



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Wednesday, July 17, 2024 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of May 15, 2024
4. **NEW BUSINESS**
 - A. 1420 Ridgecrest Drive – Retroactive Windows and Rear Deck
(H24-021-COA) – *Sam Hayes / Planner II*
5. **OLD BUSINESS**
 - A. Lenox Spring Park Draft Local Landmark Designation Report
6. **OTHER BUSINESS**
 - A. Commission Discussion
 - B. Staff Report
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 Meeting of May 15, 2024

Commissioners Present: Jim Welter (Vice-Chair), Cheryl Jones, (Chair), Jane Branigan, Ralph Hammond-Green, Crystal Cauley, John Falvo, Jim Boyd, David McKinley

Commissioners Absent:

Staff Present: Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.
- II **Agenda.** On motion of Commissioner Hammond Green and seconded by Commissioner Branigan the revised agenda was approved.
- III **Minutes.** On motion of Commissioner Hammond Green and seconded by Commissioner Boyd the minutes of the meeting of April 17, 2024 were approved.
- IV **Findings of Fact –** On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact for H24-14-COA were approved.
- V **New Business** - Chair discussed the Design Review Committee and stated Ms. Hunt should have Design Standards from Winston Salem for artificial materials. She believes there is a book that Ms. Hunt had received. The Commission members that were appointed to the Design Review Committee are Commissioner Boyd, Commissioner Branigan and Commissioner Hammond Green.
- VI **Old Business.**
- VII **Other Business.** Lew Holloway, Community Development Director gave an update to the Commission on staff approved COA's. He also stated there are some major works that will be coming to the Commission in the months ahead. Discussion was made on Ridgecrest. The application for Lennox Spring was submitted to the state and it is now in their hands for review. They will make recommendations and send it back to the HPC. The banners are in but he is not sure when they will get put up. He will check in with Public Works about this. He has started work on a PowerPoint for the City Council meeting on May 22nd. He stated Commissioner Hammond Green had started distributing the coloring books to the schools. Chair asked about COA's transferring with the property. Mr. Holloway stated he believes they do transfer with the property. Commissioner Welter stated in talks with Ms. Hunt and Mr. Heyman COA's do transfer to the new property owners.

Commissioner Hammond Green stated he had delivered the coloring books to six of the schools so far. Discussion was made on the removal of trees in the historic district and having the Tree Board weigh in on this. Mr. Holloway stated there is a species list that the HPC could use. Commissioner Hammond Green talked about having a list of contributing structures and he thinks that needs to be something

they present to City Council. It is a major project as far as funds go and he wanted to make sure that is on the list. He also discussed looking at other areas, such as 7th Avenue. Potential landmarks for the African American historic properties was discussed and having a formal survey or overview done for the whole city. Chair felt like a current property update needs to be done. Chair explained the previous discussions they have had on this. The Commission discussed reaching out to Sybil to see if she could do an assessment and not a survey. Chair stated Dennis Dunlap has a ton of institutional knowledge and property knowledge and maybe he would be willing to help. Discussion was made about the HPC looking at other areas and then reaching out to Sybil concerning the areas. Discussion was made on giving out awards and plaques to property owners. CLG training was discussed.

Mr. Holloway discussed the presentation to City Council.

Commissioner Cauley gave a brief update about the City Council meeting and the proclamation for Preservation Week.

VIII ***Adjournment.*** The Chair adjourned the meeting at 6:12 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** July 17, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: 1420 Ridgecrest Drive – Retroactive Windows and Rear Deck
(H24-021-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The replacement windows match the original design and dimension and utilize a compatible substitute material. [Sec. 3.7.5]
2. The new window replace the original unit in kind, matching the design and the dimension of the original sash, panel, pane configuration, architectural trim, and detailing. Compatible substitute material was utilized. [Sec. 3.7.5]

Deck:

1. The location and construction of the deck does not damage or obscure the character-defining features and details of the structure. [Sec. 4.1.1]
2. The deck is located in an inconspicuous location at the rear of the building and is not visible from the street. [Sec. 4.1.2]
3. The design and detail of the deck, railings, and steps reflects the materials, scale, and proportions of the building. [Sec. 4.1.3]

5. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-021-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

Windows:

1. The retention and preservation of windows that contribute to the overall historic character of the building is not prioritized. [Sec. 4.2.6]
2. The property owner should replace only the deteriorated feature in kind rather than the entire unit. [Sec. 3.7.5]
3. The replacement windows are not replaced in kind, matching the design and the dimensions of the original design. The substitute material is incompatible with the original material. [Sec. 3.7.6]
4. The vinyl material is not an appropriate material for contributing properties. [Sec. 3.12.1]

Suggested Remedies:

- Replace all windows on the ground floor of the house with wooden windows.
- Replace the front and southwest windows with wooden windows.
- Other remedy.

4. The deck aligns with the height of the buildings first-floor level. [Sec. 4.1.4]

[DISCUSS & VOTE]

Deck:

1. The location and construction of the deck damages the historic fabric and character-defining features and details of the structure. [Sec. 4.1.1]
2. The deck is not located in an inconspicuous location and can be seen from the street. [Sec. 4.1.2]
3. The design and details of the deck, associated railings, and steps do not reflect the materials, scale, and proportion of the building. [Sec. 4.1.3]

Suggested Remedies:

- Remove deck and stairs from rear of house.
- Alter the stairs so they cannot be seen from the street.
- Buffer the stairs with plantings so they are not as noticeable from the street.
- Other remedy.

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	H24-021-COA
PETITIONER NAME:	Patsy Stewart (Applicant and Property Owner)
EXHIBITS:	A. COA Application B. Staff Report C. Warranty Deed

1420 RIDGECREST DR. – Retroactive Approval of Windows and Rear Deck (H24-021-COA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT - HISTORIC PRESERVATION
COA STAFF REPORT

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY	4
REQUEST I: REPLACEMENT WINDOWS - SITE IMAGES	5
REQUEST I: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA	11
REQUEST II: REPLACEMENT DECK – REPLACEMENT DECKS IN DISTRICT	12
REQUEST II: REPLACEMENT DECK - DESIGN STANDARDS CRITERIA	14
EXHIBITS	14



PROJECT SUMMARY

Applicant: Patsy Stewart

Property Owner: Patsy Stewart

Property Address: 1420 Ridgecrest Drive

Project Acreage: 0.35 Acres

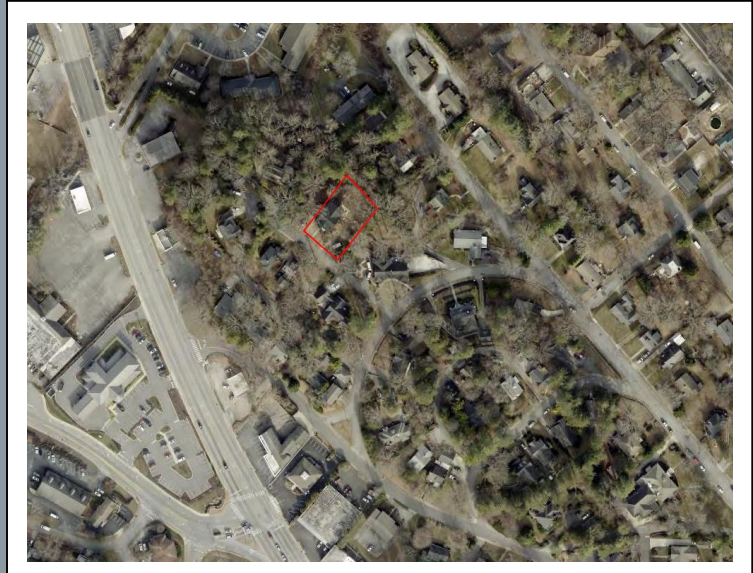
Parcel Identification Number(s):

9569-62-1692

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic Overlay District

Project Type: Major Work (retroactive approval of windows and rear deck)



SITE VICINITY MAP

Project Summary:

The City is in receipt of a Certificate of Appropriateness (COA) application from Patsy Stewart for the retroactive approval of replacement windows and a rear deck at 1420 Ridgecrest Drive.

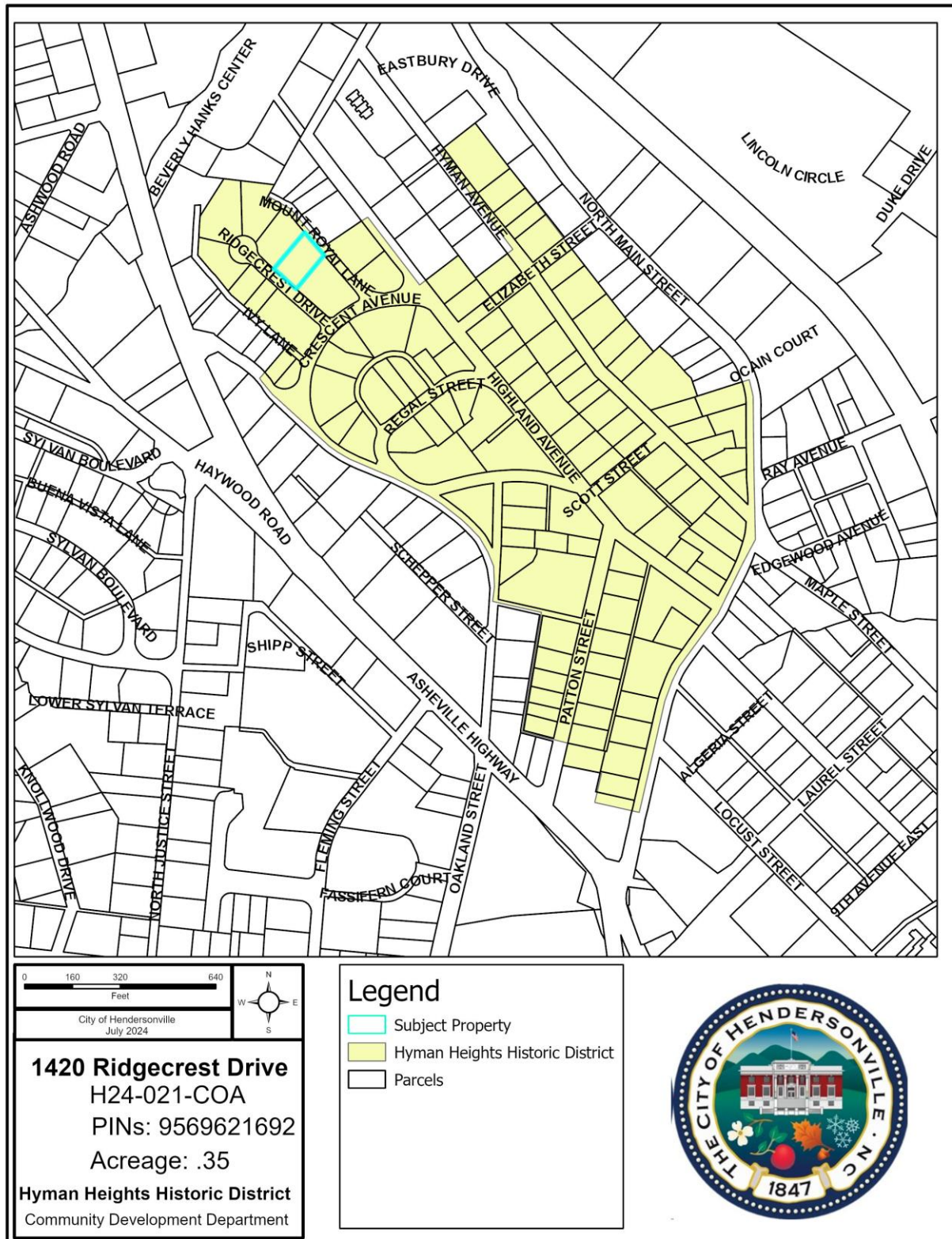
The property owner purchased the home in 2023. The sale of the home occurred after the Historic Preservation Commission commenced demolition by neglect of the property. Since the purchase of the property, the owner has received a staff approved COA for a full roof replacement in-kind and repair to the foundation. Both projects have been completed.

The current COA application is a Major Work according to the standards of Residential Design Guidelines.

REQUEST I: Replacement Windows. The applicant is seeking retroactive approval for windows they replaced on the main level (first floor) of the home. The previous windows were replaced with vinyl replacement windows that match in *style* and *color* to the original.

REQUEST II: Replacement Deck. The applicant is seeking retroactive approval for a replacement deck that was constructed on the rear of the house. The deck was enlarged to 16' x 10', moved to the southeast rear corner of the home, and a new set of steps were constructed off the side of the deck that wrap around to the back corner of the house. The base of the steps is the only part of the deck that can be seen from the street.

PROJECT SUMMARY – CONTINUED



CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP

HISTORY OF SUBJECT PROPERTY

Columbus Few House

House. Contributing, by 1926.

Vernacular Bungalow style one-story plus basement house with an irregular floor plan, side gable roof, and a front gable dormer supported by knee braces. Entry stoop has a front gable roof and square posts. Walls are brick veneer with shingles in the gable ends and dormer. Windows are one-over-one. Heavily wooded lot drops away to the rear. Columbus Few, the postmaster, and wife Bessie lived here from 1939 to at least 1949. Fair to poor condition.

