

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Biltmore Avenue Amendment to Downtown Asheville Historic District: 60, 64 Biltmore Avenue  
Section number 1 - 6 Page 1

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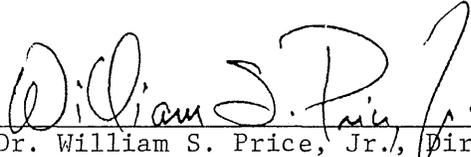
1. Biltmore Avenue Amendment to the Downtown Asheville Historic District:  
60, 64 Biltmore Avenue

2. Location: East side of Biltmore Avenue, south of Beaumont Street,  
immediately adjacent to the Downtown Asheville Historic District, Asheville,  
Buncombe County (021), North Carolina (NC).

3. Classification: Private Ownership  
District  
2 contributing and 0 noncontributing buildings  
none previously listed in the National Register

4. State Historic Preservation Office Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this amendment meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the properties meet the National Register criteria.

  
\_\_\_\_\_  
Dr. William S. Price, Jr., Director,  
N. C. Division of Archives and History and  
State Historic Preservation Officer  
109 E. Jones Street  
Raleigh, NC 27611

Date 4-20-89

5. National Park Service Certification

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

\_\_\_\_\_  
Date

6. Functions or Use

Historic Functions

Current Functions

Domestic / hotel

Commerce / Trade / professional

Commerce / Trade / specialty store

Work in Progress

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### 7. Description

#### Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

#### Materials

foundation: brick  
walls: brick  
roof: not visible  
other: granite and terra cotta

The 1978 National Register nomination, Historic Resources of Downtown Asheville, which is the cover form for the Downtown Asheville Historic District, defines the physical context for the addition of 60 and 64 Biltmore Avenue:

The decade of the 1920s was the unmatched high point of architectural development in all of Asheville, a feverish expansion in real estate values that produced many of the downtown's finest buildings of all types. New growth in the downtown was a mixture of the redevelopment of existing lots and the production of new building land through the leveling of the naturally hilly topography. Literally scores of new commercial buildings were erected in the downtown during the 1920s, from plain one and two story shops faced in tapestry brick with wooden shopfronts, limestone trim and metal-sash windows, to elegant glazed terra cotta-clad department stores and office buildings.

The addition of these two contributing buildings enhances the existing district which consists of 202 contributing resources and 56 non-contributing resources.

1. 60 Biltmore Avenue (contributing) Constructed in 1925 as the Burlington Hotel, this is a two-story brick structure which presents three major bays to Biltmore Avenue. Each bay features a storefront with single doors and flanking display windows, all shaded by modern canvas awnings. The bays are delineated by brick wall pilasters which extend the full height of the building and have granite bases. While the center bay maintains its original configuration, the other two have been somewhat altered to accommodate modern codes and offices. The second story facade remains intact with ten rhythmically placed 1-over-1 windows with three, four, and five-light transoms according to the width of the windows. A continuous granite sill

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runs beneath the windows in each bay. A molded terra cotta architrave surmounts the window surrounds of soldier bricks and granite corner blocks. An ornate bracketed cornice of terra cotta wraps the facade and first bay of the left elevation. It features egg-and-dart molding and brackets feature triglyphs and guttae. Concrete coping tops the brick parapet of the building. While the striated brick facade finish wraps the first bay of the left elevation, the rest of the left elevation and the rear remain crudely finished by comparison. The display window in the first bay of the left elevation retains its leaded block glass transom. Those above the first story facade windows have been removed. Original copper awning casings remain. The interior has been completely rehabilitated for modern office use.

2. 64 Biltmore Avenue (contributing) Constructed in 1925 this is a two story painted brick building with the first story entrance bay and display windows boarded over. A large transom across this entire area is still visible. Recessed brick panels separate the first and second floors. The second floor has four window openings from which the sashes have been removed. This single building features two brick wall pilasters which "support" an entablature of corbeling and drip corbeling. Other elevations are void of any ornamentation except for a wooden double leaf service door on the south elevation. Vacancy has contributed to the deterioration and vandalism of 64 Biltmore Avenue. It is now being rehabilitated for office space.

