker rooms have been converted into a bedroom. Built by George W. Pack, this was the home of the old Swannanoa Golf and Country Club and was originally sited at the end of Edgemont Road, close to the Albemarle Inn's current location. Mr. Pack maintained ownership and leased it to the club; however, after his death in 1906, the building was sold to C. C. Millard, who had the building moved to its present location. Appears on 1917 Sanborn Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Proximity Park Historic District
Buncombe County, North Carolina

83 Edgemont Road Apartment 1920s Contributing

Spanish Revival— two stories to the front and with parking bays in the basement to the rear. The red tile roof is hipped with projecting hips extend over the porches to the south, east, and north... Eaves are open with exposed rafters. The sleeping porches are screened above with an arcade below. There is a two-story stone bay at the central entrance with paired arched window openings above. The remainder of the façade is stucco, with a decorative vent opening and an uncoursed rubble stone foundation. Most of the windows are single, six/one double hung. A few replacement hopper-type windows have been added to the rear. Asheville Building Securities, owner 1925.

Edgemont Road, South Side

14 Edgemont Road House circa 1910 Contributing

Queen Anne /Colonial Revival-- two-stories. The asphalt-shingled, hipped roof steeply pitched with front, side, and rear cross gables. The wraparound porch has a curvilinear pitched roof and a pedimented gable to the front. It is supported on Doric columns. The second-story sleeping porch to the rear was enclosed (circa 1970). Windows are single, twelve/one, double-hung units. There is wood shake siding on the second floor, with weatherboard siding below. The interior chimney and the foundation are brick. The remains of a concrete retaining wall for a single bay detached garage sit along Evelyn Alley to the rear. The garage has been removed. Irene Passmore, owner (1911). Appears on the 1917 Sanborn Map.

18 Edgemont Road House circa 1910 Contributing

Colonial Revival—two stories with an exposed basement. The roof line has a shallow, pyramidal form with a flat-roofed bay to the south and a one story bay was added to the rear. Eaves are wide. The round arched vaulted entry hood is supported on scrolled brackets over a recessed door. Most windows are one/one double hung; however, there are tall, two/two divided casement windows on the facade of the first floor. Walls are clad with German weatherboard siding on the first floor, and vertical board and batten on the second floor with a beltcourse dividing them. Other materials are asphalt shingle roofing and a brick foundation and exterior chimney. Concrete stairs and retaining wall connect the property to Evelyn alley to the rear. W. S. Parry owner (1919). Appears on 1917 Sanborn Map.

Garage circa 1910 Contributing

A two-story detached single bay garage is accessible from Evelyn Alley to the rear. The asphalt shingled roof is front gabled. There is a small engaged balcony overlooking Evelyn Alley adjacent to a second story room. Like the house, the garage has weatherboard siding on the first floor and board and batten on the second floor. Windows are single, one/one double hung. There is an interior brick chimney and stair.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Proximity Park Historic District
Buncombe County, North Carolina

26 Edgemont Road House/Apartment 1920s Contributing

Colonial Revival/ Craftsman - two stories with an exposed basement to the rear. It was originally a house it now contains apartment units. There is one-story, flat-roofed sun porch bay along the west elevation, and an additional hipped bay and deck to the rear. The central flat entry porch is supported on square columns. Knee braces support the rake roof eaves. Windows are in groups of up to five, five/one double hung, with vertical muntins. Materials are artificial siding, asphalt shingle roofing, with a brick foundation and exterior and interior chimney. The south-facing sleeping porch is enclosed. It is adjacent to the parking lot of the apartment next door which wraps around to the rear of the house. The front yard is enclosed with a picket fence. T. J. Dickey owner - 1922. Appears on 1925 Sanborn Map.

30 Edgemont Road House 1960, 2005 Non-Contributing

International—three stories to the front and four to the rear. This apartment building is organized around an I-shaped plan. The roof is flat with an interior projecting stair tower. It is brick with aluminum storefront and horizontal hopper windows. There are engaged balconies to the front and rear with aluminum railings and aluminum awnings to the rear... Metal fire escapes have been added to the sides of the building. A parking lot wraps around to the rear, and there is additional parking below, along Evelyn alley. The metal roof structure above the alley parking was recently removed, and a decorative fence, deck and pebledash stucco at the retaining wall were added (2005). Reid Wallace, owner (1960)

40 Edgemont Road House 1910s Contributing

Colonial Revival—two stories with an exposed basement to the rear. The roof is hipped, and the entry porch is vaulted and supported on Doric columns. A flat roofed porch has an attached bay that extends to the west supported by Doric columns and a balustrade. Windows are paired six/six, double hung. Eaves are wide with modillions. Materials are asphalt shingle roofing, artificial siding, and a brick foundation and chimneys. F. W. Lockwood, owner (1921). Appears on 1917 Sanborn Maps.

Garage 1910s Contributing

This one story double-bay garage is located on the northeast corner of the lot, atop brick piers and is accessible from Edgemont Road. The pyramidal roof is supported on wood columns, and the sides are semi-enclosed with fencing or wood walls. There are no doors, but there is a double hung window along the west elevation. The drive is grass and gravel with a concrete slab in the garage.

44 Edgemont Road House 1910s Contributing

Craftsman—two stories with an attic and an exposed basement to the rear. The roof is hipped with a front gable at the facade. An unusual shingled flared-gabled face cantilevers over the second

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Proximity Park Historic District
Buncombe County, North Carolina

floor on exposed rafter ends, with a gabled dormer set within it. There is a one story bay to the rear. Eaves are open, with exposed rafter ends and heavy brackets. The wraparound, hipped-roof porch is supported on shingled columns with an enclosed shingled balustrade. A three sided bay is tucked within the porch. Most windows are double-hung, and some have diamond muntins while there are casement windows at the sleeping porch. A new master bedroom and bath were added at the rear of the house (mid twentieth century). Materials include asphalt shingle roofing; shake siding, and a brick interior chimney and foundation. Roland A. Wilson, owner (1916). Appears on 1917 Sanborn Map.

Garage **1910s** **Contributing**

This double-bay, one-story garage, located to the rear, is accessible from Edgemont Road. The asphalt shingle roof is front-gabled. One overhead door spans the double opening, and the walls are shaked. A split-rail fence encloses the yard, and the drive is grass.

52 Edgemont Road House **1910s** **Contributing**

Arts and Crafts— one and one-half stories with an exposed basement to the rear. The asphalt-shingled roof has front and side cross gables, and there is a shed bay to the rear. Walls are constructed of concrete and structural tile covered with stucco, which is unusual in this neighborhood. Eaves are open with exposed rafters and heavy beams and there is a side entry porch with a gabled roof line to the east. A concrete beltcourse divides the first and second floors. Windows are casement-type, with divided lights or diamond-patterned muntins. They are single or grouped, with concrete decorative surrounds. The original windows have decorative muntins but some have been replaced. A two-story sun porch was added to the south (1980), and the sleeping porch was enclosed. Robert Lee Ellis, owner (1917). Appears on 1925 Sanborn Map.

Garage **1910s** **Contributing**

This one-story, double-bay garage is located to the south of the main house and is accessible from Edgemont Road. The asphalt roof is pyramidal with exposed rafter ends and the walls are stucco. A single overhead door spans the double-entry bay.

56 Edgemont Road House **1910s** **Contributing**

Craftsman—One-and-a-half stories. The roof is side-gabled with a large front cross gable supported by knee braces and a large-hipped dormer to the rear. The porch is engaged and is supported on five large square columns and turned balusters. Windows are single or in groups of up to four, twelve/one and twelve/twelve, double-hung with vertical muntins. The front door is glazed and flanked by sidelights. The rear sleeping porch was enclosed. Materials are asphalt shingle roofing, weatherboard siding, and a brick interior chimney and foundation. Sanborn maps indicate that there was a detached garage from the 1920s through 1945 which no longer exists. Dr. A. T. Prichard, owner (1922). Appears on the 1917 Sanborn Map.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 14Proximity Park Historic District
Buncombe County, North Carolina**62 Edgemont Road House 1910s Contributing**

Craftsman—two stories. The hipped roof line is broken, while the attached front and side porches have hipped roofs. The front porch is supported on square wood columns with a simple balustrade. The side porch roof rests on decorative wood brackets. There is a projecting window-box bay that encompasses the living room picture window. A beltcourse divides the two floors. Windows are a variety of twelve/one double hung or fixed. The interior chimney is brick. Other materials include asphalt shingle roofing and a brick foundation. Pingree and Mary McFarren, owners (1917). Appears on 1925 Sanborn Map.

68 Edgemont Road House 1910s Contributing

Arts and Crafts - two stories with an attic. The roof is hipped roof with projecting front and side gables and a large hipped dormer to the rear. Eaves are flared and articulated with a wide frieze. The wraparound porch is supported on Doric columns and a simple square balustrade. A four sided bay with decorative diamond window pane is tucked within the porch. Windows are twelve/one double hung or diamond-pattern muntins. The wide main door has an elaborate leaded-glass window. Materials are asphalt shingle roofing, shake siding on the upper floor, and half timbering with pebbledash stucco infill on the main floor. The foundation and basement are constructed of uncoursed rubble stone. J. M. Parker, owner (1912). Appears on the 1917 Sanborn maps. Later Sanborn maps indicate that there was a detached garage from the 1920s through 1945, which no longer exists.

72 Edgemont Road House 1910s Contributing

Arts and Crafts—two stories with an attic. The roof is cross gabled to the front and east. The gabled roof edges jetty over exposed molded joists. There is a newer, two-story addition to the rear that houses a master suite, family room, expanded sleeping porch, and rear porch. It is constructed of similar materials to those used for the rest of the house, and has a side-gable roof line. The existing wraparound porch is supported on seven large, square columns with Montford brackets, a simple bracket.³ The balustrade are simple square pickets. A three sided bay window is tucked within the porch to the east. Windows are single, paired, and triple-grouped, nine/one, double hung. Materials are asphalt shingle roofing and wood shake siding on the upper floor, weatherboard siding on the main floor and the foundation and interior chimney are brick. Mrs. Mary Davis, owner (1917). Appears on 1917 Sanborn Maps. Later Sanborn maps indicate that there was a detached garage from the 1920s through 1945 which no longer exists.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 15Proximity Park Historic District
Buncombe County, North Carolina**78 Edgemont Road House 1922 Contributing**

Craftsman—two stories. The roof is hipped with a projecting front cross gable. A flat-roofed sun-porch wing to the west has a sleeping porch on the second level. Wide eaves are supported on knee braces. The entry porch has a flat roof on exposed, corbelled rafters set on large, square brick pillars. The front door is flanked by sidelights. Windows are paired or triple four/one with vertical muntins, double hung. Materials are asphalt shingle roofing and German weatherboard siding. The interior chimney and foundation are brick. The east yard is enclosed with a picket fence and a shallow in-ground wading pool with a flagstone patio was constructed in the rear yard (circa 1950). E. A. Jackson, owner (1922). Appears on 1925 Sanborn Maps.