(Sanborn maps, city directories)

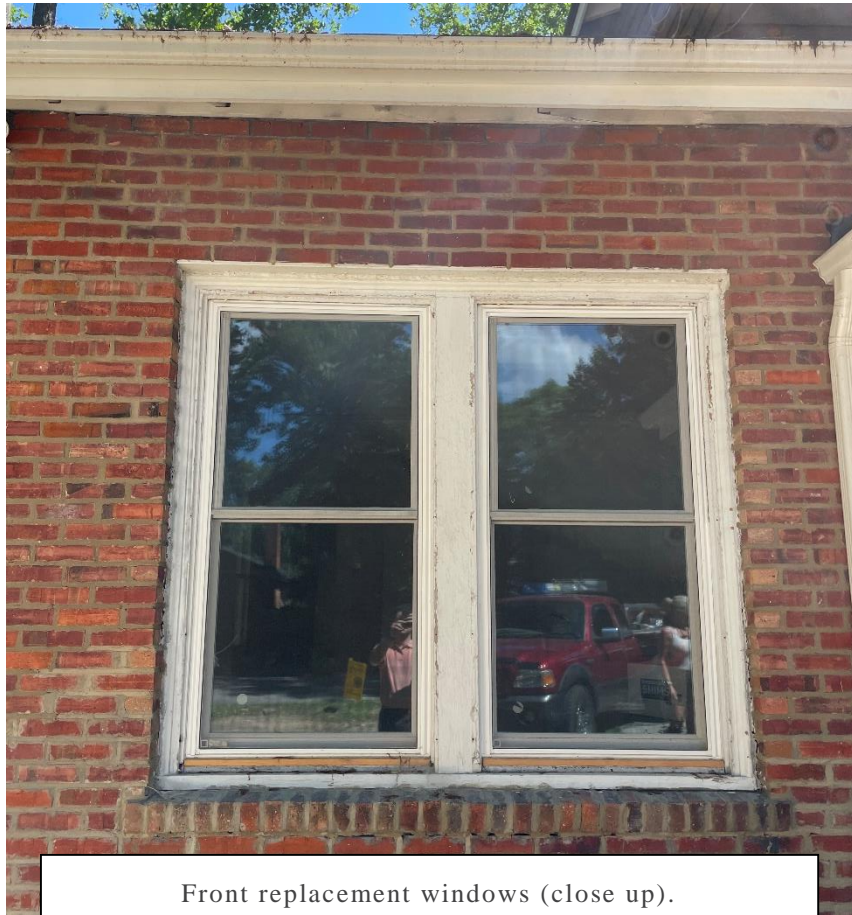
REQUEST I: REPLACEMENT WINDOWS - SITE IMAGES



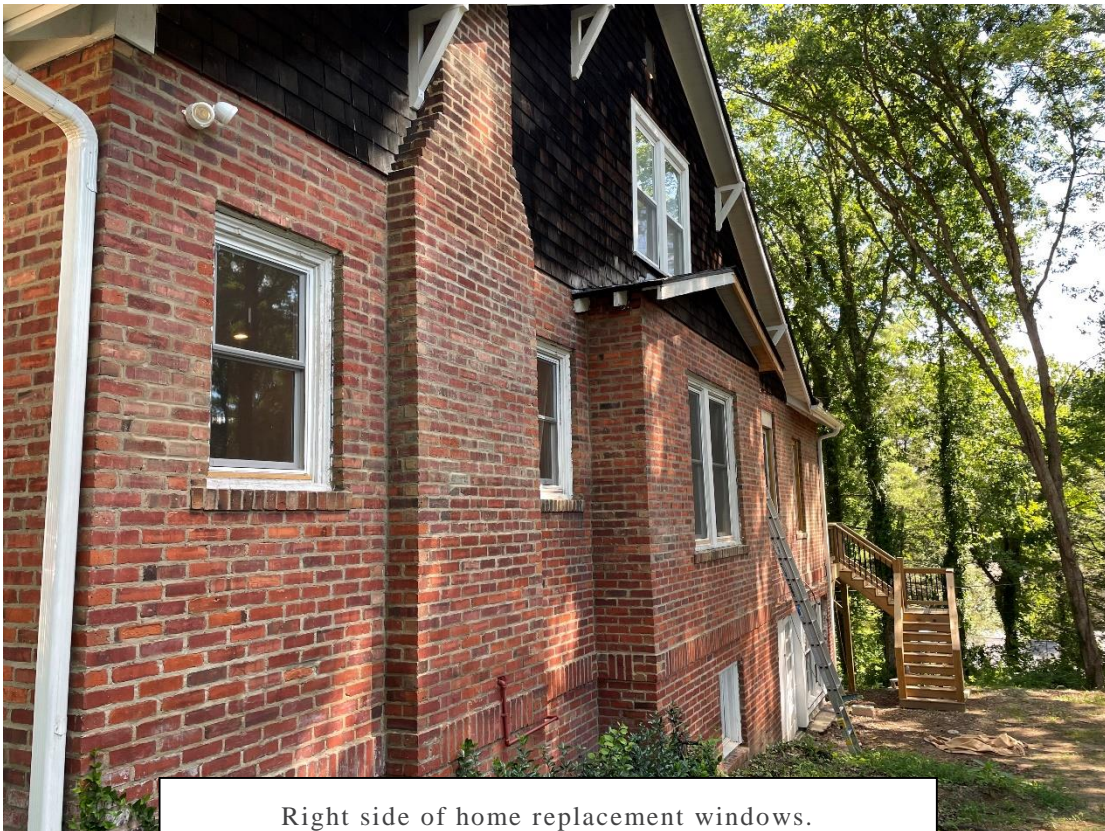
View of front façade of 1420 Ridgecrest Drive with the **previous windows.**



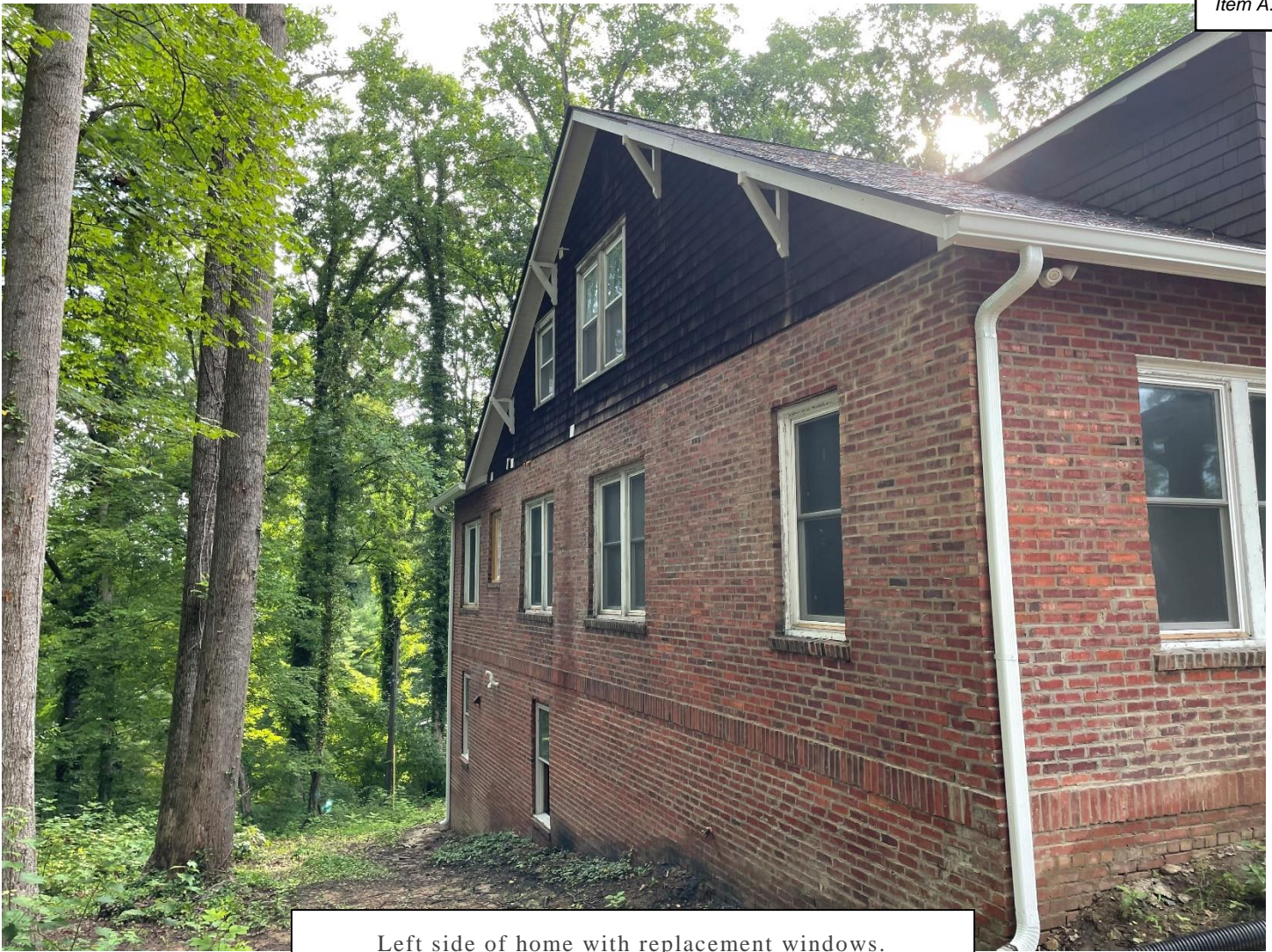
View of front façade of 1420 Ridgecrest Drive with the **replacement windows.**



Front replacement windows (close up).



Right side of home replacement windows.



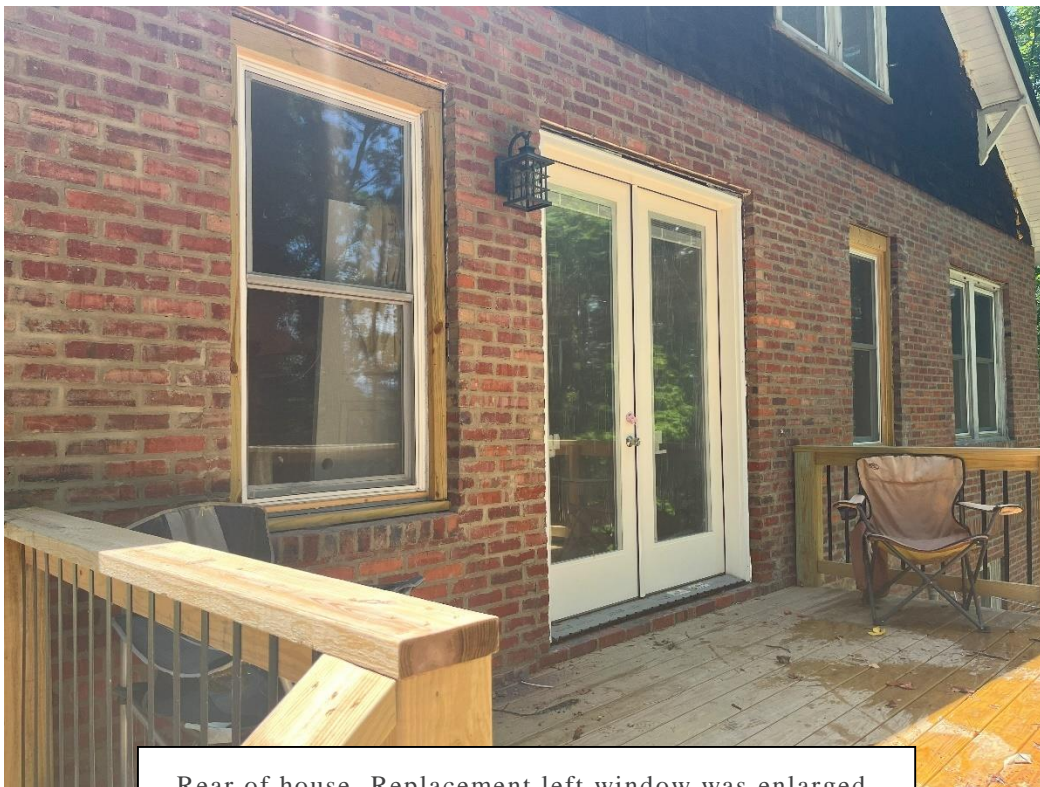
Left side of home with replacement windows.



Previous window replaced with glass block window on left side of home.



Rear of house. Photo taken in 2016.



Rear of house. Replacement left window was enlarged. Window to the right of the double doors replaced the spot previously occupied by the back door.



The original back door was removed and replaced with a window. Brick was used to fill in underneath the window.



Left window opening on rear of house was increased in size to allow for a larger window.



Note on rear double doors:

The double doors on the rear of the house are located where two windows previously were. The property owner did not submit a COA for the double doors. Staff became aware of the doors while reviewing the current application and has requested the applicant submit an additional COA for the doors to be reviewed at the next HPC meeting.

REQUEST 1: REPLACEMENT WINDOWS - DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 3.7

Sec. 3.7.1 - Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Sec. 3.7.4 - Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing

Sec. 3.7.5 - If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Sec. 3.7.6 - If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

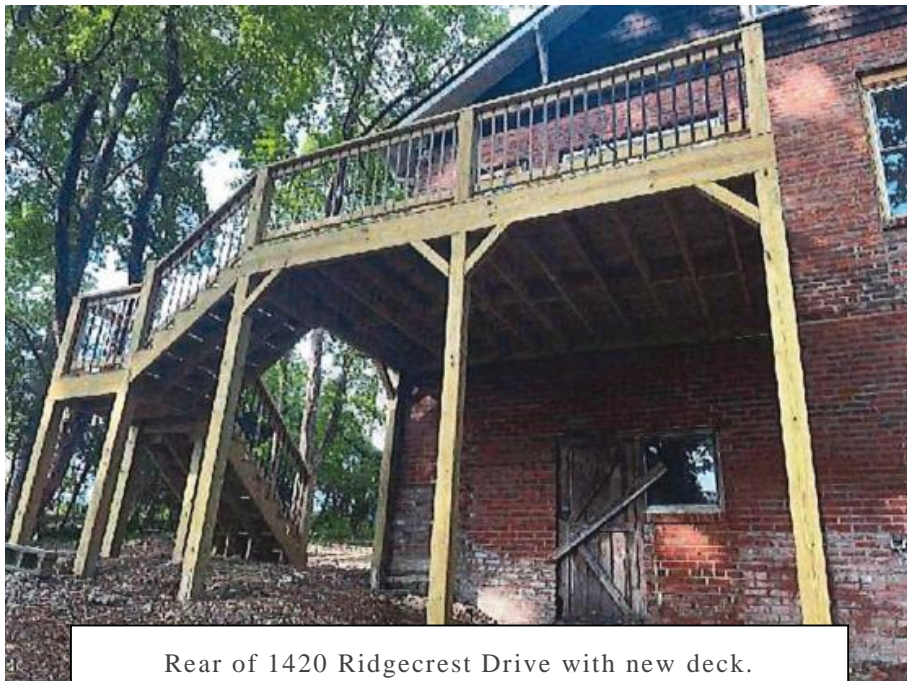
Section 3.12. Artificial Materials Policy

Sec. 3.12.1 - Artificial materials are not appropriate on buildings on contributing properties. Existing artificial materials on contributing properties should be replaced with traditional materials.

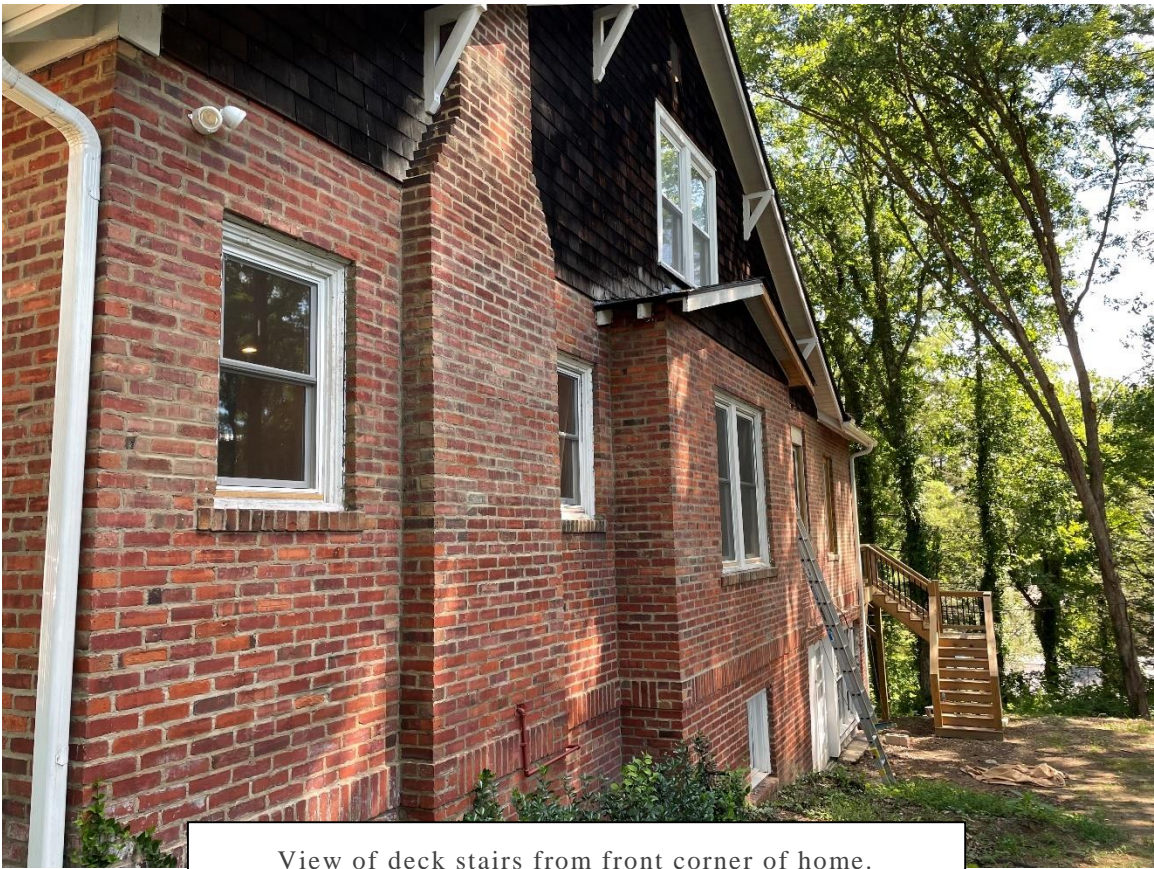
REQUEST II: REPLACEMENT DECK – REPLACEMENT DECKS IN DISTRICT



Rear of 1420 Ridgecrest Drive with previous deck and steps.



