



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, July 21, 2021 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of the June 29, 2021 Special meeting
4. **NEW BUSINESS**
 - A. Grey Mill Parking Lot & Common Space Local Landmark Designation (H21-10-LL – *Matthew Manley, Planning Division Manager*)
 - B. New Construction - 3rd Ave East @ Edwards Alley (H21-18-COA) - *Matthew Manley, Planning Manager*
5. **OLD BUSINESS**
 - A. H21-14-COA Findings of Fact Approval
 - B. H21-15-COA Findings of Fact Approval
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 Call Meeting of June 29, 2021

Commissioners Present: Cheryl Jones, Chair, Chuck Reed (Vice-Chair), Ralph Hammond-Green, Chris Barron, Sam Hayes, Derek Cote, Mia Freeman

Commissioners Absent: Kristie Ogletree

Staff Present: Matthew Manley, Planning Manager/Commission Coordinator, Angela Beeker, City Attorney, Terri Swann, Administrative Assistant III

- I **Call to Order.** Chair called this meeting of the Hendersonville Historic Preservation Commission to order at 5:30 pm.
- II **Agenda.** On motion of Commissioner Reed seconded by Commissioner Hammond-Green the Commission approved the agenda.
- III **Minutes.** On motion of Commissioner Reed seconded by Commissioner Cote the minutes of the May 19, 2021 meeting were approved.
- IV(A) **Certificate of Appropriateness,** Charles Wells, 1124 Hyman Avenue (File No. H21-14-COA). Prior to the opening of the public hearing, 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. Manley gave the following analysis:

The Community Development Department is in receipt of an application for a certificate of appropriateness permit from Charles Wells to undertake the following work at 1124 Hyman Avenue:

1. Replacement of siding with an artificial material on the front gable of the principal structure.

Per the Commission's Rules of Procedure, applications containing replacement materials and designs are to be reviewed by the Historic Preservation Commission as a "major work."

The subject property is listed as **non-contributing** in the Hyman Heights Local Designation Report and is described as a brick ranch build ca. early 1950's.

Mr. Manley stated while the applicant has proposed vinyl siding as the replacement material, staff did discuss hardie plank and LP engineered siding as an alternative. Mr. Wells has since submitted a

statement as he could not attend the meeting tonight. Mr. Manley read the statement into the record:

Hello, my name is Charles Wells. I live at 1124 Hyman Avenue. I apologize for not being here in person, but I was not able to get off work. I'm here to get permission to renovate the exterior eaves and overhangs of my house with some type of maintenance free siding that you will let me use. I've been told that Hard Plank siding on LP engineered siding are two possibilities. If it is ok please let me know. The color will not change. I hope you will allow me to make these changes and I await your answer. Thank you for your time. Charles Wells, 1124 Hyman Avenue, Hendersonville NC 28792.

Mr. Manley showed the location of the property in the Hyman Heights Historic District on the map. Site photos were shown. Mr. Manley stated wood siding is shown in the gable. It appears to be in good condition and does not show any rot.

Mr. Manley stated there have been some approvals of artificial materials in the neighborhood. He showed site photos of some of these approvals. Mr. Manley stated there are several standards in the design guidelines for wood siding. He discussed some of the guidelines that would apply.

Mr. Manley discussed the three guidelines for artificial materials. 1. Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials. – Mr. Manley stated this is a non-contributing property. 2. Replace windows, doors, siding, trim and other exterior materials on non-contributing structures in-kind. - Mr. Manley stated that Mr. Wells has suggested other materials that would be appropriate in his submitted statement. 3. The use of artificial materials in new construction shall be limited so that the new building is compatible with the surrounding contributing properties. -Mr. Manley stated artificial materials have been used on other neighboring properties.

Chair asked if there were any questions for staff.

Commissioner Cote asked if the property is contributing or non-contributing. Mr. Manley stated the property is non-contributing.

Commissioner Reed asked if the wood is rotting. Mr. Manley stated the wood does not appear to be rotting. It does need maintenance and needs paint. Commissioner Reed asked if there are any other reasons that the applicant doesn't want to just paint it. Mr. Manley stated because of the on-going cost related to maintenance and ability issues.

Chair explained the applicant's situation to the Commission and that he is open to using hardie plank. Mr. Manley stated the applicant will consider other options that are historically appropriate.

Chair stated there are several other properties in the area that have vinyl siding. Are any of those contributing? Mr. Manley stated he did not check to see if they were or not. Some have more architectural details with the vinyl siding and could be considered contributing.

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

Chair asked if there was anyone in the audience that had questions for the applicant or staff. 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.

The Commission discussed the guidelines and using artificial materials. The Commission felt like there were problems with some of the guidelines.

Chair re-opened the public hearing.

Mr. Manley stated to be helpful the applicant has indicated that he wants a maintenance free replacement and he has the front gable and then sections around the eaves and gutters. The Commission could weigh each of these sections separately. The applicant also obtained a staff approved COA to remove an evergreen tree that was causing damage on the facade and therefore he would like to replace the section with a maintenance free material.

Chair closed the public hearing.

Chair discussed the part around the eaves having damage. Commissioner Reed was not in opposition of the proposal to use a more appropriate replacement material. Chair stated there are other houses with vinyl in the area. He can use a maintenance free material with more of a wood look to it. Commissioner Hammond-Green stated the applicant has agreed to use other materials besides vinyl. He knows over the history of the district the Commission has taken a position where they have been lax when considering materials and other times not.

Commissioner Cote discussed the question of contributing and non-contributing. Commissioner Reed stated in the Secretary of Interior Standards #5 it states, "distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved." He stated there are no features that characterize this property and therefore there would be no violation in him using artificial materials. In #9 of the Secretary of Interior Standards it says new work shall differentiate from old and based on one or both of these standards it allows the Commission to look at this and approve it.

Commissioner Hayes has a question about hardie plank siding compared to engineered wood siding.

Chair reopened the public hearing.

Mr. Manley stated there are many types of siding that could be acceptable but without the applicant here the Commission may need to create a list of things acceptable and include the materials in the motion for approval since the applicant is not here to discuss the materials.

Chair closed the public hearing.

The Commission discussed hardie plank vs. engineered siding. Chair stated the Commission has gone with hardie plank before. Commissioner Freeman stated they should give the applicant the choice between the two. Commissioner Reed stated his preference is the hardie plank. Chair stated the

preference should be wood, but they can approve hardie plank if wood is not feasible.

The Commission discussed guidelines 3.6.2 and 3.1.2.

Chair reopened the public hearing.

Chair asked if this request was to just replace the front gable or does it include the eaves. Mr. Manley stated it is the replacement of the front gable and eaves as stated in the written statement.

Chair closed the public hearing.

Angela Beeker, City Attorney stated she would need to draft the order to tailor their motion. They can use the staff suggested motion and state their preference is wood, but they could find that hardie plank is consistent with the spirit and intent. This could be a way to incorporate it into their suggested motion.

Commissioner Reed stated he is not totally comfortable with this. Chair stated each application is considered a separate application. Ms. Beeker stated their motion can include reasons why each application sets it apart for other applications.

The Commission discussed replacing the wood or covering it with a replacement. Chair stated it needed to be made clear that this is to replace not just cover. Mr. Manley stated if it was covered it would still be there so if someone wanted to take it off and go back to the original material, it would still be in place. The key on the design guideline standpoint is the look stays compatible or appropriate so they could cover it and the look stays the same. Commissioner Cote stated he does not think they could cover it with hardie plank, that would not be feasible. Mr. Manley stated it would achieve the same look if he covers or if he replaces. Chair stated to add the condition to the motion to replace and not just cover it.

Commissioner Reed moved the Commission approve the Certificate of Appropriateness H21-14-COA at 1124 Hyman Avenue with the proposed replacement front gable and eaves because the use of wood would be consistent with guidelines 3.1.2 and in this instance he feels the use of hardie plank will meet the Secretary of Interior Standards for Rehabilitation #5, there will not be any destruction of distinctive features, finishes and construction techniques or examples of craftsmanship and pursuant to Secretary of Interior Standards for Rehabilitation #9 the exterior alteration will not destroy historic materials that characterize the property and work will be differentiated between new and old and is going to be compatible in mass, size, scale and architectural features of the property. The reason the Commission feels the hardie plank meets the spirit and intent is due to the prevalence of artificial materials used in the area already and this is a non-contributing structure and the proposed material would actually improve the façade and further the preservation and in some ways be preferable to other alternatives. If hardie plank is inappropriate for the eaves the Commission authorizes staff to approve a suitable substitute. The motion is to replace, and the approval is conditioned on the replacement of the materials with an approved new material where the reveal remains the same that is currently there. Commissioner Hammond-Green seconded the motion which passed unanimously.

IV(B) **Certificate of Appropriateness**, Doyle and Kathleen Barnes, 1523 Druid Hills Avenue (File No. H21-15-COA). Chair opened the public hearing.

Mr. Manley gave the following analysis:

The Community Development Department is in receipt of an application for a certificate of appropriateness permit from Doyle and Kathleen Barnes to undertake the following work at 1523 Druid Hills Avenue:

1. Construct an addition to the rear of the structure.

Per the Commission's Rules of Procedure, applications containing replacement materials and designs are to be reviewed by the Historic Preservation Commission as a "major work."

The subject property is listed as **contributing** two-story home in the Druid Hills Local Designation Report.

Mr. Manley stated the addition would be sited over an existing patio. The proposal is to extend the building line of the existing principal structure to the west utilizing the same setback as the existing northern wall. The Board of Adjustment granted a variance at their June 8, 2021 meeting and the variance approved was 5 feet on the required 10-foot side setback. The variance was approved unanimously. The addition is for a covered, screened porch. It will be made of wood with a metal roof. There is no color stated for the roof.

A map was shown of the location of the property in the Druid Hills Historic District. Site photos were also shown, and the location of the porch was explained by Mr. Manley.

Mr. Manley presented the guidelines in the presentation and stated the addition is in line with many of the guidelines in 4.2.

Chair asked if there were any questions for staff.

Chair asked if the awning was coming off the home. Mr. Manley stated the awning will go away. The applicant can speak to that.

Commissioner Reed asked about the closeness to the fence. Mr. Manley stated the addition stays away from the fence line.

Commissioner Hammond-Green asked about the distance to the main door. Mr. Manley stated he can ask the applicant about that.

Chair asked if the applicant would like to come forward.

Doyle Barnes, 1523 Druid Hills Avenue stated the width of the patio is 18 feet and they are extending it another 6 feet. It is over halfway from the door. They plan to install a gate for easy ingress and egress to the patio.

Commissioner Cote asked if this addition would be enclosed or screened. Mr. Barnes stated it would be open air with no windows. He wanted it to be mosquito proof from ceiling to floor. They will have a rail.

Commissioner Reed asked if a door would be facing Druid Hills Avenue off the deck. Mr.. Barnes stated yes, there will be a door coming off the deck toward the driveway. They will put sliding doors in the back to the yard.

Commissioner Hammond-Green asked if there would be no door on the neighbor side. Mr. Barnes stated no there would be no door in that area.

Mr. Barnes explained how the roof will come down and they would not be changing the back doors. Mr. Barnes clarified that he is adding a gate and not a door.

Commissioner Reed asked if he is planning to remove any trees. Mr. Barnes stated no. Commissioner Reed asked about the foundation.

Chair sworn Steve White, the contractor for Mr. Barnes.

Steve White, 1616 Norwood Place stated he is the contractor and the foundation was 16' x 16' concrete.

Chair asked if this addition could be removed. Mr. Barnes stated yes, it could be removed without any impact to the home.

Ms. Beeker asked Mr. Barnes if this was a trust. Mr. Barnes stated yes. Ms. Beeker stated the application would need to be amended to include the Barnes Family Trust. She asked if Mr. Barnes has the authority to act on this trust. Mr. Barnes stated yes, he does.

Chair asked if there was anyone in the audience that had questions for the applicant or staff. 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.

The Commission discussed the project and how it will fit in well with the guidelines. It is on the back side of the property so it cannot be seen from the front.

Commissioner Reed moved the Commission approve the Certificate of Appropriateness for the construction of a covered deck on the rear of the structure located at 1523 Druid Hills Avenue as proposed with the understanding that there will be an access gate leading to Druid Hills Avenue as opposed to a door. And with the understanding that the application is being made by the Barnes Family Trust as authorized by Doyle Barnes, trustee. His proposal is in line with guidelines 4.1.1 the location and construction is so that the fabric and character defining details are not damaged, 4.1.5 does not require removal of significant building elements or site feature such as mature trees. Under guidelines 4.2 Additions to Historic Buildings; 4.2.1 construction of the addition is at the least possible loss of historic fabric so that the character defining features of the historic building are not destroyed, 4.2.5 the proposal locates the addition on an inconspicuous elevation of the historic building, 4.2.6 the size of the proposal/construction and the scale of the addition is limited in relation to the historic

buildings and does not diminish or visually overpower them. Commissioner Barron seconded the motion which passed unanimously.