Section 8. Statement of Significance

Both buildings contribute to the period and areas of significance as stated in the 1978 nomination.

The Downtown Asheville Historic District includes the finest collection of late nineteenth and early twentieth century urban architecture in North Carolina, including excellent examples of commercial and institutional architecture of the 1920s boom period (see the Multiple Resource Area Description and Significance).

The building known today as 60 Biltmore Avenue was constructed in 1925 (Sanborn Map 1925) and served Asheville's tourist boom as the Burlington Hotel. The lobby was in the northernmost bay and was known as 58 Biltmore Avenue. In 1926, the New York Cafe moved in next door from its former location at 11 Biltmore Avenue. Although not filled immediately, the southernmost section of this fine new building later (ca. 1927) housed Sterchies Furniture Exchange, and upstairs an auto electric company. The Burlington Hotel operated there until about 1935 when it became known as the Princeton Hotel. A 1936 deed book shows that it was sold with "all furniture, fixtures, equipment, draperies and other personal property" and was already known as the Princeton. (Buncombe County Deed Book 478, page 92.)

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64 Biltmore Avenue, formerly known as 62 Biltmore Avenue, was also built in 1925 and housed primarily auto and service related businesses such as battery and electric shops or auto parts shops. (Sanborn Insurance Map 1925.)

9. Major Bibliographical References

Asheville, NC, City Directories

Black, David R., and Jim Sumner. National Register Nomination for Historic Resources of Downtown Asheville. Raleigh: N. C. Division of Archives and History, 1978.

Buncombe County, NC, Deeds

Sanborn Maps of Asheville, NC, 1925.

10. Geographical Data Acreage of nominated property: less than 1 acre

UTM References: Zone 17 Easting 359480 Northing 3939660

Verbal Boundary Description:

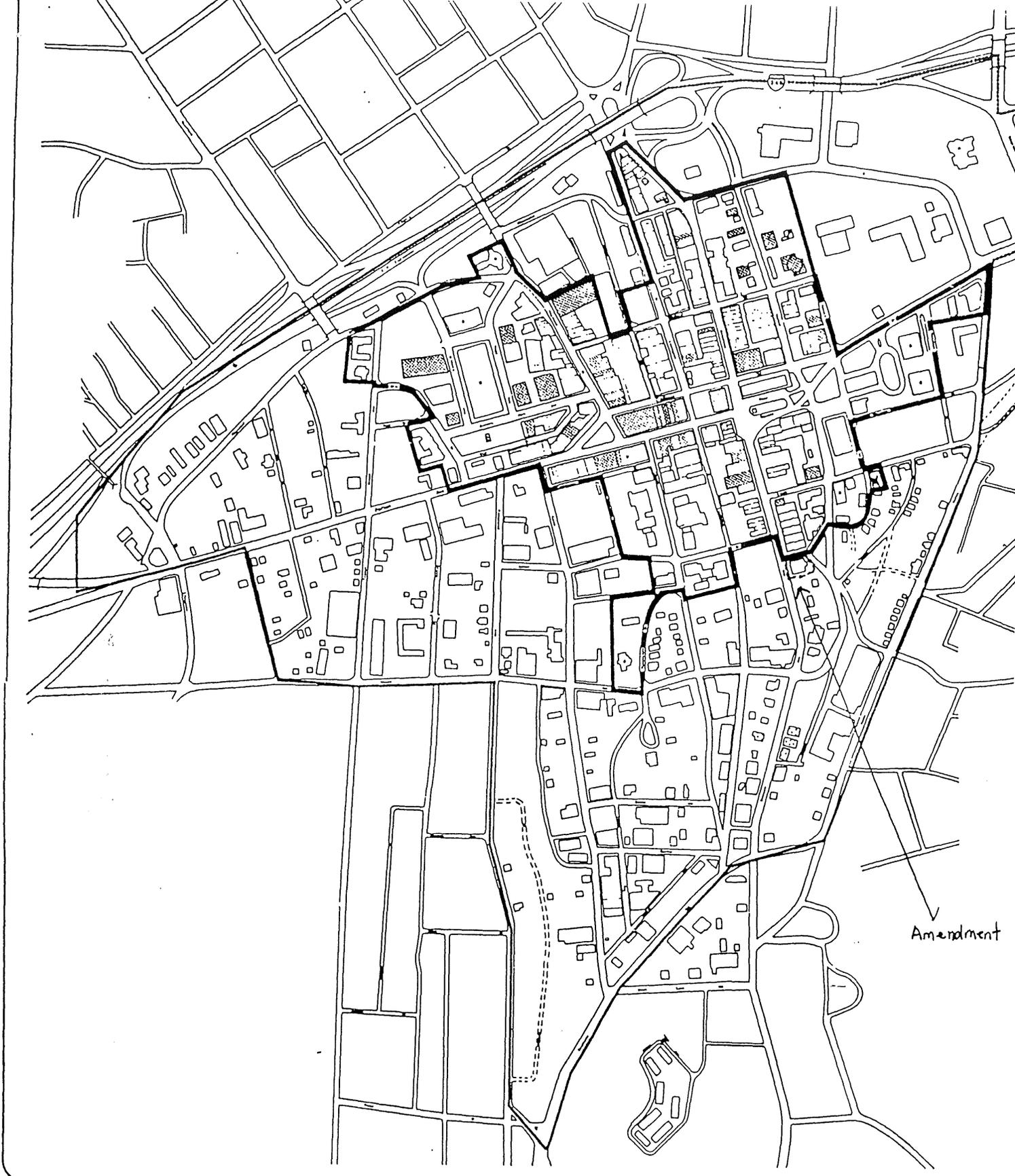
The boundaries of the Biltmore Avenue Amendment to the Downtown Asheville Historic District are shown by dashed line on the accompanying map, parts of Buncombe County Tap Maps: Ward 1, map 1 and Ward 1, map 5. Map scale is 1" = 100'. The added properties are parcel 366 on map 1 and parcel 1 on map 5.

