



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, May 19, 2021 – 5:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Approval of the Minutes of the December 1, 2020 meeting

4. NEW BUSINESS

A. Grey Mill Parking Lot & Common Space Local Landmark Designation (H21-10-LL – *Matthew Manley, Planning Division Manager*)

5. OLD BUSINESS

6. OTHER BUSINESS

7. ADJOURNMENT

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Special Meeting of December 1, 2020

Commissioners Present: Phillip Allen, Chuck Reed (Vice-Chair), Derek Cote, Chris Barron, Cheryl Jones (Chair)

Commissioners Absent: Philip Ellis, Ralph Hammond-Green, Kristie Ogletree, Mia Freeman

Staff Present: Lew Holloway, Community Development Director, Angela Beeker, City Attorney, Tyler Morrow, Planner, Terri Swann, Administrative Aide

I **Call to Order.** The Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:01 pm.

II **Agenda.** On motion of Commissioner Reed seconded by Commissioner Barron the Commission approved the agenda with the added change of the December 1, 2020 date.

III **Adoption of monthly meeting dates.** On motion of Commissioner Reed seconded by Commissioner Barron the monthly meeting dates for 2021 were approved.

IV **Minutes.** On motion of Commissioner Reed seconded by Commissioner Barron the minutes of the July 15, 2020 meeting were approved.

V **Findings of Fact/Conclusions of Law.**

- Adam Knechtel – 1612 Kensington Road, File No. H20-14-COA

Commissioner Reed made a motion to approve the findings of fact as written. Commissioner Allen seconded the motion which passed unanimously.

- Gregory and Teresa Pollitt – 1630 Kensington Road – H20-15-COA

Commissioner Reed made a motion to approve the findings of fact as written. Commissioner Allen seconded the motion which passed unanimously.

VI **Certificate of Appropriateness,** Pulliam Justus Partners, LLC, 101 N. Church Street (File No. H20-26-COA). Prior to the opening of the public hearing, the Chair announced that any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the protocol for a quasi-judicial hearing is provided on the back table next to the agenda. Since this is a quasi-judicial hearing, it is very important that we have an accurate record of what goes on. Therefore, we must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone who wishes to testify during the public hearings should come forward to be sworn in. Chair swore in all potential witnesses.

Mr. Holloway introduced Angela Beeker, City Attorney, to the Commission members. He stated Ms. Beeker is the new attorney for the City of Hendersonville and she is here representing staff in the quasi-judicial hearing.

Mr. Holloway gave the following analysis:

The Community Development Department is in receipt of an application for a certificate of appropriateness permit from Pulliam Justus partners, LLC to undertake the following work at 101 N. Church Street:

1. Development by Stephen Barker – Cattellus Group, LLC of a 5-story 55,000 sq. ft. 69 room hotel on a 0.78-acre lot. The subject property is identified as parcel number 9568-77-5249 and is currently vacant.

For reference, a map showing existing land use in the area is included in the memorandum. The lot previously contained the Lampley Motors building. A COA was obtained to demolish the structure in September of 2017.

The subject property was previously listed as **contributing** in the Main Street Local Designation Report and described as:

One-story Quonset hut style modern brick building with a semi-domed roof, concrete window sills, metal frame multi-light windows, and a corner entry framed by display windows at the southeast corner. City directories note that this building was first in use as Lampley Motors, and Sanborn maps note that it had steel trusses, concrete floors, brick pilasters, and concrete block facing. It later became Thomas Motor Company, Inc., beginning in the mid-1950s. Currently it is in use as a resale shop. (Sanborn maps; city directories).

The subject property was previously listed as **contributing** on the National Register and described as:

One-story bowstring truss brick building with an arched roof, concrete window sills, metal frame multi-light windows, and a canted corner entry flanked by display windows at the southeast corner. City directories note that this building was first in use as Lampley Motors, a company founded in the 1920's. Sanborn maps note that it has steel trusses, concrete floors, brick piers, and concrete block facing. It later became Thomas Motor Company, Inc. beginning in the mid-1950s. Currently it is in use as a resale shop. (Sanborn maps; city directories).

The applicant is proposing to construct a 5-story hotel and a 2-story parking garage with at grade entrances to each level, but no connection between the levels. The building envelope for the hotel is 10,523 square feet. The garage envelope is 10,230 square feet.

The applicant has provided a site plan and exterior renderings for review and comment.

Mr. Holloway stated the Design Guidelines that apply to the project are included in the memo. The suggested motions are on page 4.

Mr. Holloway stated this project exceeds 50,000 sq. ft. and therefore must go through the conditional rezoning process. The project went before the Planning Board at their November meeting and the Planning Board recommended approval to City Council. It will go before City Council at their meeting scheduled for this Thursday.

Mr. Holloway stated the Design Review Advisory Committee met on November 12th. The designers/developers have continued to revise the project design and one of the revisions came from the DRAC meeting. The Commission members have at their seats the new drawings for the hotel which include those revisions. Those are new this evening and staff has not reviewed those. The comments from the DRAC meeting were specifically that the developers look at the west façade of the property and explore additional variation either in materials or color in materials to break up that façade. The second comment was the south façade along 1st Avenue and looking at additional architectural detail on the south façade to break up the blank wall elements. Those were the two primary design comments from DRAC. Staff is available to answer any questions.

Chair asked if there were any questions for staff. There were no questions.

Chelsea Garrett, attorney in Boone, NC, 642 West King Street. Ms. Garrett stated she is at the Di Santi Watson Law Firm. This is the second time she has worked with this group. She believes this hotel will be a great addition to Hendersonville. Ms. Garrett introduced Steve Barker, the applicant, Walter Fields, the planning consultant, Stephen Overcash with ODA Architecture in Charlotte NC and Tom with McGill Engineering in Asheville. She thanked the Commission for scheduling a special meeting date to accommodate them on their timeline. She stated she will give a background on Mr. Fields who will give an overview of the project. Mr. Fields has over 25 years in planning, 20 of those in Charlotte and 10 of those he was the Land Development Manager for Charlotte, Mecklenburg. He has been consulting since 1997, he has provided testimony and been qualified as an expert a number of times in the area of Land Use Planning. He is a member of the American Institute of Certified Land Planners and the Urban Land Institute. He has been involved in quite a few land use cases.

Walter Fields stated after the site was cleared and not too long ago the realtor for the property put out a flyer that said great hotel site. Steve Barker has been in Hendersonville on and off for many years looking at and for hotel sites. He selected this site when another site looked like it would not go anywhere. It is a unique site if you think about the Main Street Historic Overlay District. It is roughly bounded by Church Street and 6th Avenue and Allen and King Street. There are only two places where a piece of property is outside of that boundary. One is on Main and 6th and there is an auto detailing shop there or perhaps an office building which may be a contributing structure and this site across from the courthouse. He is assuming it is there because at the time there were two contributing structures on that property which have since been removed. It came before this board for demolition and a proposed branch bank or something was considered but never happened. Second only to the courthouse, this is the largest lot in the Historic District. There are all sorts of different lot sizes, but this lot is about two-thirds to three-quarters of the entire city block. It has three street fronts. It adjoins two properties to the rear that are law offices, they are outside of the district. The Curb Market across 2nd Avenue is outside of the district. The church parking lot further to the south on Church Street is outside of the district and the courthouse to the east is in the district. They are out on the fringes of the district. They are more of an appendix to the district. It makes it rather unique in terms of the challenges they have in addressing the community's expectations through the design process. Having a property that functions with three street fronts they wanted to provide a significant amount of parking on the site. They understood from downtown merchants and businesses that they would like to see a lot more parking. Rather than just come in and hope they can park on the street, they are actually constructing a

single level parking area, one underground and one at street grade that Mr. Overcash will talk about later. They will have on-site parking. The building addresses the street as it is suppose to do. It has pedestrian spaces and entrances, etc. They have taken to heart the comments they got from DRAC particularly in the building massing and the color and texture on the rear and the 1st Avenue street frontage. Some significant changes have been made in both of those areas to address that concern. They have spent a lot of time taking up your staff's time for many months and they have guided them through both the rezoning process and the historic process, so they made sure they have done everything they are suppose to do. They have had multiple conference calls with their team concerning the design review checklist. Stephen Barker is here if the Commission has any questions about the nature of this hotel. This is not an interstate hotel that has been transplanted to downtown Hendersonville. This is a small specialty hotel and it is not intended to draw people in off the interstate. It is intended to serve the businesses of the community in the downtown area. Stephen Overcash will talk about the architecture. Thomas is here to answer any engineering questions about the site.

Ms. Garrett asked if the attorney feels she needs to qualify them and ask it to be admitted, she can do that. That is why she went over his credentials early on, but she didn't want to over formalize it and prolong the process. Ms. Beeker stated on behalf of the staff they would be willing to stipulate as long as they put enough into the record.

Ms. Garrett introduced Stephen Overcash. He is founding partner for ODA Architecture and has been an architect since 1979. He has been registered in over ten states for the practice of architecture. He is one of the first lead professionals in North Carolina. He has been designing hotels for over 20 years. He has also been qualified as an expert to provide opinion on architectural design.

Stephen Overcash, ODA Architecture 2010 S. Tryon Street in Charlotte, NC stated when they first got involved with this project, they were excited because they love doing hotels in small towns. They really enjoy creating hotels that tie into the urban fabric. They enjoy bringing life into infield projects relating to historic areas. They did a lot of looking at the buildings that are here. They saw a lot of red brick and nice vertical windows with trim and heavy cornices. There was a lot of dark green such as awnings, doors and windows. That was inspiration for this project. They wanted to engage all three streets, so they pulled it up fairly close. They wanted to leave some greenspace and landscaping between the sidewalk and the site. They have a slight slope with a basement below, but you don't even know it is down there with the landscaping. They left the corner open to create a public plaza that anyone can use. They put the parking in the mid-block and the beauty of that parking with the way the site sloped it was just perfect. You enter the top on 2nd Street and pull below onto 1st Street. There is not intercommunication. Looking down on it, you don't really see the lower level. It is all disguised pretty well. They had a left-over area; they created a dog park and plaza with more benches. They were sensitive to creating public space. He showed the front sketch of the building to the Commission and described the style of architecture. They used this building to be a transition, to be very commercial but start to pick up some residential character. They have created a terrace on the top floor with a bar to be rented out or used by the guests. Windows are vertical. Materials they are using can be found in the historic district. They didn't want the building to be all brick or all siding so there is a good mix of brick, hardy-plank siding and turrets on the corner. He showed the side going back toward 1st Street. It shows the parking lot that doesn't look like it is two levels. He pointed out the changes on one side from the comment that they had too much white on the building and they brought up changing the color to tone it down. They looked at some different coloration. They made the punched in areas look like windows. They went back and painted some of the elements a brown color to soften it. The other comment was they were not engaging 1st Street very well. They went back and studied how they could engage 1st Street better. They terraced the courtyard, now they have two or three levels stepping down

towards 1st Street with the idea that with the steps you can see the activity. It engages the street more. He pointed out the landscaping strip to soften the brick. They have worked with the height restriction. No area is more than 64 feet above the finished grade. They meet all the requirements and went through the 18 comments. It has a lot of historic image to it. They have not copied any historic building. They think it is very appropriate for this site.

Ms. Garrett asked if the closest building was the courthouse. Mr. Overcash stated large building, yes. Ms. Garrett asked in scale how would this compare to the courthouse. Mr. Overcash stated the courthouse is taller to the dome, there was a magic elevation they could not exceed. The courthouse is up 15 to 20 feet from Church Street, so it gives it more presence. They are not overpowering the courthouse at all. Ms. Garrett asked about the view coming out of the courthouse. Mr. Overcash showed the sketch of what that view would be. You will be looking at the top half of the hotel. Ms. Garrett stated they talked about using hardy board and there are not really any substitute materials, they are all either wood or brick. Mr. Overcash stated the siding they are using, they are proposing hardy board that has the thickness and no one can tell the difference in hardy board and wood unless you cut it. It even has a slight grain to it. It is a material that means it will be there 100 years from now. Ms. Garrett stated there is not any portion that is vinyl. Mr. Overcash stated no vinyl, no plastic and no aluminum. Ms. Garrett asked if the height was based on a calculation in the guidelines regarding not being above 2,208.2 feet above mean sea level. They are nowhere near that; their height is determined from the finish grade to the top of the terrace. Ms. Garrett asked if they studied the surrounding area before designing the building. Mr. Overcash yes.

Chair asked if the Commission had any questions. Commissioner Reed asked one of their guidelines concerns doing an archeological review, was that done? Mr. Reed stated it was guideline 4.3.3. Chair read this guideline: "Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources". Mr. Fields stated this property was occupied for a long period of time as the Lampley Motor Company and the last small building was a coffee shop that has since both been removed. There is some bad soil on the site. That is one of the things that limits how it can be used. They have a drawing that shows the below grade level. At the corner of 1st and Church it took about a quarter of the site, starting at that corner, not being any disturbance of that corner. With the hydraulic lifts in the ground and the oil contamination they definitely do not want to disturb that area. In terms of any archeological, what may have been there even before the prior buildings he doesn't have any answer for that. They are not doing anymore disturbance than is necessary because they have to be cautious of the bad soil on the site which limits the uses that can go there. The hotel allows them to build over it. Chair asked what corner. Mr. Fields pointed that out the corner on the drawings. Chair questioned the disturbance on the 1st Avenue with the terrace and stairs. Mr. Overcash stated it is above that area. Chair asked if they would add soil to build it up. Mr. Overcash stated that is correct.

Commissioner Cote asked the material on the fifth floor, he knows what hardy board is and he can tell, it seems like most of it is the areas that were changed, which he is glad they addressed that because that was the first thing he saw. The area that is on the ground floor now on the south and west elevations, is that also a hardy product? Mr. Overcash stated this up here would be stucco, hard-coat stucco, then the hardy board with the same thickness as wood and they have brick. Commissioner Cote asked if that was done to create another material/texture? Mr. Overcash stated yes, they wanted to give it a base, middle and top like a lot of the historic buildings have. They wanted to emphasis that top level with a lighter material and stucco is lighter but does not have the texture of the siding. Commissioner Cote stated and the rest of it is painted which will be two-toned paint? Mr. Overcash stated correct. Commissioner Cote asked about the band above the first floor and what that material

was. Mr. Overcash stated that looks like wood but would actually be a stucco product. They are trying to avoid any material that may rot in the future.

Chair asked what the windows are. Mr. Overcash stated the windows are aluminum, double-glazed and they are giving them the same grills to make them look vertical. They are aluminum clad windows.

Commissioner Cote stated he feels like the west elevation and south elevation turrets are the ones that technically won't be features as you are coming down Church Street or approaching from the courthouse but will be very prominent if you are walking along 1st. If you are coming up to the plaza and you see the windows, it is still just a color shift that is creating all the interest and variation to contrast. Mr. Overcash asked where he was talking about. Commissioner Cote stated the 1st Avenue side. Commissioner Cote stated as you are coming down Church Street, you see the north elevation which is the main entrance. Lots of detail and lots of variation and materials but as you come down from the courthouse that east elevation which also has a lot of variation and a lot of different materials and a lot of contrast but from 1st Avenue side the only thing you will see is paint color. It is going to be the same texture and material except for the stucco on the fifth floor. So, they are really just looking at a color shift. Chair stated with no historic elements. There are no historic materials, there is more on the parking garage than there is on the rear of the building. They are all artificial at that point minus the first floor. Mr. Overcash stated that is correct.

Commissioner Cote stated he does not expect them to go out and put German lap board over anything, but he wonders if there is a way to add or if it needs a little more depth or contrast or variation that is not just noted by paint color.

Chair stated she thinks it seems like two totally different structures. That is her concern because they have the front that seems to play towards the historic district and then you get around to the back and it is just a contemporary artificial material. Mr. Overcash stated it is not inconsistent with all the historical buildings downtown. If you have a corner building in downtown, there are two nice sides but if you go around it is usually a drop down and that is the way all historical buildings are. There are very few four-sided buildings in this historic district. Chair asked if he had examples because she was unaware of any hardy-plank that is on a full façade. Mr. Overcash stated he is talking about when you get around back to some of these buildings, there is a step down in the amount of detailing. Chair stated she was not necessarily talking about detailing, but rather the mix of elements from historically accurate materials to nothing on the rear.

Mr. Fields stated in the guidelines there is section with several individual items under it, materials, design elements, etc., and it says use materials that are similar to those commonly found such as brick, stone and metal. Chair stated right, but hardy plank is not, and stucco is not. Mr. Fields stated it goes on to talk about other materials can be used as long as it is not the majority of the project. The majority of the project includes all the sides. The relationship of people on 1st Avenue to the building and the properties further behind the building, keep in mind the further away you get the smaller the building will appear. If you are walking up the sidewalk, you are walking beside the parking deck, a lot of detail there and renovation to the concept of the outdoor terrace area was directly related the 1st Street and pedestrian activity and so forth. It is really above your eye level when you get into the actual texture of the materials and the material types. They understood by reading the guidelines substitute materials must have a demonstrated record of overall quality and durability. Physical properties must be similar to those of historic materials that they mimic. Hardy plank is a type of siding, like a cedar board or oak board that has the same look and is installed the same way to us that meant they were mimicking the historic materials. The only real neighbor in the district is the courthouse. The notion is to try and

create transition pulling in elements from Main Street using materials that would mimic what original materials would have been. He understands that this is new construction and most of the guidelines center around renovation.

Mr. Overcash stated they mentioned this building is a transition, you go about two blocks south and you are right around residential. They didn't want to make it all brick and make it feel like it was on Main Street in the heart of the district. They wanted to start lightening it up. He does appreciate their point and if it looks too plain, they can add another heavy cornice on that piece to get some shadow and start tying it around to the other two sides if that is important to add more historical on the backside of the building.

Commissioner Cote stated his issue wasn't necessarily the hardy board, he used hardy board on his house, and it looks just like the house next door. His main initial reaction is the level of depth and contrast on the two sides they are seeing here as opposed to the very elaborate and very detailed with all the contrast and different depths and different colors. There is a lot going on with the other two facades so it feels like they put all their eggs on these two and they are just brushing over the back and to your point to add a little more of that depth to that façade might help alleviate. Mr. Overcash stated this is very elaborate and very detailed. Commissioner Cote stated but not to that level that is on the front. Mr. Overcash stated they could add a little more brackets or cornice. He appreciates their point but he does know that most historic buildings are, they dress up the face on the sides for the same reason they are and why spend a lot of money on the building all over when they would rather spend it where it will be appreciated.

Chair stated she understands but part of what they are looking at is that you have the burden of proof to them that this is in keeping with the historic district. She understands they do not want to create a building that appears to be historically accurate but wasn't really there. It needs to have some definition and some distinguishing factors but to her it looks like two totally different buildings because you do have that great level of detail on the other facades and then it is a plain slab on the back.

Commissioner Reed stated to his comment about the buildings dropping off, the older buildings in town, most of those buildings they back up to buildings. There are alleys behind them.

Chair stated this property is unique because there is a four-sided visual. Mr. Overcash stated they can improve this. Chair also asked where the turret idea came from because she doesn't think there is anything downtown that matches that. Mr. Overcash stated it is a residential element. They are almost closer to the residential than they are to the heart of the commercial district. And once again it states don't try to mimic what is there, so to your point you don't see any and that is what the guidelines say. They think it will make some fantastic suites. And they thought it anchored the corners well. Mr. Overcash stated they will work on those elevations.

Ms. Garrett asked how they would like to see those revisions. Do you want to see them as a condition if they were to vote on this tonight or do you want to see them in a rendering from Overcash? How do you want to handle that? Chair stated what they have done in the past is actually done the approval or whatever the vote is subject to, that being presented to staff and at that point do they have another meeting to finalize it? Ms. Beeker stated as staff they do not have a position on whichever way the Commission would like to handle it. Chair stated they would do a motion and probably have to bring it back. Just hold it open and finish the approval. Ms. Beeker stated if she were advising the Commission that is what she would say, bring it back for a final approval so they can gain a level of comfort with it. She asked if Mr. Holloway would be comfortable with that. Mr. Holloway stated yes, and he does not

have a preference. They can accept a condition if they would like to do that. They have done that in other cases, but he is also happy to bring the project back.

Chair stated what she is leery about is approving it on a condition so it must be very specific. If it was just one condition, like one window they would know when it was complete, but they don't really have an idea what it would look like. She does not want to bind them to something.

Ms. Beeker stated they would not object to continuing the hearing so that it does not have to be re-advertised. That might make it a bit easier for staff.