- VI **Staff update on approved COA's.** Mr. Manley gave an update on the staff issued COA's. Chair discussed CLG training and asked that every Commission member watch a one-hour video and submit a summary for their credits. Ms. Beeker discussed the changes for the 160D update and how that would affect the Commission.
- VII **Adjournment.** The Chair adjourned the meeting at 6:55 p.m.

not approved



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, AICP –
Planning Manager

MEETING DATE: July 21st, 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>
<p>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.</p> <p>[ADD, IF APPLICABLE, “WITH THE FOLLOWING MODIFICATIONS”]</p>	<p>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].</p>

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 locate 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:	<ol style="list-style-type: none">1. Staff Memo2. Current Site Photos3. 2021 Application4. 2021 Amended Designation Report5. 2021 Grey Mill Parking Lot & Common Space Local Landmark Ordinance DRAFT6. June 2019 Designation Report7. November 2019 City Council Memo8. Grey Mill Local Landmark Ordinance 11-7-199. 2000 National Register of Historic Places Registration Form

M E M O R A N D U M

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: July 21, 2021

BACKGROUND

There are no updates in this staff report from the previous report received in May 2021.

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 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.







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 form 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 indictive 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.

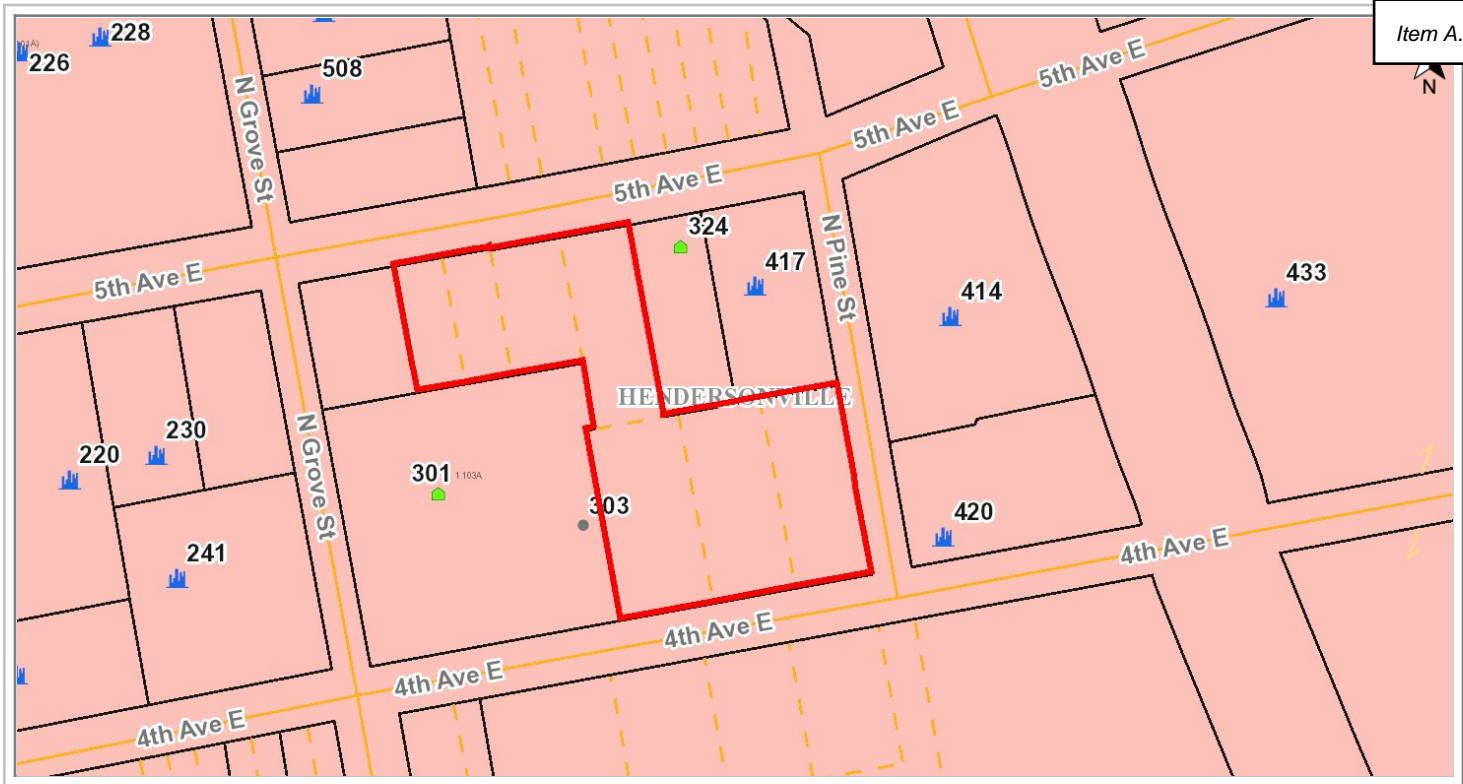
12. Integrity

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>.

Item A.



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).

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Grey Hosiery Mill

other 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 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jeffrey 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	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		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)

- x 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.
x 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.

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #
___ recorded by Historic American Engineering Record #

Primary Location of Additional Data

- _X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
X Other

Name of repository:

Henderson County Library

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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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National Park Service

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Continuation Sheet

Section number 7 Page 2

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.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

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.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

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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Continuation SheetSection number 8 Page 3

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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Continuation Sheet

Section number 8 Page 5

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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National Park Service

**National Register of Historic Places
Continuation Sheet**

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Grey Hosiery Mill, Henderson County, NC

Major Bibliographical References

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Continuation Sheet**

Section number 10 Page 1

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.

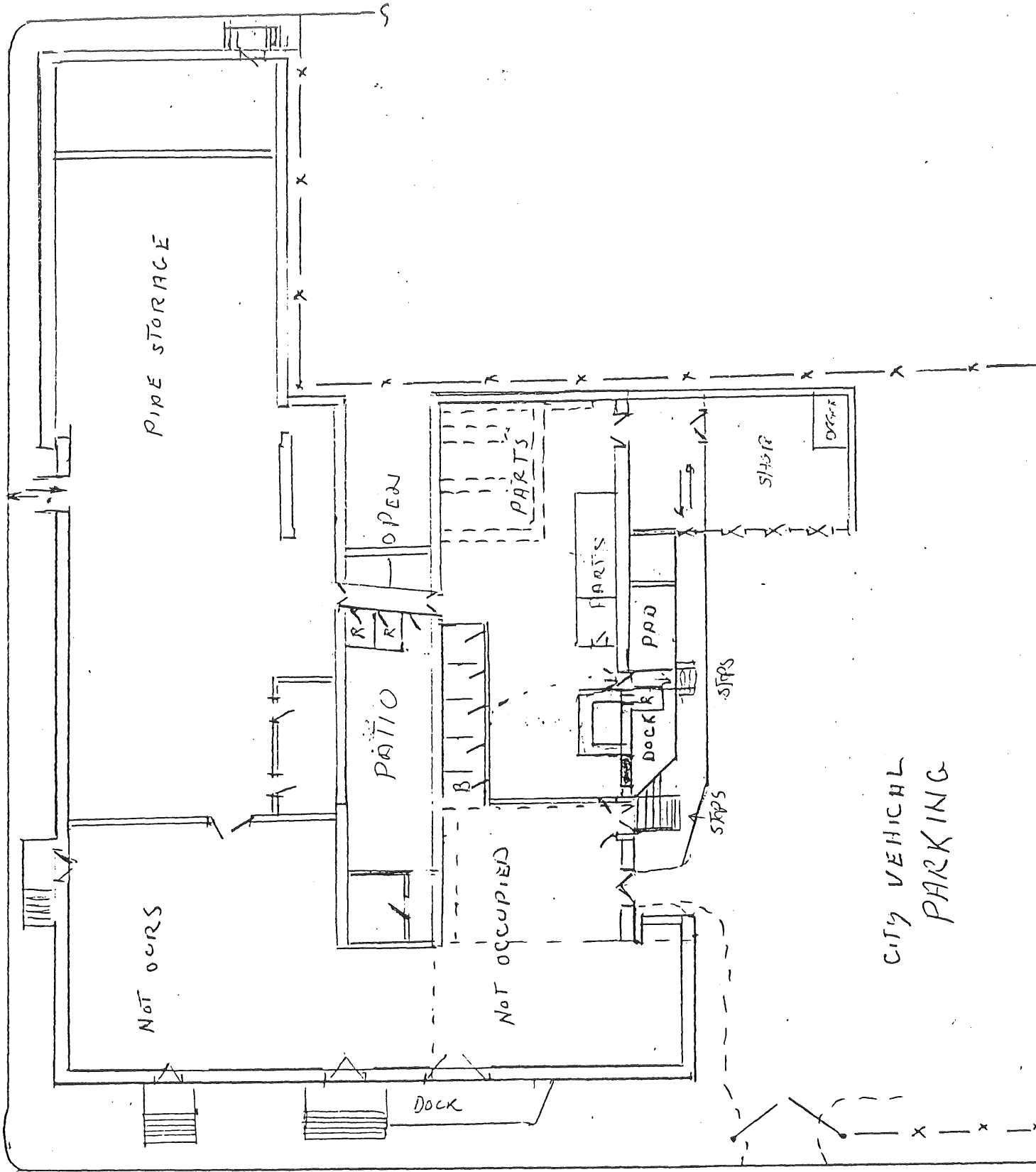
Boundary Justification

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



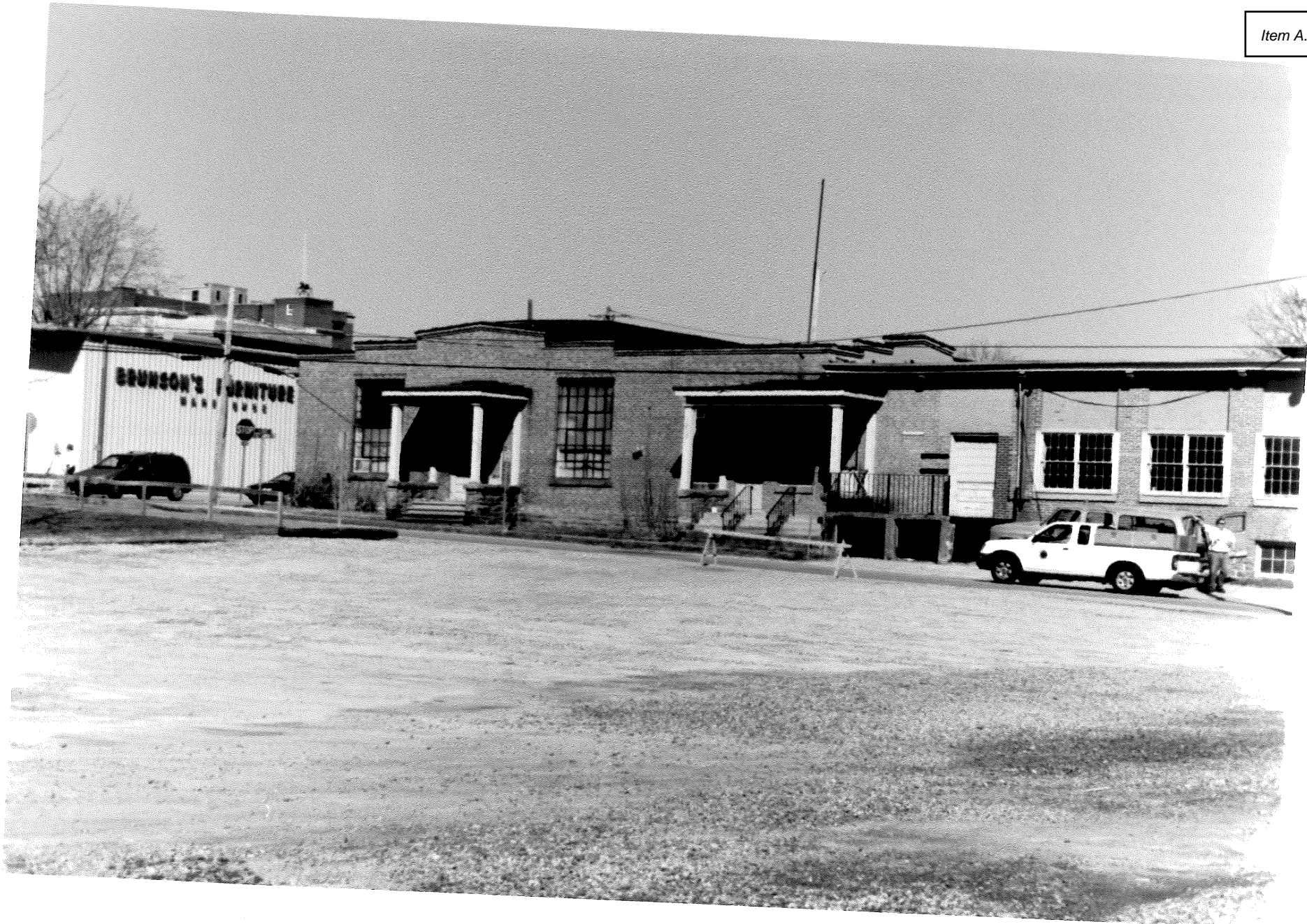
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PARKING

FOURTH AVE EAST



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(HORSE SHOE 193-SE)
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HORSE SHOE 3.5 MI.
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HENDERSONVILLE CO. 71
GREY HORSLEY MILL
17 267470 31-7020



M E M O R A N D U M

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


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.

