



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall - 2nd Floor Meeting Room | 160 Sixth Avenue E. | Hendersonville, NC
28792
Wednesday, September 17, 2025 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of July 16, 2025
4. **NEW BUSINESS**
 - A. 1230 Oakland Street, Garage Construction
(25-64-COA) – *Sam Hayes / Planner II*
 - B. 1401 Highland Avenue, Carports and Covered Porch
(25-63-COA) – *Sam Hayes / Planner II*
 - C. Review of Landmark Nominations
5. **OLD BUSINESS**
 - A. Approval of Findings of Fact 132 3rd Avenue East 25-30-COA
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

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

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of July 16, 2025

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

Commissioners Absent: John Falvo

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Staff Attorney

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:07 pm.

II **Public Comment – None**

III **Agenda.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the agenda was approved.

IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Boyd the minutes of the meeting of June 18, 2025 were approved. (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).

V **New Business.**

VI **Old Business.**

VI(A) **Certificate of Appropriateness – Dan Chapman – 132 3rd Avenue East (File No. 25-30-COA).**

Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Main Street Historic District which was continued from the June 18th meeting. Any persons desiring to testify at any of the public hearings must first be sworn as witnesses and will be subject to cross-examination by parties or persons whose position may be contrary to yours. A copy of the procedure 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 must ask that you refrain from speaking until recognized by the Chair and, when recognized, come forward to the podium and begin by stating your name and address. Anyone 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 wishing to speak during the public hearing should come forward and be sworn in. Chair swore in all potential witnesses. Those sworn in were Sam Hayes and Dan Chapman.

Chair opened the public hearing.

Mr. Hayes stated the city has received a Certificate of Appropriateness application for 132 3rd Avenue East and it is for the installation of a front door. Dan Chapman is the applicant and the property owner

is Zachary Neill. The project acreage is 2,178 square feet. The property is located in the C-1, Central Business District as well as the Main Street Historic Overlay District. This is considered a major work since it is the installation of a new front door.

Site photos were shown and are included in the staff report and presentation.

The Main Street Historic District map was shown and included in the staff report and presentation. The subject property is highlighted in blue.

An aerial view was included in the staff report and presentation with the property highlighted in red.

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

A COA description was given and is included in the staff report and presentation. The door will be replaced with a new wooden door. The image of the new door was shown.

Mr. Hayes stated the storefront is not original. A picture was shown of some of the wear and tear on the existing door.

The Design Standards that apply were included in the staff report and presentation.

Suggested motions for approval and denial were presented and are included in the staff report and presentation.

Chair asked if there were any questions for staff.

Commissioner Welter asked if staff does not know when the storefront was redone. Mr. Hayes stated he tried to trace it back as far as he could. There is an image from 2008 on Google street view that had a different storefront there. He tried to find a Baker Barber photo and was not able to find one.

Chair asked if the door and joint are they all wooden. Mr. Hayes stated some of them are but he is not sure about all of them. Chair stated nothing through there appears to be original. Mr. Hayes stated that is correct most of those storefronts have changed and have a more modern look.

Commissioner Hammond-Green asked if there were any other full framed, window style doors in that section. Mr. Hayes pulled up the Google view for the Commission.

Mr. Chapman stated it will all be solid wood.

Commissioner Hammond-Green made a motion to submit the Google street view as Exhibit A. Commissioner Branigan seconded the motion which passed unanimously.

There were no further questions for staff.

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

Dan Chapman, 272 Sugar Hollow Road stated his name for the record.

Chair stated he said the door will not fill the space and asked him to explain. Mr. Chapman stated the trellis up there was rotten and gone and was taken off before it fell and hurt someone. The door is a custom made door and wasn't made without an awning. The bottom kick plate is all gone, the wood inside. He has a picture of the solid glass door and wanted to bring it back to what it was. He stated a custom door like that would probably cost \$3000 to \$4000 dollars. He could get a standard regular wood door for less. He stated the door will be put back the way it was like the others shown in the street view. They are replacing the frame and it will all become one unit like it originally was.

Chair asked what the height difference would be. Mr. Chapman stated the others are 6'8" and that is an 8' door. They are going to bring it back down to where it use to be. There are putting an awning back that will match the color to the right. It looks like a salmon color.

Chair stated he is taken all the framing off the door, is he changing the windows too? Mr. Chapman stated no, it is just the door. It will be the same width, just shrinking in height. Chair asked if the frame would be wood. Mr. Chapman stated everything will be solid wood. He will not be infilling anything just trimming.

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

Chair asked if there was anyone that would like to speak in favor of the application or against the application. No one spoke. Chair asked if there was anyone that would like to speak before the public hearing is closed.

Chair closed the public hearing.

The Commission discussed the height difference.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-30-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 (Main Street) for the following reasons: 1. The replacement of the door is necessary and is appropriate in size, scale, proportion, material, and detail. (Sec. 3.4.2.3) 2. The new door unit will be appropriately sized to fill the original opening (Sec. 3.4.2.4). Commissioner Boyd seconded the motion which passed unanimously.

- VI(B) **Findings of Fact.** 401 N. Main Street (File No. 25-33-COA) ***On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 25-33-COA were approved.*** (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).
- VI(C) **Findings of Fact.** 225 N. Main Street (File No. 25-31-COA). ***On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 25-31-COA were approved.*** (Commissioner Welter and Commissioner Branigan abstained from the vote due to being absent at the June meeting).

VII **Other Business.**

VII(A) **Committee Updates.** Mr. Hayes gave an update of the Community Affairs Sub-Committee and the Designation Sub-Committee. Discussion was made on the Halloween event.

VII(B) **Staff Report.** Mr. Hayes discussed the staff approved COA's. Mr. Hayes discussed aluminum cladding and synthetic materials. Staff will do research on this and bring it back to the Commission for guidance.

VIII **Adjournment.** The Chair adjourned the meeting at 5:48 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	September 17 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	1230 Oakland Street, Garage Construction (25-64-COA) – <i>Sam Hayes / Planner II</i>		

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 # 25-64-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:

1. The historic garage was demolished do to damage from Hurricane Helene and the replacement is designed based on accurate documentation and a new design that is compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. **(Sec. 2.5.5)**
2. The location and orientation of the new garage is compatible with the traditional relationship of garages to the main structure. **(Sec 2.5.6)**
3. The new building is designed to be compatible with the surrounding buildings that contribute to the overall character of the historic district in terms of heights, form,

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-64-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:

1. The replacement structure is not compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. **(Sec. 2.5.5)**
2. The new construction is not discernible from the historic buildings in the district, thereby creating a false sense of history and duplicating the historic buildings. **(Sec. 4.3.10)**

[DISCUSS & VOTE]

<p>size, scale, massing, proportion, and roof shape. (Sec. 4.3.6)</p> <p>4. The new construction is designed to be compatible with but discernible from historic buildings in the district. The new construction does not seek to duplicate historic buildings. (Sec. 4.3.10)</p> <p>[DISCUSS & VOTE]</p>	
--	--

PROJECT/PETITIONER NUMBER:	25-64-COA
PETITIONER NAME:	Laurie Lackey (Applicant/Owner)
EXHIBITS:	<p>A. Staff Report</p> <p>B. COA Application</p> <p>C. Warranty Deed</p>

1230 Oakland Street – Garage Construction (25-64-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.....	3
1230 OAKLAND STREET.....	4
SITE IMAGES.....	4
SITE IMAGES.....	6
DESIGN REVIEW ADVISORY COMMITTEE	7
DESIGN STANDARDS CRITERIA	7



PROJECT SUMMARY

Applicant: Laurie Lackey

Property Owner: Laurie and Steven Lackey

Property Address: 1230 Oakland Street

Project Acreage: .71 acres

Parcel Identification Number(s):

9569-61-6987

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Garage Construction



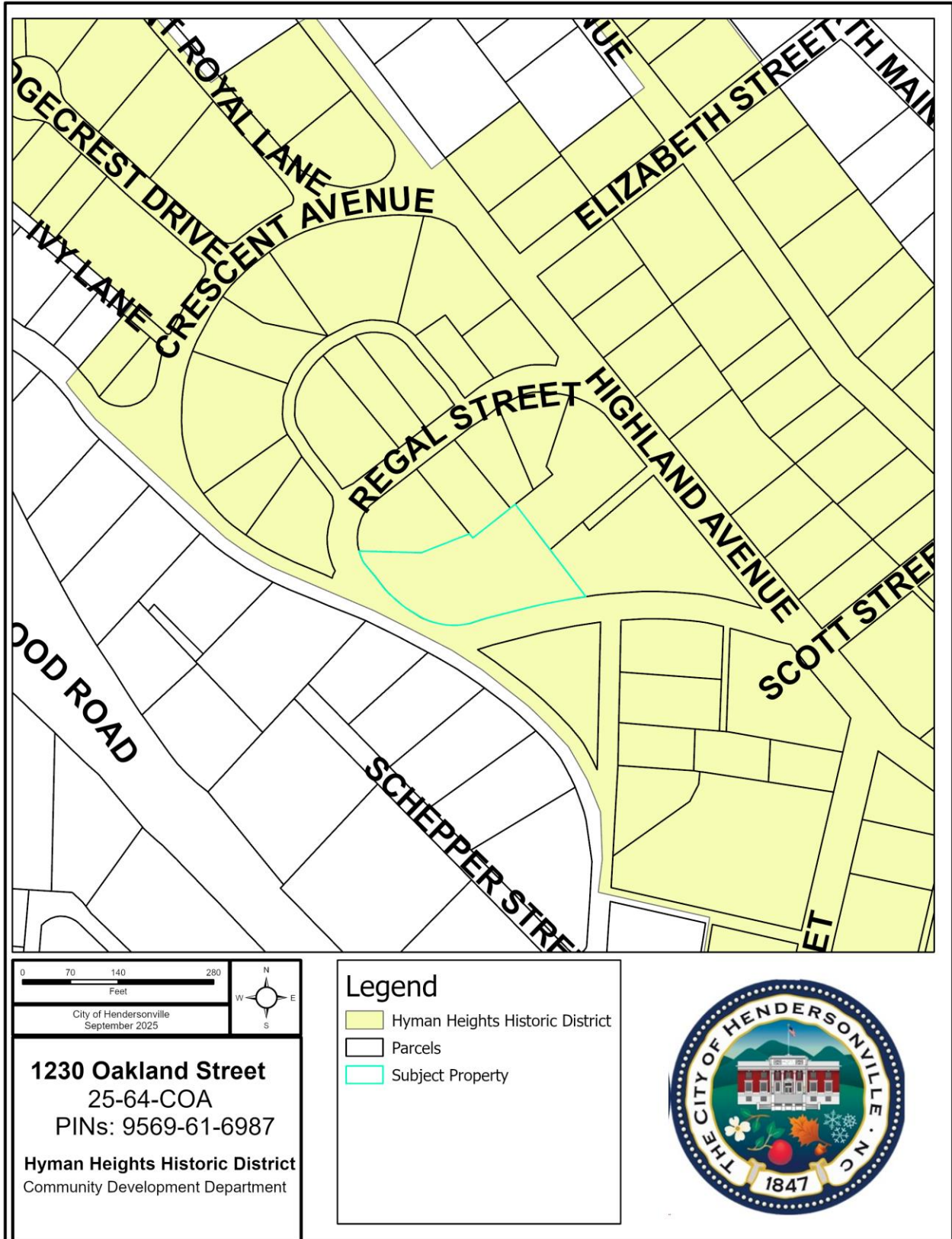
SITE VICINITY MAP

Project Summary:

The City of Hendersonville has received a Certificate of Appropriateness (COA) application from Laurie Lackey for the reconstruction of a garage on the subject property. The original garage was destroyed during Hurricane Helene, and City staff authorized its demolition due to the safety risk it posed to the property owners and surrounding community.

The applicant proposes to rebuild the garage on its original footprint, maintaining its general appearance. The design includes similar siding to that of the previous building, a brick front façade, windows that replicate those of the main house, and additional architectural details that complement—without directly imitating—the primary structure.

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP



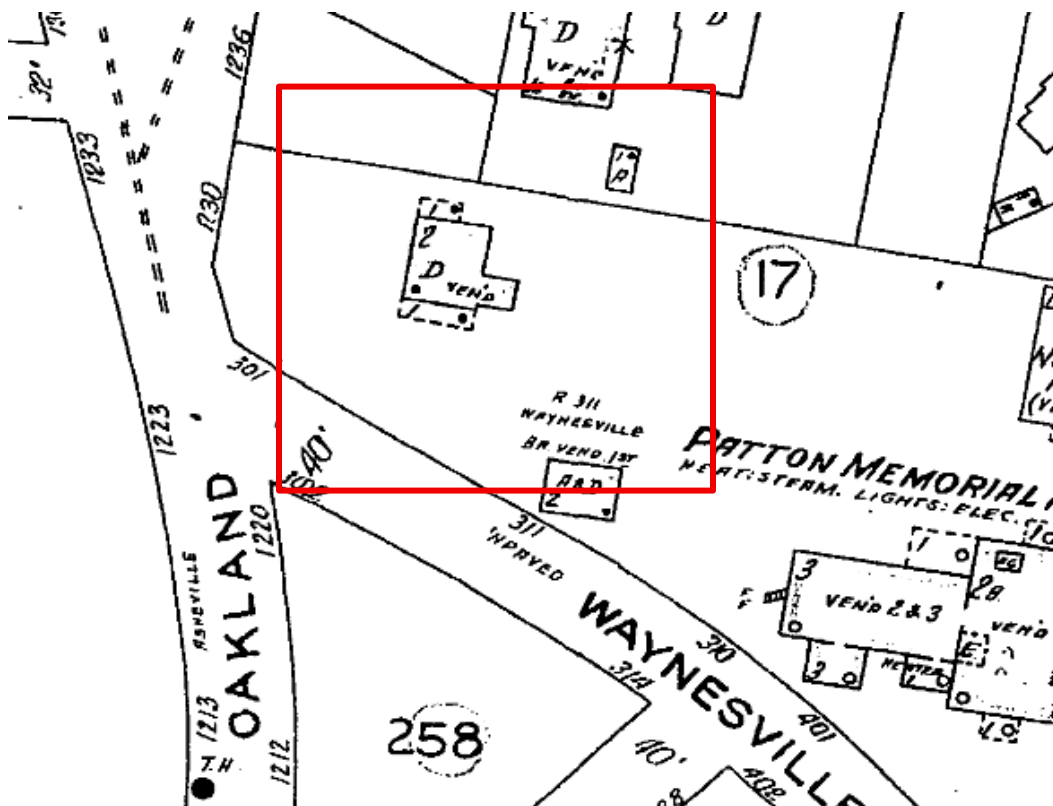
HISTORY OF SUBJECT PROPERTY

1230 OAKLAND STREET

Thomas D. Clark House

Contributing, by 1926

Excellent example of a Colonial Revival style two-story house with a center hall plan, hip roof, and wide overhanging eaves. One-story wings on both sides were built by 1926, but may have been built after the main block of the house. Small one-story entry wing at the rear. Front entry stoop has a full pediment supported by Tuscan columns. Walls are brick veneer. Windows are six-over-one and front door is multi-panel. House sits on a nicely landscaped large corner lot. Original outbuilding appears to be gone. The builders of this house supposedly lost their money in the 1929 Crash and never lived in the house. They may have been associated with Patton Memorial Hospital, since this house is located just to the southwest of it and was never part of either the Hyman Heights or Mount Royal subdivision plats. Thomas D. and Emma H. Clark lived here from approximately 1930 to 1985. Clark was secretary-treasurer of Clark Candy Company, and was also the founder of a home security system business in later years. Excellent condition.