Ms. Garrett stated after Mr. Barker speaks, she doesn't know how specific Mr. Overcash can be but she knows they had some thoughts in their heads about how to address the concerns and if they can provide specific changes they are going to make and they just have to be seen to be approved, they would like to move forward tonight.

Mr. Fields stated he has reviewed the Certificate of Appropriateness for the two properties that originally occupied the site and both of those cases the Findings of Fact were adopted and there were a series of conditions attached to those Findings of Fact about what they were going to do with the site about grading it and clearing it and it was a very specific list and he believes it said they would then go back to the staff for the staff to review consistency with those conditions. Ms. Beeker stated as long as staff can objectively do it there would be no problem with that.

Steve Barker, 501 East Boulevard, Charlotte NC stated he is the principal in this particular development. He stated what he would like to do because he has to get his folks to come up for another meeting is to decide what the Commission wants tonight so they can end the meeting and put it as a condition so you know that is what they are going to do rather than have them come back and it may not be exactly what they want and have to re-do the thing again. They are all here and they have come from a long way off and they want to try and get this done if they can.

Ms. Beeker stated from staff's perspective if the Commission is inclined to approve it with conditions they would also ask that staff be, that the order specifically request that if staff is unable to determine if it meets the conditions or not that staff is able to bring it back. Ms. Garrett stated certainly.

Commissioner Cote stated he is concerned that this may set a precedent for a lot of future development of this kind of nature. He knows there is a need and a want for it. But this will set a precedent in the future of this type of development of this scale in the City of Hendersonville if it is in the historic district. And they need to get it to the point where it does not set them up for failure. Asking these questions is not to tear down the idea or not make it happen but it is to make sure it happens in a way that moves them forward in this process. Ms. Garrett stated this is good chance to get some back and forth and get it exactly where they need it.

Mr. Overcash stated he just talked with the owner and if the brown hardy goes to brick, is that enough variation on this elevation to do exactly what they are saying. It is still a bit of a step down, but they brought the brick around. They eliminated the brown hardy to go to brick. Is that enough to satisfy the Commission? Chair stated they will need to close the hearing and discuss it, but the sentiment is correct. They can get a revision to the Commission by Thursday.

Commissioner Reed stated previously he suggested changing the cornice. Mr. Overcash stated he is wondering if that is too much. He was trying to compromise, and it seemed like the brick would go

further than a heavy cornice up there. He feels just those becoming brick would give it enough contrast and that sort of life that the Commission is looking for. And it eliminates one material which is the brown hardy.

Chair asked if he could show her the 2nd Avenue side. Mr. Overcash pointed out where the white and the brick and the top does not have the heavy cornice. The heavy cornice is over the brick. Chair just wanted to look at the proportion.

Mr. Overcash asked if that gives the Commission what they are looking for. Commissioner Cote stated it is heading in the right direction. Mr. Overcash stated their hope would be that they can get approved if they bring the brick around to that elevation.

To clarify Chair stated they would bring the brick around to the back where the dark brown is. Mr. Overcash stated the dark brown hardy goes to brick. Chair stated on 1st and Washington Street. She also stated the terracing is on the 1st Avenue side, has that changed? Mr. Overcash pointed out where the brick would be on the drawings. Mr. Overcash stated they will send all the renderings back showing that the hardy board is changed to brick.

Commissioner Cote stated if they were going to do all brick on that round hardy board, would they eliminate the brown band around the bottom? Mr. Overcash stated yes, they would want it to be consistent. Commissioner Cote asked if the brick would go from the ground up without a division. Mr. Overcash stated no the top piece would be stucco. They would leave the stucco, so it goes all the way around and not stop and start.

Chair asked if there any further questions.

Mr. Barker stated the changes they have made, they have answered most everyone's questions on the parking and they went back and revised it so that they would have more parking. The comment that was made from the Design Review Committee was the backside which you are looking at today, so they went back and started doing some changes on that. The question on the 1st Avenue, if you look at the old drawing and look at this one, this is spectacular compared to what it was before. So, what they have done is, they have put more money into the 1st Avenue and into the parking deck and so the cost has gone up dramatically on this project by virtue of those two situations. Putting the extra brick on, he is not too worried about that but what he is worried about is getting to a point where this does not make economic sense. It is a thin line that they have to be careful of. It is buildable the way they have described it tonight with the brick on there. The other thing is there is not a building in town that doesn't have a backside that doesn't look very good. If you go along Main Street or other streets, you always have a backyard and it's indictive of hotels. You have seen the backside of hotels where there are dumpsters and all kinds of things and in their plan, they have hidden everything. They have kept it out of the limelight so that it is not an eyesore. They have made their deliveries in such a way that they are out of the way. There dumpster location is a little different. It is back behind next to the parking, so someone is not walking to their car through a dumpster area. They have taken a lot of caution and a lot of interest in making sure the presentation of the building is correct. The fine points, which they are talking about tonight, which everyone has an opinion, but he likes the way that it would turn out and he feels the Commission's suggestions are good. The brick would embellish it a bit, but they put the money on the other three sides, if they start talking about doing more on the back, he will have to take some off the front and that detracts from what he thinks is the real emphasis of the building. He is going to have one side that will not be just right, and it is the back side. If they can get close to what they want, that is about as good as they will be able to do given, they have already put in a large amount of money

and time on the three sides. The only way anyone will see anything on the back side is if they come down 1st or 2nd basically the other way or if they park in the back on the top level. They won't see it when they enter the building because the entrance is on the side on 2nd Street. Basically, they have taken the worse part of the building and not make it look like it is the rear. They have tried to do the best with what they can, with the limitations that they have and bolstering those items they think are most effective to make Hendersonville get the look and feel that they want.

Ms. Garrett stated she does not see any reason to go through all the guidelines but her impression for what it is worth of this building is, especially with the turret, that it looks like it is a lot older than it is. The architectural elements, the turrets, they make it look older and was certainly the goal to try and make it look like it fit, and it was compatible. But to go down the guidelines and try to meet all of them is a balancing act and she knows the Commission is trying to find that balance and she feels their points are good ones. She believes both Mr. Overcash and Mr. Fields having gone through the guidelines as both them did testify that it did meet the guidelines obviously subject to some feedback and some conditions, the applicant would stipulate to a condition being added to an approval for a Certificate of Appropriateness that the dark hardy board portion be changed to brick as Mr. Overcash testified and will certainly continue to work with Mr. Holloway on all the approvals and any kind of little tweaks that need to happen. They believe this will be a great addition and believe that the fact that it is not a large brand, it is unique, and it is going to be a great addition to the downtown.

Chair asked if there was anyone in the audience that had questions for the applicant. No one had questions. Chair asked if there was anyone that would like to testify concerning the application. Chair asked if there was anyone that wished to speak before they close the public hearing. When no one came forward Chair closed the public hearing.

Commissioner Reed stated he hoped they would approve the project tonight. He discussed how this project will be what you see when you approach the historic district and he is in favor of the project. Commissioner Barron talked about the shadowbox of the windows and if there was another way to get some depth. Having the windows inset to cast a shadow. Commissioner Reed stated he thinks as a Commission they walk a fine line with a lot of the projects that come before them, but it is not really their job to design their building. He thinks it is their job to make sure it is compatible with the guidelines and hopefully with the character of downtown. He has difficulty going too far with the request for changes. Commissioner Cote stated he agreed with that, they are not the architects. No one wants to step on the designer's toes, and they seem to be pretty open to making sure they don't become an open door to bad design. Chair stated the more she looks at it and the design, they did pick-up elements from some of the stores uptown. She talked about maintaining and preserving the historic character but not trying to copy it. They have a modern use and that comprise under the guidelines is what they are looking for to blend with the historic aesthetic. The Commission talked about the different factors and that this site is somewhat removed from the actual historic district. Chair stated she really liked the brick addition. Chair wanted to make sure they had the conditions correct. The first condition is it will be built to the plans that were submitted tonight because they are different from what was initially submitted. Commissioner Reed stated they can differentiate between the plans by the dates. The plans submitted tonight are November 17th and the ones they received in the memo were dated November 5th. The south and west elevations are getting brick. Chair asked if they are requiring any changes to the top on the rear side. The cornice was discussed but to put it on the back would not be something they would require them to do. Commissioner Allen felt the brick was enough. The Commissioner agreed. Chair stated the condition would be approved on the plans dated the 5th and amended the 17th as presented tonight and also the bricking of the two dark hardy plank areas on the south and western elevations and if those are done on the resubmitted and amended

plans that staff would have authority to approve those without another meeting. The Commission agreed. The Commission discussed the guidelines applicable to the project.

Commissioner Reed moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H20-26-COA, if constructed according to the information reviewed at this hearing and, with any representations made by the applicant on the record of this hearing, is not incongruous with the character of the Main Street Historic District for the following reasons: subject to 3.12.3 the use of artificial materials in the construction is compatible with the surrounding and contributing properties, subject to guideline 4.3 of New Construction; 4.3.1 the new construction is compatible with the surrounding buildings that contribute to the overall character of the historic district, subject to 4.3.5 it does conform to the pertinent guidelines regarding district character, subject to 4.3.6 the design of the building is compatible with the surrounding buildings, subject to 4.3.7 the proportion of the proposed new building's front elevation is compatible with the front elevation proportion of surrounding historic buildings. Subject to 4.3.8 the design, spacing, scale and orientation are compatible with surrounding buildings, subject to 4.3.9 the materials and finishes for the new building are compatible with materials and finishes found in the district, and subject to 4.3.10 the building is compatible with but discernible from historic buildings in the district. Also with the first condition that the approval be subject to the plans presented tonight originally presented to the Commission dated November 5th 2020 and presented to them tonight dated November 17th 2020 and with the second condition that the two areas shown in the presentation as brown hardy board will now be constructed as brick in reference to the south and west elevations and the third condition that plan reflecting these changes be submitted to staff that has authority to approve. Commissioner Cote seconded the motion which passed unanimously.

VII ***Adjournment.*** The Chair adjourned the meeting at 6:31 p.m.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, AICP – Planning Manager **MEETING DATE:** May 19th, 2021

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: Grey Mill Parking Lot & Common Space Local Landmark Designation (H21-10-LL – *Matthew Manley, Planning Division Manager*)

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
1. I move the Commission recommend to City Council to Approve the adoption of an ordinance designating the Grey Hosiery Mill Parking Lot and Common Space (PIN 9568-88-9541), as a local historic landmark. [ADD, IF APPLICABLE, “WITH THE FOLLOWING MODIFICATIONS”]	1. I move the Commission recommend to City Council to Deny the adoption of an ordinance designating the Grey Hosiery Mill Parking Lot and Common Space (PIN 9568-88-9541), as a local historic landmark. For the following reasons [insert reasons for denial].

SUMMARY:

This local designation request comes from Ken Reiter of Grey Mill Ventures, LLC, owner of the Grey Hosiery Mill. MacRostie Historic Advisers were hired to prepare a local historic landmark report (see revised report attached). Staff has reviewed the draft report and finds that it meets the criteria of Section 28-77(c) of the City of Hendersonville Historic Preservation Ordinance.

The original Local Landmark designation of the Grey Mill site (approved November 2019) did not include the Parking Lot and Common Area associated with the development - which is located on an adjacent parcel (PIN 9568-88-9541). The developer has amended his request to include this additional parcel in order to receive a tax deferral on local property taxes. Landmark status gives the property owners a 50% tax deferral on local property taxes and requires exterior changes to follow the Certificate of Appropriateness review process. The current Grey Mill designation is governed by the Hendersonville Historic Preservation Commission Design Guidelines, commonly referred to as the “residential” guidelines. This subsequent amended designation for Grey Mill would also be governed by the HPC Design Guidelines.

PROJECT/PETITIONER NUMBER:	H21-10-LL
PETITIONER NAME:	Ken Reitner of Grey Mill Ventures
ATTACHMENTS:	1. Staff Memo 2. Current Site Photos 3. 2021 Application 4. 2021 Amended Designation Report 5. 2021 Grey Mill Parking Lot & Common Space Local Landmark Ordinance DRAFT 6. June 2019 Designation Report 7. November 2019 City Council Memo 8. Grey Mill Local Landmark Ordinance 11-7-19 9. 2000 National Register of Historic Places Registration Form

MEMORANDUM

TO: Hendersonville Historic Preservation Commission

FROM: Development Assistance Department

RE: Designation of *Grey Hosiery Mill Parking Lot / Common Space* (PIN 9568-88-9541) as a Local Historic Landmark
File Number H21-10-LL

DATE: May 19, 2021

BACKGROUND

According to NC General Statutes 160D-942, the Historic Preservation Commission has the ability to recommend individual properties as “local landmarks”. Such properties lie outside of historic districts but warrant such consideration based on the historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Currently the City has four local landmarks: Erle Stillwell House 1 located at 1300 Pinebrook Street, Erle Stillwell House 2 located at 541 Blythe Street, the Brookland house at 299 Balsam Rd and the primary structure of the Grey Mill Hosiery. The primary structure was originally designated as a local landmark by the City Council on November 7, 2019.

The original designation of the Grey Mill site did not include the Parking Lot and Common Area associated with the development which is located on an adjacent parcel (PIN 9568-88-9541). The developer has amended his request to include this additional parcel in order to receive a tax deferral on local property taxes. Landmark status gives the property owners a 50% tax deferral on local property taxes and requires exterior changes to follow the Certificate of Appropriateness review process. The current Grey Mill designation is governed by the Hendersonville Historic Preservation Commission Design Guidelines, commonly referred to as the “residential” guidelines. This subsequent amended designation for Grey Mill would also be governed by the HPC Design Guidelines.

This local designation request comes from Ken Reiter of Grey Mill Ventures, LLC, owner of the Grey Hosiery Mill. MacRostie Historic Advisers were hired to prepare a local historic landmark report (see revised report attached). Staff has reviewed the draft report and finds that it meets the criteria of Section 28-77(c) of the City of Hendersonville Historic Preservation Ordinance listed below.

Pursuant to NC General Statute 160D-945 & 946 and Chapter 28 Article III of the Hendersonville Municipal Code, the Commission shall hold a public hearing on any ordinance designating a local historic landmark. The Commission may then, if it chooses, recommend to City Council that the property be designated a landmark. By making this recommendation, the designation report would be sent to NC SHOP for their review. City

HISTORIC PRESERVATION COMMISSION
GREY HOSIERY MILL PARKING LOT & COMMON SPACE AMENDED DESIGNATION REPORT
MAY 19, 2021
PAGE 2

Council will hold an additional public hearing after which City Council will vote on whether to designate the landmark by ordinance (draft attached).

Sec. 28-77. Designation reports.

(c) *Contents.* Designation reports, whether prepared by the commission or submitted as applications by an owner, shall include the following:

1. The name of the property, both common and historic names if they can be determined.
2. The name and address of the current property owner.
3. The location of the property and a justification of the land proposed to be designated historic. If located in an urban area, the street address shall be used; if located in a rural area, the approximate location in relation to state routes should be used.
4. The date of construction and of any later alterations, if any.
5. An assessment of the significance of the site or structure pursuant to the criteria established in G.S. 160D-945.
6. An architectural or archaeological description of the area of the site or structure proposed to be designated. If outbuildings or other appurtenant features will be designated, the report should contain a description of these elements.
7. A historical discussion of the site or structure within its type, period and locality.
8. An overall photograph that clearly depicts the property proposed to be designated and supplementary photographs showing facades, details and siting.
9. A map showing the location of the property, including any outbuildings and appurtenant features. A tax map with the boundaries of the designated properties marked.
10. A concise statement of all elements to be included in the designation.

SUGGESTED MOTIONS

Approval: I move the Commission to recommend City Council Approve the adoption of an ordinance designating the Grey Hosiery Mill Parking Lot and Common Space (PIN 9568-88-9541), as a local historic landmark.

[ADD, IF APPLICABLE, "WITH THE FOLLOWING MODIFICATIONS"]

Denial: I move the Commission recommend to City Council to Deny the adoption of a ordinance designating the Grey Hosiery Mill Parking Lot and Common Space (PIN 9568-88-9541), as a local historic landmark. For the following reasons [insert reasons for denial].

ATTACHED:

- 1) Current Site Photos
- 2) 2021 Application
- 3) 2021 Amended Designation Report
- 4) 2021 Grey Mill Parking Lot & Common Space Local Landmark Ordinance DRAFT
- 5) June 2019 Designation Report
- 6) November 2019 City Council Memo
- 7) Grey Mill Local Landmark Ordinance 11-7-19
- 8) 2000 National Register of Historic Places Registration Form

CURRENT SITE PHOTOS

Item A.







APPLICATION FOR LOCAL HISTORIC LANDMARK DESIGNATION

100 N. King Street ~ Hendersonville, NC ~ 28792

Phone (828)697-3010 ~ Fax (828) 697-6185

www.hendersonvillenc.gov

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ A designation report with information required by City Code 28-77(c).

Date 4/16/2021

Property Common Name Grey Hosiery Mill

Other Name(s) Grey Mill Apartments

Address of Property
No address assigned; parking/open area

PIN 9568889541

Ownership: ☐ Public ☒ Private

Property Owner: Name Grey Mill Ventures, LLC

Mailing Address
PO Box 1622, Carrboro, NC 27510

Phone (919) 885-4508

E-mail kreiter@belmontsayre.com

Category: ☒ Building ☐ Other structure ☐ Object/Artistic feature ☒ Site ☐ District

Brief description of property including historic use, current use, and features to be including in designation.

Grey Mill is significant for its contributions to industry as an early 20th century textile facility in the City of Hendersonville. This property is adjacent to a previously designated parcel that contains the historic Grey Hosiery Mill. This property currently holds a parking lot and common space for the historic building's current use, as an apartment. Historically this property was associated with the mill and held ancillary structures, and infrastructure for the mill operation.

Signature of the property owner(s) acknowledges that if City Council adopts an ordinance designating the property a local historic landmark the property will be bound by the requirements of City Code Chp. 28 and any other applicable regulations, including the requirement to obtain a Certificates of Appropriateness permit prior to any changes to the landmark.

Owner's Signature Kenneth Reiter Digitally signed by Kenneth Reiter
Date: 2021.04.16 14:08:15 -04'00'

Owner's Signature _____

Printed Name April 16, 2021

Printed Name _____

Grey Hosiery Mill

301 Fourth Avenue East
Hendersonville NC, 28792

Local Landmark Designation

Prepared by
MacRostie Historic Advisors

In Partnership With
Grey Mill Ventures, LLC

Completed June 2019
Revised April 2021

**Local Landmark Designation Report
Grey Hosiery Mill
Hendersonville, NC**

1. Name of Property

Grey Hosiery Mill

2. Name and Address of Current Property Owner

Grey Mill Ventures, LLC, 103 Parker Street, Carrboro, NC 27510

3. Location of Property, Legal Description, National Register Status

Grey Hosiery Mill (also referred to as Grey Mill) is located at 301 Fourth Avenue East in the city limits of Hendersonville, North Carolina. This current designation is a parcel (PIN #9568889541) which was historically associated with the mill and located just east of the mill building and currently contains a parking lot and common space for the current use. The mill building parcel was previously designated. Fourth Avenue East forms the southern property line, parcel # 9568887494 bounds the west side of the property, and the east side is bounded by North Pine Street and parcels # 9568889505 and # 9568889576. The north property line is bounded by Fifth Avenue East.

Grey Hosiery Mill was listed on the National Register of Historic Places on October 6, 2000.

4. Ad Valorem Tax Appraisal

As listed in the Henderson County Real Property database, the parcel (PIN #9568889541) is land only (1.17 acres) and is appraised at \$763,600.

5. Justification of Land Proposed to be Designated

All acreage included in the above described boundaries was associated with the operation of the Grey Hosiery Mill.

6. Property Included in Designation and Boundary

This designation includes a parcel of land (PIN #9568889541), containing a total of 1.17 acres.

7. Dates of Construction

The parcel in this designation contains no buildings. Below is a timeline of construction for the Grey Mill on the adjacent (previously designated) property to the west.

1915 – Original mill plant is constructed. Construction included the knitting room, located at the corner of East 4th Avenue and North Grove Street.

1919-1920 – The finishing room and a dye house were constructed to the east of the original mill plant. These new structures were connected to the knitting room by way an office. Significant.

1926 – Further additions to the complex were made including the addition of space to the original mill knitting room and the conversion of the original finishing room to a shipping and storage area. A substantial addition was made to the east side of the complex by replacing the dye house with a new structure consisting of a finishing room, boarding room, and drying room. This new section was connected to the knitting room via a one-story passageway. Significant.

