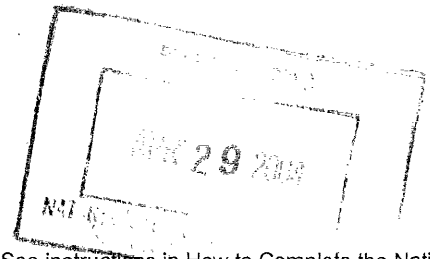


United States Department of the Interior  
National Park Service

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 any 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 Clingman Avenue Historic District

other names/site number \_\_\_\_\_

**2. Location**

street & number Bounded roughly by Hilliard Avenue on the north, the east side of Clingman Avenue on the east, the south lot line of 146 Clingman Avenue on the south, and Rector Street on the west not for publication N/A

city or town Asheville vicinity N/A

state North Carolina code NC county Buncombe code 021 zip code 28801

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this XX 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 forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide XX locally. (       See continuation sheet for additional comments.)

Jeffrey Crow SHPO 4/21/04  
Signature of certifying official                      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 commenting or other official                      Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this 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): \_\_\_\_\_

Edson R. Beall                      Signature of the Keeper                      Date of Action 6/9/04

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 the count)

Contributing	Noncontributing	
33	7	buildings
0	0	sites
0	0	structures
0	0	objects
33	7	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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: Domestic Sub: single family

Domestic secondary structure

Commerce/trade specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions

(Enter categories from instructions)

Cat: Domestic Sub: single family

Domestic secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification (Enter categories from instructions)

other: hip roof cottages

Queen Anne

bungalow

Materials (Enter categories from instructions)

foundation brick

roof asphalt

walls weatherboard

synthetics

other pebbledash

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**

(Mark "X" in all the boxes that apply.)

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

**B** removed from its original location.

**C** a birthplace or a grave.

**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)

Social History

Ethnic Heritage: Black

**Period of Significance**

1896-1949

**Significant Dates**

1919

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Narrative Statement of Significance**

(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: Western Office, Archives and History

10. Geographical Data

Acreeage of Property 6.75 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 358370 3939410
2 - - -

Zone Easting Northing
3 - - -
4 - - - 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.)

11. Form Prepared By

name/title Sybil Argintar Bowers, Preservation Planning Consultant

organization Bowers Southeastern Preservation date November 10, 2003

street & number 166 Pearson Drive telephone (828) 252-0110

city or town Asheville state NC zip code 28801

12. 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 the SHPO or FPO.)

name multiple owners, less than fifty

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 listings. 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 the 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 Project (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Clingman Avenue Historic District  
name of property  
Buncombe Co., North Carolina  
county and state

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**DESCRIPTION**

Located just south of Patton Avenue on the west side of downtown Asheville, North Carolina, the Clingman Avenue Historic District covers approximately seven acres and is bounded roughly by Hilliard Avenue on the north, Clingman Avenue on the east, the southern boundary of properties fronting the east side of Clingman Avenue on the south, and Rector Street and Clingman Place on the west. Streets are arranged in a northeast-southwest orientation (Clingman Avenue and Merrett Place) or northwest-southeast (Clingman Place, and Rector Street). Houses within the district are typically on small lots, with some set up on small hills above the street and some with lots which drop steeply to the rear. Boundaries of the district are based upon detailed research into historic plats, as well as the remaining concentration of buildings relating to the historic development trends of the neighborhood. The nominated district consists of thirty-three contributing houses and outbuildings, and seven non-contributing buildings. There are eleven vacant lots in the district. To the north of the district are new commercial development and highways, to the south are new commercial areas and vacant land, to the east are additional historic neighborhoods along with new housing, and to the west, separated from the district by vacant land and new commercial development, is the West End neighborhood.

By far, the majority of the houses in the district are simple one-story cottages or bungalows, with some examples of larger two-story houses, built primarily as speculative rental housing. Architectural types within the district include thirteen hip roof cottages or bungalows dating from 1904 to 1943; ten front gable cottages or bungalows dating from 1913 to 2003; one side gable cottage dating from 1907; three cross gable cottages or bungalows dating from 1896 to 1929; four one-story L-plan cottages dating from 1896 to ca. 1935; one two-story L-plan house dating from 1899; one, two-story Queen Anne-influenced house dating from ca. 1910; one, two-story Queen Anne house from 1896; one, one-story Queen Anne house from 1896; and one small side gable house dating from the 1960s. The majority of the houses are of wood frame construction, with a notable exception being the two brick hip roof cottages on Yarrow Street (#25 and #26, 1943). One of the frame houses has a pebbledash exterior. Another architecturally notable house in terms of larger scale and massing as compared to the majority of houses in the district is the Queen Anne C. C. Brown House at 76 Clingman Avenue (#6, 1896). A particularly good example of a bungalow in terms of form, scale, and intact original features including window sash, porch balustrade and posts, and German siding is the house at 88 Clingman Avenue (#8, 1914).

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Clingman Avenue Historic District  
name of property  
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county and state

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**INVENTORY LIST**

Resources are listed in the order of those streets oriented northeast-southwest first, followed by those in a northwest-southeast orientation. All streets are listed with the west side of street first. Dating of buildings is based upon 1913 (the first year the area appears on the maps; many appear earlier in city directories), 1917, 1925 and 1943 Sanborn maps used in the field, city directories from 1896 to 1951, oral history, and plats. These sources are noted with each entry. Resources are named by the earliest historic long-term occupant or owner known, or, if the resource was a rental property through the period of significance, with many different occupants, it is designated as "house".

Contributing properties must date from the period of significance and retain their historic character. One or two changes to a building that do not alter its overall appearance fall within this classification. Some of these changes include the application of artificial siding, replacement window sash within the original opening, the screening of a porch, and additions placed away from the main facade of the building. Non-contributing buildings and outbuildings are those which were built after the end of the period of significance or older buildings which no longer retain their historic character. The latter would include the placement of additions which alter the main facade, porch enclosures which severely alter the configuration of the entry to a building, and windows altered through the retrofitting of a smaller window frame within the original opening.

**Clingman Avenue--west side:**

**1. 63 Clingman Avenue. House. Contributing. 1907.**

One-story bungalow with hip roof and front gable at northeast corner. Pebbledash siding, shingles in gable end. Attached front porch with solid brick balustrade and notable curving concrete cap, square posts on brick piers, and decorative brackets. Central brick chimney, two-over-one windows, modern door. Lot slopes to rear. House first appears in city directories in 1907, and remained as a rental house through 1948. The first known owner-occupant was Henry D. Laster, an African American, beginning in 1949. From 1907 through 1919, the occupants were white. The first occupant was D. B. Jackson (carpenter) and wife Laura (1907-1908), followed by Mrs. J. E. Freeman (1909); M. S. Hill (farmer) and wife Mary (1910); G. W. Mauck (employee with Southern Railway) and wife Mollie (1911); F. M. Woody (1912); C. N. Reel (carpenter) and wife Bonnie (1913); H. E. Miller (policeman) and wife Della (1914); H. G. White (barber, Asheville Barber Shop ) and wife Dove (1915-1916); J. M. Kayler (carpenter) and wife Nannie (1917); L. B. Jackson (employee at McConnell Brothers) and wife Ellie (1918); W. D. Stroup (driver for Citizens Transfer Company) and wife Roxie (1919). The following occupants are shown as "colored" in the city directories, beginning with Lawrence Gibbs

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Clingman Avenue Historic District  
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(Lawrence Gibbs, Jr. taxi) and wife Mattie (1920-1930 with Mattie Gibbs along from 1928-1930 when she worked as a maid at the YWCA); Lonnie and Mamie Bridwell, (1931-1932); J. B. Williams, (chauffeur) and wife Willie (1935-1936 with Willie M. Williams (cook) alone in 1936; Thomas Anderson (attendant at Veterans Administration) and wife Nannie (1938); Nelson Hunter (Attendant at Veterans Administration) and wife Carrie (1939-1943); Leroy McCoy (USA retired) and wife Virginia (1944); Gussie Dawkins (maid, 1945-1948); and Henry D. Laster (Palace Barber Shop) and wife Emma (1949-1953). (Sanborns, city directories).

**vacant lot**

**2. 67 Clingman Avenue. House. Contributing. 1907.**

One-story hip-roof cottage with front gable at northeast corner. Aluminum siding, interior brick chimney, ca. 1940s replacement sash and door. Attached front porch with replacement iron posts and balustrade. Small lot drops to rear. House first appears in city directories in 1907, and remained as a rental house through 1943. The first known owner-occupant was Andrew J. Scott, an African American, beginning in 1944. From 1907 through 1910, the occupants were white. The first occupant was E. T. Creasman (clerk) and wife Ella (1907-1908), followed by M.C. Miller (bridge carpenter) and wife Bertha (1909); C. L. Laughter (carpenter) and wife Hannah (1910). The following occupants are shown as "colored" in the city directories, beginning with Joseph Davis (employed at Star Market) and wife Caroline (1911-1912); J. R. Stepp (lumber inspector at J. P. Hansen) and wife Ellie (1913-1917); John Owen (shoe maker at Champion Shoe Hospital) and wife Bessie (1918-1919); Burgin Stepps (truck driver) and wife Edith (1920-1926); Susie Johnson (1927); John Greer (auto mechanic) and wife Hattie (1928); Leo Williams (baker, and from 1930 -1941 the owner of Leo's Place) and wife Marguerite (1929-1941); Fannie m. Hardy, maid (1942-1943); and Andrew J. Scott (carpenter) and wife Vernice (1944-1953). (Sanborns, city directories).

**3. 73 Clingman Avenue. House. Non-contributing. 1960s.**

One-story house with side gable roof and projecting front gable bay at attached porch. Masonite board siding, exterior end concrete block chimney, windows and doors are boarded over. Sanborn maps and city directories indicate this house replaced a house built in 1896. (Sanborns, city directories).

**vacant lot**

**4. 83 Clingman Avenue. House. Non-contributing. 1899.**

Two-story L-plan house which retains the irregular massing of the Queen Anne style, but has lost much of its detailing due to recent changes. House has a cross gable roof covered by standing

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seam metal. Aluminum siding, attached corner porch with square posts; rear porch enclosed sometime after 1943. Interior brick chimney, one-over-one replacement sash, picture window added at front, modern door. Small level lot. This house first appears in city directories in 1899, and remained as a rental house through 1946. The first known owner-occupant was Edgar Williams, an African American, beginning in 1947. From 1899 through 1918, the occupants were white. The earliest occupant was Alex Brisco (1899), followed by Jay Wood, porter (1900-1904); Theodore Jones (flagman with Southern Railway) and wife Maggie (1907); J. C. Harrison (flagman) and wife Nora (1909); R. P. Lipe (engineer with Southern Railway) and wife Annie (1910); D. H. Holder (employed by Southern Railway) and wife Ina (1911); W. F. Waller (carpenter) and wife Julia (1912-1916); H. G. Russell (brakeman with Southern Railway) and wife Dora and Joseph Revis (driver with C. D. Kenny Company) and wife Linda (1917); D. K. and Sue Dover (1918). The following occupants are listed as "colored" in city directories, beginning with A. B. Woody (1919-1922); Homer Saddler (employed by Southern Railway) and wife Dillie (1923-1932); Viola Robinson (1935); James Robinson (laborer) and wife Viola (1936); Sarah Means (1937-1938); Vernella Adams (1939); Vernelia Berry (1940); Mazie Kearse, domestic (1941); James A. Davidson (employee at Hans Rees Sons, 1942-1946); and Edgar Williams (porter, Vanderbilt Hotel) and wife Sennie (1947-1953). (Sanborns, city directories).