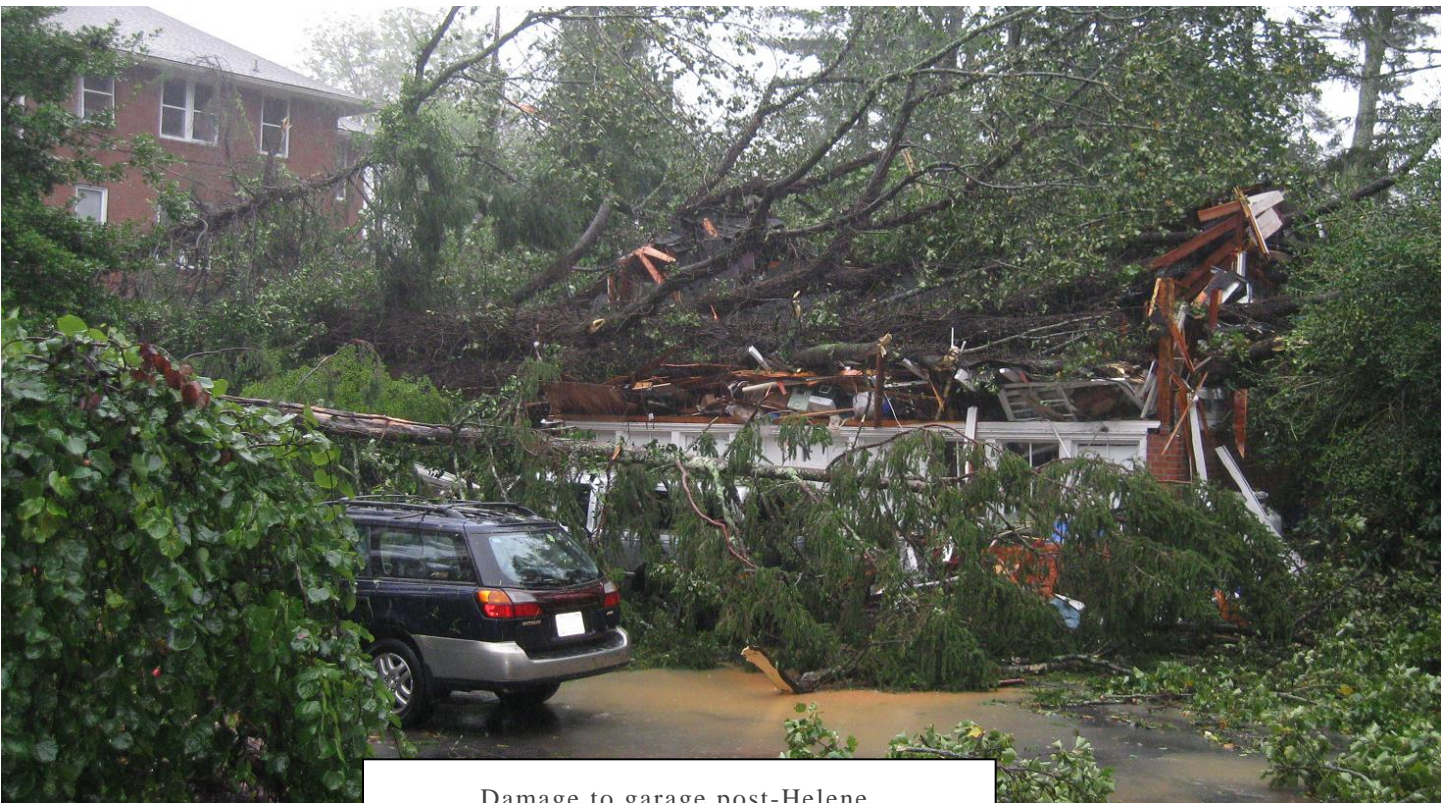


SITE

IMAGES



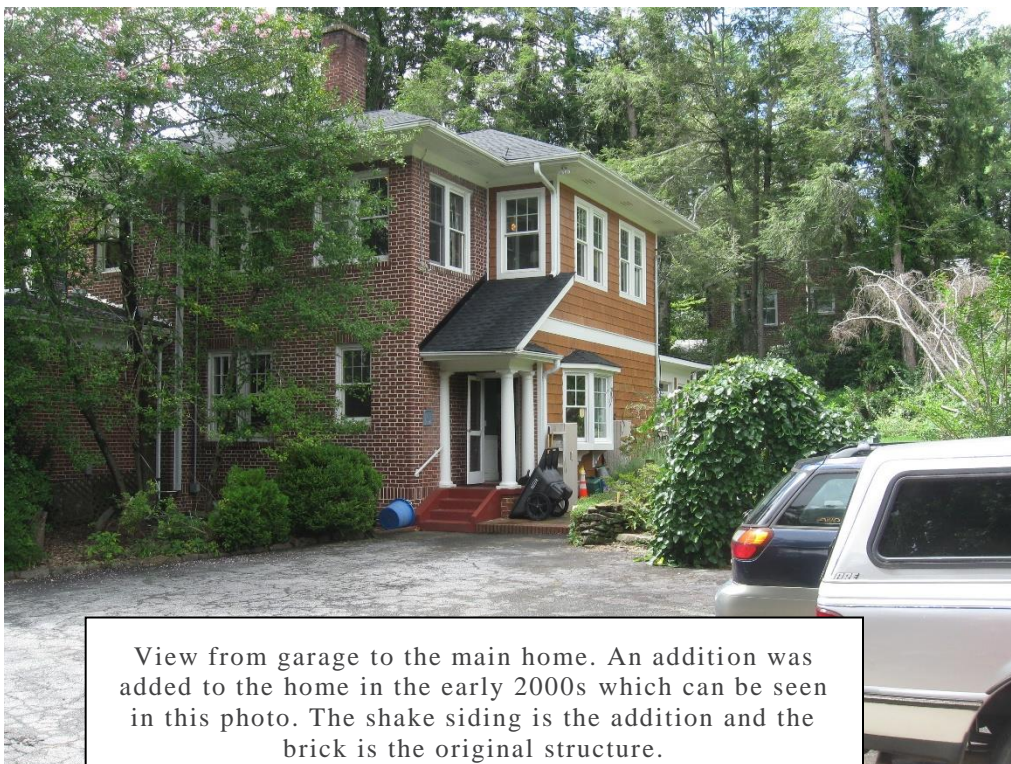
View of original garage prior to Hurricane Helene damage and demolition.



Damage to garage post-Helene.

SITE IMAGES

Post demolition of garage. The new garage is proposed to go in the same location as the previous garage. Per city ordinance, the new garage must be constructed in the footprint of the previous garage to be built back in the same location.



View from garage to the main home. An addition was added to the home in the early 2000s which can be seen in this photo. The shake siding is the addition and the brick is the original structure.

DESIGN REVIEW ADVISORY COMMITTEE

The Design Review Advisory Committee met on August 12th, 2025 to review the proposed plans. The comments were shared with the applicant after the meeting. The applicant was present at the meeting.

DESIGN STANDARDS CRITERIA

The garage 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:

2.5 GARAGES AND ACCESSORY STRUCTURES

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.
- .8 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

4.3 NEW CONSTRUCTION

- .1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.
- .2 Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .6 Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .9 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.
- .10 Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
160 6th Ave. E.
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: _____

☐

Minor Work



Major Work

☐

Major Work Resubmittal

Application Contact Information			
Applicant Name: Steven K. Luckey Laurie Bingeman Luckey	Property Address: 1230 Oakland St Huille NC	Applicant Email: giraffe3@bellsouth.net	Phone Number: 828. 693.4336
Property Owner Name (if different from Applicant) _____	Mailing Address: _____	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 are re-building our woodworking shop/garage that was crushed by a tulip poplar during Hurricane Helene. Materials will match those already on the back of the house, approved by the Historic Committee after re-building it in 2005 following Hurricane Ivan. The new building will be the same size, in the same footprint, same single rooms down and up. The designer has added several columns that tie in to the original columns on the house.



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.

Steven K. Lackey
Laurie Bingaman Lackey

Printed Property Owner(s) Name

[Signature] *[Signature]*

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

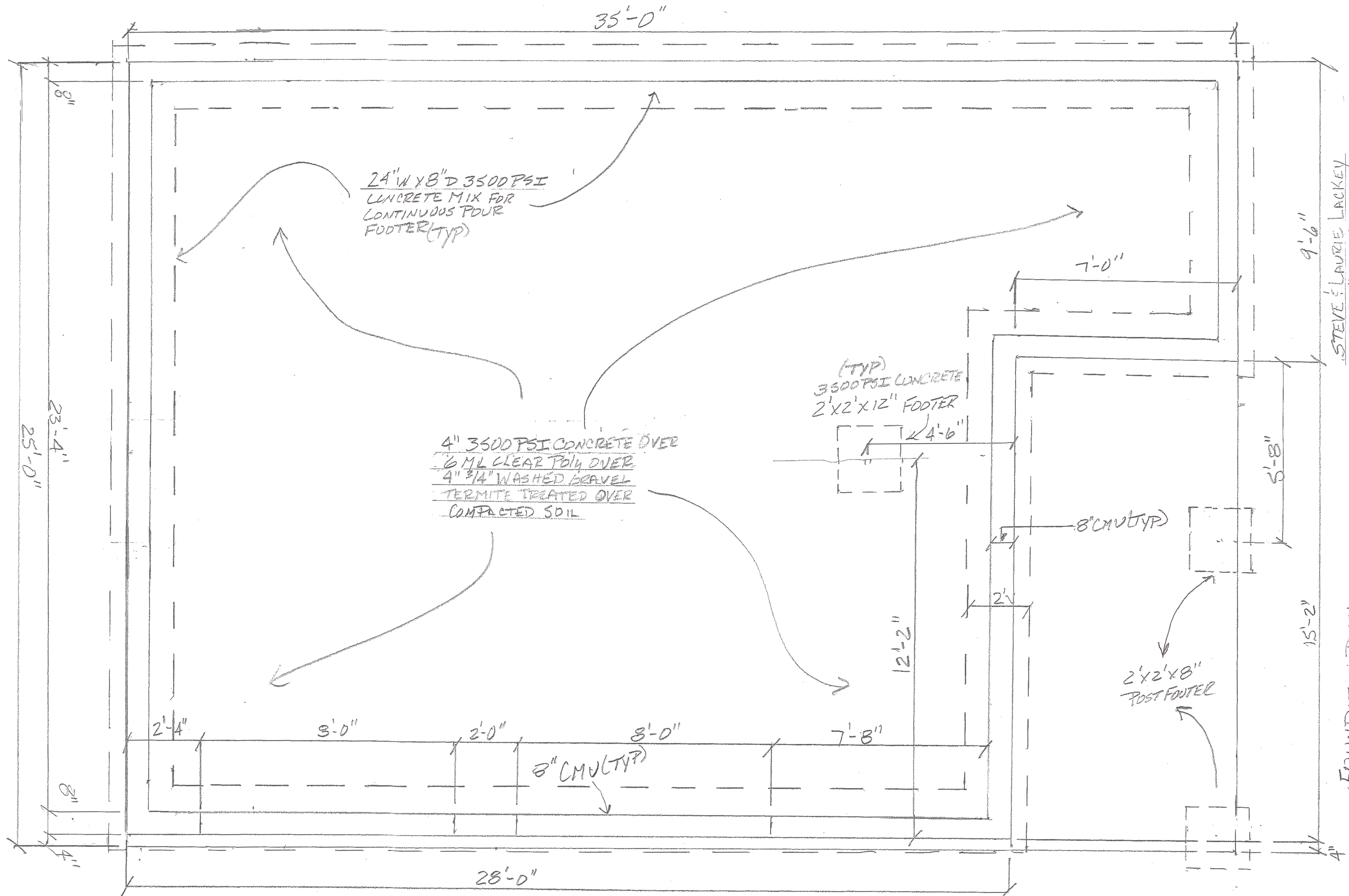
Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:



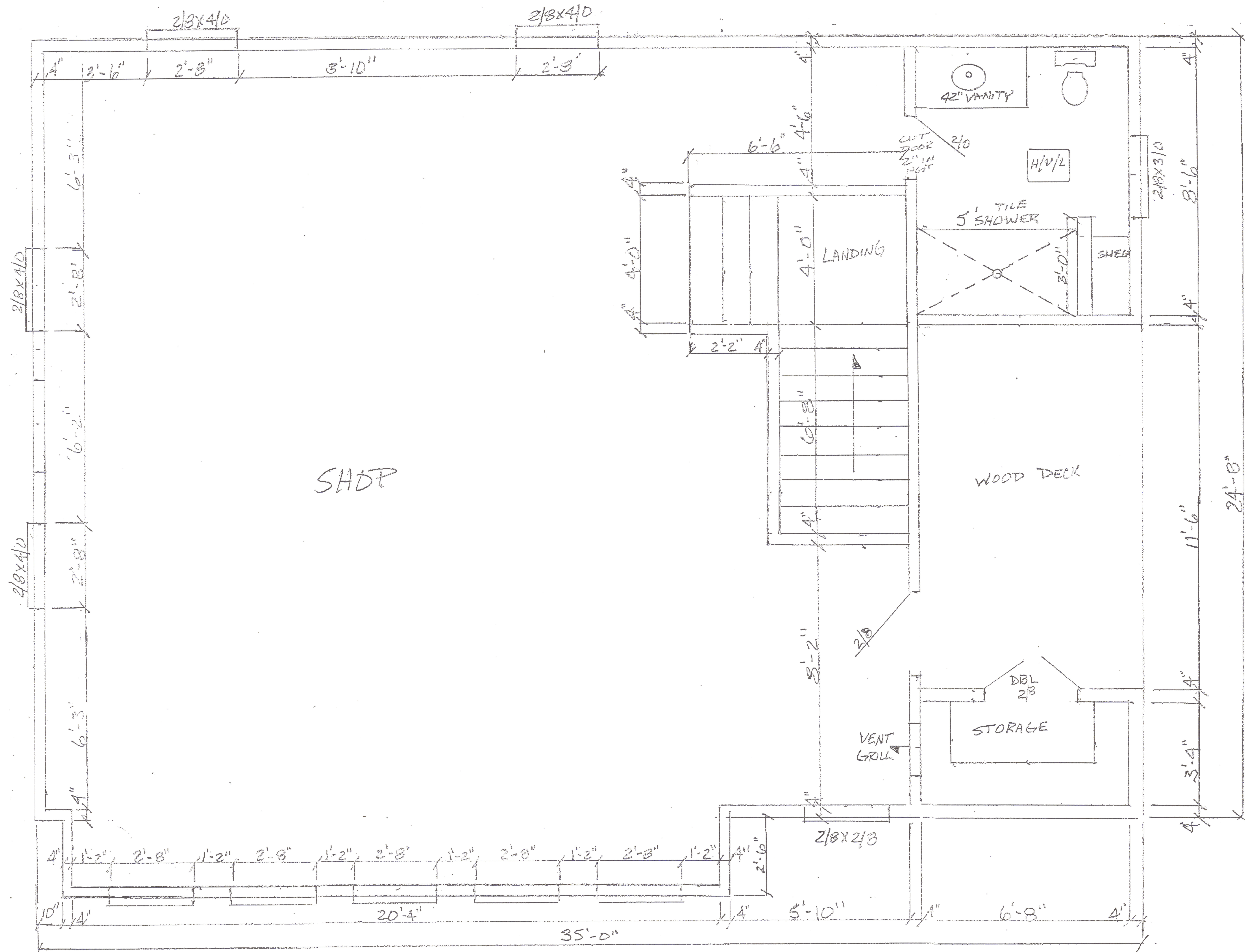
STEVE & LAURIE LACEY
1230 OAKLAND ST
HENDERSONVILLE, NC 28792

FOUNDATION PLAN

3/8" = 1'

