

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Ravenscroft Amendment to
Downtown Asheville HD

Section number 1-6 Page _____

1. Ravenscroft Amendment to Downtown Asheville Historic District

2. Location: Portions of Ravenscroft Drive, Church Street and Hilliard Street adjacent to the boundaries of the Downtown Asheville Historic District.
Asheville, Buncombe County (021), North Carolina (NC) 28801

3. Classification:

Private Ownership
District
13 Contributing and 4 Non-contributing buildings, none previously listed on the National Register

4. State Historic Preservation Officer Certification

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

William S. Price Date 7-23-90
Dr. William S. Price, Director, NC Division of Archives and History and State Preservation Officer.
109 E. Jones Street
Raleigh, NC 27611

5. National Park Service Certification

Signature of the Keeper Date _____

6. Functions or Use

Historic Functions	Current Functions
Domestic/single dwelling	Domestic/single dwelling
Domestic/multiple dwelling	Domestic/multiple dwelling
	Commerce/Trade

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7. Description

Architectural Classification

Queen Anne
Bungalow/Craftsman
Colonial Revival

Materials

foundation: brick
walls: weatherboard
 brick
roof: asphalt
other: shingle
 wood

The 1978 National Register nomination, "Historic Resources of Downtown Asheville," notes that:

"The few surviving residential clusters in the area are located in a triangle between Church Street and Ravenscroft Drive, where they have been sheltered from commercial development by the institutions along Church Street, and in the southwest corner of the area at the fringe of the residential neighborhoods beyond. Virtually all of the residential fabric that once carried right to the edge of the commercial districts has been destroyed, and in many cases replaced with prefabricated commercial buildings or nothing at all. A few scattered houses remain."

This amendment addresses the buildings located in the Ravenscroft, Church and Hilliard triangle, an area adjacent to the Downtown Asheville Historic District and the most intact residential cluster in the central business district. Other residential areas have been heavily invaded by development. The buildings principally are residences constructed between the late 1890s and 1927. There are 11 contributing primary buildings, 2 contributing outbuildings, 3 non-contributing primary buildings, and 1 non-contributing outbuilding, totaling 13 contributing and 4 non-contributing resources.

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These properties, surrounded by commercial properties, multi-unit residential structures, vacant lots, and paved parking areas, are built on small lots on the east side of Ravenscroft Drive, opposite the former Ravenscroft School property, which occupies the block on the west side of Ravenscroft Drive; on the east and west sides of Church Street, from below Aston Place to Hilliard Street; and on the north side of Hilliard Street between Church Street and Ravenscroft Drive. The area slopes downward from north to south.

The oldest buildings, three Queen Anne style houses [entries #258, #260, and #261] date from the late 19th century, when development was beginning in the area, but before the Ravenscroft plat was drawn up. Bungalow and Craftsman houses date from 1914 to 1925. One brick duplex [entry #263] was built between 1925 and 1927. The area illustrates the architectural design of the fringe areas of downtown Asheville, as residences such as these were gradually absorbed by the commercial expansion of the downtown from 1880 to 1930.

The Queen Anne houses are among the most distinctive elements of the expanded area. All three feature wrap-around porches, ashlar or brick foundations, and exterior walls of weatherboard. The house at 90 Church Street [#260] is the most elaborate of the three, with a corner tower with conical roof, a shingled second story, stick pattern detail and irregular roof. Houses at 82 Church Street [#258] and 75 Church Street [#261] also have bays which rise as towers, that at 82 Church capped with an ogee-curved polygonal roof and that at 75 Church containing curved glass, sashing, and frames on both stories. All three Victorian dwellings contain most of the original woodwork.

After the area surrounding these earliest houses was platted for residential development in 1910, lots on the east side of Ravenscroft Drive and the west side of Church Street filled with dwellings. Before 1917, several Craftsman-influenced houses were constructed, including bungalows [#s 262, 264, 266, and 270] and American Foursquares [#s 267, 268, and 269]. The bungalows are brick veneered or shingled, with gable roofs and porches across the facade. A duplex apartment building [#263] of striated red brick with Tudor Revival and Colonial Revival details was constructed in the mid-1920s.

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Garages, opening to driveways leading directly to the street, are found on three properties, and two are contemporary with their houses. One garage is a gable roofed, shingled structure in deteriorated condition and two are of brick, with hip roofs.