1947 – Knitting Room Addition at the north elevation of the building. Significant.

1970s – Shipping Docks added at the northeast corner of the factory building. Not Significant.

8. Period of Significance

The period of significance for the property is 1915, when the original plant was constructed on the adjacent parcel, through 1947. These are the dates listed in the nomination form for the National Register of Historic Places, which was completed in 2000.

9. Summary Statement of Significance

Grey Hosiery Mill is significant under Criterion A for industry as an early 20th century textile facility in the City of Hendersonville. At the time of its construction, Grey Hosiery Mill added jobs and investment to an economy that was in need of diversification and innovation. The Mill was spearheaded by Captain James P. Grey and his son James P. Grey, Jr. Additionally, the Mill is significant under Criterion C for Architecture as an example of an early twentieth century industrial structure. Constructed in 1915, with significant additions in 1919, 1926, and 1947, the timber framing, glass and steel windows and clerestory exemplify industrial architecture during this period.

10. Architectural Description

Site

The entire mill complex was completed over a few decades beginning in 1915. As the mill grew, so did the property. The first building was constructed on a north-south axis along N. Grove Street. Later additions were built to the north and to the east, connected by an office at the south of the property. A small courtyard separates the two wings that run north to south. A gravel parking area off Fourth Ave East fills the southeastern portion of the historic site, the subject of this designation. To the west stands the Grey Hosiery Mill on a previously designated parcel. That building, though not on this parcel is described below for an understanding of the history of the historic site.

Exterior

The exterior of Grey Mill is defined by the different building campaigns the mill underwent during its time. The main entrances to the structure are along the south façade on Fourth Street. The 1915 Knitting Room, the first structure built on the site, occupies the southwest corner of the greater Grey Mill complex and contains a centrally located double-door entrance on its southern elevation that leads directly to the Knitting Room. Concrete steps with rough-cut stone sidewalls and a low-slope

canopy surround the door. The Knitting Room is a single-story brick structure with two large steel sash windows on either side of the south entrance. Past the Knitting Room and centrally located on the southern elevation is a larger porch with four bays, alternating between nine-over-nine wooden residential windows and single-leaf wood doors. The doors lead to the Office to the west and the Shipping Room to the east. The 1919 Shipping Room addition fills the remaining portion of the south elevation. The south elevation of the Shipping Room has six bays. The western-most bay was converted to a wood loading door with a concrete loading dock. The other five bays are replacement eight-over-eight paired windows with infilled brick above. This portion of the southern elevation has a raised basement with small paired six-pane windows in each bay.

The west elevation is composed of two sections: the 1915 Knitting Room and a later 1947 addition to the north. The older 1915 portion has an overhanging roof with exposed rafter tails and large rectangular window openings with concrete sills. Five of the original steel-sash 36-pane windows with two operable pivoting panels remain at the southern end of the west elevation. The other remaining window bays have been infilled with brick and four have a smaller glass block window within the infill. The seventh bay from the south was later altered to fit a door that remains today. The single-story 1947 portion is primarily a blank brick wall with a flat roof and simple brick parapet. There are eight small, elevated windows that have since been infilled.

The north elevation of the Grey Mill complex consists of the 1947 addition, the 1926 Finishing Rooms, and the 1970s Warehouse. All are relatively single-story blank brick facades. The 1947 addition has four paired one-over-one aluminum windows and a single doorway. There is a small series of vents along the 1970s Loading Room.

The east elevation is three main sections. The southern portion is the 1926 Shipping Room which has a blank brick wall on a stone foundation with a stepped parapet and terracotta coping. The 1926 Finishing Room has a brick wall, large rectangular steel sash windows and a low slope roof with over-hanging eaves and exposed rafter tails. A poured concrete loading dock extends along most of this portion of the east elevation and includes a small brick bathroom on top of the loading dock. The brick 1926 Boiler Room is at the northern portion of the Finishing Room and is partly enclosed in the circa 1970s Loading Room. The east elevation of the Loading Room is a blank brick façade with an elevated concrete basement.

Interior

The interior of Grey Mill consists of eight main areas: the 1915 Knitting Room, the 1947 Knitting Room addition, the 1919 Office, the 1919 Shipping Room, the 1926 Dye House, the 1926 Finishing Rooms, the 1926 Boiler, and the ca. 1970s Loading Room. The interior of the Knitting Room now holds a lobby at the south end and offices along a part of the west walls with lowered ceilings that conceal the original industrial space and features of the building. The majority of the south Knitting Room remains open with wood flooring, painted brick walls and exposed beams, ceiling and clerestory. A central line of columns runs down the middle of the building supporting the beams above. The columns are now a combination of wood and steel and in places have additional I-beams for support. A frame partition with windows and beadboard divides the north eight bays of the 1915-1926 Knitting Room from the south portion. A single loading opening at the east end provides circulation to the north part of the Knitting Room and the large 1947 addition. To the north of the partition the Knitting Room and 1947 addition run together as a single open manufacturing space.

with concrete floors and painted brick walls. The only indications of the change from the older Knitting Room to the addition are the roof structure which changes to steel beams with no clerestory, a change of window type and the increased width of the 1947 addition which expands to the east just north of a brick mechanical addition along the east wall. A series of offices have been created at the north end of the Knitting Room addition with lowered ceilings.

The Office addition is now divided into two sections of rooms with carpet, faux wood paneling and vinyl tile dating to the 1990s. At the south end of the Office plan, a corridor (or lobby) joins the Shipping and Knitting Building. A doorway to the north of the corridor leads into office and storage space with carpet and gypsum board walls. At the north side of the Office plan another hallway with faux wood paneling and vinyl floor tiles leads to small offices and connects the Knitting and Shipping Rooms.

The Shipping Room is an open space with wood floors, exposed ceiling beams and a central column line running east to west through the space. A simple wood staircase along the west wall leads to the basement and appears to have been altered many times. The current material of the stairs appears to have been built in the 1990s. A doorway at the northwest area of the Shipping Room holds tall double wooden doors with horizontal raised panels. A freight elevator now enclosed with gypsum board sits at the north wall near the northwest doorway. A storage or office enclosure has been built of plywood at the east end of the Shipping Room and a small doorway at the northeast corner of the Shipping Room leads into a restroom that was added after the original construction. A basement level exists below the Shipping Room with exposed stone foundation walls at the perimeter and unpainted exposed beams and columns.

The interior of the Finishing Room is now divided into two sections with the four south bays separated from the remainder of the room by a floor to ceiling gypsum board partition. A single door at the east side of the partition provides access between the spaces. The south space is open with central wood columns, wood flooring, painted brick walls and exposed beams, ceiling and clerestory. A doorway holding paired wood doors with panels and 9-light windows sits in one bay along the west wall providing access to the courtyard. The remainder of the Finishing Room to the north of the partition has a series of framed office partitions along the east and west walls with hard ceilings below the full height of the building and concrete floors. Like the other older sections, a central line of columns runs down the middle of the building supporting the beams above and clerestory. The columns in the Finishing Room all appear to be wood with the exception of the north two bays that were added after the 1947 addition. This addition has steel columns and a corresponding change in brick visible from the courtyard.

The Boiler Room is a single open space that sits at ground level, below the main floor level of the other buildings. A wood stairway in the southwest corner connects to a doorway, now infilled with concrete block, into the Finishing Room. Another doorway at the north wall of the Boiler Room appears to have been added and leads to an inaccessible space that must sit below the Loading Room.

Mechanical equipment fills the space and a low brick enclosure surrounds the boiler at the east side of the space. The walls of the Boiler room are exposed brick stained black by soot. A series of large metal I-beams span the entire room from east to west and support the concrete roof.

The Loading Room is an open room with exposed brick walls and steel scissor trusses spanning the space from north to south to support the flat roof. Plywood office enclosures have been created at the northeast and west and south sides of the room. Two garage doors sit at floor level to the east side of the uninsulated south wall and a concrete ramp at the west side of the Loading Room leads down to a third garage door at ground level.

11. Historic Significance

Adapted from the Grey Hosiery Mill National Register of Historic Places Form, completed in 1999 by William A. Gray, Jr. and Amanda Blosser of Preservation Society of Henderson County. New sources not found in the National Register Form have been cited within this document.

The founding of Grey Hosiery Mill coincided with the rapid growth of the town of Hendersonville. While in existence since 1841, it was not until the first railroad line in 1879 reached the town that considerable development began. The city saw an exponential rise in population and commercial ventures in the beginning of the twentieth century, but it never grew to be more than a one-street downtown, far over-shadowed by nearby Asheville, North Carolina. As the town grew though, industry in the area did not. Some mills had popped up in the area, but not enough to support all of the town's citizens. The citizens of Hendersonville were eventually so frustrated with the lack of jobs that they approached Captain James P. Grey and his son James P. Grey, Jr. in 1915 with the sum of six hundred dollars (some reports say only five hundred)¹ to build a mill after plans for a flour mill in Hendersonville had fallen through.

Captain Grey had made his fortune through business ventures in Louisville, Kentucky and decided to learn the textile business at a mill in Johnson City, Tennessee. His son Grey Jr. also worked in Johnson City in the textile industry and was the driving force behind the construction of the hosiery mill in Hendersonville. Grey Jr. was an alumnus of Davidson College and knew the area, but it was not until the opportunity arose to construct his own mill that he became a resident of Hendersonville. The area had already experienced success with two other hosiery mills.² He purchased a lot at the corner of Grove Street and Fourth Avenue East near the railroad. A newspaper article from the *Western North Carolina Times* describes Grey, Jr.'s plans for the building as "a nice brick mill building, which he will equip with the most up-to-date machinery for the manufacture of hosiery." Grey Jr.'s goal at first was to produce on average almost 2,500 pairs of seamless hose a day. The building was originally built with the potential to increase to 12,000 pairs a day.

By 1919, the operation had already outgrown the original building and an addition was built to the east to create an L-shaped structure.³ Grey Mill saw a slight downturn in production during the early 1920s when women's hosiery was not selling as well, but about a decade later the mill was running day and night and employed around 75 people.⁴ Based on Sanborn Maps, in 1926 two additions were built to the north of the 1919 addition, creating a slightly U-shaped structure with a narrow courtyard between the original 1915 Knitting Room and the 1926 Dye House and Finishing Rooms. After 1932 and throughout the Depression Grey Mill, along with many others in the area, experienced some periods of continuous work and other periods where they were forced to cut mill production down to only three days of the week.

¹ "Prospects Bright for New Hosiery Mill in this City," *Western Carolina Democrat and French Broad Hustler* (Hendersonville, NC), July 29, 1915, accessed June 18, 2019, <https://www.newspapers.com/image/144105676/?terms=%22james%2Bgrey%22>.

² "Third Hosiery Mill: James P. Grey and James P. Grey, Jr., Locate Plant at Hendersonville," *The Charlotte Observer*, September 23, 1915, accessed June 18, 2019, <https://www.newspapers.com/image/74204786/?terms=%22james%2Bgrey%22>.

³ "Enlarge Mill," *French Broad Hustler* (Hendersonville, NC), June 26, 1919, accessed June 21, 2019, <https://www.newspapers.com/image/64212149/?terms=%22grey%2Bhosiery%2Bmill%22>.

⁴ "Business Shows Several Gains," *Asheville Citizen-Times*, September 21, 1931, accessed June 21, 2019, <https://www.newspapers.com/image/195748586/?terms=%22grey%2Bhosiery%2Bmill%22>.

Around this time local baseball and basketball leagues were created for the women of the local mills. Grey Hosiery Mill often had a team, with their 1941 women's basketball team winning the B League for Hendersonville.⁵ The mill stayed in business through World War II and in 1946 applied for a permit to build a 7,700 square foot addition to the north of the 1915 Knitting Room. This extended the building all the way to 5th Street and allowed for Grey, Jr. to accommodate "new full-fashioned knitting machinery."⁶ After the addition the mill was producing about 66,000 pairs of stockings a week and reached its highest employment number of about 250 people. The mill was one of the largest employers in Henderson County and Grey Jr. became a prominent figure in the area. He had brought significant employment to Hendersonville and Grey Mill was known for its more progressive management style, including insurance for employees, a nurse on duty, and even childcare along with the sports teams supported by the mill.

Grey Mill was an important part of industrial and social life in Hendersonville. It also stands as an important structure today as the only surviving representative of early twentieth century mill design in the area. Fire safety had become an important issue by the time of its construction, which led to the construction of primarily brick mill buildings that were only one- or two-stories tall. Grey Mill has very few architectural details and the later additions have even less. Industrial design at the time was moving further and further towards and into International Modernism, where architectural details were shunned in favor of simple unadorned facades. The original 1915 structure contains a few details that are reminiscent of earlier mill design, where a few architectural details were found. At Grey mill these details included the overhanging roof with exposed rafter tails and large, steel and glass windows. The clerestory roof provided natural light to the workers inside and was a very inductive design element of industrial structures. The later additions at Grey Mill saw fewer and fewer details, till the walls were mostly just blank brick walls with a few, small windows and simple low-slope roofs.

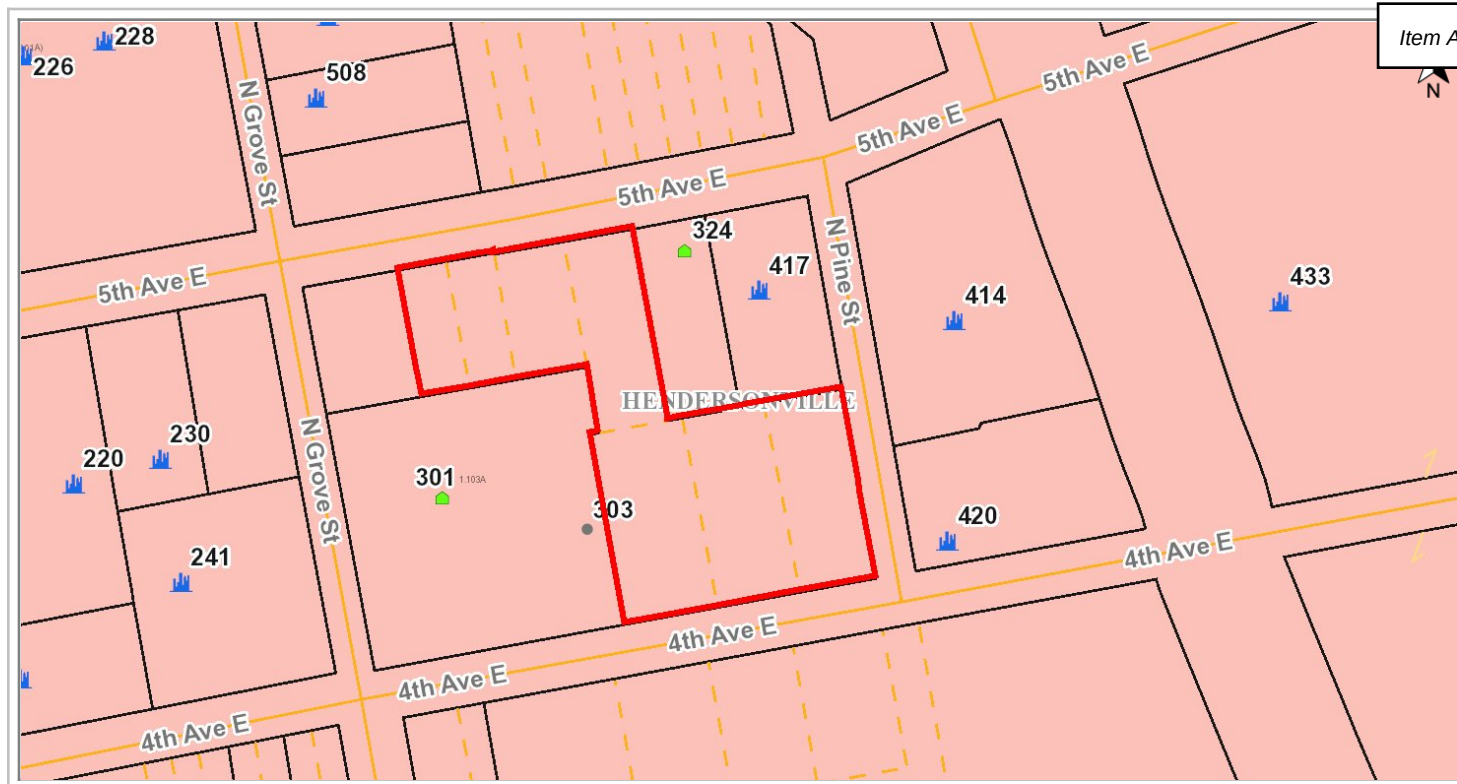
Grey Hosiery Mill continued to produce hosiery until 1965 under the Grey family's leadership, after which the property was sold to Holt Hosiery Mills, Inc. It ran under the name of Holt Hosiery until the plant was closed only two years later. Afterwards it changed hands until the city came into ownership. A few different redevelopment plans were in the works through the first decade of the twenty-first century, but ultimately, they all fell through. The building has fallen into disrepair, but fortunately Grey Mill was recently purchased by a developer and it is under redevelopment as a hotel and event space. Grey Mill is the last standing testament to the industrial might of Hendersonville in the first half of the twentieth century.

12. Integrity

Grey Mill is a mostly intact, early 20th century industrial building. Character defining features of the property such as steel framed multi-paned windows, the steel framed clerestory, hardwood floors, and circulation patterns are intact. Building campaigns completed in 1919, 1926, 1947, and the addition of a modern shipping warehouse and dock in the 1970s added significant additional space. These additions are intact with original materials preserved. Overall, the complex has good integrity and is an important entry into the textile history of the region.

⁵ "Fine Record Chalked Up by Grey Hosiery Sextet," *Asheville Citizen Times*, March 14, 1941, accessed June 21, 2019.

⁶ "Grey Hosiery Mill Planning New Addition," *Asheville Citizen Times*, March 22, 1946, accessed June 21, 2019, <https://www.newspapers.com/image/197964906/?terms=%22grey%2Bhosiery%2Bmill%22>.



WARNING: THIS IS NOT A SURVEY

Parcel Information

REID:	10004094	Pin:	9568889541
Listed to:	GREY MILL VENTURES, LLC	Neighborhood:	GROVE STREET
Mailing Address:	102 STRATFORD DR	Township:	Hendersonville
Mailing City, State, Zip:	CHAPEL HILL, NC 27516	Municipality:	HENDERSONVILLE
Physical Address:	0 NO ADDRESS ASSIGNED	Tax District:	HENDERSONVILLE CITY
Deed:	003307/00261	Plat:	SLD 9482
Date Recorded:	2019-03-08 11:37:00.0	Elementary School District:	BRUCE DRYSDALE
Revenue Stamps:	0	Middle School District:	HENDERSONVILLE MIDDLE
County Zoning:	Cities	High School District:	HENDERSONVILLE HIGH
Property Description:	GREY MILL OPEN AREA	Soil:	Hayesville loam, 7 to 15 percent slopes
Map Sheet:	9568.08	Voting Precinct:	Hendersonville 2
Assessed Acreage:	1.17000000	Commissioner District	2
Building Value:	\$0.00	Agricultural District	None Found
Land Value:	\$763,600.00	North Carolina House District	117
Value To Be Billed:	\$763,600.00	U.S. House District	11
North Carolina Senate District	48	Flood Zone:	Zone X, Not Shaded (Areas outside of the floodplain)



Henderson County
Geographic Information Systems (GIS)
200 North Grove Street
Hendersonville, NC 28792
P: (828) 698-5124
F: (828) 698-5122

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

**AN ORDINANCE DESIGNATING PROPERTY KNOWN AS
GREY HOSIERY MILL PARKING LOT & COMMON AREA (PIN 9568-88-9541)
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9568-88-7494 and #9568-88-9541, located at 301 4th Avenue East and known as Grey Hosiery Mill, lists Grey Mill Ventures, LLC as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at/adjacent to 301 4th Avenue East; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the Hendersonville Historic Preservation Commission on September 18, 2019, and the following findings were made:

- a. First constructed in 1915, the Grey Hosiery Mill is the only remaining early twentieth century industrial structure in Hendersonville.
- b. The Grey Hosiery Mill is significant for its association with Hendersonville's industrial and social history.
- c. The Grey Hosiery mill is significant in the area of architecture for being representative of early twentieth century mill design in the area: one-to-two story brick buildings with minimalist, unadorned facades characteristic of International Modernism architecture.

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the City of Hendersonville City Council on November 7, 2019 and approved an ordinance designating the 1.09 Acre site of the Grey Mill as a Local Landmark.

