



CITY OF HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

City Hall | 160 6th Ave East | 2nd Floor Meeting Room
Wednesday, August 19, 2026 – 5:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

A. Minutes of July 15, 2026

4. **NEW BUSINESS**

A. Landmark Nomination – Columbus Mills Pace House (26-01-LL) – *Sam Hayes, Planner II*

5. **OLD BUSINESS**

6. **OTHER BUSINESS**

A. Staff Report

7. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of July 15, 2026

Commissioners Present: Ralph Hammond-Green, Stan Smith, Jim Welter, (Vice-Chair), Jim Brewer, Jim Boyd, Cheryl Jones, (Chair), Edward Sine

Commissioners Absent: John Falvo, Lauren Matoian

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Assistant City Attorney, Lew Holloway, Community Development Director

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:02 pm.
- II **Public Comment.** None
- III **Agenda.** On motion of Commissioner Hammond-Green and seconded by Commissioner Brewer the agenda was approved.
- IV **Minutes.** On motion of Commissioner Brewer and seconded by Commissioner Welter the minutes of the regular meeting of June 17, 2026 were approved.
- V **New Business**
- V(A) **Certificate of Appropriateness** – David McKinley – 128 3rd Avenue East (File No. 26-42-COA).

Chair stated tonight we have one public hearing to consider, an application for a Certificate of Appropriateness permit in the Main Street Historic District. Any persons desiring to testify in this hearing must first be sworn as a witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedures and rules 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 the hearing. Therefore, we ask that you refrain from speaking until recognized by the Chair and, when recognized, that you come forward to the podium and begin by stating your name and address. Anyone present who has knowledge of anything of value that has been given or promised in exchange for a position to be taken on these applications should disclose it now. Anyone who wishes to speak during the public hearings should come forward to be sworn in. Chair swore in David McKinley, Sam Hayes.

Chair opened the public hearing.

Mr. Hayes stated this is a major work application for facade rehabilitation. The applicant is David McKinley. He's the owner and applicant. The project acreage is .04 acres, and this is located in our C-1 Central Business District, as well as our Main Street Historic District overlay.

A map of the Main Street Historic District was shown with the subject property shown. This is included in the staff report and presentation.

An aerial view of the property was shown and is included in the staff report and presentation.

A history of the subject property was discussed and is included in the staff report and presentation.

Site photos were shown and discussed and are included in the staff report and presentation. Mr. Hayes stated the windows are non-original. The recessed entryway does contain wood siding but likely not original either.

A brief overview of the COA description was discussed and is included in the staff report and presentation.

The Design Standards that apply were included in the staff report and presentation. A staff analysis was provided in your packet. Staff did not propose any conditions for this application.

The suggested motions for approval and denial were included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Hammond-Green stated the drawings that are provided does not give any dimensional depth for the entrance. In other words, how far in it was and I'm presuming that is the original footprint, in the entrance. Mr. Hayes stated yeah, so, unsure if that's the original footprint, it's what's currently there. I will say, when staff did the analysis, and in talking to the applicant, because there is no original elements to that provided, this was seen as a rehabilitation, not a reconstruction or anything like that. I can let the applicant speak to how deep it is. It is staff's understanding that it's not going to be increased. It's going to remain what it currently is.

Commissioner Smith stated there are no awnings now. Mr. Hayes stated that is correct, there are no awnings. Mr. Hayes stated awnings are a gray area. Staff often approves awnings as a minor work. Commissioner Smith stated application drawings will require a structural change to the to the facade. Mr. Hayes stated I do not believe so. I think the applicant can speak to that. The applicant is a builder, and will be doing the work as well.

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

Chair asked if the applicant would like to address the Commission.

David McKinley, 126 3rd Avenue East stated his name for the record. Commissioner Hamond-Green stated the door is, when it's fully open, it's still within in the building print. Mr. McKinley stated yes, it's not into the sidewalk. We're not changing the dimension of that. We're basically using that same thing.

Mr. McKinley stated concerning the awnings, there won't be a structure. It was not a structural issue. I have a unlimited general contractors license for North Carolina for 30 some years.

Mr. McKinley was asked if the recess in the middle is that footprint is staying the same? Mr. Mckinley

answered yes.

Chair discussed adding the awnings and stated the guidelines say minimal damage. Mr. McKinley stated it would just be about four holes at the top.

Chair stated just for clarification, the transom, the way it's drawn, you're not going to take out the brick above the existing opening. It's going to be fluted regular brick. Mr. McKinley stated it basically is just the whole entire thing. The only thing probably on the drawing that would be different above the door, there will actually be a divider on that center section. They don't have it and he will make it match.

Discussion was made on how high the fluted section is. Mr. McKinley stated the door is seven feet. You have windows, the fluted section, and then the brick soldier course.

Chair stated the Birch plywood is just a facade. Right? Mr. McKinley stated yes. Chair asked are you going to leave it natural or painted? Mr. McKinley stated it'll be painted black to match.

Chair stated so are you adding the lights, or are these just decorative? Mr. McKinley stated we'll be adding lights.

Discussion was made on the lights. The Commission does not approve the lights but they can approve the material. It was stated they will be metal. Mr. Hayes stated the lights and being dark sky complaint would go through a separate approval process. Chair stated so, if you want to amend the application to add the proposal that the four lights that are shown in the rendering be approved as part of this, we can do that too at the same time. So, just to confirm, flat metal, I'm guessing aluminum to match. Mr. McKinley stated yes. Chair asked how will they be affixed to the brick? Will there be a hole? Mr. McKinley stated no, because I would use a pancake box, so it would be very minimal. It'll only be the hole going through for the wire.

Discussion was made on the metal running across. Mr. McKinley stated it is existing and he only plans to paint it black.

Chair asked if the Commission had any questions for the applicant. There were no further questions for the applicant.

Chair asked if anyone would like to speak in favor of the application. No one spoke. Chair asked if anyone would like to speak against the application. No one spoke.

Chair closed the public hearing.

The Commission discussed it looks to be an improvement over what's there now. Certainly in keeping with and improving the neighborhood. Minimal damage and historic materials are accurate. Discussion was also made on the lighting and being dark sky compliant.

Chair stated they can approve it but let's just add the tile approval to be safe, and then the lights, the four fixtures as presented.

Mr. McKinley stated so when I pick the design for the tile, I have to come back here to get the approval?

Chair reopened the public hearing.

Chair stated so we'll approve you doing it, and then Sam will approve the final design.

Chair closed the public hearing.

Commissioner Welter moved that the Commission find as fact that the proposed application for a Certificate of Appropriateness, as identified in file number 26-42-COA and located within the Main Street 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 (Commercial) for the following reasons: 1. The application does not propose altering the openings on the facade, and the new windows and door units will fit the entire facade opening. (Section 3.4.2.4). 2. The current windows and doors are not original, and the proposed units are compatible with the original opening and historic character of the building. (Section 3.7.7). 3. The proposed metal awnings are appropriate because they are compatible with the historic character of the building. (Section 2.1.8). And the fourth condition was the tile removal and replacement in the door entrance and we're approving the outside lighting fixtures in the location as specified on the drawing. Commissioner Smith seconded the motion which passed unanimously.

VI Old Business.

Daniel Heyman, Assistant City Attorney stated he just wanted to address this, the approval of these findings of fact as Council for Staff, at the last meeting, it was procedurally just a little complicated every once in a while, as things happen, we have some time to ruminate on the procedure of said thing that happened, and, I just want to make sure that everything is buttoned up, staff wants to present a good draft decision, that will protect the decision of the Commission. So, if you've reviewed the decision that was on your table when you walked in, you may know what I'm about to say. So, I don't rescind the advice that staff gave last time. Well, first let me address, I know some of you weren't here. You may know your rules of procedure provide that even if you weren't present during the deliberation of a matter, you can still vote on it, as long as you had the materials available. In particular, it says, in the event of an absence from previous deliberations no member of the Commission shall vote on any matter unless that member shall have attended or have had access to the minutes and record of the previous deliberations on such application. In the event of an absence, the member shall declare for the record that the member has reviewed the minutes and record and is familiar with the previous deliberations. I also want to let you know that an unexcused recusal may be counted as a yes vote.

Mr. Heyman stated at the last hearing, the Commission bifurcated the application, voted unanimously to approve the replacement wood door, so that's settled, and then voted 4-2 on a motion to deny the replacement vinyl windows, and staff advise that's effectively a denial. Let me back up another minute and remind you, it's all very complicated, the voting statute says that a majority of the board has to vote one way or another for it to be effective. The board, meaning all of the seats on the board, you would only count vacancies, so being that we have a fully staffed board, but only 6 people were here, you need 5 votes and the affirmative of a motion for that motion to be effective. Staff doesn't think that you can, by implication, get something granted, and that's consistent with the advice from the School of Government and other attorneys that I've talked to about this issue. So, the motion was to deny, and

that failed, not to approve and that having been failed. So, in order to make the record entirely clear as to what the Commission decided, staff recommends that somebody, maybe somebody who voted, it doesn't have to be, you don't have to vote yes on a motion that you make, but recommends that the Commission make a motion to approve, to find them not incongruous, the replacement vinyl windows not incongruous stands to reason that would probably fail. That motion would probably fail. But then, on the record being that if a motion to deny failed, and a motion to approve failed, that is definitely an effective denial, and there's no question as to what the Commission decided, because of the lack of some voting majority.