**vacant lot**

**5. 91 Clingman Avenue. Ephraim Byerly House. Non-contributing. 1907.**

One-story L-plan cottage with cross gable roof which has lost much of its original detailing due to recent changes. Vinyl siding, attached porch (now partially enclosed), rectangular bay window in front gable wing. Interior brick chimney, horizontal two-over-two replacement windows, brick foundation. Lot slopes to rear, with basement entrance. House first appears in the 1907 city directory, and alternated between rental and owner-occupied through the end of the period of significance. The first known owner-occupant was Ephraim Byerly, a white man, from 1909 to 1912. The first African American owner who occupied the house was Sidney Holzclaw, from 1920 to 1926. The next owner-occupant, also an African American, was Sallie Rivers, from 1942 to 1950.<sup>1</sup> From 1907 through 1916, the occupants were white. The first known occupant was D. C. Shehan, a fireman with Southern Railway (1907-1908), followed by Ephraim Byerly (carpenter) and wife Ella (1909-1912); G. H. Bryant (lineman) and wife Sallie (1914-1915); D. U. Miller (carpenter) and wife Mary (1916). The following occupants are shown as "colored" in the city directories, beginning with W. F. Perry (barber) and wife Rachel (1917-1919); Sidney Holzclaw, porter with Southern Railway (1920-1926); Manuel Strickland (1927-1928); E.

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<sup>1</sup>Buncombe County Deed Books 188, p. 553; 223, p. 515; 557, p. 110.



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Strickland (porter) and wife Mary (1929-1931); Irving and Rosalie Jones and William Smith (washer at Brown Chevrolet Company) and wife Mary (1932); Charles Hammonds (truck driver) and wife Mamie (1935); Dora Walker (1936); Forest Reeves (mess attendant at Veterans Administration) and wife Sallie (1937-1941, with Sallie Reeves (laundress) alone from 1940-1941); Mrs. Sallie Rivers (beauty shop, 1942-1950); and Thomas Lattimore and Mrs. Sallie Lattimore (beauty shop, from 1951-1953). (Sanborns, city directories).

**Clingman Avenue--east side:**

**6. 76 Clingman Avenue. House. Contributing. 1896.**

Two-story Queen Anne house with a gable on hip roof, vinyl siding, and a wraparound porch with hip roof and projecting front pedimented bay at entrance. House was originally single family, but is now a duplex. Craftsman porch details include tapered posts on brick piers and 2 x 2 balustrade. Original cutwork in porch pediment has been covered by vinyl siding. Style and Sanborn maps from 1917 and 1925 indicate that the porch was added after the original construction date of the house. Second story balcony at southwest corner with 2 x 2 balustrade and decorative brackets that create an arch effect. Two-story polygonal bay on north side. Replacement sash of the original two-over-two, modern door. Chimney has been capped and stack removed. Stuccoed foundation. This house first appears in city directories in 1896, and remained as a rental house through 1942. The first known owner-occupant was Wheeler Adams, an African American, beginning in 1943. From 1896 to 1919, the occupants were white. C. C. Brown of Roberts & Brown, editors and proprietors of the *State Register* publication, was the first occupant. Additional occupants through the years included J. R. and Mattie Ballew (1900-1904); W. W. (a plasterer) and Namie J. Neighbors (1906); J. H. West (carpenter) and wife Mary (1907); vacant from 1909 to 1911; J. S. Redman (a driver with Armour & Company) and wife Leona (1912-1914 and 1917-1919); D. U. Miller (carpenter) and wife Mary (1915); J. W. and Lou Carver and Roy Gillespie (leather worker) and wife Mary (1916); J.S. Redmond (driver) and wife Leona (1917-1919). The following occupants are shown as "colored" in the city directories, beginning with T. H. Bailey, a chiropodist (1920-1924 and 1927-1929); Julia J. Brown (1925); Varner McKinney (employed at Biltmore Ice Company) and wife Dora (1926); Lina Clark (1930-1931); J. W. Bates (carpenter) and wife Josephine (1932); vacant 1935; Fred Neil (driver) and wife Annie, with Mossie Burgin living at the rear of property (1936); Edgar Williams (houseman at Grove Park Inn) and wife Senie; Mossie Burgin (domestic) at rear (1937-1938); Mary Gaines (1939); Robert J. Gash (kitchenman at Langren Hotel) and wife Louella; Burgin at rear (1940-1942); and Wheeler Adams (employed at the Veterans Administration) and wife Essie (1943 through at least 1953). (Sanborns, city directories, 1979 survey files, interview with Gloria Free and Mary Ellen Dawkins)

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**vacant lot**

**7. 84 Clingman Avenue. House. Contributing. 1896.**

One-story L-plan cottage. Rear corner of house (northeast) infilled sometime after 1943. Asbestos siding, attached front porch with shed roof, replacement iron posts, no balustrade. Exterior end concrete block chimney at rear, horizontal two-over-two replacement windows, modern door, brick and stucco foundation. Lot slopes to rear. House first appears in the 1896 city directory, and remained as a rental property through 1919. Robert Weaver, an African American, bought the house in 1919 from Walter L. Berry.<sup>2</sup> The Weaver family remained in the house through at least 1953. From 1896 to 1919, the occupants were white. The first occupant of this house was Robert Phillips, a blacksmith (1896), followed by W. W. Bryson, a fireman with Southern Railway (1899); D. U. Miller (employee at Asheville Tannery) and wife Mary (1900-1901); J. F. Jones (car repair) and wife Lizzie (1902-1903); P. H. Israel (fireman at Southern Railway) and wife Daisy and L. D. Moore (car repair) and wife Lois (1904-1905); S. O. Brown, a blacksmith at Southern Railway (1906); Mrs. Eliza Foure (1909); W. M. Atkins (painter) and wife Sarah (1911); J. H. Revis (machinist) and wife Della (1912-1913); John Jones (laundryman) and wife Nettie (1914); and Walter L. Berry (construction engineer) and wife Etta (1915-1919). The following occupants are shown as "colored" in the city directories, beginning with the Weaver family, who owned the house beginning in 1919. This included Forest and Hattie Weaver (1920-1923); Robert and Hattie Weaver and Robert, Jr. and Jennie Weaver (1924-1925); Harriet Weaver, domestic (1926-1930); Robert Weaver (1931); Hattie Weaver (1932-1941); W. Howard Weaver (clerk) and wife Hattie (1942); and Mrs. Hattie I. Weaver (widow of Forest, and a seamstress at Bon Ton Cleaners, from 1943 to at least 1953). Mrs. Weaver was the grandmother of the current owner, Gloria Free. (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins, 21 October 2002).

**8. 88 Clingman Avenue. House. Contributing. 1914.**

One-story bungalow with a cross gable roof. German siding, engaged front porch with front gable roof, triple posts at front corner, 2 x 2 balustrade. Interior brick chimney, concrete block foundation, six-over-one windows, modern door. Lot drops to rear, with a garage at basement level in northeast corner of house. It appears, from city directories, that there was an earlier house on this site, but the current house appears in 1914 and shows on the 1917 Sanborn map. It remained as a rental house from 1914 to 1925, but was purchased in 1920 by Samuel C. Foster, an African American.<sup>3</sup> The Foster family occupied the house beginning in 1925. From 1914 to 1920 the occupants were white. The first occupants were J. P. and Jane Reeves (1914-1917); R. H. Jackson (at rear of property, 1918); vacant 1919. The following occupants are shown as

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<sup>2</sup>Buncombe County Deed Book 229, p. 193. 5 April 1919.

<sup>3</sup>Buncombe County Deed Book 243, p. 451. 30 November 1920.

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"colored" in the city directories, beginning with Cleveland Gray (porter at Kress) and wife Gertrude (1920); Curtis Mills (laborer) and wife Louise (1921-1922); H. B. Fredwell (soft drinks) and wife Mary (1923-24, with the address of 88 and 1/2 in 1924); Samuel Foster (porter with Pullman Company) and wife Laura Jo (1925-1953) with J. B. Byrd at rear, in #86 (1927) and John Davis (driver) and wife Lula at rear (#88 and 1/2, 1936). (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins).

**9. 92 Clingman Avenue. Fletcher Owens House. Contributing. ca. 1925.**

One and one-half-story bungalow with a cross gable roof, vinyl siding, engaged gable-front porch with square posts, solid balustrade covered with vinyl siding. Interior end chimney (capped), three-vertical-over-one windows. From 1913 to 1925 there was another house at the front of this lot which was later moved to the rear when this house was built. The earlier house no longer exists. Small nearly level lot, stone retaining wall. This house was owned for the entire period of significance by African American families. The first owner of this house was Fletcher Owens, (cook) and wife Jennie (1929-1941, with Jennie Owens, a laundry worker, living there alone in 1940-1941).<sup>4</sup> The second owner was Charles U. James (principal at Black Mountain School) and wife Hazel (1942-1953). (Sanborns, city directories).

**10. 102 Clingman Avenue. Thomas J. Norman House. Contributing. 1915.**

One-story hip roof cottage with central front attic gable. Full-width front porch details include flat roof, square posts, 2 x 2 balustrade. House covered with aluminum siding. Two interior stuccoed chimneys, brick foundation, replacement sash. House sits on a hill with a central walk. House first appears in the 1915 city directory and is on the 1917 Sanborn. It remained as a rental house from 1915 to 1918, but was purchased in 1919 by Thomas J. Norman, who also occupied the house.<sup>5</sup> Robert Gaines, an African American, was the second owner, beginning in 1932.<sup>6</sup> From 1915 to at least 1953 the house was occupied by African Americans. The first occupant was R. L. Moody (conductor with Southern Railway) and wife Lula (1915-1918), followed by W. A. Crompton (helper, Southern Railway) and wife Nora (1919); Thomas J. Norman (auto mechanic) and wife Carrie (1920-1927); Carrie Norman (laundress, 1928-1930); vacant 1931; Robert and Connie Gaines (1932-1947); and Mrs. Connie Gaines, maid (1948-1953). (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins).

**11. 104 Clingman Avenue. House. Contributing. 1904.**

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<sup>4</sup>Fletcher Owens bought the property in 1919, with the earlier house on the lot. Buncombe County Deed Book 226, p. 85. 21 February 1919.

