

Richard and Jane Matthews

Side 1:

[J: Jane speaks; R; Richard speaks]

J [7] They met in Asheville 12 years ago. Both interested in preservation. She is an architect and he in construction. When they bought this house it was in bad shape. It is rustic in style.

[20] Manzanita Cottage was built as a bachelor cottage by Thomas Raoul by his own design. His two first children were born there. [Thomas Raoul]

[31] The Manor Inn area was in transition when they moved in. Most houses were 50 years old but 3 or 4 were new. Some families saw the value in the houses and were willing to spend time and energy to revitalize them. The Manor was closed at this time.

R [41] The idea for their book (The Manor and Cottages, published in 1991) and historic research came about when Jane Bingham brought a grandson to see the house and grounds and said she had a letter written by her father to his mother between 1898-1911. [Jane Raoul Bingham]

J [54] The Preservation Society became involved in trying to buy the Manor.

R [60] The Manor had been vacant for a number of years and people feared it would be demolished. A neighborhood association was created and Albemarle Park was designated as a local historic district. The national register had to be augmented to include it. Much was incorrect or incompletely covered in the National Register so chronicles of the Raoul family were gathered and 43 documents were found in Emory University (see Jane Bingham tape).

J [76] The book was written in 1.5 years. The first year was spent in establishing a district. Four grants for printing and publishing were secured.

[94] She was busy working on the house, active in the League of Women Voters, the Junior League and the Preservation Society. Every turn in the detective work of obtaining information for this book led to something new.

R [107] He was foreman of Richmond Hill renovation (but not at the time the video tape - shown on request in the lobby - was made). (see enclosures)

J [122] Saving the Manor took 3 years which was short compared with Richmond Hill which took 10 years. Saving these buildings offers employment, housing, and a tax base. All win situations.

R [136] Montford has always been racially and economically diverse. It has a long history and over the past 10 years a multi-level approach has been used to revitalize the area. In the mid

70's the residents tried to work revitalizing strategy with the city. The Montford Community Club was formed. He is working with the Neighborhood Housing Service and is now director. There are 177 housing services across the country but they are independent.

[160] He came to Asheville in 1978.

[162] There are two major areas of redevelopment. 1. The Southern and East Riverside Area in the late 60's. Displaced people went to Montford. 2. East End and South Charlotte and South Valley Street.

The Neighborhood Housing Service is concerned with Montford. There was concern that it would be the next target and suffer demolition fate. Rather than destroy houses and replace them with public housing, he is helping people buy and repair.

[177] The two cultures - black and white - have completely different approaches to neighborhood. The whites are interested in the physical - side walls and trees - whereas the blacks are interested in relationships - human interaction, relatives, church.

[183] Many blacks moved in with the redevelopment, but there have always been blacks in the area - "Stumptown" and the area around Frugal Framer. Small houses and boarding houses were occupied by people who worked in the grand hotels as porters, maids and in the laundry

[203] Montford is like Kenilworth. It is isolated because of the roads (I-240 and 19-23). If Broadway is widened this will cut off the final border (see Alice White tape).

J [224] People are on both sides of the Broadway issue. Four lanes from the University to the center of the city will ease congestion through a rundown area but it will not be friendly to people who walk or ride bikes. A greenway, with a passive park for the community is urged by many.

[267] The Cotton Mill is the present undertaking of the Preservation Society (see files). The first step was taken with a tour for members. A covenant will go with the sale to guarantee historic preservation so that it will be used in a way that is compatible with the riverfront - i.e. manufacturing or arts or residential.

[298] The Preservation Society's efforts have been basically successful. It is found that obtaining ownership, putting covenants onto the property in perpetuity and selling the property is the best method. A revolving fund with a mortgage is the financial procedure for this. Three thousand dollars a month was needed for the Manor. The Cotton Mill has some rental property but it will be necessary to go in to debt.

[344] An executive director for the Preservation Society was hired (Harry Weiss) for three years - this was made possible by an anonymous gift. Over 300 volunteers work for the Society but the work was too demanding for the board and continuity of effort was needed.

[367] A local family came forth to purchase the Manor (not named on tape). [Jim and Pam Turner]

R [381] Restoration of the Manor, so much a part of the lives of the natives, validated their sense of belonging. There is a change in attitude toward preservation because of this - plus the fact that the cost of demolition and rebuilding and the limitation of landfill space has made this a better economic decision.

J [407] People have begun to appreciate craftsmanship. It can't be duplicated today. Materials and crafts used in her house no longer exist.

[428] People appreciate a sense of place. There is no other City Hall like ours in the world.