Commissioner Welter stated you are asking us to make another motion. Mr. Heyman stated yes. He is asking the Commission to make another motion to approve. Not to hear any evidence but just to make a motion. And they do not have to make another motion. Mr. Heyman stated staff is just advising the Commission to make the record clear, because, I can pull up the statute, and we can get a little more into that if you need some clarity on there, but the long and short is, five members of the Commission have to vote on a motion for that motion to be effective. That's the simplest way of putting it. And so only four voted to deny. We call that an effective denial. I still support that. However, there is some question of, generally, the motion is to approve, and that would fail. So, being that there wasn't a motion to approve that failed, there's potentially a question of whether or not the Commission actually denied the application, and we're trying to forestall any of that before the decision's adopted.

Chair clarified what the Commission needed to do and the vote. Discussion was also made on the decision. The motion was also discussed.

Chair stated okay, so I will say I, Cheryl Jones, was absent from the June meeting, but I have reviewed the minutes and the information provided, and I feel comfortable voting. Commissioner Sine did not review the minutes. Mr. Heyman stated just make that clear on the record that Commissioner Sine is saying that he did not review the minutes from the record and is asking to be excused from voting.

Commissioner Sine made a motion to recuse himself from the voting due to not reviewing the minutes and being absent from the June meeting. Commissioner Hammond-Green seconded the motion which passed unanimously.

Commissioner Welter made a motion to approve the windows that were replaced in the after the fact COA as being not incongruous with the character of the historic district in file number 26-32-COA that was brought before the Commission at the June meeting. Commissioner Brewer seconded the motion. The vote was zero approved and six for denial. Motion denied.

VI(A) Findings of Fact – 1507 Druid Hills Avenue (26-32-COA)

On motion of Commissioner Welter and seconded by Commissioner Boyd the revised Findings of Fact for File No. 26-32-COA were approved.

VII Other Business.

- VII(A) Staff Report.** Mr. Hayes stated staff is working with Duke Energy and he will update the Commission and the Tree Board in early August. Discussion was made on requiring a COA for the tree trimming and whether they can do this or not.

Mr. Hayes discussed the COA process and showed a flow chart to the Commission. Discussion was made on minor work and major work. Enforcement was also discussed. No action was taken.

VII(B) **Committee Reports**

Mr. Hayes stated he wanted to mention about the Neighborhood History Project Action Committee. On Monday, there is an oral history listening session at St. Paul's Tabernacle and the Zion Church out on 6th Avenue. And then have a live, interview with Melinda Lowrance to talk about the West End. Mr. Hayes also discussed the Preservation Training Series. Mr. Hayes stated he just submitted a grant to produce an exhibit on the civil rights movement in Henderson County to the National Park Service. He also discussed doing tabling events in the districts.

VIII ***Adjournment.* The Chair adjourned the meeting at 6:47 p.m.**

Chair



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**



SUBMITTER: Sam Hayes – Planner II **MEETING DATE:** August 19, 2026

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

TITLE OF ITEM: Landmark Nomination – Columbus Mills Pace House (26-01-LL) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
I move the Historic Preservation Commission accept the designation report prepared for the Columbus Mills Pace House and direct staff to submit the report to the Department of Cultural Resources for review. [ADD, IF APPLICABLE, “WITH THE FOLLOWING MODIFICATIONS”]	I move the Historic Preservation Commission [amend, reject, or recommend further study] the designation report for the Columbus Mills Pace House. [INSERT REASONS].

PROJECT/PETITIONER NUMBER:	26-01-LL
PETITIONER NAME:	Carol and Charles Hilton (Owner) Sybil Argintar (Applicant)
ATTACHMENTS:	1. Designation Report 2. Designation Report Photographs 3. Application

**Columbus Mills Pace House
813 Fifth Avenue West
Hendersonville, North Carolina**

Local Landmark Report

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

July 16, 2026



Name of Designated Landmark

Columbus Mills Pace House

Property Address

813 Fifth Avenue West
Hendersonville, North Carolina 28739

PIN#/REID

9568-48-7241/9968353

Deed Book and Page Number

3175, 436

Zoning

RES-Single Family

Acreage to be designated:

1 acre

Interior to be designated:

Staircase all three levels and crown and picture molding on the first and second floor

Property Owner Contact Information

Hilton Family Trust
c/o Carol and Charles R. Hilton, Trustees
813 Fifth Avenue West
Hendersonville, North Carolina 28739
(Carol) 949-310-2449
Mail4hilton@gmail.com

Applicant Contact Information

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Southeastern Preservation Services
166 Pearson Drive
Asheville, North Carolina 28801
(828) 230-3773
Sybil.argintar@yahoo.com

Abstract

Statement of Significance

The Columbus Mills Pace House should be designated a local landmark for several reasons. First, the house is associated with Columbus Mills Pace, first elected to the position of Clerk of Superior Court for Henderson County in 1868, and continuing in that position until his death in 1925. Pace lived in this house from ca. 1872 through 1925, for the majority of his career. While known far and wide for his work as Clerk, Pace was also involved in real estate development in Hendersonville, including the development of Laurel Park. In addition to this highly important historic association with Columbus Mills Pace, the house exhibits a high degree of craftsmanship in its finish details, including the hand-planing of the floor boards and staircase, the mantels, and the well-crafted crown molding throughout the house.

Archaeological Comments

Archaeology of the house was not explored for purposes of this landmark report, but it is possible there could be some archaeological evidence of earlier outbuildings which are no longer extant.

Integrity Statement (Location, Design, Setting, Workmanship, Materials, Feeling, Association)

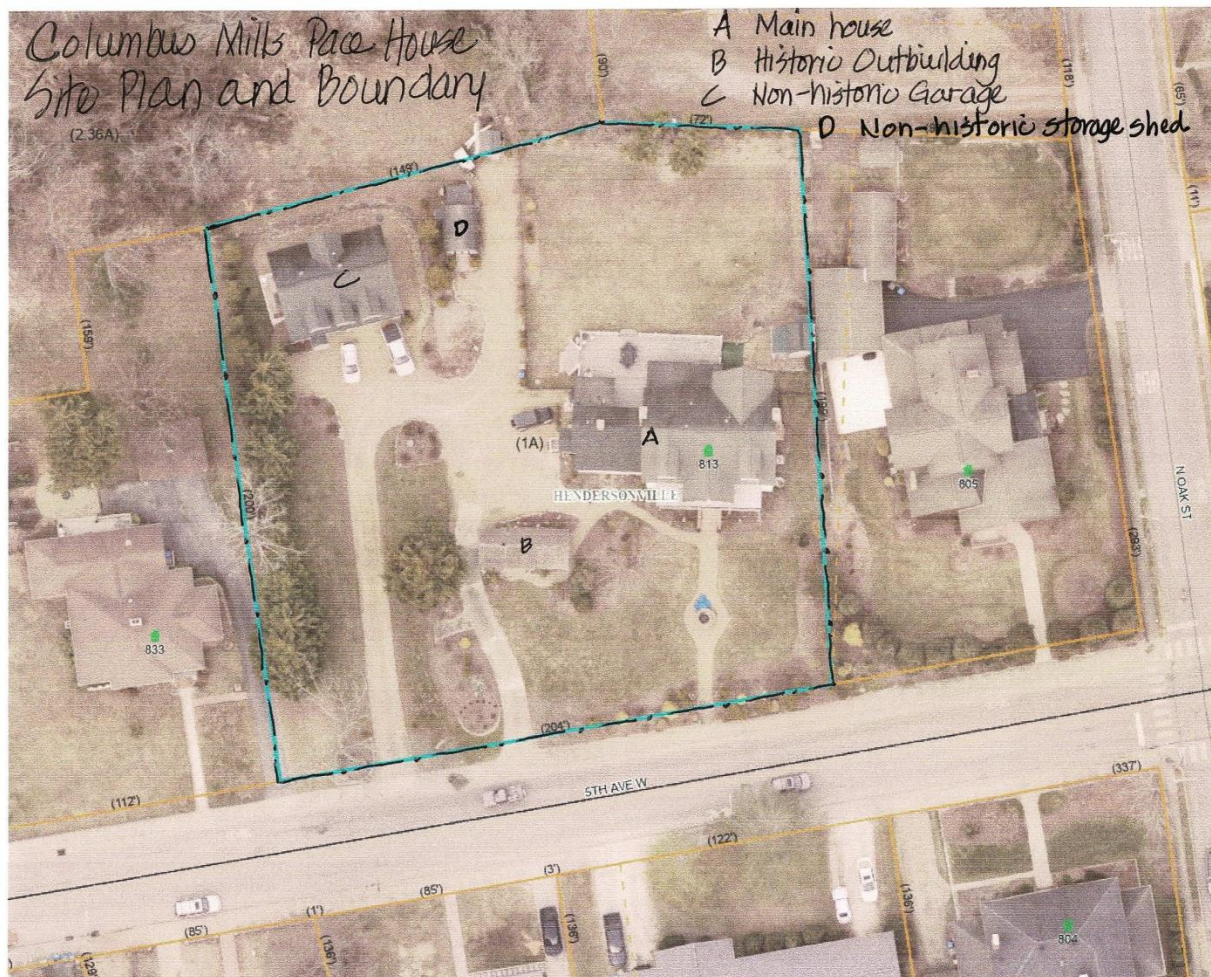
The Columbus Mills Pace house retains a great deal of integrity in terms of its location, design, setting and workmanship. The house has not been moved, and for the most part retains its original materials. The main exception to this is the replacement of original windows with more energy-efficient ones, but the configuration of the original windows has remained. The addition to the west side of the kitchen area and the enclosure of the porch on the south side of the original kitchen is a change to the building overall, but it is not highly visible from the street and it does not affect the main body of the house where most of the original design and craftsmanship remains intact. The den at the north side of the house, while also a change, again does not affect the main block of the house since it was originally a porch. The one-story rear addition currently under construction will also not affect the integrity of the main house. The feeling and association of the house, despite these changes, remains intact, since the original floor plans and finishes have not been changed.