Most of the buildings in the area have been modified to accommodate commercial uses, while maintaining architectural integrity. The single intrusive property is a non-contributing, ca. 1984, commercial building, now vacant, on Church Street [#259].

An historically undeveloped vacant lot between Church Street and Ravenscroft Drive, at the north end of the amendment area, is included in this nomination.

INVENTORY

Inventory entries are assigned by streets, beginning on one side of the street and continuing on the other side before beginning another street. This list is a numerical continuation of the list for the 1978 National Register nomination, "Historic Resources of Downtown Asheville." Ward, Sheet, and Lot numbers are provided to assist in identification of parcel locations.

Dating of properties was based primarily upon documentation available in Sanborn maps, Asheville Building Permit Records, Asheville City Directories, and Buncombe County Deeds.

CODING

SM -- Sanborn Insurance maps
CD -- City Directories
BP -- Asheville City Building Permits
CM -- Asheville City Council Minutes
RD -- Buncombe County Register of Deeds
TR -- Buncombe County Tax Records
Wd, Sh, Lot -- Ward, Sheet, and Lot numbers from the Buncombe County tax maps

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CHURCH STREET, EAST SIDE, NORTH TO SOUTH

C 258. 82 Church Street; Harry Batterham House; ca. 1903

This house is a commanding presence on Church Street, and characterizes the district at the turn of the century. A large, 2-story Queen Anne style house, it was built for real estate and rental agent Harry Batterham on property he purchased the same year. Originally of plain weatherboard, the exterior has been covered with aluminum siding. The structure is distinguished by a broad, wrap-around porch with classic columns, turned balusters and reeded railing, and by a projecting bay with polygonal tower topped by a conical, polygonal roof. Windows are notable, having multiple panes in a diamond pattern over one large pane. The foundation is ashlar, exposed above grade level in the rear and on the south elevation. The hipped roof has gables on all sides.

The handsome interior retains original details: stained oak wainscot, door and window surrounds with bull's-eye corner blocks, one mantel with tile firebox surround and an overmantel with mirror, and the complete oak stairway. (CD; RD; SM, 1901).
Wd 4 Sh 1 Lot 135

NC 259. 88 Church Street; Commercial Building; 1984
One-story, gable front, utilitarian commercial building
constructed of concrete block and wood. Wd 4 Sh 1 Lot 136 1/2

C 260. 90 Church Street; Anthony Theobold House; ca. 1892
This is a Queen Anne style dwelling constructed by Anthony and Louisa Theobold. Mrs. Theobold purchased the property from the Hilliard Estate in 1890, and presumably the Theobolds built the house shortly thereafter. The Theobolds were co-owners of the Club Cafe and Candy Kitchen with Andrew Brandl. Mr. Theobold was the manager, and his wife was active in the Asheville real estate market. In 1910, the home was sold to J. P. Coston, president of the Asheville Harness Company, who remained there until 1925. Coston had previously lived in the house next door, no longer standing.

The 2-and-1/2 story house has a three-bay facade and asymmetrical massing and plan. It is distinguished by the use of

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small decorative windows and by its wrap-around porch and corner tower with bell-cast roof. Exterior walls are plain weather-board on the first story and wood shingle on the second story and in the gables. The foundation is ashlar, visible above grade in rear and south elevations. The high hipped roof with intersecting gables is of asphalt shingles and the two interior chimneys are corbelled. Most first and second story windows are original and have 16-over-1 and 20-over-1 sash. Most exterior details are original, including the wrap-around porch with hip roof and slender columns on stone piers, reeded railing and stick pattern balusters. Stick pattern also appears at the base of the roof on the tower. The original front door features a single pane in its upper half. A 2-tier back porch was replaced with a first floor open deck in 1983. Sometime before that date, a modern door was added on the Church Street facade, where the side extension of the porch had been enclosed at an earlier date. In 1983, a shed roof dormer with three small modern windows was constructed in the roof of the front elevation. Windows were recently added in gable ends and in the stacked bay on the south elevation.