1





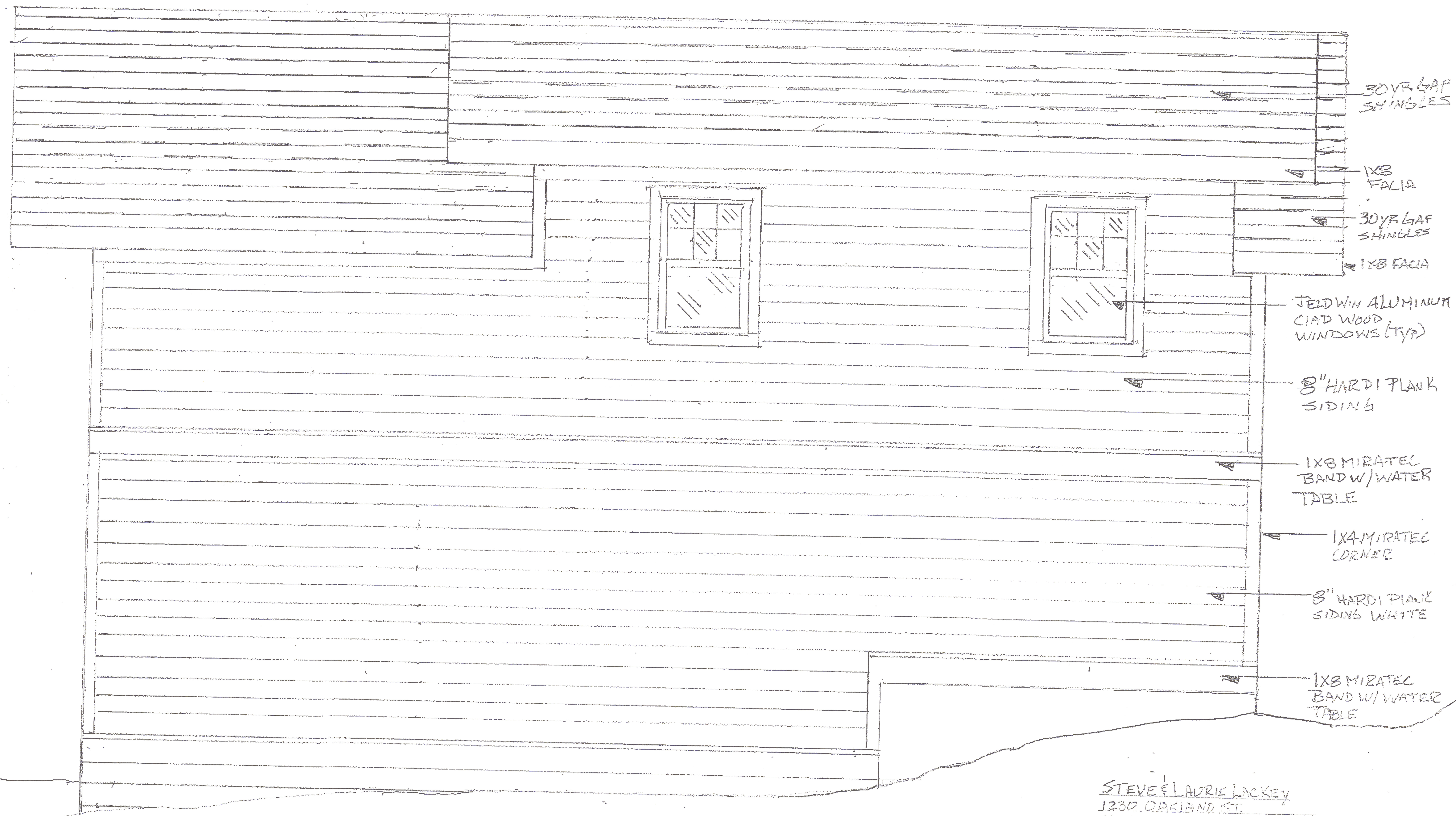
STEVE & LAURIE LACKY
1230 OAKLAND ST.
MENDOCINOVILLE, NC 28742
3/8" = 1' AUG 2025
DESIGNED BY RICK COX CAROLINA CARTENTER



FRONT ELEVATION 3/8"=1'

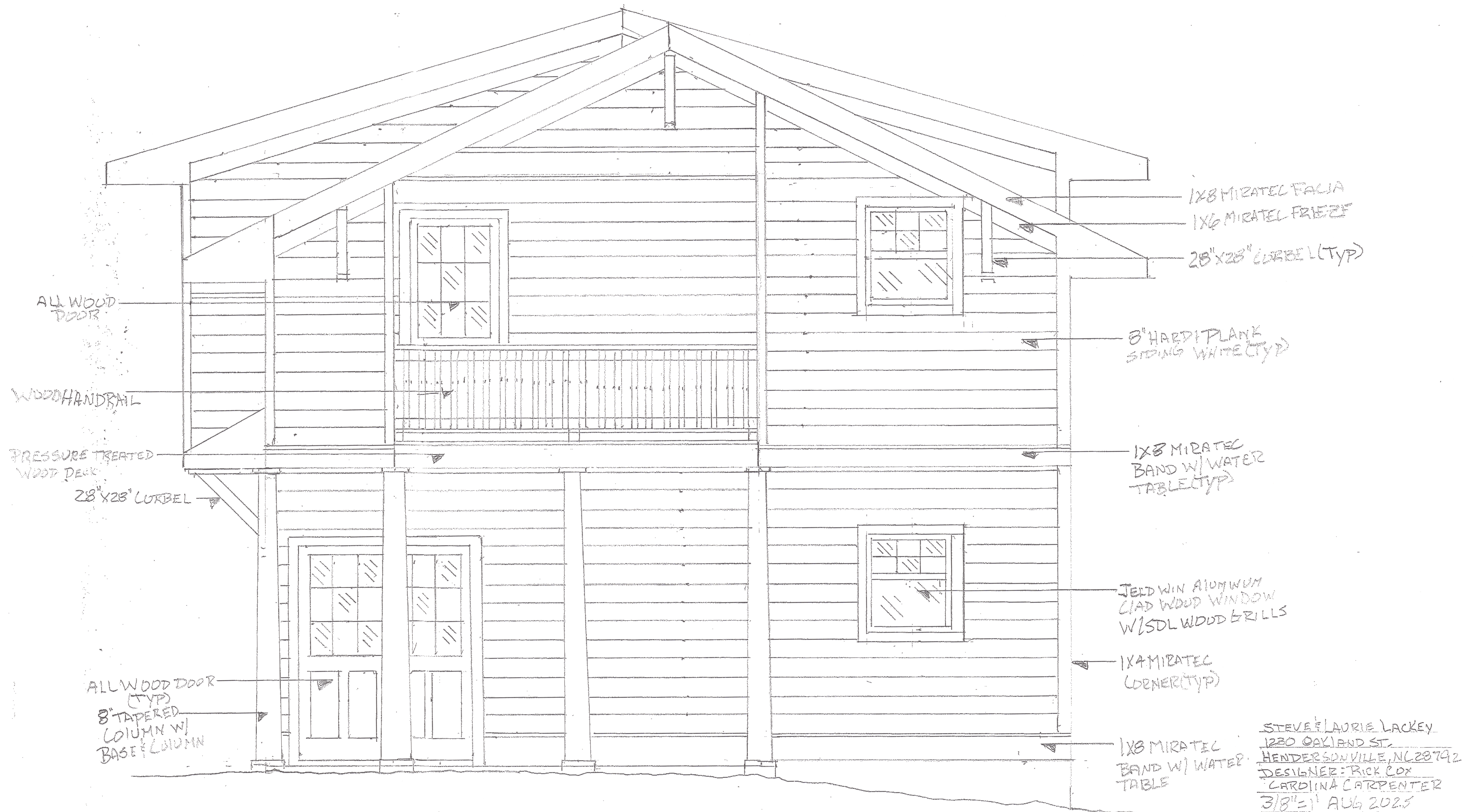
STEVE & LAURIE LACKEY
 1230 OAKLAND ST.
 HENDERSONVILLE, NC 28742
 DESIGNER: BACK LOG CAROLINA CARPENTER

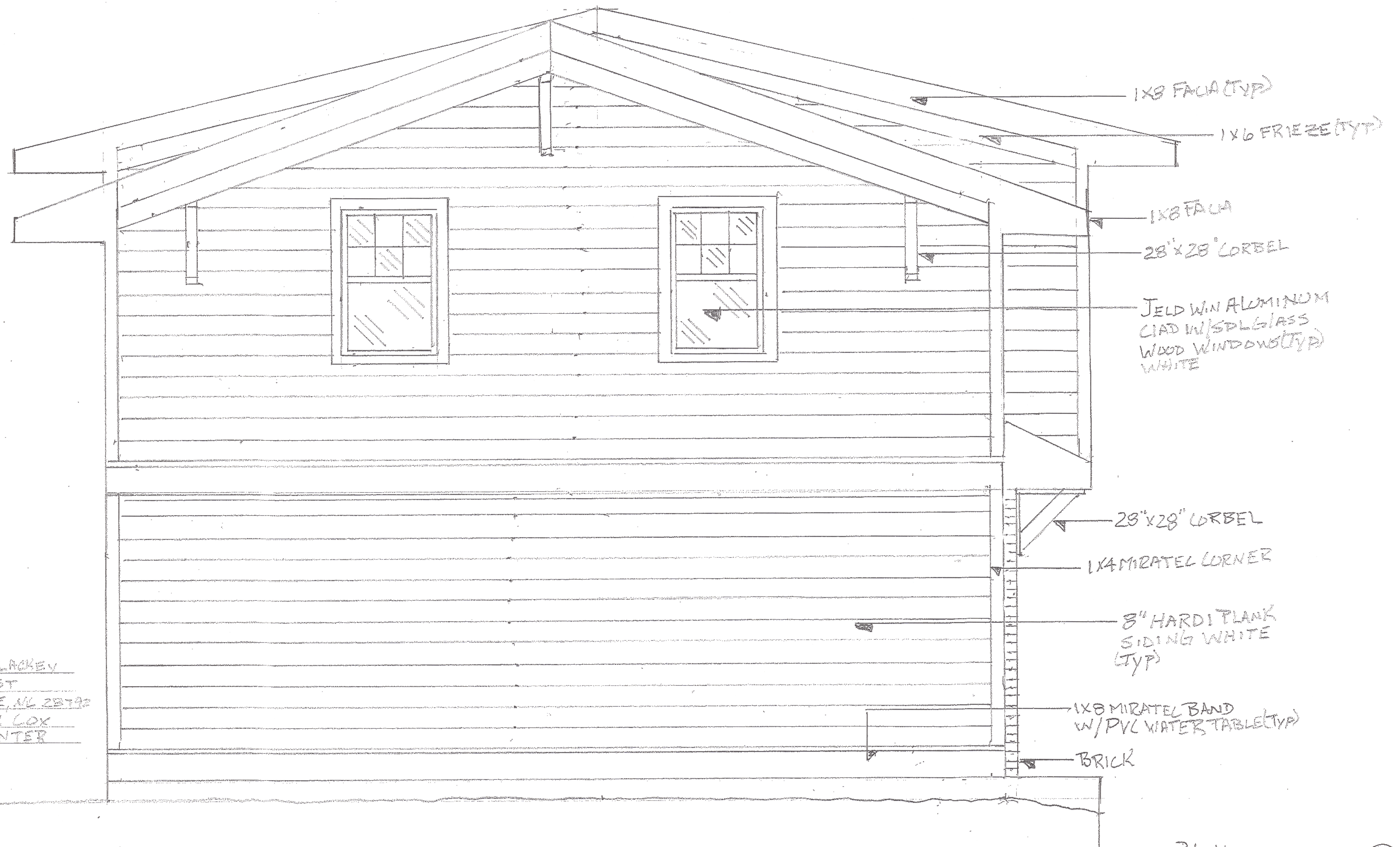
4"



REAR ELEVATION

STEVE & LAURIE LACKEY
 1230 OAKLAND ST.
 HENDERSONVILLE, NC 28792
 DESIGNER: RICK COX CAROLINA CARPENTER
 3/8" = 1'





STEVE & LAURE LACKEY
 1250 OAKLAND ST
 HENDERSONVILLE, NC 28790
 DESIGNER: RICK LOX
 CAROLINA CARPENTER

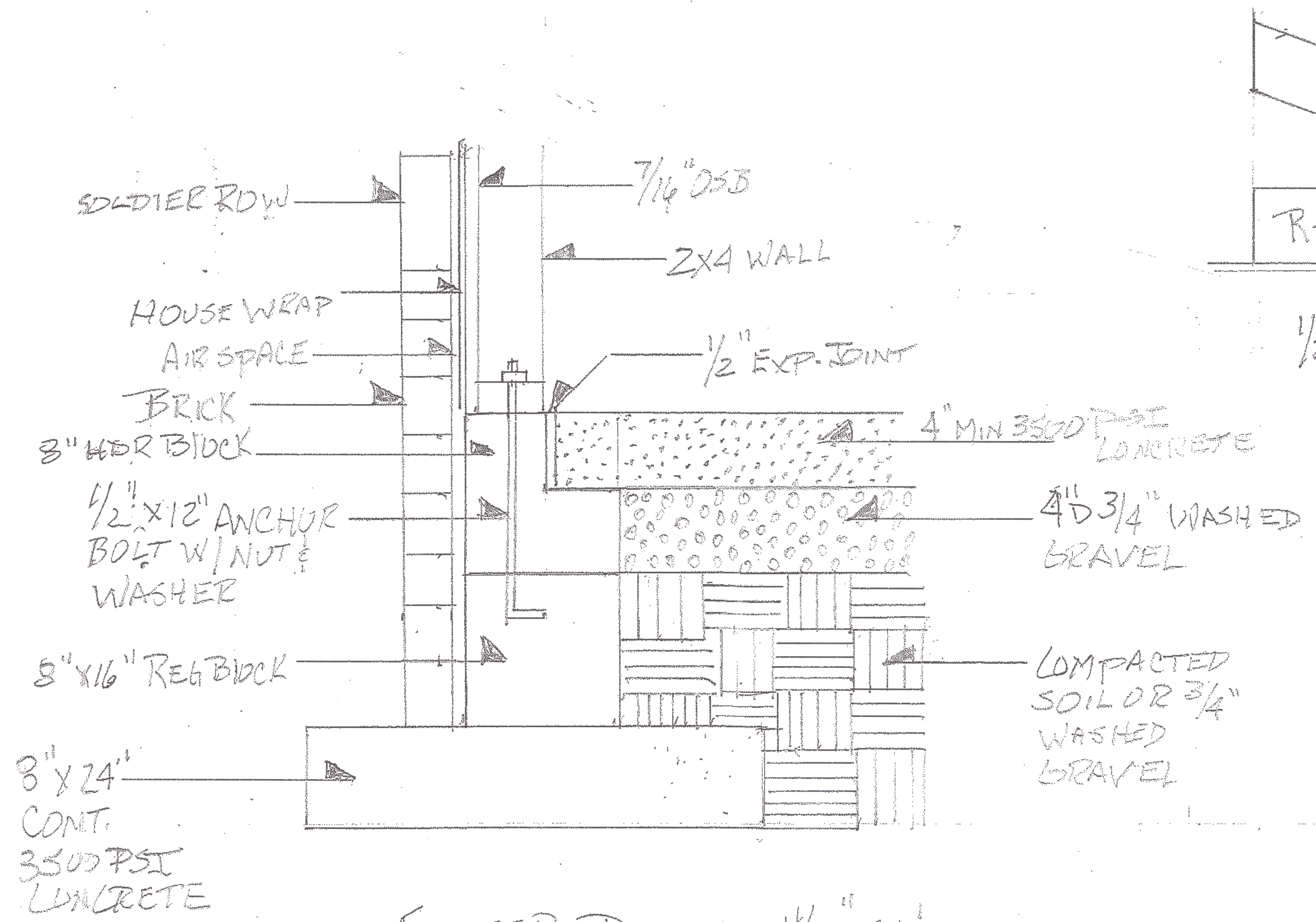
LEFT ELEVATION

3/8" = 1'