Rear of 1420 Ridgecrest Drive with new deck.



View of deck stairs from front corner of home.



Side view of stairs and deck.

REQUEST II: REPLACEMENT DECK - DESIGN STANDARDS CRITERIA

The proposed addition is governed by the *Hendersonville Historic Preservation Commission Residential Design Standards*, which is applied to the City's Hyman Heights Historic District. The following sections are applicable to the proposed Certificate of Appropriateness application:

Section 4.1

Sec. 4.1.1 - Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

Sec. 4.1.2 - Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from either rear corner, where they are not visible from the street.

Sec. 4.1.3 - Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.

Sec. 4.1.4 - Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening its structural framing and posts with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

EXHIBITS

- Exhibit A – Staff Report
- Exhibit B – COA Application
- Exhibit C – Warranty Deed



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

Community Development Department
100 N King St.
Hendersonville, NC 28792
828-697-3010

Procedures for Reviewing Applications for Certificates Appropriateness

The City's Historic Preservation Ordinance provides that no one may erect, alter, restore, move, or demolish the exterior portion of any building or other structure, nor undertake significant modifications to landscaping and other site features, without a Certificate of Appropriateness (COA) which must be approved prior to the commencement of work. The COA application is processed through the city of Hendersonville Planning Department by the Commission Coordinator (828-697-3010).

All COA applications are **due 30 days prior** to the next regular Commission meeting date. The Historic Preservation Commission meets the **third Wednesday of each month at 5pm in the 2nd Floor Meeting Room located at City Hall (160 6th Ave E.).**

Application Submittal Requirements and Required Materials Checklist

Design Standards, HPC Meeting Schedule and Staff Contact Information can be found on the City of Hendersonville Historic Preservation Commission Website: www.hendersonvillehpc.org

Date: 6-17-24



Minor Work



Major Work



Major Work Resubmittal

Application Contact Information

Applicant Name: Patsy Stewart	Property Address: 1420 Ridgecrest Drive, Hendersonville, NC 28792	Applicant Email: p.s.patsystewart@gmail.com	Phone Number: 828-220-2428
Property Owner Name (if different from Applicant)	Mailing Address: PIN 9569.62.1692	Owner Email:	Phone Number:

COA Project Description – The burden of proof is on the Applicant to prove the proposed work is in keeping with the historical character of the district. Please list specific references in the Design Standards that support your application.

We respectfully submit the following proposed alterations for review and approval by the Hendersonville Historic Preservation Commission. See brief summary below and included presentation for full details:

Windows: The windows on the main level of the home have been replaced, matching the existing style to maintain the historical integrity.

Exterior Stairs/Deck: The existing stairs and deck, deemed hazardous, has been replaced to ensure safety and functionality, adhering to the historical context of the property. Completed by Dan Chapman.

We have already completed the replacement of the windows and the deck, recognizing the need for approval for these modifications. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality.

Thank you for your consideration.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Property Owner Signature

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 (6) months. Certificates can be extended for six (6) months by requesting an extension in writing prior to their expiration from the Commission Coordinator.

Patsy Stewart

Printed Property Owner(s) Name

Patsy Stewart
Property Owner(s) Signature

Printed Company Name (if applicable)

*LLC, Inc., Trust

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

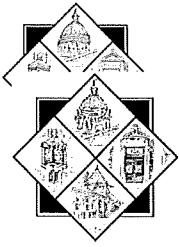
Date Received: 6/17/23

Received By: Sam Hayes

Application Complete: (X) Y / N

Proposed HPC Meeting Date (if applicable): July 17, 2024

Notes:



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

Note: These items are required as part of a complete application package. Incomplete application packages will not move forward in the review process and will result in additional processing and review time.

<input checked="" type="checkbox"/>	Pre-Application Meeting with City Staff (Required for Major Work only)
<input checked="" type="checkbox"/>	Detailed Project Description
<input checked="" type="checkbox"/>	Color/Labeled Photographs of Subject Property
<input checked="" type="checkbox"/>	Property Owner(s) Signature

MINOR WORK REQUIREMENTS

Fences and Walls

<input type="checkbox"/>	Site Plan showing proposed location of fencing or wall (include dimensions)
<input type="checkbox"/>	Rendering of proposed fence or wall style.
<input type="checkbox"/>	Material Information (i.e. <i>brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron</i>)

Landscaping Projects

<input type="checkbox"/>	Site Plan showing location of proposed unit.
<input type="checkbox"/>	Mechanical Unit & Pad Specifications clearly indicating dimensions.
<input type="checkbox"/>	Image showing location of unit and any proposed lines.
<input type="checkbox"/>	Screening type - i.e. shrubbery, fencing, or other.

Rooftop Construction

<input type="checkbox"/>	Manufacturer Specifications, including material color.
<input type="checkbox"/>	Roof Plan, showing location of rooftop mounted utility, access, or safety structures

Installation of Mechanical and Utility Equipment

<input type="checkbox"/>	Site Plan, showing location of proposed equipment
<input type="checkbox"/>	Screening type, i.e. shrubbery, fencing, or other.

Foundation Repairs

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

Masonry Repairs

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Material information for any new material.

Awnings

<input type="checkbox"/>	Rendering showing location of awning.
<input type="checkbox"/>	Material information, cloth, canvas, acrylic, or other

Removal of Artificial Siding

<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Original siding information and description of work, repair, repaint or replacement of original siding



CERTIFICATE OF APPROPRIATENESS APPLICATION

Community Development Department
100 N King St.
Hendersonville, NC 28792

Existing Stairs, Landing, Steps and Entryways	
<input checked="" type="checkbox"/>	Photographs showing existing conditions.
<input checked="" type="checkbox"/>	Rendering of proposed exterior stairs, landing, steps, or entryway styles
<input checked="" type="checkbox"/>	Material information for any new material.
Replacement of Missing Details	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Rendering of proposed siding, trim, porch floors, ceilings, columns & balustrade or other architectural features
<input type="checkbox"/>	Material information for any new material.
Replacement of Upper Façade Windows (Main Street Local Historic District)	
<input type="checkbox"/>	Photographs showing existing conditions and number of windows to be replaced
<input type="checkbox"/>	Material information for any new material.
Removal of Accessory Buildings (not original to the site)	
<input type="checkbox"/>	Photographs showing existing conditions.
<input type="checkbox"/>	Site Plan indicating location of accessory building
Accessibility	
<input type="checkbox"/>	Site Plan indicating location of temporary structure.
<input type="checkbox"/>	Material Information
Decks (Main Street Local Historic District)	
<input type="checkbox"/>	Existing and Proposed Site Plans (drawn to scale; include entire site).
<input type="checkbox"/>	Existing and Proposed Elevation Drawings (drawn to scale; side and rear elevations).
<input type="checkbox"/>	Railing Detail Drawing
<input type="checkbox"/>	Material Information
Other Miscellaneous Work Not Listed	
<input type="checkbox"/>	Contact City Staff if you are not sure what is required for your scope of work.
MAJOR WORK REQUIREMENTS	
New Construction, Additions & Accessory Structures	
<input checked="" type="checkbox"/>	Materials Worksheet (Not required for Additions)
<input checked="" type="checkbox"/>	Existing & Proposed Site Plans (drawn to scale)
<input type="checkbox"/>	Existing & Proposed Floor Plans (drawn to scale)
<input checked="" type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input checked="" type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input checked="" type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

Certificate of Appropriateness Application

1420 Ridgcrest Dr.

Window Replacement - Main Level

We are seeking retroactive approval for the replacement of the windows on the main level of the home. The new custom-made vinyl windows replicate the appearance of the original windows and match the existing style, ensuring continuity with the home's historical design. Additionally, the original window framing was preserved and repaired to maintain the historic integrity of the property.

Window Specifications:

- 22 windows on the main level of the home were replaced with the following:
 - Manufacturer: JELD-WEN
 - Type: Builders vinyl double-hung windows
 - Double-glazing with LowE
 - Class R-PG35
 - Design Pressure: +35/-35 psi
 - Conforms to AAMA/WDMA/CSA 101/I.S.2/A440-08
 - U-Factor: 0.35 (U.S./I-P)
 - Solar Heat Gain Coefficient: 0.50
 - Visible Transmittance: 0.60
 - Air Leakage: < 0.3 (I.S. /I-P)

These windows were custom-made to match the original windows, preserving the historical appearance of the home. However, we acknowledge that according to historic preservation guidelines, it is typically acceptable to replace windows with ironclad or wood frames, whereas these replacements are vinyl. We respectfully request the department's consideration and approval of these vinyl windows, as they replicate the appearance of the original windows while offering enhanced durability and energy efficiency. By preserving and repairing the original framing, we have maintained the historical character of this contributing two-story vernacular bungalow style house in the Hyman Heights Historic District.

The above information was pulled from the detailed window sticker which has been included. For full details on all of the replaced windows and exact size measurements please see the included INVOICE.

ORIGINAL DAMAGE TO WINDOW FRAMES:



ORIGINAL WINDOWS



NEW WINDOWS



NEW WINDOWS WITH OLD FRAMES: FRONT LEFT



NEW WINDOWS WITH OLD FRAMES: FRONT RIGHT



ADDITIONAL EXAMPLES OF THE NEW WINDOWS WITH OLD FRAMES:



Thank You
for Choosing
JELD-WEN



National Fenestration
Rating Council®

CERTIFIED

JELD-WEN
WINDOWS & DOORS
Builders Vinyl Double Hung
Double-glazing with LowE
JEL-A-725-11730-00001

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR FACTOR-U	SOLAR HEAT GAIN COEFFICIENT COEFICIENTE GANANCIA DE ENERGIA SOLAR
0.35 (U.S./I-P) 1.99 (Metric/SI)	0.50

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE TRANSMISION DE LUZ VISIBLE	AIR LEAKAGE INFILTRACION DE AIRE
0.60	≤ 0.3 (U.S./I-P) ≤ 1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.
www.nfrc.org



**American Architectural
Manufacturers Association**

Manufacturer of Certified Products

Manufacturer stipulates conformance to the applicable standards

JELD-WEN Windows & Doors

Builders Vinyl Double Hung

Class R-PG35 - Size Tested 38x74 in

Design Pressure = +35/-35 psf

Conforms To: AAMA/WDMA/CSA 101/I.S.2/A440-08



WARNING: This product can expose you to wood dust, which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

ADVERTENCIA: Este producto puede exponerle a polvo de madera, que es conocido(a) por el Estado de California como causante de cáncer. Para mayor información, visite www.P65Warnings.ca.gov.

1187679 7

010911124V

V30034 01/09/24



Please Remit To:
PO Box 402616
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** ***REPRINT*** **INVOICE** PG 1

S 387915
O DANIEL CHAPMAN
L 272 SUGAR HOLLOW RD
T
O HENDERSONVILLE, NC 28739

S 471644
H DANIEL CHAPMAN MW SL
I 1420 RIDGECREST DR
P PATSY STEWART
T
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO.		CUST. ORDER NO.		COST CODE	DATE SHIPPED	SALES ORDER #	TERMS
STEWART		WINDOWS			01-17-24	72062014	N10TH
ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENSION
SF				JELD-WEN - PA1187679 J/W BLDERS VINYL - WHITE EXT & INT - SUNFLOW CLEAR - WHITE HARDWARE - SLOPE SILL ADAPTOR LOOSE - W/SCREENS			
2	2		37742513.30	*1 - LIV RM - 34-1/4 X 66-1/4 - DH	EA	365.25	730.50 T
2	2		37742513.40	*2 - LIV RM - 28-1/4 X 46 - DH	EA	291.74	583.48 T
2	2		37742513.50	*3 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.60	*4 - DIN RM - 34-1/4 X 53-1/2 - DH	EA	334.11	668.22 T
2	2		37742513.70	*5 - DIN RM - 34-1/4 X 66 - DH	EA	365.25	730.50 T
2	2		37742513.80	*6 - LAUNDRY - 34-1/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.90	*7 - LAUNDRY - 34-3/4 X 66- DH	EA	365.25	730.50 T
2	2		37742513.100	*8 - MST BDRM 2 - 34-1/4 X 66 - DH	EA	365.25	730.50 T
1	1		37742513.110	*9 - MST BATH 1 - 34-1/4 X 66 - DH	EA	365.25	365.25 T
1	1		37742513.120	*10 - MST BATH 1 - 34-1/4 X 66 - TEMPERED - DH	EA	528.88	528.88 T
3	3		37742513.130	*11 - MST BDRM 1 - 34-1/2 X 66-1/4 - DH	EA	365.25	1,095.75 T
1	1		37742513.140	*12 - ADDED ON - 33-1/4 X 66-1/2 - DH	EA	365.25	365.25 T
2	2		37742513.160	33-3/4 X 65-3/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.170	27-3/4 X 45-1/2 - SCREEN - DH	EA	0.00	.00 T
8	8		37742513.180	33-3/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.190	33-3/4 X 53 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.200	33-3/4 X 65-1/4 - SCREEN - DH	EA	0.00	.00 T
2	2		37742513.210	34-1/4 X 65-1/2 - SCREEN - DH	EA	0.00	.00 T
TAX CODE		SHIPPED FROM	SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	cont . . . TOTAL

TERMS & CONDITIONS can be found at www.blr.com/terms

DUE DATE



Please Remit To:
PO Box 402616
ATLANTA GA 30384-2616

DATE	INVOICE NO.
01-17-24	69811099

828-252-2481 **INVOICE** ***REPRINT*** **INVOICE** PG 2

S 387915
O
L DANIEL CHAPMAN
D 272 SUGAR HOLLOW RD
T
O HENDERSONVILLE, NC 28739

S 471644
H
I DANIEL CHAPMAN MW SL
P 1420 RIDGECREST DR
T PATSY STEWART
O HENDERSONVILLE, NC 28792

(HEREINAFTER REFERRED TO AS CUSTOMER)