The interior details remain unchanged on the first floor. There are notable mantels with tile firebox surrounds and overmantels with mirrors and the original stained oak woodwork, which includes the staircase and door and window surrounds with bull's eye corner blocks. The second floor and attic space have been altered to accommodate a drafting room and architectural offices. (RD; CD; SM, 1901; Citizen Times, 8/1/02) Wd 4 Sh 1 Lot 137

CHURCH STREET, WEST SIDE, NORTH TO SOUTH

- C 261. 75 Church Street; House; ca. 1898
This 2-story Queen Anne style weatherboarded and shingled dwelling on a raised brick basement sits high on the hill overlooking both Church Street and Ravenscroft Drive. The facade features a projecting semi-circular, shingled, 2-story tower with a conical roof attached to the roof of the main block. It has an asphalt shingled cross-gable roof. There is a tapered, partially rebuilt interior chimney in stretcher bond. An original, attached, wraparound porch is reached by a tall flight of stairs. The porch has reeded balusters and railing and chamfered posts.

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All windows appear to be original, and those of the tower are notable for their curved glass, sashing, and frames on both stories. On north and south elevations the shingled gable wall curves into the gable attic window. A small enclosed porch has been added to the rear.

In the front parlor one fireplace remains, with mantel and glazed tile hearth and surround. A chimney and fireplace in the kitchen have been removed and a door has been cut between kitchen and small study on the south side of the house. Several doorways were changed to arches about 1925. (CD; SM, 1907; Mundy, Interview.). Wd 4 Sh 1 Lot 214

- C 261a. Garage; ca. 1925
Brick and tile, hip roofed, one-car structure with a door of flush boards.
- C 262. 77 Church Street; E. C. Merrill House; 1915
This typical bungalow-style, 1-story weatherboarded dwelling was built by E.C. Merrill for \$2,800. The front-and side-gabled asphalt-shingled roof features purlins and has wood shingles in the gable ends. The main facade is 3 bay with an entrance door flanked by tri-partite windows on the right and a re-worked modern window to the left. An attached porch stretches across the front facade with a solid, shingle-faced balustrade and there is one exterior end stepped shoulder chimney of brick on the south elevation. (CD; SM, 1917). Wd 4 Sh 1 Lot 215
- C 263. 81-83 Church Street; Duplex Apartment Building; ca. 1927
This is a 2-story, rectangular duplex apartment building with two front entrances, built of striated red brick in stretcher bond. The roof is high hipped and there are two original interior brick chimneys. The facade shows some Tudor Revival and Colonial Revival details, including triple casement windows on a projecting sunporch on each floor. The casement windows are topped with a soldier course of brick and separated by turned wooden pilasters. A soldier course runs under the eaves and there is a string course of headers beneath the second floor windows. On each side of the projecting sunroom in the front facade is an entrance stoop with short gable roof supported by wooden console brackets. All windows appear to be original. A

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retaining wall of striated brick, part of the original construction, runs along the Church Street lot line. (CD; SM, 1930). Wd 4 Sh 1 Lot 216

- C 263a. Garage; ca. 1927
Two-car, doorless, stretcher bond brick structure with pyramidal roof. In good condition.
- C 264. 89 Church Street; Sinclair-Robinson House; 1914
Built by Dr. J.A. Sinclair and N.T. Robinson, apparently as an investment property, this house is notable for the shingled hoods over the windows on all elevations. The shingled house has a 1-and-1/2-story bungalow facade and a 2-story rear. On a flat lot, it is rectangular in shape, with end gable roof in front, intersected by a rear hip roof portion. An exterior brick chimney is each gable end. One broad dormer containing a tripartite window rises from the roof of the front elevation. An engaged porch stretches across the facade, supported by original wooden posts and with a modern iron balustrade. The main facade is 3-bay, with central door flanked by double windows. (SM, 1917; BP). Wd 4 Lot 1 Sh 216 1/2
- NC 264a. Garage; 1914
A one-car, wood shingled structure in an advanced state of decay, this building has lost its architectural integrity.
- NC 265. 93 Church Street; Dr. Josiah W. Foreman House; ca. 1904
Built for dentist Dr. Josiah W. Foreman, who later moved to the Montford area, this 2-and-1/2 story weatherboarded house has been extensively and insensitively altered. It has a high hip roof and brick foundation. An original attached porch with a gable over the entrance steps extends along two-thirds of the 2-bay facade. The gable, once open, has been boarded over. The doorway, centered in the front elevation, appears to be original to the house. Except for the diamond pane small window beside the front door, all windows in the dwelling have been replaced with modern, single-paned sash in oversize frames. Block modillions have been added under the cornices. Two decks have been added to the rear elevation, and a rear yard has been paved in its entirety. (CD; SM, 1907). Wd 4 Sh 1 Lot 217