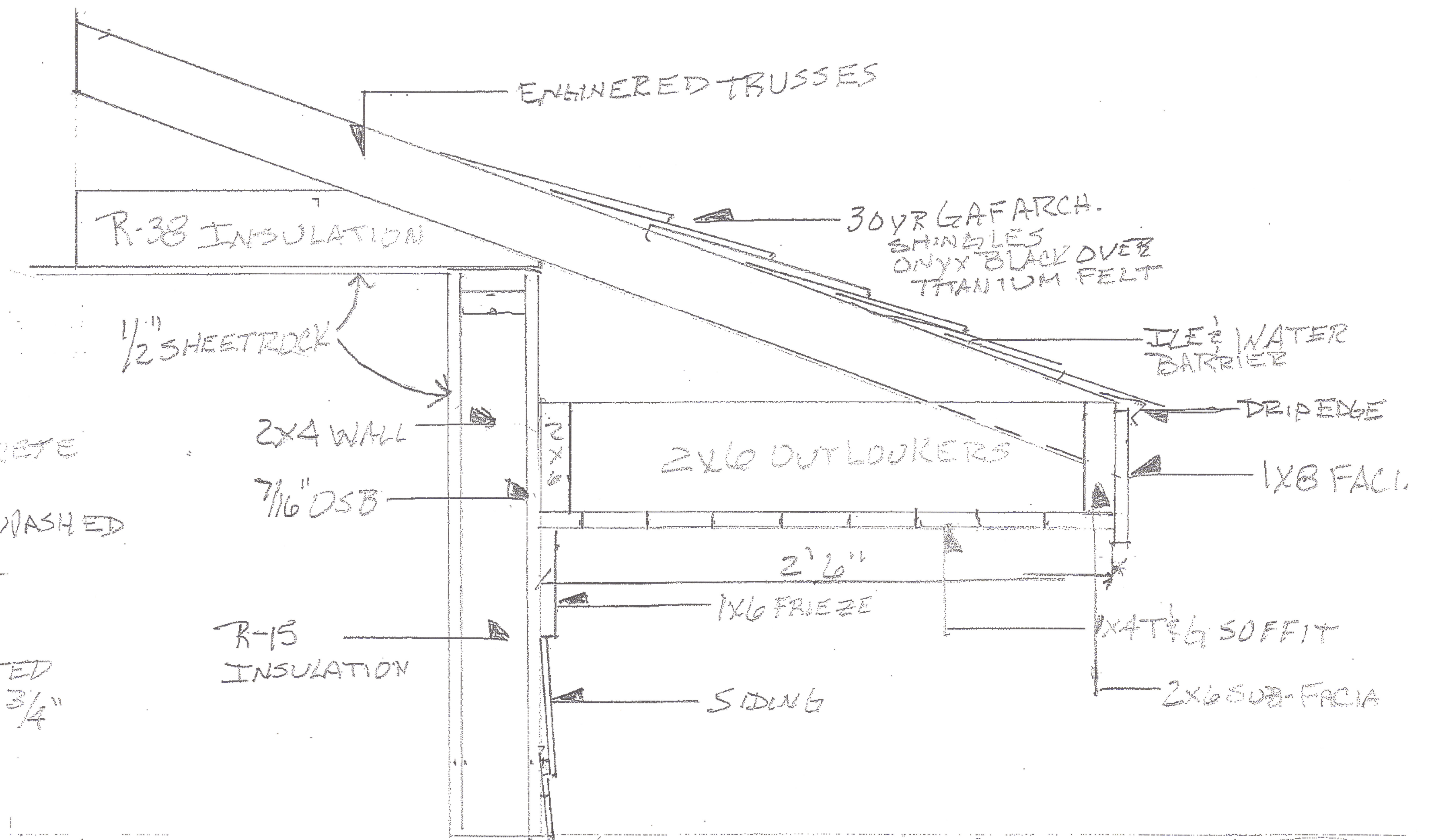
⑦

STEVE FLAURE LACKEY
1230 OAKLAND ST.
HENDERSONVILLE, NC
28739

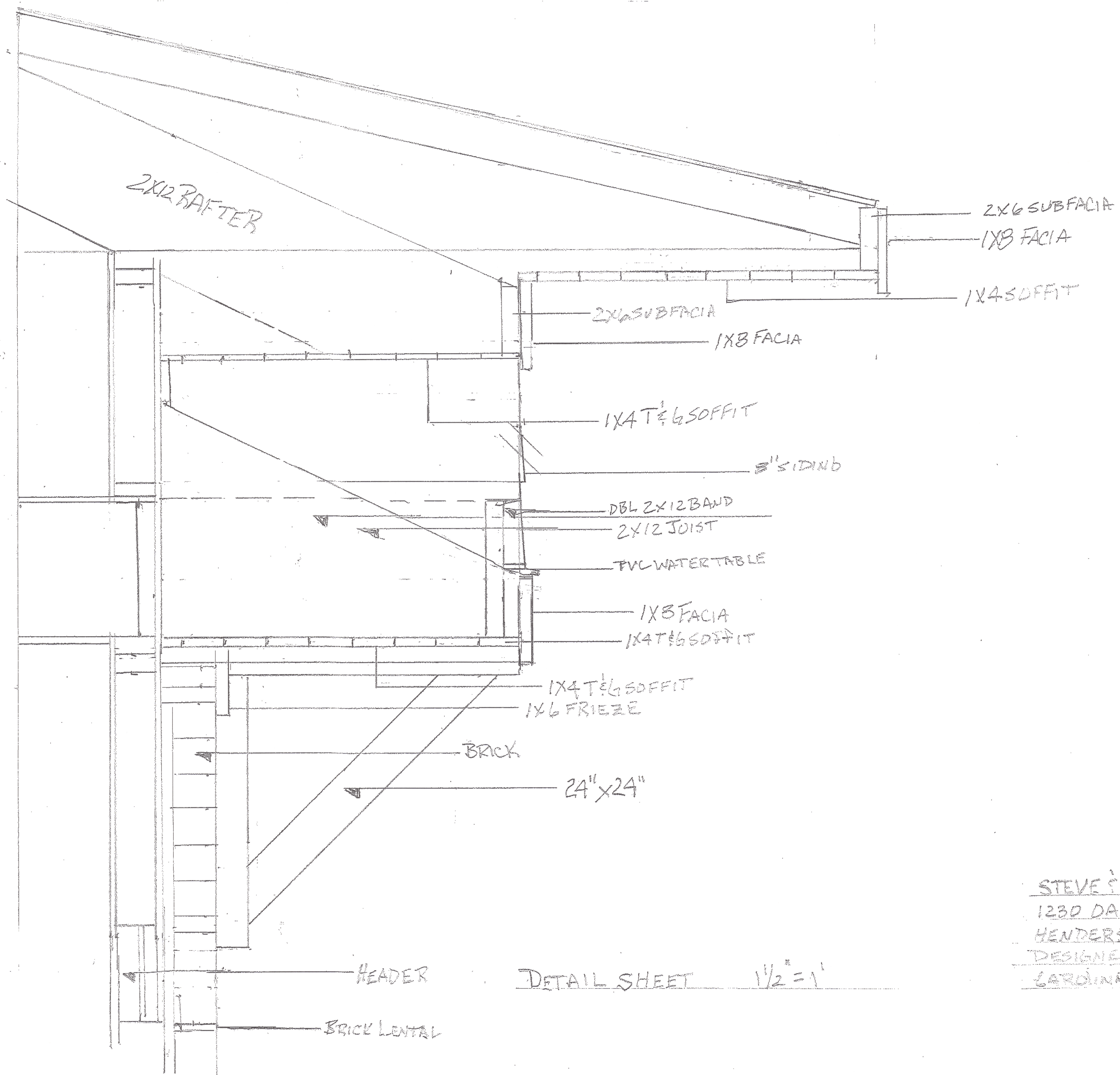
DETAIL SHEET



FOOTER DETAIL 1 1/2" = 1'

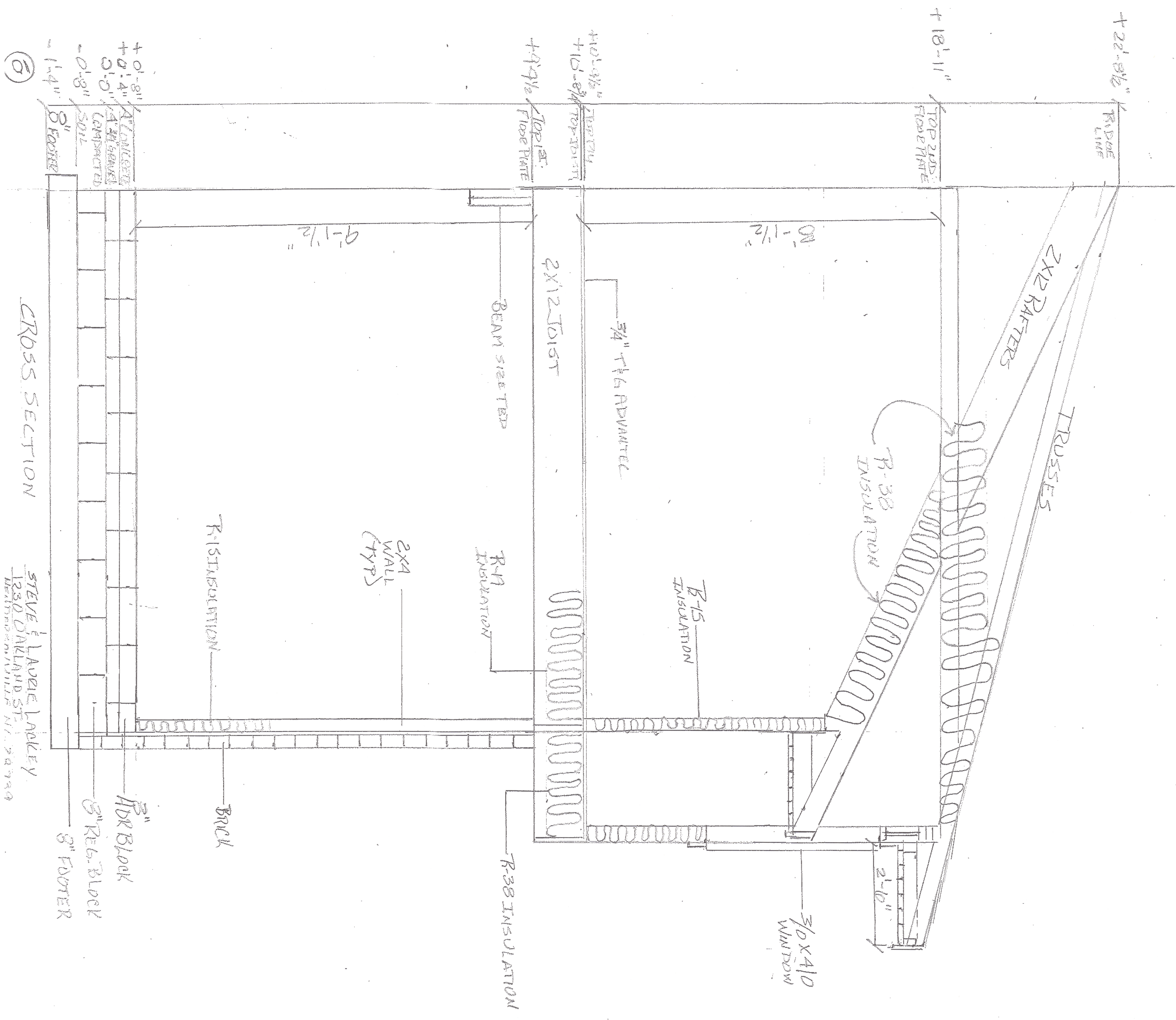


SOFFIT DETAIL 1 1/2" = 1'



DETAIL SHEET $1\frac{1}{2}" = 1'$

STEVE & LAURIE LACKEY
 1230 DAKLAND ST.
 HENDERSONVILLE, NC 28792
 DESIGNER: TRICK LOK
 CAROLINA CARPENTER



CROSS SECTION

STEVE & LAURIE LADLEY
1230 OAKLAND ST.
HEATHROW, ILLINOIS 60130

10

STATE OF
NORTH CAROLINA
JAN 17 1996
Real Estate
Excise Tax
300.00

686

Filed and recorded in the Register of Deeds Office for
Henderson County, N. C. this 17 day of Jan, 1996
at 3:50 o'clock, P. M. in Book 887 at page 686
Debra Whitlock Niles
Register of Deeds
by Valerie C. Simpson
RCJ

Excise Tax \$300.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to RANDOLPH C. ROMEO

This instrument was prepared by RANDOLPH C. ROMEO, ATTORNEY

Brief description for the Index
1230 OAKLAND STREET, HENDERSONVILLE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of JANUARY, 19 96, by and between

GRANTOR

GRANTEE

ROBERT B. COLLIER AND WIFE,
MARIA L. COLLIER (formerly MARIA A. LINDSAY)

STEVEN KENNETH LACKEY AND WIFE,
LAURIE B. LACKEY
1230 Oakland St.
Hendersonville, NC 28792

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of HENDERSONVILLE, HENDERSONVILLE Township, HENDERSON County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR A COMPLETE DESCRIPTION OF THE PROPERTY BEING
CONVEYED HEREIN, AND WHICH IS INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in
DEED BOOK 675, PAGE 431

A map showing the above described property is recorded in Plat Book page.....

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:

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

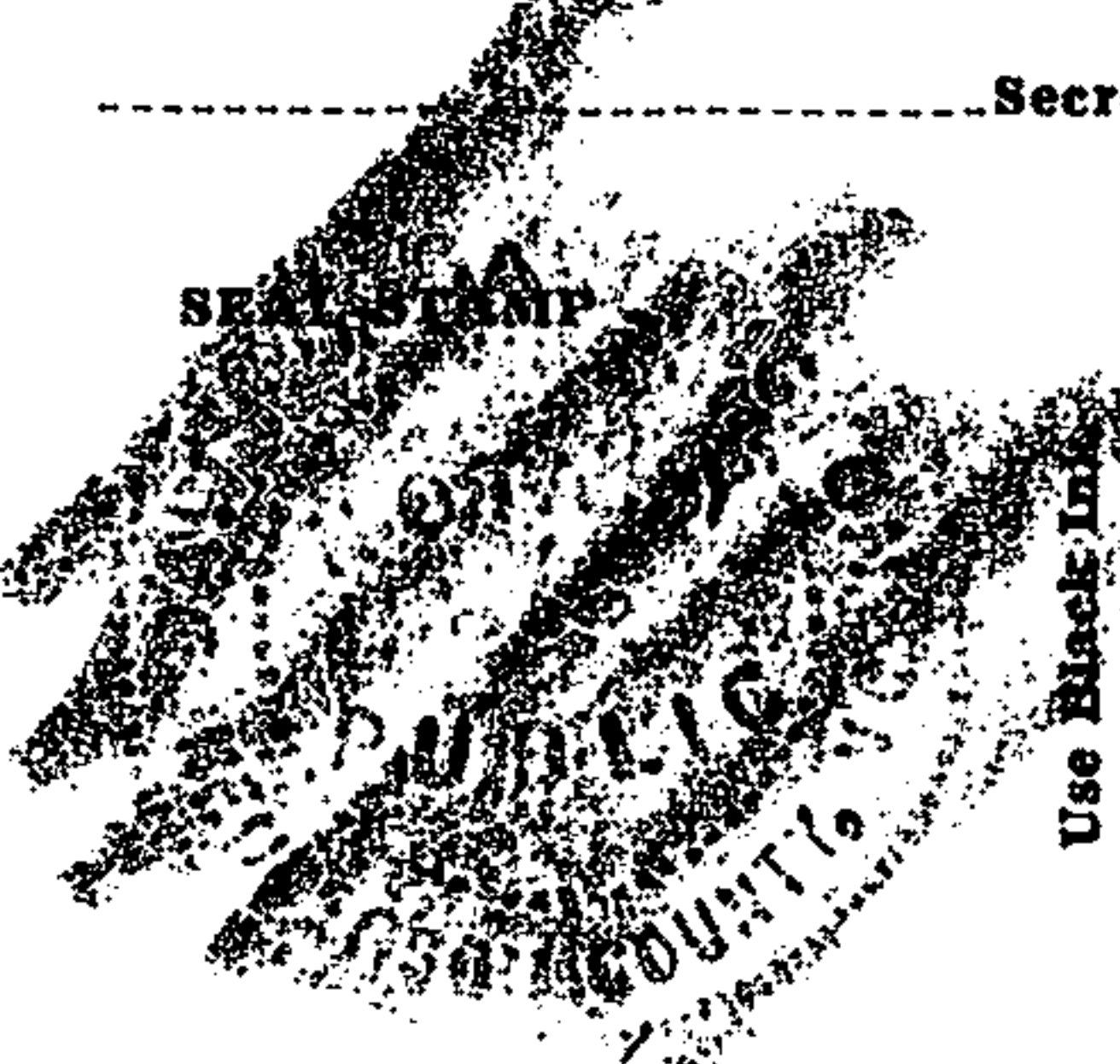
USE BLACK INK ONLY

Robert B. Collier (SEAL)
ROBERT B. COLLIER

..... (SEAL)

Maria L. Collier (SEAL)
MARIA L. COLLIER

..... (SEAL)



NORTH CAROLINA, Henderson County.
I, a Notary Public of the County and State aforesaid, certify that ROBERT B. COLLIER AND
MARIA L. COLLIER Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 17th day of JANUARY, 1996.
My commission expires: 5-24-99 Dawn D. Darlington Notary Public

SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of Dawn D. Darlington

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Debra Williams Miles
Debra Williams Miles
By Debra Williams Miles
..... REGISTER OF DEEDS FOR Henderson COUNTY
..... Deputy/Assistant - Register of Deeds