<sup>5</sup>Buncombe County Deed Book 229, p. 166. 26 March 1919.

<sup>6</sup>Gaines lived in the house for several years before he purchased it. The house was bought on June 29, 1936. Buncombe County Deed Book 490, p. 41.

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One-story hip roof cottage with central front attic gable. Masonite board siding, attached full-width flat roof porch with replacement iron posts and balustrade, two interior stuccoed chimneys, one-over-one replacement sash. House sits on a hill with original central concrete walk and steps. Concrete block retaining wall edges front of yard. House is nearly identical in form to the adjacent 102 Clingman Avenue (#10). House first appears in city directories in 1904, and remained as a rental house through 1929. The first known owner-occupant was Mittie Evans, an African American, who owned the house by 1930, but had lived there as early as 1920.<sup>7</sup> The house was always occupied by African American residents. The earliest known occupant was Thomas Knox, a brakeman (1904), followed by James Pope (laborer) and wife Caroline (1909-1910); H. E. Miller (carpenter) and wife Della (1913); W. L. Berry (engineer) and wife Etta; and at the rear, James Pope (laborer) and wife Caroline and Charles Barnette (laborer) and wife Martha (1914); Joshua Love (laborer) and wife Irene and J. M. Kaylor (carpenter) and wife Nannie (1915); David Rollins (laborer) and wife Annie at rear of property (1916); R. B. Armstrong (dairyman) and wife Ivory and, at the rear, Walter Price (driver) and wife Mary (1917); J. E. Wright (carpenter) and wife Mary (1918-1919); Graham Hunter (trucker at Southern Railway) and wife Ethel and Mittie Williams, waitress (1920); Elmo Evans (cook) and wife Mittie (1921-1925); Mittie Evans (waitress at The Manor 1926-1940); Matthew and Mittie Crummey (1943); and Robert J. Gash (porter at Ivey's) and wife Louella (1944-1953). (Sanborns, city directories).

**12. 114 Clingman Avenue. House. Contributing. 1909.**

One-story gable-on-hip roof L-plan cottage with pebbledash siding. Attached porch with shed roof, 1 x 1 balustrade, square posts. Interior brick chimney, original two-over-two windows, stuccoed foundation. Sits on a hill with stone retaining wall. House first appears in the 1909 city directory, and remained as a rental house through 1920. The first known owner-occupant was George W. Bolden, an African American, who bought the property in 1921 and began living there in 1922. From 1909 to 1919 the occupants were white. The first occupant in this house was Mrs. A. D. Moffitt, widow of W. P. Moffitt (1909), followed by W. F. Parham (fireman with Southern Railway) and wife Florence (1910); W. W. Ballard (plumber) and wife Nora (1911); W. J. Jones (employee at Southern Railway) and wife Sallie (1912); vacant 1913; A. D. Stirewalt (machinist) and wife Lula (1914); J. M. Blankenship (fireman at Southern Railway) and wife Effie (1915); C. D. Pell (switchman for Southern Railway) and wife Lethia (1916-1917); W. T. Mooneyham (engineer with Southern Railway) and wife Mary (1918); W. C. Gowan (brakeman at Southern Railway) and wife Carrie (1919). The following occupants are shown as "colored" in the city directories, beginning with Alice Jeffries (1921); G. W. Bolden (chauffeur, later a cook) and wife Golden (1922-1939); Edgar and Jennie Williams at 114 and 1/2 Clingman (rear, 1929);

<sup>7</sup>Asheville City Directories 1925 - 1940.

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J. Edward McCracken (janitor at Flat Iron Building) and wife Mamie (1940-1944); Mrs. Mamie McCracken (maid, 1945-1948); and Less Brown (engineer) and wife Martha (1950-1953). Gloria Free, current owner of 84 Clingman Avenue, was born in this house. She and her parents later moved back to the home of her grandmother, Hattie Weaver, at 84 Clingman Avenue. (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins).

**12A. 114 Clingman Avenue. Garage. Contributing. ca. 1925.**

One-story frame, front-gable garage with replacement plywood doors.

**12B. 114 and 1/2 Clingman Avenue. Cottage. Contributing. ca. 1925.**

One-story front gable cottage with four-vertical-over-one windows, attached gable-front porch.

**13. 112 Clingman Avenue. House. Contributing. 1913.** [St. # is out of sequence but correct.]

One-story front gable cottage with attached front shed-roof porch with tapered posts. Southwestern corner of porch has been removed. Shed roof attic dormers, vinyl siding, interior brick chimney, stuccoed foundation, original two-over-two windows, single light-over-panel front door. Set on a hill with central steps and stuccoed cheekwalls at front steps. House first appears in the 1913 city directory, and remained as a rental property through 1919. The first known owner-occupant was David Noland, an African American, who bought the house in 1919, and began living there in 1920. He sold the house to the Spells family in 1921, who also lived in the house. They lost the house in the late 1930s, but it remained in African American ownership through at least the early 1950s, when it was owned by the Leo J. Williams family.<sup>8</sup> From 1913 to 1919 the occupants were white. The first occupants of this house were C. C. Fisher and wife Elizabeth (1913-1914), followed by R. L. Goodson (fireman at Southern Railway) and wife Jennie (1915); E. W. Collins (conductor with Southern Railway) and wife Teresa (1916-1918); B. H. Levergood (blacksmith) and wife Vinnie (1919). The following occupants are shown as "colored" in the city directories, beginning with David Noland (1920-1921); Richard Spells (tailor at Mountain City Tailoring) and wife Josephine (1923-1924 and 1927-1936); Thomas Berry (plasterer) and wife and Lillie (1925-1926); and Leo J. Williams with Leo's Tavern (1944-1953). (Sanborns, city directories).

**vacant lot**

**14. 120 Clingman Avenue. House. Contributing. 1907.**

One-story hip roof cottage with projecting front and side gables. Masonite siding, engaged porch at southwest corner with replacement square posts, replacement balustrade. Two tall interior

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<sup>8</sup>Buncombe County Deed Books 229, p. 138; 219, p. 154; 463, p. 413; and 529, p. 413.

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brick chimneys with corbelling, two-over-two windows, stuccoed foundation. Set high on a hill, further back on lot than houses to the north. House first appears in the 1907 city directory, and remained as a rental house through 1918. The first known owner-occupant was John H. Owens, an African American, who bought the house in 1922, but lived there beginning in 1920.<sup>9</sup> From 1907 to 1918 the occupants were white. The first occupant of house was J. W. Green (1907-1911), along with C. C. Morgan (Green Brothers) and wife Ida from 1909-1910, followed by A. W. Green (1912-1913); Z. W. Israel (conductor, 1914-1916); F. G. Wilson (carpenter) and wife Nannie (1916); D. U. Miller (carpenter, 1917-1918); vacant 1919. John H. Owens (grocer) and wife Minnie (1920-1953), are shown as "colored" in the city directories. Owens Grocery was located next door, at 122 Clingman Avenue (#15). (Sanborns, city directories).

**15. 122 Clingman Avenue. Owens Grocery. Contributing. 1919.**

One-story-plus-basement front gable cottage with engaged front porch that wraps around to the south with a flat roof. Vinyl siding, interior end single shoulder chimney on north side has been capped, second chimney at rear. Four-vertical-over-one windows. Due to the slope of the lot and the placement of the house close to the street, the basement is fully exposed on the front as a lower full story that accommodated the store. The south side wall of the lower level is rusticated block. The front is painted brick. The storefront is four bays wide, with a large display window on either side of the original paneled double-leaf door. There is an additional display window on the south side with transom lights. It appears the front portion of the house, with a store below, was added between 1925-1943, probably to expand the store. Set high on a hill, at the edge of the sidewalk, with no setback. This house first appears in city directories in 1919 and is on Sanborns in 1925. It was owned by John H. Owens, an African American, from its construction through at least the early 1950s, with a portion of the building rented. This was one of several store buildings located along Clingman Avenue, but the only one remaining. It was occupied by Owens Grocery from 1919-1953. Additional occupants through the years included Frank Waller (cook at Rea's Cafe) and wife Mamie (1927-1928) with James Butler at 122 and 1/2, the rear of the building, (1927) and Luther Newby (laborer) and wife Ida at rear in 1928; Walter Reynolds at 122 and 1/2 in 1929 and 1932; John Ferguson (laborer) and wife Bessie at 122 and 1/2 in 1931; George Glymph (waiter) and wife Ola at 122 and 1/2 in 1932; Marion and Willie McIntosh at 122 and 1/2 in 1937; Frank A. Freeman at rear in 1941; Nellie Freeman at rear in 1942; Mrs. Willis McIntosh, maid, and Rex Donald (janitor, later a reverend at First Baptist Church) and wife Gertrude at rear (1943-1949); and John A. Bolden (driver) and wife Florine at rear (1950-1953). (Sanborns, city directories).

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<sup>9</sup>Buncombe County Deed Book 256, p. 570. 31 May 1922.

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**16. 132 Clingman Avenue. House. Non-contributing. 1997.**

One-story front gable bungalow with attached gable-front porch, stuccoed foundation, six-over-one windows, "German siding" profile vinyl siding, exposed rafter ends, shingles and simple brackets in gables. Built as compatible new infill housing. (Sanborns, city directories).

**17. 134 Clingman Avenue. House. Non-contributing. 1997.**

One-story front gable bungalow with attached gable-front porch, stuccoed foundation, six-over-one windows, "German siding" profile vinyl siding, exposed rafter ends, shingles and simple brackets in gables. Built as compatible new infill housing. Replaces an earlier structure on the same site. (Sanborns, city directories).

**18. 136 Clingman Avenue. Georgia Campbell House. Contributing. 1926.**

One-story front gable cottage with engaged front porch. Exposed rafter ends, aluminum siding, square posts on porch, 2 x 2 balustrade. One exterior end chimney and one flue, both brick and capped, replacement one-over-one sash. Set on a small lot, up on a hill. House first appears in the 1926 city directory and on the 1943 Sanborn map. The house was owner-occupied by African American families from its construction, beginning with the Campbells, who bought the lot in 1919 and apparently built the house. They later sold it to the McAdams family.<sup>10</sup> In 1926, there was one renter, Frank Walker, a cook (1926). Then, the house was occupied by Georgia Campbell (domestic, 1927-1929); and later Will McAdams (orderly at the Veterans Administration) and wife Ellen (1930-1953). (Sanborns, city directories).

**19. 138 Clingman Avenue. House. Non-contributing. 2003.**

One-story front gable bungalow with attached gable-front porch, stuccoed foundation, six-over-six windows, and "German siding" profile vinyl siding. Built as compatible new infill housing. Replaces an earlier structure on the same site which burned in a recent fire. (Sanborns, city directories).