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- C 266. 95 Church Street; Burton M. Noland House; 1915
This 1-and-1/2-story 8-room bungalow was built for \$4,750 by Burton M. Noland, an insurance agent with an office in the home. The dwelling shows few exterior changes. A restoration has been carried out on a small section of the south (left) elevation which suffered fire damage ca. 1988. The gable in that elevation contains a modern window. The foundation is common bond and the exterior walls are brick veneer in stretcher bond with a patterned drip course on three elevations. Steeply pitched roof has gable ends, knee brackets, deep eaves, and a break over the engaged front porch. Gable ends are shingled and flared at the juncture with the brick side walls. Single and double windows, in "bungalow" style with four vertical lights in the upper half of the sash, appear to be original. There is one exterior end chimney and a partially rebuilt rear chimney. The facade is 4-bay with two exterior doors. The engaged porch has square brick piers and battered posts extending across the facade width. A wide, shed roofed, inset dormer with exposed rafters and with three windows faces Church Street. On the rear is an inset single-windowed dormer with shed roof and exposed rafters above an engaged utility porch. The house was converted to office space in 1989. (CM; SM,1917; CD) Wd 4 Sh 1 Lot 218

RAVENSROFT DRIVE, EAST SIDE, NORTH TO SOUTH

- C 267. 12 Ravenscroft Drive; Judge James D. Murphy House; 1916
This 2-story, brick veneered American Foursquare house, built for \$4,000, was first owned by Judge James D. Murphy, who purchased it from developer Russell C. Davis. Murphy later became president of Asheville's Southern Land Development Company and Davis later became vice-president of the Central Bank and Trust in Asheville. A single family residence in its early years, the house also has been a boarding house and is now office space. A hip-roofed porch with brick pillars and wooden balustrade stretches across the facade, and an attic dormer faces the street. An early 2-story shingled addition is attached to the rear. On the right elevation, a partially rebuilt brick exterior chimney marks the location of a small brick fireplace with a coal grate on the interior. The facade contains a large single-paned window in the central bay which appears to be original, a single door entrance

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and single one-over-one windows. There is a decorative water table in basketweave pattern. (CM; CD; SM, 1917). Wd 4 Sh 1 Lot 235 1/2

- NC 268. 16 Ravenscroft Drive; Linnie Davis House; ca. 1916
A typical American Foursquare 2-story and basement dwelling now without architectural integrity because of extensive alterations. The house is totally covered with multicolored veneer of the "Formstone" variety. The original front porch has been enclosed and covered and new doors and windows have been installed. The house was built soon after Ravenscroft Drive was opened for building, and its first residents were Mrs. Linnie Davis, widow of Albert C. Davis, and Russell C. Davis, assistant cashier of Asheville's Central Bank and Trust. In the 1920s he became a vice-president of the bank. (CD; SM, 1925; RD). Wd 4 Sh 1 Lot 234
- C 269. 20 Ravenscroft Drive; Mrs. Emma Wanstrom House; 1916
This frame 2-story house in American Foursquare style was built for Mrs. Emma Wanstrom, apparently as a rental property. It was one of the earliest on the street, being built before street numbers were permanently settled on the houses. Its first resident was Robert S. King, a traveling salesman. Furnished rooms have been let in the house at intervals since at least 1924. The house has a hip roof with deep modillioned eaves and exterior end and interior rear chimneys. A walled dormer on the front elevation contains triple 4-light windows. Most other windows are 1-over-1. There is a full facade hip-roofed porch with deep eaves. The porch has square post supports and a new balustrade. On the rear is an enclosed porch topped by an enclosed sleeping porch. A flat wood belt course encircles the house above the first story windows.
- The original front entrance has been altered by the removal of the original doors and the installation of an exterior airlock entry in the doorway. The modern door opens to a stairwell and straight, narrow stairs with plain railing and newel. The property has been entirely paved between the house and the street. (CM; CD; SM, 1917). Wd 4 Sh 1 Lot 233