EXHIBIT A

688

LACKEY-DESCR

BEGINNING at a new iron pin which lies in the right of way of Waynesville Street, being also at the southernmost corner of the Highland property described at Deed Book 657, Page 795, Henderson County Registry, and running thence with the right of way of Waynesville Street, South 82 deg. 25 min. 06 sec. West 249.00 feet to a point at the intersection of Waynesville Street and Oakland Street (a/k/a Oakland Avenue) as shown on the plat of Mount at Plat Cabinet B, Slide 46A, Henderson County Registry; thence with the right of way of Oakland Street, North 63 deg. 33 min. 49 sec. West 89.38 feet to a point at the intersection of Oakland Street and Regal Street as described at Plat Cabinet B, Slide 46A, Henderson County Registry; thence within the right of way of Oakland Street, North 53 deg. 30 min. 00 sec. East 4.27 feet to a new iron pin; thence with the right of way of Regal Street the following two (2) calls and distances: North 39 deg. 30 min. 00 sec. West 71.00 feet to a point, and thence North 15 deg. 11 min. 34 sec. West 19.61 feet to a point at the southwest corner of the Nordlinger property described at Deed Book 769, Page 79, Henderson County Registry; thence with the southern boundary lines of the Nordlinger property, South 88 deg. 30 min. 00 sec. East 103.50 feet to a new iron pin, and thence North 67 deg. 45 min. 48 sec. East 72.89 feet to a new iron pin in the southwest line of the Johnson property described at Deed Book 834, Page 127, Henderson County Registry; thence with the Johnson lines the following two (2) calls and distances: South 39 deg. 30 min. 00 sec. East 7.50 feet to a new iron pin, and thence North 53 deg. 30 min. 00 sec. East 87.83 feet to an existing iron pin at the westernmost corner of the Carter property described at Deed Book 663, Page 512, Henderson County Registry; thence with the southwest boundary lines of the Carter property and the Highland property above-described, South 36 deg. 38 min. 54 sec. East 200.00 feet to the point and place of BEGINNING, containing .89 acres, more or less, being a consolidated description of those properties described at Deed Book 675, Page 431, and Deed Book 742, Page 763, Henderson County Registry, as shown on the "Survey for Steven Lackey and Laurie Lackey", by David C. Huntley & Associates, dated January 4, 1996, Drawing No. H-2058, and being a portion of Mount Royal Subdivision above-described.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER:	Sam Hayes, Planner II	MEETING DATE:	September 17 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	1401 Highland Avenue, Carports and Covered Porch (25-63-COA) – <i>Sam Hayes / Planner II</i>		

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 # 25-63-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:

1. The introduction of the new carports do not detract from the overall historic character of the principal building and the site and does not require the removal of a significant building element or site features. (**Sec. 2.5.8**)
2. The carports are compatible in size, form, height, proportion, materials, and details to historic accessory structures in the historic district. (**Sec. 2.5.7**)
3. The covered roof is appropriate because it does not seek to create a false historical appearance. (**Sec. 3.8.11**)

[DISCUSS & VOTE]

1. For Recommending Denial:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-63-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:

1. The new construction is not compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. (**Sec. 2.5.5**)
2. The new construction is not discernible from the historic buildings in the district, thereby creating a false sense of history and duplicating the historic buildings. (**Sec. 4.3.10**)

[DISCUSS & VOTE]

PROJECT/PETITIONER NUMBER:	25-63-COA
PETITIONER NAME:	Christy Thompson (Applicant/Owner)
EXHIBITS:	A. Staff Report B. COA Application C. Warranty Deed

1401 Highland Avenue – Carports and Covered Porch (25-63-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.....	3
1230 OAKLAND STREET.....	Error! Bookmark not defined.
SITE IMAGES.....	4
SITE IMAGES.....	6
SITE IMAGES.....	7
SITE IMAGES.....	Error! Bookmark not defined.
SITE IMAGES.....	Error! Bookmark not defined.
DESIGN STANDARDS CRITERIA	8



PROJECT SUMMARY

Applicant: Christy Thompson

Property Owner: Christy Thompson

Property Address: 1401 Highland Avenue

Project Acreage: .38 acres

Parcel Identification Number(s):

9569-62-3678

Current Parcel Zoning: R-6 High Density Residential

Historic District: Hyman Heights Historic District

Project Type: Carports and Covered Porch



SITE VICINITY MAP

Project Summary:

The City of Hendersonville has received a Certificate of Appropriateness (COA) application from Christy Thompson for three proposed improvements to her property at 1401 Highland Avenue.

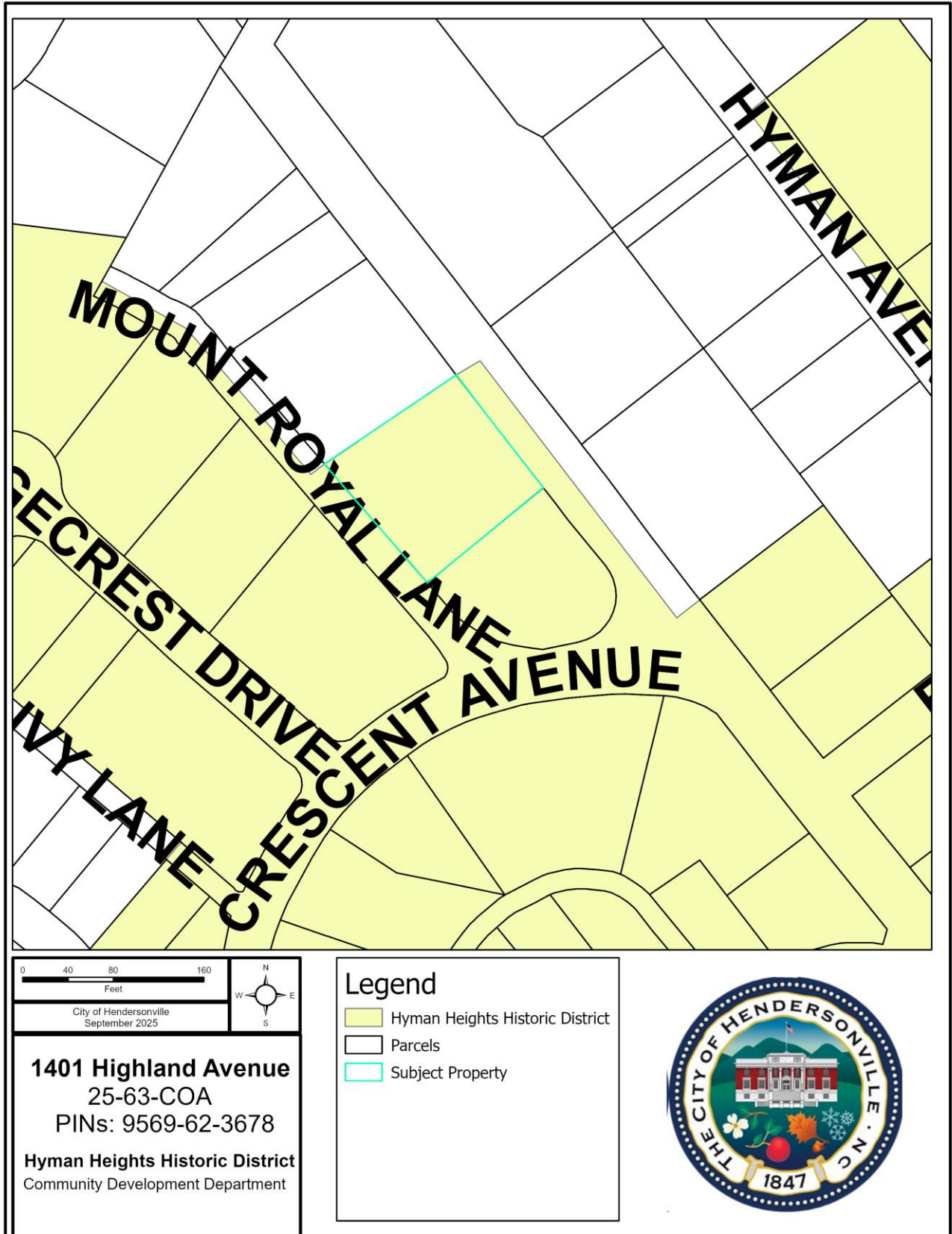
Item 1 is the construction of a carport on the southeastern side of the home. The carport is proposed to measure 20 feet long by 15 feet wide and will be connected to the rear porch by a covered walkway.

Item 2 involves adding a covered porch roof to the rear of the home. The porch will measure 17 feet 4 inches long by 13 feet 6 ½ inches wide. The new roof will be added over an existing rear deck and integrated into the structure of the home.

Item 3 is the installation of a carport on the northwestern side of the property.

Both carports will be visible from the front of the property. The carports will incorporate materials that match the existing home, as well as synthetic materials.

CITY OF HENDERSONVILLE – HYMAN HEIGHTS LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

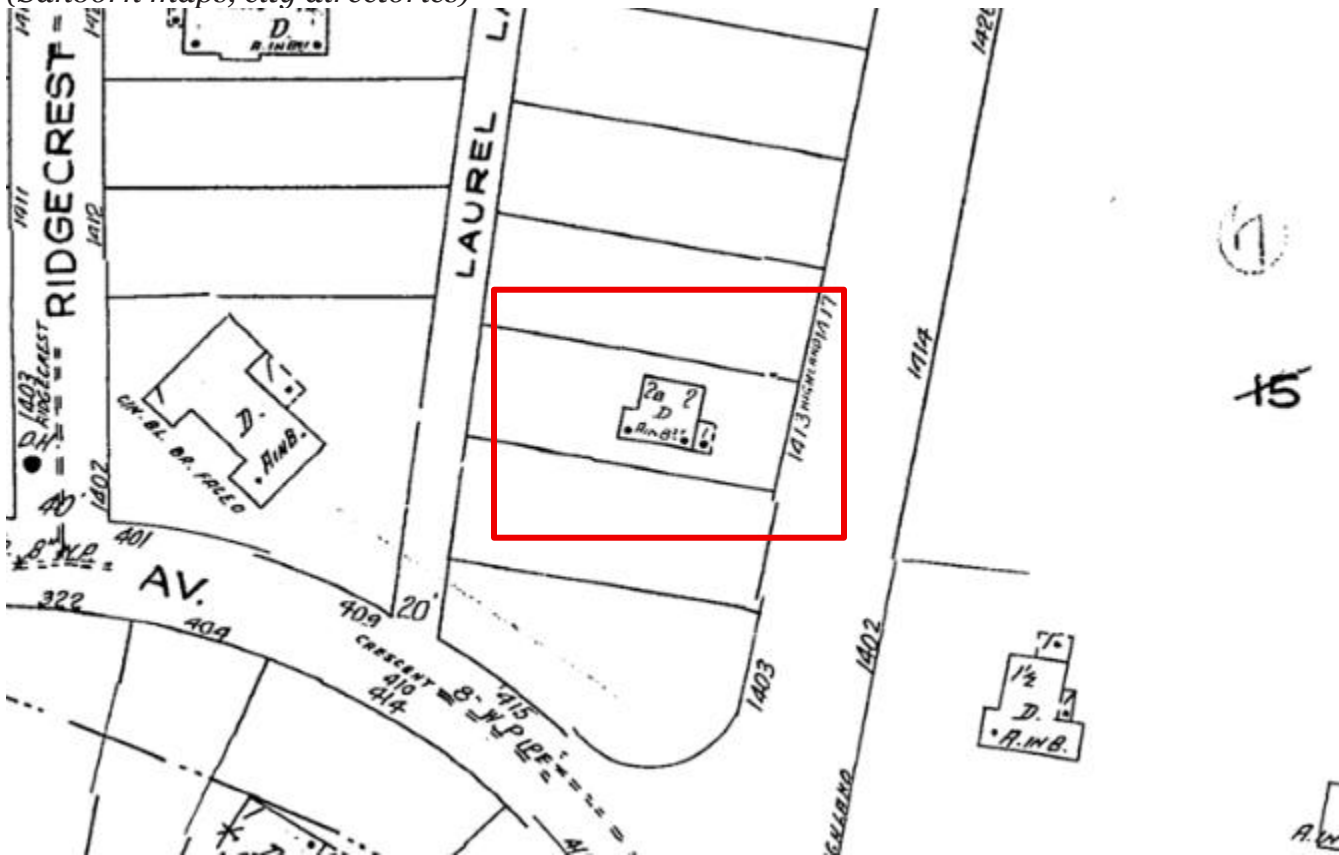
1401 HIGHLAND AVENUE

William T. Egerton House

Contributing, after 1923.

Shingle Style two-story house with a steeply pitched cross gable roof. Notable stone front exterior chimney. Windows are six-over-one. House sits high on the hill above street with steps leading up to it. Notable stone retaining wall. Front door may be a modern replacement. William T. Egerton, a lawyer, and wife Annette lived here from 1941 to 1944. Virgil M. Kunkle, a salesman at Hendersonville Hardware Company, and wife Mildred lived here from 1945 to at least 1949. This house was built as part of the Mount Royal subdivision, platted on July 15, 1923. It was originally Lot 38. Good condition.

(Sanborn maps, city directories)



SITE IMAGES



View from street of 1401 Highland Avenue. The carport will be located to the left of the home.



View from across the street of the subject property.

SITE IMAGES



View of right side of property. The second carport will be positioned on the right side of the property as designated by the red box.



Gravel area where second carport will be placed.

SITE IMAGES

Rear of home. The carport adjacent to the home will be located where the grass is. The covered porch roof will go above the existing deck projecting from the doorway on the rear of the home. The carport will be connected with a covered walkway.



View of entire backyard where scope of work is proposed.

DESIGN REVIEW ADVISORY COMMITTEE

The Design Review Advisory Committee did not review this plan.

DESIGN STANDARDS CRITERIA

The proposed work 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:

2.5 GARAGES AND ACCESSORY STRUCTURES

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, form, height, proportion, materials, and details with historic accessory structures in the historic district, or unless screened from view from the street.
- .8 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
- .9 It is not appropriate to introduce features or detail to a garage or an accessory building in an attempt to create a false historical appearance.

3.8 ENTRANCES, PORCHES, AND BALCONIES

- .1 Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including such functional and decorative elements as columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.
- .2 Protect and maintain the wooden, masonry, and architectural metal elements of entrances, porches, and balconies through appropriate surface treatments:
 - Inspect regularly for signs of moisture damage, rust, structural damage or settlement, fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
 - Clean soiled surfaces using the gentlest methods possible.
 - Recaulk wooden joints properly to prevent moisture penetration and air infiltration.
 - Retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture.
 - Reapply protective coatings, such as paint or stain, when they are damaged or deteriorated.

- .3 Repair historic entrances, porches, and balconies and their distinctive features and materials using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- .4 If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If replacement of an entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- .7 Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony.
- .8 It is not appropriate to remove any detail material associated with entrances and porches, such as graining, spindle work, beveled glass, or beaded board, unless an accurate restoration requires it.
- .9 Original porches should be screened in a manner that supports the architectural character of the original feature.
- .10 Original entrances or porches shall be retained. New entrances or porches on a primary facade shall support the architectural character of the original structure.
- .11 It is not appropriate to introduce features or details to a historic entrance, porch, or balcony in an attempt to create a false historical appearance.

4.2 ADDITIONS TO HISTORIC BUILDINGS

- .1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2 Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7 Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.

4.3 NEW CONSTRUCTION

- .1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.

- .2 Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .6 Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .9 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.

Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

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

Item B.

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: 8/15/2025



Minor Work



Major Work



Major Work Resubmittal

Application Contact Information

Applicant Name: Christy Thompson	Property Address: 1401 Highland Avenue	Applicant Email: chthompson0205@gmail.com	Phone Number: 828-691-6011
Property Owner Name (if different from Applicant)	Mailing Address: 1401 Highland Avenue Hendersonville, NC 28792	Owner Email: chthompson0205@gmail.com	Phone Number: 828-691-6011

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.

See attachment



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item B.

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.

Christy Thompson

Printed Property Owner(s) Name


Property Owner(s) Signature

N/A

Printed Company Name (if applicable)

*LLC, Inc., Trust

Owner

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Community Development Use Only

Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

COA Project Description - 1401 Highland Avenue C. Thompson

- Add 1 carport
- Add 1 Shed/Veranda
- Add roof over back porch

Carport:

The carport will be added to the side yard. It will connect to the back porch with a covered walkway.

The carport roof will match the gabled, high pitch architecture of the home. Cedar shakes may also be added to the eaves of the roof for added symmetry.

The pillars of the carport will match the rock columns on the front porch.

The flooring of the carport will match the front porch concrete rock design.

The flooring of the carport will be designed to further protect the 95-year-old structure from flooding by detouring water away from existing basement.

Shed:

The shed will be separate from the carport. It will cover an existing gravel parking area.

The shed wood color will match the cedar shake color of the home.

Roof over back porch:

The porch roof will match the gabled, high pitch architecture of the home. Cedar shakes may also be added to the eaves of the roof for added symmetry.

Other:

I am working with Prudhomme Design/Interiors and should have more detailed drawings by the September 17th meeting date.