Proposed Boundary Justification

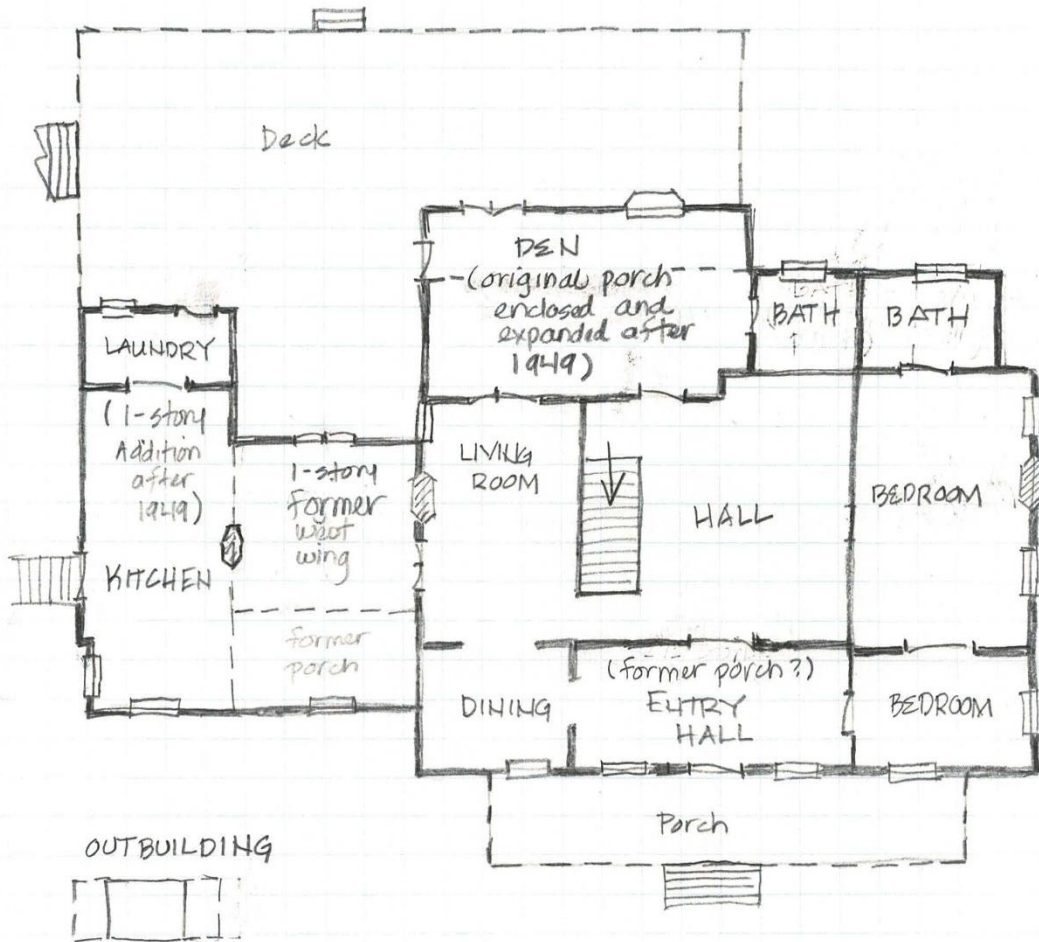
The lot encompasses all of the property associated with the house from at least the early twentieth century. Pace owned most of the land around the house which he sold off through the years, but the land around his own house has remained intact.

Maps and Floor Plans

Site Plan and Boundary

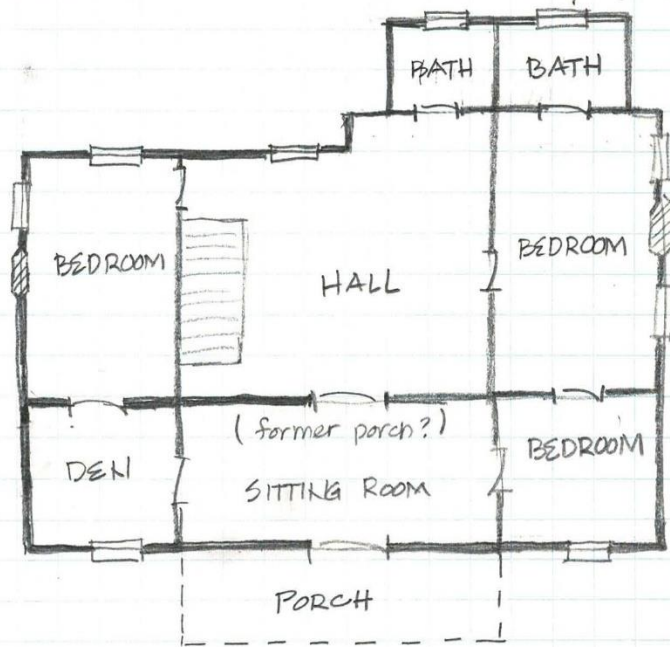


First Floor Plan



FIRST FLOOR PLAN

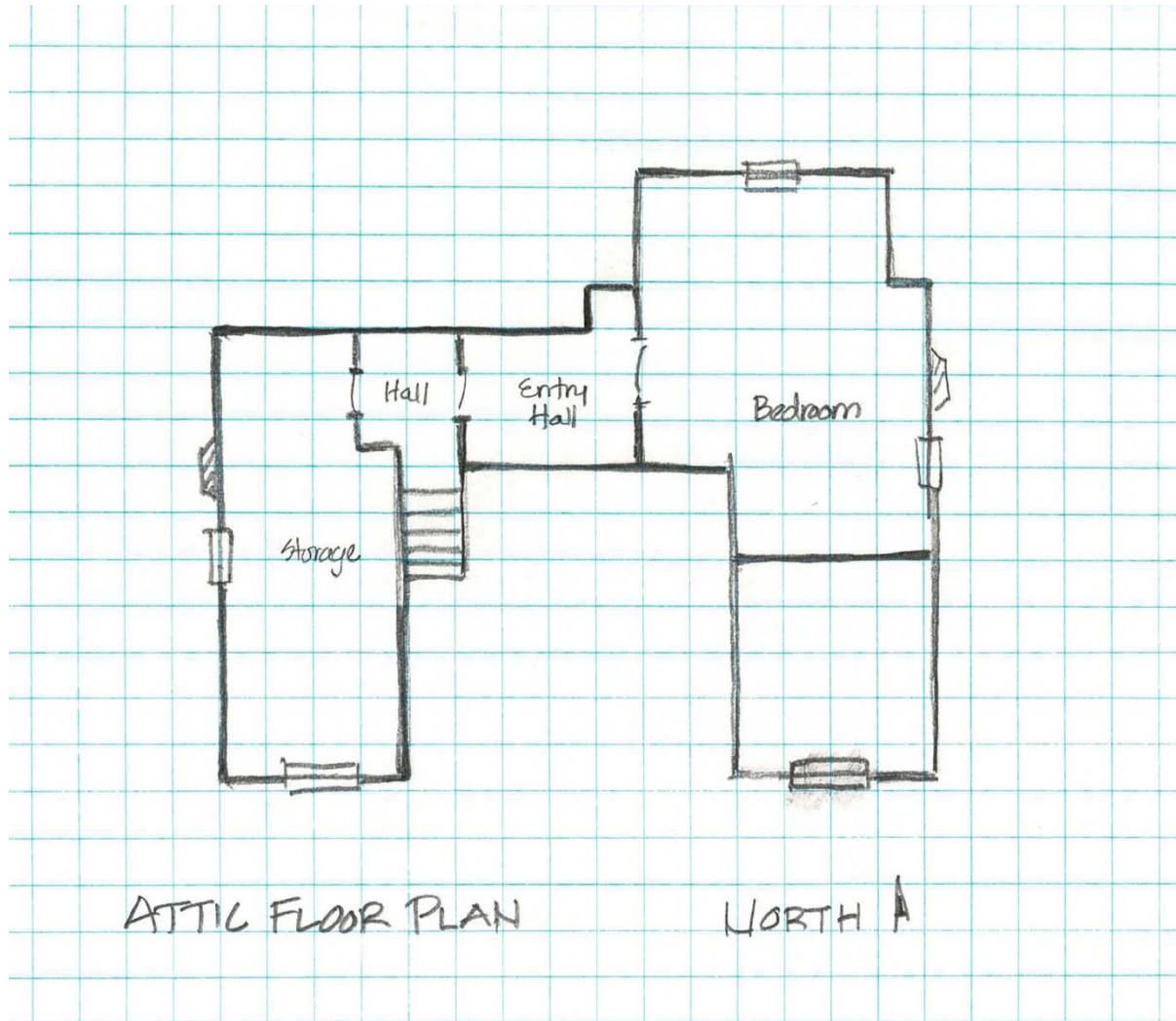
NORTH ↑

Second Floor Plan

SECOND FLOOR PLAN

NORTH ↑

Attic Floor Plan



Architectural Assessment

Columbus Mills Pace House. ca. 1872-1873.

