

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE CITY OF ASHEVILLE  
AND  
NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER  
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION  
FOR  
THE REDEVELOPMENT OF SOUTH PACK SQUARE, ASHEVILLE,  
BUNCOMBE COUNTY**

**WHEREAS**, the City of Asheville (City) intends to use funds from the U.S. Department of Housing and Urban Development's Community Development Block Program for the redevelopment of South Pack Square (the Undertaking) by Eagle Market Street Development Corporation within the Asheville Downtown Historic District, a property listed in the National Register of Historic Places; and

**WHEREAS**, 3 Wilson Alley, which is located on the site and contributes to the architectural character and historical significance of the National Register Historic District, will be demolished to permit construction of a parking lot and provide utility easements; and

**WHEREAS**, 17-23 Eagle Street (the Collette Building), which is located on the site and contributes to the architectural character and historical significance of the National Register Historic District, will be partially demolished and reconstructed, except for the Eagle Street façade and structure; and

**WHEREAS**, 38 Market Street (the DelCardo Building), which is located on the site and contributes to the architectural character and historical significance of the National Register Historic District, will be rehabilitated to permit the construction of commercial space and apartments; and

**WHEREAS**, the City has determined that the Undertaking will have an adverse effect upon the Asheville Downtown Historic District, and has consulted with the North Carolina State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

**WHEREAS**, the City has been designated a Certified Local Government pursuant to the National Historic Preservation Act of 1980 (PL 96-151) and the corresponding regulations (36 CFR Parts 61.5 and 61.7); and

**WHEREAS**, Eagle Market Street Development Corporation (Development Corporation) and the Historic Resources Commission of Asheville and Buncombe County (Commission) have been invited to participate in the consultation and concur in this agreement;

**NOW THEREFORE**, the City and the North Carolina SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on the historic property.

**Stipulations**

The City will ensure that the following measures are carried out.

**I. Documentation**

Prior to demolition of 3 Wilson Alley and partial demolition of 17-23 Eagle Street, the Development Corporation will document the buildings using the Recordation Plan attached to this Memorandum of Agreement as Appendix A. The Development Corporation will submit the results of the recordation plan to the North Carolina SHPO for entry into the permanent statewide inventory of historic buildings.

**II. Site plan and elevation drawings**

Prior to redevelopment of South Pack Square, the Development Corporation will submit revised site plan and elevation drawings to the SHPO for review and approval. The drawings shall include a list of materials to be used on the exterior of the buildings.

Upon receipt and approval of the results of the documentation plan, revised site plan, and elevation drawings, the SHPO will provide notification to the City that the Undertaking may proceed.

Execution of this Memorandum of Agreement by the City and the North Carolina SHPO, its subsequent acceptance by the Council and implementation of its terms, evidence that the City of Asheville has afforded the Council an opportunity to comment on the redevelopment of South Pack Square within the Asheville Downtown Historic District and that the City has taken into account the effect of the Undertaking on the historic district.

**AGREE:**

CITY OF ASHEVILLE, NORTH CAROLINA

By: Charles R. Worley Date: 15 Dec 03

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER

By: Jeffrey Brown Date: 5 Dec 03

**CONCUR:**

EAGLE MARKET STREETS DEVELOPMENT CORPORATION

By: James H. ... Date: 12/9/03

ASHEVILLE-BUNCOMBE COUNTY HISTORIC RESOURCES COMMISSION

By: Stacy Muter Date: 12/9/03

**FILED:**

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: \_\_\_\_\_

Date: \_\_\_\_\_

## APPENDIX A

### Recordation Plan for 7-23 Eagle

#### Historical Background

#### DESCRIPTION

7-23 Eagle Street is a one-story building of brick storefronts. The street level is slightly upward from the sidewalk and the building is adjacent to two other commercial buildings. The brick storefront is wide and detailed by dark red brick laid in running bond and finished with dark brick. Brick columns frame the front windows and the ground in a contrasting stone base. Each storefront at one time featured a transom over the entrance that filled the width of the storefront. A decorative brick top that transom, and decorative cornice is centered above each storefront. The cornice is slightly stepped. The storefronts have all been altered at one time, with the transoms covered over or removed, and the windows boarded up with various types of plywood.

The ground floor of the building consists of two stories, and a basement level. The garage has traditionally been the space tenant. This elevation features four bays on the ground floor. From left to right the bays are: (1) boarded up metal windows, (2) wooden garage door, and (3) boarded up metal windows. The second story features metal windows with brick sills. The brick storefront extends back beyond the side of the building and has the same details as the storefront of the building. Metal windows on the second floor and boarded up storefront metal windows on the ground floor.

The interior of the storefronts have been greatly altered, and only the load bearing walls dividing the spaces remain. In the eastern two stores, the spaces have been connected.

The basement has a concrete floor and is broken into two spaces, a larger space on the east end, and a smaller, longer space under the west stores. This basement space is currently used as auto parts storage.