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- C 270. 22 Ravenscroft Drive; House; ca. 1926
F.N. Hall, a traveling salesman, was the first resident of this dwelling, an intact example of the bungalow type prevalent in city and district. Of striated brick veneer with a 3-bay facade, it retains its original central front door flanked by double windows. The scored concrete porch floor and reeded porch railing appear to be original. The gable roof contains a centrally located front-facing shed dormer. There is one interior brick chimney with hood. (CD). Wd 4 Sh 1 Lot 233 1/2

- HILLIARD STREET, NORTH SIDE
C 271. 135 Hilliard Street; House; ca. 1924
This 2-story, shingled frame dwelling has a gable front roof and a porch with gable roof that stretches across the 2-bay facade. The porch has brick piers, bungalow posts and a solid shingled balustrade. A second-story rear sleeping porch has been enclosed. One original and deteriorating exterior end chimney rises on the west elevation; on the rear is an exterior brick flu. (CD; SM, 1925). Wd 4 Sh 1 Lot 231 1/4

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8. Statement of Significance

Level of Significance: Local
National Register Criteria: A
C

Areas of Significance: Community Planning & Development
Architecture

Period of Significance: c. 1898 - 1927
Significant Dates: 1910
Significant Person: N/A
Cultural Affiliation: N/A
Architect/Builder: N/A

With few exceptions, the Downtown Asheville Historic District is a product of the steady growth and urban development of the city between 1890 and 1930. After the railroad arrived in Asheville in 1880, the city grew in size and importance, as a health resort, as a middle class tourist destination, and as North Carolina's most western commercial center. Commerce demanded space, and as the center of the city grew, residential areas were converted to commercial use. Hotels and sanitoriums occupied large tracts in the city and on its fringes and by 1910 only a few residential areas remained in what is now the Downtown Asheville Historic District. These areas included a grouping of dwellings around the eastern and northern edges of the Battery Park Hotel, along Walnut Street between Haywood and Lexington Streets, and along Aston Street west of Church.¹ While real estate developers and speculators were opening suburban developments in Montford, Grove Park and Kenilworth between 1908 and 1920, a residential tract in what is now the city center was developed, indicating that within the city residential, as well as commercial properties, were subject to development and speculation during Asheville's years of rapid growth. The Ravenscroft Amendment area illustrates this theme in Asheville's history.

By 1910, one of the few tracts of land with undeveloped acreage in downtown Asheville was an eleven-acre property owned by the Episcopal Diocese of Western North Carolina and Trinity Episcopal Church of Asheville. This property lay on the west side of Church Street south of Aston and Trinity Church, (adjoining

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the Downtown Asheville Historic District). West of the tract lay the ravine which would later become Coxe Avenue; on the east the tract was bordered by Church Street, which in 1910 had seven Victorian dwellings. South and east of the area lay the Hilliard Estate, owned by the heirs of Dr. W.L. Hilliard, who had purchased properties in various parts of Asheville before 1898. His large home stood at the northwest corner of what is now Biltmore Avenue and Hilliard Street. The Diocese's tract of land contained two buildings, the Ravenscroft School building (#158) and Schoenberger Hall (#159). Entrance to these building was by a drive, now Ravenscroft Drive, leading from Church Street near Aston.² Today, Ravenscroft School is within the boundaries of the Downtown Asheville Historic District; Schoenberger Hall, outside the district, was demolished in 1983.

This desirable property, which comprises a large part of the Ravenscroft Amendment area, was platted and offered for sale in 1910, when the Montford (NRHD) residential neighborhood was thriving and Grove Park (NRHD) was in the initial state of development. The seven Victorian dwellings which stood on Church Street adjacent to the Ravenscroft tract in 1910 were owned by prosperous residents. Newly platted lots were purchased promptly and some were later subdivided. By 1917, seven additional houses had been built on the Church Street side of the Ravenscroft subdivision and on Ravenscroft Drive. These newer houses provided homes for middle class owners and renters, and were built in bungalow/Craftsman or American Foursquare architectural styles. After 1930, several dwellings became boarding houses or small business properties. Today, only the Amendment area remains in downtown Asheville to indicate that residential properties were subject to development and speculation in the city as well as in the suburbs.