Boundary Justification:

The boundaries of the Biltmore Avenue amendment are drawn to include a portion of downtown Asheville that is physically and developmentally contiguous with the Downtown Asheville Historic District. A parking lot is to the south of the included properties and a parking lot with a non-contributing building is across the street.

11. Form Prepared by:

Martha W. Fullington, Preservation Specialist  
Archives and History, Western Office  
13 Veterans Drive  
Asheville, NC 28805  
(704) 298-5024  
February 8, 1989

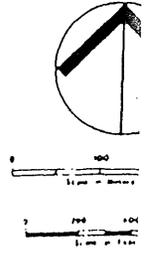
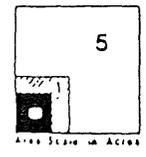


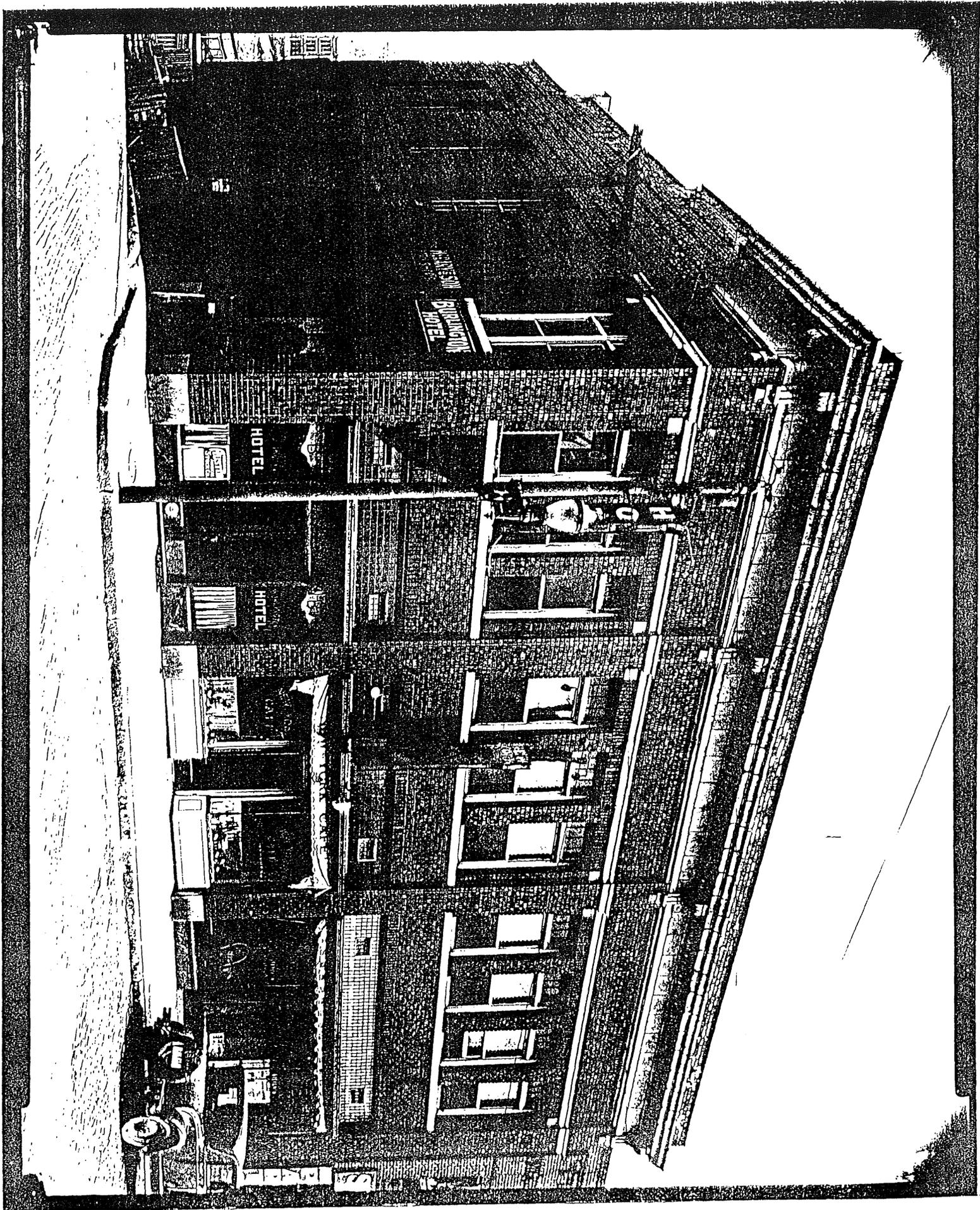
Amendment

Prepared By  
**CITY OF ASHEVILLE**  
 DIVISION OF PLANNING  
 Roy Trautman, Mayor  
 Ken Michalove, City Manager  
 Verril Eavich, Jr., Planning Director  
 For The  
**ASHEVILLE**  
**REVITALIZATION**  
**COMMISSION**  
 February, 1978

**DOWNTOWN HISTORIC DISTRICT**

- - - amendment boundary
- ▨ MULTIPLE RESOURCE AREA
- ▩ HISTORIC DISTRICT
- ▧ KEY BUILDINGS
- ▦ CONTRIBUTING BUILDINGS
- ▥ LINKING BUILDINGS
- ▤ INTRUSIONS
- ▣ NATIONAL REGISTER
- ▢ NATIONAL HISTORIC LANDMARK
- COXE AVENUE CLUSTER
- BILTMORE AVENUE CLUSTER
- ▤ INDIVIDUAL ENTRIES









WARD 5  
BUNCOMBE COUNTY  
NORTH CAROLINA

607  
647

SYCAMORE ST  
ADON 90

EAGLE ST.

S. MARKET ST.

S. SPRUCE ST.

EAGLE ST.

CLEMMONS ST.

MARJORIE ST.

Police Station  
Fire Dept.

Asheville City  
Horse Park

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