JOB NO. STEWART			CUST. ORDER NO. WINDOWS		COST CODE	DATE SHIPPED 01-17-24	SALES ORDER # 72062014	TERMS N10TH	
ORDERED	SHIPPED	B/O	ITEM NO.	DESCRIPTION			U/M	UNIT PRICE	EXTENSION
SF									
3	3		37742513.220	34 X 65-3/4 - SCREEN - DH			EA	0.00	.00 T
1	1		37742513.230	32-3/4 X 66 - SCREEN - DH			EA	0.00	.00 T
HENDERSON COUNTY, NC 6.75%									
NC045		HENDNCYD		7,989.83	539.31	.00	AXD017HX	8,529.14	
TAX CODE		SHIPPED FROM		SALES AMOUNT	SALES TAX	SHIPPING CHARGE	MISCELLANEOUS	TOTAL	

TERMS & CONDITIONS can be found at www.bldr.com/terms

P053146 MICHAEL SCOTT LEWIS
BUYER:
ENT BY: Karen Detweiler

DUE DATE 02-10-24



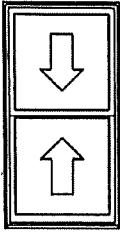
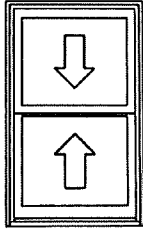
HEIDI CURRIE
2324 Asheville Highway Hendersonville NC 28791

QUOTE BY : HEIDI CURRIE
SOLD TO : DAN CHAPMAN
PO# : 37742513
Ship Via : Ground

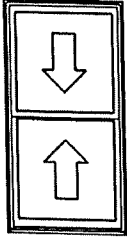
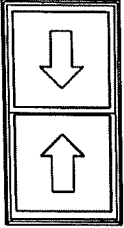
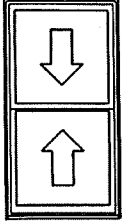
QUOTE # : JW231100RX8 - Version 0
SHIP TO :
PROJECT NAME: 1420 RIDGE CREST DR
REFERENCE :

U-Factor Weighted Average: 0.35

SHGC Weighted Average: 0.5

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	LIVING ROOM	Frame Size: 33 3/4 x 65 3/4			
	Rough Opening : 34 1/4 X 66 1/4	Actual Size: 33 3/4 -in X 65 3/4 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.5h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$365.25	2	\$730.50
Line 2	LIVING ROOM	Frame Size: 27 3/4 x 45 1/2			
	Rough Opening : 28 1/4 X 46	Actual Size: 27 3/4 -in X 45 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 23 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does Not Meet Egress*, , Clear Opening 23.7w, 19.4h, 3.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$291.74	2	\$583.48

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	DINING ROOM	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50
Line 4	DINING ROOM	Frame Size: 33 3/4 x 53			
	Rough Opening : 34 1/4 X 53 1/2	Actual Size: 33 3/4 -in X 53 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 26 3/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Does Not Meet Egress*, , Clear Opening 29.7w, 23.1h, 4.7sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$334.11	2	\$668.22
Line 5	DINING ROOM	Frame Size: 33 3/4 x 65 1/4			
	Rough Opening : 34 1/4 X 65 3/4	Actual Size: 33 3/4 -in X 65 1/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int, Vent Height = 32 7/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.2h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	LAUNDRY	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'		\$365.25	2	\$730.50
Line 7	LAUNDRY	Frame Size: 34 1/4 x 65 1/2			
	Rough Opening : 34 3/4 X 66	Actual Size: 34 1/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 30.2w, 29.4h, 6.1sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'		\$365.25	2	\$730.50
Line 8	MST BDRM #2	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 , SunFlow Clear , Full Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf, Slope Sill Adaptor, Loose, US National-AAMA PG35, DP+35/-35, U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A- 725-11730-00001 PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
					
	Viewed from Exterior. Scale: 1/2" = 1'		\$365.25	2	\$730.50

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 9	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	Rough Opening : 34 1/4 X 66	Actual Size: 33 3/4 -in X 65 1/2 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" = 1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	1	\$365.25
Line 10	MST BATH #1	Frame Size: 33 3/4 x 65 1/2			
	TEMPERED	Actual Size: 33 3/4 -in X 65 1/2 -in			
	Rough Opening : 34 1/4 X 66	Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 ,			
		SunFlow Clear Tempered ,			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.7w, 29.4h, 6sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.49, VT: 0.60, CR: 52.00, ER: 23.00, CPD: JEL-A-725-11730-00003			
	Viewed from Exterior.	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$528.88	1	\$528.88
Line 11	MST BDRM #1	Frame Size: 34 x 65 3/4			
	Rough Opening : 34 1/2 X 66 1/4	Actual Size: 34 -in X 65 3/4 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White Int , Vent Height = 33 1/8 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, , Clear Opening 29.9w, 29.5h, 6.1sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-725-11730-00001			
	Viewed from Exterior. Scale: 1/2" = 1'	PEV 2023.3.0.4504/PDV 7.277 (09/06/23)PA			
			\$365.25	3	\$1,095.75

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 12	ADDED ON	Frame Size: 32 3/4 x 66			
	Rough Opening : 33 1/4 X 66 1/2	Actual Size: 32 3/4 -in X 66 -in			
		Builders Vinyl Double Hung Window Pocket/Replacement, White Ext/White			
		Int , Vent Height = 33 1/4 ,			
		SunFlow Clear			
		, Full Standard Screen with Fiberglass Mesh,			
		White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All			
		Floors)*, , Clear Opening 28.7w, 29.6h, 5.9sf,			
		Slope Sill Adaptor, Loose,			
		US National-AAMA PG35, DP+35/-35,			
		U-Factor: 0.35, SHGC: 0.50, VT: 0.60, CR: 52.00, ER: 24.00, CPD: JEL-A-			
		725-11730-00001			
	Viewed from Exterior. Scale: 1/2" =1'	PEV 2023.4.0.4591/PDV 7.360 (11/30/23)PA			
			\$365.25	1	\$365.25
			Total:		\$7,989.83
			NC (6.7500%):		\$539.31
			Net Total:		\$8,529.14
			Total Units:		22

Certificate of Appropriateness Application

1420 Ridgcrest Dr.

Replacement of Back Deck and Stairs

We are also seeking retroactive approval for the replacement of the back deck and stairs. The existing structure was deemed hazardous, necessitating its replacement to ensure safety and functionality. The new back deck and stairs have been carefully designed and constructed by Dan Chapman to adhere to the historical context of the property.

Back Deck Specifications:

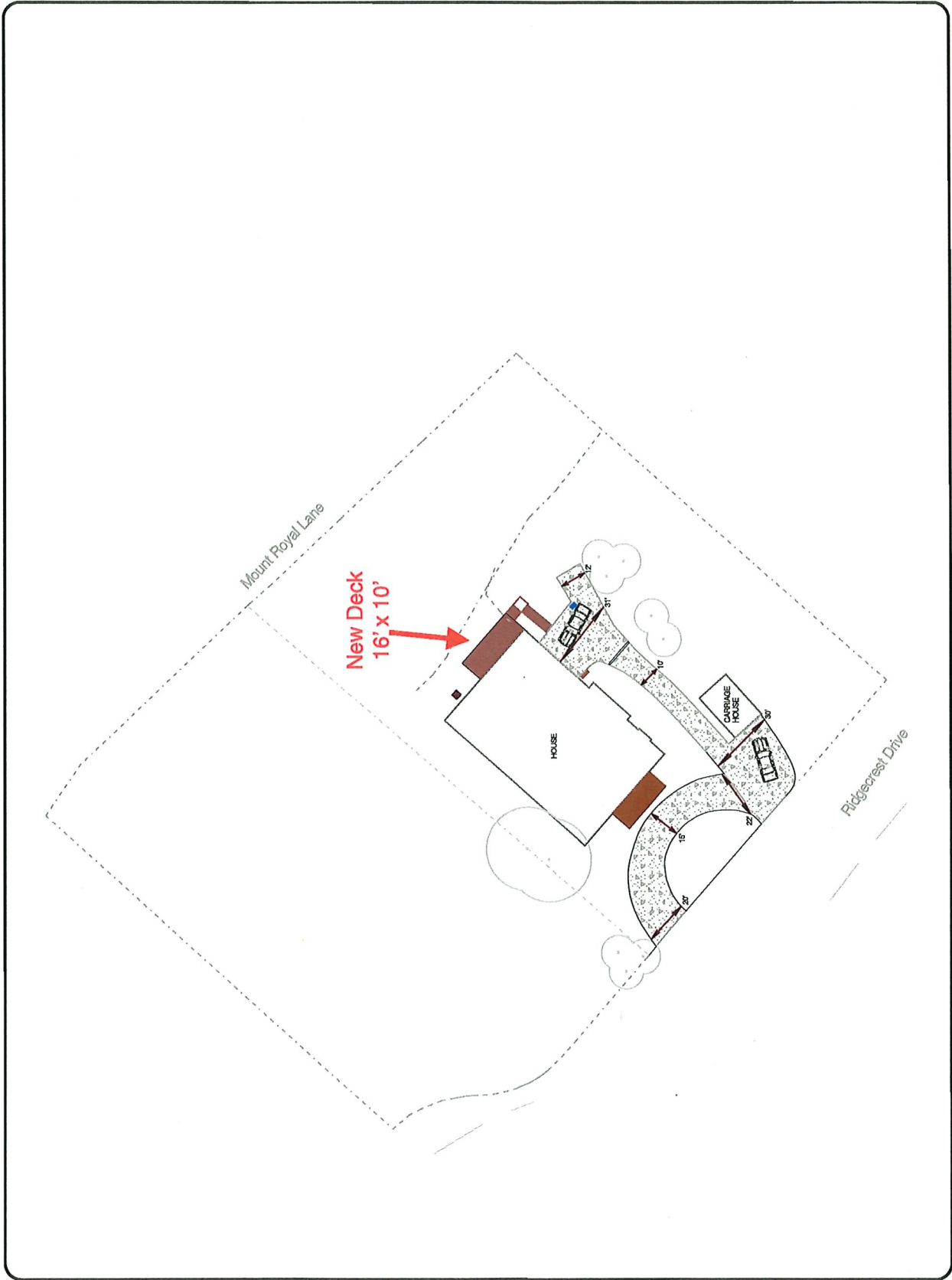
- 10' x 16' back deck with 14-step staircase
- 6 x 6 posts on concrete footings
- 2 x 10 joists
- 5/4 decking boards
- 2 x 6 handrails
- All wood is pressure treated
- Metal spindles for added support

In summary, we have already completed the replacement of the back deck and stairs, recognizing the need for approval for these modifications. It should be noted that the deck did pass all necessary structural and safety inspections. We are committed to preserving the historical character of the property while making necessary improvements for safety and functionality. Therefore, we respectfully request retroactive approval for these essential updates.

ORIGINAL DECK:

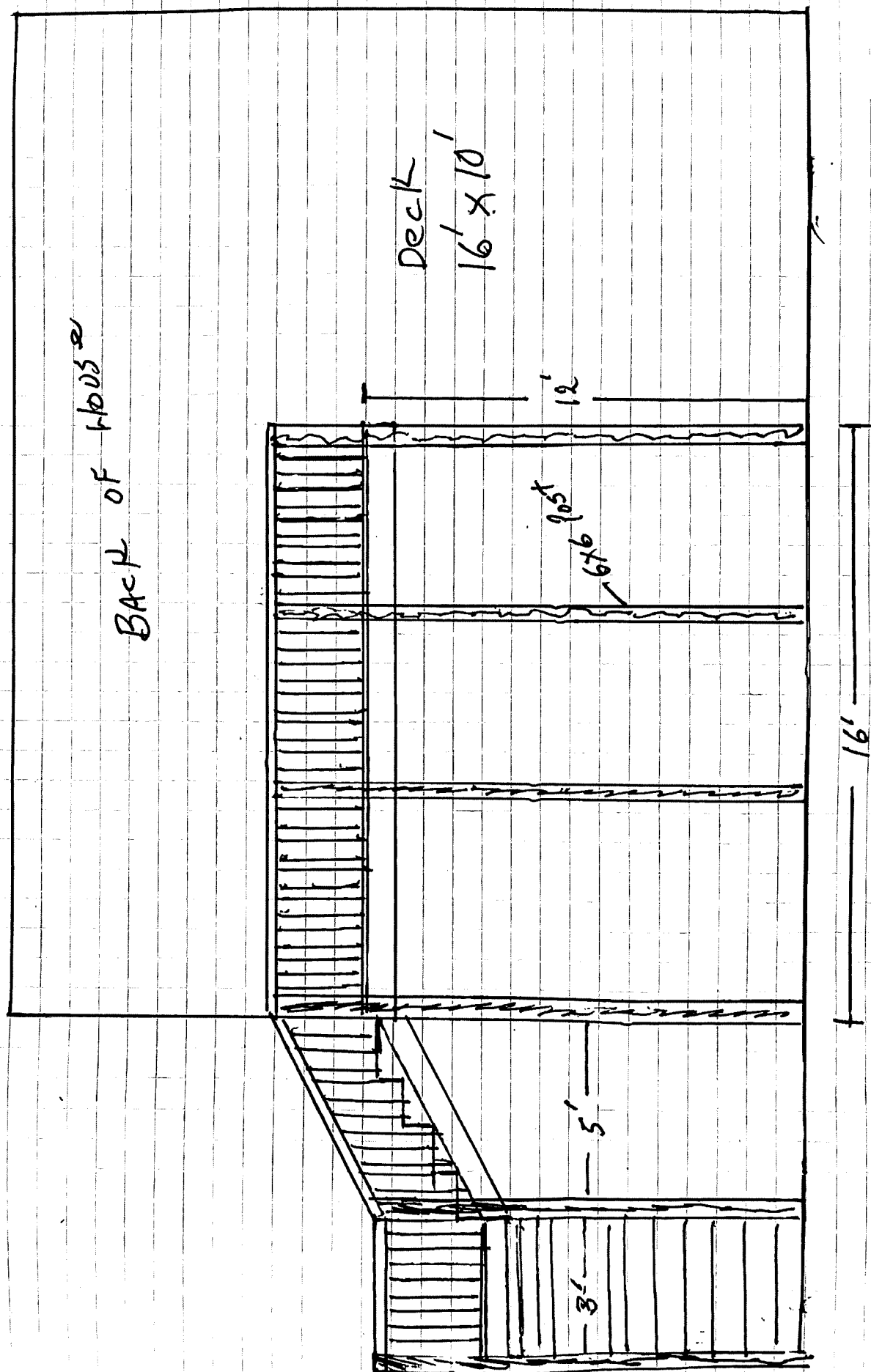


<p>General Notes</p> <p>ALL MEASUREMENTS TAKEN FROM OWNER SUPPLIED SURVEY.</p> <p>PLEASE CONFIRM ALL MEASUREMENTS ON SITE, INCLUDING PROPERTY LINES, BUILDING LOCATION & GRADES.</p> <p>DESIGN IS A CONCEPTUAL DRAWING AND NOT TO BE USED AS CONSTRUCTION DOCUMENTS.</p> <p>PLACEMENT OF NEW PLANT MATERIAL TO BE ADJUSTED ON SITE AS NEEDED</p>		<p>BASE PLAN</p> <p>10.5.23</p>	<p>REVISION/ISSUE</p> <p>2.8.24</p>	 <p>Project Client: Stern Residence 1420 Ridgeway Drive Hendersonville, NC 27522</p>	 <p>Landscape Design by: Dabolo Neese OFFSHOOT VIRTUAL LANDSCAPE SERVICES, LLC PO BOX 1302 FLAT ROCK, NC 27731 828.695.2022 WWW.VIRTUALLANDSCAPESERVICES.COM</p>	 <p>Scale: 1" = 20'</p>	<p>Sheet</p> <p>Landscape Plan</p> <p>Plan</p> <p>001</p> <p>Date: 02.08.24</p>
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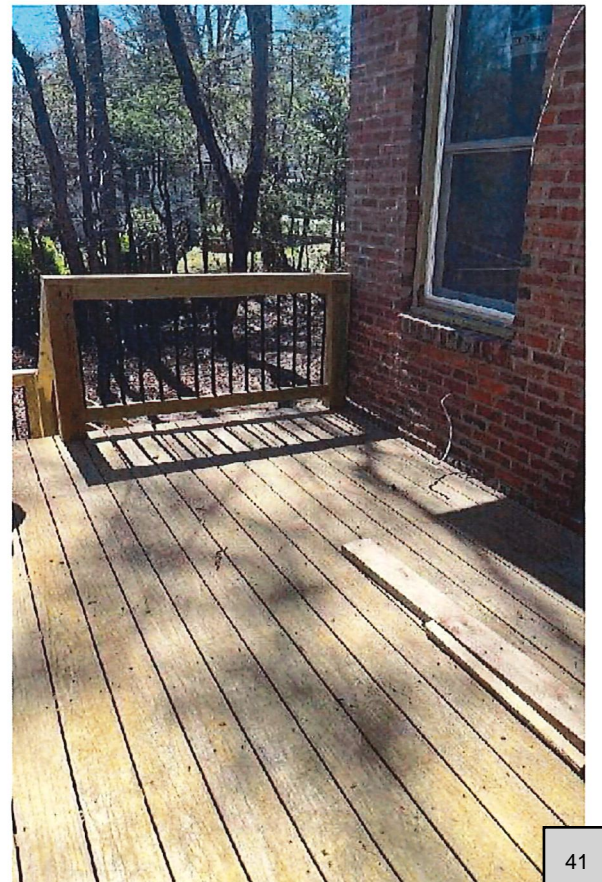


Item A.

Elevation Drawing of New Deck



NEW DECK:



VIEW OF DECK FROM STREET:

These photos show the visibility of the deck from the street view. As seen in the images, only a small portion of the stairs is visible from the front of the house. This limited visibility can be easily managed through proper plant placement and landscape design, ensuring that the historic character of the property remains intact while providing the necessary functionality.

NOTE: See site plan indicating the location of the deck relative to the house and also a more detailed elevation drawing to follow.

Thank you for your time and consideration of our application. Please let us know if you have any questions or require additional information. We appreciate your assistance in preserving the historical integrity of this property.

Best Regards,
Patsy Stewart



REPRINT

DATE	SO NUMBER	Item A.
12-19-23	7201842	

SALES ORDER

SPECIAL ORDER Page 1

S 387915
DANIEL CHAPMAN
272 SUGAR HOLLOW RD
HENDERSONVILLE, NC 28739

S 471644
DANIEL CHAPMAN MW SL
1420 RIDGECREST DR
PATSY STEWART
HENDERSONVILLE
NC 28792

JOB NO.	CUSTOMER PO	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
STEWART	PIC WINDOW		01-17-24	kxw9	HENDNCYD SP

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
SF 1	37757290.20	HY-LITE 32-1/4 X 46-1/8 CUT ACRYLIC BLOCK PICTURE WINDOW - X 8PW3450 - WHITE VINYL BOX - NO NAIL FIN FRAME - 8 X 1-1/2 CLEAR GLACIER BLOCK - WHITE SLICONE INT & EXT. - WHITE BEAD	EA	894.10	894.10

NC045	HENDERSON COUNTY, NC 6.75%	SUBTOTAL	TAX	TOTAL
SALESPERSON: P053146 BUYER:		894.10	60.35	954.45

L ON ASH HWY - L ON OAKLAND ST - L ON CRESCENT AVE - L ON RIDGECREST
- ON RIGHT - 828-606-3276

Order Confirmation

Order Number

F306155

PO #

37757290

Item A.

Hy-Lite Specialty Products

3000 E Johnson Avenue

Pensacola, FL 32514

hy-lite.com

Sell to:

Account #: **T00928**

BUILDERS FIRSTSOURCE - HENDERSONVILLE
ATTN: ACCOUNTS PAYABLE
2001 BRYAN ST, SUITE 1600
DALLAS TX 75201

Ship to:

BUILDERS FIRSTSOURCE
2324 ASHEVILLE HWY.

HENDERSONVILLE

NC 28791

Order Date 12/21/2023

Scheduled Ship Date: 1/05/2024

Terms. NET 45

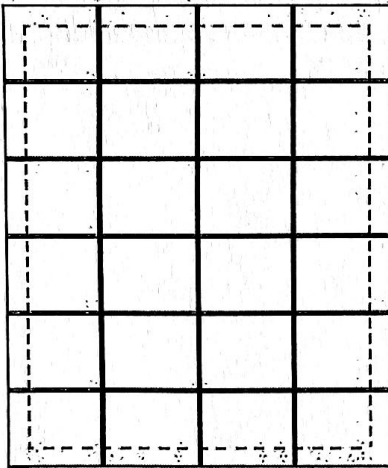
Placed By HEIDI

Credit Approval

Job Name DAN CHAPMAN

Qty.	Description	Your Price	Extended
------	-------------	------------	----------

- | | | | |
|---|--|--|--|
| 1 | 8PW3450: CUT ACRYLIC BLOCK PICTURE WINDOW, 32-1/4 X 46-1/8, WHITE VINYL BOX, NO NAIL FIN FRAME, 8" X 1-1/2" CLEAR GLACIER BLOCK,, IN: WHITE SILICONE/OUT: WHITE SILICONE, WHITE BEAD
8PW3450 A PW V 32.25 46.125 VR3000 WH 8" 1-1/2" CL G SI SI | | |
|---|--|--|--|



32-1/4" w x 46-1/8" h

Continued on Page 2

Order Confirmation

Order Number **F306155**
PO # 37757290

Hy-Lite Specialty Products
3000 E Johnson Avenue
Pensacola, FL 32514

Page 2

hy-lite.com

Sell to: Account #: **T00928**
BUILDERS FIRSTSOURCE - HENDERSONVILLE
ATTN: ACCOUNTS PAYABLE
2001 BRYAN ST, SUITE 1600
DALLAS TX 75201

Ship to:
BUILDERS FIRSTSOURCE
2324 ASHEVILLE HWY.
HENDERSONVILLE NC 28791

Order Date 12/21/2023
Scheduled Ship Date: 1/05/2024
Terms NET 45

Placed By HEIDI
Credit Approval
Job Name DAN CHAPMAN

Qty. Description

Your Price Extended

Fuel Surcharge

UPON RECEIPT OF ORDER, PLEASE INSPECT WINDOW(S) FOR CONCEALED FREIGHT DAMAGE

You have the LEGAL RIGHT to unwrap packages and check for damages BEFORE SIGNING. Most carriers WILL NOT HONOR your damage claim if it is not noted on the carrier's paperwork UPON DELIVERY. US Block Windows (Hy-Lite) is NOT RESPONSIBLE for replacing damaged products without notation on the carrier's paperwork AT THE TIME OF DELIVERY.

IMPORTANT

Please review all information and notify your Account Representative immediately if changes are needed.

Merchandise
Other Discount
Shipping / Other Charges
Fuel Surcharge
Subtotal
Sales Tax 0.00
Total

INV:(214)231-8270
CF: (828)694-0745

HY-LITE
SPECIALTY PRODUCTS

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BK 4041 PG 225 - 229 (5) DOC# 1000997428
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Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

RETURN TO: → Phillip R. Feagan, a North Carolina Licensed Attorney
Feagan Law Firm, PLLC
P.O. Box 309 - Columbus, NC 28722

Prepared By: William M. Alexander, Jr., a North Carolina Licensed Attorney
Law Offices of William M. Alexander, Jr., PLLC
559 North Justice Street - Hendersonville, NC 28739

Description for Index: MT ROYAL S/D 2L#31-32 REID #9905046
& MT ROYAL S/D 2L#29-30 REID #9905045

THIS DEED made this 4th day of **May, 2023** by and between

GRANTOR:

GRANTEE:

JENNIFER E. V. WENTWORTH,
(fka Jennifer Vanselow)
owning a 30% undivided interest,
(and husband, Brendan C. Wentworth); and
JULIA BRYSON RAY, a single woman; and
owning a 40% undivided interest
RUSSELL V. JORDAN, a single man,
owning a 30% undivided interest
162 Chestnut Creek Road
Candler, NC 28715

PATSY E. STEWART

241-C Lake Club Circle
Hendersonville, NC 28792

This instrument was prepared by William M. Alexander, Jr., a licensed North Carolina attorney, without review or examination of title to the herein described property. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Notice pursuant to North Carolina General Statute §105-317-2: The property herein described DOES NOT include the primary residence of the Grantor.

WHEREAS, the property herein conveyed was acquired by Harry B. Bryson and wife, Louise Few Bryson (aka Louise F. Bryson) by those certain deeds recorded in Deed Book 365 at Page 525 and Deed Book 402 at Page 303 of the Henderson County Registry; and

WHEREAS, Louise Few Bryson died a resident of Henderson County, North Carolina on February 26, 1989; and

WHEREAS, Harry B. Bryson as the surviving spouse of Louise Few Bryson, inherited fee simple title in this property by survivorship arising from the former tenancy by the entireties; and

WHEREAS, Harry B. Bryson, died testate a resident of Buncombe County, NC on January 1, 2014; and

WHEREAS, the Last Will and Testament of Harry Bittner Bryson (aka Harry B. Bryson), recorded in Henderson County File Number 2022-E-1062, bequeathed and devised the real property herein conveyed to Julia Bryson Ray - 40%; Elizabeth Jordan - 30%; and Jennifer Vanselow (nka Jennifer E.V. Wentworth) - 30%; and

WHEREAS, Elizabeth (Bryson) Jordan died testate a resident of Henderson County, NC on March 30, 2019, and Paragraph Four of her Last Will and Testament, filed in Henderson County File Number 19-E-387 bequeathed and devised the real property described below to Russell Vincent Jordan (aka Russell V. Jordan); and

WHEREAS, Brendan C. Wentworth as husband of Jennifer E.V. Wentworth does hereby join in this deed solely for the purpose of conveying his marital interest.

NOW THEREFORE THIS INDENTURE

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO, WHICH EXHIBIT IS INCORPORATED INTO THIS INSTRUMENT AS IF FULLY SET FORTH HEREIN

CONVEYED TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, and AMENDMENTS TO RESTRICTIONS, if any, of public record of even date herewith.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All ad valorem property taxes for the year 2023, and all subsequent years.

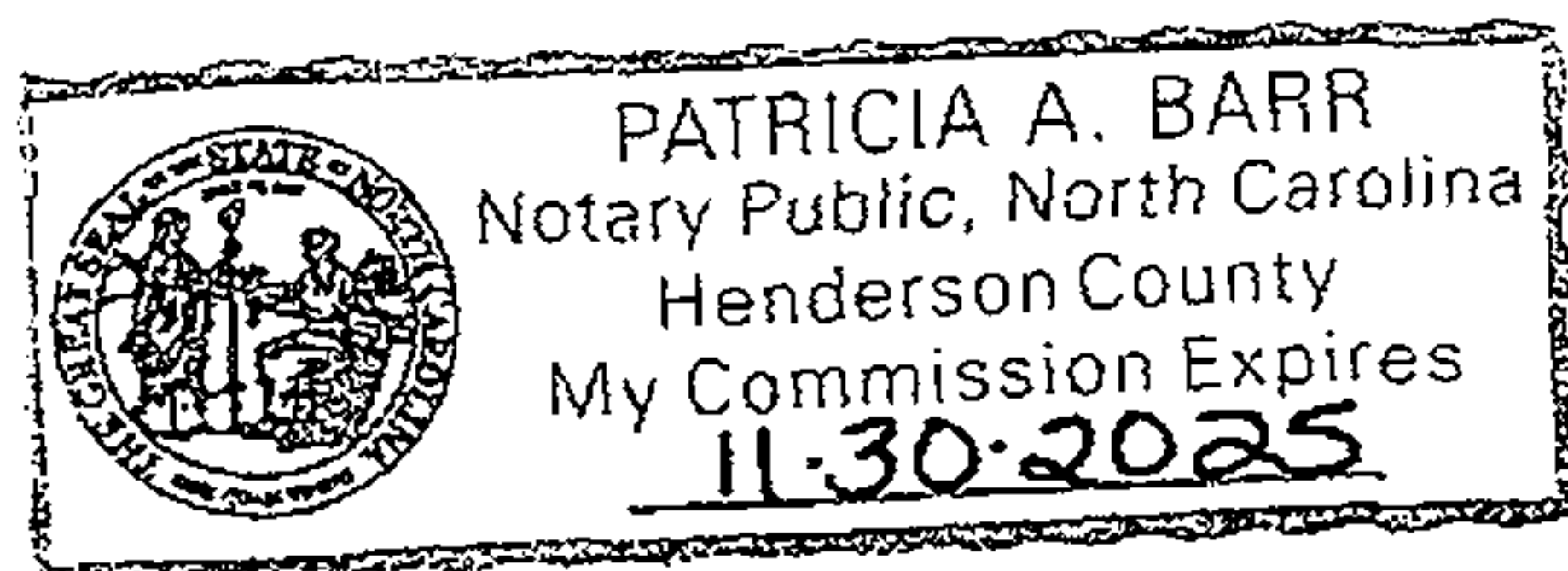
THIS CONVEYANCE is made together with and subject to zoning restrictions, restrictive covenants, rights-of-way and easements for streets, roads and utilities, reservations, restrictions and amendments to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Julia B. Ray by Jennifer E. V. Wentworth a. P.O. A.
JULIA BRYSON RAY (SEAL)


STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that Jennifer E.V. Wentworth (aka Jennifer Erin Vanselow Ray, as Attorney-in-Fact for Julia Bryson Ray personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Julia Bryson Ray, and that her authority to execute and acknowledge said instrument is contained in that Power of Attorney dated January 5, 2017, which Power of Attorney is duly executed, acknowledged and recorded in the Office of Register of Deeds in the County of Buncomb, State of North Carolina, on the 5th day of January, 2017 in Book 5508 at Pages 1303-1305, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney. I do further certify that the said Jennifer E.V. Wentworth acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julia Bryson Ray.