Set on a one-acre lot, the ca. 1872-1873 Columbus Mills Pace House, the first built in the West Side Historic District, faces south onto Fifth Avenue West (formerly Broad Street), with an entry gravel walkway with a central fountain, leading to the front porch. To the southwest of the main house is a historic stone outbuilding. At the front of the lot, on the south edge, is a stone retaining wall which breaks in the center for concrete steps with metal railing. To the west of this wall is a concrete drive leading to the carriage house, and near the west boundary of the lot is a gravel driveway leading to the non-historic garage at the northwest edge of the lot. Originally there were several additional outbuildings located on the west side of the property,

but these were removed previous to the current owner, as they were in severely deteriorated condition.

The Classically-inspired, two-and-one-half-story, central hall plan house, clad in vinyl siding, has a single-shoulder exterior end brick chimney on the east and west sides, a metal-clad side gable roof, and front gable dormers. The main block of the house is roughly square in configuration, with a front-gable-roof two-story wing at the northeast corner. To the west of this wing is a former porch on the first level that has now been enclosed and expanded to the north, a change made after 1949, likely under the ownership of the Chamison family when the house was in use for a brief time as a rooming house.¹ While not fully documented, it is highly likely that materials to build the house were available on site, including heart pine and chestnut framing. The railroad did not arrive in Hendersonville until 1879, so local skilled craftsmen likely built the house including the hand-planed wide board floors, staircase, and crown molding throughout since milled materials that could be transported by rail were not as readily available at the time the house was built.

On the front of the house (south elevation) there is a nearly full-width porch on the first level and a central porch on the second level, both with scrollwork brackets on narrow wood posts, and a simple balustrade with 2 x 2 balusters. While not fully documented, it appears that both porches were added in the late nineteenth century, based on their style and the fact that physical evidence in the house would indicate this is the case. It appears that the original house form was a U-shape plan on this elevation with the central bay on both levels a recessed porch. This recessed porch likely helped to ventilate the rooms on either side at the front of the house. Physical evidence of this design change includes the fact that the floor boards run in a different direction on the inside on both levels, and on the second floor, the original weatherboard siding around this space is still in place. There is also physical evidence, on the exterior and the interior, that this central section was enclosed. At the time these enclosures happened, likely needed as the family grew, the two exterior porches were added. This is a historic change that was done fairly early in the evolution of the house.

To the west of the house is a one-story wing, visible on Sanborn maps and on the first floor plan, a portion of which appears to be original to the house. This original wing consisted of a small room with a porch.² This likely served as a kitchen for the house, since it was separate from the main block of the house, with an original brick chimney still in place along what would have been the west wall. This one-story wing has now been turned into a large kitchen space, a

¹ Sanborn Maps from 1949 indicate this porch still existed.

² The current owners have documentary photographs that show the floorboards ran in a different direction in the area of the former porch, with a slight slope to the floor.

change made previous to the current owners, likely by the Self family when they ran an inn on the property, along with an addition on the west side. The only structural change to the kitchen space made by the current owners was the removal of a pantry at the northwest corner of the room, along with leveling of the floors and the current floor finish of ceramic tile. To the rear of the house is a large deck, added to the house by the current owners. Windows throughout the house are replacements, but in the same configurations as the original windows, including nine-over-nine and six-over-six. New doors and windows on the first level around the kitchen wing and in the den at the rear of the main house were also added by the owners previous to the current owner.

The front, south elevation of the house, is five bays on the first level and three bays on the second, with the nearly full-width front porch as noted. Beginning on the west end of the first floor, there is a single window, with the four-panel front door with transom lights flanked by single windows. There is a second single window on the east end. The front-gable dormers flank either side of the centrally-located porch. On the second floor, there are single windows on either end, with the four-panel door with transom and sidelights in the center, and the centrally-located front porch extending out from the door bay.

The east elevation of the house consists of three single windows on the first floor, two of which flank the brick chimney, and two single windows on the second floor, flanking the chimney. There is a single window in the gable end at the attic level.

The rear of the house (north elevation), beginning with the two-story wing on the east end, consists of two single windows on each floor, and a single window in the gable end at the attic. The remainder of the main block of the house includes two single windows on the second level. The original shed-roof porch, now enclosed and expanded on the first floor, has a bay window on the east end and a modern double-leaf glass door in the center.

The west elevation of the enclosed porch consists of a single glass door on the north end. The west elevation of the main body of the house has a single window on the first floor, to the north of the brick chimney, with the remainder of the first floor covered by the west wing addition. The second floor has a single window, and there is a single window in the gable end at the attic level.

The former kitchen wing and addition on the west side of the main block of the house has, on the south elevation, a casement window on the east end and a single multi-light window on the west end. The west elevation has a single window on the south end and a multi-light door opening onto a front-gable-roof entry stoop with square posts and simple wooden balustrade,

gated at the base of the stairs leading up to the stoop. The north elevation of the added wing has an added sliding glass door on the east end, and a shed-roof over the multi-light door and single window on the west end. The only other change to the overall house configuration is that the current owners are in the process of adding a one-story wing at the rear of the house which is not visible at all from the main elevation.

The interior of the main block of the house and the two-story wing at the northeast corner has changed very little. Original wide-board heart pine floors remain, as does the original staircase on all three levels. Evidence of hand-planing of wood elements, including on the floors and the staircase, are visible. Notable crown molding remains in place on the first floor. The configuration of the rooms has not changed, but baths were likely added in the two-story wing, possibly during the time the Chamison family operated Locust Lodge, from 1945-1957. The den on the first floor, a former porch, now enclosed and expanded sometime after 1949, has narrow tongue-and-groove oak floors, and modern replacement doors and windows. The change at the den and the modern interior of the former kitchen wing and addition are both recent changes, but they do not significantly impact upon the architectural detailing and floor plan configuration of the main house block. All three levels of the house have finished spaces, including the staircase which extends to the attic, and all of the original craftsmanship of the is still evident.

The first floor consists of the central stair hall, with two bedrooms to the east and the living and dining rooms to the west. There are two small baths located within the two-story wing at the rear. The den (former porch) is located to the north of the main block of the house, and the kitchen is located to the west of the main block. Crown molding, unusual in its design and likely hand-crafted remains in all of the rooms. The wide-board heart pine floors exhibit evidence of hand planning. The staircase newel post is tapered, and along with the narrow balusters and rounded banister, creates a unique design that still retains evidence of hand planning in its construction and on the stair treads. In the bedroom on the east side of the house, the mantel is relatively plain and simple, with a paneled section just below the shelf with decorative molding. The fireplace surround is painted stone. The mantel in the living room is more elaborate, with a bracketed shelf with cornice molding, a panel below the shelf, and pilasters. Walls throughout the first floor are plaster or sheetrock, and ceilings are plaster. The ceiling in the entry hall has a wood grid below the plaster. The front door is four-panel, with a transom, and the entry into the stair hall, likely originally the front door, retains the original transom lights.³

³ The current owners have been told by local residents that the entry to the house originally might have been on the north side, where a road was located, but this has not been documented.

The second floor consists of the stair hall with four bedrooms, two on each side, and two baths within the two-story wing at the rear. There is a room on the south end, as noted, which likely was a former porch, with weatherboard siding remaining on three walls, and different siding in evidence where the south wall was enclosed. Doors are four-panel, with simple surrounds and the original hardware. Floors here are also the wide-board heart pine, and both crown and picture molding remain in all of the rooms, although not as elaborate in design as on the first floor. An unusual feature is that the picture molding, on both floors, is set within the plaster walls, rather than applied to the surface. The mantel in the bedroom on the east side is simple in design, with a plain shelf, a recessed panel, and some decorative scrollwork. The mantel on the west bedroom also has a recessed panel and some decorative molding along the shelf. The door onto the upper level porch retains its original transom and sidelights.

The attic has a central stair hall with one room on each side. The attic is finished space, with the finely crafted staircase extending up onto this level. Floors are wide heart pine, and walls and ceilings are plaster. There is one two-panel door opening into the bedroom, with original hardware.

The Columbus Mills Pace House was listed as a contributing building in the West Side Historic District (NR 2001). At that time, the changes to the exterior of the kitchen wing, the addition to the kitchen on the west, the addition of vinyl siding, and the enclosure of the porch at the rear had already been completed. The stone outbuilding, along with another frame outbuilding, remained. Before the current owners bought the property the frame outbuilding had been torn down. The current owners, since 2017, have replaced the windows throughout the house, remodeled the interior of the kitchen wing, added the deck at the rear, and are in the process of building a one-story addition at the rear northeast corner of the house. They also built the current garage and added the storage building.