**vacant lot**

**20. 142 Clingman Avenue. House. Contributing. 1923.**

One-story hip roof cottage with attached pedimented porch. Vinyl siding, interior brick chimney, replacement 1 x 1 balustrade on porch with square posts, double six-over-one windows, stuccoed foundation. Set on hill with central concrete steps and low stone retaining wall. House first appears in the 1923 city directory and on the 1925 Sanborn map. It remained as a rental house through 1949. The first known owner-occupant was James E. Meadows, an African American,

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<sup>10</sup>Buncombe County Deed Books 230, p. 329 and 418, p. 380.

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beginning in 1949.<sup>11</sup> The house was occupied by African American residents from its construction date. The first occupant was Alexander Wise (laborer with Asheville Power & Light Company) and wife Eloise (1923-1925), followed by William and Evie Adams (1926-1927); George Robinson (laborer) and wife Clemrose (1928); Booker Washington (1929-1930); James and Mary Henderson (1931); A. P. and Josie Jefferson (1932); Josephine Jefferson (maid, 1935-1936); Curtis Haynes (employed at Merchant Construction) and wife Elizabeth (1937-1948) and James E. Meadows (kitchen helper at Veterans Administration) and wife Alice (1949-1953). (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins).

**21. 144 Clingman Avenue. House. Contributing. 1923.**

One-story hip roof cottage with engaged front porch that retains the original columns. Aluminum siding, replacement balustrade on porch, new front steps. Interior stuccoed chimney, replacement sliding pane sash, original three-vertical-over-panel front door. Stuccoed foundation. Set on a hill with a stone retaining wall. House first appears in the 1923 city directory and on the 1925 Sanborn map. It remained as a rental house through almost all of the period of significance. The first known owner-occupant was Elijah Burgin, an African American, beginning in 1949.<sup>12</sup> From its construction date, the house was always occupied by African American families. First occupant was William S. Davis (janitor) and wife Corrine (1923-1925), followed by Annie Walker (domestic, 1926-1929); William Smith (laborer at Standard Oil Company) and wife Marie (1930); Dessie Beattie (1931-1932); J. Byrd (Janitor at the Jackson Building) and wife Nonnie (1935); Joseph Penner (janitor) and wife Pertilla (1936-1938); Timothy Morgan (laborer) and wife Elizabeth (1939); Thomas Mauldin (porter at Gene Ochsenreiters) and wife Elizabeth (1940-1948); and Elijah Burgin (laborer) and wife Matilda Burgin (midwife), 1949-1953). (Sanborns, city directories).

**22. 146 Clingman Avenue. House. Contributing. 1928.**

One-story hip roof cottage with engaged front porch. Original shingle siding on facade, with vinyl siding on remainder of walls. One-over-one replacement sash, modern door, stuccoed foundation. Set high on a hill with a stone retaining wall. House first appears in the 1928 city directory and on the 1943 Sanborn map, and remained as a rental house through 1949. The first known owner-occupant was the Stewart family, African Americans, beginning in 1949.<sup>13</sup> From the beginning, the house was always occupied by African American families. The first occupant was George Fleming (plasterer) and wife Martha (1928), followed by Nancy Smith (cook, 1929); James Young (laborer) and wife Dessie (1930); C. Young (employed at Southern Railway) and wife Hattie (1931); E. C. Miller (orderly at Veterans Administration) and wife Eva (1932);

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<sup>11</sup>Buncombe County Deed Book 675, p. 409. 12 May 1949.

<sup>12</sup>Buncombe County Deed Book 674, p. 291. 15 April 1949.

<sup>13</sup>Buncombe County Deed Book 679, p. 335. 17 August 1949.



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George and Maggie Tucker (1935-1948); Mrs. Maggie Tucker (widow George, housekeeper, 1949); and Mrs. Larry Stewart (employed at S & W Cafeteria, 1950-1953). (Sanborns, city directories).

**Clingman Place--west side:**

**vacant lot**

**23. 35 Clingman Place. House. Contributing. ca. 1910.**

Two-story Queen Anne-influenced house with a cross gable roof covered by standing seam metal. House retains the irregular massing of the Queen Anne style, but with fewer architectural details such as sawnwork and turned porch posts typical of many houses of this design. Full width second story porch, and recessed porch on first story appear to be later additions. Sanborn maps indicate there was a one-story porch at the northeast corner which was converted to the present configuration when the house was changed to a duplex. Porch balustrade is a replacement, and there are new steps leading to the second story entry. Rusticated concrete block foundation, one-over-one replacement sash, modern doors. House currently covered with vinyl siding. Lot drops in elevation to the west and north. This house first appears on Sanborns by 1913. Although on the maps, Clingman Place (formerly Clingman Alley) does not appear in city directories except in 1942 when the house was owner-occupied by an African American, Walter Ferguson (porter) and wife Jessie. (Sanborns, city directories).

**Clingman Place--east side:**

**24. 73 and 1/2 Clingman Place. House. Contributing. ca. 1935-1940.**

One-story front gable cottage with German siding, engaged front porch with square posts, solid balustrade, and replacement stair rail. Interior brick chimney, one-over-one windows, stuccoed foundation. Set up on a hill with center concrete walk and steps. Concrete retaining wall at street level. Although on the Sanborn maps, Clingman Place (formerly Clingman Alley) does not appear in city directories except in 1942 when the house was owner-occupied by an African American, Fannie Williams, a maid. (Sanborns, city directories).

**Yarrow Place--east side:**

**25. 6 Yarrow Place. Yarrow House. Contributing. 1943.**

One-story square plan, brick cottage with a very low-pitched hip roof, central brick chimney, multi-light casement windows, and arched hood over front door. This house is one of the surviving pair of five cottages built by Thomas Yarrow, a German immigrant. Bricks for the

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cottages were made on-site. Mr. Yarrow also raised goats for the milk and cheese that he sold to neighbors. Mr. Curry, the current occupant, helped build the cottages as a young boy, making eighteen bricks at a time. Mr. Yarrow lived in this house right after it was built, but then moved to Emma, just north of West Asheville. This house remained as a rental property through the end of the period of significance. From 1944 to 1945 it was rented to an African American family, John Leak, a laborer, and wife Jennie. The house was vacant from 1946 to 1948, but after this the house continued to be rented by African American families, including Charles L. Gordon (driver for Ingles Transportation) and wife Ruth from 1950 to 1951; and Carl Johnson (Veteran's Administration Hospital) and wife Ernestine beginning in 1952. The other cottages remained under Mr. Yarrow's ownership and he also rented them out. (Sanborns, city directories, interview with Oscar "Buddy" Curry, current occupant; interview with Jessie Coleman, long-time neighborhood resident).

**26. 4 Yarrow Place. House. Contributing. 1943.**

One-story square-plan, very low-pitched hip-roof brick cottage, identical to entry #26. Windows and doors are boarded up. One of five cottages built by Thomas Yarrow, a German immigrant. This building is currently unoccupied, and is used primarily for storage. Tall brick retaining wall at rear. This house remained vacant for many years, but was occupied from 1951 to 1953 by an African American family, Thomas H. Massey (attendant at Veterans Administration) and wife Sylvia. (Sanborns, city directories, interview with Oscar "Buddy" Curry).

**26A. Goat House. Contributing. 1943.**

One-story brick goat house with a paneled door, brick basement exposed on two sides, and concrete roof.

**Merrett Street--west side:**

**27. 5 Merrett Street. Mossie Burgin House. Contributing. ca. 1935-1940.**

One-story L-plan front-gable cottage with German siding, projecting front gable bay at northwest corner. Recessed porch at rear with square posts and solid balustrade. Two interior brick chimneys. This house does not appear on Sanborns until 1943, and Merrett Street does not appear in city directories until 1942. The first known owner-occupant was Mossie Burgin, an African American, beginning in 1939.<sup>14</sup> She lived in the house until at least 1953. Mossie Burgin was a cook at a home in Biltmore Forest. (Sanborns, city directories, interview with Gloria Free and Mary Ellen Dawkins).

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<sup>14</sup>Buncombe County Deed Book 517, p. 498. 9 September 1939.

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**27A. Garage. Contributing. ca. 1935-1940.**

One-story frame, front-gable garage with German siding and multi-panel door.

**Rector Street--west side:**

**28. 19 Rector Street. House. Contributing. 1896**

One-story cross-gable roof cottage with small shed roof addition on north side. Vinyl siding, attached full-width front porch with hip roof, square posts, interior brick chimney, six-over-six windows. This house first appears in city directories in 1896, and remained as a rental house through 1922. The first known owner-occupant was Samuel Geer, an African American, beginning in 1923.<sup>15</sup> From 1896 to 1919, the occupants were white. The first known occupant was J. F. Morris, an engineer, and wife Nannie. Later occupants included J. B. Allison (laborer) and wife Maggie (1905-1906); James Moore, laborer (1907); Joseph Banks (plasterer) and wife Jessie (1908-1909); T. C. Clark (1910); W. R. Teague (laborer) and wife Mollie (1911); Reverend Robert Yoder and wife Alice (1912); vacant 1913; M. J. Wooten (carpenter) and wife Laura and J. C. and Adeline Rogers (1914); J. W. Guthrie (lumber inspector) and wife Tiny (1915-1916); C. W. Rice (driver) and wife Bertha and L. C. Evans (furniture worker) and wife Myra (1917); J. F. Brown, restaurant owner on Craven Street (1918); Fred Sherlin (laborer at the tannery) and wife Lydia (1919). The following occupants are shown as "colored" in the city directories, beginning with Reverend Otis and Maude Clemmons (1920-1922); Samuel Geer (janitor at J. M. Westall lumber and later laborer at Earle-Chesterfield Mill) and wife Corrie (1923-1945); Allie Myers (1936); Nathaniel Jenkins (helper at Veterans Administration) and wife Catherine (1947-1948); and Mrs. Allie Miles (widow of Willie Miles, 1949-1953). (Sanborns, city directories)

**29. 21 Rector Street. House. Contributing. 1896**

One-story Queen Anne L-plan house with gable roof, weatherboard siding, shingled gable ends, attached porch at southeast corner. Front wing ends in a three-sided bay. Windows all currently boarded over. Porch details include turned posts, 2 x 2 balustrade. Lot drops sharply to rear, so that the full basement is exposed on three sides. Foundation a mixture of stone, brick, and concrete block. This house first appears in city directories in 1896, and remained as a rental house until 1913 when it appears that the Hammoleketh Fox family bought the house and lived there. They sold it in 1919 to Marshall Moore, an African American, who lived in the house off and on from 1922 to 1938, apparently losing the house in the Depression.<sup>16</sup> The next owner-

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<sup>15</sup>Buncombe County Deed Book 275, p. 26. 30 July 1923.

<sup>16</sup>Buncombe County Deed Books 230, p. 27 (1919); and 505, p. 192 (1938). Also Deed of Trust Book 342, p. 314 (1924).