Historical Background:

In 1863, Rev. Jarvis Buxton, Asheville's first Episcopal rector, sold eleven acres of land in downtown Asheville to the Trustees of Trinity Church to "erect and keep a chapel and theological school."⁵ The land stretched from present-day Aston Street to Banks Avenue, and the lot on the southeast corner of Aston and Church Street was reserved for Trinity Church, whose property within the Asheville Downtown Historic District adjoins the Ravenscroft Amendment area. The Buxton property lay east of the

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2-1/2 story Greek Revival brick house, c. 1840, probably the oldest structure remaining in downtown Asheville,⁴ in which Buxton had, in 1856, opened Ravenscroft School for Boys, named for John Ravenscroft, first Episcopal Bishop of North Carolina. "Although the plan of the house is derived from plates of an Italianate design in Downing's 'Cottage Residences of 1842,' the house has academic Greek Revival details of a type uncommon in western North Carolina."⁵ The school, with its thirteen acre campus stretching west from the building, was controlled by the Episcopal Bishop of North Carolina until 1884, when it was transferred to the Diocese of North Carolina. In 1884, a large Victorian residence called Schoenberger Hall was built for the Bishop south of the Ravenscroft School building.⁶ The Ravenscroft School building still stands today on the west side of Ravenscroft Drive and was included in the plat of 1910. Schoenberger Hall, demolished in 1983, stood on a rise on the south side of present-day Hilliard Street, facing Ravenscroft Drive. It, too, appears on the plat of 1910, its 2-1/2 acre lot undivided.

In 1896, Schoenberger Hall and its land and endowment fund were transferred to the newly-established Diocese of Western North Carolina, and the Diocese and Trinity Parish began to sell parts of the land each had accumulated.⁷ In February, 1896, the diocese and Trinity Parish together sold a lot to Jacob Spangenberg on Church Street, just south of Trinity Church.⁸ This lot, the first to be developed in the Ravenscroft Amendment area, became the property of Harry Batterham, who built the Queen Anne house (#258) that stands today at 82 Church Street. On the east side of Church Street and south of the Batterham house, lots were sold from the Hilliard Estate and by 1907 seven dwellings had been constructed on the east and west sides of Church Street between Ravenscroft School Drive and the lane known today as Hilliard Street.⁹

In 1910, the Trustees of Trinity Parish circulated a plat for a subdivision, "Ravenscroft." The plat was prepared by Chauncey Beadle head of the nursery at the Biltmore Estate and a vestryman of Trinity Church.¹⁰ Beadle, an employee of the Olmsted Brothers, helped to design the Biltmore Estate landscape and later designed the landscape for several Asheville neighborhoods, including Grove Park and Biltmore Forest. The new subdivision lay between Church Street and the Ravenscroft School

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building and ran south to Banks Avenue, whose northern side was also the boundary of the Schoenberger Hall property. The plat comprised 31 lots, including the School building and Schoenberger Hall, both owned by the Diocese, and two properties on the west side of Church Street which had been built before 1907 (#261 and #265). Purchasers were forbidden to erect a sanitarium for tubercular patients or a boarding house for "the reception of tubercular patients."¹¹

Lots in the Ravenscroft subdivision began to sell at once. The first purchaser built a 10-room house in 1912 on the hill next to the Ravenscroft School building. In 1913, a 12-room house was built on the same knoll. (These buildings, no longer standing, were in the original Asheville Downtown Historic District area). In 1914, four small houses, of four to six rooms each, were built on the east side of Ravenscroft Drive in the Amendment area and in 1914, N. T. Robinson and Dr. J. A. Sinclair, a prominent physician with a residence in Grove Park, built a rental house at 89 Church Street (#264).¹² Several dwellings were constructed in the Ravenscroft subdivision fronting on Church Street south of Hilliard, an area which by 1925 was generally commercial and filled with warehouses. This area, now totally commercial, is outside of the Downtown Asheville Historic District and the Amendment area. By 1917, fourteen dwellings stood in what is now the Amendment area; eleven remain today.¹³

In 1914, the Diocese of Western North Carolina and Trinity Parish sold the lot at the corner of Church Street and Ravenscroft Drive, the most northern of the subdivision lots, to the Asheville Club, apparently for a club house, but in 1917 the lot was transferred to the Asheville Club for Women.¹⁴ Instead of building in Ravenscroft, the Asheville Women's Club built a large clubhouse in Grove Park in 1925, and the Ravenscroft lot has remained undeveloped to the present day. There are no other vacant lots within the Amendment area.