COA Project Description - 1401 Highland Avenue C. Thompson

- Add 1 carport
- Add 1 Shed/Veranda
- Add roof over back porch

Carport:

The carport will be added to the side yard. It will connect to the back porch with a covered walkway.

The carport roof will match the gabled, high pitch architecture of the home. Cedar shakes may also be added to the eaves of the roof for added symmetry.

The pillars of the carport will match the rock columns on the front porch.

The flooring of the carport will match the front porch concrete rock design.

The flooring of the carport will be designed to further protect the 95-year-old structure from flooding by detouring water away from existing basement.

Shed:

The shed will be separate from the carport. It will cover an existing gravel parking area.

The shed wood color will match the cedar shake color of the home.

Roof over back porch:

The porch roof will match the gabled, high pitch architecture of the home. Cedar shakes may also be added to the eaves of the roof for added symmetry.

Other:

I am working with Prudhomme Design/Interiors and should have more detailed drawings by the September 17th meeting date.



City of Hendersonville

Zoning Permit Application Site Form

Property Address:

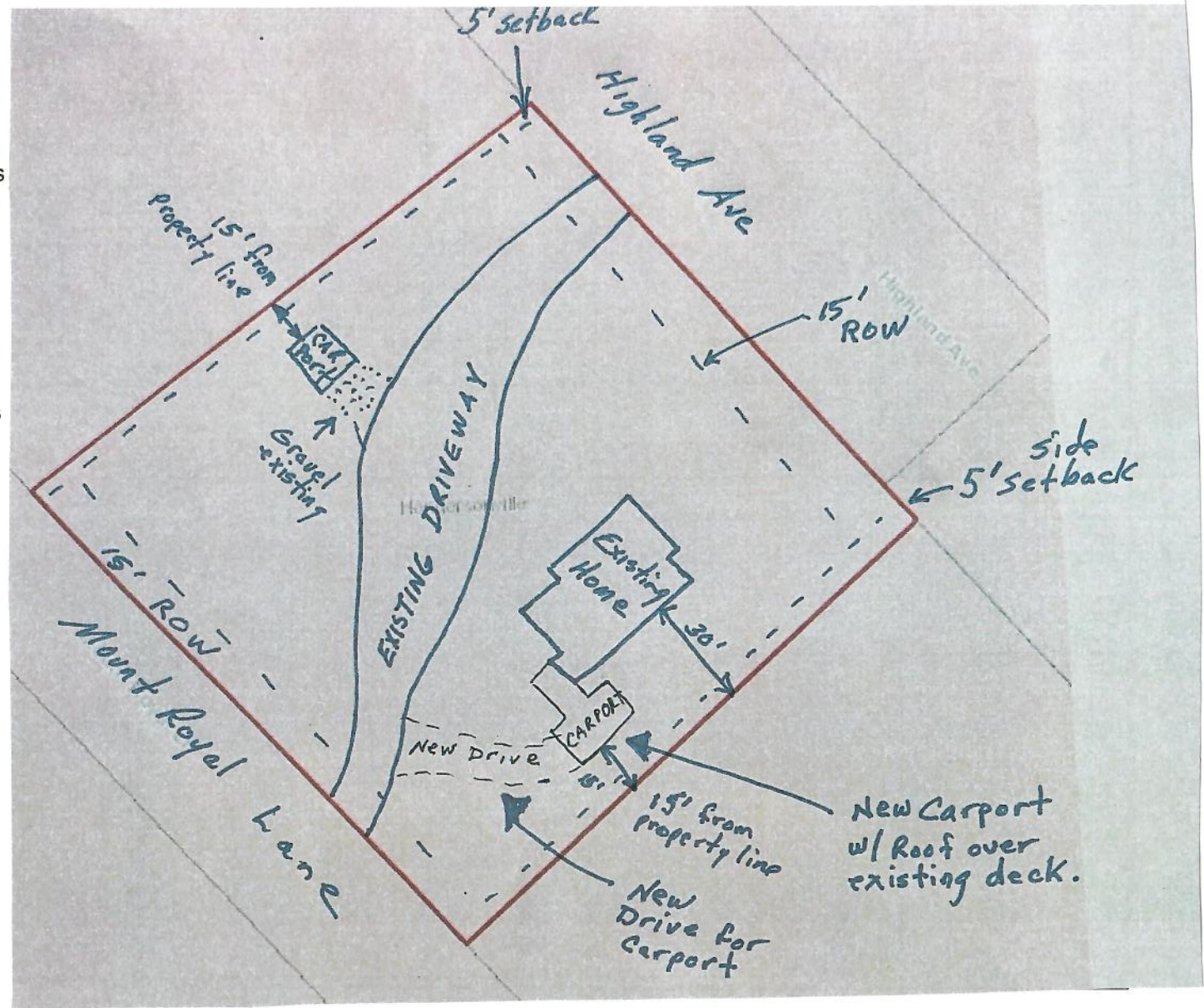
1401 Highland Ave Hendersonville

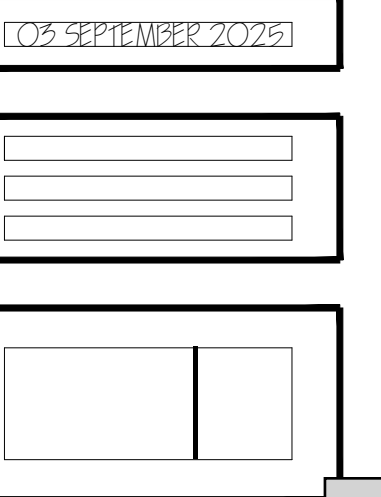
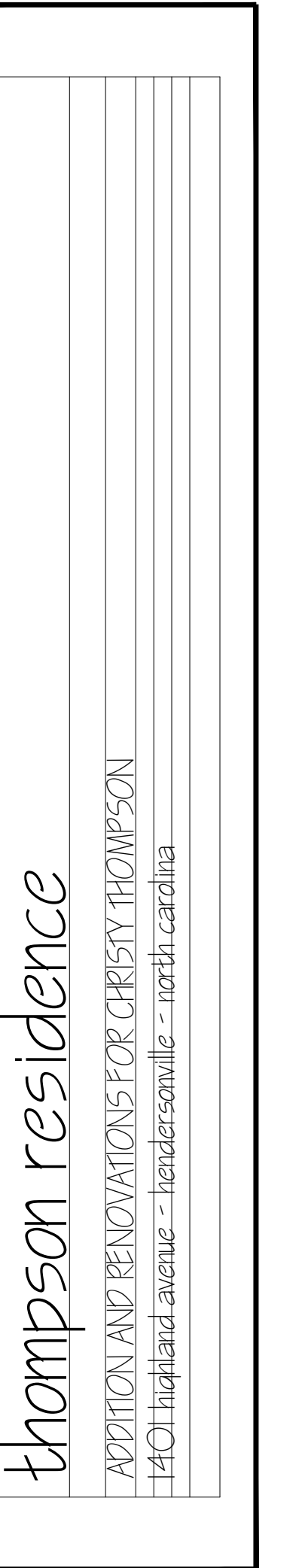
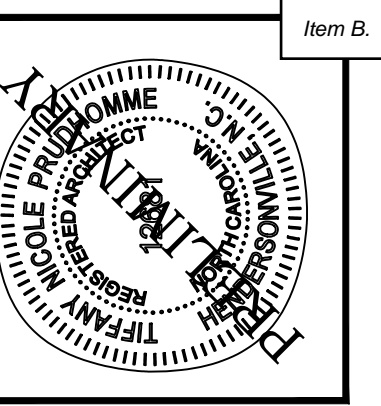
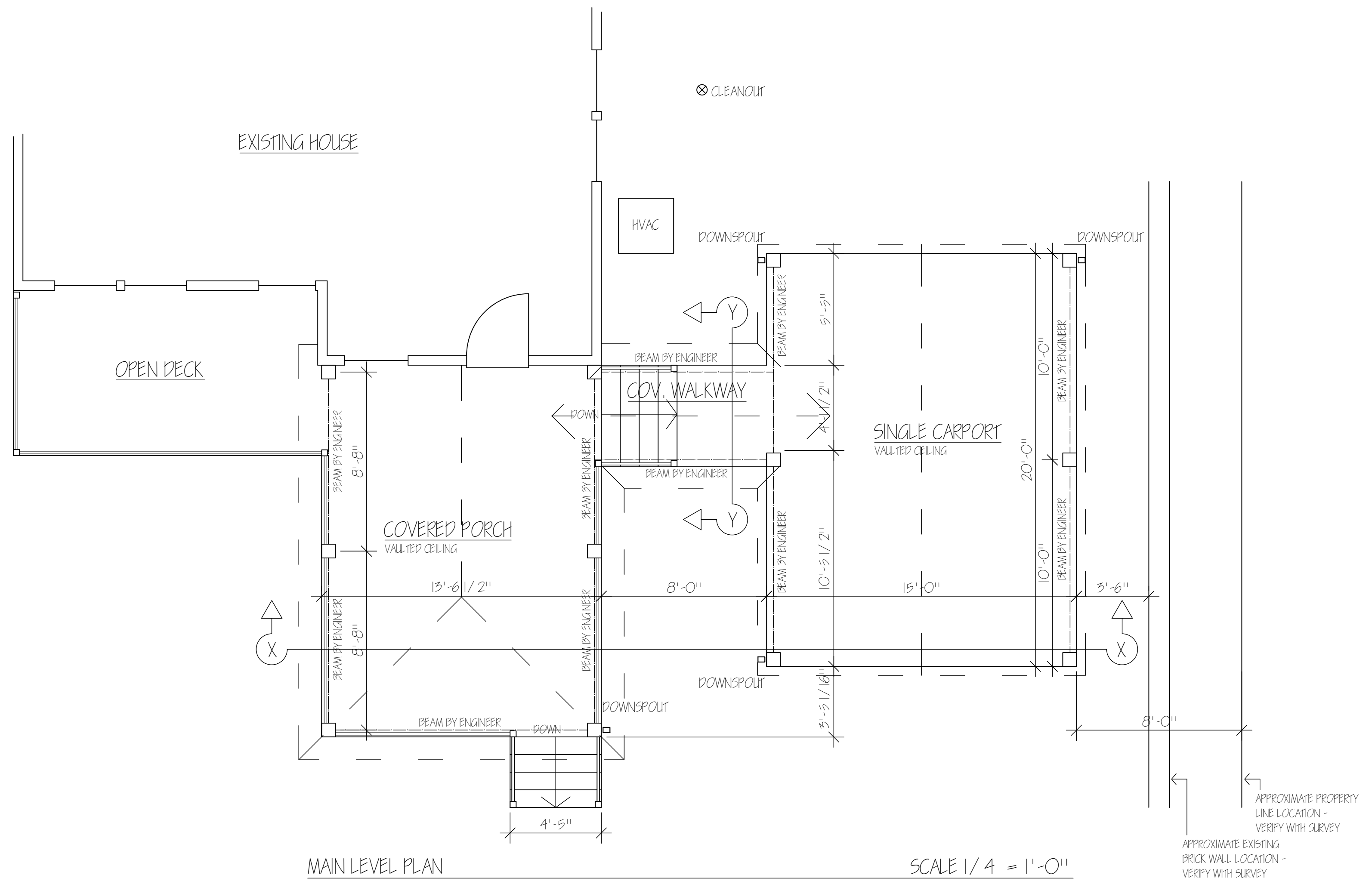
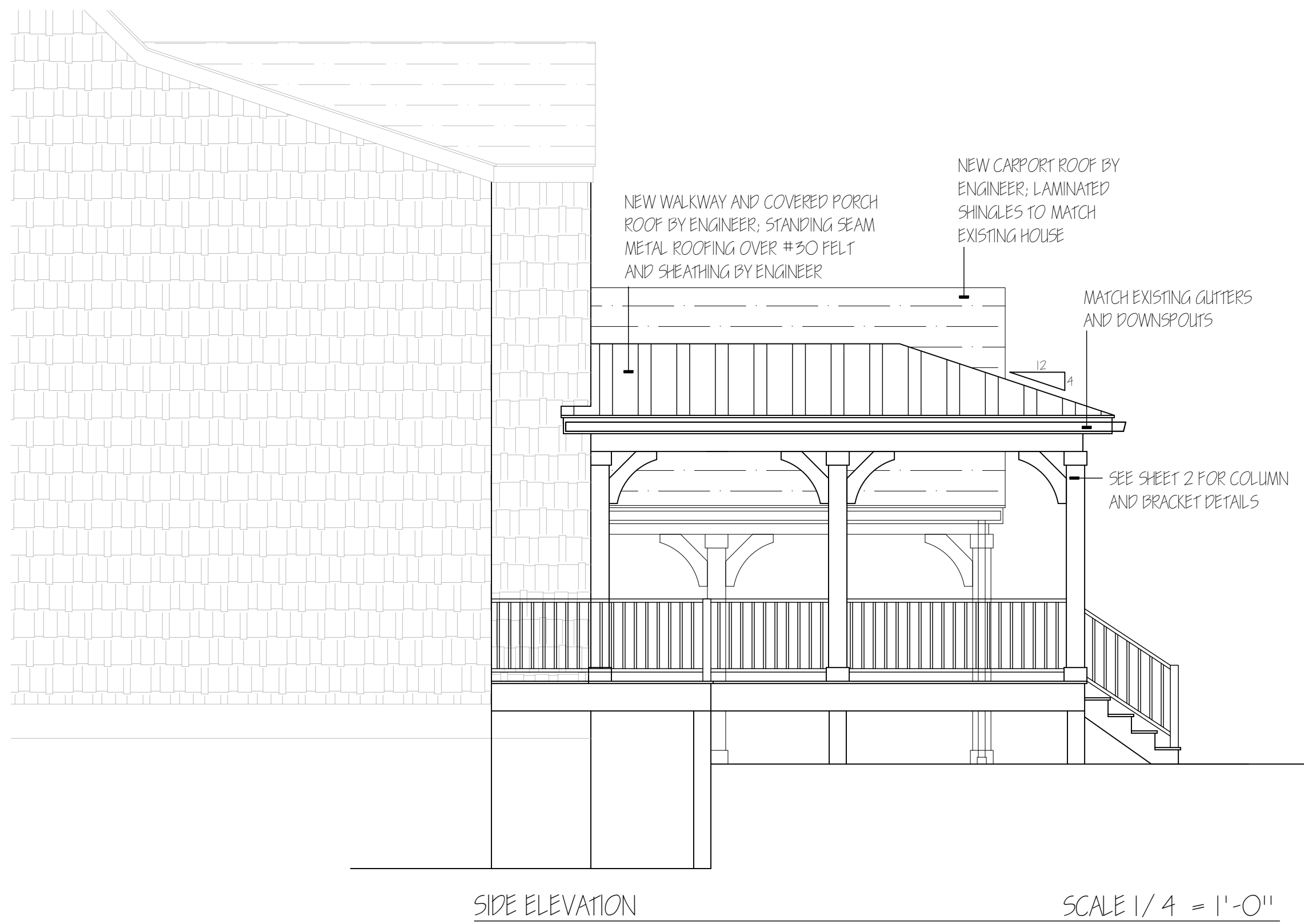
PIN: 9569623678

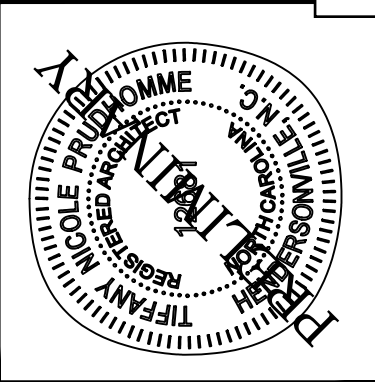
Item B.