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occupant was John Renzie Green, an African American, who bought the house in 1940.<sup>17</sup> From 1896 to 1919 the occupants were white. The first known occupant was B. L. Trexler with Southern Railway (1896-1898) followed by B. B. Freeman (laborer, 1899); F. Cook (Southern Railway employee) and wife Emma (1900-1901); J. H. Moseley (motorman) and wife Louisa and Mrs. S. J. Lett (widow William, 1902-1903); W. E. Rogers (conductor) and wife Hattie (1904-1905); W. H. Davis (1906); Mrs. Fannie B. Suber (widow Presley C. Suber, 1907-1908 and 1911-1912); Mrs. Tennie Candler (widow G. W. Candler, 1910-1911); H. J. Fox (widow Robert F. Fox, 1913-1920). The following occupants are shown as "colored" in the city directories, beginning with Tobe Ballinger (1921); Alex Nixon (teacher) and wife Alpha; and Florence Dillingham (domestic, 1922); Marshall Moore (employee at Hans Rees Tannery) and wife Geneva (1922-1930 and 1935-1937); Claudia Dillingham (cook); Samuel Henderson (laborer) and wife Sarah; Leon Payne (plasterer) and wife Marvie; and Eugene Jones (barber) and wife Beulah (1924); G. W. Smith (1931-1932); and John Renzie Green (wholesale warehouse worker, ABC Board) and wife Winona R. (1938-1953). (Sanborns, city directories, interview with Floree Lowery).

**three vacant lots**

**30. 39 Rector Street. House. Non-contributing. 1907.**

One-story side-gable roof cottage. Current saltbox roofline may have resulted from infilling of the "L" at the northwest corner at rear. This change, along with the enclosure of the front porch greatly alters the original form of the building. Square in plan, with a full "walk-out" basement at rear where lot drops in elevation. Aluminum siding, enclosed front porch, central and rear exterior end chimneys, both capped and stuccoed. Stucco foundation, one-over-one replacement sash, modern door. House first appears in the 1907 city directory, and remained as a rental house until 1919. It shows on the 1913 Sanborn as an L-plan cottage, but was changed to present square plan by 1917. The first known owner-occupant was William M. Coker, an African American, beginning in 1920.<sup>18</sup> They apparently lost the house in the Depression, and it was sold in 1939 to Addie Shackelford, also an African American, who began living there in 1941.<sup>19</sup> The next African American owner-occupant was Frank Romans, who bought the property in 1948.<sup>20</sup> From 1907 to 1919 the occupants were white. The earliest known occupant was E. G. Clarke (laborer) and wife Lula (1907-1908) followed by Rufus Christopher (insurance agent) and wife Acie (1909); Pinkney Evans (tanner) and wife Bergie (1910); C. M. Laughter (carpenter) and wife Hannah (1911); J. H. Zent (inspector, 1912); S. F. Miller (watchman) and wife Lillian

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<sup>17</sup>Buncombe County Deed Book 521, p. 501. 1 February 1940.

<sup>18</sup>Buncombe County Deed Book 237, p. 178. 15 April 1920.

<sup>19</sup>Buncombe County Deed Book 519, p. 385. 27 October 1939.

<sup>20</sup>Buncombe County Deed Book 658, p. 83. 7 May 1948.

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(1913); G. W. Carver, laborer (1914); O. H. McConnell (driver for Standard Oil Company) and wife Grace (1915); D. M. Hawkins (painter) and wife Elma (1916); Z.V. Foster (laborer) and wife Nanie (1917-1919). The following occupants are shown as "colored" in the city directories, beginning with Tobb Ballinger (laborer with Southern Railway) and wife Lizzie (1920); William Coker (janitor at Stephens-Lee High School and later janitor at Livingston Street School) and wife Carrie (1921-1936); Ernest Gray (filler at Asheville Bedding Company) and wife Ella (1938-1940); Frank Shackelford (laborer) and Addie Shackelford (maid at Malvern Springs Park dining room, 1941-1943); and Frank Romans (cook, 1944-1953). (Sanborns, city directories, interview with Floree Lowery).

**31. 43 Rector Street. House. Contributing. 1907.**

One-story hip roof cottage with full basement that is "walk-out" at rear. Front gable at northeast corner. Vinyl siding, attached hip roof front porch with square posts, solid balustrade. Recessed porch at rear southwest corner. Central brick chimney, stuccoed foundation, two-over-two windows. House first appears in the 1907 city directory, and remained as a rental house until 1948. The first known owner-occupant was Lula Butler, an African American, who bought the property in 1948.<sup>21</sup> From 1907 to 1918 the occupants were white. G. W. Wilkie (carpenter) and wife Jessie were the first occupants (1907-1909), followed by J. M. Sumner (driver, 1910); G. C. Penland (carpenter) and wife Josephine (1912); R. F. Goldsmith (laborer) and wife Mattie (1913); George Smith (lineman) and wife Rachel (1914); J. W. Carver (tanner) and wife Lillie (1915); H. E. and Sallie Jones (1916-1918). The following occupants are shown as "colored" in the city directories, beginning with Washburn Whitner (driver with Southern Railway) and wife Lona (1919); Lester Brown (Truck driver with Zimmerman & Son) and wife Martha (1920-1927); Reverend J. W. Beaty, pastor at New Bethel Church (1924); Lelia Fuller (1928); Washington Whitner (employed with Southern Railway) and wife Lona (1929); vacant 1931; J. L. Henderson (laborer) and wife Mary (1932-1934); G. R. Glymph (laborer at St. Joseph's Sanatorium) and wife Ola (1935-1941); T. C. Bobo (laborer) and wife Bessie (1942); Walter and Carrie Gilchrist (1943-1948); Mrs. Lula Butler (1950-1953). (Sanborns, city directories, interview with Floree Lowery).

**Rector Street--east side:**

**32. 20 Rector Street. Wiley G. Rector/J.C. Henniger House. Contributing. 1907.**

One-story-plus-basement hip roof cottage with centered front attic gable, vinyl siding, nearly full width attached front porch above raised basement level. Porch has hip roof and solid balustrade, also covered with vinyl siding. Shed roof addition at rear, new concrete steps to porch. Central

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<sup>21</sup>Buncombe County Deed Book 664, p. 307. 10 September 1948.

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brick chimney, two-over-two windows, along with eight-over-one and four-vertical-over-one. Brick pier foundation, modern door. Corner lot, set up on a hill, with a stone retaining wall at street level. House appears for first time in city directories in 1907, and appears to have remained as a rental house from 1907 through the end of the period of significance. From 1907 to 1919 the occupants were white. The first long-term occupants were Wiley G. Rector (carpenter) and wife Ruth, along with J. C. Henniger (J. C. Henniger and Son) and wife Laura (1907-1919). The following occupants are shown as "colored" in the city directories, beginning with Mary Mack from 1921 to 1922, followed by Joseph Kelly (porter at Pullman Company) and wife Inez (1923); Benjamin Sims, Mary Mack, and Laura Reid (1924); James Mack (1925); Mary Mack (cook, 1926-1927); vacant 1928; Mattie Simpson (1929-1932); James Russell (engine cleaner at Southern Railway, 1935-1939); Minnie Russell (domestic, 1940-1941); and Ernest Gray (mattress maker at Asheville Bedding) and wife Ella (1942-1953). (Sanborns, city directories, interview with Floree Lowery).

**33. 22 and 1/2 Rector Street. House. Contributing. 1930.**

One-story front gable roof cottage on full basement exposed at front and with attached front porch on posts elevated a full story. Portion of front porch enclosed. Knee braces and exposed rafter ends, weatherboard siding, square posts and solid balustrade on porch. Interior end stuccoed chimney, four-vertical-over-one windows, and some replacement sash. Three vertical-lights-over-panel door, with a modern door into porch enclosure. Set on a hill, with a concrete block retaining wall at street level. This house first appears in city directories in 1930. It appears that the house remained as a rental property from 1930 to at least the early 1950s. Occupants, all African American, have included George W. Smith, employed at Carolina Power & Light Company (1930); Henrietta Greenlee (maid, 1931); James Briggs and David Briggs (laborer) and wife Lela (1932) and James Briggs (orderly at St. Joseph's Hospital) and wife Essie (1935-1936); Albert Johnson (laborer at S. Sternberg and Co., Inc.), and wife Ferlie (1937-1939); John W. Simmons (machine operator at Earle Chesterfield Mill) and wife Dora (1940-1951); and Walter B. Jackson (laborer at Earl Chesterfield Mill) and wife Ella (1953). (Sanborns, city directories, interview with Floree Lowery).

**34. 22 Rector Street. McNulty House. Contributing. 1925.**

One-story-plus-basement front gable cottage with vinyl siding, attached front gable roof porch with square posts and solid balustrade. Brick interior chimney, rusticated block piers with concrete block infill foundation, two-over-two windows. Set up on a hill with notable brick retaining wall. House first appears on 1925 Sanborn, and in city directories at the same time. It was built by Benjamin and Mollie McNulty, an African American family, who bought the

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property in 1923 and lived there from 1926 to 1928.<sup>22</sup> The house was rented to African American families from 1929 through 1938 when the property was sold to Henrietta Fullwood, an African American who lived there through 1941.<sup>23</sup> By 1947 the property was owned by Fred P. Martin, also African American.<sup>24</sup> Renters while Benjamin and Mollie McNulty owned the property were May Wynn (waitress at Putnam Grill, 1929); Nettie Craig (maid, 1930); Edgar Williams (houseman at Grove Park Inn) and wife Senie (1931-1932); Riley and Cleo Dawkins (1935-1936); Fuller Ray (laborer) and wife Betsy (1937-1938). Later owner-occupants included Henrietta Fullwood (mess attendant at Veterans Administration, 1939-1941); and Fred P. Martin (cook, Veterans Administration) and wife Henrietta (1942-1953). (Sanborns, city directories, interview with Floree Lowery).

**35. 26 Rector Street. Zebulon Robinson House. Contributing. 1927.**

One-story front gable bungalow with weatherboard siding and shingles in the gable end. Exposed rafter ends, knee braces in front gable, attached front porch with hip roof, square posts, solid balustrade. Exterior side and central chimneys, four-vertical-over-one windows, modern door. This house appears in city directories in 1927 and shows on the 1943 Sanborn. The property was bought by African Americans Zebulon Robinson (bellman at The Manor) and wife Evelyn in 1919. They built the house and lived there from 1927 to at least 1953. Mr. Robinson was known as "Mr. Zeb" by the local children. (Sanborns, city directories, interview with Floree Lowery).