80 Edgemont Road House 1908 Contributing

English-derived Craftsman—One of the first houses on Edgemont, it is similar to “Cottage B,”⁴ which was designed by Richard Sharp Smith for Biltmore Village in American Four Square form, it is two stories with an attic. The roof is hipped with a hipped dormer at the attic level and the porch wraps around to the east, a mirror image of “Cottage B.” It is supported on square columns with Montford brackets and a plain balustrade. The sleeping porch was enclosed to the east side of the second level (circa 1970). Eaves are open with exposed rafter ends. Most windows are twelve/one divided light, while some have diamond-pattern muntins. Materials are asphalt shingle roofing, shake siding on the upper level, and half timbering with pebbledash stucco infill on the main level. The foundation is uncoursed fieldstone, and the interior chimney is brick. A wood privacy fence encloses the east yard. Annie May Reynolds Sumner, owner (1908). Appears on 1917 Sanborn Map. Later Sanborn maps indicate that there was a detached garage from the 1920s through 1945 which no longer exists.

86 Edgemont Road Dr. Carl V. Reynolds House 1909 Contributing

Neoclassical Revival—This large wood-frame house is on the National Register of Historic Places (1982). Originally built by Mr. Westall for Dr. Carl V. Reynolds. It is currently the Albemarle Inn, a bed and breakfast. Before that it served as the school house for the Grove Park School for Girls. Square in form, it is two stories above a stone terrace. The roof is side gabled with two hipped roof dormers along the front. A central, full height, two-story portico rests on double Corinthian columns, with a turned balustrade at first and second levels. The double-leaf entry doors are flanked by sidelights, and there is a fanlight above. A second-story balcony, within the portico, sits directly above the door. A side porte-cochere with a hipped roof sits along the north elevation. Other classical details include full-height, fluted Corinthian pilasters at the corners, a wide-articulated frieze with dentils, and Tuscan columns to the west. Windows are single double hung units with shutters and divided light casement type at the dormers. Materials are asphalt shingle roofing, weatherboard siding, and flanking brick corbelled chimneys. Dr. Carl

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 16

Proximity Park Historic District
Buncombe County, North Carolina

V. Reynolds, original owner in 1907, was a founding member of the Proximity Park Company. Appears on 1917 Sanborn Map.

**86 1/2 Edgemont Road Grove Park School for Girls, 1920s Contributing
Dormitory**

Craftsman—two-stories with an attic. It was built as the dormitory for the Grove Park School for Girls. The roof is side-gabled with a hipped roofed dormer at the attic level. Most windows are the triple-casement type and others are single or paired, eight/one double hung. There are a few replacement windows at the attic level. Two large two-story balconies were added to the façade where modern sliding glass doors were added to each apartment. A one-bay, two-story, pedimented porch sits along the west elevation, under the gable end. Both porches are supported on square posts with a simple balustrade. Materials include asphalt shingle roofing, weatherboard siding, and shake siding at the gabled end. Grove Park School for Girls, owner (1925)

**89 Edgemont Road Grove Park School for Girls, 1920s Contributing
Headmaster's House**

Craftsman—one and one half stories. Owned by the Grove Park School for Girls in the 1920s, it served as the headmaster's house. The roof is front-gabled with a side-gabled bay to the east and a sloping roof over an attached porch and carport. The porch is supported on square wood columns with Montford brackets with and an enclosed wood shake baluster. Windows are paired or triple four/one double-hung units. Materials are asphalt shingle roofing with wood shake siding and weatherboard, with a brick foundation. There are stone retaining walls in the front yard. Uncoursed rubble walls are original, while the stack stone walls are new. Grove Park School for Girls, owner 1920s.

Evergreen Lane, North Side

4 Evergreen Lane House 1910s Contributing

Craftsman—one and a half stories with an exposed basement and parking to the rear. The roof is side gabled, with plain fascia boards and cross gables to the front and rear. Eaves are open with exposed ornate rafter ends and beams. The porch roof is supported on wide shingled columns and an enclosed shingled balustrade. The windows are single or paired, six/six double hung. Some are hooded. Materials include asphalt shingle roofing, shake siding, uncoursed fieldstone foundation, and an interior brick chimney with corbelling. Mrs. George Williamson, owner (1921). Appears on 1917 Sanborn Map.

Vacant Lot

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 17

Proximity Park Historic District
Buncombe County, North Carolina

12 Evergreen Lane George Erwin Cullet Stephens House 1910s Contributing Georgian Revival—two stories with an attic. Originally this lot included the house that is now located at 55 Edgemont Road. It was moved in the 1920s leaving a larger and flatter continuous lot for this large house. The roof is side gabled with two story gabled bay additions from the 1940s, extending to the west and east. These additions house a kitchen, sun room, and sleeping porches. The front entry porch is curved, supported on Doric columns. The attached balustraded entry porch has a flat roof, supported on Doric columns. A second floor balcony sits over the rear half of the east side bay. Classical details include a fanlight above the door, a frieze with dentils, and fluted pilasters cornerboards. Pedimented dormers sit along the north and south sides of the roof, and have arched windows. Other windows are single, eight/one double hung with shutters, or multi-light casement. The door is flanked with side lights. Additional materials include weatherboard siding and a slate roof. The interior of the house is largely original, and classically detailed. There are fluted columns and paneled woodwork in the living room, dining room, and den. The formal side of the house faces north, with a brick terrace running the length of the house, overlooking the Grove Park Golf Course. A brick stair and walk extend down the hill, toward Woodlink Road. A formal walled garden sits to the east, and the concrete foundation wall from a house at 11 Evergreen Lane (which was moved to Edgemont Road) is located south of the rear entry. The lot is heavily wooded to the north, and hemlock trees line the double-loop entry drive. George Erwin Cullet Stephens, owner (1917). Appears on 1917 Sanborn Map.

Garage 1920s Contributing

A one-story double-bay garage, with a front-gabled asphalt roof, is located in the southeast corner of the lot. A single overhead door with four windows spans the double-bay entry with paired four/one double hung window along the north side and rear. It is clad in German weatherboard siding. The double-loop entry drive is asphalt. Appears on 1925 Sanborn Map.

Evergreen Lane, South Side

1 Evergreen Lane House 1910s Contributing

Colonial Revival—one-and-a-half stories. The asphalt roof is steeply pitched and front-gabled asphalt. Continuous shed dormers run the length of the roof along the east and west elevations. The bay to the east has a flat roof with a balcony above and is partially open below at the entry stoop. Fascia boards supported on the decorative brackets accent the rake edge of the roof. Eaves at the dormers are open with exposed rafter ends. Most windows are single or paired, six/six double-hung units while others are fixed. Other materials are German weatherboard siding and a brick interior chimney and foundation. H. S. Weeks, owner (1920)

Outbuilding 1910s Contributing

There is a board and batten garden shed, located in the southwest corner of the lot. Its asphalt roof is sloped to the north, with an entry door at the front and an engaged wooden fence extends along

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 18

Proximity Park Historic District
Buncombe County, North Carolina

the rear of the lot. The entire south yard is covered with a wooden deck, which is raised above ground level. Appears on 1917 Sanborn Map.

3 Evergreen Lane House 1910s Contributing
Craftsman Bungalow—one-and-a-half-stories. The roof is side gabled with exposed rafter ends in flared eaves over an engaged porch. There are continuous shed dormers to the front and rear. A side-gabled, one-story entry porch sits along the west elevation. Windows are single or paired, six/one double hung, and casement windows enclose the rear sleeping porch. A flattened arch at the porch is supported by shaked columns, resting on massive, coursed rubble piers. Materials include asphalt shingle roofing, shake siding on a course rubble stone foundation, and an exterior chimney and porch piers. The stone stairs and landing in are modern. Mrs. Cliff Guy, owner (1921). Appears on 1917 Sanborn Map.

5 Evergreen Lane House 1910s Contributing
Colonial Revival—two stories with an attic. It is front-gabled with a pent roof between floors and cross gables on the first and upper floor, to the east and west. The pedimented entry hoof is to the side and is supported on decorative brackets. Windows are single or triple, six/six double hung, with an elliptical window at the attic level. Materials are asphalt shingle roof, German weatherboard siding, and the interior chimney is brick with corbelling at the top. Dr. W. F. Bell, owner (1920). Appears on 1917 Sanborn Map.

Garage circa 1940s Non-Contributing
A one story, single-bay garage is located on the southeast corner of the lot, fronting Holmwood Street. The asphalt roof is front-gabled. It has weatherboard siding and corner boards. The double doors are side hinged. There is a six/one, double-hung window with shutters, and a planter box along the north elevation.

9 Evergreen Lane House 1910s Contributing
Craftsman Bungalow - one-story with a partially exposed basement. It has a complex, shallow side gabled roof. Intersecting cross gables extend to the north, south, and east and a gable-roofed ell extends to the east. The basement is partially exposed, with a single-bay garage in the northwest corner. Wide eaves are open with large notched rafters. The front-porch roof is supported on paired, battered columns set on massive stone piers. A capped stone wall and stairs with grapevine joints terrace into the front yard. Windows are six/one, double hung. Materials are asphalt shingle roofing and shake siding. The foundation is combination of coursed stone and poured concrete to the rear of the house. The lot is wooded, and hemlock trees line the drive in front of the house. Sheldon Leavitt, owner (1921). Appears on 1917 Sanborn Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 19

Proximity Park Historic District
Buncombe County, North Carolina

Holmwood Street, North Side

4 Holmwood Street House 1910s, 1983 Contributing

Craftsman Bungalow—the original portion of the house is a one-and-a-half-story bungalow with and exposed basement to the rear. A double height addition with parking below was designed by local architect Robert Griffin (1983). It is side gabled with continuous shed dormers to the front and rear. The front porch is engaged and is partially enclosed at the north end. It was originally screened but was enclosed with casement windows (circa 1990). Massive Doric pillars support the front and rear porches. Windows are six/one double hung, or fixed with divided lights. There is an elliptical unit at the attic level. Windows in the addition are fixed with a Palladian type window and divided lights. The entrance, which is tucked under the front porch, is a six sided bay with large leaded-glass windows at the door. The entry and some interior detailing are Classical. It is side. Materials are weatherboard siding and asphalt shingle roofing with hard-coat stucco on the foundation. Mrs. V. S. Watkins, owner (1920). Appears on 1917 Sanborn Map.

Outbuilding Late twentieth century Non- Contributing

There is a one story screened wooden octagonal garden pavilion in the northwest corner of the lot. The remnants of a community garage, removed in the 1950's, can be seen in the garden to the west of the house.

6 Holmwood Street House 1910s Contributing

Craftsman Bungalow— one and a half stories with an exposed basement to the rear. The roof is side gabled set above a hipped roof, with continuous shed dormers to the front and rear. There is an additional cross gable over the rear porch. Eaves are with ornate exposed rafter ends and knee braces. Windows are triple, six/six double hung. The rear porch has been enclosed with large sliding windows and a patio connects the two porches. Decorative brickwork, with set-in geometric patterns, accents the piers and foundation, and is in-filled with hard-coat stucco. Other materials are German weatherboard siding, asphalt shingle roofing, and brick retaining walls. A concrete retaining wall separates this lot from 4 Holmwood along the south edge of the lot. Mrs. Catherine Trenaye, owner (1922). Appears on 1917 Sanborn Map.