The site plan must include the following:

- Your property lines
- Location of all applicable streets and the location of the Right-of-way of those streets
- Location of the driveway(s)
- Location/footprint of the proposed new construction
- Location/footprint of all existing structures
- Distance(s) to the property lines for all existing and proposed structures







PRUDHOMME
DESIGN &
INTERIORS

D

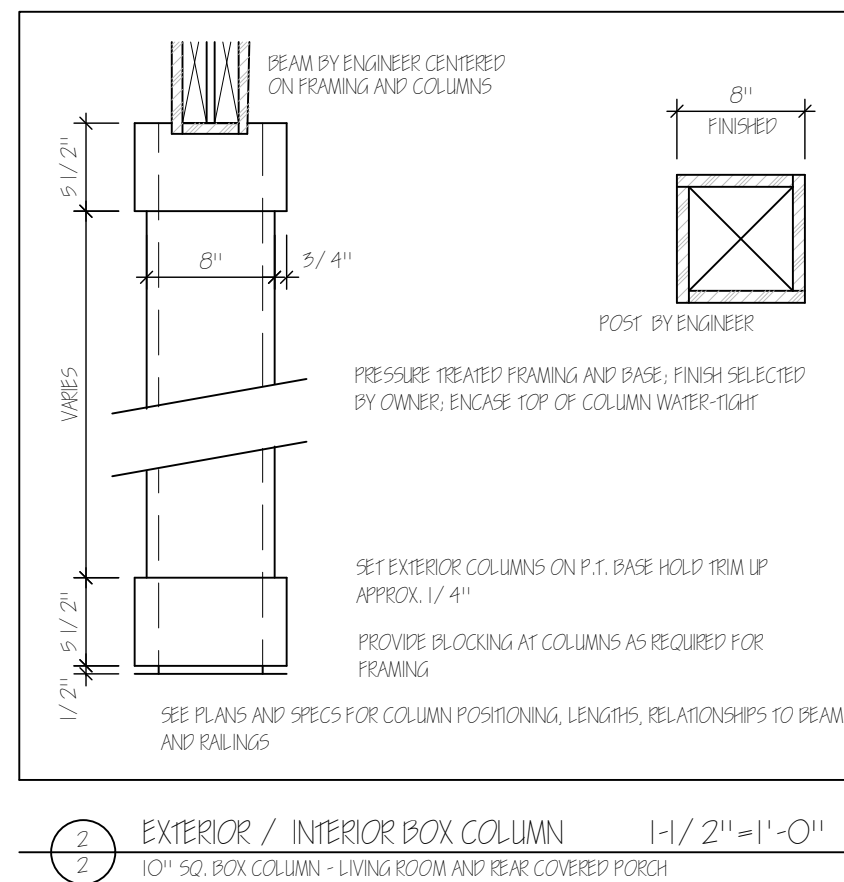
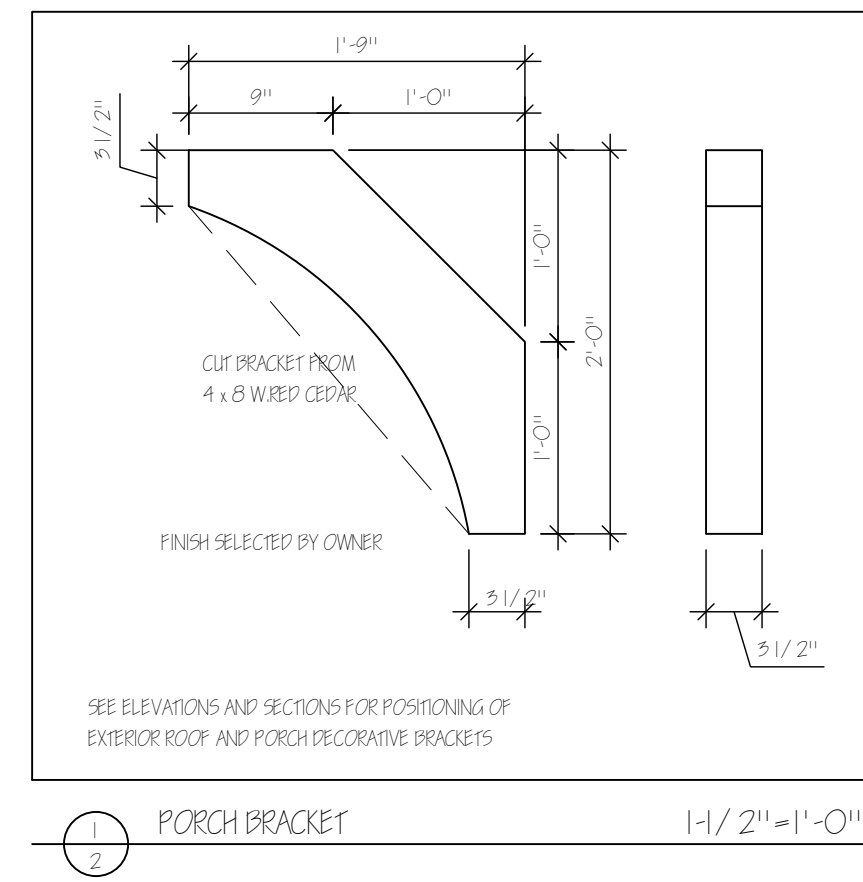
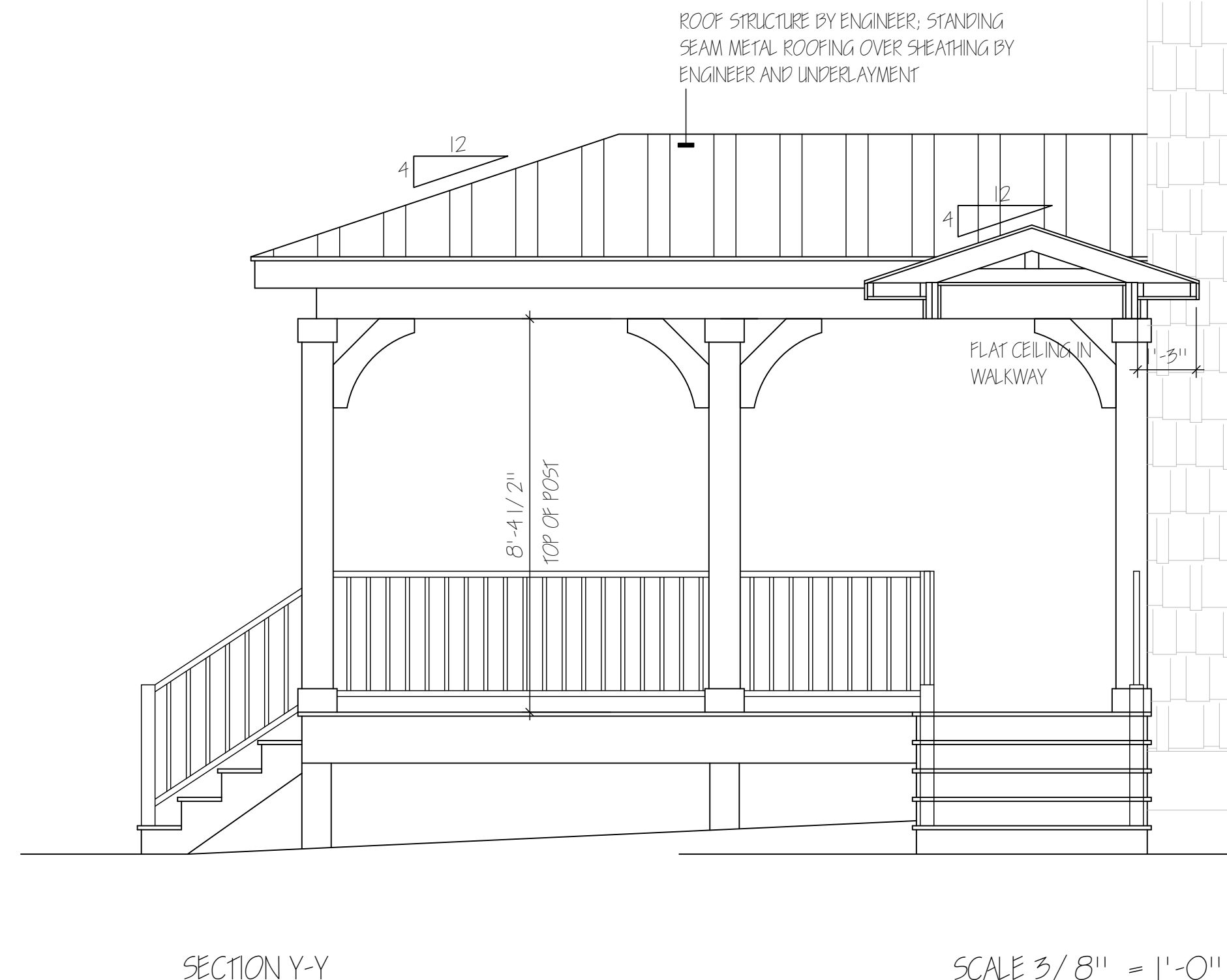
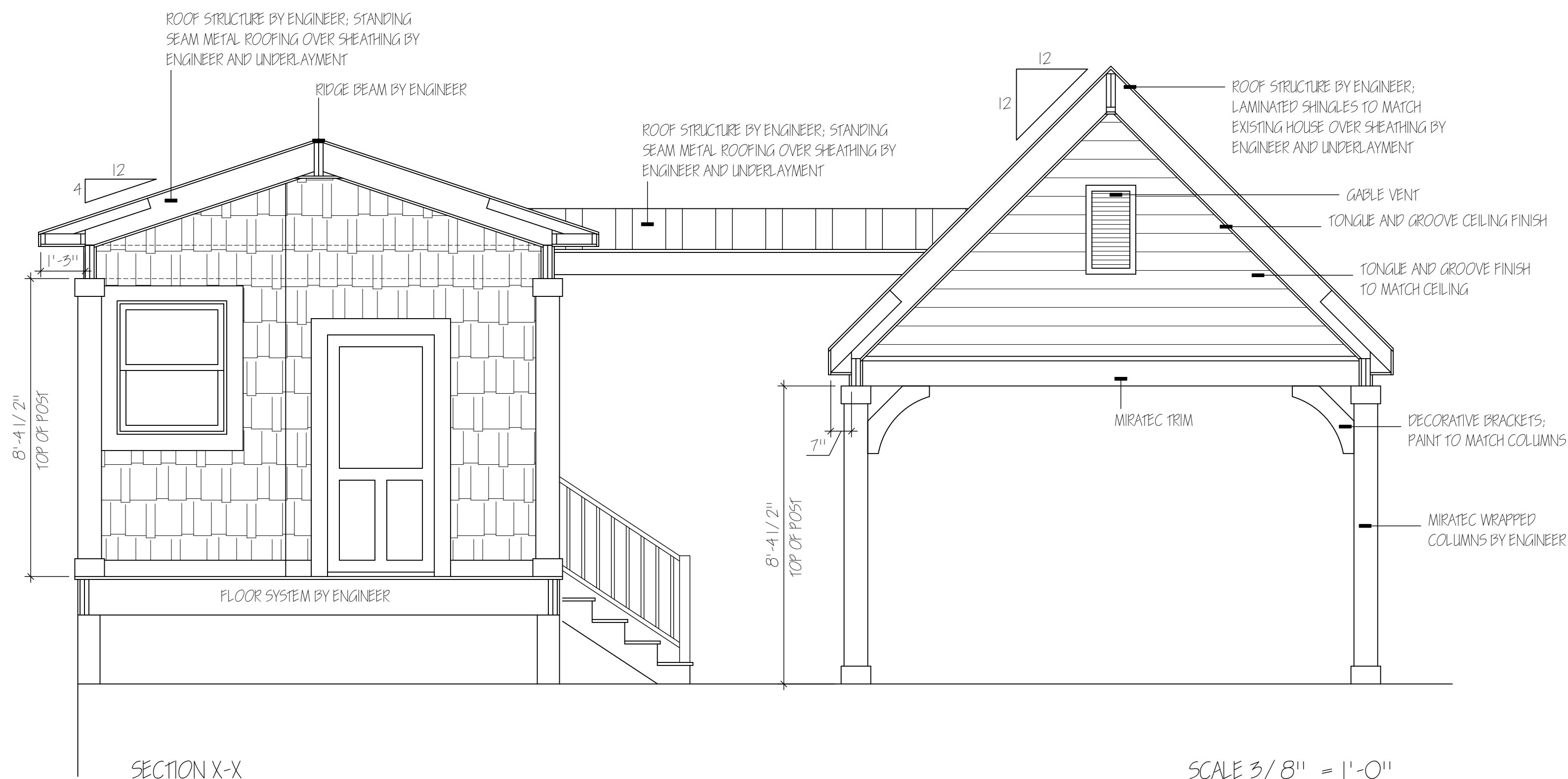
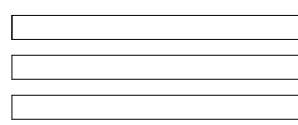
AIA - 521 WETMUR STREET - HENDERSONVILLE, NORTH CAROLINA 28739
828.674.0273 - TIFFANY@PRUDHOMMEDSIGN.COM

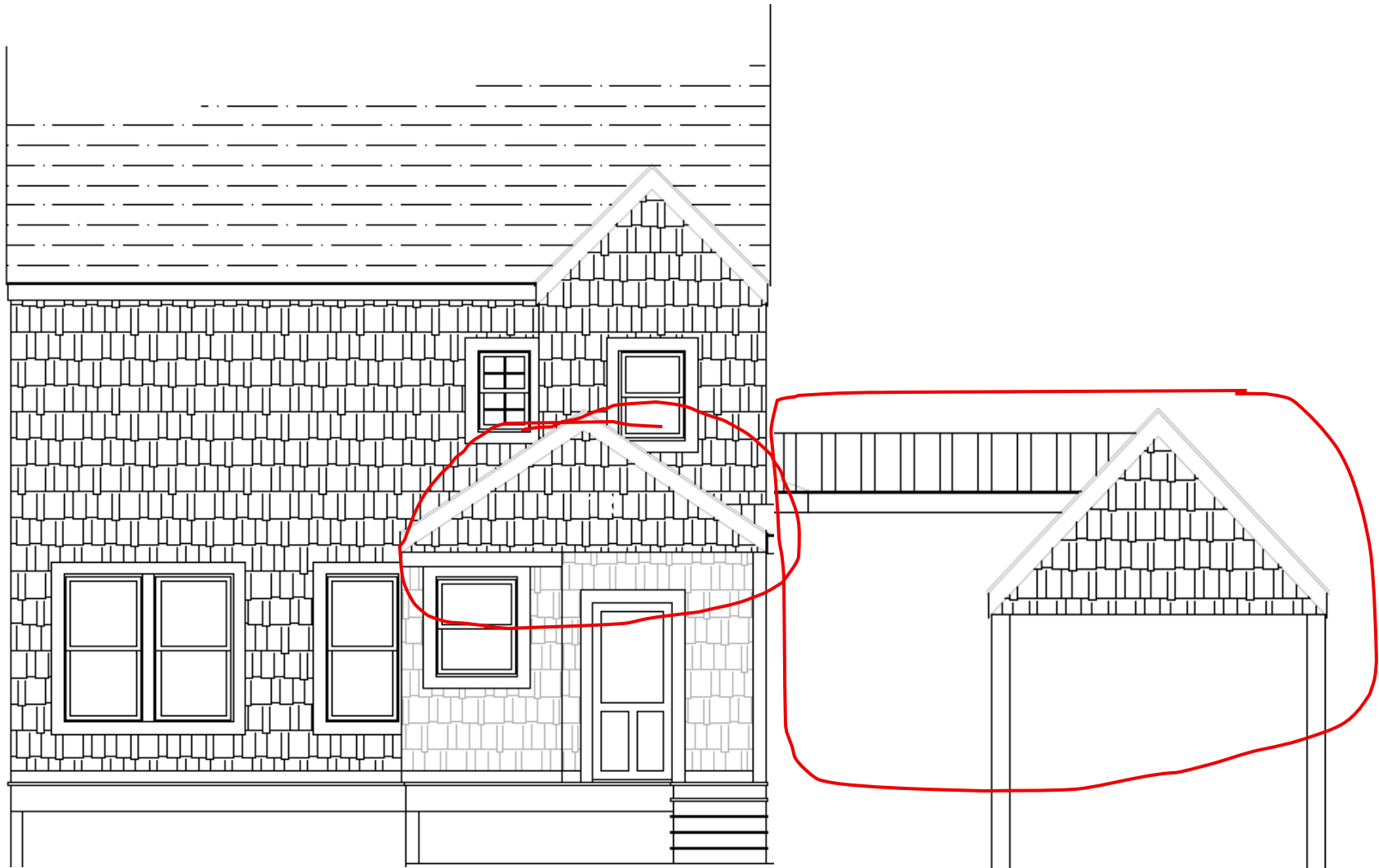
thompson residence

ADDITION AND RENOVATIONS FOR CHRISTY THOMPSON

1401 Highland Avenue - Hendersonville - North Carolina

03 SEPTEMBER 2025





1. Roof added over the back porch
2. Open carport added to the side yard



Figure 1



Shed added to the existing gravel parking area

BK 4301 PG 277 - 278 (2)

DOC# 1001032275

This Document eRecorded:

06/12/2025 11:38:28 AM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,183.00

William Lee King, Register of Deeds

Doc Stamps \$1,183.00

→ Prepared by: L. K. Massagee
Deed Preparation Only

This instrument is prepared by L. K. Massagee, a licensed North Carolina attorney. Delinquent taxes, if any are to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HENDERSON

THIS DEED is made and entered into this 11th day of June, 2025, by and between Lisa C. Kneedler and husband, John E. Kneedler (herein collectively referred to as the "party of the first part" and having a mailing address of 424 Mountain View Dr, Columbus, NC 28722) and Christy Gail Thompson (the "party of the second part" and having a mailing address of 1401 Highland Ave, Hendersonville, NC 28792);

WITNESSETH:

The said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey in fee simple unto said party of the second part, her heirs and assigns, a certain tract or parcel of land lying and being in Henderson County, North Carolina, more particularly described as follows:

BEGINNING at a stake standing in the Southwest margin of Highland Avenue, said stake standing South 39 deg. 30 min. East 339 feet from the point of intersection of the outside line of the Mount Royal Subdivision with the Southwest margin of Highland Avenue and running thence from said beginning point South 50 deg. 30 min. West 142 feet to a stake in the Northeast margin of Laurel Lane; thence with said margin of said Lane South 42 deg. 30 min. East 120.14 feet to an iron pin in the Northwest corner of Lot 37; thence with the North line of Lot 37 North 50 deg. 30 min. East 135.78 feet to an iron pin in the Southwest margin of Highland Avenue; thence with said margin of said Avenue North 39 deg. 30 min. West 120 feet to the point of BEGINNING and being all of Lots 38, 39 and the Southern 20 feet of Lot 40 of the Mount Royal Subdivision as per plat recorded in Plat Book 1, Page 91 and re-indexed in Plat Cabinet B, Slide 46A in the Henderson County, North Carolina Register of Deeds Office.