WHEREAS, the initial Local Landmark Designation for Grey Mill did not include the Parking Lot & Common Area (PIN 9568-88-9541).

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the Hendersonville Historic Preservation Commission on May 19, 2021, and the following findings were made:

- a.

- b.
- c.

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on June 3, 2021, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on May 19, 2021, on the question of designating the property known as Grey Hosiery Mill Parking Lot & Common Area (PIN 9568-88-9541) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as Grey Hosiery Mill and its associated properties including Parking Lot and Common Area and located at and adjacent to 301 4th Avenue East, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The interior and exterior of the mill building, all of the historic acreage currently associated with the parcel (2.26 acres), and all contributing outbuildings or additions shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of the mill building or its additions shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the sixth day of June 3, 2021.

Barbara G. Volk, Mayor

ATTEST:

Angela Reece, City Clerk

(Seal)

Exhibit A

INSERT UPDATED MAP – AMENDED LOCAL LANDMARK DESIGNATION



Grey Hosiery Mill

301 Fourth Avenue East
Hendersonville NC, 28792

Local Landmark Designation

Prepared by
MacRostie Historic Advisors

In Partnership With
Grey Mill Ventures

Completed June 2019

**Local Landmark Designation Report
Grey Hosiery Mill
Hendersonville, NC**

1. Name of Property

Grey Hosiery Mill

2. Name and Address of Current Property Owner

Grey Mill Ventures, 103 Parker Street, Carrboro, NC 27510

3. Location of Property, Legal Description, National Register Status

Grey Hosiery Mill (also referred to as Grey Mill) is located at 301 Fourth Avenue East in the city limits of Hendersonville, North Carolina. The mill sits on the northeast corner lot at the intersection of North Grove Street and Fourth Avenue East. Fifth Avenue East bounds the northern property line. The property consists of 1.09 acres.

Grey Hosiery Mill was listed on the National Register of Historic Places on October 6, 2000.

4. Ad Valorem Tax Appraisal

As listed in the Henderson County Real Property database, the total appraised value of the property (including the building) is \$1,170,500. The parcel is appraised at \$759,700 and the building is appraised at \$410,800.

5. Justification of Land Proposed to be Designated

All acreage on site was associated with the operation of the Grey Hosiery Mill.

6. Property Included in Designation and Boundary

This designation includes the interior and exterior of the mill building and all its additions, and the 1.09 acres historically related to the complex.

7. Dates of Construction

1915, 1919, 1926, 1947, 1970s

8. Period of Significance

The period of significance for the property is 1915, when the original plant was constructed, through 1950, which was the 50-year end date at the time of the property's listing in 2000.

9. Summary Statement of Significance

Listed individually on the National Register of Historic Places in 2000, Grey Hosiery Mill is the only remaining early twentieth century industrial structure in Hendersonville. First constructed in 1915 with later additions in subsequent years up until the 1970s, Grey Mill was the product of hard work on the part of Captain James P. Grey and his son James P. Grey, Jr. His family ran the mill until 1965 when they sold it to Holt Hosiery Mills, Inc. of Burlington.

10. Architectural Description

Site

The entire mill complex was completed over a few decades beginning in 1915. As the mill grew, so did the property. The first building was constructed on a north-south axis along N. Grove Street. Later additions were built to the north and to the east, connected by an office at the south of the property. A small courtyard separates the two wings that run north to south. A gravel parking area off Fourth Ave East fills the southeastern portion of the lot. The undeveloped land to the north of the east additions does not fall within the property lines of Grey Mill.

Exterior

The exterior of Grey Mill is defined by the different building campaigns the mill underwent during its time. The main entrances to the structure are along the south façade on Fourth Street. The 1915 Knitting Room, the first structure built on the site, occupies the southwest corner of the greater Grey Mill complex and contains a centrally located double-door entrance on its southern elevation that leads directly to the Knitting Room. Concrete steps with rough-cut stone sidewalls and a low-slope canopy surround the door. The Knitting Room is a single-story brick structure with two large steel sash windows on either side of the south entrance. Past the Knitting Room and centrally located on the southern elevation is a larger porch with four bays, alternating between nine-over-nine wooden residential windows and single-leaf wood doors. The doors lead to the Office to the west and the Shipping Room to the east. The 1919 Shipping Room addition fills the remaining portion of the south elevation. The south elevation of the Shipping Room has six bays. The western-most bay was converted to a wood loading door with a concrete loading dock. The other five bays are replacement eight-over-eight paired windows with infilled brick above. This portion of the southern elevation has a raised basement with small paired six-pane windows in each bay.

The west elevation is composed of two sections: the 1915 Knitting Room and a later 1947 addition to the north. The older 1915 portion has an overhanging roof with exposed rafter tails and large rectangular window openings with concrete sills. Five of the original steel-sash 36-pane windows with two operable pivoting panels remain at the southern end of the west elevation. The other remaining window bays have been infilled with brick and four have a smaller glass block window within the infill. The seventh bay from the south was later altered to fit a door that remains today.

The single-story 1947 portion is primarily a blank brick wall with a flat roof and simple brick parapet. There are eight small, elevated windows that have since been infilled.

The north elevation of the Grey Mill complex consists of the 1947 addition, the 1926 Finishing Rooms, and the 1970s Warehouse. All are relatively single-story blank brick facades. The 1947 addition has four paired one-over-one aluminum windows and a single doorway. There is a small series of vents along the 1970s Loading Room.

The east elevation is three main sections. The southern portion is the 1926 Shipping Room which has a blank brick wall on a stone foundation with a stepped parapet and terracotta coping. The 1926 Finishing Room has a brick wall, large rectangular steel sash windows and a low slope roof with over-hanging eaves and exposed rafter tails. A poured concrete loading dock extends along most of this portion of the east elevation and includes a small brick bathroom on top of the loading dock. The brick 1926 Boiler Room is at the northern portion of the Finishing Room and is partly enclosed in the circa 1970s Loading Room. The east elevation of the Loading Room is a blank brick façade with an elevated concrete basement.

Interior

The interior of Grey Mill consists of eight main areas: the 1915 Knitting Room, the 1947 Knitting Room addition, the 1919 Office, the 1919 Shipping Room, the 1926 Dye House, the 1926 Finishing Rooms, the 1926 Boiler, and the ca. 1970s Loading Room. The interior of the Knitting Room now holds a lobby at the south end and offices along a part of the west walls with lowered ceilings that conceal the original industrial space and features of the building. The majority of the south Knitting Room remains open with wood flooring, painted brick walls and exposed beams, ceiling and clerestory. A central line of columns runs down the middle of the building supporting the beams above. The columns are now a combination of wood and steel and in places have additional I-beams for support. A frame partition with windows and beadboard divides the north eight bays of the 1915-1926 Knitting Room from the south portion. A single loading opening at the east end provides circulation to the north part of the Knitting Room and the large 1947 addition. To the north of the partition the Knitting Room and 1947 addition run together as a single open manufacturing space with concrete floors and painted brick walls. The only indications of the change from the older Knitting Room to the addition are the roof structure which changes to steel beams with no clerestory, a change of window type and the increased width of the 1947 addition which expands to the east just north of a brick mechanical addition along the east wall. A series of offices have been created at the north end of the Knitting Room addition with lowered ceilings.

The Office addition is now divided into two sections of rooms with carpet, faux wood paneling and vinyl tile dating to the 1990s. At the south end of the Office plan, a corridor (or lobby) joins the Shipping and Knitting Building. A doorway to the north of the corridor leads into office and storage space with carpet and gypsum board walls. At the north side of the Office plan another hallway with faux wood paneling and vinyl floor tiles leads to small offices and connects the Knitting and Shipping Rooms.

The Shipping Room is an open space with wood floors, exposed ceiling beams and a central column line running east to west through the space. A simple wood staircase along the west wall leads to the basement and appears to have been altered many times. The current material of the stairs

appears to have been built in the 1990s. A doorway at the northwest area of the Shipping Room holds tall double wooden doors with horizontal raised panels. A freight elevator now enclosed with gypsum board sits at the north wall near the northwest doorway. A storage or office enclosure has been built of plywood at the east end of the Shipping Room and a small doorway at the northeast corner of the Shipping Room leads into a restroom that was added after the original construction. A basement level exists below the Shipping Room with exposed stone foundation walls at the perimeter and unpainted exposed beams and columns.

The interior of the Finishing Room is now divided into two sections with the four south bays separated from the remainder of the room by a floor to ceiling gypsum board partition. A single door at the east side of the partition provides access between the spaces. The south space is open with central wood columns, wood flooring, painted brick walls and exposed beams, ceiling and clerestory. A doorway holding paired wood doors with panels and 9-light windows sits in one bay along the west wall providing access to the courtyard. The remainder of the Finishing Room to the north of the partition has a series of framed office partitions along the east and west walls with hard ceilings below the full height of the building and concrete floors. Like the other older sections, a central line of columns runs down the middle of the building supporting the beams above and clerestory. The columns in the Finishing Room all appear to be wood with the exception of the north two bays that were added after the 1947 addition. This addition has steel columns and a corresponding change in brick visible from the courtyard.

The Boiler Room is a single open space that sits at ground level, below the main floor level of the other buildings. A wood stairway in the southwest corner connects to a doorway, now infilled with concrete block, into the Finishing Room. Another doorway at the north wall of the Boiler Room appears to have been added and leads to an inaccessible space that must sit below the Loading Room.

Mechanical equipment fills the space and a low brick enclosure surrounds the boiler at the east side of the space. The walls of the Boiler room are exposed brick stained black by soot. A series of large metal I-beams span the entire room from east to west and support the concrete roof.

The Loading Room is an open room with exposed brick walls and steel scissor trusses spanning the space from north to south to support the flat roof. Plywood office enclosures have been created at the northeast and west and south sides of the room. Two garage doors sit at floor level to the east side of the uninsulated south wall and a concrete ramp at the west side of the Loading Room leads down to a third garage door at ground level.

11. Historic Significance

Adapted from the Grey Hosiery Mill National Register of Historic Places Form, completed in 1999 by William A. Gray, Jr. and Amanda Blosser of Preservation Society of Henderson County. New sources not found in the National Register Form have been cited within this document.

The founding of Grey Hosiery Mill coincided with the rapid growth of the town of Hendersonville. While in existence since 1841, it was not until the first railroad line in 1879 reached the town that considerable development began. The city saw an exponential rise in population and commercial ventures in the beginning of the twentieth century, but it never grew to be more than a one-street downtown, far over-shadowed by nearby Asheville, North Carolina. As the town grew though, industry in the area did not. Some mills had popped up in the area, but not enough to support all of the town's citizens. The citizens of Hendersonville were eventually so frustrated with the lack of jobs that they approached Captain James P. Grey and his son James P. Grey, Jr. in 1915 with the sum of six hundred dollars (some reports say only five hundred)¹ to build a mill after plans for a flour mill in Hendersonville had fallen through.

Captain Grey had made his fortune through business ventures in Louisville, Kentucky and decided to learn the textile business at a mill in Johnson City, Tennessee. His son Grey Jr. also worked in Johnson City in the textile industry and was the driving force behind the construction of the hosiery mill in Hendersonville. Grey Jr. was an alumnus of Davidson College and knew the area, but it was not until the opportunity arose to construct his own mill that he became a resident of Hendersonville. The area had already experienced success with two other hosiery mills.² He purchased a lot at the corner of Grove Street and Fourth Avenue East near the railroad. A newspaper article from the *Western North Carolina Times* describes Grey, Jr.'s plans for the building as "a nice brick mill building, which he will equip with the most up-to-date machinery for the manufacture of hosiery." Grey Jr.'s goal at first was to produce on average almost 2,500 pairs of seamless hose a day. The building was originally built with the potential to increase to 12,000 pairs a day.

By 1919, the operation had already outgrown the original building and an addition was built to the east to create an L-shaped structure.³ Grey Mill saw a slight downturn in production during the early 1920s when women's hosiery was not selling as well, but about a decade later the mill was running day and night and employed around 75 people.⁴ Based on Sanborn Maps, in 1926 two additions were built to the north of the 1919 addition, creating a slightly U-shaped structure with a narrow courtyard between the original 1915 Knitting Room and the 1926 Dye House and Finishing Rooms. After 1932 and throughout the Depression Grey Mill, along with many others in the area, experienced some periods of continuous work and other periods where they were forced to cut mill production down to only three days of the week.

¹ "Prospects Bright for New Hosiery Mill in this City," *Western Carolina Democrat and French Broad Hustler* (Hendersonville, NC), July 29, 1915, accessed June 18, 2019, <https://www.newspapers.com/image/144105676/?terms=%22james%2Bgrey%22>.

² "Third Hosiery Mill: James P. Grey and James P. Grey, Jr., Locate Plant at Hendersonville," *The Charlotte Observer*, September 23, 1915, accessed June 18, 2019, <https://www.newspapers.com/image/74204786/?terms=%22james%2Bgrey%22>.

³ "Enlarge Mill," *French Broad Hustler* (Hendersonville, NC), June 26, 1919, accessed June 21, 2019, <https://www.newspapers.com/image/64212149/?terms=%22grey%2Bhosiery%2Bmill%22>.

⁴ "Business Shows Several Gains," *Asheville Citizen-Times*, September 21, 1931, accessed June 21, 2019, <https://www.newspapers.com/image/195748586/?terms=%22grey%2Bhosiery%2Bmill%22>.

Around this time local baseball and basketball leagues were created for the women of the local mills. Grey Hosiery Mill often had a team, with their 1941 women's basketball team winning the B League for Hendersonville.⁵ The mill stayed in business through World War II and in 1946 applied for a permit to build a 7,700 square foot addition to the north of the 1915 Knitting Room. This extended the building all the way to 5th Street and allowed for Grey, Jr. to accommodate "new full-fashioned knitting machinery."⁶ After the addition the mill was producing about 66,000 pairs of stockings a week and reached its highest employment number of about 250 people. The mill was one of the largest employers in Henderson County and Grey Jr. became a prominent figure in the area. He had brought significant employment to Hendersonville and Grey Mill was known for its more progressive management style, including insurance for employees, a nurse on duty, and even childcare along with the sports teams supported by the mill.

Grey Mill was an important part of industrial and social life in Hendersonville. It also stands as an important structure today as the only surviving representative of early twentieth century mill design in the area. Fire safety had become an important issue by the time of its construction, which led to the construction of primarily brick mill buildings that were only one- or two-stories tall. Grey Mill has very few architectural details and the later additions have even less. Industrial design at the time was moving further and further towards and into International Modernism, where architectural details were shunned in favor of simple unadorned facades. The original 1915 structure contains a few details that are reminiscent of earlier mill design, where a few architectural details were found. At Grey mill these details included the overhanging roof with exposed rafter tails and large, steel and glass windows. The clerestory roof provided natural light to the workers inside and was a very inductive design element of industrial structures. The later additions at Grey Mill saw fewer and fewer details, till the walls were mostly just blank brick walls with a few, small windows and simple low-slope roofs.

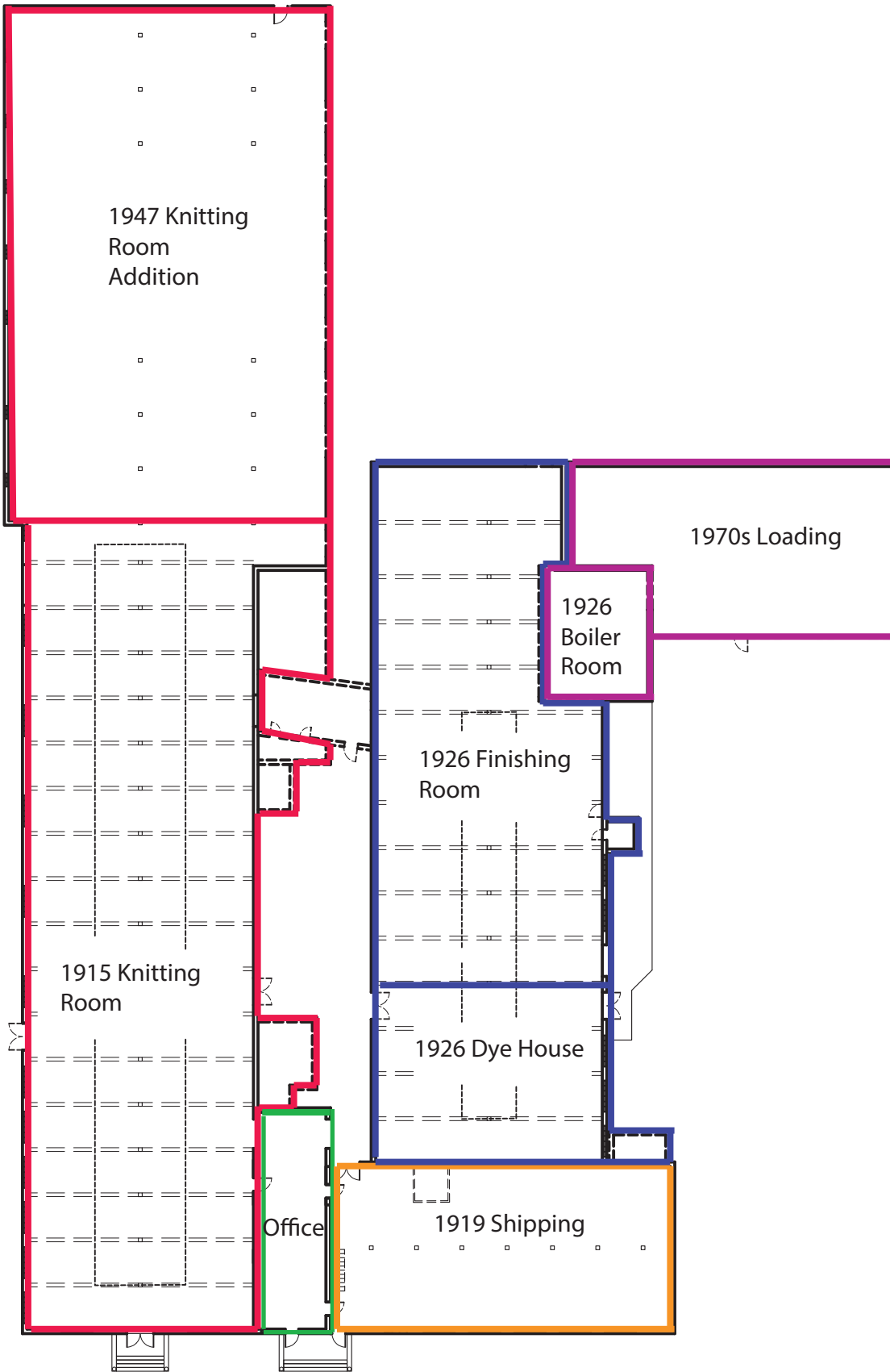
Grey Hosiery Mill continued to produce hosiery until 1965 under the Grey family's leadership, after which the property was sold to Holt Hosiery Mills, Inc. It ran under the name of Holt Hosiery until the plant was closed only two years later. Afterwards it changed hands until the city came into ownership. A few different redevelopment plans were in the works through the first decade of the twenty-first century, but ultimately, they all fell through. The building has fallen into disrepair, but fortunately Grey Mill was recently purchased by a developer and it is under redevelopment as a hotel and event space. Grey Mill is the last standing testament to the industrial might of Hendersonville in the first half of the twentieth century.

12. Integrity

Grey Mill is a mostly intact, early 20th century industrial building. Character defining features of the property such as steel framed multi-paned windows, the steel framed clerestory, hardwood floors, and circulation patterns are intact. Building campaigns completed in 1919, 1926, 1947, and the addition of a modern shipping warehouse and dock in the 1970s added significant additional space. These additions are intact with original materials preserved. Overall, the complex has good integrity and is an important entry into the textile history of the region.

⁵ "Fine Record Chalked Up by Grey Hosiery Sextet," *Asheville Citizen Times*, March 14, 1941, accessed June 21, 2019.

⁶ "Grey Hosiery Mill Planning New Addition," *Asheville Citizen Times*, March 22, 1946, accessed June 21, 2019, <https://www.newspapers.com/image/197964906/?terms=%22grey%2Bhosiery%2Bmill%22>.



Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



1. Grey Mill, South Facade, Looking North



2. Grey Mill, 1915 Building, Southwest Corner,
Looking Northeast



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3. Grey Mill, 1915 Building, South Facade, Looking Northwest



4. Grey Mill, 1919 Building, South Facade, Looking Northeast



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5. Grey Mill, 1919 Building, South Facade, Looking Northwest



6. Grey Mill, 1919 Building, South Facade, Looking North



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7. Grey Mill, 1915 Building, West Elevation, Window Detail



8. Grey Mill, 1915 Building, West Elevation, Looking Southeast



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9. Grey Mill, 1915 Building, West Elevation, Looking Northeast



10. Grey Mill, 1915 Building and 1947 Addition,
West Elevation, Looking Northeast



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11. Grey Mill, 1947 Addition and 1915 Building, West Elevation, Looking Southeast



12. Grey Mill, 1947 Addition, Northwest Corner, Looking Southeast



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13. Grey Mill, 1947 Addition, North Elevation, Looking Southwest



14. Grey Mill, 1947 Addition, North Elevation, Inside Wall, Looking Southwest



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15. Grey Mill, 1947 Addition, North Elevation, Looking South



16. Grey Mill, 1947 Addition, North Elevation,
Looking West



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17. Grey Mill, 1970s Warehouse, Looking North



18. Grey Mill, 1919 Building and 1970s Warehouse,
East Elevation, Looking Northwest



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19. Grey Mill, 1919 Building, East Elevation, Looking West



20. Grey Mill, 1919 Building, East Elevation, Looking Southwest



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21. Grey Mill, 1919 Building, East Elevation, Window Detail



22. Grey Mill, 1919 Building, East Elevation, Loading Dock, Looking West



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23. Grey Mill, 1970s Warehouse, Looking Northwest



24. Grey Mill, 1919 Building, East Elevation,
Looking West



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27. Grey Mill, 1919 Building to Office, Looking West



28. Grey Mill, Rear Office, Looking West



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Item A.

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



31. Grey Mill, 1915 Building, South End, Looking West



32. Grey Mill, 1915 Building, South End, Looking North

Grey Hosiery Mill, Hendersonville, NC
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December 2017



33. Grey Mill, 1915 Building, South End, Looking East



34. Grey Mill, 1915 Building Entrance Doors, Looking South



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37. Grey Mill, 1915 Building, Looking North



38. Grey Mill, 1915 Building, Looking West



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41. Grey Mill, 1915 Building, Looking North



42. Grey Mill, 1915 Building, Looking South



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Grey Hosiery Mill, Hendersonville, NC
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43. Grey Mill, 1915 Building, Monitor Detail



44. Grey Mill, 1947 Addition, Looking North



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Grey Hosiery Mill, Hendersonville, NC
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47. Grey Mill, 1947 Addition, Looking North



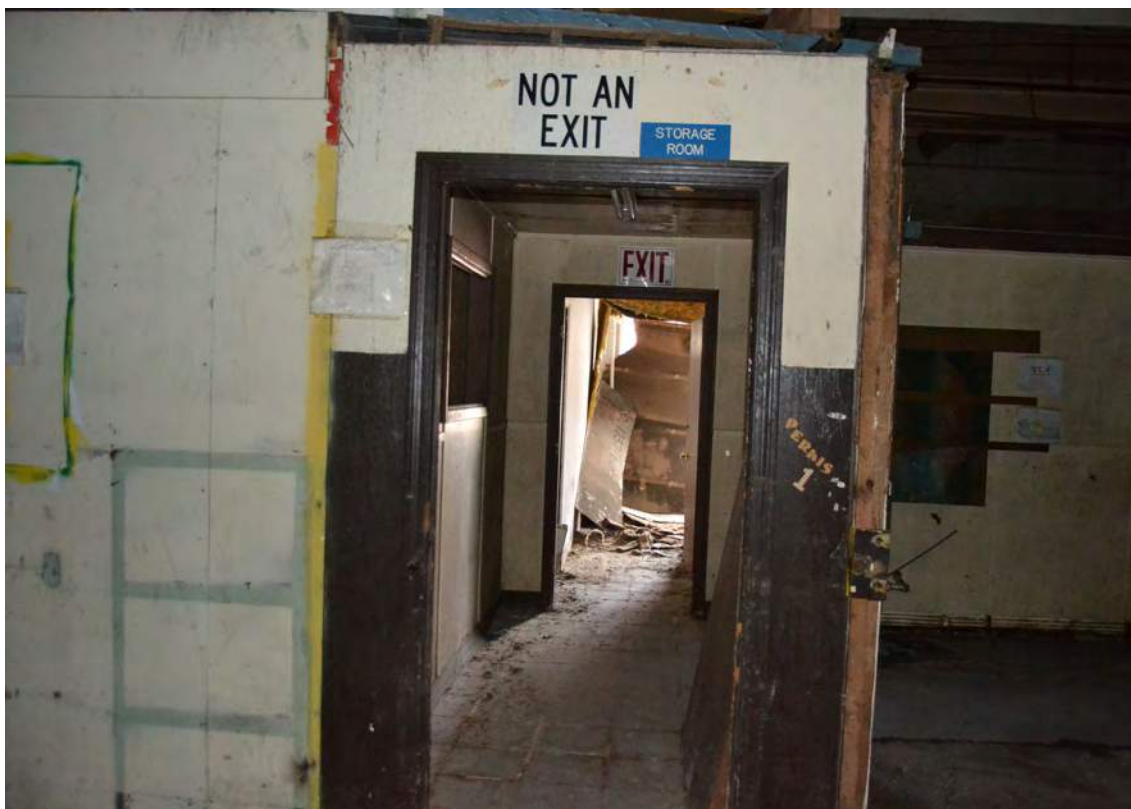
48. Grey Mill, 1947 Addition, Looking South

Grey Hosiery Mill, Hendersonville, NC
 Hendersonville Local Landmark Designation Photos

December 2017



49. Grey Mill, 1947 Addition, Looking East



50. Grey Mill, 1947 Addition, Looking North

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



51. Grey Mill, 1947 Addition, Looking Northwest



52. Grey Mill, 1947 Addition, Looking South

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



55. Grey Mill, 1919 Building, Looking East



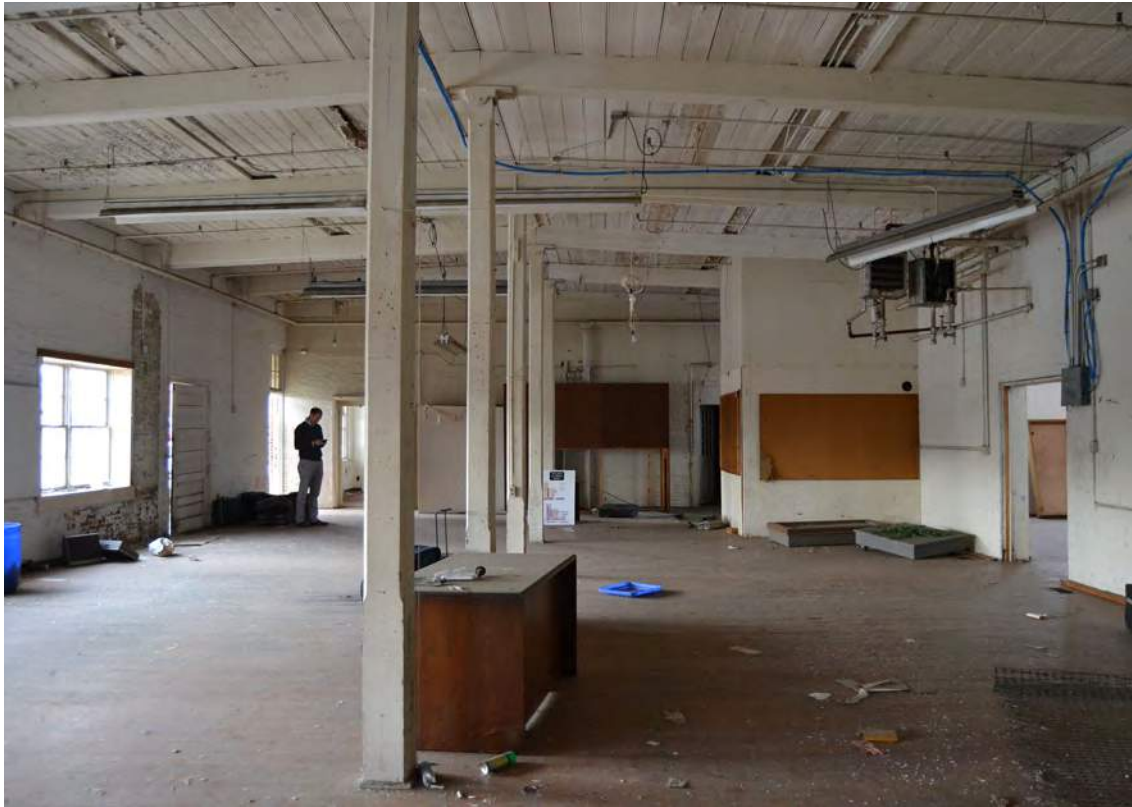
56. Grey Mill, 1919 Building, Looking Northeast



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



63. Grey Mill, 1919 Building, Looking Southwest



64. Grey Mill, 1919 Building, Looking West



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to historic building development

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



67. Grey Mill, 1926 Addition, Finishing Room, Looking Northeast



68. Grey Mill, 1926 Addition, Finishing Room, Looking North



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Grey Hosiery Mill, Hendersonville, NC
 Hendersonville Local Landmark Designation Photos

December 2017



69. Grey Mill, 1926 Addition, Finishing Room, Looking Southeast



70. Grey Mill, 1926 Addition, Finishing Room,
 Looking Southwest



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



77. Grey Mill, 1926 Addition, Drying Room, Looking West to the Connector



78. Grey Mill, 1926 Addition, Drying Room, Looking East



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



80. Grey Mill, 1926 Addition, Looking West



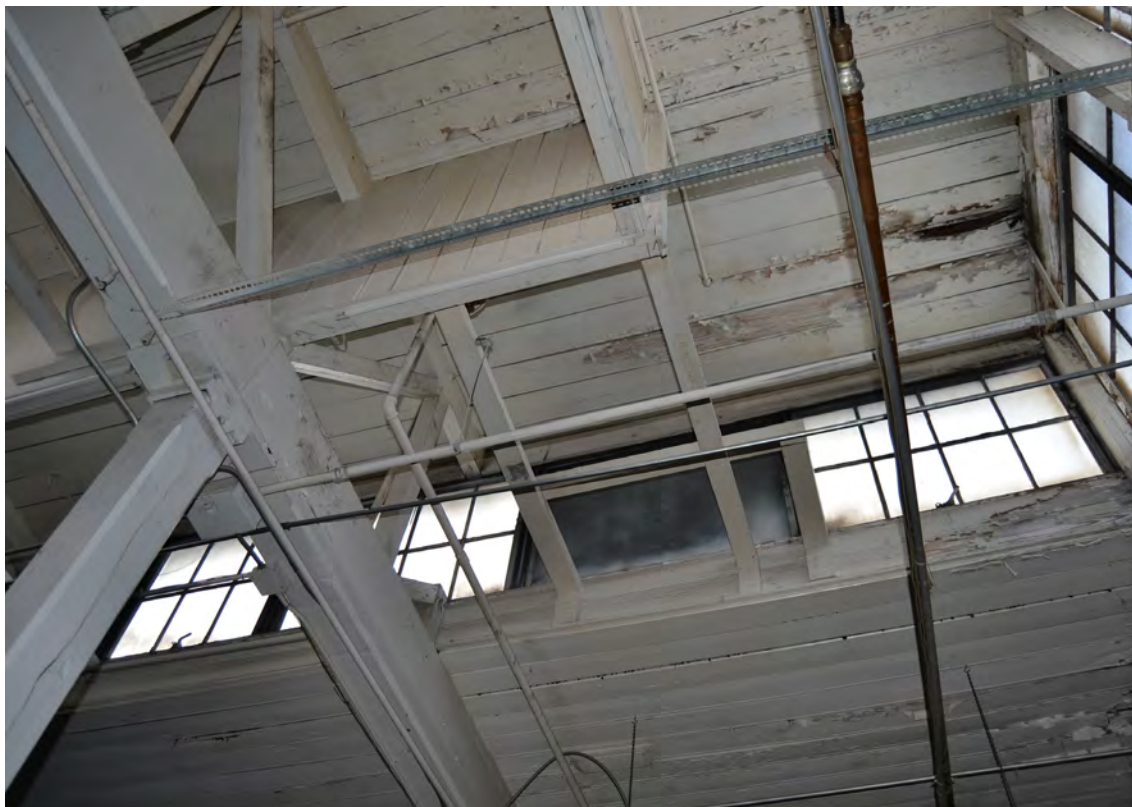
81. Grey Mill, 1926 Addition, Looking East

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



82. Grey Mill, 1926 Addition, Looking South



83. Grey Mill, 1926 Addition, Monitor Detail



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



86. Grey Mill, 1926 Addition, Looking Southeast



87. Grey Mill, 1970s Warehouse, Looking East



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



88. Grey Mill, 1970s Warehouse, Looking Northeast



89. Grey Mill, 1970s Warehouse, Looking East



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



90. Grey Mill, 1970s Warehouse, Looking West



91. Grey Mill, 1970s Warehouse, Looking Southeast



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93. Grey Mill, Courtyard, Looking South



94. Grey Mill, Courtyard, Looking South



MacRostie Historic Advisory Commission
Bringing strategy, equity, and expertise
to historic building development

Item A.

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



95. Grey Mill, Courtyard, Looking Southwest



96. Grey Mill, Courtyard, Looking North



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



102. Grey Mill, Rear Courtyard, Looking North



103. Grey Mill, Rear Courtyard, Looking South



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



105. Grey Mill, Entrance to Basement, Looking North



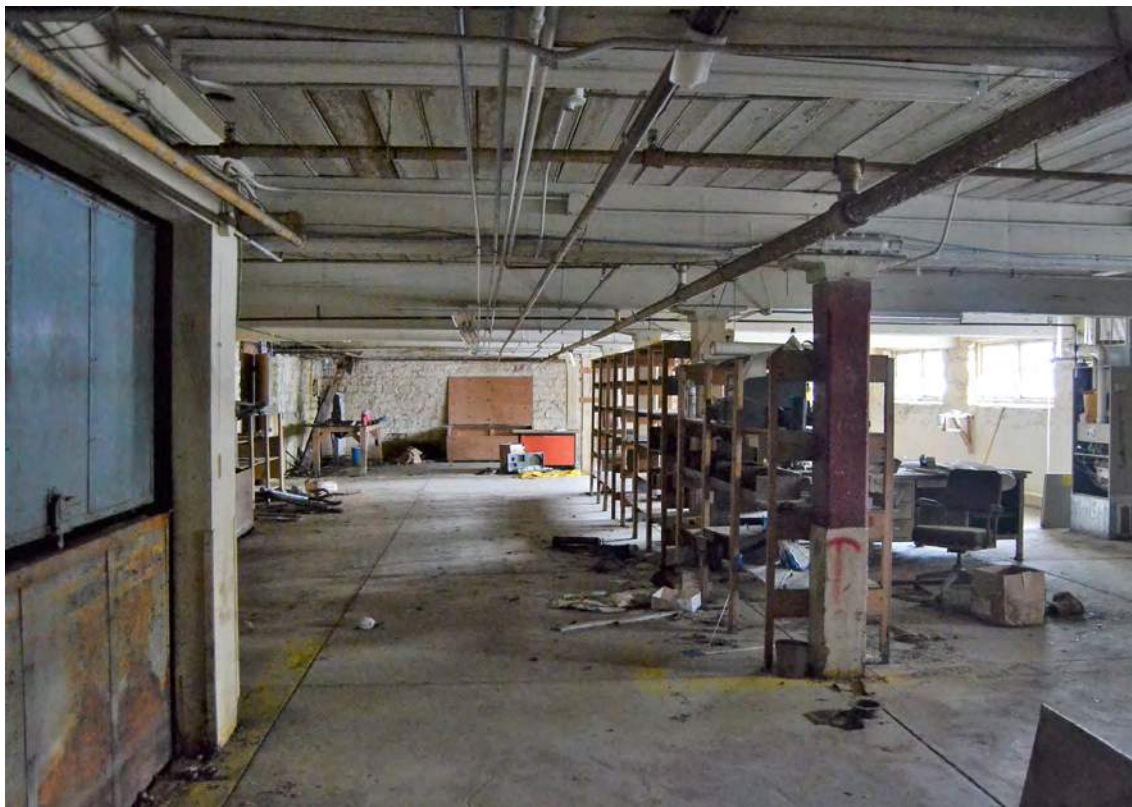
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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



106. Grey Mill, Shipping and Storage Basement, Looking North



107. Grey Mill, Shipping and Storage Basement,
Looking East



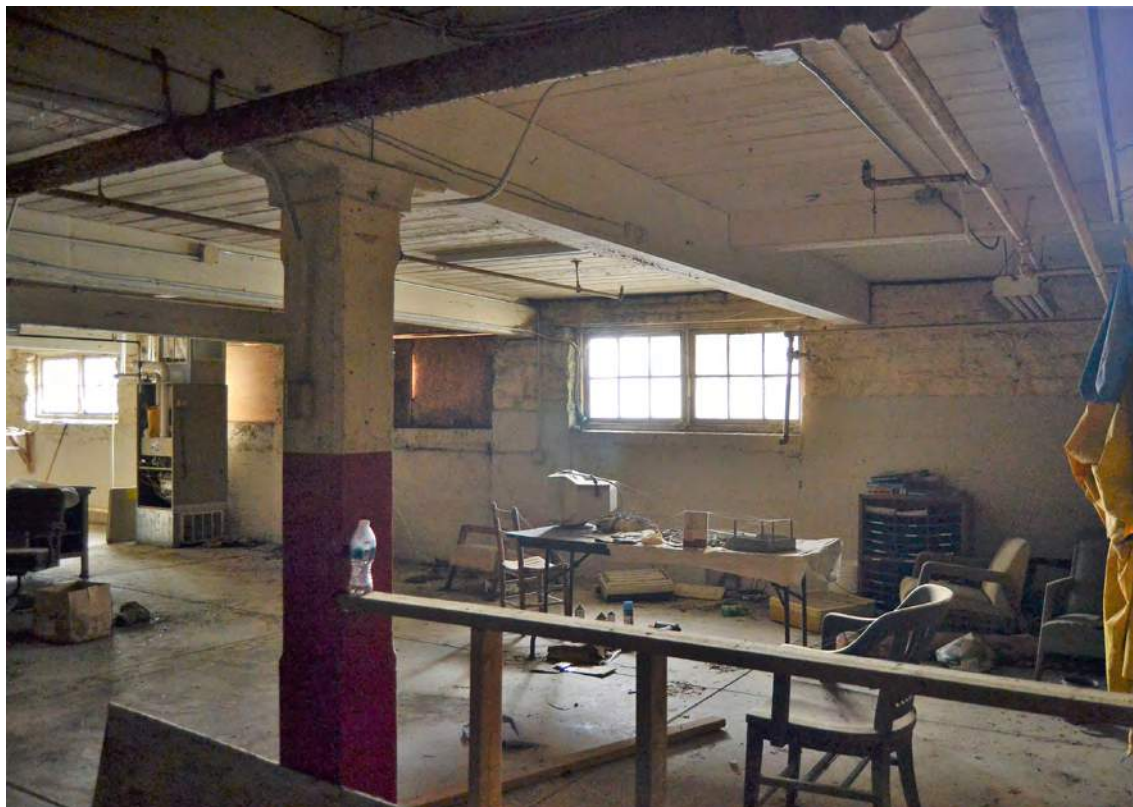
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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



108. Grey Mill, Shipping and Storage Basement, Looking North



109. Grey Mill, Shipping and Storage Basement,
Looking Southeast



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Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



110. Grey Mill, Shipping and Storage Warehouse, Looking East



111. Grey Mill, Shipping and Storage Warehouse,
Looking West



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to historic building development

Grey Hosiery Mill, Hendersonville, NC
Hendersonville Local Landmark Designation Photos

December 2017



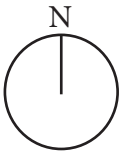
116. Grey Mill, Dye House Basement, Looking Northwest