When the Battery Park Hotel, which had stood for 40 years some three blocks to the northwest of the Amendment area, was demolished by Edwin W. Grove in 1924, the hill on which it had stood was removed and the dirt used to fill a ravine to the west of the Ravenscroft school building, forming Coxe Avenue, which became the Asheville center for automobile sales.¹⁵ (Tench Coxe,

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son of the owner of the Battery Park Hotel and an Asheville entrepreneur, had purchased the remainder of the Ravenscroft School property in 1914, which included the ravine to the west of the building).¹⁶ Warehouses and commercial interests encroached on the subdivision lots from the west and also south of Hilliard Avenue and east of the Church Street dwellings, leaving the Amendment area as a relatively intact portion of the original subdivision. Within the Amendment area, certain dwellings suffered insensitive alterations in their adaptation as boarding houses or small business operations. Overall, however, the Ravenscroft area continues to reflect its historic residential development in the center city, due largely to its protection from obliterating re-development by the parklike atmosphere of the school ground and the property of Trinity Parish.

FOOTNOTES

- 1 Sanborn Insurance Company Maps, Asheville, NC 1880-1925.
- 2 Sanborn Insurance Company Map, Asheville, NC. Also Buncombe County Register of Deeds Book 108, Page 463 and Plat Book 8, Page 67.
- 3 Buncombe County Register of Deeds, Book 27, Page 425.
- 4 Black, David R., ed., Historic Architectural Resources of Downtown Asheville, North Carolina, p. 55.
- 5 Ibid.
- 6 Foushee, Lawrence, and Lemmon, Sarah McCulloh, eds., The Episcopal Church in North Carolina, 1901-1959, pp. 283-285.
- 7 Ibid., p. 284.
- 8 Buncombe County Register of Deeds, Book 96, Page 356.
- 9 Sanborn Insurance company Map, Asheville, NC, 1907.
- 10 Buncombe County Register of Deeds, Plat Book 154, Page 143.
- 11 Buncombe County Register of Deeds, Book 172, Page 395.

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- 12 City of Asheville Council Records, building permits, 1912-1919.
- 13 Sanborn Insurance Company Map of Asheville, 1917.
- 14 Buncombe County Register of Deeds, Book 191, Page 262; Book 217, Page 220.
- 15 Black, op. cit., p. 14.
- 16 Buncombe County Register of Deeds, Book 189, page 295.

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9. Major Bibliographical References

Black, David R. ed., Historic Architectural Resources of Downtown Asheville, North Carolina, North Carolina Department of Cultural Resources, City of Asheville, 1979.

Buncombe County Register of Deeds, Buncombe County Courthouse, Asheville, NC.

City of Asheville, City Council Records and Building Permits.

Foushee, Lawrence, and Lemmon, Sarah McCulloh, eds. The Episcopal Church in North Carolina, 1701-1959. The Episcopal Diocese of North Carolina, Raleigh, 1987.

Sanborn Insurance Maps of Asheville, 1896, 1901, 1907, 1913, 1917, 1925.

10. Geographic Data

Acreage of Property: 1.5 acres (+/-)

UTM References: Zone 17, Asheville, NC
Easting 3592 90 Northing 3939570

Verbal Boundary Description:

The boundaries of the Ravenscroft Amendment to Downtown Asheville Historic District are shown by the solid line on the accompanying map, part of Buncombe County Tax Map, Ward 4, Sheet 1, drawn at a scale of 1" = 100'.

Boundary Justification:

Boundaries of the amendment district are drawn to include a portion of the downtown area physically and developmentally contiguous with the Downtown Asheville Historic District and which retains sufficient integrity to reflect its period of historic significance. Non-contributing resources on the area perimeter have been omitted.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Ravenscroft Amendment to
Downtown Asheville HD

11. Form Prepared by:

Carolyn Humphries and Mary J. Hooper, Preservation Consultants
Rt. 2, Box 175
Highlands, NC 28741
704/526-9462
May 4, 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PHOTOS
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Ravenscroft Amendment to
Downtown Asheville HD