WITNESS my hand and notarial seal this the 4th day of May, 2023.

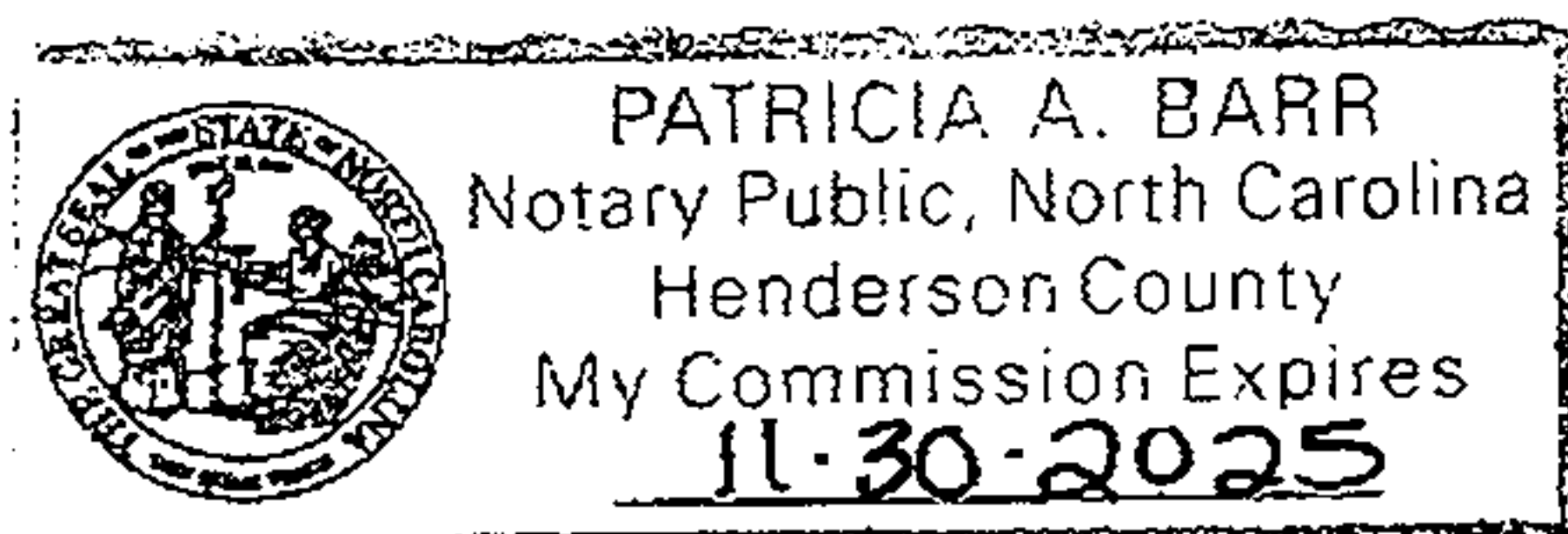
Patricia A. Barr Notary Public



(SEAL)
RUSSELL V. JORDAN

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON


I do hereby certify that RUSSELL V. JORDAN, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



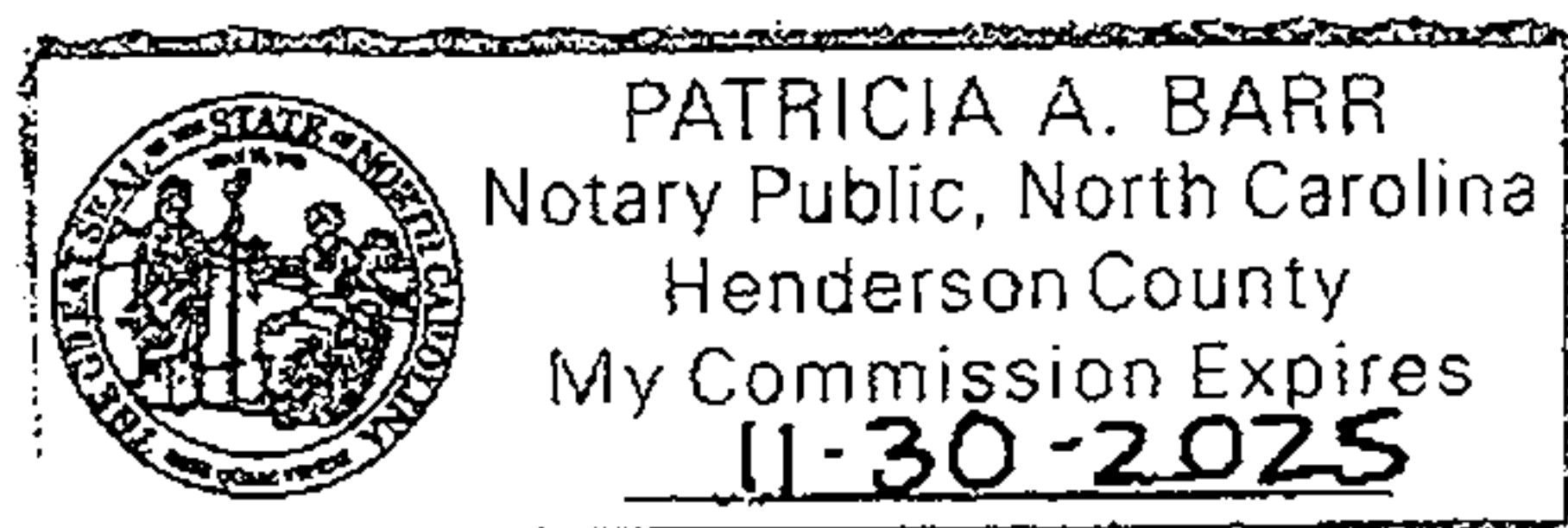
Notary Public



(SEAL)
JENNIFER E. V. WENTWORTH
(fka Jennifer Vanselow)

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON


I do hereby certify that JENNIFER E. V. WENTWORTH (fka Jennifer Vanselow), personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



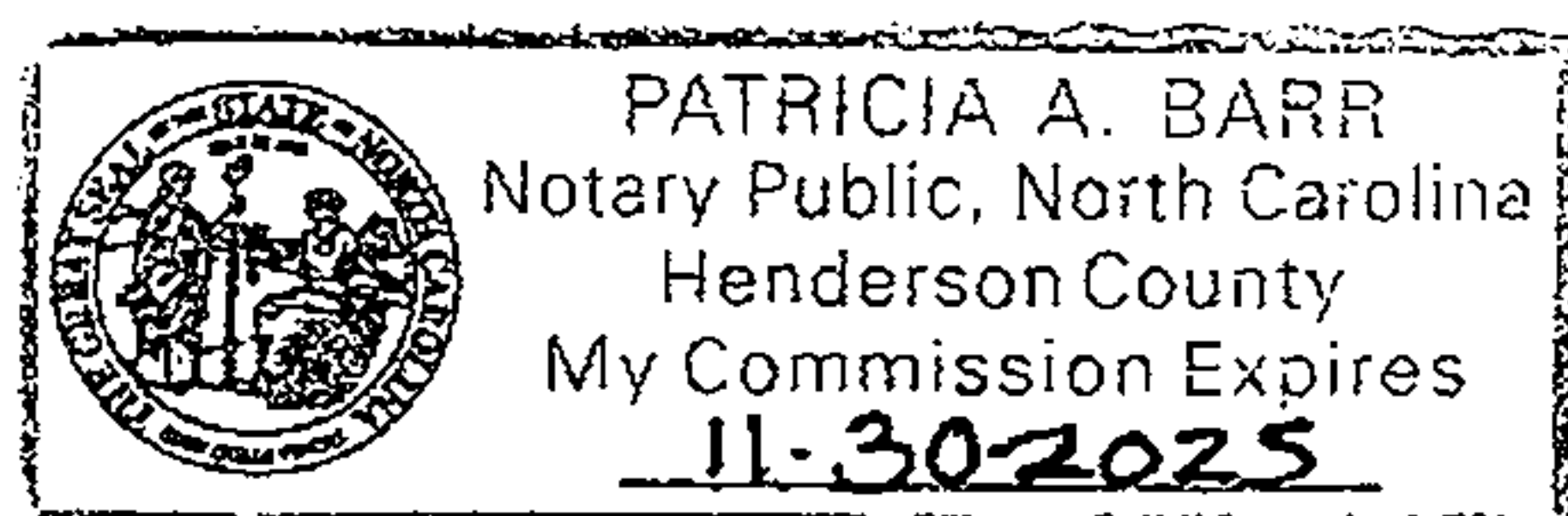
Notary Public



(SEAL)
BRENDAN C. WENTWORTH

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I do hereby certify that BRENDAN C. WENTWORTH, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



WITNESS my hand and notarial seal this the 4th day of May, 2023.



Notary Public

EXHIBIT "A"

TRACT ONE: REID #9905046:

Being Lots 31 and 32 of Mt. Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the N. margin of Ridgecrest Place, S.W. corner of Lot No 33, said stake standing N 50 deg. 10' W 152 ½ feet from the point of intersection of the W. margin of Crescent Avenue with the N. margin of Ridgecrest Place; and running thence with said N. margin of Ridgecrest Place N. 50 deg. 10' West 100 feet to a stake in said margin of said Ridgecrest Place, the same being the S.E. corner of Lot No. 30 and running thence with the eastern line of Lot 30 N. 39 deg. 50' East 159.57 feet to a stake in the S. margin of Laurel Lane; the same being the northeast corner of Lot 30; thence with said S. margin of Laurel Lane S. 42 deg. 50' East 100.82 feet to a stake in said margin of Laurel Lane the same being the N.W. corner of Lot No. 33; thence with the western line of Lot 33 S. 39 deg. 50' W. 146.7 feet to the place of BEGINNING.

The above described Tract One is the identical property conveyed by Bess Hodges Few, widow to Harry B. Bryson and wife, Louise Few Bryson by deed dated, January 29, 1958, recorded in Deed Book 365, Page 525, Henderson County Registry.

TRACT TWO: REID #9905045:

Being Lots 29 and 30 of Mount Royal Subdivision as shown on plat recorded in Plat Book 1, Page 91, (now Plat Book B, Page 46A) in the office of the Register of Deeds for Henderson County; and being more particularly described as follows: BEGINNING at a stake in the northeast margin of Ridgecrest Place, the extreme western corner of Lot #31, said stake standing North 50 deg. 10 min. West 252.5 feet from the intersection of the said margin of Ridgecrest Place with the northwest margin of Crescent Avenue; and running thence with the line of Lot #31, North 39 deg. 50 min. East 159.57 feet to a stake in the southwest margin of Laurel Lane; thence with the said margin of Laurel Lane North 42 deg. 50 min. West 82.41 feet to a stake; thence still with the said margin of Laurel Lane, North 62 deg. 22 min. West 19.6 feet to the corner of Lot #28; thence with the line of Lot #28 South 39 deg. 50 min. West 140 feet to the northeast margin of Ridgecrest Place; thence with the said margin of Ridgecrest Place and following the curve thereof in a southerly direction 64 feet more or less to the corner of Lot #30; thence still with the said margin of Ridgecrest Place South 50 deg. 10 min. East 50 feet to the point of BEGINNING.

The above described Tract Two is the identical property conveyed by Clarence H. Goode and wife, Carol B. Goode to Harry B. Bryson and wife, Louise F. Bryson by deed dated, April 28, 1962, recorded in Deed Book 402, Page 303, Henderson County Registry.

LENOX SPRING

Hendersonville, North Carolina

Landmark Designation Report

Prepared by

**Sybil H. Argintar
Southeastern Preservation Services
Asheville, North Carolina**

June 27, 2024

**Local Landmark Designation Report
LENOX SPRING
Hendersonville, North Carolina**

NAME OF PROPERTY

Lenox Spring

NAME AND ADDRESS OF CURRENT PROPERTY OWNER

City of Hendersonville
160 Sixth Avenue East
Hendersonville, NC 28792

PARCEL IDENTIFICATION NUMBER (PIN)

9568551019

LOCATION OF PROPERTY, LEGAL DESCRIPTION, NATIONAL REGISTER STATUS

The property is located at the corner of S. Whitted Street and Lennox Park Drive. See boundary map for the full legal boundaries. Deed Book 239, p. 216 also has a full legal description. The property is not listed on the National Register of Historic Places.

AD VALOREM TAX APPRAISAL

\$46,900.00

JUSTIFICATION OF LAND PROPOSED TO BE DESIGNATED

The boundary as shown on the accompanying maps includes all of the land historically associated with the spring, as shown on the historic plat (Henderson County Plat Book B, p. 252).

PROPERTY INCLUDED IN DESIGNATION AND BOUNDARY

The property included in the designation report is shown on the accompanying tax map.

DATES OF CONSTRUCTION

ca. 1917

PERIOD OF SIGNIFICANCE

ca. 1917 – ca. 1970

SUMMARY STATEMENT OF SIGNIFICANCE

Lenox Spring, with a period of significance of ca. 1917 – ca. 1970, dates from ca. 1917 when the surrounding Lenox Park was platted and developed by real estate developer F. A. Sumner. While the spring itself dates to ancient times, the stonework construction around the spring, complete with seating, along with stairs to the homes located on the hill above the springs, made Lenox Spring more accessible to both locals and summer visitors. The spring is important for its association with the tourism industry in Hendersonville, but also for its importance to local people who also “took the waters”. The water was bottled at the source and shipped all over the southeast due to its reputation for medicinal properties. The City of Hendersonville purchased the spring in 1942 and created a public park, which it has remained until the present day. The spring continued to serve the local and visiting community of Hendersonville until 1970 when the spring itself was closed due to concerns over

potability of the water. In addition, the stone construction around the spring is a notable, intact landscape architectural feature of the property which is worthy of preservation.

LANDSCAPE ARCHITECTURAL DESCRIPTION

Lenox Spring is located within a park setting on a triangular-shape lot that is bordered on the north by Lennox Park Drive and on the east by South Whitted Street.¹ On the south side of Lennox Park Drive is a curved, paved parking area at the edge of the park delineated by concrete bollards. This curved parking area appears in a 1984 aerial view of the park, but it is not clear if the bollards are there at that time or not.² To the south and west of the park are additional residential lots. The easternmost two-thirds of the park lot is a flat, grassy area with a concrete sidewalk running along South Whitted Street. Lenox Spring is the only landscape feature in the park, and is located towards the rear, or west side of the lot, surrounded by woods on three sides. Just off the park boundary, to the south of the spring, are the remains of a stone staircase constructed of cut granite blocks with grapevine mortar joints. A portion of the upper part of this staircase is gone, but it appears to have originally extended all the way up the

¹ The spelling of Lenox Spring and Lenox Park is noted with one “n” in deeds, plats, documentary photos, and newspaper accounts including the early signage into the park. Some written documents refer to the area as “Lennox” (two “n’s), specifically in Frank L. FitzSimons’ *From the Banks of the Oklawaha*. He may have been referring to an earlier spelling but the nearby neighborhood, the spring, and the park are spelled as noted in this report. The fact that Lennox Park Drive uses an alternative spelling may be a reference to this earlier spelling. In an email to Sybil Argintar dated October 18, 2023, long-time resident LuAnn Welter also noted that the spring name to her knowledge has always been referred to as “Lenox”.