**two vacant lots**

**36. 44 Rector Street. House. Contributing. 1929.**

One-story hip roof cottage with vinyl siding, attached flat roof porch with square posts and replacement balustrade, multi-light-over-panel door, stuccoed foundation. Set on a small hill with new concrete block retaining wall. This house appears in city directories in 1929 and shows on the 1943 Sanborn. It appears that it was a rental house from 1929 through at least the early 1950s, with all African American families living there. The first occupant was Jacob Wise (employee at Carolina Power & Light Company) and wife Nannie (1929), followed by Clarence Caldwell and Mattie McGee (1930); Clarence Caldwell (laborer) and wife Ollie (1931); J. O. McCullough (helper at Logan Brothers) and wife Celeste and Sherman Gaffney, laborer at

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<sup>22</sup>Buncombe County Deed Book 277, p. 492. 20 November 1923.

<sup>23</sup>Buncombe County Deed Book 502, p. 38. 16 May 1938.

<sup>24</sup>Asheville City Directories 1947 to 1953.

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Carolina Coal & Ice Company (1932 and 1938); Gertrude Bradley (1934); Ambrose Green (attendant at Coxe Avenue Service Station) and wife Pauline (1936); Lottie Stowers (1939-1940); Randall Cunningham (truck driver) and wife Julia (1941-1942 and 1947); Joe Bennett (employee at Moore General Hospital) and wife Lois (1944-1945); Thomas L. Chiles (employee at Asheville Gas) and wife Mary (1950-1952); and Beatrice Coleman (1953). (Sanborns, city directories, interview with Floree Lowery).



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**STATEMENT OF SIGNIFICANCE**

**Summary**

The Clingman Avenue Historic District is significant under Criterion A in the area of social history as one of Asheville's most intact surviving representative examples of a historically African American residential neighborhood. The district exemplifies the early twentieth-century trend of racially segregating neighborhoods, accomplished initially through shifts in occupancy of existing dwellings and continuing with new construction occupied by African Americans from the time of its completion. The district comprises thirty-three contributing houses and outbuildings and seven houses that are non-contributing (three due to changes and four due to age) primarily on Clingman Avenue and Rector Street. The majority of the houses in the district are simple one-story cottages or bungalows, interspersed with larger two-story houses, built primarily as speculative rental housing. From the mid 1890s through the first decade of the twentieth century, the Clingman Avenue neighborhood was almost exclusively the home of white working class residents. Two properties shifted from white to black occupancy in the early to mid 1910s. In 1919 and 1920, African Americans moved into more than half of the district's houses as tenants or, in several instances, as owners. This trend continued through 1949, the end of the period of significance, by which time the neighborhood's residents were all African Americans, many of them homeowners. Both nationally and locally, after World War I African Americans entered the work force in large numbers. Asheville was no exception, experiencing a building boom in the 1920s that employed many African Americans. The influx of African Americans to Asheville at the end of World War I and the resultant need for housing, coupled with tension between the races, appears to have contributed to the "white flight" from many formerly white or racially mixed neighborhoods, resulting in a social shift such as happened in the Clingman Avenue Historic District. Living within the constraints of Jim Crow laws, the Clingman Avenue neighborhood developed as a close-knit and vibrant community representing a variety of occupations and income levels ranging laborers, domestics, and railway workers to skilled artisans, clerks, teachers, ministers, nurses, shopkeepers, and businessmen.

**Historic Background and Social History Context**

Before the coming of the railroad in 1880, Asheville, North Carolina, was a small community and stop along the Buncombe Turnpike, built in 1828. The initial boom in development did not happen until the train arrived, bringing with it industrial, residential, and commercial growth. Once the Western North Carolina Railroad began service through Asheville in 1880, industrial and residential development rapidly followed. By 1900, many neighborhoods had been laid out to the north of downtown Asheville, including the Asheville Loan, Construction, and Improvement Company's Montford neighborhood (1889) and the Chestnut Hill neighborhood (1890s). Prospect Park (1890), located west of downtown, was also one of these early platted

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neighborhoods, a small portion of which remains in the area now known as West End, located just to the west of the Clingman Avenue Historic District.

Clingman Avenue's initial development occurred during the late nineteenth-century boom. Its original name of Depot Street reflected its status as one of Asheville's main transportation corridors leading directly to the passenger depot at the railroad tracks southwest of downtown. The eastern edge of Prospect Park included lots along the west side of Depot Street, south of Rector Street.<sup>25</sup> Clingman Avenue (Depot Street area), like Montford and Chestnut Hill, was served by the streetcar system, with one of the main lines running out Patton Avenue, which intersects Clingman at its north end (outside the district), and another running along Southside Avenue to the south.<sup>26</sup> Easy access to this mode of transportation thus made the Clingman Avenue area, like the neighborhoods to the north, one of the most desirable places to live. Everyone arriving by rail had to travel up Clingman Avenue to get into town. The circus parade was a memorable event, with performers and animals marching up the hill from the depot.<sup>27</sup>

Grand homes were built in these early neighborhoods. While most of Montford and Chestnut Hill's imposing houses still stand, those in Prospect Park and Clingman Avenue, equally successful as their northern counterparts in their early years of development, ultimately did not survive.

While the west side of Clingman Avenue south of Rector Street was part of the 1890 Prospect Park development, construction along the east side of Clingman Avenue and the west side north of Rector Street can be traced through a series of subdivision plats. The lower end of the east side of Clingman Avenue, near the intersection with Eugene Street, originally was platted into lots in 1902, under the estate of Mrs. Maria W. Cocke.<sup>28</sup> However, it appears this early subdivision did not develop, and the area was later re-platted in 1916 as the Miss Elizabeth Stroud property.<sup>29</sup> It was after this time that most of the houses on the south end of the street were built. A portion of the north end of the east side of Clingman Avenue, around Merrett

<sup>25</sup>Buncombe County Plat Book 8, p. 12. This area today consists primarily of vacant lots and new commercial development. Included within the district are the lots located on the west side of Clingman Avenue to the north of Rector Street and those along the east side of Clingman Avenue which developed separately from Prospect Park.

<sup>26</sup>Free, Gloria and Dawkins, Mary Ellen. Long-time Clingman Avenue residents. Interview by Sybil A. Bowers, 21 October 2002. Also, "Map of Asheville and Vicinity", 1892, showing streetcar lines.

<sup>27</sup>Free, Gloria and Mary Ellen Dawkins. Interview by Sybil A. Bowers, 21 October 2002.

<sup>28</sup>Buncombe County Plat Book 8, p. 46.

<sup>29</sup>Buncombe County Plat Book 198, p. 63.

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Street, was originally platted in 1907 as the Mrs. E. A. Merrett property, although some of the houses here pre-date this plat and were constructed as early as 1896.<sup>30</sup>

The southwest side of Rector Street was also platted as part of the Prospect Park development in 1890, but most houses in this area were not built until the 1910s and 1920s. A portion of the northeast side of Rector Street, including the corner of Rector and Clingman, was platted in 1919 as the E. F. Wilson & W. L. Teasley property.<sup>31</sup>

Clingman Place (formerly Clingman Alley) does not appear on city maps until 1900, but appears on the 1891 bird's eye view of Asheville.<sup>32</sup> The northeast side of Clingman Place, including the corner of Clingman Avenue and Clingman Place, was laid out in 1901 as the James Buttrick property, with a portion replatted in 1926 for E. C. Greene.<sup>33</sup>

One of the last areas of the neighborhood to be platted was around Yarrow Place. This originally was part of the W. E. Merrill property, subdivided in 1924.<sup>34</sup> Six lots of this subdivision were sold in 1925 to J. L. Owens, who then sold it to T. P. Yarrow. T. P. Yarrow then sold it to V. M. Yarrow in 1930.<sup>35</sup> In 1943, Thomas Yarrow, likely a relative of the two earlier owners, developed the lots with brick hip-roof cottages, two of which remain and are in the district (#25 and #26).

Clingman Avenue (formerly Depot Street), originally ran from Pearson Drive (later Roberts Street), which paralleled the railroad, north to Patton Avenue. (Eventually Depot Street north of its junction with Haywood Road was renamed Clingman Avenue.) This street pattern remained intact until at least 1970, after which the construction of bridges, the widening of Patton Avenue to the north, and the extension of Hilliard Avenue to the west, along with commercial development to the north, led to the demolition of many of the houses on the north end of Clingman, leaving the south end as the identifiable neighborhood that is the subject of this nomination.<sup>36</sup>

<sup>30</sup>Buncombe County Plat Book 154, p. 191. Merritt Street did not develop as a street until recent years, and was an unpaved area that many of the neighborhood children used to play in. Houses here had Clingman Avenue addresses. (Free, Gloria, and Mary Ellen Dawkins. Interview by Sybil A. Bowers, 21 October 2002).

<sup>31</sup>Buncombe County Plat Book 1, p. 1.

<sup>32</sup>Bird's-Eye View of the City of Asheville, 1891.

<sup>33</sup>Buncombe County Plat Book 8, p. 46.

<sup>34</sup>Buncombe County Plat Book 7, p. 55.

<sup>35</sup>Buncombe County Deed Books 332, p. 236 and 423, p. 240.

<sup>36</sup>Asheville street maps 1887, 1892, 1900, 1922, and 1970.

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The Clingman Avenue neighborhood developed as a home to mostly working class families.<sup>37</sup> Within the district, more than half of the buildings (approximately twenty) were constructed between 1896 and 1920. The earliest residents were white renters, usually employed by Southern Railway, the building trades, nearby industries, and small businesses. Only a handful were business owners, such as C.C. Brown of Roberts & Brown, publishers of the *State Register* (#6, 1896); and J. F. Brown, a restaurant owner (#28, 1896). Some were professionals, such as J. F. Morris, who was an engineer (#28, 1896). In the first decade of the twentieth century, African Americans slowly began moving into the neighborhood as renters. The earliest known African American inhabitants rented the house at 104 Clingman Avenue from the time of its construction in 1904. They were followed in 1910 by tenants at 67 Clingman Avenue and in 1916 by tenants at 91 Clingman. Then in 1919, most of the houses traditionally rented by whites shifted to African American occupancy. Most of these new occupants were renters, but in several instances the shift entailed property transfers: of the fourteen houses that became occupied by African Americans in 1919 and 1920 (see entries 1, 4, 5, 6, 7, 8, 12, 13, 14, 28, 29, 30, 31, and 32), four were purchased by their new occupants (see entries 5, 8, 29, and 30) and two other houses (entries 12, and 14) were bought by their new tenants within two years of moving in. Furthermore, in 1919, the combination store and residence at 122 Clingman Avenue (entry 15) was built by John H. Owen, an African American who resided as a tenant at 120 Clingman Avenue next door (entry 14) before buying it in 1922. One exception to this demographic shift was the house at 102 Clingman Avenue (entry 10), which was purchased and occupied in 1919 by Thomas J. Norman, who was white.

From 1920 on, the neighborhood was almost exclusively African American. Once occupancy of the older houses shifted from white to black, it did not shift back, and all of the district's houses built after 1920 were black-occupied from the outset, by both renters and owner. Gradually all but five of the rental houses were sold to owner-occupants, and by the end of the 1940s, all of the houses in the Clingman Avenue district were owner-occupied or rented by black families.<sup>38</sup>

Asheville's population included African Americans from its early years, with individuals and families identified as "colored" in city directories as early as 1896. According to Sanborn maps, the earliest "colored" communities were centered on the southeast side of the city, near Eagle Street, the commercial center, and the streets to the east.