Outbuilding. ca. 1872-1873.

Located southwest of the house, this one-story stone building with a side-gable, shake roof, has a recessed porch on either end. Facing south, there are two bays on the south elevation, one of which is an enclosed door that has a window added in the upper portion, and the other being a five-panel wood door. There are fixed-light replacement windows on the north elevation, deeply recessed, with wood sills. The porches are located on the east and west sides, with the roof supported by narrow wood posts and no balustrade. In the West Side Historic District, this building was noted as a well house. According to the current owners, this building was used as a carriage repair for those traveling along what is now Fifth Avenue West. It is the only remaining historic outbuilding.

Non-historic garage. ca. 2018

Located at the northwest corner of the property, this wood frame, one-and-one-half-story building has a steep side-gable roof, front-gable dormers, and several garage bay openings on the south elevation.

Non-historic storage shed. ca. 2018

Located to the east of the garage, this wood-frame, gambrel-roof storage shed is clad in T1-11 siding.

Historic Background

Built ca. 1872-1873, the house at 813 Fifth Avenue West was built for Columbus Mills Pace and his wife Leona Allen Pace. Columbus Mills Pace was born on September 9, 1845, in Saluda, North Carolina, also in Henderson County, to Leander J. and Louvina Morris Pace. As a young man, at the age of sixteen, Columbus Mills joined the Confederate Army and did not return to Henderson County until 1865, when the war ended.⁴ He then finished his education at Mountain Page near Saluda, followed by studies at Blue Ridge Academy.⁵ Pace studied law, but he was never an attorney. In 1868 Pace was elected to and was sworn in as Clerk of the Superior Court for Henderson County, a position he continued to hold for fifty-seven years, until his death in 1925. In the early 1870s, Pace also served as a Commissioner in Hendersonville.⁶

Known as “Judge” by everyone in Henderson County, Pace presided over many different types of cases throughout his career, overseeing the execution of untold numbers of wills, orders, and judgments.⁷ In addition to his work as Clerk of the Superior Court, Pace was involved in real estate development in Hendersonville. He began acquiring land in the 1870s, according to Henderson County Deed records, including a large amount of acreage west of downtown around Fifth Avenue West. Over time Pace sold much of his original land holdings for smaller subdivisions in the current West Side neighborhood.⁸ Pace was also a partner in the development of Laurel Park in the late 1880s, with William A. Smith. Together the partners opened the “dummy line” trolley that ran along Fifth Avenue to Laurel Park. In its early years, Laurel Park was a summer recreation community that included ball fields, picnic areas, hiking

⁴ Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 244.

⁵ Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 244.

⁶ Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947, p. 237.

⁷ “Columbus Mills Pace Was Life-time Clerk of Court”, *The Times-News*, July 29, 1938.

⁸ Bowers, Sybil Argintar. *West Side Historic District*. National Register Nomination, 2001, p. 7-37.

and riding trails, an observation tower, a casino, and two man-made lakes. Pace and Smith began selling home lots in 1911, and sold all of their interest in the property in 1922.⁹

“Judge” Pace married Leona Allen (- 1929) on October 24, 1872. While some records, including the *West Side Historic District* National Register nomination (NR2001), note that the house at 813 Fifth Avenue (formerly Broad Street) was built in the 1860s, this seems unlikely since Pace was away at the war and did not even begin acquiring property in Hendersonville until the 1870s. It is more likely that the house was built ca. 1872-1873, when he married. It is not known if there was an architect involved in the design of the house, but the house exhibits a high level of skilled craftsmanship. With his prominent position in the county, it is highly likely that Pace employed the best carpenters and craftsmen available. The area west of downtown Hendersonville was not mapped before 1922, but Sanborn maps at that time indicate the house form as basically square in configuration, with a porch on the south side, a porch and one-story wing at the northeast corner, and a one-story wing with a porch extending to the west of the house. This wing likely was used as a kitchen since it was separate from the main body of the house and originally included a chimney on the west side which is still in place. Five outbuildings were part of the property, but only the use of the largest building at the southwest corner of the house is known. The current owners were informed by local residents that this was in use originally for repairing carriages. The house configuration and number of outbuildings did not change through the last available Sanborn map from 1949. Physical evidence in the house, as noted in the architectural description, would indicate that the original configuration might have been a U-shape configuration on both levels on the south side of the house, with rooms to the east and west of a porch. This may have been built for ventilation through the house, with these porches later enclosed as the family grew.

Columbus Mills and Leona Pace had nine children, several of which died at a young age. Children included Campbell Herbert (1873-1875); Otis Leroy (1876-1952); Nina Belle (1878-1919); Lalla May (1881-1973); Claude Morris (1883-1947); Cora Lee (1886-1887); Merritt Hodges (1888-1889); Clara Leona (1890-1924); and Neva Pauline (1893-1966).¹⁰ Columbus Mills Pace died at his home in 1925. In respect to him on the day of his funeral, all stores in Hendersonville closed, and hundreds gathered at his residence on Fifth Avenue West to honor him in a service. His body lay in state at the courthouse before he was interred in Oakdale Cemetery.¹¹

⁹ Helsley, Alexia Jones and Dr. George A. Jones. *A Guide to Historic Henderson County, North Carolina*. Charleston: The History Press, 2007, p. 72.

¹⁰ *The Heritage of Henderson County, North Carolina, Volume I*. Hendersonville: Genealogical Society, 1985, pp. 219-220.

¹¹ “Stores Close in Respect to Late Judge C. M. Pace”, *Asheville Citizen-Times*, March 28, 1925.

After Columbus Mills Pace died in 1925 his widow Leona continued to live in the house on Fifth Avenue West until she passed on July 15, 1929.¹² Deed records note that in 1934, daughter Lalla May Pace Hawkins (1881-1973), wife of A. Homer Hawkins (1879-1948), a local merchant and jeweler in Hendersonville, bought out all interest in her father's original properties in Hendersonville from her remaining siblings or their spouses, and became sole owner of 813 Fifth Avenue West and other properties in town that had been owned by her mother Leona Pace upon her death in 1929. Lalla Hawkins bought one-fifth interest from Claude M. and wife Clingman Pace; one-fifth from O. L. and wife Amanda Pace; one-fifth from Neva Pace Bass and husband O. E. Bass; and one-fifth from deceased sister Nina Pace Rhodes' husband Claude Morris Rhodes. Apparently, all properties had been equally divided among the living children when Leona Pace, heir to Columbus Pace, died.¹³

City directories note that the house remained vacant from 1929 – 1942.¹⁴ From 1943-1944 there were some renters in the house, Miss Betty L. Macy, employed at Ecusta Paper Corporation, and Mrs. Katherine W. Quinn, widow of Edwin Quinn, Jr., along with several children.¹⁵ None of the Pace children lived in the house after their mother died, and in 1944 Lalla and A. H. Hawkins sold the house to Harold C. Chamison (1892-1969) and Darline E. Chamison (1894 – 1967).¹⁶ Harold Chamison worked as a mechanical engineer, and his wife Darline operated the house as a boarding house from 1945 – 1957, calling it Locust Lodge. The Chamisons had two daughters, Alice Elizabeth, and Sara Ellen. The home reverted back to a single family residence by 1958.¹⁷ Sara Ellen lived in the house until her death.¹⁸

The house remained in the Chamison family until June 19, 2006, when it sold out of the estate of daughter Sara Ellen Chamison to AT 128 LLC.¹⁹ AT 128 LLC only owned the house for a few months, selling it on November 8, 2006 to Ruth and Robert Self. The Self family owned the property until the current owners bought it in 2017.²⁰

¹² "Mrs. C. M. Pace Dies In Hendersonville", *Asheville Citizen-Times*, July 16, 1929.

¹³ Henderson County Deed Book 208, p. 73. March 20, 1934.

¹⁴ Hendersonville City Directories 1926-1927; 1937-1938; 1941-1942; 1945-1946; 1948-1949; 1956-1957.

¹⁵ Hendersonville City Directory, 1943-1944.

¹⁶ Henderson County Deed Book 252, p. 149. June 1, 1944. Chamison birth and death dates from death certificates on Ancestry.com

¹⁷ Hendersonville City Directory 1958.

¹⁸ Email from current owner to Sybil H. Argintar, July 16, 2026. Information from a family descendent who visited the home.

¹⁹ Henderson County Deed Book 1278, p. 350.

²⁰ Henderson County Deed Books 1296, p. 198 and 3128, p. 603.