²The 1984 aerial photo from Henderson County GoMaps appears to show that the fence is gone and the curved parking area has been built. It is unclear if the stone pillars are gone. In the deed to the city in 1942, the fence and stone entry piers are noted, so they did exist before the city purchased the property.



hillside to the lots above the spring. To the east and west of the stairs there appears to be a stone retaining wall, but this is currently covered with vines. Historically these stairs served as access to the spring from the houses on the hill. While an important feature of the park that allowed access to the spring, this staircase is not currently part of the park property but remains as part of the lot to the southwest of the spring, 601 S. Whitted Street. A description of the park denotes that the boundary does not include these stairs. It is the desire of the City of Hendersonville to obtain either ownership or an easement to be able to include the stairs as part of the landmark designation at a future time.³

Lenox Spring is surrounded by a semi-circular cut granite stone wall, approximately five courses in height, with flush mortar joints. Set inside this wall is a semi-circular concrete seating area. This stonework dates from ca. 1917 – 1922, when the owner F. A. Sumner rebuilt portions due to some damage. The spring itself is set within a concrete area in front of the seating area and is presently covered by a metal grate, which was placed there by the city ca. 1970. Outside of the semi-circular area around the spring is a larger concrete area which is delineated by a lower retaining wall of the same cut granite stones with flush mortar joints, and approximately three courses in height. Along the east wall and wrapping around to the north and south sides of this section is a u-shaped low seating area with a concrete bench. On the north and south ends of this area are several concrete steps leading down to the spring and seating areas.

Based on undated documentary photos, the park was delineated by a wood picket fence, with stone pillars of cut concrete block with grapevine mortar joints marking the entry at the corner of South Whitted and Lennox Park Drive. Between these pillars was a wood sign with “Lenox Spring, Welcome” painted on the cross members at the top. At the rear of the lot there was another wood sign painted with “Please Use But Don’t Destroy” painted on the top cross member. These features are no longer present, but are noted in the 1942 deed to the city as being part of the property. It appears from the above-noted aerial photo that the fence and possibly the stone pillars were gone by 1984. It is not known when the stairs were truncated at the top. The City of Hendersonville hopes to restore the fence and stone pillars as part of their stewardship of the property, along with the upper portion of the stairs if future ownership or easement is allowed.

HISTORIC SIGNIFICANCE

The history of Lenox Spring is tied directly to the history of Hendersonville as a popular tourist destination. Related to the advent of tourism as a major economic force in the town was the development of the railroad. While early visitors from the lowcountry of South Carolina made the trek up the mountain in the summers to the Flat Rock area of Henderson County prior to the railroad, it was access to rail transportation that drove the boom in tourism in the late nineteenth and early twentieth centuries. As early as the 1880s, the construction of the French Broad Valley Railroad was begun, with the goal being to connect Hendersonville and Brevard.

³ Henderson County Deed Book 239, p. 216.

intersection of the West margin of Whitted Street, and the South margin of Palmetto Avenue and runs thence from said Beginning point with the curb on the west side of Whitted Street South 5° 38' East 107 feet to a point on said curb; thence North 68° 36' West (passing through a stake or point, which marks the Northeast corner of Lot #21 in Block F. of the Lenox Park Subdivision as shown on a plat of record in Plat Book 3, at page 93, of the Records of Plats for Henderson County, at 8 feet) 87.5 feet to a point in the South edge of the concrete sidewalk, at the Northeast corner of the bottom step of the stone steps leading up the hill in the rear of Lenox Spring; thence with the South edge of the said concrete sidewalk as follows: North 74° 47' West 75 feet; North 78° 35' West 25 feet; North 84° 32' West 37 feet, and South 86° 20' West 24.5 feet to a stake; thence leaving said sidewalk, crossing same and running North 12° 18' West 10 feet to a stake in the South margin of Palmetto Avenue; thence with said margin of said Avenue North 77° 42' East 222 feet to a point in same; thence with the arc

This construction was halted for a time, but by 1891 the rail line, then under the ownership of the Hendersonville and Brevard Railway, began operations. The line operated for a short time, but a trestle collapse over the French Broad River between Horse Shoe and Etowah shut the line down for a while. The line officially reopened on October 25, 1895, but was in financial trouble and was bought by the Transylvania Railroad Company, formed by Pittsburgh, Pennsylvania investors, in March 1899. Investors in the rail line knew it was located close to the Southern Railway routes from Spartanburg, South Carolina and had great potential not only for tourism but for the lumber industry in western North Carolina.⁴ This company extended the line from Brevard to the development of Lake Toxaway, with stops including Hendersonville, Yale, Horse Shoe, Etowah, Blantyre Penrose, Davidson River, Pisgah Forest, Brevard, Selica, Cherryfield, Calvert, Rosman, Quebec, and Lake Toxaway. In the summer this rail line operated four passenger cars daily, some of which were private cars chartered by wealthy summer visitors. Southern Railroad bought the Transylvania Railroad Company line in 1906, which it continued to operate until 2002 (as Norfolk Southern beginning in 1982).⁵

It was during this boom in the tourism industry that the development of the Lenox Park subdivision came into being. F. A. Sumner, an Asheville, North Carolina resident and real estate developer originally from Spartanburg, South Carolina purchased for \$75,000 what was then platted as Columbia Park, Section 2, in Hendersonville, in 1917. It was noted in newspaper articles that Mr. Sumner "...intends making some big improvements on the property..."⁶ Sumner developed many areas of Hendersonville as well as Asheville. Lenox Park, operating as the Hendersonville Development Company, platted the subdivision in March 1917.⁷ It was bounded by Palmetto Avenue (now Lennox Park Drive) on the north, Hebron Street on the south, and South Whitted Street on the east. Within this tract was the current triangular-shaped lot noted as the "spring tract". Prior to this time the land was owned by Dr. W. D. Whitted. Dr. Whitted was a physician, druggist, and surgeon and was the first to practice medicine in Hendersonville.⁸ For many years the spring was known as Whitted's Spring, and in addition to the medicinal qualities of the water there, the land was thought by the Cherokee to be sacred, and that "...those who drank the waters from the spring would be cured of all their pains and sicknesses..."⁹

The triangular-shaped lot designated on the Lenox Park plat as the "spring tract", was developed by Sumner. Under his ownership, Sumner, in April 1918, installed the steps "...from the Whitted spring to the top of the hill immediately in the rear of the spring. He is also building concrete walks and making other improvements around the spring..."¹⁰ In May of 1918, Sumner continued to make improvements around the spring, including "...flights of stone and concrete steps from the rear of the spring to the street that comes around the top of the hill some distance above the spring..."¹¹ As Sumner completed his Lenox Park subdivision and the improvements to the spring, he noted publicly in March of 1919 that

⁴ "Pittsburgh Capital". *Pittsburgh Commercial Gazette*. March 18, 1899.

⁵ <https://www.etowahnheritage.org/the-railroad> Accessed November 1, 2023.

⁶ "Observer Comments on the Sale of Columbia Park and Board of Trade Meeting", *The Hendersonville Visitor*, January 9, 1917.

⁷ Henderson County Plat Book B, p. 252 (formerly Plat Book 3, p. 93).

⁸ FitzSimons, Frank L. *From the Banks of the Oklawaha*, Hendersonville, North Carolina: Golden Glow Publishing Company, 1976, pp. 157-158.

⁹ FitzSimons, Frank L. *From the Banks of the Oklawaha*, p. 157.

¹⁰ "Improving Lenox Park", *French Broad Hustler*, April 18, 1918.

¹¹ Notice, *The Western North Carolina Times*, May 31, 1918. A 2020 deed notes that the steps from the spring remain as part of the property at 601 S. Whitted Street..."it is understood that the warranties in this deed do not apply to so much of the stone stairway as it is included in this boundary..."

"...there was little doubt that this section would have more tourists during the coming summer than have ever before come here in a single season...".¹² Later that same year, towards the end of the summer, in August of 1919, the newspaper reported that "...hundreds of people have visited and drank water from Lenox park spring during the past sixty days...". People would approach from all directions, bringing with them some type of container to carry the water back with them. Individuals also drove up in automobiles to stop at the spring to drink. The spring had undergone great improvement by "...the removal of all loose earth from where the water comes up out of the crevices or the rocks and crushed stone filled in, so that when the water comes gushing through the crevices in the large rocks it strokes same into the basin which holds the water until it rises above the outlet which is through a channel cut in stone...". By this time a wall of concrete and stone had been built around the spring that provided seating to visitors while they drank the cool water. The spring was considered to be "...an asset of much value to the people residing in Lenox park and vicinity, especially to those who are unable to get ice, and to people who prefer good, pure spring water to well or city water. The water of this spring is said to provide medicinal properties of much value...".¹³ Lenox Spring continued to be used by visitors and locals into the 1920s and beyond. As noted in newspaper accounts in July 1920, "...the big, bold spring in Lenox Park is being well patronized these hot days. It is estimated that 2000 people visited and drank of its pure, ice-cold waters Wednesday. And the owner estimates that at least 500 gallons of water are carried away from the spring each day, by people living in different sections of the city...". An ad for Lenox Park in August 1920 noted the lots still available for sale were "...close to the famous Lenox Park Springs, so well known to thousands...".¹⁴

Some of the stonework around the spring was rebuilt in May of 1922 by Sumner. Apparently a tree had disturbed the integrity of the rockwork around the spring, and new masonry was built "...around the entire inclosure [enclosure] around the spring...".¹⁵ Soon after this, Sumner sold the remaining twenty vacant Lenox Park lots above the spring to P. L. Wright and A. R. Hanson, retaining ownership of the spring but allowing the new owners access. One lot, noted as "top of the hill" on the 1917 plat was sold by Wright and Hanson to W. W. Watt, a Charlotte businessman and owner of Southern Hardware Company. Watt built a Colonial Revival home on this lot, which no longer exists.¹⁶ Sumner did eventually sell his interest in the spring to S. I. Depew and wife Mildred Depew of Broward County, Florida sometime before 1927. Depew then sold the spring property along with other lots in Lenox Spring to W. H. Anderson and T. H. Gentry of Clarendon County, South Carolina in October 1927.¹⁷ A portion of these lands were then sold by W. H. Anderson and wife, E. T. Anderson, Mary G. Sprott and husband C. W. Sprott, and J. H. Gentry and wife Vera M. Gentry to the City of Hendersonville in 1942 for the formation of Lenox Park. Mention is also made in this deed of a plat surveyed by Howard B. Miller dated February 3, 1942, but to date this has not been located.¹⁸ The City still retains ownership of the original "spring tract". The deed describes where the existing stone columns were located, with the beginning point of the property being "...eighteen feet from the exact center of the north stone column at the entrance to Lenox Spring, said column located about twenty feet southwest of the intersection of the west margin of Whitted Street and the south margin of Palmetto Avenue (now Lennox Park Drive).

¹² Notice, *The Western North Carolina Times*, March 21, 1919.

¹³ "Lenox Park Spring", *The Western North Carolina Times*, August 15, 1919.

¹⁴ "Lenox Park", *The Times-News*, August 20, 1920.

¹⁵ "New Rock Masonry is Built Around Spring at Lenox Park", *The News of Henderson County*, May 2, 1922.

¹⁶ "Wright and Hanson Buy Lenox Park", *The News of Henderson County*, June 23, 1922. No mention is made about the wood picket fence around the perimeter of the park being constructed by Sumner. It is possible this is something the City built when they purchased the property in 1942.

¹⁷ Henderson County Deed Book 175, p. 503.

¹⁸ Henderson County Deed Book 239, p. 216.

It is not known when the entry pillars and fence as shown in the undated documentary photos were torn down, but it is the intention of the City of Hendersonville to replace these.

Tourists were one of the largest groups who drank from the mineral waters at Lenox Spring. But the local community also drank the water, from the early days of the spring well into the late twentieth century. John Gibbs, who grew up in the neighborhood in the 1950s and 1960s remembers that local children would meet up there periodically, and they would get a drink from the spring. Families would gather at times for picnics in the park. He remembers that tourists would bring clear glass jugs to the springs and fill them. The city closed the spring sometime before 1970, citing that the water was no longer potable. John Gibbs also remembered other privately owned springs around Hendersonville, but Lenox Spring, during his lifetime, was a public park that was accessible to everyone.¹⁹

Lenox Spring was not the only spring in the Hendersonville area. The ancient geology of the mountains created an abundance of these mineral-rich springs, and when they were discovered, as Lenox Spring was, they were often marketed to locals and summer visitors to “take the waters”. Several of these springs are known, including Lenox, Crystal Spring and Basin Spring in Laurel Park, and Poinsett Spring near Saluda.²⁰ Crystal Spring opened in Laurel Park in 1909, and was accessible to the public. Basin Spring was privately owned, but was open for visitors and was used by many at summer dinners served right by the spring.²¹ Of these, it appears that only Lenox and Crystal Spring are extant. Crystal Spring is located on Crystal Spring Drive. The spring, denoted by a historic marker, remains, as does the arched stone covering, wall, and rocky, moss-covered hillside. Originally there was a “dummy line” rail that extended up the hill into Laurel Park where there was a lookout tower, but this no longer exists. Lenox Spring was also privately owned until 1942, but was accessible to all as was Crystal Spring. The waters from Lenox Spring were bottled and shipped via rail all over the southeast because of its healing properties.²² It is only in recent years that the spring itself has been covered over by a metal grate so that access is no longer available to the local community. Of the numerous springs in the area, Lenox Spring and Crystal Spring were the most popular, being regularly visited by both locals and summer visitors.

INTEGRITY

Lenox Spring retains a great deal of integrity in regards to setting, location, workmanship and historic context. The spring remains within the historic setting where it was first developed for use by local people and summer visitors. The stonework around the spring remains as it was originally, with the only exception being that the spring waters are covered by a metal grate for public safety purposes. While the original wood picket fence and stone entry posts are gone, it is the intention of the City of Hendersonville to restore those based on historic photos. The stone steps which lead from the spring up the hill to the adjacent property at the southwest boundary are also mostly intact, including the granite piers with grapevine mortar joints and what appears to be stone retaining walls which are currently covered by vegetation. While the steps are not part of the park boundary as shown in this designation report, based on deed records and historic photos of the park and spring, they were likely constructed at the same time as the stonework at the entry to the park by the same stonemasons. These steps tell part of the story of the construction of the spring and access to the springs from the adjoining neighborhood, and the City of Hendersonville is working towards obtaining an easement or

¹⁹ Gibbs, John. Neighborhood resident. Phone interview with Sybil Argintar, November 9, 2023.

²⁰ Welter, LuAnn. Email to Sybil Argintar, October 18, 2023.

