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. Holy Date: 15 Dec 03

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER

By: Jeffrey Crow Date: 5 Dec 03

CONCUR:

EAGLE MARKET STREETS DEVELOPMENT CORPORATION

By: [Signature] Date: 12/9/03

ASHEVILLE-BUNCOMBE COUNTY HISTORIC RESOURCES COMMISSION

By: [Signature] Date: 12/9/03
FILED:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: ___________________________     Date: ___________________________
Historical Background

DESCRIPTION

23 Eagle Street, one-story of brick storefronts. The street top slightly upward from the th and the building adjacent to two other commercial buildings. The x-storont wide detailed by dark red brick laid in running bond and finished with dark brick columns frame the front windows and the ground in rusting stone base. Each storefront at time featured transom the entrance that full with the storefronts and bricks tops that transom and decorative is centered above each storefront. The cornice is slightly stepped. The storefronts have all been altered time, with the covered, or removed, and the windows boarded up with variety of woods. The of the building, stories, and basement garage have traditionally been the space tenant. This has features four ays on the ground level with left ays (1) boarded up metal windows, (2) wood garage door, and (2) boarded up inside. The second story features of metal windows with brick sills. The storefront extends back beyond the of the building and has the stalls the 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 & Braceand 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 Barnett Beauty Shop Eagle, sharing the sp with & W Coal

which denoted colored. In 1940 all the tenants denoted as colored.

uding the wilg Shine arlor (7), the Palace Grill (19) and the Ritz Cleaners (2

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companies were listed tenan The Eben Grill. sted in the 960 ty-directory

Eagl occupied the same spac as the recently vacated "N Ebony & Grill

Eagl Street.

This Eagle and South Market street district the primary centers of the

African-American business district, which assumed the 920s. A. Mitch owned

several successful uring that including gymnas an newspaper He

attributed the of the disti th the lack ther forttable homes

Asheville. Blac residents could be comfortable patrons th lack owned

businesses, whil "the pressure being different" could be felt the white ed

establishments (s citen-Tim 12/8 1)

OWNERSHIP HISTORY

The building is currently used theagle Market Streets Developm

Corporation, who acquired the building February 2003 from Betty Co Thi

building ownership then be used December 1970 deed from

Montgomery to Charles Collette and Dr. city Collette. In the property

deeded from the Consolidated Realty Gro to the Co In October of 93 the

earli recorded deed the Ruffner Campbell and his wife Myrl Conrad Campbell

had defaulted on the' s ayments, allowing ownership shift the Cons dated
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.
Rida Plaza

Wilson Alley

Historic Background:

DESCRIPTION

W. Alley is a three-bay stucco structure facing the alley currently serving as street parking and as garbage buildings on Avenue. This structure is the only building that fronts the alley. A building, Wils, borders it to the north and east. A" 

The stucco appears to wrap the masonry building and the stucco envelops the details, including window sills. On the first floor, a bay entrance leads directly upstairs to the second floor. The second bay also has a door that leads to the first floor space. Two over two metal windows are the two northern sides of the second story. Metal rails shade all the second-story windows. The second western bay has a steel frame window. This bay addition is indicated by contrasting window and frame details.

The north elevation has an entrance at the first floor with three windows. The elevation is slightly raised above the street level. From south to north, the elevation has entrance and windows. The first story, while the second story has three window matching the fenestration pattern of the west elevation.

The building too has commercial use, while the story living has both been vacant for some time, and the 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.