Columbus Mills Pace



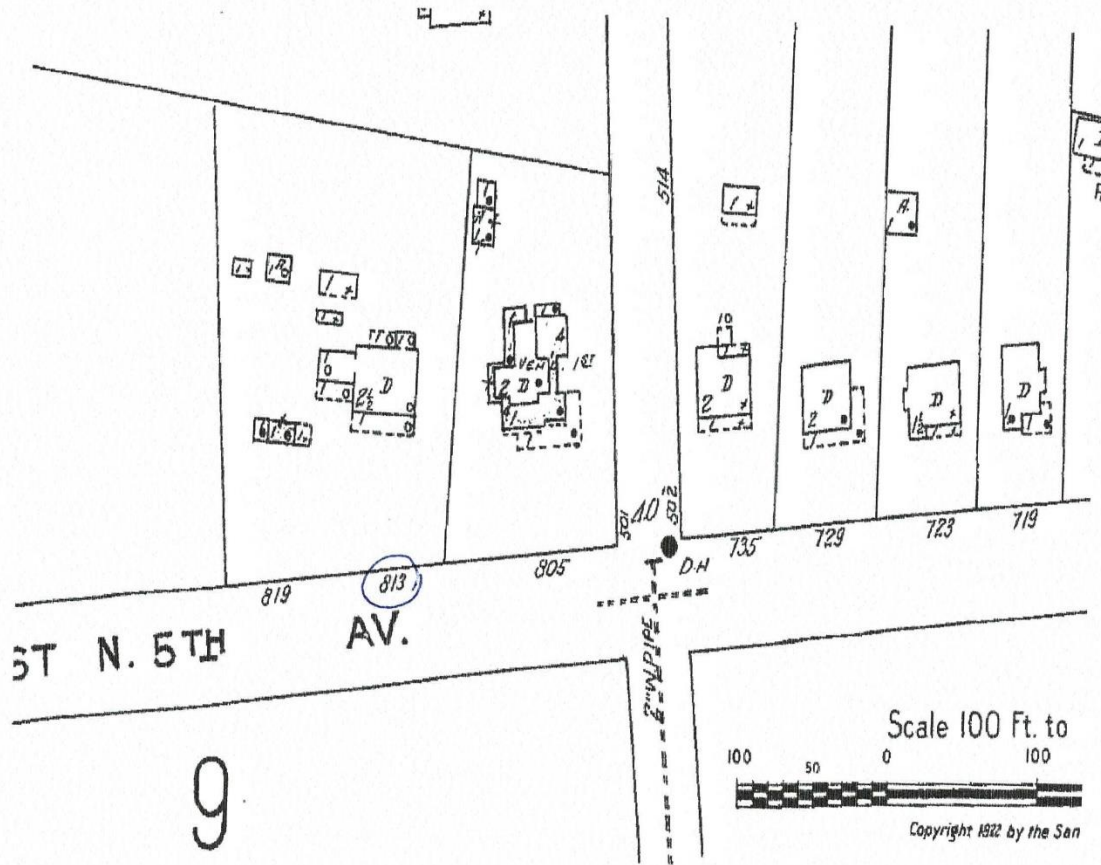
Lalla May (Pace) Hawkins



Alfred Homer Hawkins

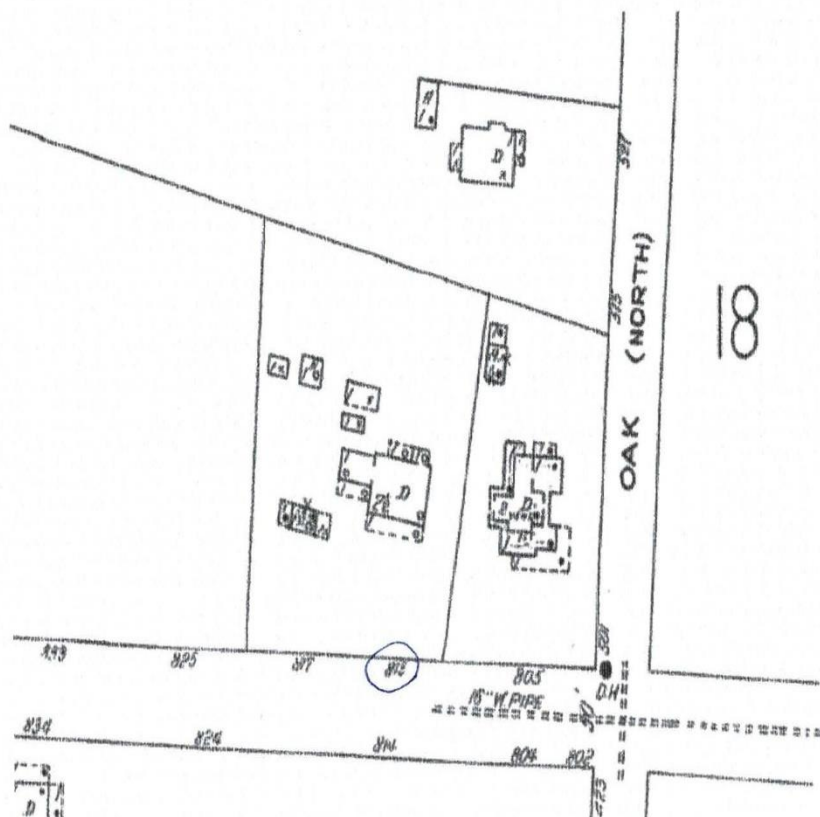
Sanborn Fire Insurance Maps 1922 – 1949

ProQuest® Digital Sanborn Maps, 1867-1970
Hendersonville Sept. 1922, Sheet 10



1922

ProQuest® Digital Sanborn Maps, 1867-1970
Hendersonville Sept. 1926, Sheet 17



1926

ProQuest® Digital Sanborn Maps, 1867-1970
Hendersonville Sept. 1926-July 1949, Sheet 17



1949

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- Hendersonville City Directories
- Henderson County Deed Books
- Henderson County Tax Records
- Newspaper articles:
- “Columbus Mills Pace Was Life-time Clerk of Court”, *The Times-News*, July 29, 1938.

"Mrs. C. M. Pace Dies In Hendersonville", *Asheville Citizen-Times*, July 16, 1929.

"Stores Close in Respect to Late Judge C. M. Pace", *Asheville Citizen-Times*, March 28, 1925.
 Patton, Sadie Smathers. *The Story of Henderson County*, Asheville: Miller Printing Company, 1947.

Sanborn Fire Insurance Maps for Hendersonville, 1922, 1926, 1949.

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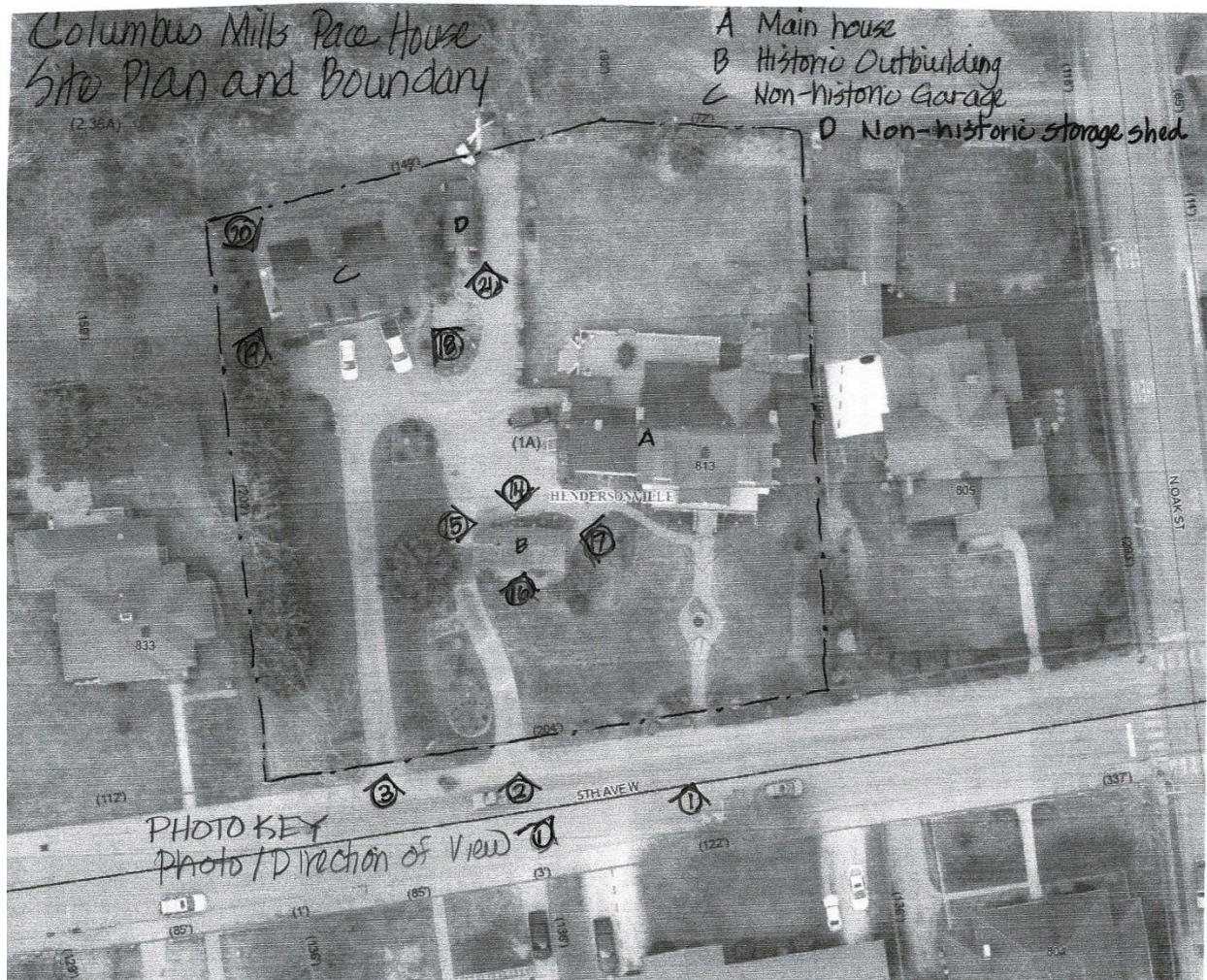
Supporting Photographs

NOTE: Photos are for internal review only. Not for public access, per request by owner.