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<sup>37</sup>Asheville City Directories, Buncombe County deed indexes, 1910-1953.

<sup>38</sup>Buncombe County Deed indexes, 1919 to 1953.

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Nationally, after World War I, African American populations were growing in cities everywhere, and western North Carolina was no exception.<sup>39</sup> By 1920, African Americans in Asheville numbered 7,145, roughly a fourth of the overall city population.<sup>40</sup> Many blacks came to Asheville in the 1920s, one of Asheville's biggest boom times, to work in the construction industry, and by the late 1920s there were several African American neighborhoods in the city.<sup>41</sup> West and southwest of downtown, in addition to the Clingman Avenue neighborhood, African-American communities developed in an area now known as Southside, consisting of South French Broad Avenue, Southside, Choctaw, Bartlett, and Blanton streets, Asheland Avenue, and Livingston Street. Other neighborhoods, primarily located on the southeast side of the city, included streets such as Valley, Hazzard, Tuskegee, Velvet, Mountain, Beaumont, Max, and Catholic Avenue. The southeastern neighborhoods centered on Catholic Hill where there was a black public school. This later burned and was replaced by the black high school, Stephens-Lee, in the early 1920s. There were also African American residents living on several streets located at the south edge of the Montford neighborhood, including Hill, Gay, Gray, Richie, and Madison.

Asheville's main African American commercial area was located on Eagle Street, off Biltmore Avenue, in the center of town, although many of the residential neighborhoods, including Clingman, had their own stores as well. Eagle Street also was the cultural hart of Asheville's African American community, with the YMI (Young Men's Institute) Building at the corner of Eagle and Market Streets. Built in 1892 by George Vanderbilt, the building was designed by prominent architect Richard Sharp Smith and served as the African American community's equivalent of the YMCA. The building served as a social and educational center for the community and later became the Market Street YMCA.<sup>42</sup> Also on Eagle Street, Asheville's first black library opened in 1927.<sup>43</sup>

The demographic shifts in the Clingman Avenue Historic District reflected the impact of Jim Crow laws. While most of Asheville's neighborhoods historically occupied by African Americans were strictly segregated, the Clingman Avenue and Southside areas differ in their shift from entirely or primarily white occupancy to black within the first two to three decades of

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<sup>39</sup>The population grew in other communities besides Asheville. Spruce Pine, North Carolina is one example of a growing number of African Americans joining the community. In this case, they worked in the mining industries. "A Capital Crime Capped a Racial Crisis in Spruce Pine". Asheville Citizen-Times, 1 November 2003.

<sup>40</sup>Davis, Lenwood. The Black Heritage of Western North Carolina. Asheville, North Carolina: University Graphics, University of North Carolina at Asheville, p. 30.

<sup>41</sup>Ibid, p. 32.

<sup>42</sup>Bisher, Catherine W., Southern, Michael T., and Martin, Jennifer F. A Guide to the Historic Architecture of Western North Carolina. Chapel Hill: The University of North Carolina Press, 1999, p. 268.

<sup>43</sup>The Black Heritage of Western North Carolina, p. 34.

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their existence. It is likely, in keeping with national trends, that much of the reason for the dramatic, sudden "white flight" from neighborhoods such as Clingman Avenue were related to the general racial unrest which was occurring after World War I, as well as to the influx of blacks to the city and the resultant demand for affordable housing. The racial unrest may be traced primarily to the fact that many African Americans served in the War but were treated as second-class citizens both while they were in the service, where officers tried to set up Jim Crow laws to effectively separate the black and white soldiers, and after they returned from the war.<sup>44</sup> While the last two decades of the nineteenth century often treated African Americans more equally to whites due to the recent emancipation and reconstruction laws of the South, by the last few years of the nineteenth century and into the beginning of the twentieth century, Jim Crow laws began to come into play. While claiming to provide "separate but equal" facilities, housing, and education, these laws instead served as a way to once again lower the status of African Americans, particularly in the South, to second-class citizens. Jim Crow laws were fueled by the white-controlled media which often exaggerated or lied about minor legal infractions of African Americans to create an air of hysteria within the white community.<sup>45</sup>

In the district, all but one of the houses located along Clingman Avenue were owned or rented by white occupants until ca. 1919 to 1920. From research in city directory information and deed indexes, there are a few other trends of property ownership and occupancy in the Clingman Avenue neighborhood which can be discerned. White owners mostly rented to white occupants and African American owners rented only to African American occupants. Only a few properties were rented by white owners to African American occupants. Houses on Rector Street followed the same trend as on Clingman Avenue, with all houses except one being owned or rented by whites until ca. 1919 to 1923, when they were all owned or rented by African Americans. The houses on Clingman Place, Merrett Street, and Yarrow Place, similar in scale and style to most of the houses along Clingman Avenue and Rector Street, were rented by African American residents through the late 1930s to early 1940s. The African American community continued to grow strong within the Clingman Avenue area, with all homes occupied or owned by blacks by 1949, the end of the period of significance.<sup>46</sup>

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<sup>44</sup>"World War I", Microsoft Encarta Online Encyclopedia, 2003. <http://encarta.msn.com>. 1997-2003. Microsoft Corporation, All Rights Reserved, 7 October 2003.

<sup>45</sup>"Jim Crow", <http://www.africana.com/research/encarta/tt>, 7 October 2003.

<sup>46</sup>On Clingman Avenue, nine homes were owned by African American families by the mid-1920s; the remainder were in black ownership by 1949. Five Rector Street homes were owned by blacks by the mid-1920s, with one changing to African-American ownership by 1948. Two remained as rentals for African American families. Merrett Street was owned by an African American by 1939. Clingman Place homes were both owned by African Americans by 1942, and Yarrow Street remained as black rentals throughout the period of significance.

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There is no clear pattern to the movement of whites from Clingman Avenue to other areas once they began to leave ca. 1919. Some white owners who sold their property on or around Clingman do not appear in later city directories, indicating that they may have left town. New addresses of some of the former white residents included West Haywood Street in West Asheville; Grove Street, Patton Avenue, and Spring Street to the north of the district; and Starnes and Cumberland avenues in the Montford neighborhood.<sup>47</sup>

The neighborhood which long-time residents remember originally included streets to the north, particularly Patton Avenue, where there were many small commercial enterprises such as bakeries, auto shops, groceries, and drugstores within walking distance of the homes. By this time, almost all families owned their homes, and some of the owner-occupants of the larger houses rented rooms to boarders. The community was close-knit: families watched out for each other's children and focused their family life within geographic boundaries that were imposed upon them by the racial segregation of neighborhoods. Children of the families played and worked together, some of them selling kindling from the nearby used lumber yard to earn money for the movies. Some of the children worked in the summers on farms in Hendersonville or South Carolina, picking crops. Attending church regularly was an important part of community life and there were several churches that served the community, including Tried Stone Baptist Church on Knoxville Place, and Hill Street Baptist Street on Hill Street. The neighborhood was its ". . . own little town . . .," with almost everything needed by the community within walking distance. Only clothing was purchased uptown, in the larger stores.<sup>48</sup>

Schools for the children in the community were generally within a short walking distance; the high school was a good distance away, but still accessible by foot. Buttrick Street, which ran between Haywood Road and Hill Street, was the route that the schoolchildren took to Hill Street School, the neighborhood elementary school for African-American children in the days before integration. The middle school for the Clingman Avenue and other African American communities located nearby, beginning in the 1910s and continuing through the 1930s and 1940s, was Asheland Ave. School just to the east.<sup>49</sup> High school students attended Stephens-Lee High School, located at the top of Catholic Hill, across town to the southeast of the Clingman Avenue neighborhood. In the days before school integration, strict protocol was enforced by the police when the African American children crossed through portions of town outside of their community on the way to school. The children had to walk in the street in order to free up the sidewalks for the white children to pass or could risk a possible arrest.

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<sup>47</sup>Asheville City Directories, 1919 to 1953.

<sup>48</sup>Coleman, Jessie. Interview by Sybil A. Bowers, 9 October 2002.

<sup>49</sup>The school first appears on the 1913 Sanborn map.

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An institution which played a major role in the community was the former Blue Ridge Hospital at 18 Clingman Avenue (north of the district; no longer standing), founded in 1922. It was one of the first hospitals founded to serve the region's African Americans, with the goal of providing ". . . hospitalization of Negroes seeking surgical or medical treatment under the care and skill of their own doctors, to provide an opportunity for the colored physicians to improve their technique and skill in keeping with the best medical and surgical thought of the day, to provide an opportunity for the efficient training of nurses, and to serve as a nucleus for the promotion and dissemination of knowledge pertaining to hygiene and sanitation."<sup>50</sup> Many prominent members of the African American community served on the Board of Directors of this hospital, including the Rev. E. W. Dixon who lived at 44 Clingman Ave. (also north of the district, no longer standing).<sup>51</sup> Apparently the hospital struggled economically, and in later years the building was in use as a private residence.<sup>52</sup> In the 1910s, prior to the founding of Blue Ridge Hospital, Dr. William Green Torrence had run a clinic on Eagle Street, and later from his home at 95 Hill Street.

Despite racial population shifts through the years, the Clingman Avenue neighborhood was always primarily a working class neighborhood. White residents who lived here into the 1920s had a variety of occupations. Many worked in construction as carpenters, painters, or plasterers. Southern Railway employed many residents in occupations such as fireman or engineer. Other common occupations included tanners, truck drivers, and laborers, along with mechanics, barbers, machinists, skilled craftsmen, furniture makers, and clerks. A few worked at the Hans Rees Tannery along the riverfront. Others were professional construction engineers, insurance agents, Asheville policemen. City directory listings indicate that the nearby textile mills were not major employers for the residents of the Clingman Avenue neighborhood and that few white women worked outside the home.

In contrast, most African American women worked outside the home. The district's African American residents worked largely in the service industry as maids in some of the larger homes in Asheville and Biltmore Forest, janitors, porters, waitresses, cooks, seamstresses, and orderlies. Many occupations were listed generically as laborers. Other occupations included truck drivers,

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<sup>50</sup>Black Highlanders Collection, University of North Carolina at Asheville, Ramsey Library. Photo and history collection.

<sup>51</sup>Ibid. In addition to the Rev. Dixon, these individuals included A. L. McCoy, Treasurer; B. J. Jackson, Jr., Secretary; Reverend E. W. Dixon; W. S. McDowell; W. W. Pearson; John Watson; H. E. Jones, pharmacist; James I. Wilson (business leader, with a barber shop on Eagle Street); J. W. Walker, MD.; I. O. Miller, M. D.; Mrs. Lydia Sisney; Mrs. Katie Hicks; Mrs. Beulah Quick; Mrs. Bell Foster; and Mrs. Nora Thomas. The Board of Trustees included John D. Miller; W. F. Perrin; T. W. Stroud; John Thompson; Reverend E. W. Dixon; E. C. B. Horne; and L. N. Gallego, MD. The Superintendent of the hospital was Ruby A. F. Woodbury, R. N.