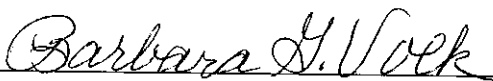
Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.


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

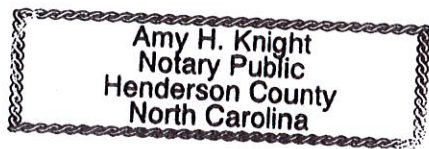
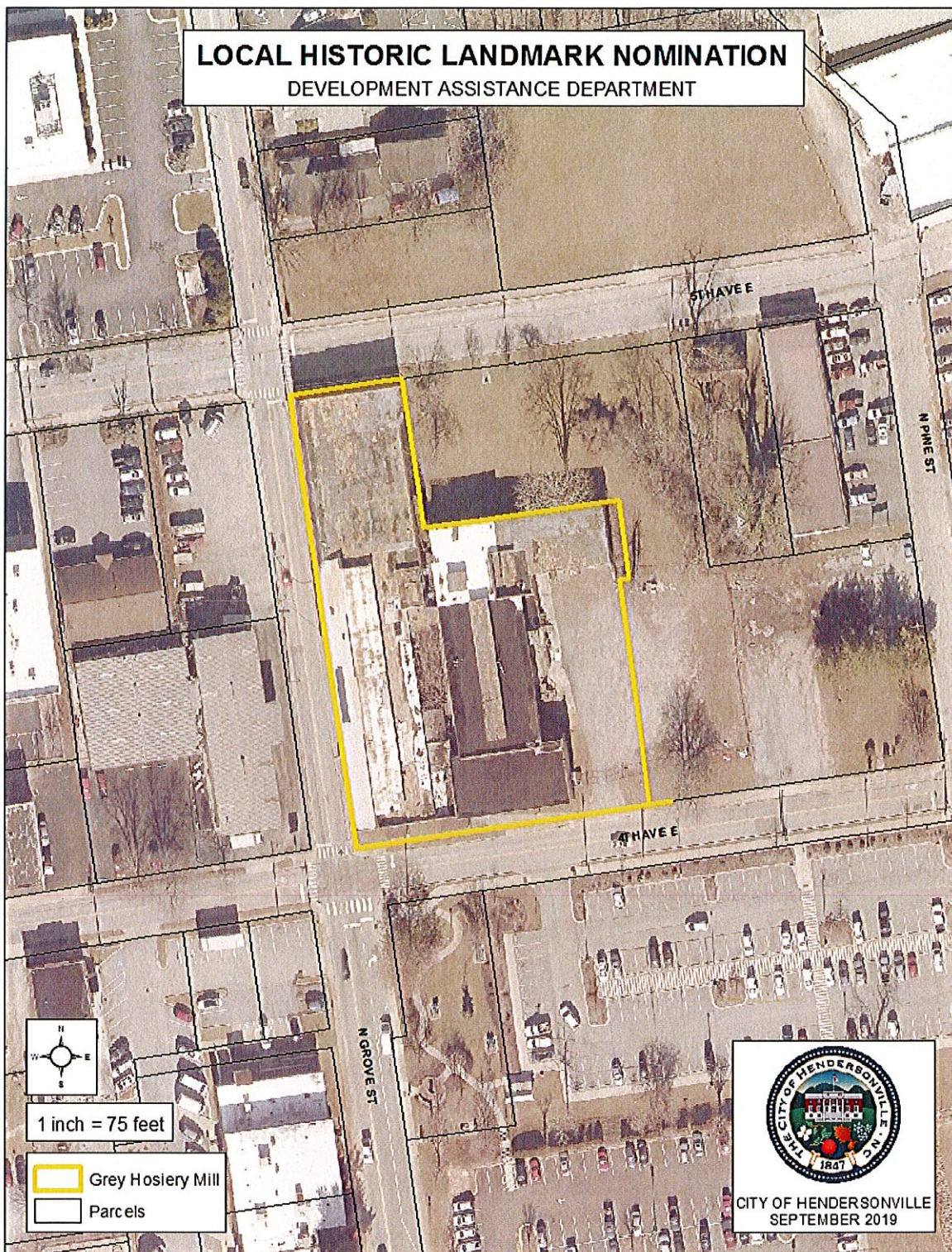


Exhibit A



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.

**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 indictive 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.

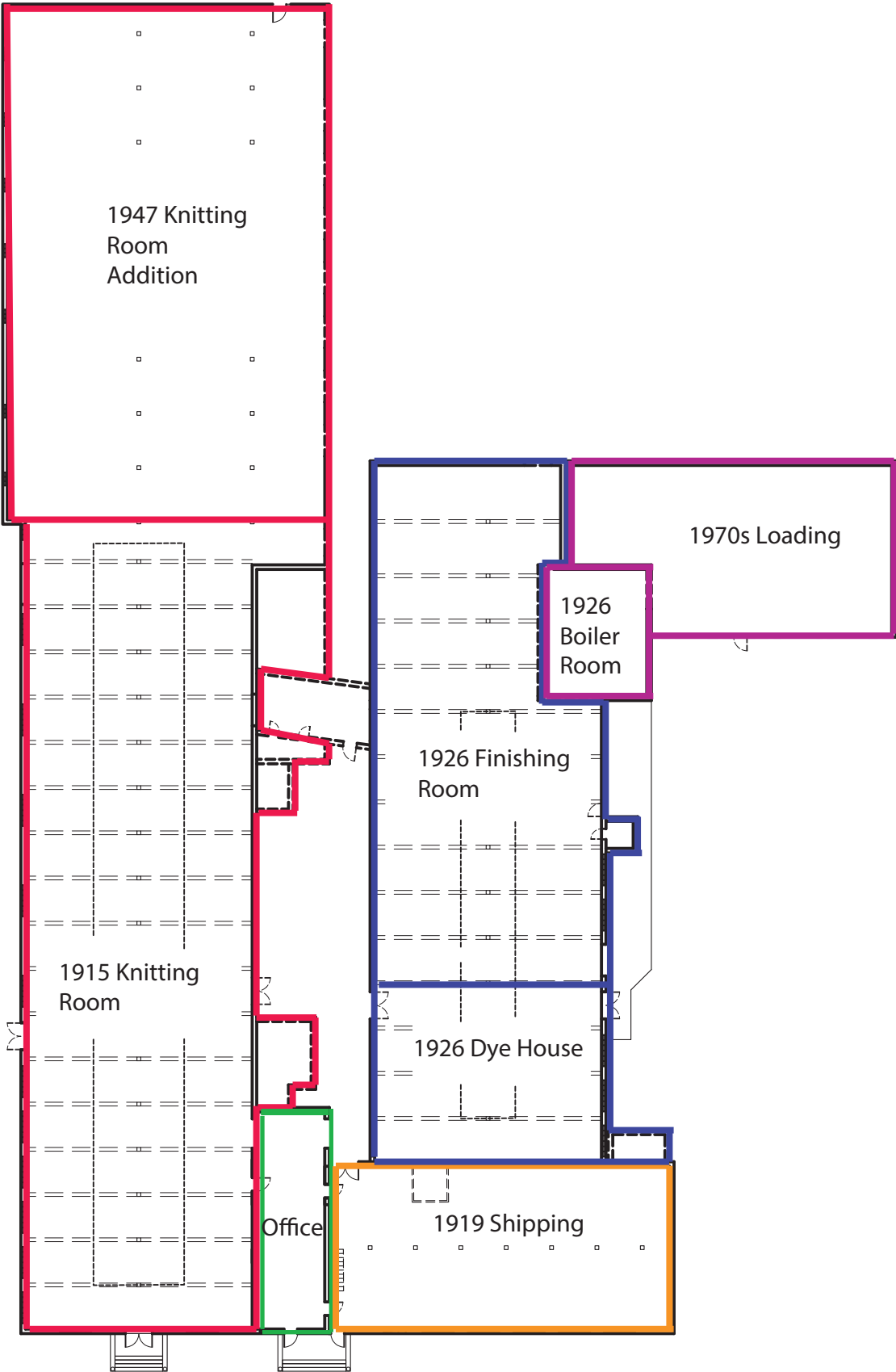
Grey Hosiery Mill continued to produce hosiery until 1965 under the Grey family's leadership, after which the property was sold to Holt Hosiery Mills, Inc. It ran under the name of Holt Hosiery until the plant was closed only two years later. Afterwards it changed hands until the city came into ownership. 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

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

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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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Grey Hosiery Mill, Hendersonville, NC
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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



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



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

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



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

Grey Hosiery Mill, Hendersonville, NC
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37. Grey Mill, 1915 Building, Looking North



38. Grey Mill, 1915 Building, Looking West

Grey Hosiery Mill, Hendersonville, NC
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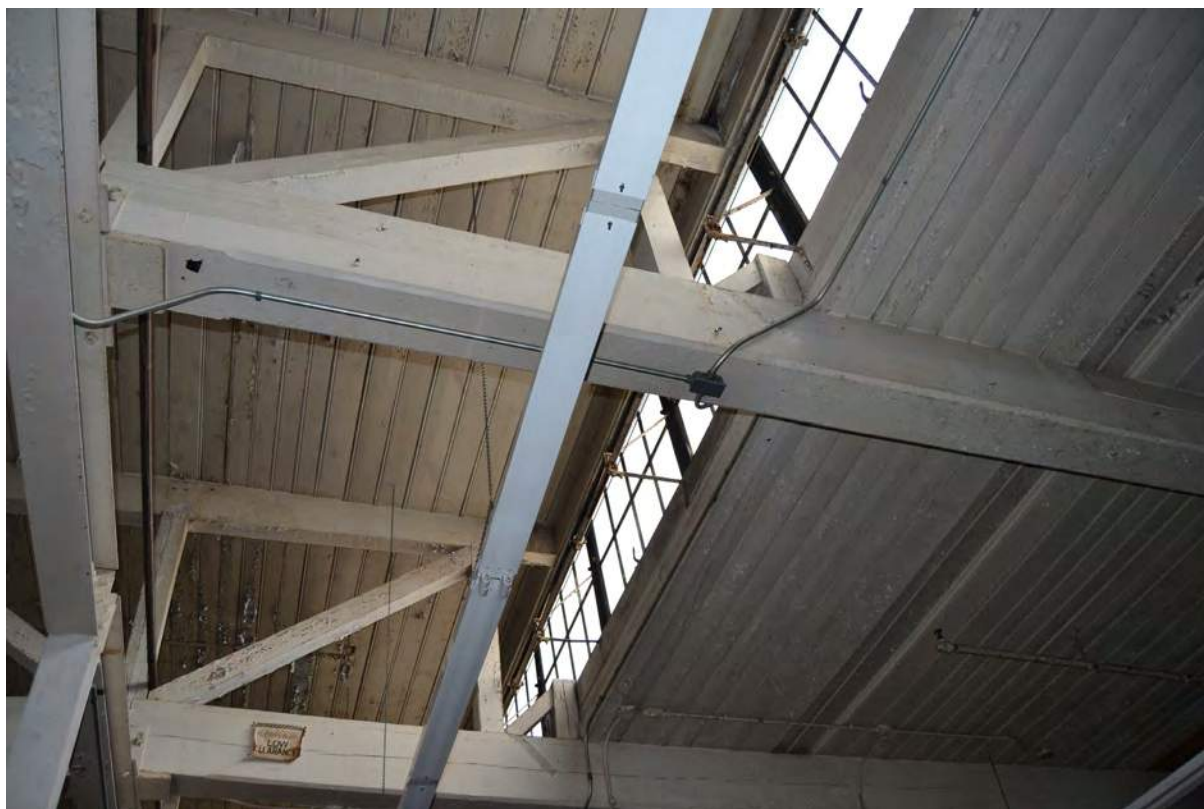
41. Grey Mill, 1915 Building, Looking North



42. Grey Mill, 1915 Building, Looking South

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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47. Grey Mill, 1947 Addition, Looking North