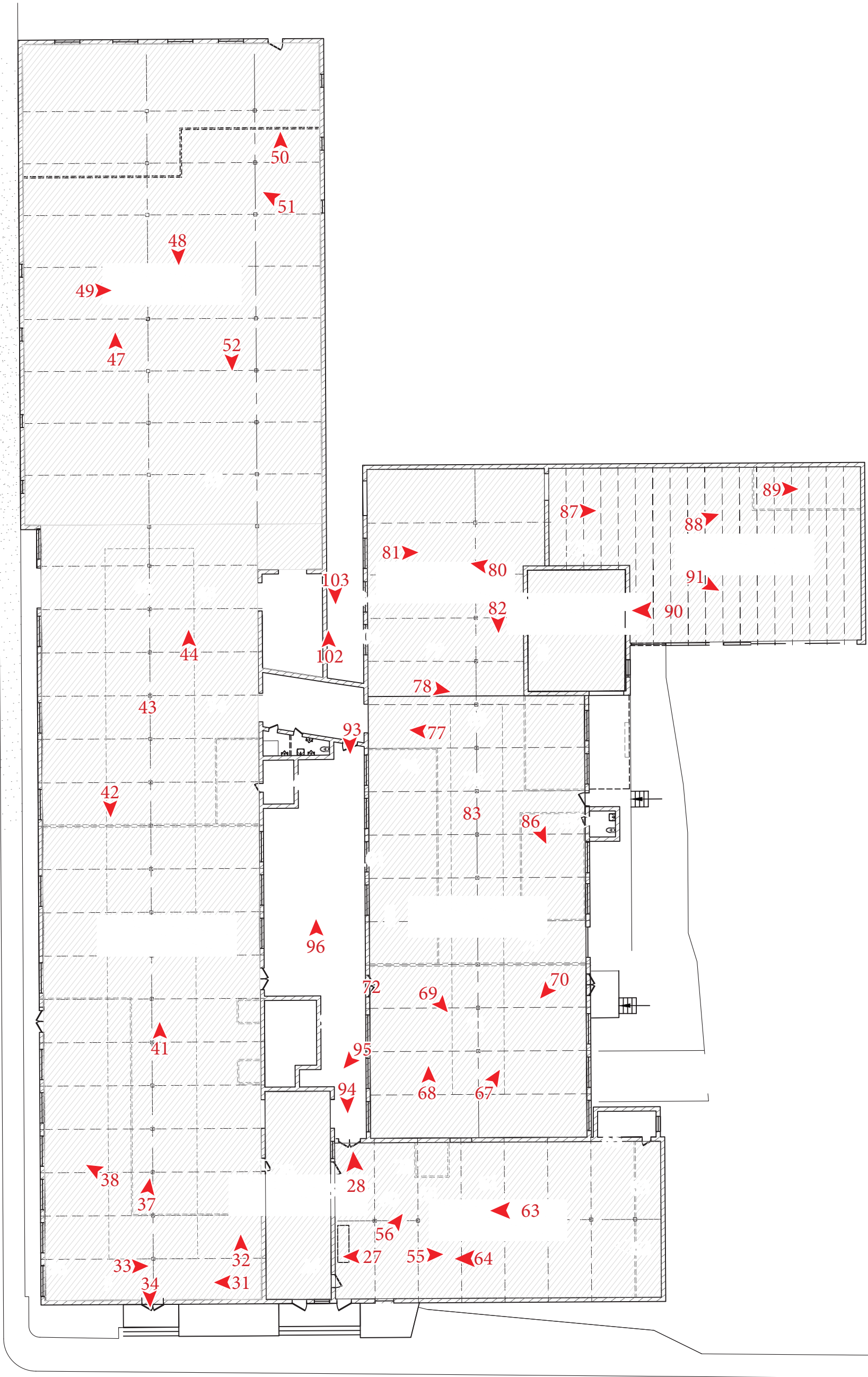


117. Grey Mill, Dye House Basement, Looking West

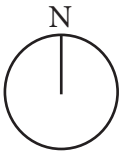


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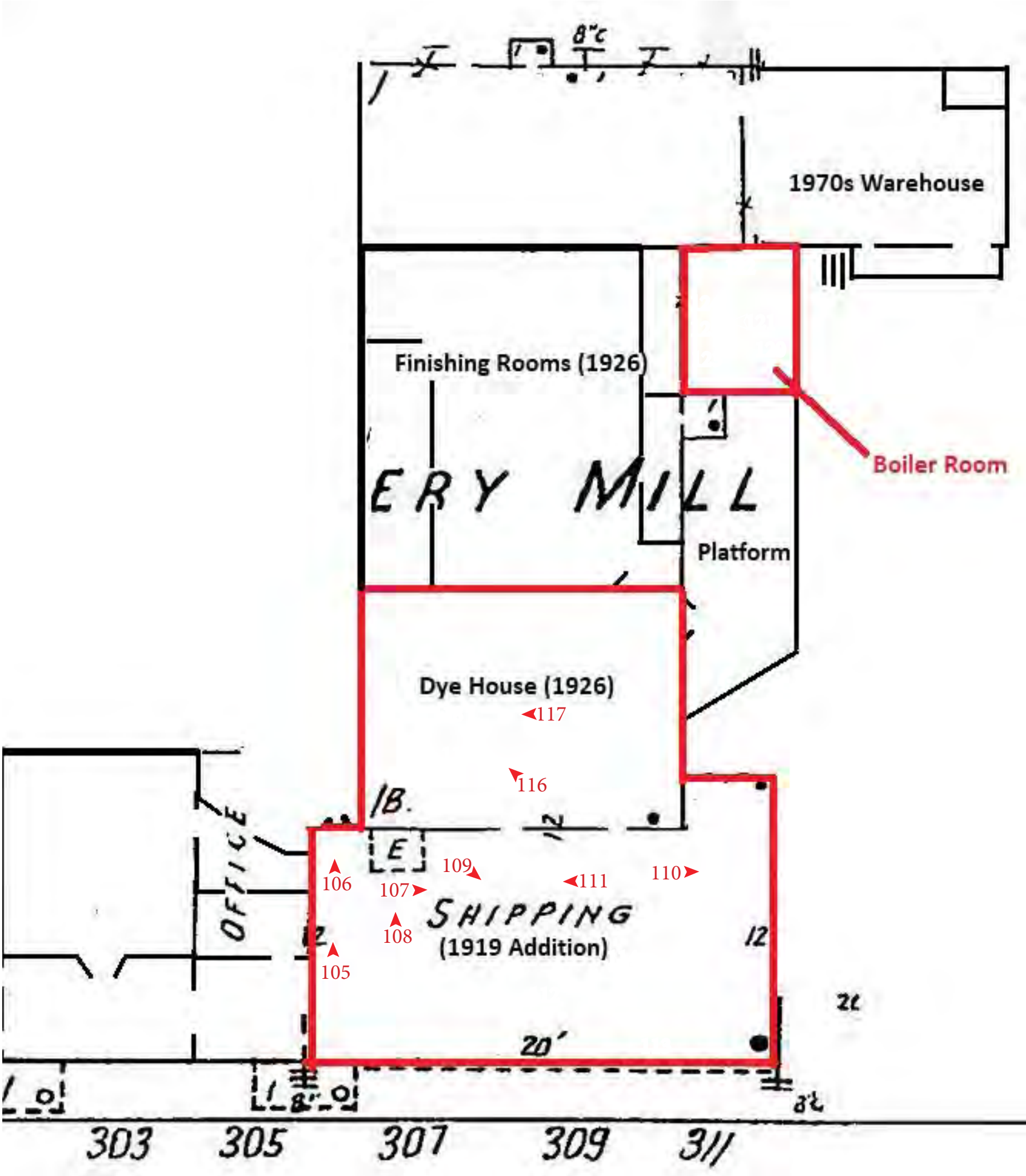
Grey Hosiery Mill
301 Fourth Avenue East
Hendersonville, NC 28792



National Park Service
Part 1 Certification Photo Key
First Floor Plan

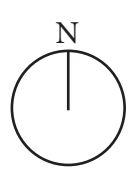


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MacRostie Historic Advisors
Bringing strategy, equity, and experience
to historic building development

Grey Hosiery Mill
301 Fourth Avenue East
Hendersonville, NC 28792



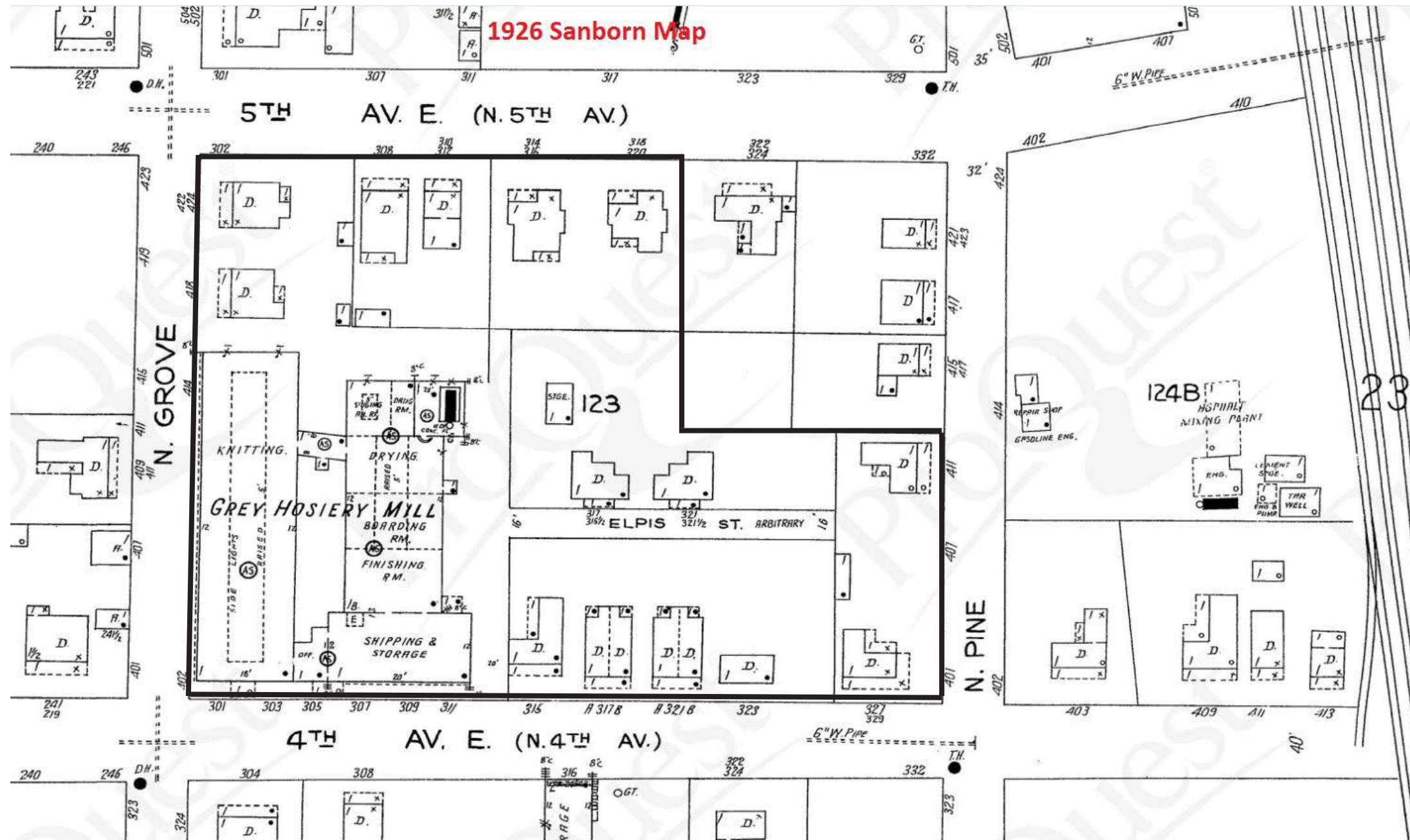
National Park Service
Part 1 Certification Photo Key
Basement Plan

Grey Hosiery Mill Hendersonville, NC

Local Landmark - Parcel History

Image Origin | Sanborn Fire Insurance
Image Date | 1922

**Outline shows proposed
landmark boundaries



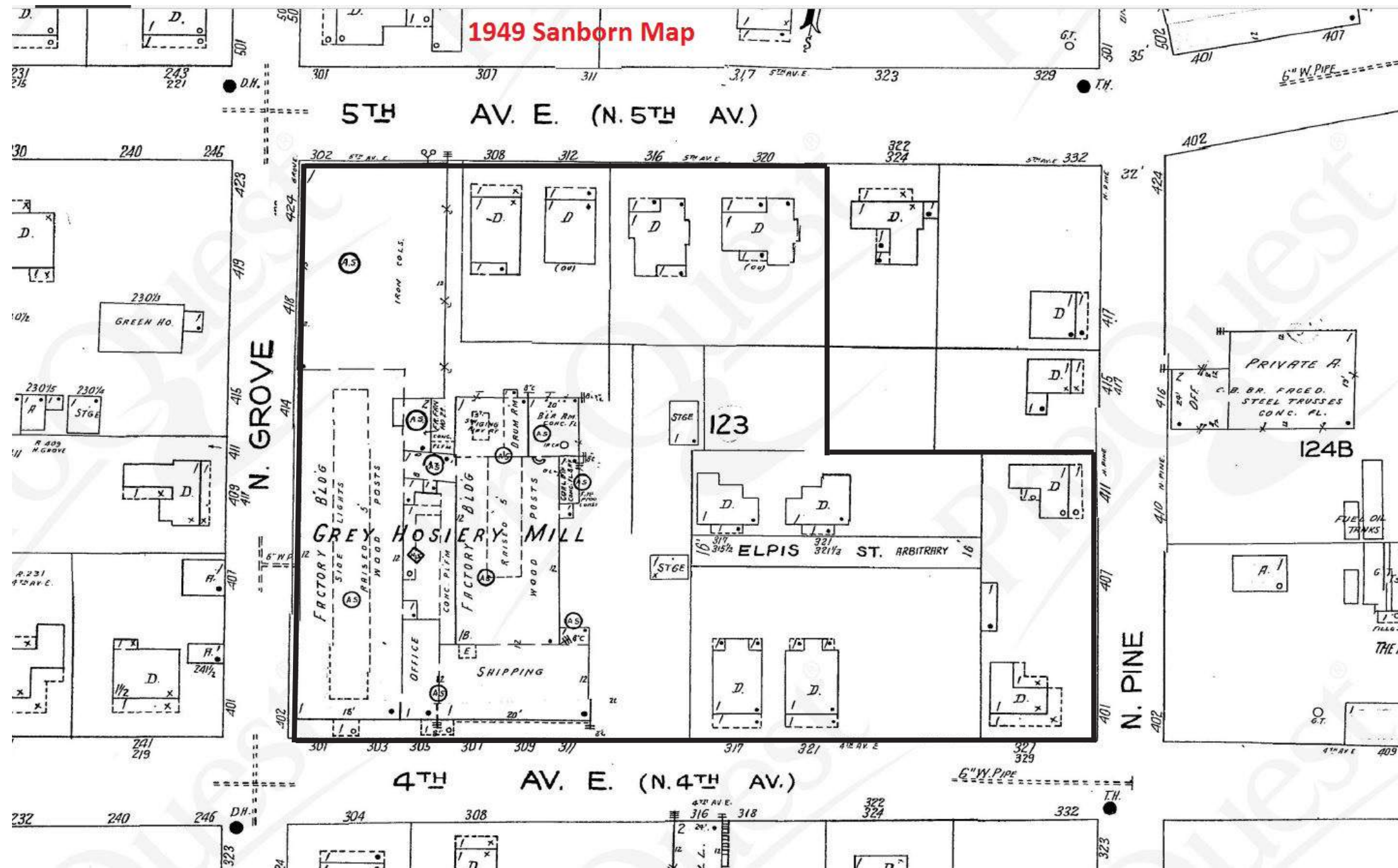
Bringing strategy, equity, and experience
to historic building development

Grey Hosiery Mill Hendersonville, NC

Local Landmark - Parcel History

Image Origin | Sanborn Fire Insurance
Image Date | 1949

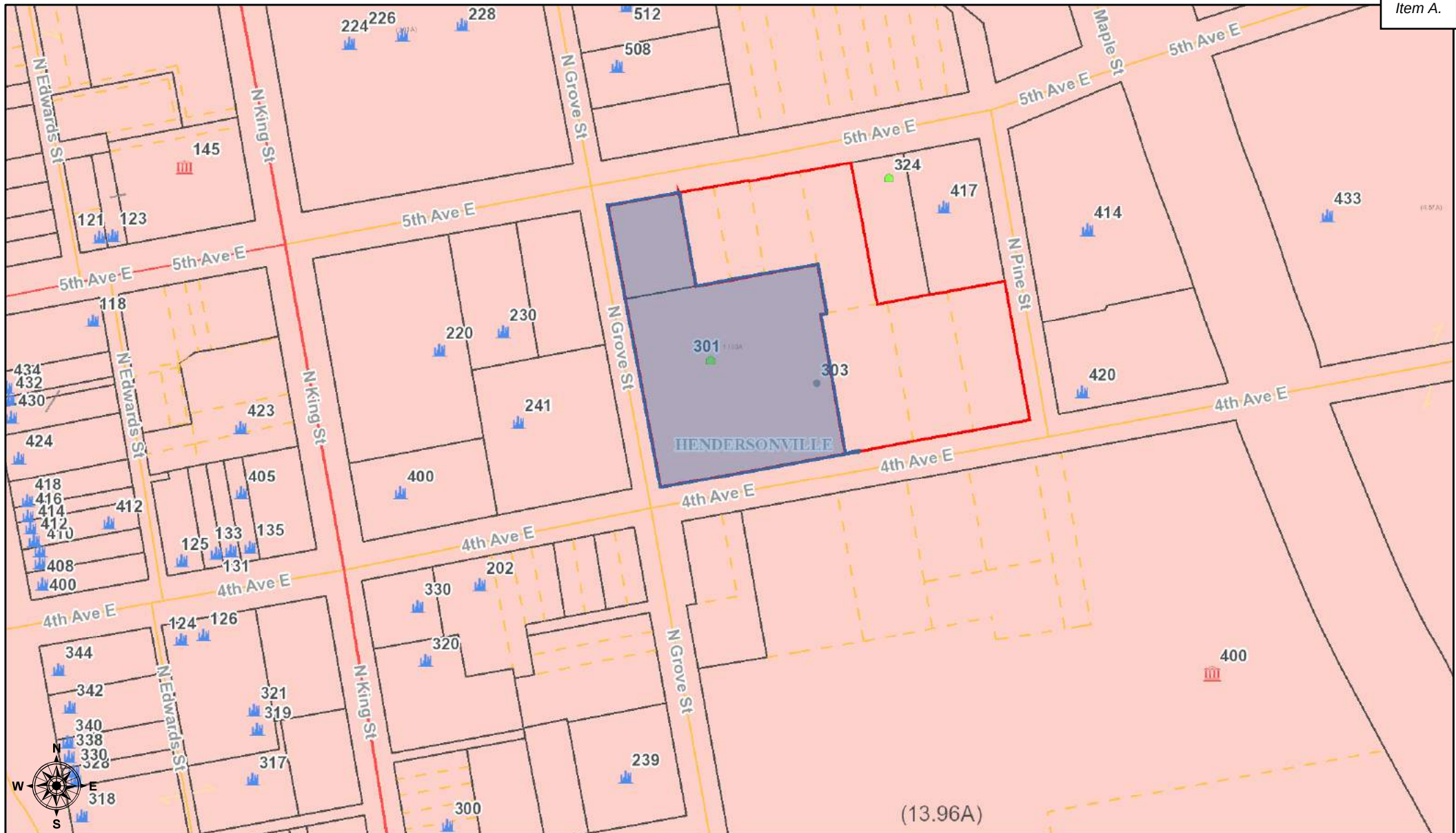
**Outline shows proposed
landmark boundaries



Bringing strategy, equity, and experience
to historic building development



Grey Hosiery Mill - Hendersonville, NC
Proposed Boundary for Landmark
Designation



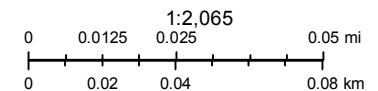
August 28, 2019

Streets and Highways

- FREEWAY
- INTERSTATE
- BOULEVARD

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Development Assistance Department

RE: Designation of *Grey Hosiery Mill* as a Local Historic Landmark
File Number H19-27-LL

DATE: November 7, 2019

BACKGROUND

According to NC General Statutes 160A-400.5 and 160A-400.6, the Historic Preservation Commission has the ability to recommend individual properties as “local landmarks”. Such properties lie outside of historic districts but warrant such consideration based on the historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Landmark status gives the property owners a 50% tax deferral on local property taxes and requires exterior changes to follow the Certificate of Appropriateness review process.

Currently the City has three local landmarks: Erle Stillwell House 1 located at 1300 Pinebrook Street, Erle Stillwell House 2 located at 541 Blythe Street, and the Brookland house at 299 Balsam Rd.