Garage late twentieth century Non - Contributing

A one story double-bay garage is located along the south-west corner of the lot. The asphalt roof is front-gabled. It is set on a concrete masonry unit foundation with weatherboard siding, similar to that on the main house. The overhead door spans the double entry with a sliding window along the east side. Sanborn maps indicate that an outbuilding was located in this spot in 1917. This newer garage may have been built in the same location of the original one.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 20

Proximity Park Historic District
Buncombe County, North Carolina

10 Holmwood Street House **circa 1913** **Contributing**
Craftsman—This large house was designed by Richard Sharp Smith.⁵ It is two and a half stories to the front and four and a half to the rear, facing the Grove Park Country Club golf course, including a basement and a cellar. The roof is side gabled with a clipped-gable dormer to the south and a shed dormer and hipped bay to the north. Eaves are open with exposed rafters. There is a large two-story gabled, curvilinear porch and a porte-cochere to the east, supported on triple square columns. The porch sits atop a tall coursed rubble stone retaining wall overlooking the golf course. The entry hood is hipped and cantilevers from the face of the house on decorative brackets. Windows are single or in groupings of up to three, six/six double hung, and some are hooded. Materials include slate roofing, shake siding, and coursed rubble masonry foundation and pillars with hard-coat pebbledash stucco at the cellar. The interior chimneys are brick with corbelling at the tops. The interior is largely original; features include a double stair layout, and exposed wood beams. The sight slopes steeply to the north where retaining walls are a combination of original rubble stone and newer stack stone. Jack Camp, owner (1922). Appears on 1917 Sanborn Maps.

Garage **1920s** **Contributing**
There is a one story double-bay, front-gabled garage at the southeast corner of the lot. Built of coursed stonework, it has keystone arches at the openings with shake siding above, and has two wooden overhead doors. A stone retaining wall engages the garage wall along the south elevation. Appears on 1925 Sanborn Maps.

Howland Road, East Side

2 Howland Road Dr. George Tayloe Winston House **1910** **Contributing**
Craftsman— This large two-story house is set on 2.71 acres making it the largest intact lot from the original Proximity Park plat. It has a telescoping, side-gabled roof line with eave brackets. A two-story, cross gabled porch sits to the east. The first story is supported on massive Doric columns, while paired square columns and balustrade support the upper level. The columns are original, but the rail was rebuilt to match the original. (mid-twentieth century). Additional gabled wings extend to the west and east. The eastern one was added by Mr. Winston when his health started to fail less than a decade after the house was built. The flat-roofed sleeping porch to the west was enclosed with hopper windows. Original windows are in groupings of up to four, six/one double hung. Materials are asphalt shingle roofing, weatherboard siding, and original massive brick chimneys. The foundation and older retaining walls are random coursed rubble and they cascade from the front porch into the front yard. Newer stack stone and concrete retaining walls and a patio were added at the rear of the house. The interior is classically detailed with wide crown molding, decorative fireplace surrounds, and turned balustrade at the stairs. The property is accessible from Howland, but a driveway bed is discernable from Macon Avenue. Dr. George

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 21

Proximity Park Historic District
Buncombe County, North Carolina

Tayloe Winston had this house built for himself in 1910. This lot was not included in the 1917 Sanborn Map but it does appear on the 1925 Sanborn Maps.

Garage **circa 1920** **Contributing**

A double-bay, one story garage with a front-gabled asphalt roof sits to the southeast of the house. There are paired fixed windows with nine lights to the rear and north side. The original overhead door has been replaced with a new aluminum overhead door that spans the double opening. The weatherboard siding is original.

Livestock Coop **late twentieth century** **Non-Contributing**

This coop is located downhill, to the east of the main house. It has concrete masonry unit walls, and the asphalt shed roof is set above a wood cornice. It contains four internal bays that open onto a chain-link-fenced yard. There is a wood passage door on the north side.

Latrobe Street, East Side

1 Latrobe Street W. H. and Mary Harrison House **1908** **Contributing**
Craftsman—The original plans for this house were designed by Richard Sharp Smith.⁶ The present house bears a strong resemblance to the original design; however, the elaborate cross-gabled, rustic details and half timbering were eliminated, and the third bay was never built. The present house is one and a half stories over a partially exposed basement. It is side gabled with continuous shed dormers to the front and rear over an engaged first floor porch. The porch columns are Doric with a plain, square-picket balustrade that is enclosed at the north end. An unusually long uninterrupted span of French doors extends along the porch facade. A flared stair extends down to the front yard; and an early one-story ell addition, extends to the east. The north second story cantilevers beyond the face of the house below and an additional walled sleeping porch sits above the main porch. Eaves are open with ornate brackets and knee bracing. The main foundation is uncoursed rubble stone and brick was used for the ell addition. Windows are single, paired, and triple, twelve/one double hung. Other materials include asphalt shingle roofing and German weatherboard siding. The yard is partially enclosed with a white picket fence. A grove of bamboo screens the front porch. W. H. and Mary Harrison, owners (1908). Appears on 1917 Sanborn Map.

Garage **1935** **Non-Contributing**

A one story, front-gabled, double-bay garage is located on the southeast corner of the lot. There is a top-hinged, divided light window in the attic. A pair of overhead doors is recessed within wood surrounds. The walls are clad in shake siding, and the roof is asphalt shingle. The drive to Latrobe Street is asphalt, grass and gravel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

Proximity Park Historic District
Buncombe County, North Carolina

3 Latrobe Street House 1910s Contributing
Colonial Revival—two-story house with an attic. The main block has a hipped roof with a central projecting shed roof bay containing two hipped dormers lighting the attic. There is a two-story southern wing with a hipped roof and enclosed sleeping porch above. A one story wing with a hipped roof extends to the north. Another attic dormer sits along the east elevation. The front porch is supported by four Doric columns and two pilasters above a solid stone balustrade. Windows are six or triple, six/one double hung, with an oriel bay on the southern end of the first floor. There is a variety of siding materials: narrow weatherboard siding, shake siding, vertical siding, and paneled siding. Other materials include asphalt shingle roofing, rough-coursed rubble foundation, and random fieldstone at the porch. The two interior chimneys are brick with corbelling at the top. There is a wood deck to the rear where the yard is enclosed with a wood fence. A. W. Lee, owner (1912). Appears on 1917 Sanborn Map.

Garage 1910s Contributing
A one and one half story double bay garage was converted to a guest house in the later half of the twentieth century. It is located along the east edge of the lot. The asphalt roof is front gabled with a gabled dormer. Original windows are two/two, double hung and replacement windows are casement with new French entry doors. Eaves are open with exposed rafter ends. Materials include wood shake siding on the upper floor and weatherboard on the first floor with a brick foundation.

Macon Avenue – North Side

30 Macon Avenue House 1962 Non-Contributing
Ranch— one story to the front with an exposed basement to the rear. The asphalt shingle roof is side gabled. The brick exterior is simple, with aluminum double-hung and fixed windows. A metal balcony runs the length of the first floor to the rear. Elizabeth Pauline Smathers, owner (1962)

Garage 1962 Non-Contributing
This four-bay outbuilding, on the northeast corner of the lot, is accessible from Evelyn Alley. The asphalt shingle shed roof slopes to the east. Wooden roof trusses are supported by the exterior walls, clad in weatherboard. The west side is completely open.

36 Macon Avenue J. E. Smathers House 1924 Non-Contributing
Craftsman— two-stories with an exposed basement to the rear. The roof hipped over the central block and a two-story hipped wing to the west. The projecting central bay is dominant, with a hip-roofed entry porch and sidelights flanking the door. There is a wooden, rear-entry porch and stairs. The brick interior chimney is wide and flat, with corbelling at the top. Windows are single double and paired, four/one with vertical muntins, double hung. Multiple windows enclose the sleeping porch to the west. Other materials are wide German weatherboard siding with asphalt shingle

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 23

Proximity Park Historic District
Buncombe County, North Carolina

roofing and a brick foundation. A stream runs behind the house where a bridge and drive lead to Evelyn Alley. J. E. Smathers, owner (1924). Appears on 1925 Sanborn Map.

46 Macon Avenue Fred Oates House 1924 Contributing

Italian Renaissance Revival/Georgian Revival - two stories with an exposed basement to the rear. Built of brick and stone, it has a low hipped roof. The cornice is articulated with modillions and a wide frieze. There are attached one-story wings along the east and west elevations. The one to the west is open and the one to the east is enclosed. The front entry porch is supported on Doric columns, with a broken pediment hood and stone quoining. Window openings and surrounds are full height at the first floor with keystone arched heads. Other details include flat keystone arches, stone lintels, a stone belt course, and a stone swag decorative plaque over the door. The original windows are casement with round heads or six/one double hung. Additional materials include asphalt shingle roofing, metal roofing, common bond-brick walls, and a heavy coursed fieldstone foundation. A stream runs through the rear yard where a drive and bridge lead to Evelyn Alley. Hemlocks line the property to the east. Fred Oates, owner (1924). Appears on 1925 Sanborn Map.

46 ½ Macon Avenue House 1870, circa 1940s Non-Contributing

This relocated house was originally situated along the Cold Spring Branch off Hazel Creek in Swain County. When the Fontana Dam was constructed during World War II, Cold Branch was to be flooded, so the house was dismantled and rebuilt at its present location. It has served as the diocesan office for the Rt. Rev. M. George Henry of nearby Saint Mary's Church, as well as a rental house.

Log Cabin - one story. It is side-gabled with a telescoping roof line. A cross-gabled screened sleeping porch extends to the rear. The logs are flat hewn, with concrete chinking and half dovetail notched joints. Windows are single and double, four/one with vertical muntins, double hung. The asphalt shingle roof has a rolled raked edge and the gabled ends are clad in shake siding. The foundation and interior chimney are stone. James Stricklander,⁷ builder. Appears on the 1945 Sanborn Map.

54 Macon Avenue Frank Peckham House 1924 Contributing

Colonial Revival— one and a half stories with an exposed basement to the rear. It has recently been renovated. The roof is side-gabled with clipped ends and flared eaves. Continuous shed dormers extend the full width of the house, both front and rear. The sun porch ell to the west has a mansard roof. The entry hood is pedimented and supported on knee brackets above an uncovered brick terrace. A concrete and patio and screened porch extend out over the garage and carport to the rear where a new second story bath addition has recently been added. The replacement windows are double hung with divided lights, and the entry door and sidelights are original.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 24Proximity Park Historic District
Buncombe County, North Carolina

Materials are asphalt shingle roof, and the wide redwood siding with mitered corners. (previously covered in vinyl siding). Rear sleeping porches were enclosed in the mid 1950s. The foundation is a combination of brick and stone, with interior brick chimneys and exterior brick flue. A stream runs through the rear yard where a bridge and drive lead to Evelyn Alley. Hemlocks line the property line to the east and west. Frank Peckham, original owner (1924) This house was ordered from Lewis and Company's 1922 catalog and deeded to Ms. Florance Peckham in 1925 for the sum of "natural love and affection and five dollars." Appears on 1925 Sanborn Map.