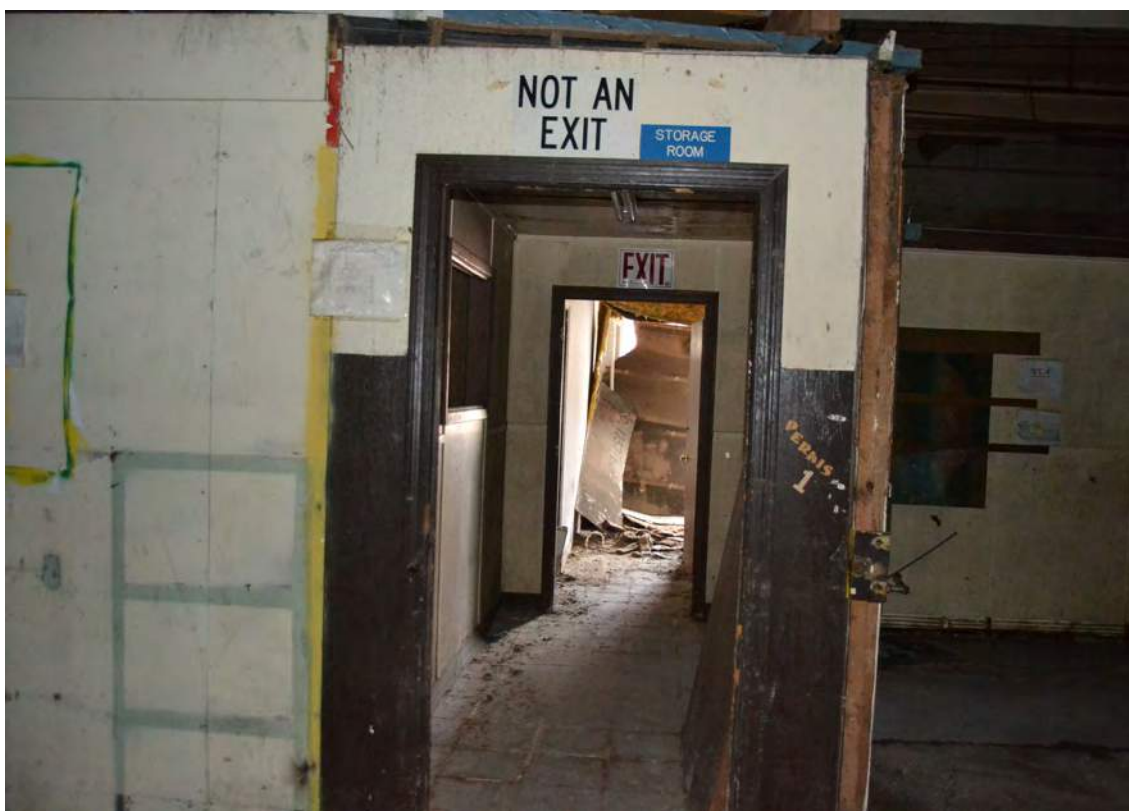
48. Grey Mill, 1947 Addition, Looking South

Grey Hosiery Mill, Hendersonville, NC
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49. Grey Mill, 1947 Addition, Looking East



50. Grey Mill, 1947 Addition, Looking North

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51. Grey Mill, 1947 Addition, Looking Northwest



52. Grey Mill, 1947 Addition, Looking South

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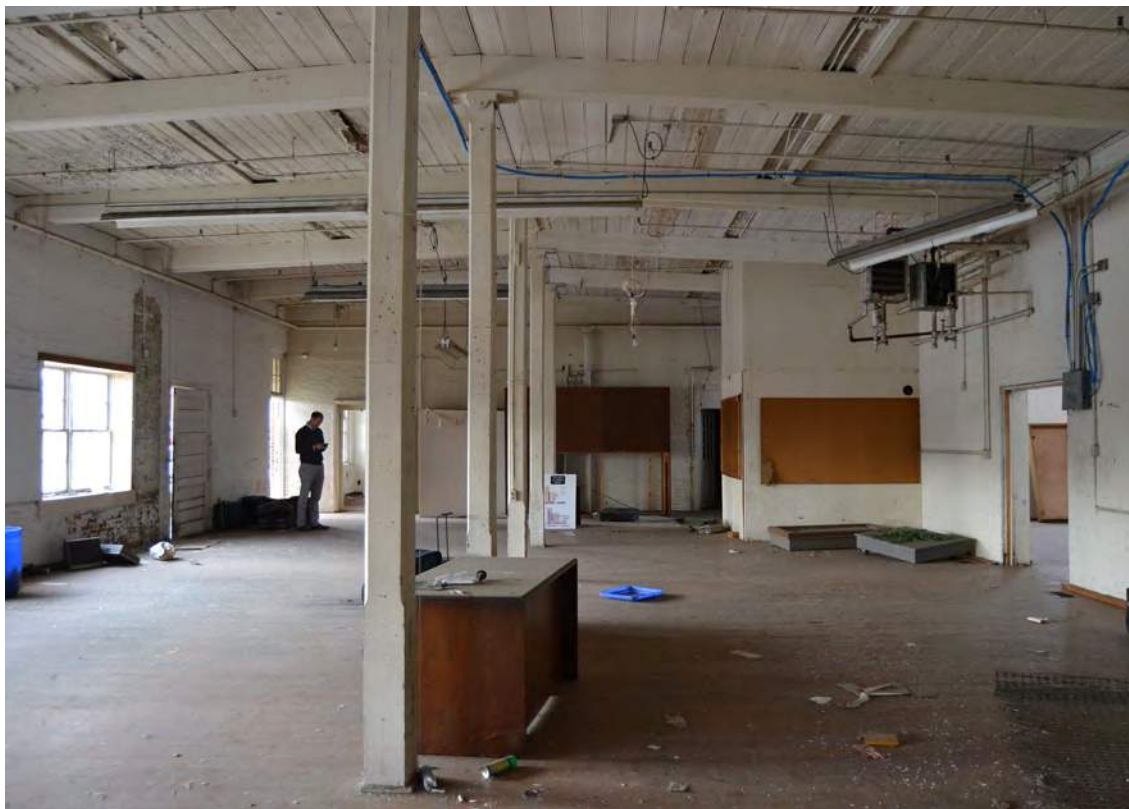
55. Grey Mill, 1919 Building, Looking East



56. Grey Mill, 1919 Building, Looking Northeast

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63. Grey Mill, 1919 Building, Looking Southwest



64. Grey Mill, 1919 Building, Looking West

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



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



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



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

Grey Hosiery Mill, Hendersonville, NC
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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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80. Grey Mill, 1926 Addition, Looking West



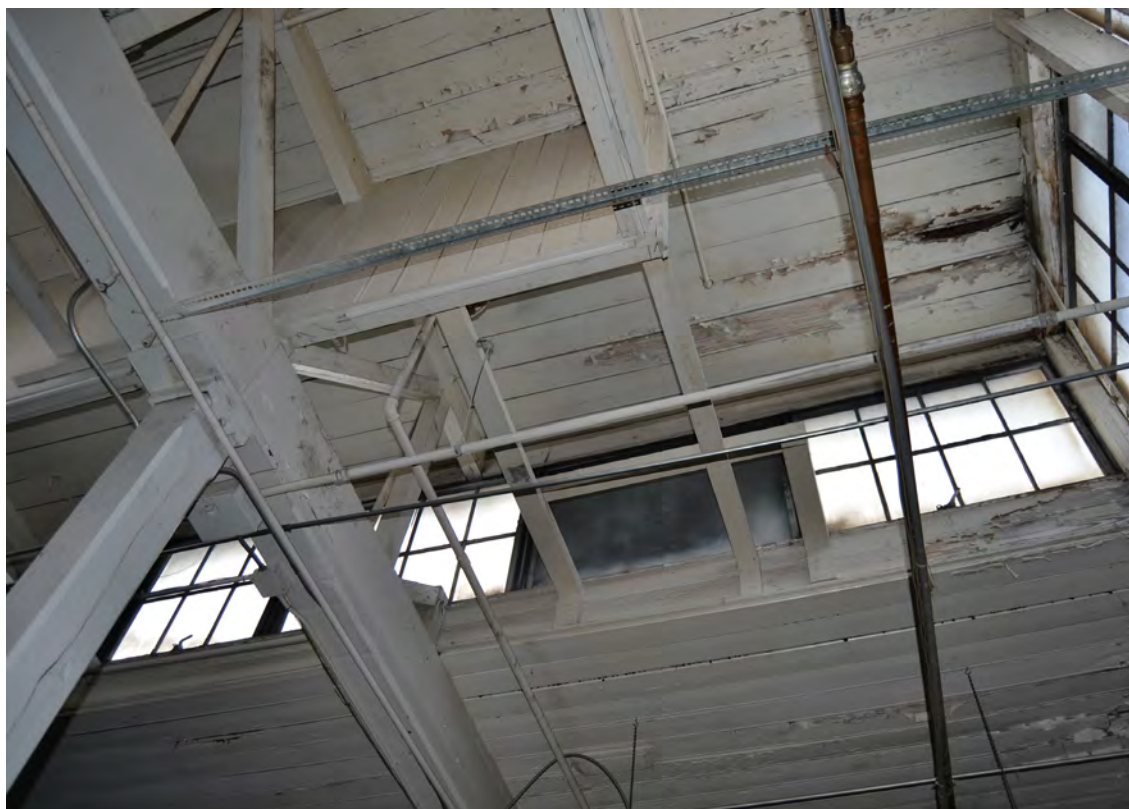
81. Grey Mill, 1926 Addition, Looking East

Grey Hosiery Mill, Hendersonville, NC
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82. Grey Mill, 1926 Addition, Looking South



83. Grey Mill, 1926 Addition, Monitor Detail

Grey Hosiery Mill, Hendersonville, NC
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86. Grey Mill, 1926 Addition, Looking Southeast



87. Grey Mill, 1970s Warehouse, Looking East

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88. Grey Mill, 1970s Warehouse, Looking Northeast



89. Grey Mill, 1970s Warehouse, Looking East

Grey Hosiery Mill, Hendersonville, NC
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90. Grey Mill, 1970s Warehouse, Looking West



91. Grey Mill, 1970s Warehouse, Looking Southeast



93. Grey Mill, Courtyard, Looking South



94. Grey Mill, Courtyard, Looking South



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Item A.

Grey Hosiery Mill, Hendersonville, NC
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95. Grey Mill, Courtyard, Looking Southwest



96. Grey Mill, Courtyard, Looking North

Grey Hosiery Mill, Hendersonville, NC
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102. Grey Mill, Rear Courtyard, Looking North



103. Grey Mill, Rear Courtyard, Looking South



105. Grey Mill, Entrance to Basement, Looking North

Grey Hosiery Mill, Hendersonville, NC
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106. Grey Mill, Shipping and Storage Basement, Looking North



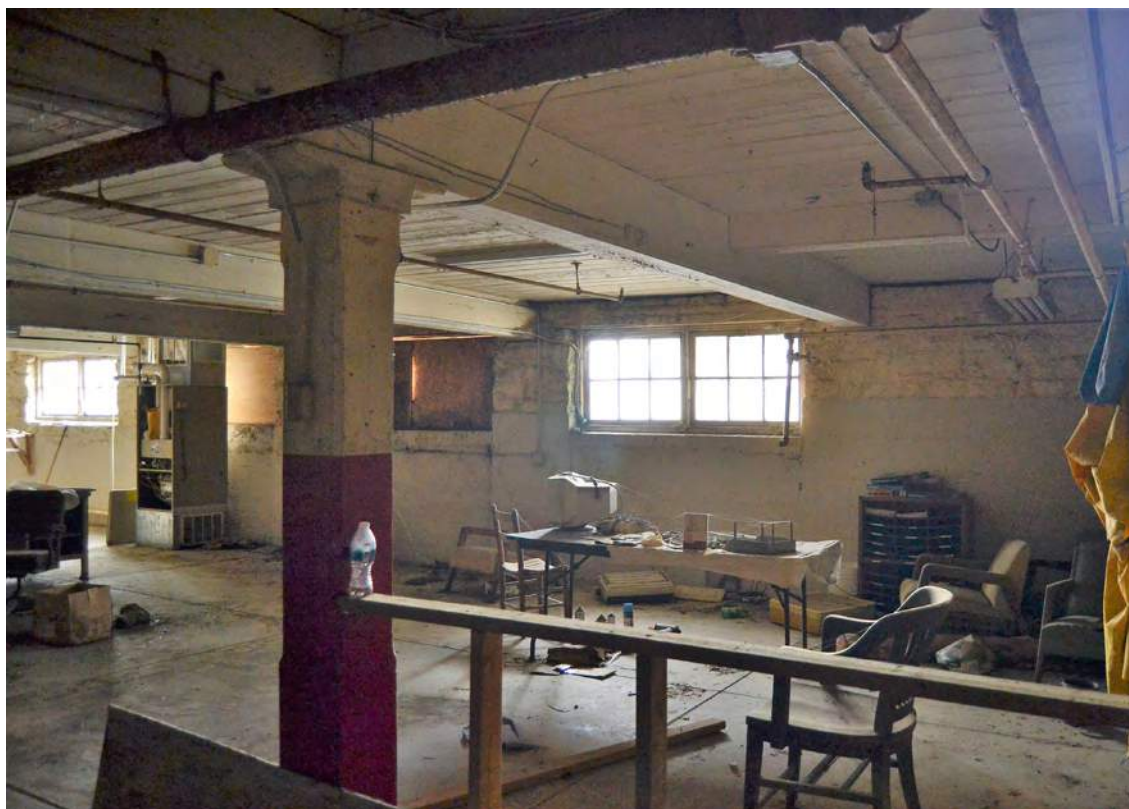
107. Grey Mill, Shipping and Storage Basement, Looking East