This local designation comes as a request from Ken Reiter of Grey Mill Ventures, LLC, owner of the Grey Hosiery Mill. MacRostie Historic Advisors were hired to prepare a local historic landmark report (see attached). Staff has reviewed the report and finds that it meets the criteria of Section 28-77(c) of the City of Hendersonville Historic Preservation Ordinance.

DESIGNATION REPORT

Following are excerpts from the designation report prepared by MacRostie Historic Advisors:

Summary Statement of Significance

Grey Hosiery Mill is significant under Criterion A for industry as an early 20th century textile facility in the City of Hendersonville. At the time of its construction, Grey Hosiery Mill added jobs and investment to an economy that was in need of diversification and innovation. The Mill was spearheaded by Captain James P. Grey and his son James P. Grey, Jr. Additionally, the Mill is significant under Criterion C for Architecture as an example of an early twentieth century industrial structure. Constructed in 1915, with significant additions in 1919, 1926, and 1947, the timber framing, glass and steel windows and clerestory exemplify industrial architecture during this period.

Dates of Construction

1915 – Original mill plant is constructed. Construction included the knitting room, located at the corner of East 4th Avenue and North Grove Street.

1919-1920 – The finishing room and a dye house were constructed to the east of the original mill

plant. These new structures were connected to the knitting room by way an office. Significant.

1926 – Further additions to the complex were made including the addition of space to the original mill knitting room and the conversion of the original finishing room to a shipping and storage area. A substantial addition was made to the east side of the complex by replacing the dye house with a new structure consisting of a finishing room, boarding room, and drying room. This new section was connected to the knitting room via a one-story passageway. Significant.

1947 – Knitting Room Addition at the north elevation of the building. Significant.

1970s – Shipping Docks added at the northeast corner of the factory building. Not Significant.

Integrity

Grey Mill is a mostly intact, early 20th century industrial building. Character defining features of the property such as steel framed multi-paned windows, the steel framed clerestory, hardwood floors, and circulation patterns are intact. Building campaigns completed in 1919, 1926, 1947, and the addition of a modern shipping warehouse and dock in the 1970s added significant additional space. These additions are intact with original materials preserved. Overall, the complex has good integrity and is an important entry into the textile history of the region.

SHPO RESPONSE

The State Historic Preservation Office reviewed the designation report and provided nonbinding, advisory comments. MacRostie Historic Advisors revised the report to reflect the SHPO's recommendations as indicated.

Special Significance

We recommend amending the report to include a more legally defensible argument for special significance.

The statement of significance was revised to more directly define local significance to the City of Hendersonville and what criteria was being used to determine significance.

Historic Background/Context

Due to the complex nature of the property, the Historic Background section of the report should clearly differentiate changes that have occurred to the property that are character-defining and historic from those that are not historic or character-defining.

The Dates of Construction and Architectural Description were revised to more specifically state what additions and features are being deemed historically significant.

Supporting Documentation

It appears the 1.09 acres cited at the beginning of the report is associated with the parcel that contains the historic mill building (which is also the National Register boundary). However, the proposed designation boundary for the property is over 2 acres and includes a second parcel which has only one dwelling at the southeast corner. Thus, the map or the boundary description in the report needs to be amended so the proposed designation boundary is consistent throughout. As the second parcel only contains a small residence at the southeast corner, we recommend the designation boundary be limited to the property associated with the historic mill.

The Location of Property and Property Included in Designation sections of the report were revised to more specifically state that the property proposed for designation is the 1.09 acres listed as PIN# 9568-88-7494. This boundary is also shown on the attached "Exhibit A."

HISTORIC PRESERVATION COMMISSION

Pursuant to NC General Statute 160A-400.6 and Section 28-77 of the Hendersonville Municipal Code, the Historic Preservation Commission held a public hearing on any ordinance designating a local historic landmark. Notice of the time and place of the meeting was mailed to adjoining property owners.

The Historic Preservation Commission voted unanimously to recommend that the City Council adopt an ordinance designating the Grey Hosiery Mill, located at 301 4th Ave E, as a local historic landmark.

SUGGESTED MOTIONS

Approval: I move City Council adopt an ordinance designating the Grey Hosiery Mill, located at 301 4th Ave E, as a local historic landmark.

[ADD, IF APPLICABLE, "WITH THE FOLLOWING MODIFICATIONS"]

Denial: Fail for lack of a motion

**AN ORDINANCE DESIGNATING PROPERTY KNOWN AS
GREY HOSIERY MILL AND LOCATED AT 301 4TH AVENUE EAST
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, pursuant to N.C. General Statutes Sections. 160A-400.5 and 160A-400.6 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcel # 9568-88-7494, located at 301 4th Avenue East and known as Grey Hosiery Mill, lists Grey Mill Ventures, LLC as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at 301 4th Avenue East; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Brookland as a local historic landmark was held by the Hendersonville Historic Preservation Commission on September 18, 2019, and the following findings were made:

- a. First constructed in 1915, the Grey Hosiery Mill is the only remaining early twentieth century industrial structure in Hendersonville.
- b. The Grey Hosiery Mill is significant for its association with Hendersonville's industrial and social history.
- c. The Grey Hosiery mill is significant in the area of architecture for being representative of early twentieth century mill design in the area: one-to-two story brick buildings with minimalist, unadorned facades characteristic of International Modernism architecture.

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on November 7, 2019, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on September 18, 2019, on the question of designating the property known as Grey Hosiery Mill, 301 4th Avenue East, a local historic landmark.

CITY COUNCIL
GREY HOSIERY MILL DESIGNATION REPORT
NOVEMBER 7, 2019
PAGE 5

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE:

Section 1. The findings set out above are hereby adopted, and all of the property known as Grey Hosiery Mill and located at 301 4th Avenue East, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The interior and exterior of the mill building, all of the historic acreage currently associated with the parcel (1.09 acres), and all contributing outbuildings or additions shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of the mill building or its additions shall require the waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the sixth day of November 7, 2019.

CITY COUNCIL
GREY HOSIERY MILL DESIGNATION REPORT
NOVEMBER 7, 2019
PAGE 6

Barbara G. Volk, Mayor

ATTEST:

Tammie K. Drake, MMC, City Clerk

(Seal)

CITY COUNCIL
GREY HOSIERY MILL DESIGNATION REPORT
NOVEMBER 7, 2019
PAGE 7

Exhibit A



BOOK 3412 PAGE 327 (4)

914554



This document presented and filed:
11/12/2019 02:50:09 PM

[Signature]
WILLIAM LEE KING, Henderson COUNTY, NC

↓
return to: City Box

**AN ORDINANCE DESIGNATING PROPERTY KNOWN AS
GREY HOSIERY MILL AND LOCATED AT 301 4TH AVENUE EAST
AS A LOCAL HISTORIC LANDMARK**

Ordinance #19-1186

WHEREAS, pursuant to N.C. General Statutes Sections. 160A-400.5 and 160A-400.6 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcel # 9568-88-7494, located at 301 4th Avenue East and known as Grey Hosiery Mill, lists Grey Mill Ventures, LLC as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at 301 4th Avenue East; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Grey Hosiery Mill as a local historic landmark was held by the Hendersonville Historic Preservation Commission on September 18, 2019, and the following findings were made:

- a. First constructed in 1915, the Grey Hosiery Mill is the only remaining early twentieth century industrial structure in Hendersonville.
- b. The Grey Hosiery Mill is significant for its association with Hendersonville's industrial and social history.
- c. The Grey Hosiery mill is significant in the area of architecture for being representative of early twentieth century mill design in the area: one-to-two story brick buildings with minimalist, unadorned facades characteristic of International Modernism architecture.

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on November 7, 2019, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on September 18, 2019, on the question of designating the property known as Grey Hosiery Mill, 301 4th Avenue East, a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE:

Section 1. The findings set out above are hereby adopted, and all of the property known as Grey Hosiery Mill and located at 301 4th Avenue East, and further described in Exhibit A, is hereby designated as a local historic

landmark pursuant to Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The interior and exterior of the mill building, all of the historic acreage currently associated with the parcel (1.09 acres), and all contributing outbuildings or additions shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of the mill building or its additions shall require the waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

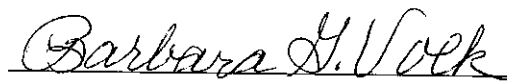
Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

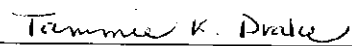
Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

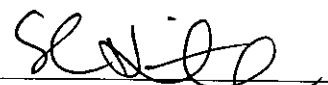
Adopted by the City Council at a meeting held on the sixth day of November 7, 2019.

ATTEST:


Barbara G. Volk, Mayor


Tammie K. Drake, MMC, City Clerk

Approved as to form:


Samuel H. Fritschner, City Attorney



STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, Amy H. Knight, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville; Tammie K. Drake, in her capacity of City Clerk; and Samuel H. Fritschner, in his capacity as City Attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Amy H Knight

Witness my hand and notarial seal, this 8 November, 2019.

My commission expires: 9-23-2024

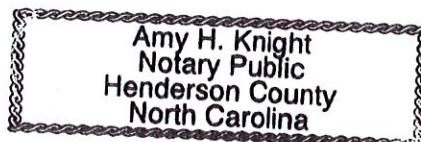
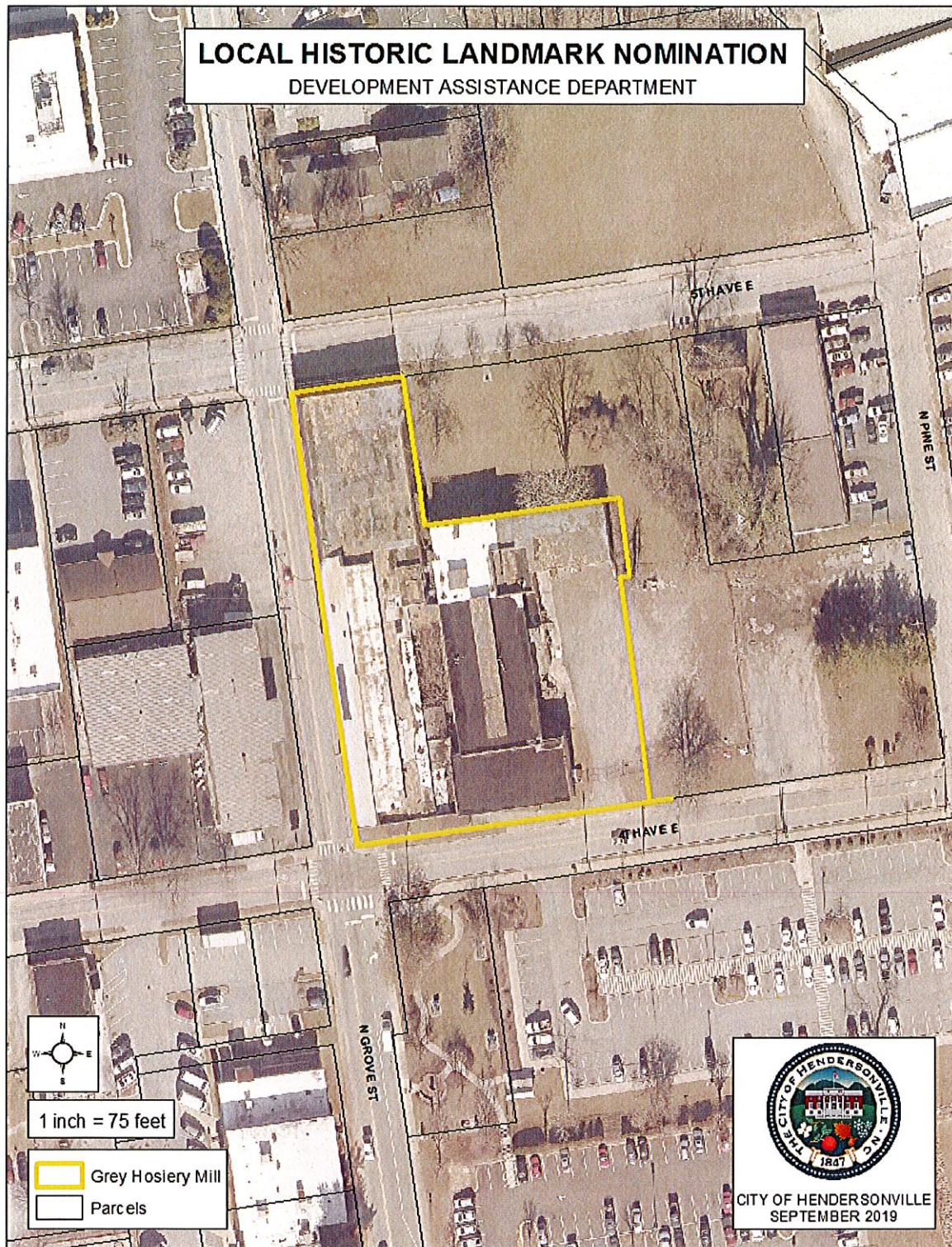


Exhibit A



This map may not be a survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

United States Department of the Interior
National Park ServiceNational 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 Grey Hosiery Millother names/site number Water Department - City of Hendersonville: Hold Hosiery

2. Location

street & number 301 Fourth Avenue East not for publication N/A
city or town Hendersonville vicinity N/A
state North Carolina code NC county Henderson code 089 zip code 28792

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X locally. (See continuation sheet for additional comments.)

Jeffrey J. Crow SHPO 8/30/00
Signature of certifying official Date

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:

Signature of the Keeper

Date of Action

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):

5. Classification

Ownership of Property Property

(Check as many boxes as apply)

☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of

(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

1

Noncontributing

buildings
sites
structures
objects
Total

Number of contributing resources previously listed
In the National Register

0

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Industry/Manufacturing Facility

Current Functions

(Enter categories from instructions)

Government/Public Works

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Industrial

Materials

(Enter categories from instructions)

foundation stone

roof asbestos

walls brick

other

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.)

Property is:

- ☐ **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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

1915 – 1947

Significant Dates

1915

1919

1947

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

Henderson County Library

Grey Hosiery Mill
Name of Property

Henderson County, North Carolina
County and State

Item A.

10. Geographical Data

Acreage of Property 1.64 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 17 367470 3909 020
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

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 William A. Gray, Jr. and Amanda Blosser

organization Preservation Society of Henderson County date May 11, 1999

street & number PO Box 2136 telephone (828) 891-7288

city or town Hendersonville state NC zip code 28739

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 City of Hendersonville

street & number 145 Fifth Ave East telephone _____

city or town Hendersonville state North Carolina zip code 28792

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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Section number 7 Page 1

Grey Hosiery Mill, Henderson County, NC

Narrative Description

The Grey Hosiery Mill, built in 1915 with additions in 1919 and 1947, is the only historic industrial building remaining in the city of Hendersonville. Located three blocks east of Hendersonville's historic Main Street area, the mill occupies approximately one-half of the western side of the block bound by Fourth Avenue East to the south, Grove Street to the west, Fifth Avenue East to the north and Pine Street to the east. The mill is located in the downtown area of Hendersonville, but is removed from the Main Street Historic District (NR, 1989) by one block of modern, non-contributing structures.

The horizontally-massed, one-story mill building is typical of early twentieth century industrial architecture with its large multi-pane steel sash windows, plain brick exterior, and stepped gable roof with clerestory. Overall, the building is shaped like a backward J with the 1915 and 1947 portions positioned in a north-south orientation along Grove Street connected to the 1919 section--which is also positioned in a north-orientation--by a hyphen located at the south side of the parcel. To the east of the mill is a small parking lot and yard. The entire building rests on a coursed stone foundation. The interior consists of large open areas with exposed heavy timbers. Partition walls, which do not extend from the ceiling to floor, divide all of the open areas into temporary offices but do not detract from the overall scale of the original spaces.

Original Portion of Mill (1915)

Built in 1915, the original portion of the mill served as the knitting room. The façade of this long, rectangular building faces south towards Fourth Avenue East with its long side along Grove Street. A low hip roof portico supported by plain square columns marks the entrance to the building on Fourth Avenue. Concrete steps lead to a pair of glazed-over-single-panel doors, which are each topped by a six-light transom. Large multi-pane steel-sash windows with concrete sills flank the entrance and the facade rises to a stepped parapet that is peaked slightly in the center. The side elevation on Grove Street consists of the same large steel-sash windows running the length of the building. A double-leaf, nine-over-two-panel door located in the center of the elevation is accessed by a low wooden-deck ramp. A second entrance, which is fitted with a metal roll-up door, replaced the next to the northern most window bay on the Grove Street elevation. The northern most window bay has been partially enclosed around a seven-by-seven glass block window.

The interior of the original section has wood floors, beaded-board ceilings, and clerestory windows on both the east and west elevations that can be opened and closed with the original pulley system. The heavy timber posts supporting the roof beams and truss system are chamfered. The exposed ends of the timber beams project through the exterior walls and are carved to a rounded end. The interior plan is open except for the new partitions added by the City of Hendersonville upon occupying the mill.

1919 Addition to Mill

In 1919, the building was enlarged with a roughly rectangular-shaped brick addition extending to the east along Fourth Avenue and then north within the block. This addition created an overall backward J configuration with a courtyard separating the two north-south oriented sections of the building. The one-story-

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Grey Hosiery Mill, Henderson County, NC

on-basement brick wing along Fourth Avenue that connects the two parallel sections of the mill was used for shipping and storage and is similar in detail to the original portion of the building although it lacks a clerestory. A portico that mimics the detail of the main entrance shelters a pair of separate entrance doors that face Fourth Avenue. A simple loading dock stands on the east side of the portico. The windows on the Fourth Street side of the addition have been replaced with pairs of six-over-six, double-hung wooden sash windows and enclosed above. On the courtyard elevation facing west similar modern six-over-six windows have replaced the lower half of the original steel sash. A stepped parapet with a slight peak in the center dominates the unadorned brick east end of the addition. The portion of the wing extending north into the block contained rooms for finishing, boarding, and drying. At the rear of the wing and projecting from the mill to the east stands a four-bay, shed-roof shop, which is constructed of corrugated metal siding on all elevations and a brick foundation. The shop is accessed through four metal roll-up doors.

1947 Addition to the Mill

Another brick addition, constructed in 1947, extends from the north side of the original mill building and completes the block face along Grove Street. This portion of the mill is utilitarian design with only small square louvered vents punctuating the west elevation. Four pairs of double-hung windows and a recessed doorway mark the north end or Fifth Avenue elevation of the addition. This section of the mill has concrete floors, steel roof beams, and no clerestory and is open in plan.

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Grey Hosiery Mill, Henderson County, NC

Summary

The Grey Hosiery Mill is significant as the only historic industrial building remaining in the city of Hendersonville. Grey Hosiery Mill survives as an intact example of early twentieth century industrial architecture that is eligible under National Register Criterion C. Founded in 1915 by Captain James P. Grey, the original mill structure was expanded in 1919 and 1947, but has retained its brick and heavy timber construction, large steel-sash windows, and clerestory roof. Grey Hosiery Mill is also eligible under Criterion A in the area of industry. Located three blocks from Main Street in downtown Hendersonville, the Grey Hosiery Mill was an integral part of the developing and diversifying economy of the town in the early twentieth century, providing stable manufacturing jobs and garnering recognition for Hendersonville through the national distribution of hosiery produced at the mill. The Grey family operated the mill until 1965 when Holt Hosiery Mills, Inc. of Burlington purchased the operation. Holt Hosiery halted production at the plant in 1967.

Historical Background

Henderson County is situated at the southeast edge of Blue Ridge Mountains in North Carolina. The central section of the county is a relatively level plateau, one of the broadest valleys in the mountainous western part of the state. Hendersonville, the county seat, is located in this intermontane valley, near the geographic center of the county, at approximately 2,200 feet above sea level.¹

The town of Hendersonville, while in existence since as early as 1841, did not reach its peak of development until the late nineteenth and early twentieth centuries. As elsewhere in western North Carolina, the railroad was slow in arriving in the area (a line from Spartanburg, South Carolina, reached Hendersonville in 1879), but once it did, the boom began.² Commercial development expanded tremendously, both in the downtown area and the area around the depot. Tourists began arriving daily all summer by the trainload, which spurred the construction of resort hotels and boarding houses. As the community prospered, fine residential homes were built.³

The rapid growth of Hendersonville broadened the gap between the rural and town populations. Most rural residents remained oriented to their local communities, which developed at a much slower rate. The arrival of the railroad provided a larger market for county farmers, and many growers took advantage of the railroad to ship their produce. Consequently, the area of Hendersonville centered on the depot developed quickly in the late nineteenth and early twentieth centuries.⁴

¹ "Historic and Architectural Properties in Hendersonville, North Carolina," National Register of Historic Places Multiple Property Documentation Form (1983): Sect. E, p. 1.