62 Macon Avenue J. F. Glen House 1924 Contributing Colonial Revival—It is two stories with an exposed basement to the rear. The hipped roof has off-center, projecting hipped cross wings to the front and rear. Eaves are wide and open, with exposed rafter ends. There are two wings to the east and west; one is screened with a flat roof over a garage below and the other is enclosed with a hipped roof. The front entry porch is recessed, with a segmental arched opening supported on Doric columns and pilasters. An attached, uncovered, terrace with a metal balustrade runs two-thirds the length of the façade with a wooden entry porch and stairs to the rear. Replacement windows are single or in groups of three, one/one double hung. A few original, six/one windows remain along the front. Materials include asphalt shingles, brick wall construction of common bond with a soldier belt courses and lintels, wood window surrounds and detailing, and a coursed stone foundation. A stream that runs parallel to Evelyn Alley is routed through a culvert to the rear creating a large flat yard enclosed with an aluminum fence. Hemlock and walnut trees line the west property lines and a grove of pines line Evelyn Alley. It served as the home of the UNCA chancellor from the mid 1970s until 2004 when it became a private residence. J. F. Glen, owner (1924). Appears on the 1925 Sanborn Maps.

76 Macon Avenue C. C. Willis House 1926 Contributing Period Revival— two stories with an exposed basement to the rear. The hipped roof slopes two stories along the west side of the house, with a hipped dormer set within the slope, reminiscent of a Tudor house. The property is accessible from Evelyn Alley, to the rear. An additional hipped bay extends from the rear where a new deck has recently been added. The attached front porch has a hipped roof, supported on brick piers. Paired knee braces support the wide eaves, typical of Italian Renaissance houses. Windows are six/one double hung, single or grouped. Some are rounded or have flattened segmental-arched openings with wood infill. Materials include slate roofing, asphalt roofing, and brick walls with wood detailing and window surrounds. The foundation is coursed fieldstone. A stream that runs parallel to Evelyn Alley is routed through a culvert to the rear where a bridge and drive lead to the alley.
C. C. Willis, owner (1926)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 25Proximity Park Historic District
Buncombe County, North Carolina**82 Macon Avenue Apartment 1925 Contributing**

Arts and Crafts— two stories with an attic and exposed basement to the rear. The hipped roof is a steeply pitched with two cross gables, trimmed with wide fascia board at the facade. The two story sleeping porch wings to the east and west have elliptical arched window openings on the first floor. Other windows are six/one double hung, grouped—paired or triple. The central recessed entrance is within an arched opening. Cantilever modern additions are visible to the northwest and northeast and metal fire escapes have been added. Materials include asphalt shingle roofing with rolled rake edges and hard-coat stucco over brick. Frank L. Hood, owner (1925)

84 Macon Avenue House 1980 Non-Contributing

Modern— one-story. It is situated downhill, below the sidewalk. The side-gabled telescoping asphalt shingle roof is the most dominant feature visible from Macon Avenue. It has several skylights. A detached wooden entry pergola at the front drive is connected to the entrance door by wooden stairs and a handrail. Windows are one/one double hung with no mullion divisions. Other materials include wood lap siding that wraps around the exterior chimney and concrete foundation walls. James and Gwendolyn Wilson, owners (1983)

94 Macon Avenue House 1924 Contributing

Tudor Revival - two stories with and exposed basement to the rear. The steeply pitched asphalt shingle roof is sided gabled with parapeted ends. The central recessed entry is within a stone surround. An enclosed entry and new deck has been added to the rear. A one story wing extends to the east, with a balcony above. Segmental arched windows are paired or triple, six/one double hung. The first floor is brick with an exterior brick chimney. and the second floor jetty is half timbered and overhangs on exposed joists. Frank L. Hood, owner (1925). Appears on 1925 Sanborn Map.

102 Macon Avenue House 1925 Contributing

Period Revival— two stories. The roof is side gabled roof with a projecting center cross gable. There is a three-story cross gable to the rear with a clipped, hooded dormer. The segmentally arched projecting entry pediment is to the side and supported on brick piers. Windows are double or triple six/one double hung, though some are fixed or casement. Lintels are brick soldier courses, flat or segmentally arched. Rake roof edges are rolled, with exposed rafter ends and brackets. A picket fence encloses the south yard. Frank L. Hood, owner (1925). Appears on 1925 Sanborn Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 26

Proximity Park Historic District
Buncombe County, North Carolina

110 Macon Avenue House 1925 Contributing

Tudor Revival—two-stories. The asphalt shingle roof is hipped and complex. It slopes down two stories at the east side porch. A projecting, parapeted brick cross gable extends from the south facade and a clipped gable extends from the east elevation. The entry porch is flush with the projecting gable, and the door is recessed. A one-story side porch and garage to the east were with enclosed with weatherboard siding in the mid 1970's. Windows are paired or triple, six/one double hung. Some window heads are rectangular, and some have segmental arches. The second story is half timbered and jetties above the brick first floor. E. A. Jackson, owner (1925). Appears on 1925 Sanborn Map.

118 Macon Avenue House 1925 Contributing

Tudor Revival—two-stories. The roof is hipped. There is a flat-roofed side porch to the east, which was enclosed in the mid 1970's to match the half timbering on the second floor. A hipped octagonal wing extends to the west. The projecting entry porch has a pointed arched roof on exposed heavy rafters, and brick corbelling flanks the door opening. Windows are six/one double hung, paired on the first floor and triple on the second. Segmental arches top the first floor windows. Materials are brick on the first floor, half timbering on the second floor, and asphalt shingle roofing. The east yard is enclosed with a wooden privacy fence. E. A. Jackson, owner (1925). Appears on 1925 Sanborn Map.

Garage circa 1970s Non-Contributing

The original one story double-bay parking garage to the rear of the house was destroyed in the 1970's. The covered patio and one story enclosed shed, which were built over the original garage foundation, are front-gabled on the Latrobe Street side. An asphalt shingle roof is supported on exposed wood truss and exposed rafter ends. The west half is enclosed with plywood and timbering to resemble the half timbering on the main house.

Macon Avenue, East Side

163 Macon Avenue House ca. 1905 Contributing

Craftsman Bungalow—This may have been a summer or rental house since there was originally plumbing for a sink in each of the bedrooms. It is one-and-a-half story house with a simple side-gabled roof and shed dormer. The wraparound porch is engaged and is supported on paired square columns set on a shingled balustrade. To the west, the porch retains its large casement windows. The foundation, entrance stairs, retaining walls, and interior chimney are all constructed of rough-coursed fieldstone. A dormer was extended (circa 2000) to the rear of the second story, and blends with the rest of the house. Windows are a mixture of original and new; most are six/one double hung. The oversized front door is original. Materials are asphalt shingle roofing and shake siding. The site is lush, with a creek running along the west edge. Still visible is the easement where the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 27

Proximity Park Historic District
Buncombe County, North Carolina

drive once connected Sunset Trail and Macon Avenue. Annie Ebberman, owner (1908). Appears on 1917 Sanborn Map. An outbuilding to the rear of the main house appears on the 1925 Sanborn Map. It no longer exists.

165 Macon Avenue House ca. 1905 Contributing
American Four Square—two stories with an attic. The asphalt shingle roof is hipped with a hipped dormer. The attached porch is hipped, supported on Doric wood columns with a plain, square balustrade. A second story porch with a shingled balustrade sits above the main porch. A side porch and second-story sleeping porch have been enclosed (circa 1990). Windows, some of which are replacements, are double hung with divided lights or diamond muntins. Windows and shutters along the porch are original and full height. Materials include asphalt shingle roofing, wood weatherboard siding, and a brick interior chimney and foundation. One of the earliest houses in the neighborhood. S. D. and Ada R. Forbes, owners (1908). Appears on 1917 Sanborn Map.

Garage 1920s Non- Contributing, integrity
A double-bay parking garage, located to the rear, has recently been converted to a studio. Its asphalt roof is side gabled, and the walls are constructed of concrete masonry units covered in wooden lattice and weatherboard siding. The French entry door is there is hooded. The drive is brick. Appears on the 1925 Sanborn Map.

171 Macon Avenue House 1910s Contributing
Craftsman— two-stories. The roof is hipped with off center projecting cross gable and a one-story wing, projecting from the façade. The wing has a mansard roof. Eaves are open with knee bracing and exposed rafter ends. An open porch sits to the rear of the house with a sleeping porch. The entry porch has an elaborate arched vaulted roof hood, supported on brick columns with sidelights. Windows are single, paired or triple, sixteen/one double hung. Some are casement. Materials include asphalt shingle roofing, shake siding on the second floor and in the gable, and half timbering on the first. The site has recently been landscaped with plants, sculpture, stonework, and a small pond. Amelia L. Holt, owner (1921). Appears on 1925 Sanborn Map.

Garage late twentieth century Non-Contributing
The double-bay garage is not original to the house. Its asphalt roof is front gabled with a double overhead door. It is clad in weatherboard siding and rests on a poured concrete foundation.

171 ½ Macon Avenue Studio 1920s Contributing
Craftsman—This one-story studio is an outbuilding for 171 Macon. The entrance is off Sunset Trail. The roof is hipped. The entrance has an eyebrow hood supported on brackets and faces Sunset Trail. There is a rear entry under an engaged porch to the rear. Windows are single, six/one

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 28

Proximity Park Historic District
Buncombe County, North Carolina

double hung. Materials are asphalt shingle roof, shake siding. The exterior chimney is brick, and the foundation walls are uncoursed stone. Appears on 1925 Sanborn Map.

Macon Avenue, West Side

166 Macon Avenue	House	1910s	Contributing
<p><u>Colonial Revival</u>—two-stories. The roof is front gabled with wide overhanging eaves. A two-story, hipped, sleeping-porch extends to the south. The paneled front door is flanked by sidelights, with transom and decorative windows at the corners, topped by a flat entry hood. Windows single or in groupings of up to five, six/one double hung, with shutters. The sleeping porch has casement windows. Materials are asphalt shingle roofing, German weatherboard siding, and a brick chimney and foundation. Harold H. and Hildred Young, owners (1922). Appears on 1917 Sanborn Map.</p>			

Woodlink Road

4 Woodlink Road	House	1910s	Contributing
<p><u>Craftsman</u>—one and a half stories with and exposed basement to the rear. The asphalt shingle roof is side-gabled, with continuous shed dormers to the front and rear. An inset walled balcony in the shed dormer overlooks the golf course. An additional two-story, hipped roof wing extends from the facade. Eaves are open with exposed rafters. The first-floor porch was enclosed with large sliding windows, but the original Doric columns remain. Materials are asphalt shingle roofing with German weatherboard siding and a brick American bond foundation. S. L. and Ada R. Forbes, owners (1920). Appears on 1917 Sanborn Map.</p>			

Garage	1910s	Contributing
<p>This double-bay garage sits along the southwest corner of the lot. The asphalt roof is front-gabled to Woodlink Road. A single overhead aluminum door spans the double opening. The walls are weatherboard siding, and the drive is paved with asphalt. The garage abuts a concrete retaining wall along the south property line.</p>		

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 29

Proximity Park Historic District
Buncombe County, North Carolina

Statement of Significance

Asheville's Proximity Park Historic District is located approximately two miles north of downtown Asheville, at the base of Sunset Mountain. Prior to its development as a residential streetcar suburb, it had been a rural dairy and open farmland. It was then laid out as a nine-hole golf course ca. 1900 before being platted into home sites in 1907.⁸

Asheville established its first electric streetcar in 1889, only nine years after the Western North Carolina Railroad commenced service to Asheville. Two years later, railroad tracks were laid through the future Proximity Park subdivision, first to access a stone quarry on the top of Sunset Mountain, then to the newly-developed, end-of-the-line, private amusement park, Overlook Park. The line ran all the way to the summit of Sunset Mountain, via Charlotte Street and Macon Avenue, two roads that are boundaries of the Proximity Park Historic District. Several prominent businessmen invested in these endeavors: Walter B. Gwyn, who built the original quarry line; Richard Howland, who imagined Overlook Park and more expanded rail service; and George Pack, who in his generosity provided the land for a nine-hole golf course at the base of the mountain in 1898. Following Mr. Pack's death in 1906, his family chose not to continue to support the golf course, and they offered the land on Macon Avenue, Charlotte Street, Grand Avenue (now Edgemont Road), Maple Street (now Latrobe Street), and Sunset Trail for sale. A consortium of well-to-do citizens formed the Proximity Park Company (PPC),⁹ and purchased the one hundred and thirty acres of land with the intention of platting it as a planned residential neighborhood. In 1907, eighty-eight generous home sites were laid out within the boundary set by three parallel streets in the gently-raising slope up to Sunset Mountain. Along one of the boundary streets, Macon Avenue, twelve home sites that had not been built upon, were re-platted by E. W. Grove in 1919.