[44] There is a sense of vitality in downtown. Sixty Haywood Street is an upscale development (see tape by Roger McGuire). More than 700 people are living in the center of the city. There is need for more housing beyond the Battery Park, Vanderbilt Hotel and Altamont.

R [475] Aside from Ingles [on Charlotte St. - burned down in 1994], there is little food shopping for downtown residents. There used to be a grocery store next to Morrison's (see Michael Sargent tape). Plans for Grove Arcade, when completed will fill these needs (see McGuire tape). Montford needs a small neighborhood store. [Bob Rouge]

J [513] A public meeting was held regarding the change of the bus-transfer location to Aston Park from Pritchard Park. There will be a shelter, bath rooms and in general, an easier access.

Side 2:

R [2/2] The history of Richmond Hill is intertwined with Asheville. While he was working on the project the owner wanted more information. The son of the owner was working with the crew when a lady drove up and introduced herself as the daughter of the early caretaker. She was brought up there and married in the parlor in 60's or 70's and lives two blocks away from the Mathews. [Rachel Livengood]

[2/15] Asheville creates organizations devoted to higher level civic commitment.

1. The Preservation Society preserves architecture (non-profit - 13 Biltmore Ave.)
2. The Historic Resource Commission is joint city and county organization (5th floor of city hall). The Board has agreed with the state to oversee local historic houses and properties and take care of any Federal funds expended for this purpose.
3. Western North Carolina Association of Genealogical Organizations.
4. Western Regional Office of State Division of Archives and History which provides the technical side of proposed projects - i.e. tax credit applications for projects like the Manor and Biltmore. This is a mixture of private and public fund expenditure.
5. Neighborhood revitalization and neighborhood associations. He is active through the Neighborhood Housing Service and in his own neighborhood association and through the

Coalition of Asheville Neighborhoods. The above cover two areas: historical preservation and neighborhood preservation.

[2/48] His job as executive director of Neighborhood Housing Service is to assist residents to become self-reliant. A board works in partnership with different groups to give technical assistance in obtaining loans, buying and rebuilding homes. There are three ownership loan programs with banks.

[2/60] Habitat for Humanity is church based and focuses on people working together. A minimum of 200 hours are required for participants to work on their house or some others. Jane is working with others on a house for a 4-generation family of women (see file). [Jimmy Carter]

[2/68] His work is more closely allied with lending to people a little too high risk for local lenders. The work is publicized through newspapers and word of mouth (see file).

[2/85] In 1976 under FDIC a program was started to find another way to get funds out into the Community rather than wholesale rehabilitation of an area. A very small loan fund was established and people could be trained in handling their payments - basically a community bank was established - and because of the "hands on" approach there is a very low default rate.

[2/110] Carter's approach relies on volunteers very much like barn raising. There are zero interest mortgages, heavy donations (\$40,000 raised by the women on Jane's project with women attorneys to buy materials) and work is done by volunteers. His (Carter's) approach is more traditional. [Jimmy Carter]

[2/132] There are different housing needs and therefore different approaches.

[2/152] Each organization targets different areas. A coalition was formed so services wouldn't be duplicated and the impact would be maximized. Under the Reagan and Bush administrations the Federal Funds were cut from 43 billion dollars to less than 17 billion and needs skyrocketed. [Ronald Reagan and George Bush]

[2/157] Lenders are under pressure. A lenders' reinvestment act was passed to meet the needs of the community so people could stay in their neighborhoods.

J [2/171] The Jewish Community Center, which is in the process of being built, reaches out to the entire community. A study was conducted over 10 years and it was decided to recreate a center on the old site. The original center was housed in a 52 year old house. It was once a residence and later a school. (se Katharine Shepard tape) [Patti Glazer, Katharine Shepard]

[2/195] Previously the house had been added on to - a large room for bingo, pool, etc. Oak paneling has been salvaged.

[2/212] The work has gone on in phases. Asbestos had to be removed, the pool was built for the summer camp program (on schedule) and the work will be completed May 1994.

[2/236] Her office has donated service to the Habitat by redesigning the house to be handicap accessible. The American Institute of Architects (AIA) has exhibited the plan in the Asheville Art Museum, showing ideas for affordable housing.

[2/252] Part of her commitment to the Junior League was her service as President of the Preservation Society. Last year she was working with the Community Research Project Development Committee.

[2/266] She volunteered for the Kaleidoscope (see enclosure) Program which was a free hands-on art program put on by the Jr. League with Hallmark Card Company in the Asheville Mall, in November.

[2/274] Chestnut was used locally until the nationwide plague (see enclosure). [Joyce Kilmer]

[288] There is no native lumber left due to the waves of lumber men in this county.

[2/307] They were married 6.5 years ago but have been together 10.5-11 years in all - [a great match].