Grey Hosiery Mill, Hendersonville, NC
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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
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110. Grey Mill, Shipping and Storage Warehouse, Looking East



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

Grey Hosiery Mill, Hendersonville, NC
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116. Grey Mill, Dye House Basement, Looking Northwest

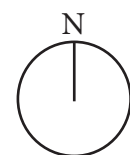


117. Grey Mill, Dye House Basement, Looking West

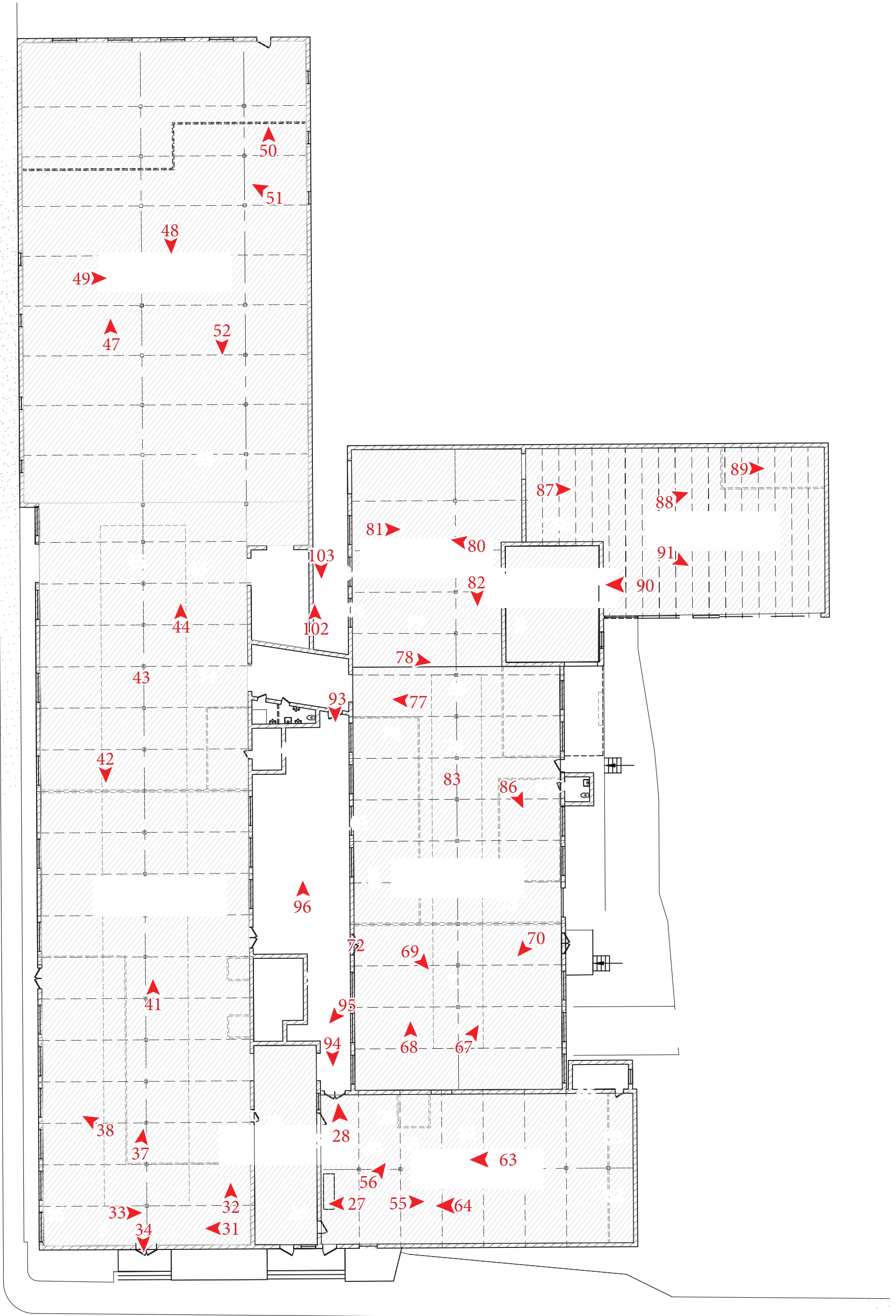


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Grey Hosiery Mill
 301 Fourth Avenue East
 Hendersonville, NC 28792



National Park Service
 Part 1 Certification Photo Key
 Site Plan



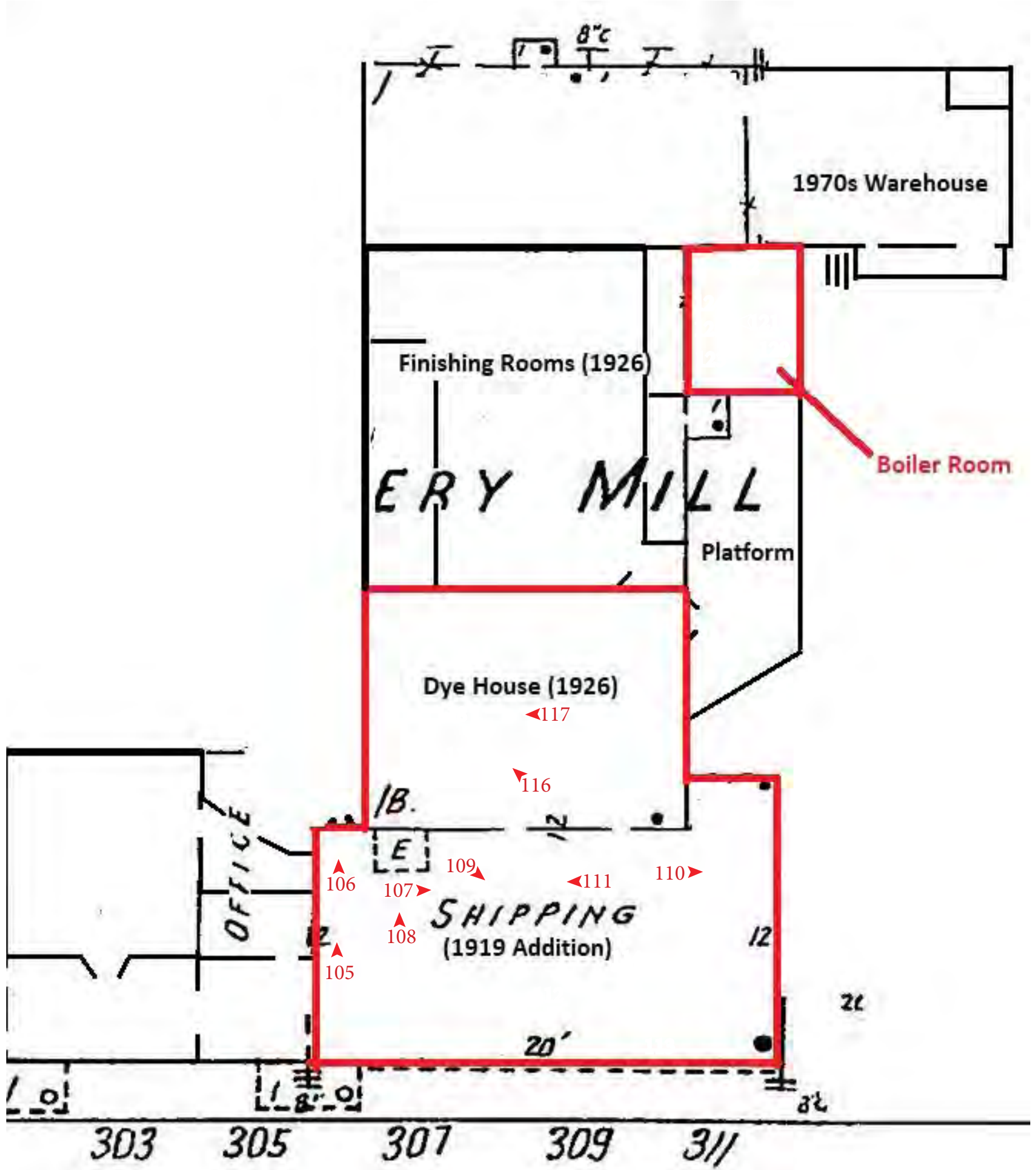
Grey Hosiery Mill
 301 Fourth Avenue East
 Hendersonville, NC 28792



National Park Service
 Part 1 Certification Photo Key
 First Floor Plan



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 to historic building development



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Grey Hosiery Mill
 301 Fourth Avenue East
 Hendersonville, NC 28792



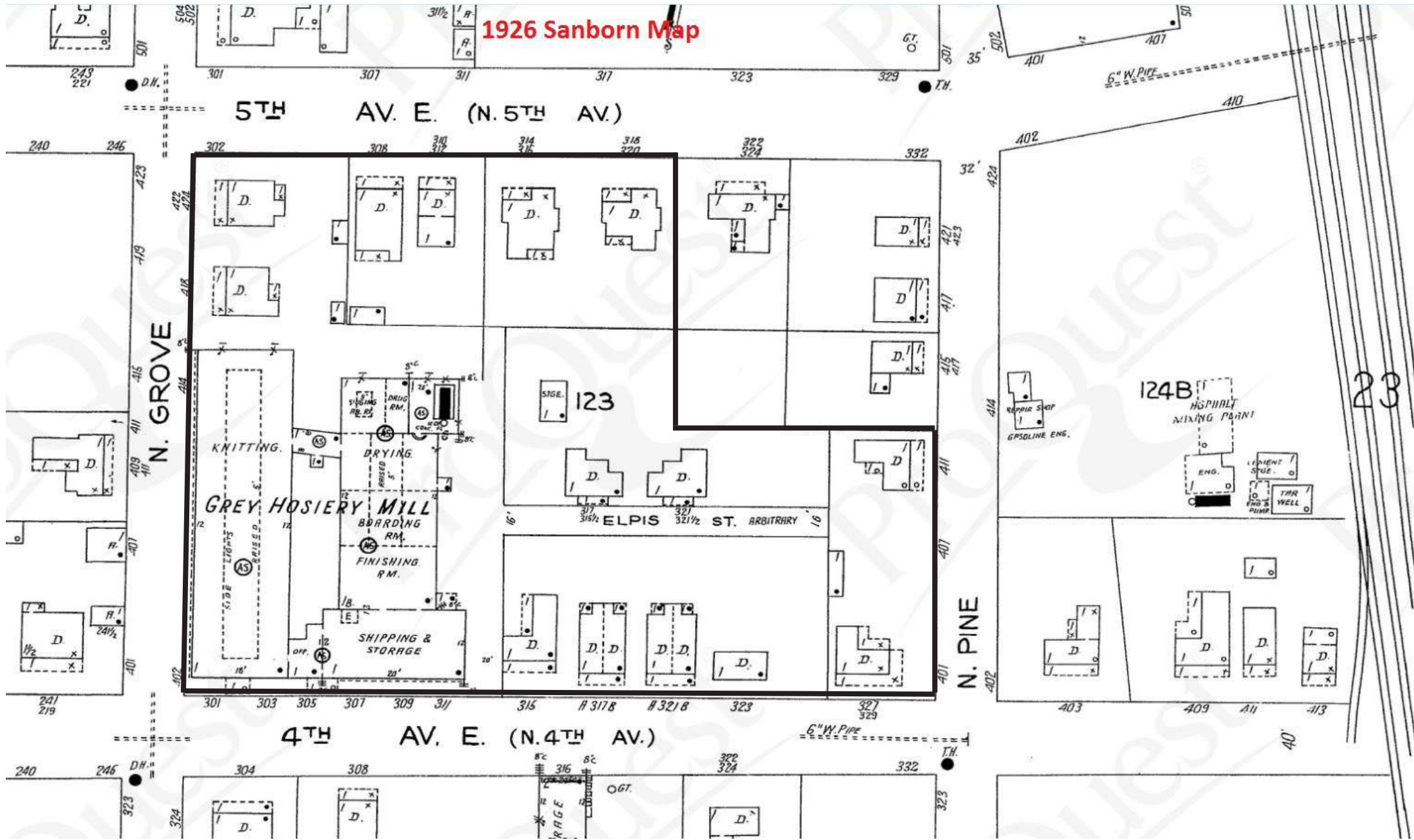
National Park Service
 Part 1 Certification Photo Key
 Basement Plan