The Proximity Park Historic District now makes up a cohesive collection of properties, the result of middle and upper-middle class homeowners moving away from Asheville's downtown core to make neighborhoods of wholesome environments.¹⁰ Proximity Park meets National Register of Historic Places criterion A for community planning and development, as an early streetcar suburb in Asheville, and it is also important under Criterion C for its collection of distinctive domestic and institutional architecture, including two Colonial Revival and Craftsman houses that pre-date the original 1907 plat. Other styles, which are illustrative of local and national trends in architectural design, are found in the district. They are English-derived Craftsman, Gothic Revival, Italian Renaissance Revival, Tudor Revival, Spanish Revival, Neoclassical Revival, Dutch Colonial Revival, and Period Cottage, and they illustrate local and national trends in architecture. The period of significance begins ca. 1900, the date of the construction of 392 Macon Avenue, an architecturally significant Colonial Revival-style house, and ends in 1930, at the beginning of the Depression when very little construction took place in the neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 30

Proximity Park Historic District
Buncombe County, North Carolina

Criterion A—Asheville Community Planning and Development

Proximity Park Historic District is an excellent example of a streetcar suburb, a platted residential neighborhood lying beyond the city's urban and crowded core that offers walking access to streetcar stops making it easy to schedule regular travel to and from the city's downtown. It was Asheville's second such neighborhood, the Montford Historic District [NR 1977] being the first. Montford was annexed in 1890, had a trolley line by the summer of 1891, and represented the beginning of the movement north of the city boundary. The city continued to expand in the late nineteenth and early twentieth century, and by 1905, the northern city limit ran through what is now the center of the Proximity Park Historic District.¹¹

As with other North Carolina cities that boomed in the early twentieth century, the emphasis in urban growth was away from the city center toward the suburbs.¹² City centers were losing their appeal because they were thought to be unhealthy, noisy, polluted places. This was especially true for Asheville, a hub for tuberculosis sufferers coming to the sanatoria of the area. It was thought that the mild climate, fresh air and natural setting found in the mountains could restore health. Those who lived in hotter, more humid places who could afford to do so spent their summers in Asheville, keeping the children away from mosquitoes and disease. Because of the perceived health benefits and the cosmopolitan atmosphere that had been growing since the late nineteenth century, real estate was a lucrative business in Asheville.¹³ The late nineteenth and early twentieth century saw a dramatic expansion of Asheville, both in size and wealth; from 1880 to 1900, Asheville's population increased more than five-fold, and from 1900 to 1920 the population doubled.¹⁴ Developers here responded by providing "large-scale, planned, for profit developments"¹⁵ outside the city limits, a pattern of real estate development found throughout North Carolina's urban centers.

Beginning in the 1880's, development northeast of the Asheville's downtown had begun on Charlotte Street, from Dr. Karl Von Ruck's first Winyah Sanitarium, to the Raoul family's development of Albemarle Park farther north. The family opened their Manor Inn on New Year's Day, 1898, the main dining hall for their boarding house, and built a series of large homes-away-from-home suitable for large families in the adjacent Albemarle Park, the northern boundaries of which are the first gentle slopes of Sunset Mountain.

Many of Asheville's wealthy citizens had a hand in shaping the Proximity Park Historic District. Their investment in real estate parallels similar development in many Piedmont cities. At the turn of the twentieth century, land developers, bankers, publishers, civic leaders and the socially elite participated in a new emphasis on modernization of the public utility infrastructure, and planned and marketed residential lots on the outskirts of small cities across the state.¹⁶ By the early 1900s, three men had bought large holdings on Sunset Mountain and its environs. George Pack came to Asheville in 1885 from Cleveland, Ohio. He had made his money in the lumber industry and was drawn to the area because of the mild climate.¹⁷ Mr. Pack came to love Asheville and worked hard for the city. He cleaned up the downtown, provided intellectual and social advantages to the citizenry, and inspired civic virtue and pride. Richard Howland, an entrepreneur and newspaperman from Providence, Rhode Island, moved to Asheville and had his residence built on Sunset Mountain in 1900; his property was adjacent to that held by Mr. Pack. Mr. Howland bought the rights to the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 31

Proximity Park Historic District
Buncombe County, North Carolina

steam dummy line along Macon Avenue and transformed it into an electric line. E.W. Grove, a St. Louis millionaire pharmacist began to buy property in 1904, giving land to the city for E.W. Grove Park on Charlotte Street; in late 1908 the first phase of his residential Grove Park was platted, and in 1913 he opened the Grove Park Inn, above Proximity Park.

Importance of the Rail Transit System

In 1889, under the franchises obtained by the Asheville Street Railway, the first electric trolley lines opened in and around downtown Asheville, making it the second city in the country (after Richmond, Virginia) to establish an electric trolley system. Walter B. Gwyn, a local real estate speculator and an owner of the Sunset Mountain Land Company,¹⁸ chartered the Asheville and Craggy Mountain Railway in 1889. On May 1, 1891, a 2.5-mile steam dummy line (with passenger service provided by open passenger coach) was opened from the end of the College Street passenger line at Chestnut Street, northward on Charlotte Street (which was still unpaved), following the curves of Macon Avenue eastward, to the rock quarry at the top of Sunset Mountain, passing through the future Proximity Park plat.¹⁹ A steam dummy was a steam engine enclosed in a structure that looked like a railroad passenger car, so as not to frighten horses on the city streets.²⁰ Mr. Gwyn's intent was to extend the line all the way to Craggy Mountain twenty-five miles to the north. Apparently, the intent was to make a profit moving rock down the mountain²¹ to supply the building trades; however, the line apparently did not make money, as the Asheville & Craggy Mountain Railway went into foreclosure in 1895; it was bought by George Pack,²² who left the repairs of the line's deterioration to the next owner.

In 1899, the Asheville Street Railway extended its interests by leasing from Mr. Pack the lines on Charlotte Street north of Chestnut Street. The railway owners built what was known as the "Golf Club" station, named for the Swannanoa Golf and Country Club newly located just steps away from the station.

Richard Howland, who was awaiting the completion of his Sunset Drive home on the mountain above Proximity Park, became involved in his new neighborhood. He had been the editor of the *Providence (RI) Journal*, and would later become the owner of the *Asheville Citizen*. In 1900, he purchased the Asheville & Craggy Mountain line (A&CM) and began construction of Overlook Park, a twenty-seven acre facility at the top of Sunset Mountain that was to include a variety of entertainments and concessions.²³

Mr. Howland set about to improve and expand the rail service. He rebuilt the Macon Avenue line, which had been damaged from the heavy rock quarry traffic. The city provided some money for this endeavor, but Howland had problems when he tried to electrify the service. Repairs and upgrades were very expensive, and the electric company was uncooperative.²⁴ Howland ran into additional revenue difficulties due to seasonal fluctuations and inclement weather. However, the excursions themselves were heralded when they opened in July 1901.²⁵ The views from Overlook Park and even the Golf Club station were lauded in an advertisement in the *Asheville Citizen*, July 7, 1901. It read, "No visitor to Asheville should miss this excursion. It is without exception the most beautiful trolley ride in North Carolina." Effective August 1901,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 32

Proximity Park Historic District
Buncombe County, North Carolina

service from the Golf Club station every half hour was initiated; special Sunday and moonlight excursions were offered. Justice Spring, a natural spring near the park, also attracted visitors. The trips were popular and drew many visitors to witness the beauty of Sunset Mountain. However profitable these endeavors were, the real profit lay in land speculation and real estate transactions along these lines.²⁶ By 1903, this portion of Howland's transit holdings would be called the Overlook Line.

At the end of 1906, yet another transit company, the Asheville Rapid Transit Company, planned a new passenger route, up Evelyn Alley to Latrobe Street and around the curve of Macon to the Golf Club station.²⁷ In 1911, E.W. Grove bought the Overlook Line (which was now called the Sunset Park Railway), Overlook Park itself, and adjacent land, adding to his Grove Park development; part of his right-of-way soon became an automobile road, as well being used for hauling boulders for the construction of the Grove Park Inn.²⁸

The Asheville trolley system lasted until 1934. By then the city had massive debts due to the depression and could no longer afford to maintain the service. It switched to a city-wide bus system, and many of the old rail lines were dismantled or paved over. In 1984, the old ties had deteriorated under the pavement on Macon Avenue, and the last of the service was dug up and demolished. A portion of Evelyn Alley, where the Golf Club line ran, became a motor alley; and the trolley's right of way still exists all the way to Latrobe Street.

Importance of the Golf Club

The Swannanoa Golf and Country Club's first fully developed golf course was laid out in the spring of 1900, at the base of Sunset Mountain, on a portion of what would later become Proximity Park residential land. The club's roots as a social institution can be traced back to the Asheville Hunt Club, the primary purpose of which was fox hunting. Only two of its members had seen the game of golf played, but in 1896 the name was changed to prominently include the sport. Members felt that golf needed to be established in Asheville to reinforce the city's position as a resort community. That same year, hunting was abandoned altogether.