<sup>52</sup>Ibid.



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chauffeurs, carpenters, barbers, launderers, and porters at the Pullman Company. Other residents worked in menial jobs in department stores downtown, as janitors at downtown office buildings or schools, or as coal peddlers. Some worked at businesses near the depot such as the Biltmore Ice Company, Carolina coal and Ice Company, and the Asheville Mattress Factory. Some worked in the building trades or as auto mechanics. The Southern Railway, Veterans Administration Hospital in Oteen, various hotels such as the Grove Park Inn, Langren, Vanderbilt, Manor, Biltmore Forest Country Club, and Glen Rock Inn (by the depot), and restaurants were the major employers of African American residents of the Clingman Avenue area. Some residents worked at nearby factories like the Earle Chesterfield Mill and the mattress manufacturer, but as a rule textile mills were not major employers for the African American families in the neighborhood, at least not until the mid-1940s.<sup>53</sup>

The Clingman Avenue neighborhood was not exclusively working class, however, especially after the early 1920s when it became predominately African American. Several of the African American men held middle class jobs, including grocery owner, restaurant owner, and teachers, and a number of the women taught at Hill Street or Stephens-Lee schools. Some of the residents along Clingman Avenue worked in the health professions, as pastors of local churches, and one as a principal of the Black Mountain School in Buncombe County. The Reverend E. W. Dixon, who lived at 44 Clingman Avenue, served as pastor of Hill Street Baptist Church for many years, and was also publisher of a newspaper, *The Church Advocate* in the 1940s, a publication dedicated to serving the African American community.<sup>54</sup> Reverend Dixon also owned several houses on Clingman Avenue which he rented out.<sup>55</sup> Other prominent families on Clingman Avenue included the Reverend Towns family, whose daughters were both teachers at the local schools, and the W. C. Allen family, owners of a local funeral home. Several families owned businesses, including the Owens Grocery at 120 Clingman Avenue, a grocery on the north end, and a barber shop.<sup>56</sup>

One longtime Clingman Avenue resident is fondly remembered as a leader to many of the young men in the community. Mr. J. D. Bell, a retired individual, would often talk to the boys and young men, emphasizing to them the need to stay in school and pursue their careers. Indeed, many of the children who grew up in the neighborhood went on to attend college. Many became successful professionals such as doctors, lawyers, and business owners.<sup>57</sup>

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<sup>53</sup>Free, Gloria, and Dawkins, Mary Ellen. Interview by Sybil A. Bowers 21 October 2002.

<sup>54</sup>"Negro Leaders in Asheville", *Asheville Times*, 12 March 1945.

<sup>55</sup>Coleman, Jessie. Interview by Sybil A. Bowers, 9 October 2002.

<sup>56</sup>Ibid.

<sup>57</sup>Ibid. Also interview with Gloria Free and Mary Ellen Dawkins by Sybil A. Bowers 21 October 2002.

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Despite the dismantling of Jim Crow laws beginning in the late 1940s and continuing through the 1950s and 1960s Civil Rights movements, the Clingman Avenue area has remained almost black-occupied since the 1940s, as have Asheville's other primarily African American early twentieth-century neighborhoods. With the exception of the historically white Montford and Chestnut Hill neighborhoods and some parts of west Asheville, Asheville today still remains racially segregated, with the whites living primarily on the north side of the city and the blacks on the south. Several public housing complexes are located throughout the city, but primarily in the central and south areas, and the majority of these are primarily populated by African American families.

In addition to the Clingman Avenue historic district, the neighborhoods south and southeast of downtown which remain almost entirely African American include the area around Mountain and Max streets, scattered housing in the south part of Montford around Gay, Gray, and Richie streets, and around South French Broad and Livingston Streets. Valley Street, a large African American neighborhood on the southeast side of downtown, was mostly demolished in the 1970s due to road construction and urban renewal projects. Portions of this community, along Mountain, Max, Grail, Dundee, and Ridge streets remain, but most of the oldest housing stock is gone. The formerly African American community in the south side of the Montford neighborhood today consists of scattered pockets of housing, with most of the homes along Hill Street demolished. The former African American community centered on Asheland Avenue and Choctaw Street has today been replaced by modern medical office buildings. Of the remaining African American communities, the Clingman Avenue area and the neighborhood known as Southside (S. French Broad, Livingston, Bartlett, Ora, and Blanton streets) are the most intact examples of neighborhoods exemplifying the trend towards the development of African American housing beginning after World War I.

When the Jim Crow laws began to lose their effectiveness in 1949, the Clingman Avenue neighborhood was solidly an African American community and remains as such today, with the majority of the houses and street layouts from the period of significance remaining. Physical changes to the community, primarily due to new road construction and private commercial development at the north end, have resulted in portions of the neighborhood being lost. Most of the older families have moved away, but new families have come in to take their place, and many residents of the community are actively involved in planning for the future of their neighborhood.

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**Boundary Description**

The boundaries for this nomination are indicated on the accompanying tax/historic district map at a scale of 1" = 175'.

**Boundary Justification**

Boundaries encompass the concentration of surviving, relatively intact historic resources that developed as the result of several subdivision developments in the late nineteenth and early twentieth centuries along the Clingman Avenue corridor and adjacent side streets and constitute the remaining, southern portion of one of Asheville's early twentieth-century African American neighborhoods. Modern road construction has demolished much of the northern portion of the neighborhood and has effectively isolated its scattered small, remaining clusters of buildings from the district. The boundaries are drawn to include all of the contiguous late nineteenth- to mid-twentieth-century houses which fall within the original platted areas, along with some that developed separately from platted subdivisions as individuals bought up individual parcels.

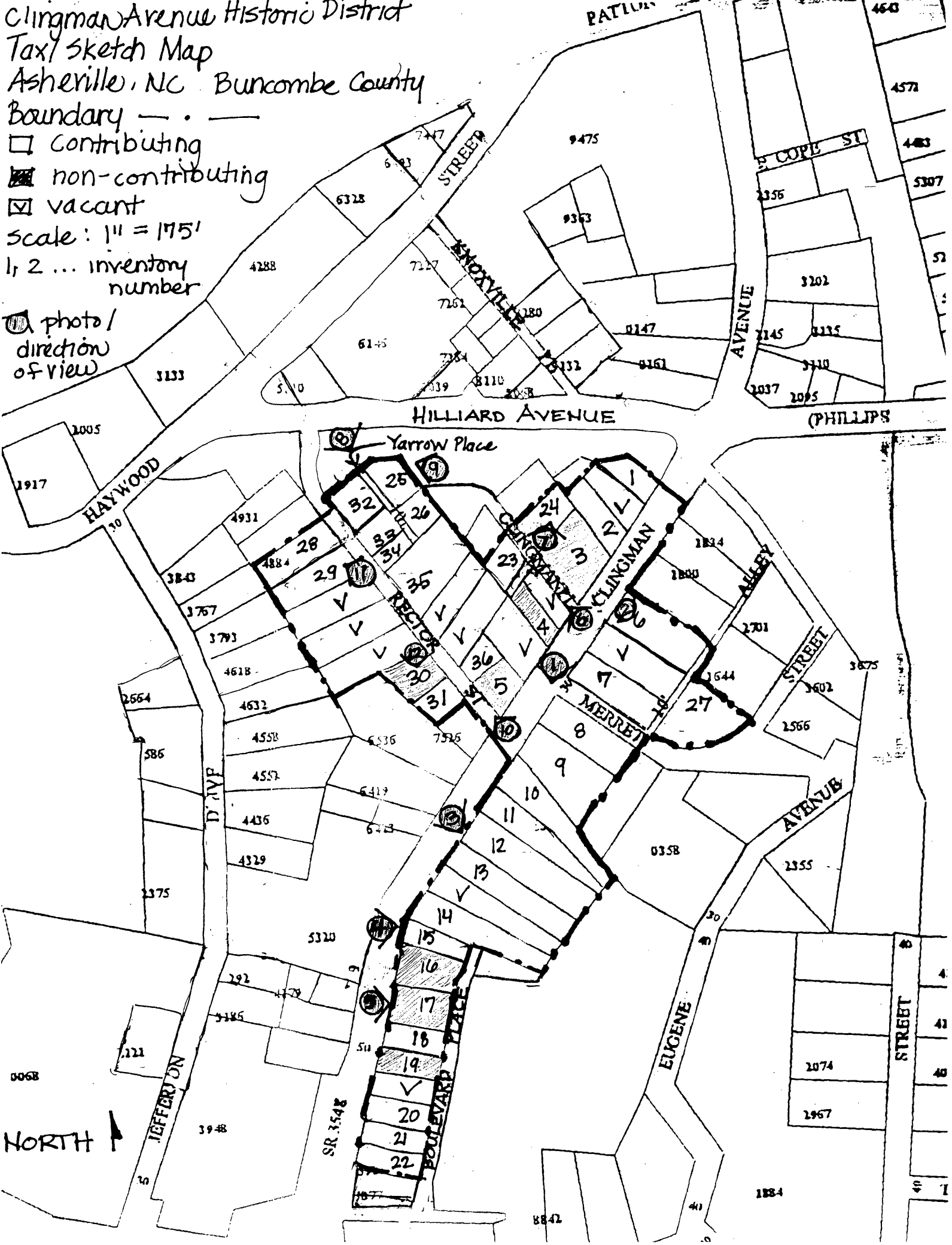
Clingman Avenue Historic District  
 Tax/Sketch Map  
 Asheville, NC Buncombe County

Boundary — . —

- Contributing
- non-contributing
- vacant

Scale: 1" = 175'  
 1, 2 ... inventory number

photo / direction of view



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**Clingman Avenue Historic District Photos**

The following information applies to all of the photographs, except where noted.

Name of property: Clingman Avenue Historic District  
Asheville, Buncombe County  
North Carolina  
Photographer: Sybil Argintar Bowers  
Date of photos: August 2002  
Location of  
original negatives: Division of Archives and History  
One Village Lane  
Asheville, North Carolina 28803

1. Clingman Avenue streetscape, view S  
October 2002
2. 76 Clingman Avenue  
October 2002
3. 114 Clingman Avenue  
November 2003
4. 122 Clingman Avenue
5. 134 Clingman Avenue
6. Clingman Place streetscape, view NW  
October 2002
7. 73 ½ Clingman Place
8. Yarrow Place streetscape, view SE
9. 6 Yarrow Place
10. Rector Street streetscape, view NW

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**Clingman Avenue Historic District Photos (cont)**

11. 21 Rector Street  
December 2002

12. 39 Rector Street, NC property