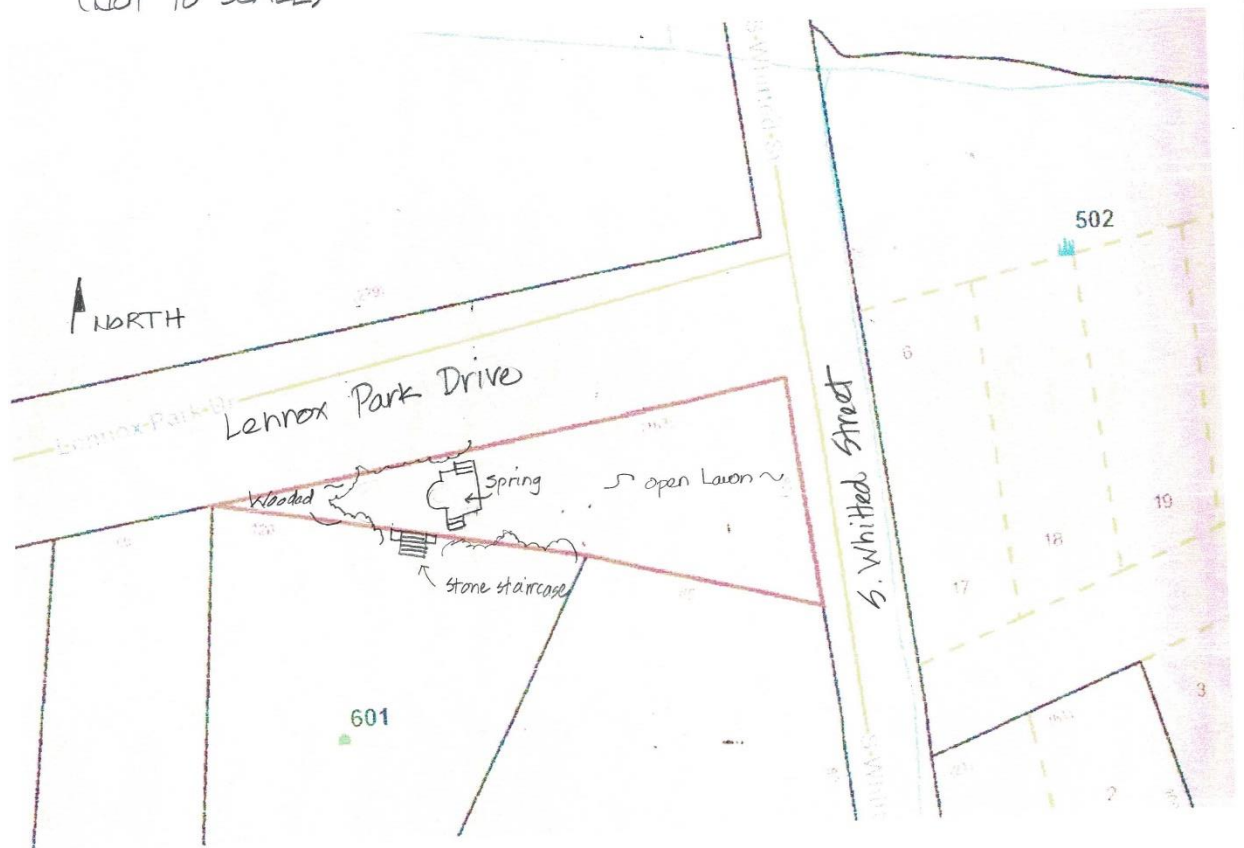
²¹ Society notice. *The Western North Carolina Times*. July 21, 1905.

²² Fizzsimmons, Frank L. *From the Banks of the Oklawaha*, p. 158.

other legal ownership of these stairs so they can be included in the designation. Even if this does not happen, the construction technique of these stairs can be used as a guide for the reconstruction of the entry piers.

SITE PLAN

LENOX SPRING SITE PLAN
(NOT TO SCALE)



PHOTOS



1. Intersection of Lennox Park Drive and S. Whitted Street at Lennox Park, view south



2. View towards Lennox Park, spring to rear, view southwest



3.

3. View towards Lenox Spring, view west



4. Approximate location of original stone pillars at entrance to park and springs



5. Trees along southwest edge of park, view southwest



6. Lenox Spring and stonework, view southwest



7. Close-up view of stonework surrounding spring, grate covers spring



8. Lenox Spring stonework, view southeast



9. Lenox Spring stonework, view northwest



10. Stone staircase at southwest edge of property, view southwest



11. Close-up view of stonework on staircase, granite with beaded mortar joints



12. View of stairs, cheek walls, and hillside, view southwest



13. Staircase at rear of spring, view southeast



14. Staircase as rear of spring, view northwest



15. Woods to southeast of stairs, view southeast



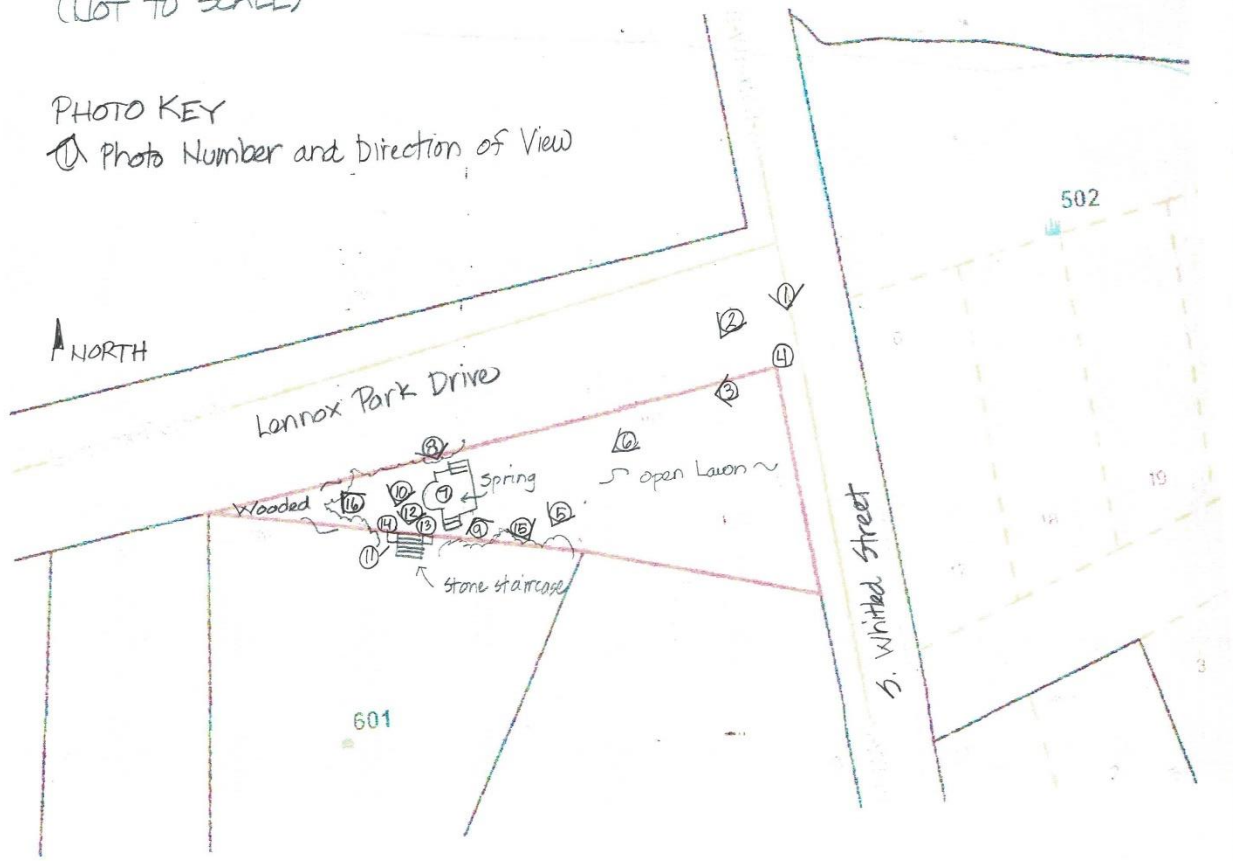
16. Additional view of woods to northwest of spring, view northwest

PHOTO KEY

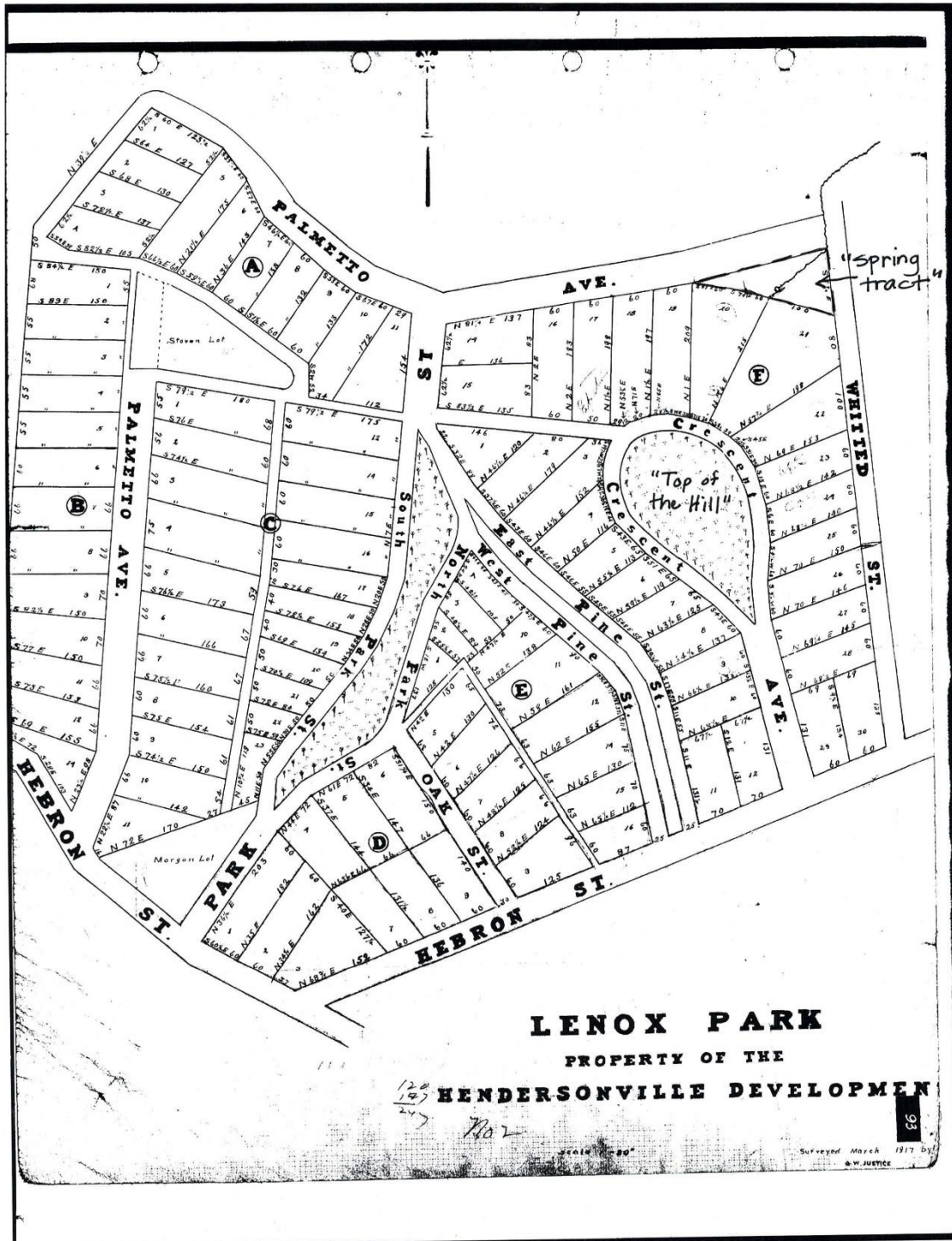
LENNOX SPRING SITE PLAN
(NOT TO SCALE)

PHOTO KEY

① Photo Number and Direction of View



DOCUMENTARY PHOTOS AND OTHER MATERIALS



Lenox Park Historic Plat showing "spring tract"



Lenox Spring Documentary Photo, date unknown, extent of fence shown



Lenox Spring Documentary Photo, date unknown, details of entry, piers, fence, and wall at spring



Lenox Spring Documentary Photo, date unknown. Details of stone steps at rear.



Crystal Spring today, on Crystal Spring Drive and Walnut Loop



Crystal Spring and stonework, view southwest



Crystal Spring, view of cascading spring, view southwest

MAPS (AERIAL AND CONTEXT VIEW W/O AERIAL)

Henderson County, NC

Tax Parcel Report

Wednesday, September 27, 202

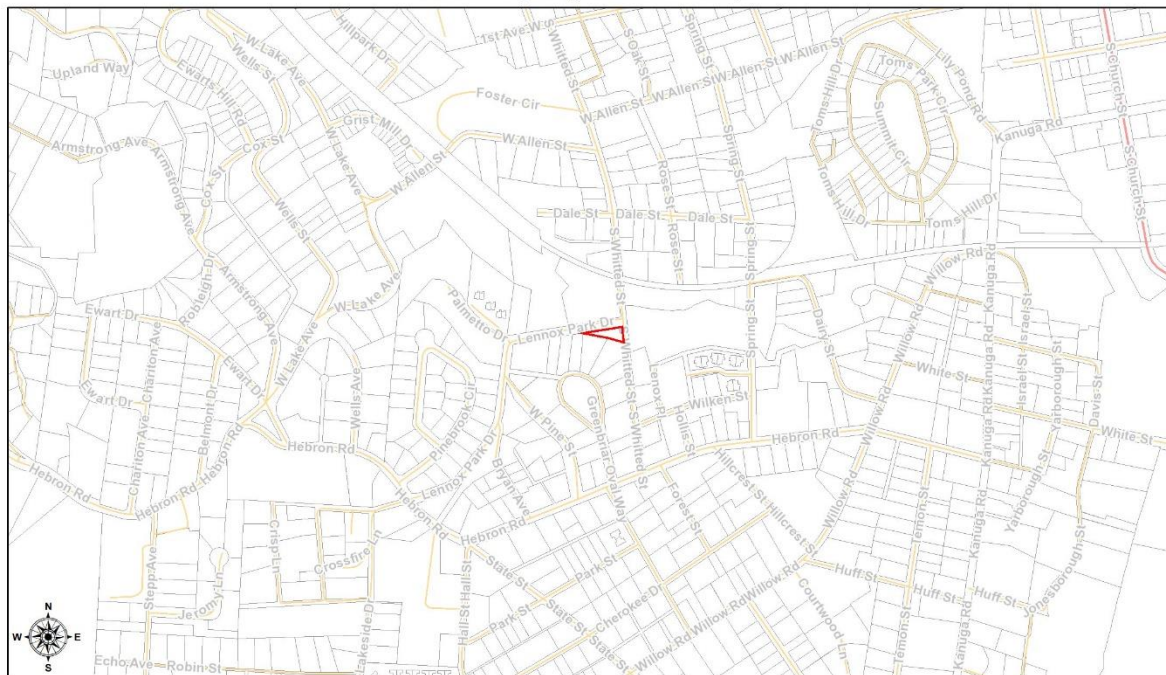


WARNING: THIS IS NOT A SURVEY

Parcel Information

Lenox Spring Boundary Map

Lenox Spring Location Map



November 1, 2023

Streets and Highways

FREEWAY
INTERSTATE
BOULEVARD

THOROUGHFARE
COLLECTOR
Local Roads
Parcels

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).

1:8,262
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

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