The club was first housed in the Battery Park Hotel in downtown Asheville. It quickly became a prominent social institution, enhancing Asheville's appeal as a playground for the well-healed. The golf links themselves were not at Battery Park, however, but at various sites in west and north Asheville. One was adjacent to a slaughterhouse, inflicting unsavory sights and sounds on Asheville's finest. The *Asheville Citizen* stated that the "the swellness, elegance, verve and spirit comprising the cream of Asheville society was mixing with—shall we daresay it? Swine."²⁹

In 1898, George Pack, a leading citizen and prominent club member, stepped forward with a generous offer. He agreed to raise the money to build a new clubhouse facility and lease it back to the Swannanoa Golf and Country Club. He would also donate land to be used for the golf links for five years, if the members would agree to build a decent course on it. This new clubhouse, which opened a few months

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 33

Proximity Park Historic District
Buncombe County, North Carolina

after the agreement with Pack, was built at the eastern end of what would later be Grand Avenue (now Edgemont Road). The trolley line had already been extended down Charlotte Street, with a line running up Macon Avenue to Overlook Park, making it easy to add the new Golf Club stop. The links were ready by May 1900, and featured the natural woods, stream, and the trolley line as traps.³⁰ Little was known about the exact layout of the nine holes until a brochure advertising “The Manor Inn and Cottages” (circa 1905) surfaced; it offers the Manor visitor the benefits of the Swannanoa Country Club (sic) “located just beyond the Manor, at the Charlotte Street terminus of the trolley line of the Asheville Electric Company.”³¹

When Mr. Pack died in 1906 his donation of land for the golf course did not continue to be honored by the family, and son Charles sold the 130 acres containing the golf links to a consortium of prominent citizens—Dr. C. V. Reynolds, D. C. Waddell, Jr., H. R. Millard, C. C. Millard and his wife Grace Millard—for \$26,000. The newspaper reported that “unless their offer of it to the Golf Club is accepted, the purchasers will plat the land, lay out streets and improve it, and then offer the lots for sale to those who will build handsome homes.”³² The newspaper also reported that the Swannanoa Golf and Country Club had “been aware for some time that the property was subject to sale and has been seeking other sites.”³³ Evidently the consortium’s offer was not acted upon: Two months later the consortium sold the property to the newly formed Proximity Park Company (PPC).³⁴ Mr. and Mrs. C. C. Millard bought the golf clubhouse for their residence and had it moved to 81 Edgemont Road, and the country club moved its links north of PPC’ land. The 130 acres was ready for prime-time development.

Reported by the local newspaper as arising from the Swannanoa Club’s ashes, the Asheville Country Club incorporated for \$25,000, with stock selling for fifty dollars a share.³⁵ A club member bought land at the end of Charlotte Street (on what is now the Grove Park Inn’s golf course) for new golf links, and a new clubhouse opened there in 1908, just north of Woodlink Road. When the club reopened, there were 250 members; some “members” had substantial stock holdings of 100 shares or more, including the PPC. The initial monthly fee was one dollar for men and fifty cents for women. Non-Asheville residents were allowed to join for a ten-dollar initiation fee. The new golf course had nine holes, and the greens were clay with gravel roughs. Donald Ross, the leading Scottish golf course designer of the day, was in Asheville for the opening of the Grove Park Inn in 1913 when club members persuaded him to redesign the course. With a large wrap-around porch and additional amenities such as squash, bowling, tennis, sleeping and dining facilities, the Inn continued to grow and to serve as an anchor of Asheville society. It also served to cement the new real estate developments in north Asheville. By 1915, it was a focal point for the nearby neighborhoods, such as the burgeoning Grove Park, Norwood Park, Albemarle Manor, Holmwood, and Proximity Park, as well as serving as the Grove Park Inn’s “sports complex.”

A new clubhouse was built in the style of a French manor house with a steeply pitched roof in 1926 at the north side of the course, close to the southern edge of the Grove Park Inn. In the mid-1970’s, the Asheville Country Club sold these facilities to the Grove Park Inn. The 1926 clubhouse has been designated

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 34

Proximity Park Historic District
Buncombe County, North Carolina

an Asheville Local Historic Landmark, and the golf course is included in the Kimberly Extension Amendment to the Grove Park Historic District (NR 1988, 1990).

The Proximity Park Company

In 1907 Dr. C. V. Reynolds (a leading physician practicing in Asheville), D. C. Waddell, Jr. (son of the developer of the Asheville Railway Company), Charlton C. Millard and H. R. Millard (proprietors of a livery business), F. R. Hewitt, and Grace Millard (wife of C. C. Millard) formed the Proximity Park Company.³⁶ (The origin of the corporation's name has not been discovered.) By June 1907, the PPC had bought the land that had been the Swannanoa Golf and Country Club's greens, drawn up the plats, and proceeded to sell lots to its own members, as well as the general public.³⁷ The company's intent was to evolve a residential development, as the establishment of manufacturing plants, stores for retail or wholesale, tenements, barns, and outhouses was forbidden,³⁸ in order to maintain the sylvan setting. Throughout the country at the turn of the twentieth century, there was great interest in single family suburban dwellings, and many transit neighborhoods were springing up all over North Carolina.³⁹ The trend favored geographical and racial separation within the cities,⁴⁰ and Proximity Park was to be no exception. Dr. Reynolds soon commissioned an impressive Neoclassical Revival-style house for himself and his new wife, Edith, within the newly purchased lands at the end of Edgemont Road (then Grand Avenue). The Dr. Carl V. Reynolds house (NR 1982) established the tone of the neighborhood: upwardly mobile elite and middle-class residential.

A 1907 advertisement in the *Asheville Citizen* states that "lots are selling fast and many residences will be built here by this fall. Buy now and get the benefit of the advance in value. Choice \$500."⁴¹ Several homes had been built by early 1909.

In 1910, the PPC dissolved⁴² for unknown reasons. However, buyer interest in this neighborhood was still strong. The Burroughs-Chapman Company took over the holdings to the north and proceeded to plat lots and lay out new roads between Grand Avenue and the golf course.⁴³ Soon after, Holmwood Realty began platting additional properties.⁴⁴ E. W. Grove bought land holdings along the south side of Macon Avenue in 1908,⁴⁵ and the north side in 1919.⁴⁶ Residential development continued at a rapid pace.

Streetcar Suburbs

In 1907, Proximity Park was half inside, half outside the city limits, yet it was convenient to downtown due to the electric trolley service. The neighborhood was platted with this in mind for the convenience of the residents. Approximately thirty acres of land were divided into eighty-eight lots. Seventy-nine of these were laid out in a tight rectilinear pattern to the west of the trolley stops. The remaining nine were uphill, to the east of the trolley stops. The eastern lots were larger and irregular, following the natural topography. Because the stops were in the center of the neighborhood, no property was beyond walking distance from public transportation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 35

Proximity Park Historic District
Buncombe County, North Carolina

By 1917, the automobile was becoming an important element in urban design. Developers responded by providing amenities, such as a communal garage that was built behind 4 Holmwood Street (the foundation wall remnants are still visible). A rare and short-lived innovation, it was an adaptation of a nineteenth-century livery for storing carriages, wagons, and horses in urban settings. Some home owners employed a chauffeur, which made the remote garage a practical solution. Drop-off areas can still be seen at 12 Evergreen Lane. When the trolley line discontinued service in the 1920s, an easement was converted to Evelyn Alley, permitting automobile access. Detached garages began to spring up along the alley, and several still survive.

Another planning idea that had taken hold in Asheville was that of the romantic suburb which were carefully designed to be in harmony with the landscape. Fredrick Law Olmsted, known as “the Father of Landscape Architecture,”⁴⁷ was commissioned to design the grounds of the Biltmore Estate. While in Asheville, he influenced and trained a number of people, including Chauncey Beadle, the grounds-man for the estate. Olmsted’s philosophy espoused the eighteenth-century English Romantic Movement, which is characterized by curvilinear streets that follow natural topography, dense vegetation, and irregular lot sizes and shapes. Houses were considered less important than the natural setting surrounding them. Heavy ashlar retaining walls were common in creating outdoor rooms. These elements are seen along Holmwood Street, Evergreen Lane, and Woodlink Road, where houses are tucked away within large, irregular, heavily wooded lots. A park was planned in the ravine, between 10 Holmwood Street and 12 Evergreen Lane. Today it is vacant and overgrown, and it is not known whether it ever functioned as a park (nor whether Beadle was the designer). The Romantic Suburban pattern remained a popular planning philosophy in the decade to come, evident in the neighboring Sunset Terrace Historic District [HR 2005] which was laid out in this manner.

The lot at 337 Charlotte Street is a ravine, and was considered undesirable as a site for a home. In 1913, the Episcopal Church purchased it for a chapel that they were planning. Chauncey Beadle was hired to design the grounds. He had recently completed designs for Grove Park, along the west side of Charlotte Street. The church grounds reflect the philosophies espoused by Mr. Olmsted. Native plants are arranged in an informal pattern, providing a naturalistic backdrop for statuary and the chapel. In the mid-sixties, landscape architect Doan Ogden redesigned the plan to reinforce Beadle’s intent. Today, it is meticulously cared for by professional gardeners and continues to reflect English Romantic principles. In 1994, the chapel, the rectory, and the surrounding site were listed on the National Register of Historic Places as St. Mary’s Church.

While Proximity Park was expanding northward, E.W. Grove was buying up additional properties at a rapid pace. Mr. Grove sold his first Grove Park residential lot in late 1908. He moved the trolley line from the center of Macon Avenue to the shoulder in anticipation of creating a new motor entrance to his soon-to-open Grove Park Inn.⁴⁸ He also purchased Proximity Park properties along Macon Avenue and re-platted them in 1919 to create larger lots.⁴⁹ (The south side of Macon Avenue was included in the 1988 nomination of the Grove Park suburb as a historic district, so it is not included in this nomination.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 36

Proximity Park Historic District
Buncombe County, North Carolina

The 1917 Sanborn maps document twenty-eight houses in Proximity Park. Twenty more houses were constructed before 1925, a time when real estate development in Asheville reached a fevered pitch. Thomas Wolfe discusses this phenomenon in *Oh Lost*, wherein his mother Eliza has become obsessed with property: “She talked real estate unendingly. She spent half her time talking to real estate men; they hovered about the house like flesh-flies. She drove off with them several times a day to look at property.” Mr. Grove is also loosely referred to as “Mr. Doak,” and he was said to “engrave the meadows with sinuous tongues of concrete and macadam.” His inn is also referred to as “a great hotel constructed of un-hewn native boulders.”⁵⁰

In 1920, Dr. Reynolds sold his house and land at 86 Edgemont Road to the private Grove Park Girls School.⁵¹ Originally founded in 1900 as the Asheville School for Girls, it was considered a prestigious Asheville educational institution. The school built the neighboring structure at 86 ½ Edgemont Road to house classrooms and the headmaster’s house at 89 Edgemont. The school continued to operate in this location until the 1940s.

The Great Depression effectively stopped construction in Asheville. Only six houses and apartment buildings were built in Proximity Park after the Depression. Today the properties in this neighborhood serve as single-family homes, bed and breakfast inns, and apartments. The original vision of a middle class and upper-middle-class residential neighborhood has been maintained.

Criterion C—Architectural Significance

Proximity Park remains an intact collection of residential and institutional buildings, most of which were constructed between the turn of the twentieth century and the Great Depression. It is illustrative of the evolution of popular taste in architecture, both nationally and locally. The first wave of development favored Arts and Crafts, and especially the Craftsman style that grew out of it. These houses were built between 1905 and the 1920s. By 1917, Sanborn maps show that twenty-eight houses were built within Proximity Park and twenty-one were in the Craftsman style. By the end of the 1920s, half of the houses would be built in this style. Later, as in the neighboring Grove Park District (NR 1989,) the period revival styles became prevalent. Although the neighborhood has a rich variety of architectural expression, it is cohesive due to mature vegetation, the use of common building materials, and a similarity in the size of houses and lots. It blends easily with the surrounding neighborhoods.