PHOTO LIST

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

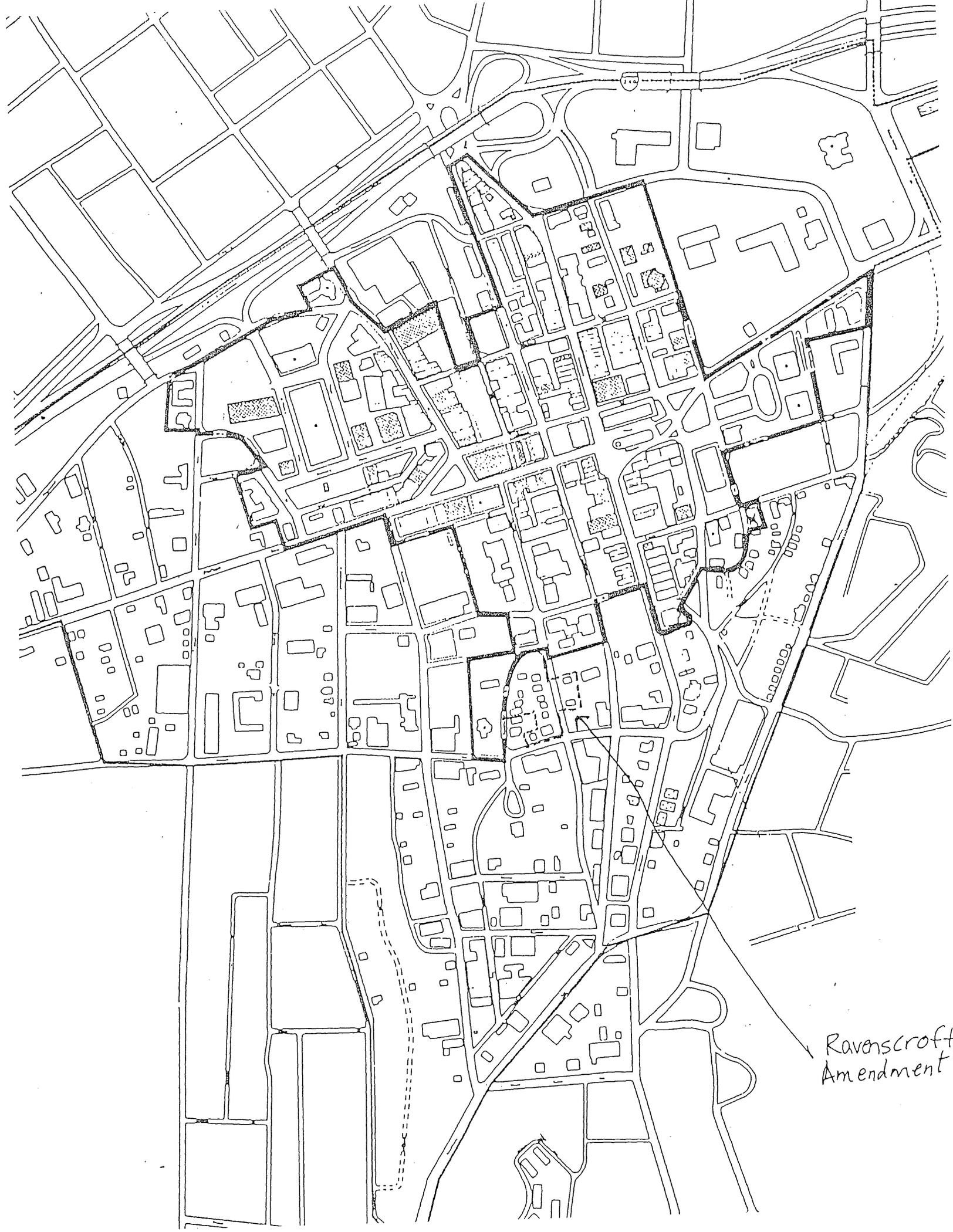
Photo 1: Church Street
Looking southwest from east side of Church Street
Photographer: Carolyn Humphries
October 1989

Photo 2: Louise Theobald House
90 Church Street
Looking east
Photographer: Carolyn Humphries
August, 1989

Photo 3: Ravenscroft Drive
Looking northeast from the west side of Ravenscroft
Drive
Photographer: Carolyn Humphries
September 1989

Photo 4: Judge James D. Murphy House
12 Ravenscroft Drive
Looking northeast
Photographer: Carolyn Humphries
August, 1989

Photo 5: House
75 Church Street
Curved bay and front porch
Looking southwest
Photographer: Carolyn Humphries
August, 1989



Ravenscroft
Amendment



82
Church Street
DORIS GASTY
ROBERT G. KARRIKER
SUZAYNE REEVES
CHARLOTTE A. WADE

NO PARKING