#### **HISTORY AND TENANT INFORMATION:**

Prior to construction, this area was a wood yard (1907 Sanborn map). The 1925 Sanborn map show the first evidence of a building on this block of Eagle Street, and the 1930 Sanborn Map shows the footprint of the building as it is currently constructed, marked as having been built with "steel unit construction." The basement space on this map was already designated as "Auto Repair", indicating that this was its original use. The city directory confirms 1926 as a final construction date with the first listings for 21 - 23 Eagle Street appearing in that year's directory. Sol's Men's shop was located at 21 Eagle Street while the Great A & P Tea Co., a grocer was located at 23 Eagle Street.

The turnover of these spaces was incredibly rapid, but also indicated its use as a primary business district in the African-American community. Many of the businesses were demarcated with an asterisk in the city directory, indicating that they were "colored" establishments. This included in 1925, Tate Henry shoeshine at 17 Eagle, in 1926 it changed to the James Burley shoeshine at 17 Eagle, Walker & Breeland shoe shine parlor at 19 Eagle. By 1928 Markham's barber shop was located at 21 Eagle, and in 1930 the tenants continued to change with Lewis Homer, shoeshiner, Sanitary Barber shop at 21

Eagle and Burnett Beauty Shop Eagle, sharing the space with & W Coal  
which denoted colored. In 1940 all the tenants denoted as colored,  
including the William Shine Barber (17), the Palace Grill (19) and the Ritz Cleaners (2  
the large lumber shoe shine parlour appears have been, two  
companies were listed tenants The Ebon Grill. listed in the 1960 city directory  
Eagle occupied the same space as the recently vacated "The Ebony & Grill  
Eagle Street.

This Eagle and South Market Street district the primary centers of the  
African American business district, which blossomed in the 1920s. A. Mitchell owned  
several successful businesses including a gymnasium and newspaper. He  
attributed the decline of the district to the lack of comfortable homes  
Asheville. Black residents could be comfortable patrons that lack owned  
businesses, while "the pressure being different" could be felt in the white owned  
establishments (see *Citizen-Times* 1/12/88)

## OWNERSHIP HISTORY

The building is currently owned by the Eagle Market Streets Development  
Corporation, who acquired the building in February 2003 from Betty Co. The  
building ownership then became a December 1970 deed from  
Montgomery to Charles Collette and Dorothy Collette. In 1993 the property  
was deeded from the Consolidated Realty Group to the Co. In October of 1993 the  
partly recorded deed showed Ruffner Campbell and his wife Myrtle Conrad Campbell  
had defaulted on their payments, allowing ownership to shift to the Consolidated

Realty Corporation, whose landholdings in Asheville were vast, with many real estate transactions occurring in the 1930s.

**SQUARE FOOTAGE:**

The building's square footage is 5282 square feet on each floor for a total of 10,564 square feet.

## Record Plan for Wilson Alley

### Historical Background

#### DESCRIPTION

Wilson Alley is a three bay stucco structure facing The alley currently serves as a street for dumping garbage and buildings along Alameda Avenue. This structure is the only building that fronts the alley. A building abuts Wilson Alley on the southern elevation, and a small grassy area borders it to the north and east. A concrete wall divides the building from the alley.

The structure appears to wrap around a masonry building and the stucco envelops all details, including window sills. On the first floor, the first bay has an entrance that leads directly up stairs to the second floor. The second bay also has an entrance that leads to the first floor space. Two over two metal windows are located in the two northern bays of the second story. Metal awnings shade all the second story windows. The second western bay has a metal awning window. This bay has an addition, as indicated by both the contrasting window and from interior details.

The northern elevation has a window on the first floor with three windows on the second. The elevation is slightly raised above the ground level, with a concrete deck. From south to north the elevation has an entrance and two windows on the first story while the second story has three windows matching the fenestration pattern of the west elevation.

The building's first floor had commercial use, while the second story living space has both been vacant for some time, and the second story is very



poor condition, sustaining damage from water, pigeons, and vagrants. The building is divided into two main rooms on each floor, divided by a hall running north/south through the building. There are no halls, as each room is connected only by doors. The south end of the building is a narrow room that was added on a later date. The existing buildings former exterior wall remains exposed in this portion of the building, showing a concrete block construction, and the former windows blocked in. On the second floor, this area contains a small kitchen space.

#### **HISTORY AND TENANT INFORMATION:**

At the time of the building's construction, Wilson Alley was known as Picadilly Street. The name changed to Wilson Alley in the 1920s. The building's first listing in the Asheville city directory in 1917 as the Cannon RB Eating House. The listing was marked with an asterisk to indicate that the business was a "colored" establishment. Subsequent tenants included other eating houses as well as taxi stands.

The building was a part of the African-American business district in Asheville. Running perpendicular to Eagle Street and parallel to South Market, Wilson Alley was a part of the vibrant commercial district. Although Wilson Alley was small compared to these larger streets, it was still a contributor to the larger fabric of the community.

This Eagle Street and South Market Street district were the primary centers of the African-American business district, which blossomed in the 1920s. A.C. Mitchell owned several successful business during that era including a gymnasium and a newspaper. He attributed the success of the district with the lack of other comfortable choices in Asheville. Black residents could be comfortable as patrons in the black owned

businesses, while "the pressure of being different" could be felt in the white owned establishments. (*Asheville Citizen Times*, 11/12/82)

The building is currently owned by the Eagle and Market Streets Development corporation.