Grey Hosiery Mill Hendersonville, NC

Local Landmark - Parcel History

Image Origin | Sanborn Fire Insurance
Image Date | 1922

**Outline shows proposed
landmark boundaries



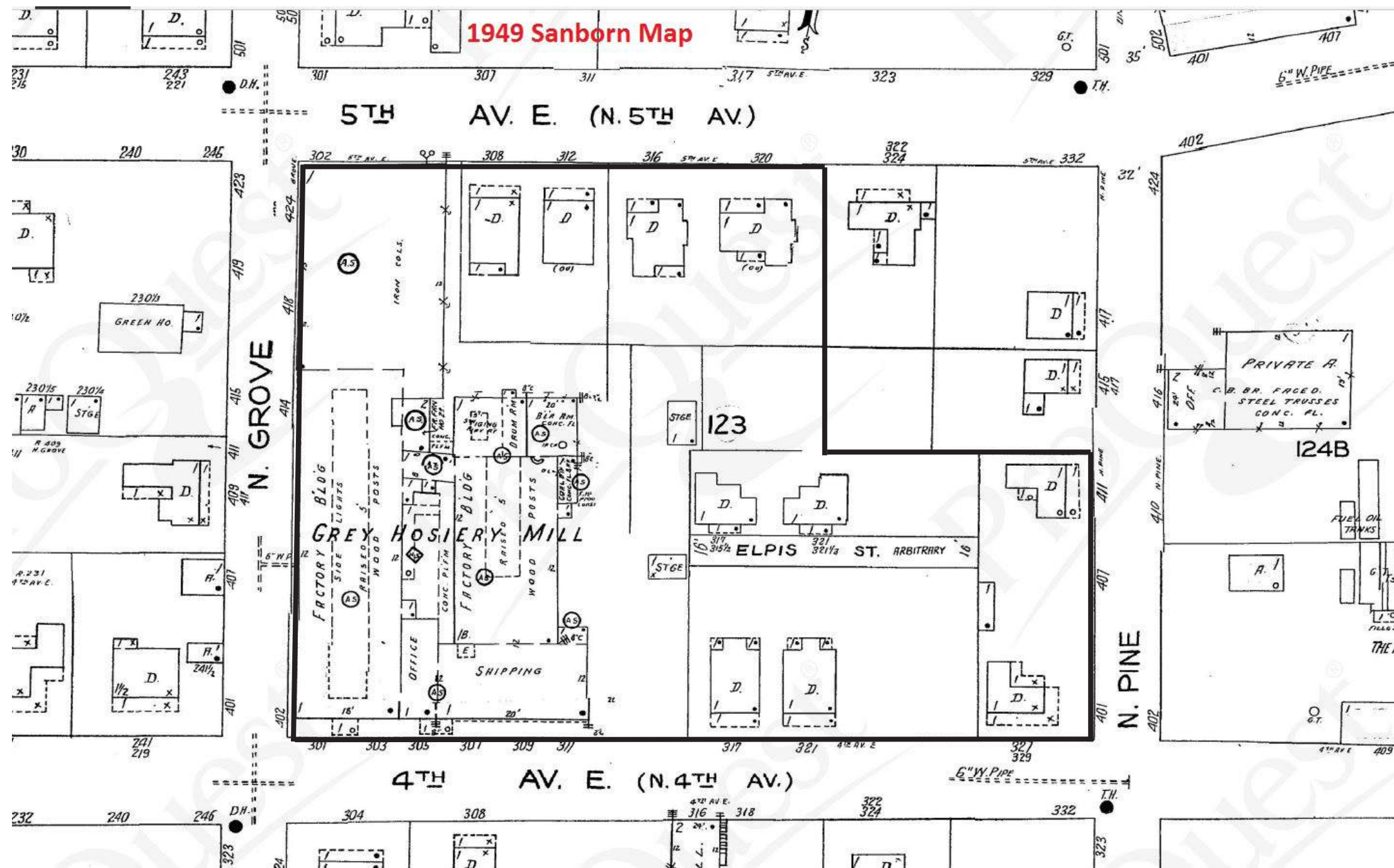
Bringing strategy, equity, and experience
to historic building development

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



301 4th Avenue East

Hendersonville Parks & Recreation Center

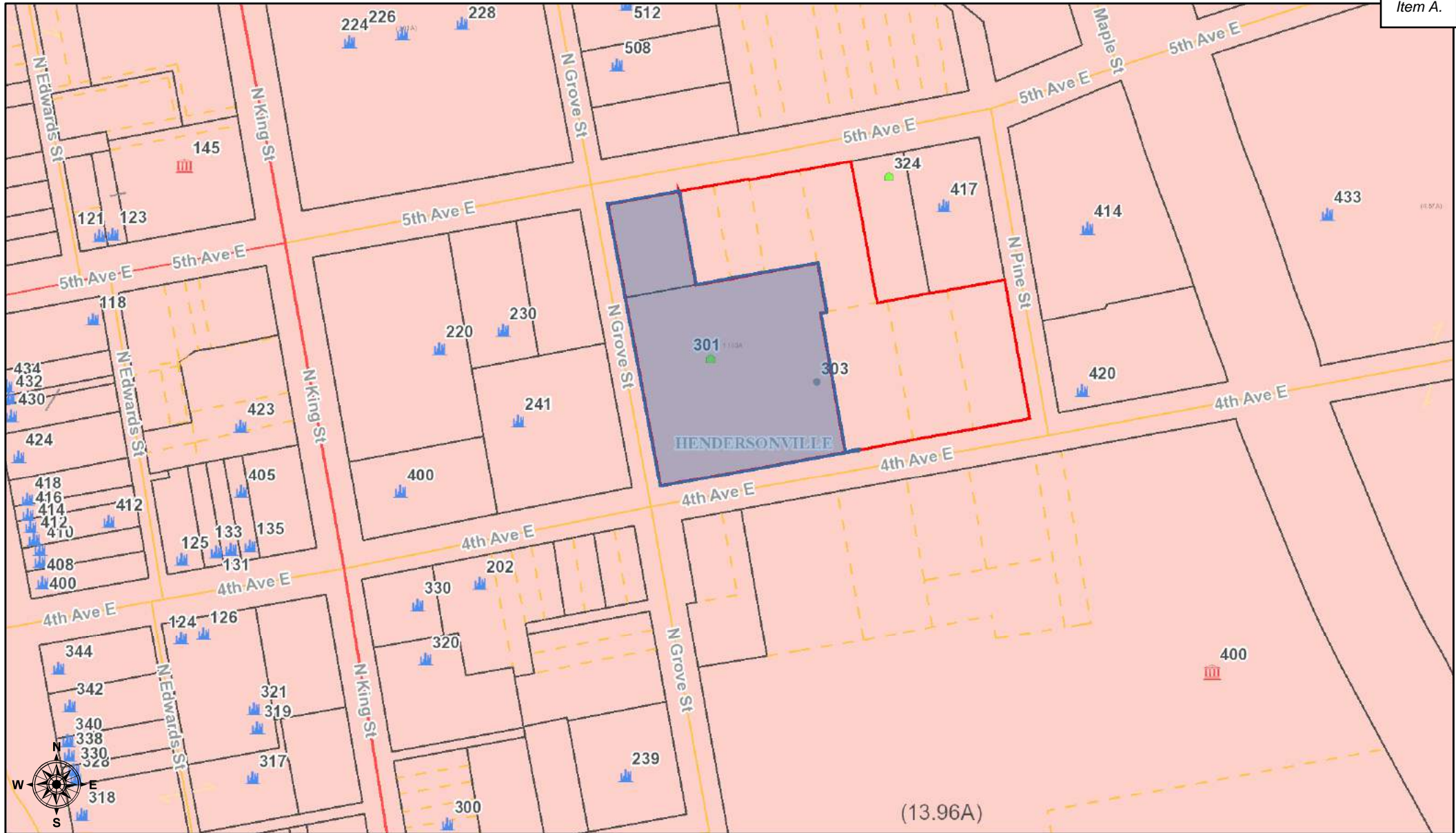
Brunson's Furniture Center

Henderson County Partnership for...

Dr. Martin Luther King Jr Memorial Park

Salvation Army

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



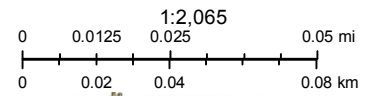
August 28, 2019

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).





CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Matthew Manley, AICP – Planning Manager **MEETING DATE:** July 21st, 2021

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

TITLE OF ITEM: New Construction - 3rd Ave East @ Edwards Alley (H21-18-COA) - *Matthew Manley, Planning Manager*

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
<p>I move the Commission to find as a fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-18-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing, is not incongruous with the character of the Main Street Local Historic District for the following reasons:</p> <p>[CHOOSE FROM AMONG THE DESIGN GUIDELINES IN THE ANALYSIS AND/OR ADD OTHERS AS APPROPRIATE]</p> <p>[ADD, IF APPLICABLE, "WITH THE FOLLOWING MODIFICATIONS"]</p>	<p>I move the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file #H21-18-COA, if constructed according to the plans reviewed at this meeting, is incongruous with the character of the Main Street Local Historic District for the following reasons</p> <p>[CHOOSE FROM AMONG THE DESIGN GUIDELINES IN THE ANALYSIS AND/OR ADD OTHERS AS APPROPRIATE]</p> <p>Based on the preceding findings of fact, I move the Commission to deny the application for a certificate of appropriateness as contained in File #H21-18-COA.</p>

SUMMARY:

The Community Development Department is in receipt of an application for a Certificate of Appropriateness permit from ACC, LP & DAC, LP to undertake the following work at the above referenced property:

- Construction of a new residence designed as indicated in the sketches submitted with the application which include:

- 2.5 Story Building
- Front Façade: Brick with Stucco Accents between stairwell windows (1st/2nd Floor & 3rd level) and 3rd level terrace wall. Metal railing on 2nd level balcony.
- East Side: Stucco with metal railing and cloth awning on 3rd level. Brick accent on northern most portion of 2nd & 3rd levels.
- West Side: Stucco with brick accent wall, metal canopies, walk-in door and two-car garage doors on 1st level.
- Rear Side: Stucco

PROJECT/PETITIONER NUMBER:	H21-18-COA
PETITIONER NAME:	ACC & DAC, LP
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Memo 2. Application

M E M O R A N D U M

Development Assistance Department

TO: Hendersonville Historic Preservation Commission

FROM: Matthew Manley, AICP | Planning Manager

RE: Application for a Certificate of Appropriateness; PIN 9568-87-1778, 3rd Ave E. at N. Edward's St., Main Street Historic District; File Number H21-18-COA

DATE : July 21, 2021

The Community Development Department is in receipt of an application for a Certificate of Appropriateness permit from ACC, LP & DAC, LP to undertake the following work at the above referenced property:

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 - West Side: Stucco with brick accent wall, metal canopies, walk-in door and two-car garage doors on 1st level.
 - Rear Side: Stucco

PROPERTY DESCRIPTION

The property is currently a vacant lot. For reference, recent photos of the area are appended to this memorandum on pages 6 through 9. Submitted elevations are attached on pages 10 through 13.

The subject property, having no structures, is not defined as contributing or non-contributing within the *Main Street Local Designation Report* which refers to it as a “vacant lot to west [of 128 3rd Avenue East].”

The subject property is listed as vacant in the *National Register District Inventory* and described as a “vacant lot where an early 1900s building was demolished 6/87.”

There is no known photographic evidence of the referenced “early 1900s building” other than an aerial photo from circa 1941 in which no detail can be discerned. The Sanborn map from 1922 shows the lot as vacant; in the 1926 map, a building is shown to occupy the

space and is labeled as "Hosiery M.F.G." with a rear section of the building marked "C.B."

BACKGROUND

A structure at this location has been previously approved by the HPC on two occasions. The first (H16-41-COA) was approved in October 2016 (See attachment below). The first version, which received feedback from the DRAC in August 2016, varied significantly from the second design (H16-66-COA), which was approved in January 2017. The second design and the current application (H21-18-COA) are essentially identical.

ANALYSIS

The majority of the floor plan remains as originally approved in January 2017 and plans for the construction of an approximately 2,450 square feet, 2 and ½ story single family residence abutting the historic building to its east at 128 3rd Ave East. Features include: an approximately 300 square foot two-car garage with entrance on the western elevation and a loft space with an adjacent open-roofed and semi-open sided terrace on the third level. The exterior material is a brick veneer with stucco and metal accents areas. Windows are proposed to be aluminum wood-clad.

DESIGN GUIDELINES

Below is the full section of the HPC's adopted *Design Guidelines* that appear to pertain to this new construction project.

4.1 NEW CONSTRUCTION

The face of downtown Hendersonville has constantly been in a state of change. While most of this change has been due to the alterations or restoration of historic structures, there have also been a few new construction projects. The contemporary design of these buildings has not been entirely compatible within the historic fabric of downtown.

There remain a number of potential sites in downtown that are suitable for infill or redevelopment in downtown. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character of the historic district. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and accessory buildings is also important.

Guidelines for new construction are to ensure that the district's architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building must be compatible

with existing historic buildings in the district. However, compatible contemporary designs rather than historic duplications are encouraged.

NEW CONSTRUCTION GUIDELINES

Building Setbacks and Orientation on Lot

Perhaps one of the most important considerations of a new design is that it continue the building line of the existing streetscape by using similar setbacks as adjacent structures. Most of Main Street Historic District is zoned with zero-setback lines. Therefore, structures can not only be built directly to the right-of-way, but also can abut adjacent structures. The accommodation of an automobile dependent society has resulted in downtown commercial development that is oriented to the car and not the pedestrian. This type of development with buildings setback far from the road and paved parking areas in front of the structure is entirely incompatible in a historic downtown.