² Sadie Smathers Patton, The Story of Henderson County (Spartanburg, SC: The Reprint Company, 1982), p. 223.

³ "Historic and Architectural Properties in Hendersonville, North Carolina," op. cit., Sect. E, p. 1.

⁴ Ibid., Sect. E, p. 4.

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Grey Hosiery Mill, Henderson County, NC

Building and development continued into the first quarter of the twentieth century, but unlike Asheville in adjacent Buncombe County, which had a dispersed business district, Hendersonville was essentially a one-street town laid out on a simple grid centered on Main Street. One block removed from Main Street, the commercial district begins to thin out. In this sense Hendersonville was a typical western North Carolina county seat and market town. Between 1902 and 1906, the population of Hendersonville increased from 1,200 to 3,000. A new courthouse was erected in 1905, and in 1910, Main Street became the first street in town to be paved. Commercial development continued steadily, but slower to come, however, was industrial development ushered in by the railroad.

By the 1920s, real estate speculation in town and the scenic mountainous countryside reached unrealistic proportions. The stock market crash put an end to many grandiose resort schemes, and the influx of tourists declined precipitously. The local economy remained stagnant for several decades until tourism and the town's reputation as a retirement community helped revitalize the area.⁵

Grey Hosiery Mill was established in February 1915, at the request of the citizens of Hendersonville in order to bring industrial development to Hendersonville. The citizens contributed the sum of six hundred dollars (\$600) to Captain James P. Grey and his son, James P. Grey Jr.⁶ Captain Grey, a native North Carolinian and Davidson College alumnus, began his career as a teacher, and after investing wisely in a Louisville, Kentucky timber company, he retired early. Captain Grey grew bored with retirement and learned the textile business through a large operation in Johnson City, Tennessee. He later moved to Hendersonville and established the mill.⁷ Capt. Grey's brother, Charles L. Grey, joined the company in 1919. James P. Grey Jr., who had attended Davidson College for a short time, was previously employed at Freeze-Bacon Hosiery Mills in Henderson County.⁸ Captain Grey later left the business and relocated to Bristol, Tennessee, where he started another mill. James Grey Jr. and Charles Grey remained in Hendersonville to supervise operations.⁹

The mill operations first began in a small brick building and a small frame structure in 1915 at the corner of Fourth Avenue and Grove Street.¹⁰ The mill originally produced knee-length ribbed stockings for children, manufactured on thirty-two knitting machines. At this time, the mill employed approximately twenty-five people. With the invention of nylon around the time of the second World War, production was changed to women's seamless hosiery. Grey Hosiery produced 66,000 pair of hosiery weekly and employed 250 people at

⁵ "Main Street Historic District" [Hendersonville, NC], National Register of Historic Places Nomination (1989): Sect. 8, p. 1.

⁶ Henderson County Register of Deeds Book 431, pp. 467-8, and Book 510, pp. 495-6.

⁷ Betty Grey Finch interview, 25 August 1999.

⁸ Dorothy McDowell Wood, Gleanings from the French Broad Hustler, Vol. IV (microfilm), pp. 191-92 and 200.

⁹ Finch interview.

¹⁰ James T. Fain, Jr., A Partial History of Henderson County (New York: Aron Press, 1980), p. 391.

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Grey Hosiery Mill, Henderson County, NC

its peak. The city of Hendersonville gained recognition through the distribution of Grey Hosiery Products, and James Grey Jr. held several exclusive patents.¹¹ The company distributed its products through sales agents and into department stores under their well-known brand names. Grey Hosiery also distributed stockings under its own brand names (e.g. "Betty Grey", "Dolly Grey", "Grey Moor", "Flamingo", and "Sarita"). James Grey's wife also ran a mail order business that sold the "Flamingo" brand.¹² In 1965 Grey Hosiery mill was sold to Holt Hosiery Mills Inc. of Burlington, North Carolina. Holt Hosiery operated on this site for only two years and halted production in 1967.¹³

During the fifty-year period that the mill operated under the management of the Grey family, Grey Hosiery was a key employer in Hendersonville and Henderson County, and the expansion of the company coincided with the expansion of the town. The mill also employed personnel residing in neighboring counties. The Grey family was highly regarded by the employees of the mill for their progressive management. Although the company did not provide housing for its workers, the mill provided insurance for its employees, a nurse on duty, and childcare. The mill also sponsored a number of sports teams. Upon the sale of the mill to Holt Hosiery, and after fifty years in the business, James Grey Jr. expressed his appreciation for all the past and present employees of the mill. "If there is any pleasure to be had in operating a hosiery mill the greatest pleasure to me has been my association with a very fine group of Henderson and Polk County people who have worked with me for so many years."¹⁴

Since 1967 the building has served for a number of uses including a craft store and temporary home for the Henderson County Library. At the present time the building is owned by the City of Hendersonville and houses the Water and Sewer Department.

Architectural and Industrial Context

Historically three types of manufacturing predominated in North Carolina during the nineteenth and early twentieth centuries: furniture, tobacco, and textiles. Of these, only textile manufacturing grew to prominence in Henderson County.¹⁵ Textile manufacturing first appeared in western North Carolina with the Elkin Manufacturing Company in Surry County, established in 1848 by the Gwyn family for making cotton cloth. By 1884, Elkin Manufacturing Company employed thirty-five and produced five hundred yards of sheeting and five hundred pounds of yarn daily.¹⁶ Other textile operations began appearing further west in Buncombe and Rutherford counties by the late 1860s.

¹¹ Finch interview.

¹² Ibid.

¹³ The Times-News (Hendersonville, NC), 31 May 1945.

¹⁴ "Grey Hosiery Mills Is Sold to Holt Hosiery Mills Inc.," The Times-News (31 May 1965), and Finch interview.

¹⁵ James W. Clay, et al., eds., North Carolina Atlas, Portrait of a Changing Southern State (Chapel Hill: University of North Carolina Press, 1975), p. 202.

¹⁶ John J. and Ina W. Van Noppen, Western North Carolina Since the Civil War (Boone, NC: Appalachian Consortium, 1973), p. 49.

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Grey Hosiery Mill, Henderson County, NC

Textile mills of the late nineteenth century looked quite different than those built near the river in the earlier part of the century. The old mill stream was losing ground to Main Street as a geographic center for industry. In many communities the mills were located close to the railroad instead of the river, conformed to design standards imposed by New England machinery manufacturers, and more important, to New England factory insurance mutuals that had developed standards for what they called "slow burning construction."¹⁷ The new mills, much like Grey Hosiery Mill in Hendersonville, were always brick rather than wood, unlike their predecessors, usually two story structures, had flat roofs and large windows, and heavy interior timbers. Brick fire walls separated the main mill room from other sections in which fires were likely to occur and other fire safety features were installed such as sprinkler systems. The introduction of electric lighting eliminated the use of lanterns and indoor fires. The increased safety and decrease in annual insurance rates were a justification for the lack of architectural detail.

Only in the elaborate cornice design or diverse roof details was there evidence of architectural detail. The brickwork around the cornice or windows of the mill might be corbelled, or the design might call for a contrasting treatment around the windows. Many mills with weaving departments used "saw-tooth" roof construction to improve lighting. In general, however, the exterior of the mills did not reflect the spirit of residential architecture of the time.¹⁸ In the interior the mill was standardized to follow the flow of the textile process. Since most mills were expected to grow, mill builders provided for future expansion.

The furniture and hosiery industries grew out of the textile industry. Furniture manufacturers supplied wooden parts including spindles, bobbins, and shuttles to the textile mills and inexpensive furniture to the company stores in the mill villages. Hosiery production started in Durham and then spread to Burlington, High Point, and other cities. By 1914, North Carolina ranked fourth nationwide in hosiery production with seventy-four plants employing nearly 8,000 workers.¹⁹

There were a relatively small number of industrial facilities with 50 or more workers which operated in Henderson County in the late 19th and early 20th century. The accompanying table (see page 6) outlines the development of industrial facilities with fifty or more employees within a year of formation. Earlier smaller operations such as saw mills, grist mills, and iron foundries, although important to the history of the county, have been excluded from the chart. Of the mills noted in the following chart, Grey Hosiery Mill is the only one remaining which is intact.

The first industry with 50 or more employees in Henderson County was Hart Manufacturing, established in 1894, in Flat Rock. Hart Manufacturing was actually located on the rock from which the town derives its

¹⁷ Brent D. Glass, The Textile Industry in North Carolina, A History (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), p. 38.

¹⁸ Brent D. Glass, The Textile Industry in North Carolina, A History (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), p. 40.

¹⁹ Brent D. Glass, The Textile Industry in North Carolina, A History (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), p. 44.

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Grey Hosiery Mill, Henderson County, NC

name, and produced hosiery for ten years. During its peak, approximately seventy people worked at the mill.²⁰ There is little evidence of the wooden frame Hart Manufacturing building today.

Asheville Brick Company, Green River Mills and Skyland Hosiery were established in 1907. Asheville Brick Company operated in Fletcher, but only scattered bricks remain today. Skyland Hosiery was built in what is now East Flat Rock, on land owned by Mr. P. H. Walker. In a period of ten years the size and capacity of the mill more than doubled. Skyland Hosiery later became Chipman-La Cross Hosiery and operated until 1968.²¹

Green River Mills, a cotton textile operation founded and managed by Mr. F. O. Bell, was constructed in Tuxedo at a cost of \$250,000. The main building is a one-story brick structure with glass blocks on two sides and covers approximately 26,000 square feet under a "saw tooth" roof. The homes surrounding the mill were originally under the same ownership as the mill, but have since been sold to individual owners. The area is no longer recognizable as a "mill village".²²

A woodworking business, the Hendersonville Column Company, began operations in 1910. The company manufactured porch columns and employed about fifty people. The Freeze-Bacon Hosiery Mill began operation in 1912, and existed until 1928. The Michaelian Kohlberg Company opened in 1913 and manufactured custom rugs. All of these buildings are no longer intact.

Nearly a decade later, in 1923, the Christian Life Calendar Company opened in Naples, in a single story brick building. The company only survived a few years and closed in 1930.²³ In the same building, the Diamond Brand Canvas Company, which remains active today, set up operations in 1939. In 1924, Captain Ellison Adger Smythe began construction of Balfour Mill. International Cellucotton subsequently purchased this mill. Many new additions have been made to the Balfour Mill, but a portion of the original brick building is visible and remains in use today.²⁴

²⁰ Lenoir Ray, Postmarks: A History of Henderson County, North Carolina, 1787-1968 (Chicago: Adams Press, 1970), p. 292.

²¹ Louise Bailey and Jody Barber, Hendersonville and Henderson County: A Pictorial History (Norfolk, VA: The Donning Company, 1988), p. 152.

²² Ibid.

²³ Fain, p. 391.

²⁴ Bailey and Barber, p. 153.

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Grey Hosiery Mill, Henderson County, NC

A chronology of industrial development in Henderson County is show on the table below.²⁵

<u>Company Name</u>	<u>Product</u>	<u>Opened</u>	<u>Closed</u>	<u>Max. Employees</u>
Hart Manufacturing	Hosiery	1894	1904	60+
Moland-Drysdale	Brick	1907	1987	100
Farley Textile	Textile Fabric	1907	Open	300+
Chipman-La Cross	Hosiery	1907	1968	350
Hendersonville Columns	Woodworking	1910	1918	50
Freeze-Bacon Hosiery	Hosiery	1912	1928	200+
Grey Hosiery	Hosiery	1915	1965	250
Christian Life Calendar	Printing	1923	1930	50
Michaelian Kohlberg	Custom Rug	1923	Open	50+
Kimberly-Clark	Textiles	1924	Open	500+
Manual Woodworkers and Weavers	Wood-tapestry	1932	Open	500+
Diamond Brand Canvas	Tents and backpacks	1939	Open	100+
Ada Co.	Apparel	1947	1965	60

²⁵ Greater Hendersonville Chamber of Commerce. Industrial Directory, Henderson County, North Carolina. (June 1998), pp. 1-12.

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- Sanborn Insurance Map, 1926.
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- Wood, Dorothy McDowell. Gleanings From the French Broad Hustler. Vols. I-IV (microfilm reprint), 1991.

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Grey Hosiery Mill, Henderson County, NC

Verbal Boundary Description

The nominated property is parcel number 5655, sheet 9568.08, section 88 of the Henderson County tax map.

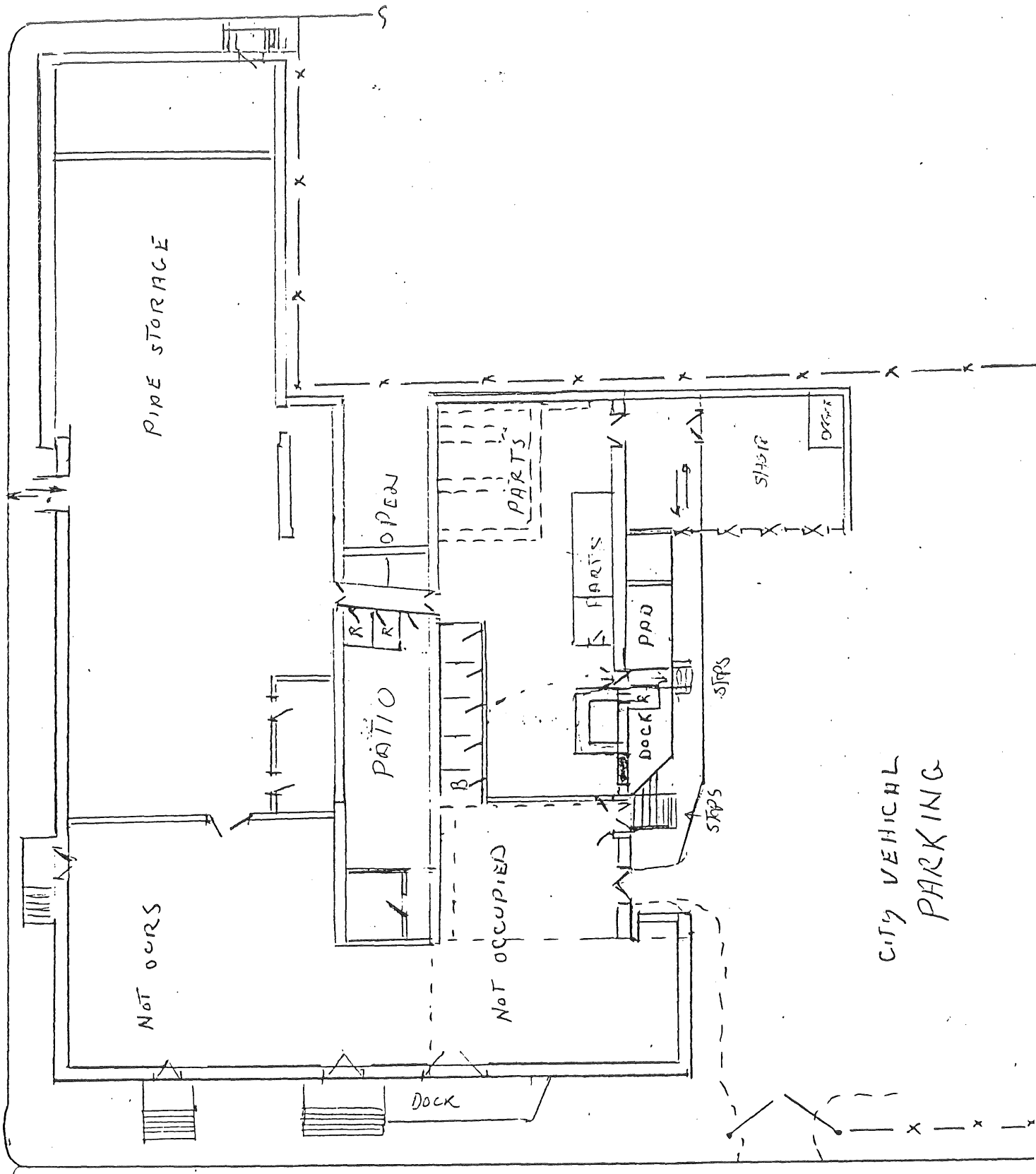
Boundary Justification

The National Register boundary includes the entire 1.64 acre parcel historically associated with the former Grey Hosiery Mill. The property contains the mill building, a small yard, and a parking lot. The property is a clearly defined and fenced urban lot.

FIFTH AVE EAST

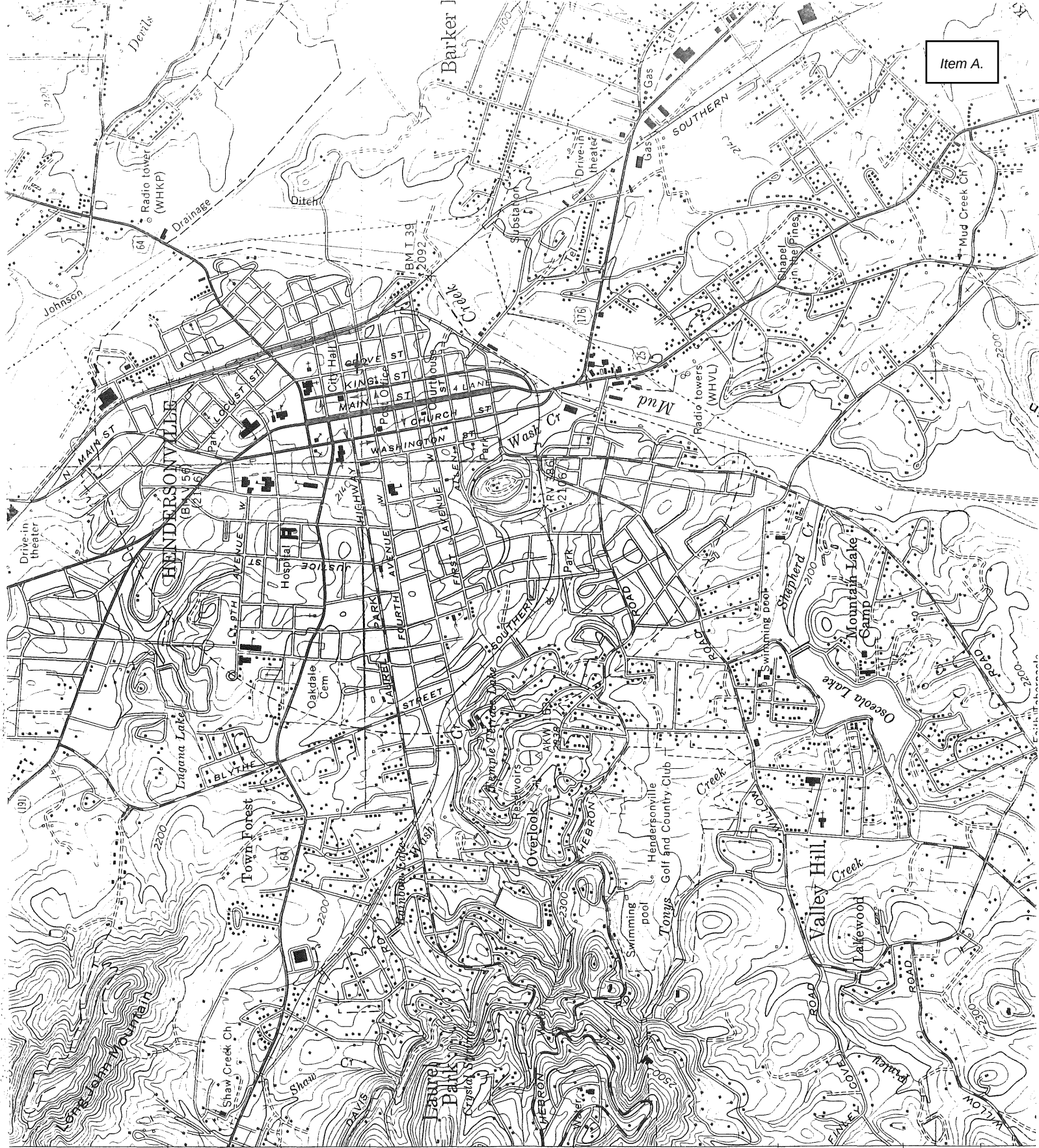
Item A.

GROVE STREET



CITY VEHICAL
PARKING

FOURTH AVE EAST



Item A.

4454 1 SE (HORSE SHOE 193-SE)
 3910 BREVARD 18 MI.
 3905 HORSE SHOE 3.5 MI.

HENDERSONVILLE
 GREY HINGEY MILL
 17 267370 3 10-1020