Photos are submitted as a separate PDF document and on a thumb drive

Photo keys to site and floor plans are included here.

Site Plan Photo Key



First Floor Plan Photo Key

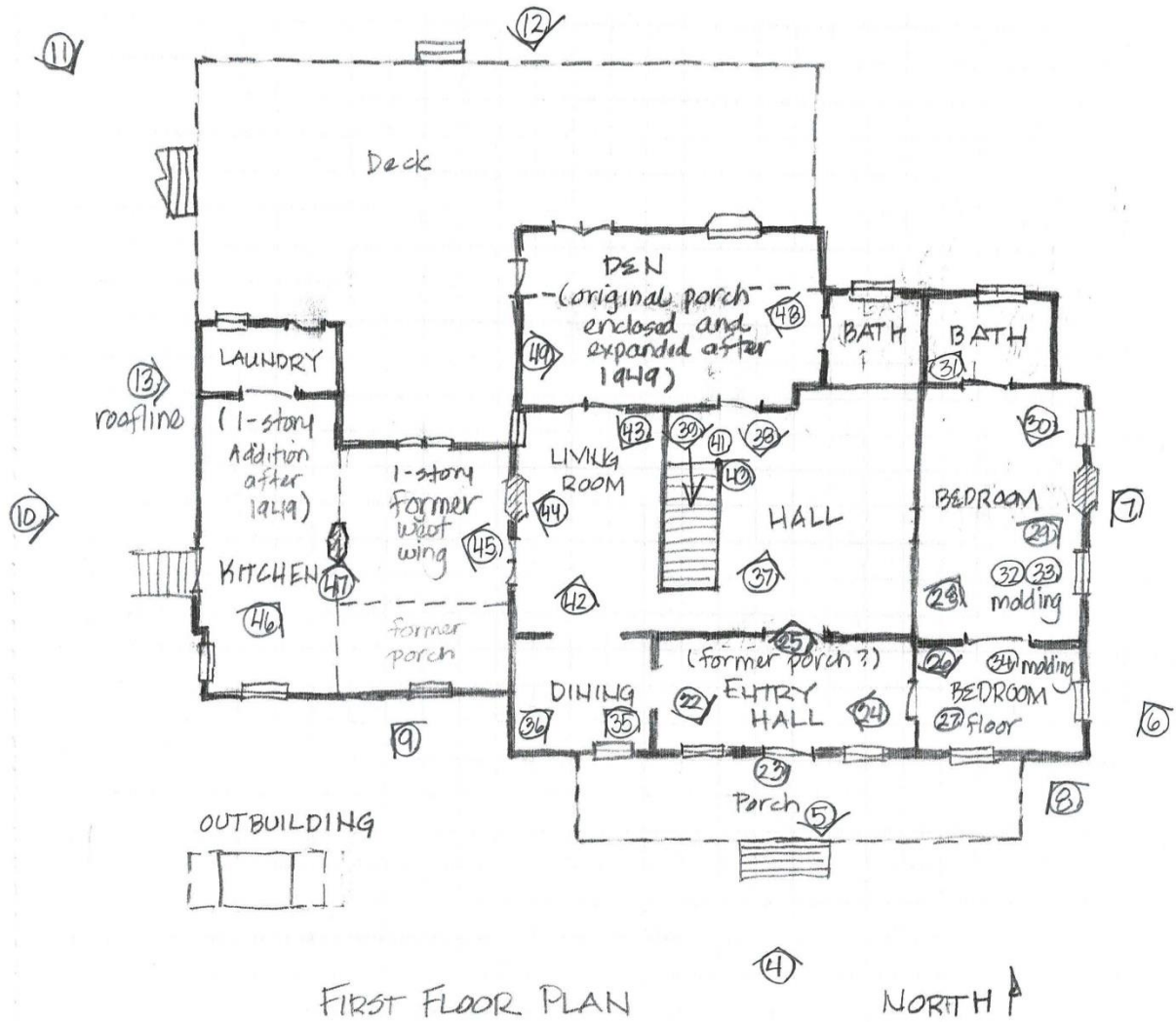
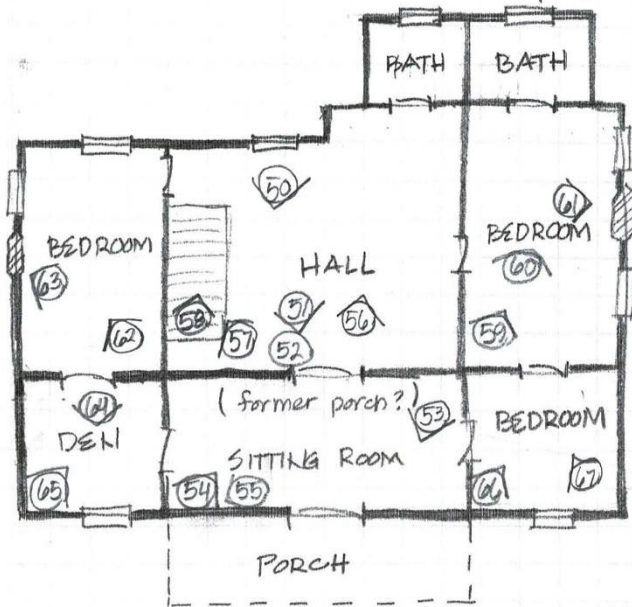


Photo Key

Photo/ Direction of View ①

Second Floor Plan Photo Key



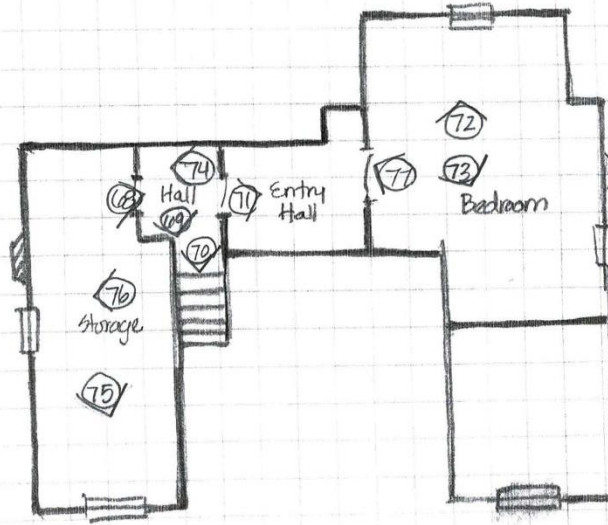
SECOND FLOOR PLAN

NORTH ↑

Photo Key

Photo/ Direction of View ①

Attic Plan Photo Key



ATTIC FLOOR PLAN

NORTH ↑

PHOTO KEY
Photo / Direction of View ↗

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



1. Setting of house, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



2. Concrete drive to west side of lot, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



3. Gravel drive to new garage, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



4. Front of house, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



5. View into front yard from porch, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



6. East elevation, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



7. East elevation, single shoulder brick chimney

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



8. House and porch foundation, southeast corner of house

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



9. Brick foundation beneath kitchen wing, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



10. West elevation, kitchen wing, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



11. West elevation, view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



12. North elevation, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



13. West elevation rooflines, view east

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



14. Carriage repair stone outbuilding, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



15. West elevation, carriage repair stone outbuilding, view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



16. South elevation carriage repair stone outbuilding, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



17. East elevation, carriage repair stone outbuilding, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



18. Non-historic garage, built 2018, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



19. Non-historic garage, west elevation, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



20. Non-historic garage, north elevation, view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



21. Non-historic storage shed, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



22. Entry hall, view east, possible former porch

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



23. Four-panel front door

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



24. Entry hall, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



25. Entry into stair hall, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



26. First floor bedroom, view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



27. Wide heart pine flooring throughout the house

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



28. First floor bedroom, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



29. First floor bedroom mantel

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



30. First floor bedroom, view southwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



31. First floor bath, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



32. First floor crown molding

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



33. First floor crown molding

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



34. First floor crown molding

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



35. First floor dining room, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



36. First floor dining room, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



37. First floor stair hall, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



38. First floor stair hall, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



39. Staircase to second floor

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



40. Newel post detail, first floor

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



41. Banister detail, first floor staircase

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



42. First floor living room, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



43. First floor living room, view southwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



44. First floor living room mantel

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



45. first floor kitchen wing, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