- .1 Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street. Buildings should be built close to the property line to continue the overall building line of the streetscape.
- .2 Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls.
- .3 In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
- .4 If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.
- .5 If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.

Size and Scale

A new building in the downtown should respect the size and scale of existing historic structures within the streetscape where it is proposed. Most buildings in downtown Hendersonville are two stories, but there are some that are smaller and only a few that are significantly larger – such as the Skyland Hotel building at the north end of the district.

Most of downtown has a continuous block face with buildings of similar size and proportions relative to adjacent structures. However, there also exist buildings on the fringes of the district that are of a much larger scale but are separated from other structures by an appropriate distance which essentially minimizes the impact of the change in scale. This is usually the case with civic or religious buildings. For instance, the Henderson County Courthouse is built to a much larger scale than other buildings in the block, but is separated from adjacent structures by large pedestrian amenities and green space.

- .6 Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There is a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
- .7 Buildings on the interior of a continuous blockface should be no more than one story taller than the adjacent structures. Buildings on corners can be larger in scale than adjacent structures.
- .8 A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.
- .9 Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.
- .10 Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.
- .11 In addition to all other applicable Sections of the Zoning Ordinance, no structure at its highest point shall exceed 2,208.2 feet above mean sea level within the Main Street Local Historic Overlay District.

Materials, Design Elements, and Rhythm

Design elements of the building itself should also be a consideration in the appropriateness of new construction in the historic district. Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures. Contemporary compatible designs are encouraged instead of historic copies or reproductions.

- .12 Use materials that are similar to those commonly found in the district such as brick, stone, and metal.
- .13 Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.
- .14 Architectural details such as windows, arches, and cornices should complement that of existing historic structures.
- .15 Aluminum cladding, vinyl and plastic siding and details are not appropriate.
- .16 The size and rhythm of a building's fenestration (doors and windows) should be compatible with existing structures in the district.
- .17 New windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.

- .18 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

SUGGESTED MOTIONS

Approval:

I move the Commission to find as a fact that the proposed application for a Certificate of Appropriateness, as identified in file # H21-18-COA, if constructed according to the information reviewed at this hearing and any representations made by the applicant on the record of this hearing, is not incongruous with the character of the Main Street Local Historic District for the following reasons:

[CHOOSE FROM AMONG THE DESIGN GUIDELINES IN THE ANALYSIS AND/OR ADD OTHERS AS APPROPRIATE]

Approval with additions, deletions, and/or conditions:

I move the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file #H21-18-COA, as 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 Local Historic District for the following reasons and with the following additions, deletions and/or conditions:

[CHOOSE FROM AMONG THE DESIGN GUIDELINES IN THE ANALYSIS AND/OR ADD OTHERS AS APPROPRIATE]

[STATE ADDITIONS, DELETIONS, AND/OR CONDITIONS AS APPROPRIATE]

Denial:

I move the Commission to find as a fact that the proposed application for a certificate of appropriateness, as identified in file #H21-18-COA, if constructed according to the plans reviewed at this meeting, is incongruous with the character of the Main Street Local Historic District for the following reasons

[CHOOSE FROM AMONG THE DESIGN GUIDELINES IN THE ANALYSIS AND/OR ADD OTHERS AS APPROPRIATE]

Based on the preceding findings of fact, I move the Commission to deny the application for a certificate of appropriateness as contained in File #H21-18-COA.

APPEALS

HISTORIC PRESERVATION COMMISSION
PIN 9568-87-1778, 3RD AVE E. AT N. EDWARD'S ST.
JULY 21, 2021
PAGE 6

The Historic Preservation Commission's action to approve or deny an application for a Certificate of Appropriateness can be appealed to the City of Hendersonville's Board of Adjustment. Appeals can be (1) filed by any aggrieved party, (2) shall be filed within 20 days of the Commission's action, and (3) shall be in the nature of *certiorari*. Any appeal of the decision of the Board of Adjustment shall be taken to the Superior Court of the County.



Edward's Street as seen from 3rd Avenue East



View from King Street between 2nd Avenue and 3rd Avenue



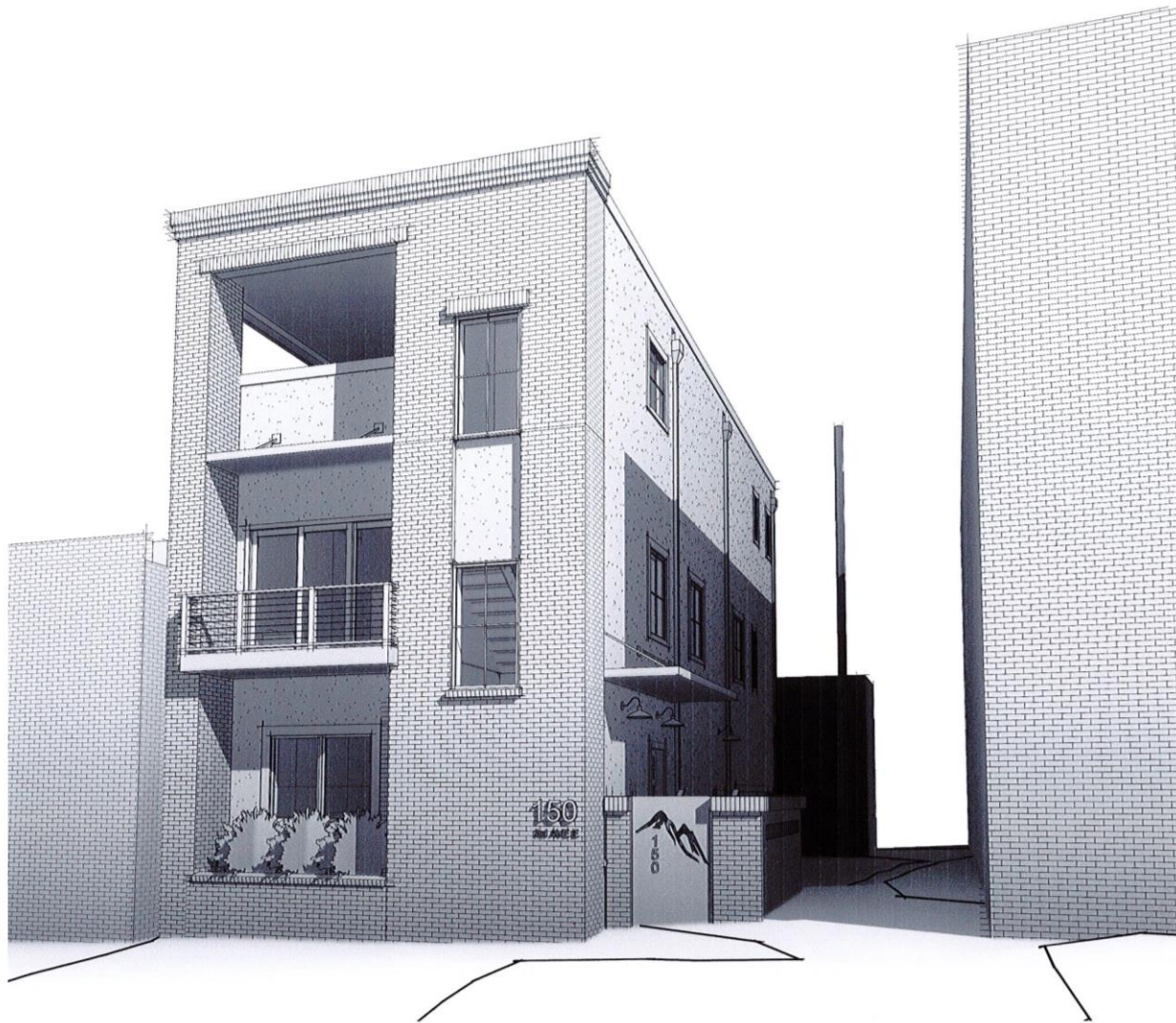
Approximately 10-foot Wide Area to the South



View from Edward's Street and 2nd Avenue



View from 3rd Avenue and King Street



1 3D View 1



HOMESMITH
ARCHITECTURE

R. FRANK KELSCH - ARCHITECT
224 ANDERSON STREET, SUITE G
HENDERSONVILLE, NC 28752
PH/FAX (828) 697-5965

PROJECT TITLE:
ACC,LP + DAC,LP
3RD AVENUE EAST

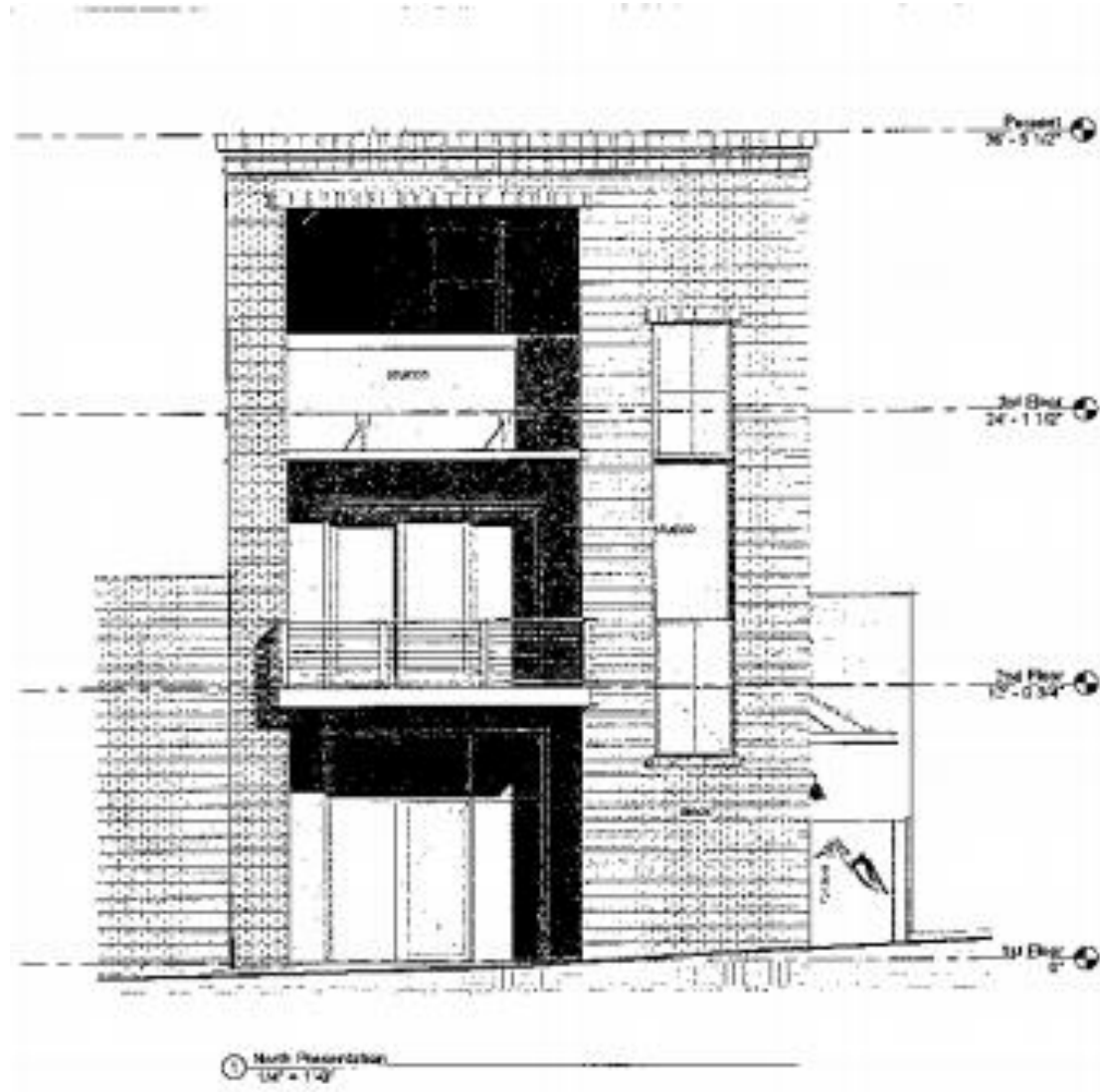
PRINT DATE:
12/8/16

SHEET TITLE:
Perspective

SHEET NO.
A-204

HISTORIC PRESERVATION COMMISSION
PIN 9568-87-1778, 3RD AVE E. AT N. EDWARD'S ST.
JULY 21, 2021
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FRONT ELEVATION