The Craftsman style grew out of the Arts and Crafts movement which evolved in England during the Industrial Revolution. It represented a return to the countryside which mirrored trends in urban planning throughout the state as residents were increasingly leaving the center of cities for the more rural suburbs. The use of natural materials and a harmonious relationship between the architecture and the site were important elements. Pure architectural and structural forms, handcrafted elements, and wood joinery are also key. Gustave Stickley popularized this trend nationally. He disseminated his designs through plan books and magazines. Arts and Crafts was popularized locally through resort architecture, especially the neighboring

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 37

Proximity Park Historic District
Buncombe County, North Carolina

Grove Park Inn and its furnishings. In Proximity Park the Craftsman homes vary from the simple, one-story bungalow at 65 Edgemont Street (1908) to the elaborate estate at 2 Howland Road (1910).

Craftsman elements include dwarf and paired porch columns, divided light windows, diamond-patterned window muntins. Another window, which is very popular in Asheville, has vertical panes in the top sash and a single plated glass in the lower sash. Other features include simple, low-pitched, gabled roof lines with cross gables, and wide and open eaves. Structural elements, such as beams, brackets, and rafter ends, are exposed—and in many cases, are embellished or oversized to provide visual interest. Natural materials, such as wood shake siding, are often used. The house at 9 Evergreen Lane (circa 1910) is a noteworthy Craftsman style home, with a complex roof line of intersecting gables and heavy, oversized, notched beams. Uncoursed stone walls cascade into the surrounding yard, anchoring the house into the site. Stone walls are seen throughout the district in foundations, porches, and retaining walls.

In 1895 Richard Sharp Smith established his firm in Asheville. Born in England, he came here from New York City while working for the firm of Hunt and Hunt. He was the supervising architect for the Biltmore Estate (NR 1966). While in Asheville he developed a unique style that blending Old English elements with the Arts and Crafts style. He designed several buildings in Biltmore Village (NR multiple resource area, 1979) in this style and numerous others in Western North Carolina. His rise was dependant on these same prominent businessmen who were developing neighborhood such as Proximity Park and the resulting building boom and because of this Smith became the most prominent Asheville architect of his day.⁵² He designed several buildings in Proximity Park and is thought to have influenced many more. James M. Westall, a well known builder and established businessman, also played a key part in Asheville's frenzied development. His family was established in Western North Carolina and he was the uncle of the famous writer Thomas Wolfe. His firm was credited with building "many public buildings as well as scores of handsome residences that are lasting monuments to his skill." Dr. Carl V. Reynolds, a founding member of PPC, hired him to build his residence at 86 Edgemont Road. His firm constructed many of Smith's houses and was one of the most skillful contractor/builders in the area.⁵³

Richard Sharp Smith is credited with developing a local variation known here as the English-derived Craftsman style.⁵⁴ It is a hybrid of the Craftsman style blended with Old English elements. Heavy pebbledash stucco, multiple gables and dormers, clipped gables and dormers, and simple porch brackets, known here locally as the Montford Bracket, are used to create an Old English feel. The house at 80 Edgemont is a near mirror image of "Cottage B" designed for Biltmore Village. Built to house the workers supporting the Biltmore Estate, the Village was modeled after European villages surrounding old English estates. English-derived Craftsman houses can also be seen throughout the Montford Historic District (NR 1977) where the signature Montford bracket is prevalent. It is known as a "simple hefty bracket"⁵⁵ flat in section with a quarter round profile bracing a chamfered pillar. Mr. Smith's influence is also seen throughout Asheville on many properties not designed by him. "Imitation of his work was a source of great irritation to him"⁵⁶ and in 1897 Mr. Smith brought charges against Mr. Westall⁵⁷ for using his designs without

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 38

Proximity Park Historic District
Buncombe County, North Carolina

permission, in particular exterior elements. The houses at 68 (1912) and 72 (1910s) Edgemont Road are among several that reflect the influence of Smith's English-derived Craftsman style. They may be replicas built by Mr. Westall.

The largest Craftsman-style house is at 2 Howland Road. Dr. George Tayloe Winston and Mrs. Caroline Winston had it built for themselves in 1910. He was a prominent physician who was active in national affairs. As an active member of the Democratic Party, he penned the nomination speech for Woodrow Wilson for the 1912 Democratic Convention. Dr. Winston was also a humanitarian, who in 1916 delivered a speech to the National Child Labor Committee opposing child labor. He favored the education of women and African Americans and the re-education of farmers displaced by industrial expansion, seeking jobs in the cities. He was a staunch naturalist who protested the destruction of Mount Mitchell. Mrs. Caroline Winston was an active member of the Colonial Dames, the Asheville Women's Club, the Red Cross, and Trinity Episcopal Church. Their names frequently appeared in the society papers.⁵⁸ Their house at 2 Howland Road was built in the Craftsman style, with features such as a telescoping side-gabled roof, a prominent two-story front porch, knee brackets, simple pickets and columns, a coursed stone foundation, and retaining walls that cascade into the yard. The interior is fitted with classical details, such as heavy crown moldings with dentils, turned balusters and newel posts, and classically detailed mantels, bookcases, and stairs. It is thought that the Winstons had these details incorporated into the interior of their home after returning from their travels in Europe. The south wing is a sympathetic addition, built about a decade after the main house.

Period revival styles became popular in the United States around the turn of the twentieth century, but in Asheville their influence was eclipsed by the popularity of the Arts and Crafts movement. However, after World War I, revival styles regained dominance in the United States and in Asheville, including Proximity Park. Colonial Revival houses were especially popular, but several other period revival styles were built: Dutch Colonial Revival, Tudor Revival, Period Cottage, Gothic Revival, Italian Renaissance Revival, and Spanish Revival. As the Period Revival styles gained dominance, houses in Proximity Park began to take on a more formal appearance. Historic detailing and forms are used freely, creating interesting eclectic houses.

Colonial Revival style houses account for about a third of all the houses built, making this the second most popular style in Proximity Park. Common features include side gabled roof forms and regular massing. Facades are generally symmetrical, and entrances are accentuated with elaborate pediments or porches. Cornices are mostly boxed or closed with small overhangs. Windows are rectangular, double hung with divided lights and materials include masonry or wood. Most are side gabled and organized around a central hall. Some have side wings that serve as open porches or sunrooms. The house at 401 Charlotte Street is a noteworthy example of the Colonial Revival style. It dates from the 1910s and is richly detailed, with heavy molding and dentils at the cornice and entryhood.

The stately Georgian Revival house at 12 Evergreen Lane (1917) was built by George Erwin Cullet Stephens,⁵⁹ who relocated to Asheville from Charlotte, North Carolina. He developed Myers Park, a notable

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 39

Proximity Park Historic District
Buncombe County, North Carolina

romantic suburban residential park in Charlotte, and Kanuga resort outside Hendersonville, North Carolina. It later became a conference center. He had an interest in the *Charlotte Observer* and at one time, owned the *Asheville Citizen-Times*. He organized the Asheville Holding Company, which bought the Biltmore Village land from George W. Vanderbilt's widow, and developed the Beverly Hills neighborhood adjacent to the Donald Ross designed Asheville Municipal Golf Course (NR 2005). His classical house, atop a hill at the end of Evergreen Lane, overlooks the Grove Park golf course. The original house is in the high Georgian Revival style, incorporating symmetrical geometry. Additions in the 1940s compromised the original symmetry, but the massing, materials and details were carefully matched. Classical elements, such as an elaborate cornice with dentils, pedimented dormers, fluted corner pilasters, and fan and sidelights flanking the door, work together to create a lavish dwelling.

The house that Dr. Carl V. Reynolds built at 86 Edgemont Road (1909) is a known in this document as Neoclassical Revival style; it has been referred to as Southern Colonial Revival.⁶⁰ With elements such as a two-story portico, Corinthian columns and pilasters, a turned balustrade, fanlights and sidelights, a wide articulated frieze with dentils, and Tuscan columns on the porte cochere, it is one of the most impressive houses in the district.

In the 1920s, a group of Tudor Revival style houses were built on Macon Avenue between Glendale Road and Latrobe Street. They are at 94 (1924), 110(1925), and 118 (1925) Macon Avenue. The original owners were Frank L. Hood and E. A. Jackson. They were probably developed together, as they were built from similar materials, are of similar size, and use the characteristic mix of half timbering, brick, and stucco. Their roof lines are steep, with dominant cross gables and entry porches, and some roofs have rolled edges. Most of the windows are tall with divided lights. The house at 110 Macon Avenue includes a parapeted gable, a very popular Tudor Revival element.

By 1915, Richard Sharp Smith had begun to draw from the revival styles. He was a member of St. Mary's Church and was commissioned to design the chapel and the rectory (NR 1994)). The rectory was built in the Period Cottage style. Details such as exposed rafter ends and clipped dormers and gables are reminiscent of his earlier work. The brick and smooth-faced plaster signal a departure from the pebbledash and more naturalistic materials of his English Craftsman. The Gothic Revival style church is a strict interpretation, with historic details reproduced. It is cruciform in plan, with a steeply pitched roof. The details evoke medieval gothic architecture—for example, parapeted ends and dressed stone caps, tripartite windows with leaded stained glass, pointed arches, and buttresses.

Several other period revival houses are scattered throughout the district. The Italian Renaissance Revival style house at 46 Macon Avenue, was built in 1924 by Fred Oates, the son of J. Rush Oates, the vice president of the Central Bank in Asheville. It is an impressive brick structure with rich stone detailing, such as window surrounds, keystones, lintels, a beltcourse, quoins, a decorative plaque, and a broken pedimented entry surround. The Italian Renaissance Revival style took features literally from Italian buildings and monuments, however elements are borrowed freely in this house. The apartment building at 83 Edgemont

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 40

Proximity Park Historic District
Buncombe County, North Carolina

Road (1920s) is the only example of the Spanish Revival style in Proximity Park. This eclectic style draws from a variety of traditions, including Moorish, Byzantine, and Renaissance. Characteristic features include a red clay tile roof, wrought-iron balcony rail, stucco and stone surface treatments, and arched opening.

There are thirteen historic architectural styles within the Proximity Park Historic District but the sleeping porch is a popular element throughout. It gained popularity from the trend of visitors seeking the health benefits of the mountains.⁶¹ Asheville drew many visitors because it was known nationwide as a healing center for tuberculosis. The preferred method of treating tuberculosis was to keep patients in room that were “thoroughly ventilated with at least one window open day and night, winter and summer.”⁶² Asheville had the perfect climate. Because it was relatively far south and was protected by the Blue Ridge Mountains, its winters were mild and its summers were not too hot.⁶³ Sleeping porches became ubiquitous in Asheville, and Proximity Park was no exception. Twenty-four of sixty-two contributing houses have them, and many others have side porches as seen at 36 and 46 Macon Avenue. By the 1920s other treatments were becoming popular, but the sleeping porch was still a desirable feature for the mountain climate.