46. First floor kitchen wing, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



47. Chimney in kitchen wing

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



48. First floor, den, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



49. First floor, den, view east

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



50. Second floor stair hall, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



51. Typical four-panel door throughout house

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



52. Typical hardware throughout house

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



53. Second floor sitting room, view southwest, possible former porch

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



54. Second floor sitting room, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



55. Second floor sitting room, south wall siding later infill

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



56. Second floor stair hall, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



57. Second floor newel post and balustrade detail

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



58. Staircase to first floor, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



59. Second floor bedroom, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



60. Second floor bedroom, view north east

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



61. Second floor bedroom mantel

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



62. Second floor bedroom, view northwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



63. Second floor bedroom mantel

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



64. Second floor den, view southwest

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



65. Second floor den, view northeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



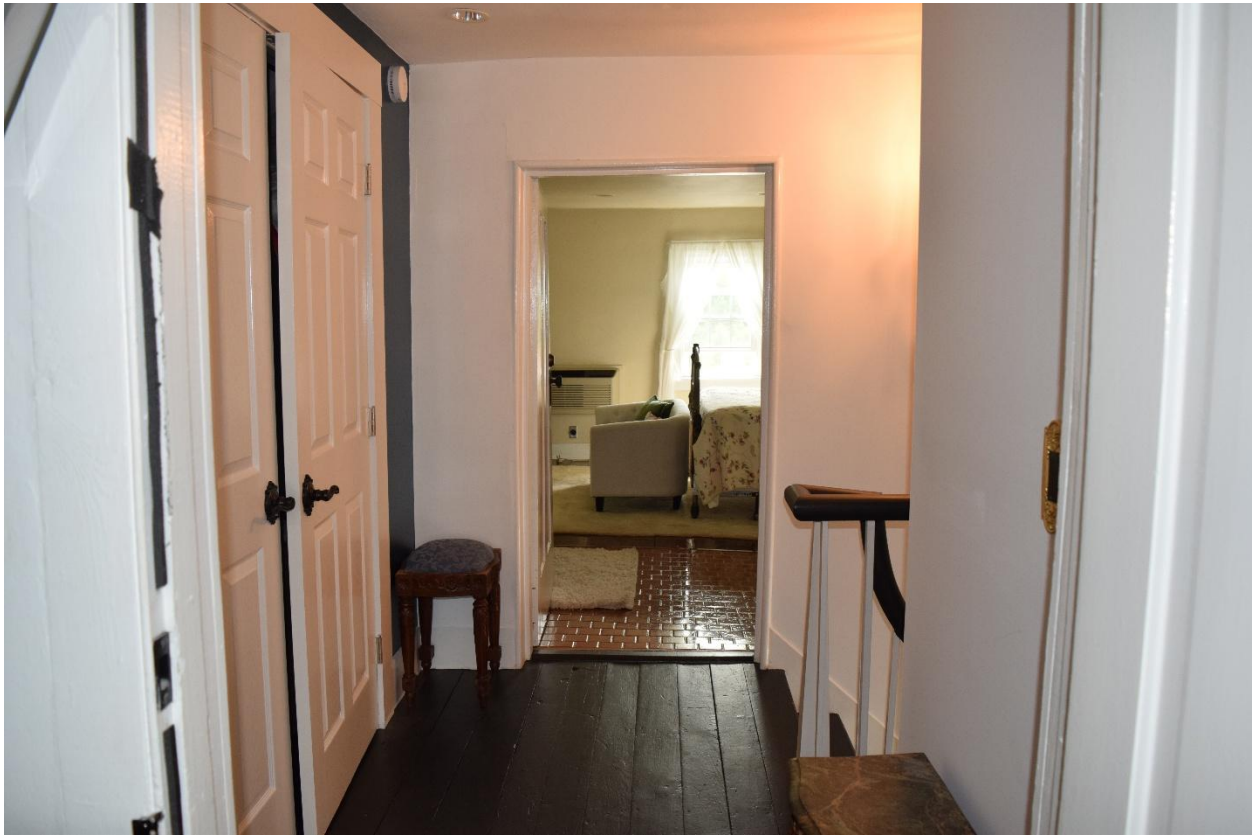
66. Second floor bedroom, view

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



67. Second floor bedroom, view

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



68. Attic hallway, view east

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



69. Attic stair detail

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



70. Attic stair to second floor, view south

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



71. Attic bedroom entry, view east

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



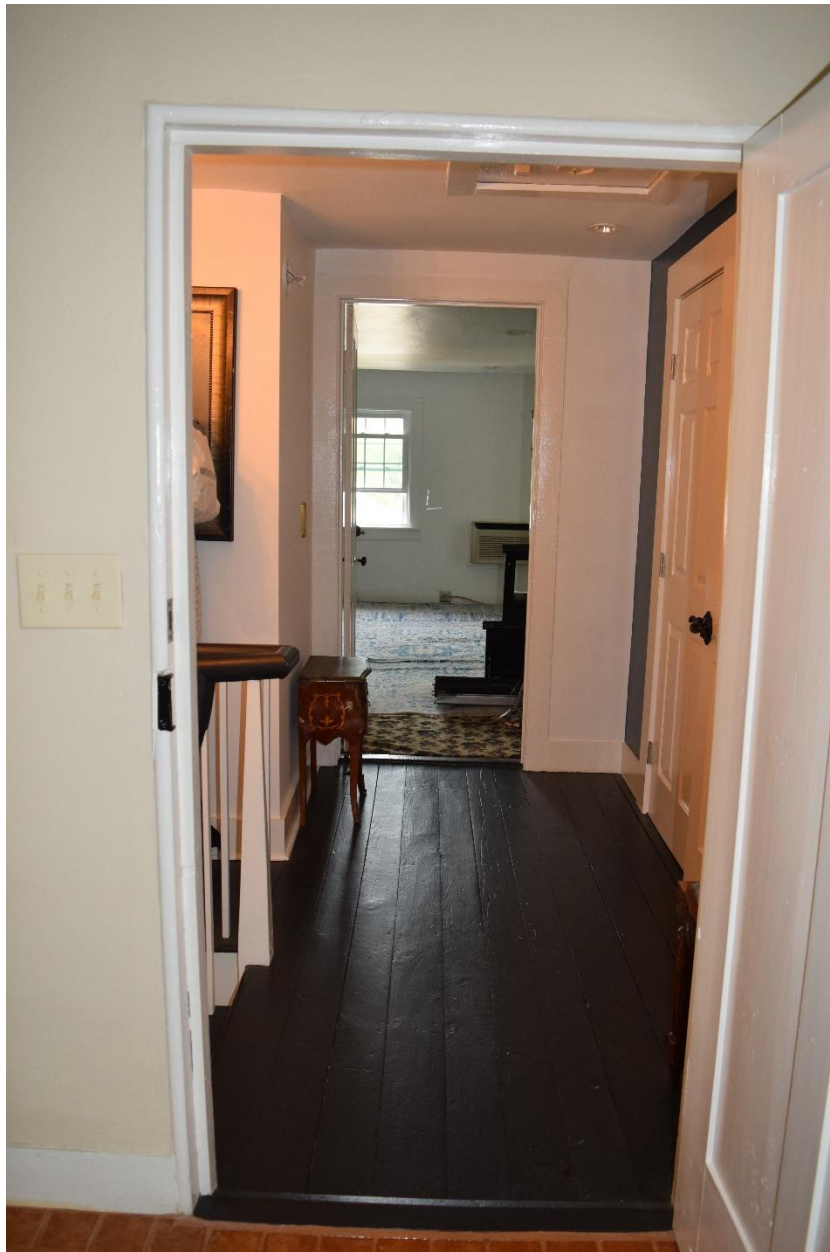
72. Attic bedroom, view north

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



73. Attic bedroom view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



74. Attic hall, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



75. Attic storage, view southeast

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



76. Attic storage, view west

Columbus Mills Pace House 813 Fifth Avenue West Hendersonville, NC June 2026



77. Attic two-panel door



APPLICATION FOR LOCAL
HISTORIC LANDMARK DESIGNATION
160 6th Ave. E. ~ 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 4/7/2026

Property Common Name COLUMBUS MILLS
PAGE HOUSE

Other Name(s) LOCUST LODGE
ANGELIQUE INN

Address of
Property 813 5TH AVE W
HENDERSONVILLE
NC 28739

PIN 9508-78-8041

Ownership: ☐ Public ☒ Private

Property Owner: Name CARD + CHARLES HILTON

Mailing
Address 813 5TH AVE W
HENDERSONVILLE
NC 28739

Phone 949-310-2449

E-mail mail4hilton@gmail.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.

FIRST HOME BUILT IN WEST SIDE HISTORIC DISTRICT CIRCA 1865
COLUMBUS MILLS PAGE WHO BUILT THE HOUSE WAS THE FIRST JUSTICE
OF THE PEACE IN HENDERSON COUNTY AND COUNTY COMMISSIONER. THIS
HOUSE HAS A RICH HISTORY AS DOES THE BUILDER C.M.P. WHO IS
BURIED IN OAKDALE CEMETARY. STONE BUILDING TO THE FRONT WAS
A BUGGY HOUSE, REPAIRING BUGGYS FOR TRAVELERS. CURRENTLY A PRIVATE RES.

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

[Signature]

Owner's
Signature

[Signature]

Printed
Name

CARD HILTON

Printed
Name

CHARLES HILTON