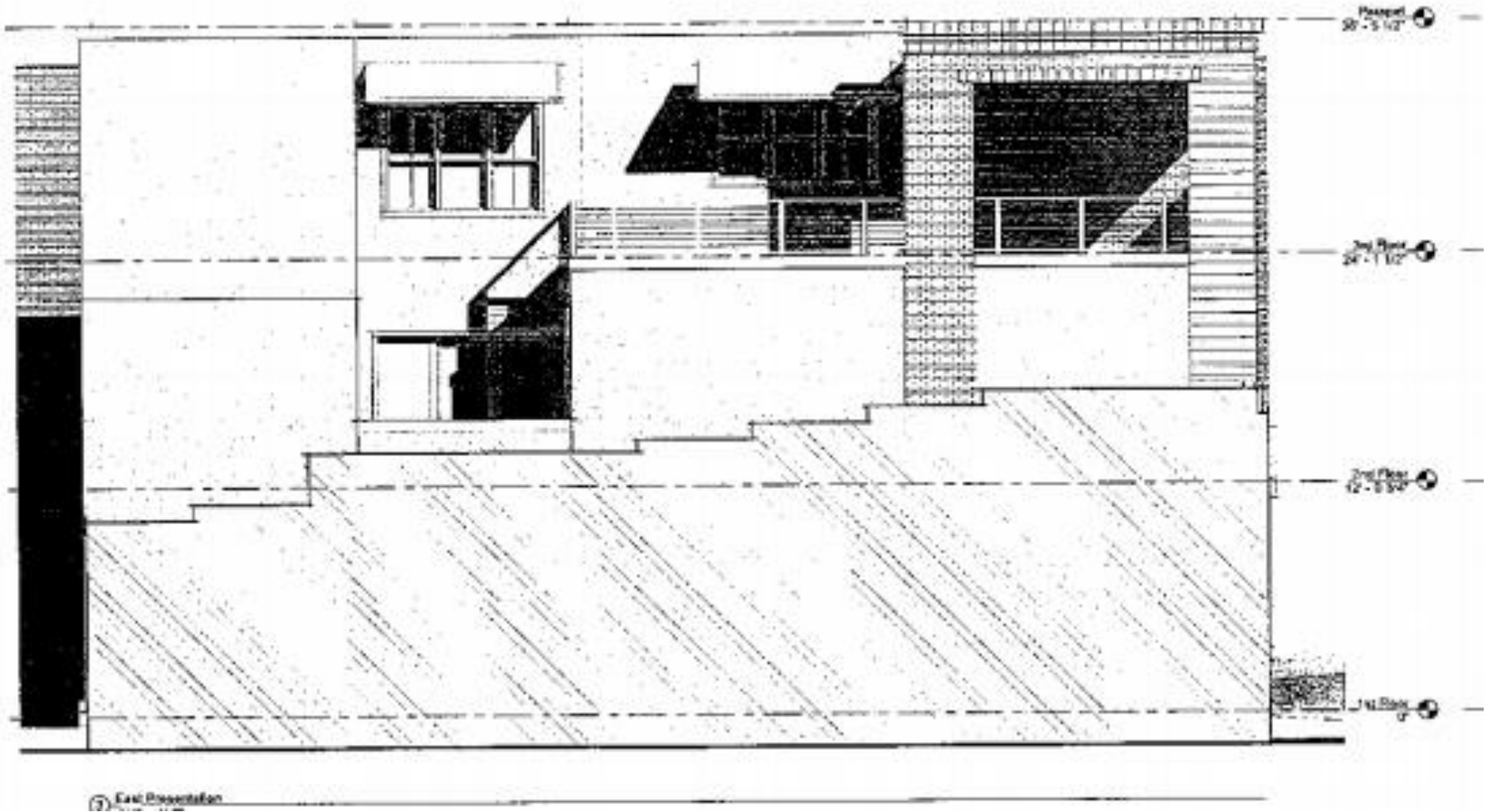
HISTORIC PRESERVATION COMMISSION
PIN 9568-87-1778, 3RD AVE E. AT N. EDWARD'S ST.
JULY 21, 2021
PAGE 14

WEST ELEVATION



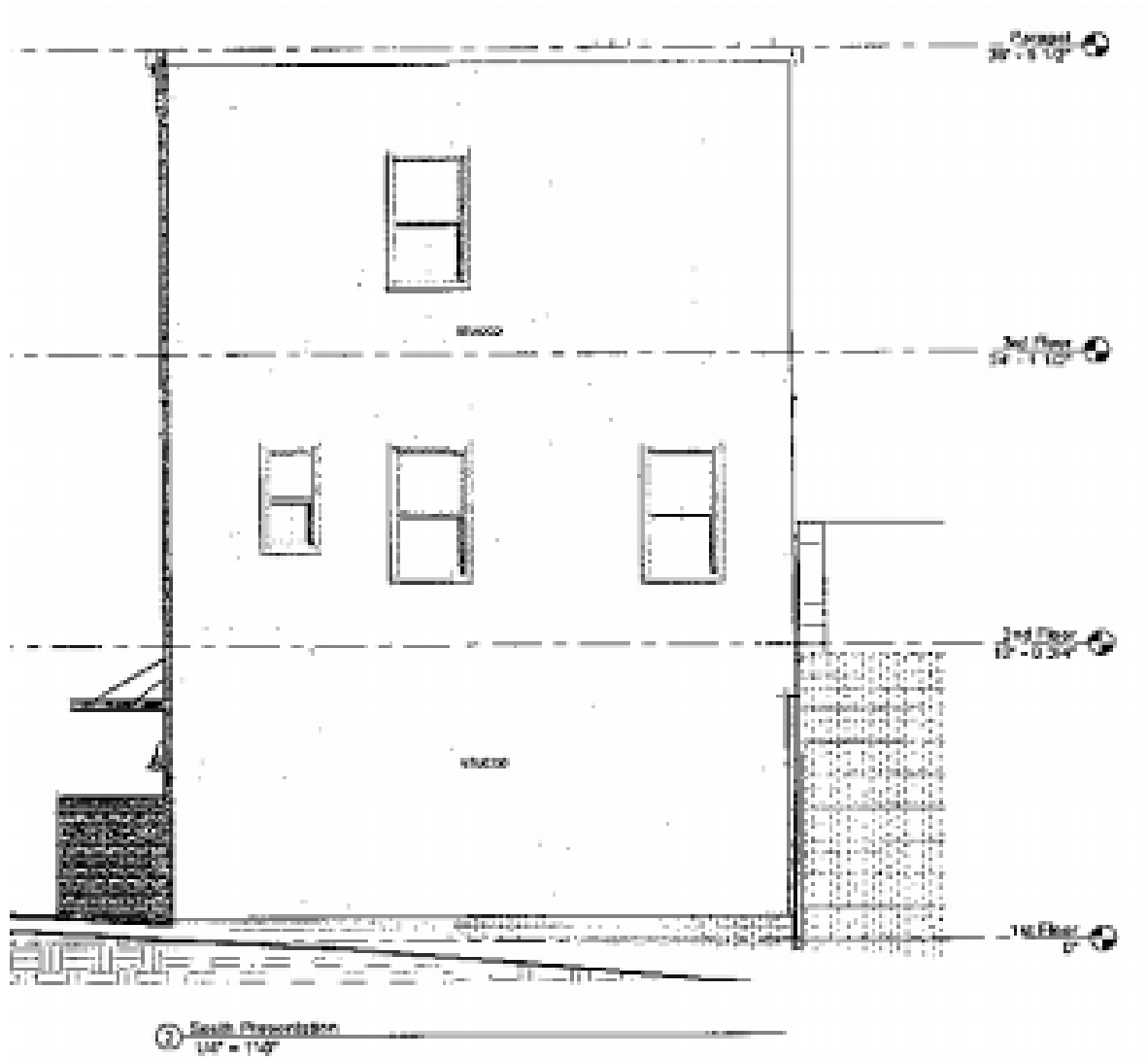
HISTORIC PRESERVATION COMMISSION
PIN 9568-87-1778, 3RD AVE E. AT N. EDWARD'S ST.
JULY 21, 2021
PAGE 15

EAST ELEVATION

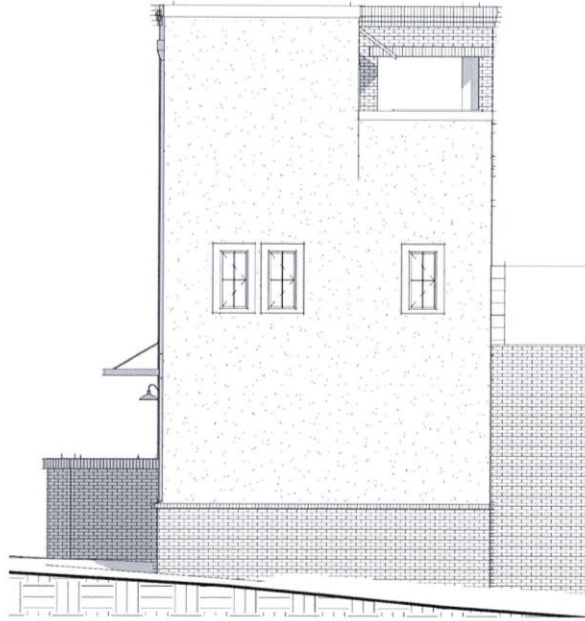


HISTORIC PRESERVATION COMMISSION
PIN 9568-87-1778, 3RD AVE E. AT N. EDWARD'S ST.
JULY 21, 2021
PAGE 16

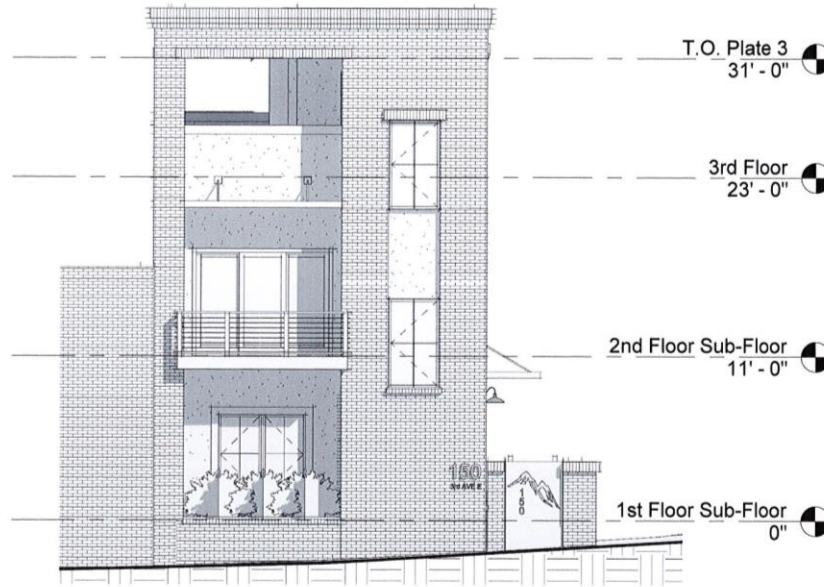
REAR ELEVATION



PREVIOUSLY APPROVED FAÇADE (H16-66-COA)



② South
1/8" = 1'-0"



① North
1/8" = 1'-0"



HOMESMITH
ARCHITECTURE

R. FRANK KELSCH - ARCHITECT
224 S. GROVE STREET - SUITE G
HENDERSONVILLE, NC 28792
PH / FAX (828) 697-9965

PROJECT TITLE:

ACC, LP + DAC, LP

3RD AVENUE EAST

PRINT DATE:
12/8/16

SHEET TITLE:
Elevations

SHEET NO.
A-201

PREVIOUSLY APPROVED FAÇADE (H16-41-COA)



2 Site as seen from 3rd Ave.



1 Edwards Street as seen from 3rd Ave.



APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS PERMIT
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 698-6185
www.hendersonvillenc.gov

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:

~ This form including the property owner's signature.

~ Attachments such as sketches, photos, site plan, etc., necessary to clearly explain the project.

Date

7/7/21

Local District/Landmark

[Empty box for Local District/Landmark]

Address of Property

EMPTY LOT 17, 3RD AVE EAST, HENDERSONVILLE

Property Owner: Name

GASTON CAMPANO, MANAGER ACC L.P./DACLP

Address

[Empty box for Address]

Day Phone

[Empty box for Day Phone]

Contact Name (if other than owner)

DAVID S. MCKINLEY

Address

11 KING VIEW DR. FLETCHER NC

Phone

828-777-0278

Details of proposed work: (attach additional papers if needed).

NEW CONSTRUCTION OF RESIDENTIAL BUILDING

Attachments:

Photographs

Sketch

Site Plan (required for new construction)

Commercial samples

Commercial brochures

PLANS

The burden of proof is on the applicant to prove the proposed work is in keeping with the historical character of the historic district. Please list specific reference(s) in the *Design Guidelines* that support your application.

[Empty box for specific references]

I, the undersigned, certify that all information in this application and in any attachments thereto is accurate to the best of my knowledge. Furthermore, I understand that should a certificate of appropriateness be issued, such certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the certificate, and the certificate will become invalid. If a building permit is not required, the authorized work must be completed within six months. Certificates can be extended for six months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Owner's Signature

[Handwritten Signature]

Owner's Signature

[Handwritten Signature]

IN DUE DILIGENCE