Endnotes

¹ Deborah K. Bryant, *Architectural Guide to Historic Montford Neighborhood* (Asheville: The Montford Resource Center, 200), reference to houses at 23 Weaver Road, 17 Gibbons House (a walking tour brochure; hereafter called *Architectural Guide to Historic Montford Neighborhood*).

² *Buncombe County Tax Assessment Book, Beaverdam Ward, 1922-1926* (Buncombe County Central Records, 32 Valley Street, Asheville).

³ Frankie Thompson and John Hardin Best, *An Architect and His Times, Richard Sharp Smith: A Retrospective* (Asheville: Historic Resources Commission of Asheville and Buncombe County, 1995), 11 (hereafter called *An Architect and His Times*).

⁴ Richard Sharp Smith, *Inventory of Richard Sharp Smith Architectural Drawings, circa 1895-1922* (North Carolina Desk, Pack Memorial Library, Asheville), Cottage “B,” 1895 (the inventory is hereafter called Smith).

⁵ Smith, #RS0477, August 1913.

⁶ Smith, #RS0484, August 1908.

⁷ *Asheville Citizen-Times*, February 6, 1972.

⁸ *Map of Proximity Park, Asheville, North Carolina, June, 1907*, Book 79, p.500, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville (hereafter called Map of Proximity Park).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 41

Proximity Park Historic District
Buncombe County, North Carolina

⁹ *D.C. Waddell, Jr. et al to Proximity Park Company*, April 23, 1907, Book 150, p.8, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

¹⁰ *The Sunday Citizen* (Sunday edition of the *Asheville Citizen*), February 2, 1908, stating that a reason for “this exodus to the suburbs is due to the desire of fathers to give their children the advantages to be derived from life in the open,” and that “children are granted more freedom and more liberties in the country than in the large cities, and their associations are better, producing a better moral tone.”

¹¹ *Asheville Times*, February 19, 1928. Easy access to the map included in the article is the North Carolina Desk’s map drawer, Map 215(1928), Pack Memorial Library, Asheville.

¹² Catherine Bishir and Lawrence Earley, ed., *Early Twentieth Century Suburbs in North Carolina: Essays of History, Architecture, and Planning* (Raleigh: Division of Archives and History, 1985), 3 (hereafter cited as *Early Twentieth Century Suburbs*).

¹³ *The Manor and Cottages*, 9.

¹⁴ George A. Digges, Jr., *Historical Facts Concerning Buncombe County* (Asheville: Biltmore Press, 1935), 287.

¹⁵ *Early Twentieth Century Suburbs*, 6.

¹⁶ *Early Twentieth Century Suburbs*, 6.

¹⁷ Douglas Swain, *Cabins and Castles: The History of Architecture of Buncombe County, North Carolina* (Raleigh: Division of Archives and History, Department of Cultural Resources, 1981).

¹⁸ *Certificate of Incorporation of the “Sunset Mt. Land Co.”*, July 11, 1890, Buncombe County Records of Incorporation Book 1, page 110, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

¹⁹ *Trolleys*, 43.

²⁰ <http://en.wikipedia.org/wiki/Steam.dummy>

²¹ *Trolleys*, 45.

²² *Trolleys*, 43.

²³ *Trolleys*, 43.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 42Proximity Park Historic District
Buncombe County, North Carolina²⁴ *Trolleys*, 43.²⁵ *Citizen*, July 7, 1901.²⁶ *Early Twentieth Century Suburbs*, 14.²⁷ *Times*, January 12, 1907.²⁸ *Trolleys*, 57.²⁹ The Country Club of Asheville, Inc., *One Hundred Years: The History of the Country Club of Asheville, Inc.* (Asheville: The Country Club of Asheville, Inc., 1994).³⁰ Advertisement brochure for the Battery Park Hotel, circa 1904 (North Carolina Desk, Pack Square Library, Asheville).

³¹ The Manor/Albemarle Park, Asheville, NC (J.C. & W.E. Powers, Printers, New York, no date, but assumed to be 1905-07; North Carolina Desk, Pack Square Library, Asheville), 10. This brochure contains a detailed map of the nine holes; the present topography is evident, with the tell-tale curves of a "driveway" and the electric railway that will in later years define Macon Avenue, and the two prominent creeks that are still part of the neighborhood's charm. Charlotte Street is the course's western boundary, just as it is Proximity Park's western boundary – in fact, the golf course map and the 1907 plat of Proximity Park overlay one another completely. The brochure states that "the Club has 130 acres at the foot of Sunset Mountain, on which has been laid out a nine-hole golf course of 3047 yards. The Club has occupied its present location about four years, which time has been spent in improving the course, so that the links are now coming to be known as among the best in the country for turf, location, and scenery.

"There are but few artificial hazards except on three or four holes where the Greens must be protested to add to the sport of the game; neither are there any impossible holes, yet the length and natural lay of the ground is such that only two players have ever made the bogey score of 41, and only one has ever beaten that, he having made the splendid record of 40 in tournament play for Southern Championship."

³² *Citizen*, February 13, 1907.³³ *Citizen*, February 13, 1907.

³⁴ *Articles of Incorporation for Proximity Park Company*, April 8, 1907, Buncombe County Record of Incorporation Book 2, p. 468, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville (hereafter called *Articles of Incorporation*).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 43

Proximity Park Historic District
Buncombe County, North Carolina

³⁵ *Times*, February 3, 1908.

³⁶ *Articles of Incorporation*.

³⁷ Map of Proximity Park.

³⁸ D.C. Waddell, Jr. et al, to Proximity Park Company, April 23, 1907, Book 150, p. 8, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

³⁹ *Early Twentieth Century Suburbs*, 4.

⁴⁰ David R. Goldfield, "North Carolina's Early Twentieth-Century Suburbs and the Urbanizing South," in *Early Twentieth Century Suburbs*, 18.

⁴¹ *Times*, August 11, 1907.

⁴² *Proximity Park Company Certificate of Dissolution*, May 21, 1910, Buncombe County Record of Incorporation Book 3, page 132, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

⁴³ *Map of Sub-Division of Burroughs & Chapman Property*, circa 1913, Book 150, page 154, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

⁴⁴ *Property of Holmwood Realty Co.*, 1917, Book 198, p.166, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

⁴⁵ *Garland A. Thomason to E.W.Grove*, August 3, 1908, Book 157, p. 347, Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville.

⁴⁶ *Macon Avenue Block, E. W. Grove Investments*, November, 1919, Book 198, page 214, Buncombe County Register of Deeds, Buncombe County Court House, Asheville.

⁴⁷ Michael Laurie, *An Introduction to Landscape Architecture* (New York City: Elsevier, 1975), 6.

⁴⁸ *Trolleys*, 52.

⁴⁹ *Macon Avenue Block E.W. Grove Investments*, Asheville, N.C., November 1919, Book 198, p.214 (Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville).

⁵⁰ Thomas Wolfe, *O Lost* (Columbia, SC: University of South Carolina Press, 2000).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 44

Proximity Park Historic District
Buncombe County, North Carolina

⁵¹ *Asheville Citizen*, August 14, 1920.

⁵² *An Architect and His Times*, 74

⁵³ *Asheville Citizen*, September 29, 1912

⁵⁴ *Guide to Historic Architecture*, 263.

⁵⁵ *Architectural Guide to Historic Montford Neighborhood*, reference to houses at 23 Weaver Road, 17 Gibbons House.

⁵⁶ *An Architect and His Times*, 63

⁵⁷ *Guide to Historic Architecture*, 279.

⁵⁸ Sybil Bowers, *Local Historic Property Designations for George Tayloe Winston House* (unfiled; September 9, 1995).

⁵⁹ *Charlotte Observer*, December 15, 1943.

⁶⁰ *Guide to Historic Architecture*, 281.

⁶¹ *Early Twentieth Century Suburbs*, 23.

⁶² North Carolina Board of Health, *Causes and Prevention of Consumption* (Raleigh: North Carolina Board of Health, 1909), 5 and 8.

⁶³ Board of Trade of Asheville, *Asheville and Vicinity* (Asheville: Press of the Citizen Company, 1898), 33.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 45

Proximity Park Historic District
Buncombe County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 46

Proximity Park Historic District
Buncombe County, North Carolina

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 47

Proximity Park Historic District
Buncombe County, North Carolina

Geographic Data

UTM Points Continued

5. 17 E359960 N3941960
6. 17 E360000 N3942100
7. 17 E360240 N3942200

Verbal Boundary Description

The boundary of the Proximity Park Historic District is shown by the heavy line on the accompanying Buncombe county tax map at a 1 inch = 200 feet scale.

Boundary Justification

The boundary of the Proximity Park Historic district is drawn to encompass the properties part of, predating, and after the original plat established in 1907 by the Proximity Park Corporation. Properties preceding the Proximity Park Plat are those at 392 Charlotte Street and 165 Macon Avenue. Properties included in the original plat are those along the north side of Macon Avenue and 163 to 171 Macon Avenue, Edgemont Road, Latrobe Street, south Howland Avenue, and 337 and 337 1/2 Charlotte Street. Properties along the north side of Macon Avenue Glendale Avenue (both sides) and the west side of Howland Avenue were part of the original PPC plat but were sold to E.W. Grove and were replatted. They are now part of the Grove Park Historic District (NR 1989). Property above 337 Charlotte Street, along Evergreen Lane, Holmwood Road and Woodlink Road were platted and developed by the Holmwood Realty Company, after the Proximity Park Corporation dissolved in 1909. These properties are a continuation of the Proximity Park development northward to the Grove Park golf course.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 48

Proximity Park Historic District
Buncombe County, North Carolina

Photographs

Proximity Park Historic District

Asheville

Buncombe County, North Carolina

Photographer: Nick Lanier, Office of Archives and History, Asheville, NC

Date: June 2008

View Description

1. 411 Charlotte Street, looking southeast
2. 407 and 409 Charlotte Street, looking east
3. 3 and 5 Evergreen Lane, looking east
4. 4 Holmwood Street, looking west
5. 4 Holmwood Street, looking north
6. 10 Holmwood Street, looking north
7. George Erwin Cullet Stephens House, 12 Evergreen Lane, looking south
8. 14 and 18 Edgemont Road, looking south
9. T. Maney Kimberley House, 392 Charlotte Street, looking northwest
10. 30 Edgemont Road, looking southeast
11. 41 Edgemont Road, looking north
12. 40 and 56 Edgemont Road, looking southwest
13. 56 and 62 Edgemont Road, looking southwest
14. 72 Edgemont Road, looking south
15. Golf Club House – C. C. Millard House, 81 Edgemont Road, looking north
16. 83 Edgemont Road, looking north
17. Dr. Carl V. Reynolds House, 86 Edgemont Road, looking east
18. Dr. Carl V. Reynolds House, 86 Edgemont Road, looking north
19. 118 Macon Avenue, looking northwest
20. 102 and 110 Macon Avenue, looking west
21. 82 Macon Avenue, looking north
22. C. C. Willis House, 76 Macon Avenue, looking north
23. J. F. Glen House, 62 Macon Avenue, looking northwest
24. Fred Oates House, 46 Macon Avenue, looking north