And being all of that property described by deed recorded in Deed Book 1640, Page 38, Henderson County Registry.

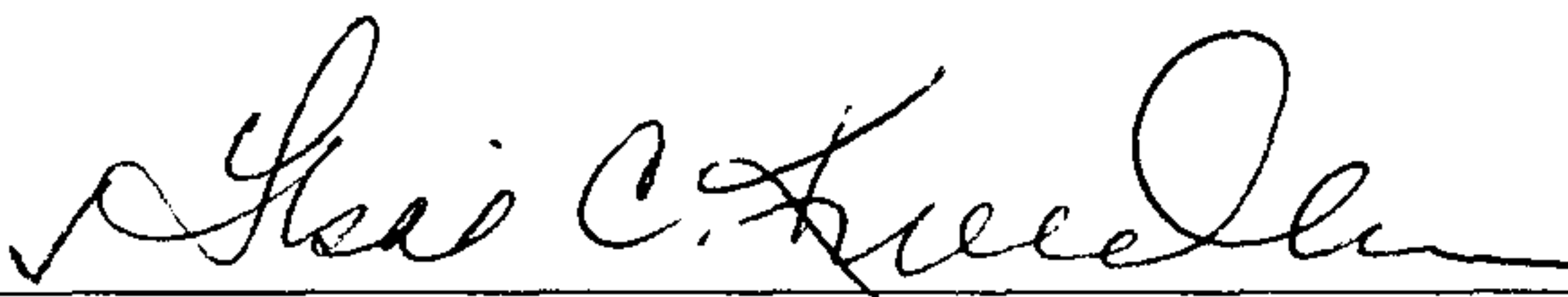
TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said party of the second part, her heirs and assigns, in fee simple forever.

submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

And said party of the first part does covenant that they are seized of said lands in fee simple and have the right to convey the same in fee simple, that title to same is marketable and free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. This conveyance and these warranties are made subject to the rights-of-way of Highland Avenue and Mount Royal Lane (also known as Laurel Lane), to the utility easements and restrictive covenants of record, and to 2025 Henderson County and City of Hendersonville ad valorem property taxes.

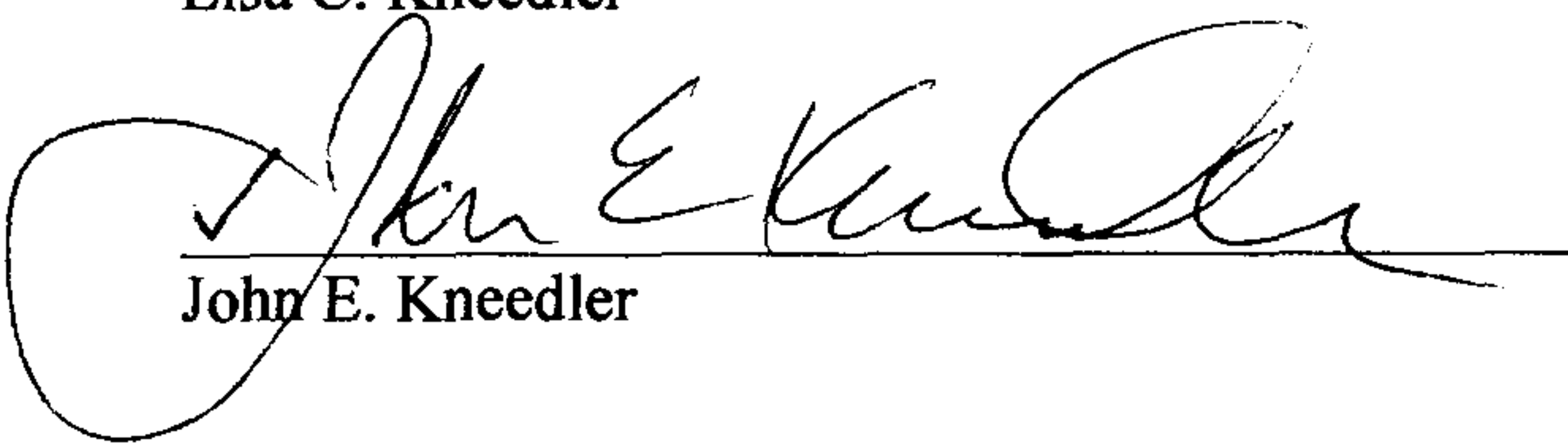
The real property conveyed herein includes the primary residence of the party of the first part.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set their respective hands and seals the day and year first above written.



(SEAL)

Lisa C. Kneedler



(SEAL)

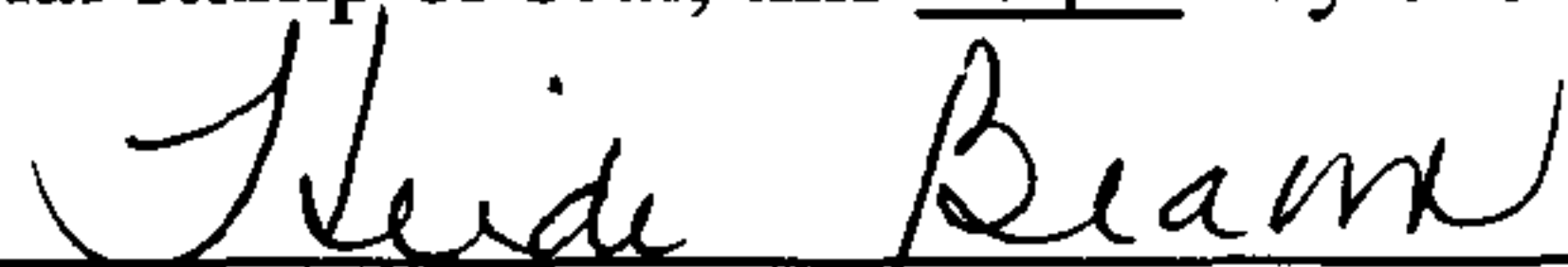
John E. Kneedler

STATE OF NORTH CAROLINA

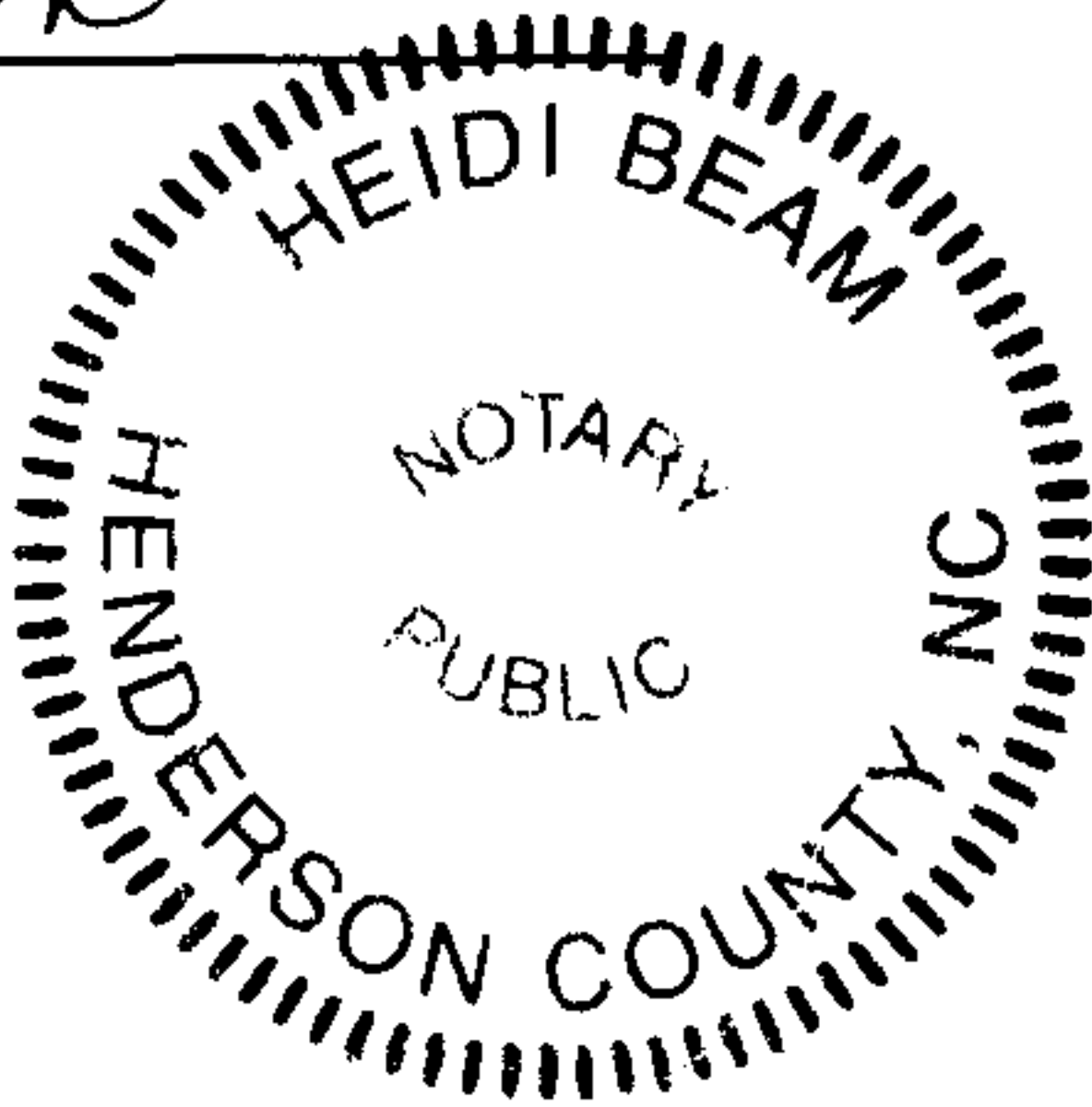
COUNTY OF HENDERSON

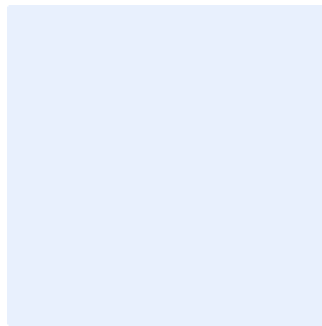
I, a Notary Public of the County and State aforesaid, certify that Lisa C. Kneedler and John E. Kneedler personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein. Witness my hand and official stamp or seal, this 11 day of June, 2025.

My Commission Expires:
11-24-2027



Notary Public





**D.T. MCKEITHAN HOUSE
LOCAL LANDMARK REPORT**

908 5th Avenue W
Hendersonville, NC 28739

Application for Hendersonville Local Landmark Designation
Prepared by Sam Hayes

Date

**City of Hendersonville Community Development Department
Hendersonville Historic Preservation Commission**

Name of Designated Landmark (Historic and/or Common):

D.T. McKeithan House

Property Address/ Location:

908 5th Avenue W, Hendersonville, NC 28739

Pin#:

9568473913

Deed Book and Page Number:

1054/671

Plat Book and Page Number:

NA

Zoning:

R-15 Medium Density Residential

Acreage to be designated:

.74 Acres

Interior to be designated?

Yes

Property Owner's Address & Phone:

Cindy and Mike Baer
908 5th Avenue W
Hendersonville, NC 28739
828-808-3305
elizabethleighinn@gmail.com

Applicant's Address & Phone:

Cindy and Mike Baer
908 5th Avenue W
Hendersonville, NC 28739
828-808-3305
elizabethleighinn@gmail.com

Application should be submitted to the City of Hendersonville Community Development Department. Please address to:

**City of Hendersonville Community Development
ATTN: Historic Preservation Commission
160 6th Avenue E
Hendersonville, NC 28792**

**Or email your application to the staff liaison for the Historic Preservation Commission
Sam Hayes at shayes@hvlnc.gov.**

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be supplied in a report format before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (A minimum of eleven (11) reports are required)

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark.
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled.
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and *describe* newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format
6. Bibliographies, footnotes and chain of title are necessary to be considered a complete report.

I. Abstract

Statement of Significance

This two-story Colonial Revival house was originally constructed in 1909. The home is an excellent example of the Colonial Revival style, which was at the height of its popularity at the time of construction. Designed with an asymmetrical plan with a projecting bay window, the home retains its original details including German siding, one over one windows, and original entry door with transom window above. Although some details have been altered, such as the removal of paired columns lining the front porch and their replacement with single columns, the changes have been tastefully executed to remain compatible with the structure's original style.

In addition to its architectural significance, the home is associated with Hendersonville's community planning and development. The home was originally constructed for D.T. McKeithan, a South Carolina State Senator who purchased this property in 1907 to construct a summer home (completed in 1909). This followed a trend of South Carolinians seeking to escape the heat and diseases of the southern summers coming to North Carolina mountain towns for refuge. With its double lot, it marked a prominent location along 5th Avenue, the home enjoyed easy access to the streetcar that ran along 5th Avenue to Main Street in the east and Laurel Park in the west.

Archeological Comments

There are no known archeological features on the site.

Integrity Statement

- **Location:** The building has not been moved from its original location. The original property was combined with an adjacent property creating a double lot. A large garden is situated on this additional property, however, the historic home is located on the original corner lot. The property sits on a hill above 5th Avenue. 5th Avenue marked a popular location for grand homes to be constructed. In the early 20th century, it also was appealing because of the streetcar that ran along the avenue, allowing easy access to downtown and Laurel Park for residents of this area.
- **Design:** The design of the home reflects its Colonial Revival roots, with a symmetrical façade, original windows, and preserved architectural detailing.
- **Setting:** The home's elevated position and double lots—which appear to have always been part of the original ownership—lend it a very stately appearance.
- **Workmanship:** The home exhibits fine craftsmanship. Constructed by prominent local contractor, Henry Jordan, much of the original materials have withstood the test of time. Examples can be seen in the supplementary photos included in this landmark report.
- **Materials:** The home retains much of the original materials from when it was originally constructed. German siding is present on much of the exterior of the home. Most windows are original and have been meticulously restored by the owner.

- **Feeling:** The home, generally, retains much of its original feeling. When looking at the property from the street, the home appears largely unchanged from its 1909 construction.
- **Association:** The property is associated with many prominent members of the Hendersonville community. The home served as a summer home for D.T. McKeithan, a South Carolina State Senator. Later, the home was purchased by Charles Rogers, a prominent businessman who ran Rogers Hosiery Mill in Hendersonville.

Proposed Boundary Justification

The home sits on a single parcel, which previously had been two parcels. Doing deed research, it is clear that these parcels historically were associated with one another. There is little evidence that there was a structure on the adjacent property, and it appears that the two properties were sold together throughout the years until they were eventually combined. Therefore, the boundaries are associated with the property at PIN: 9568-47-3913.

II. Maps and Floor Plan



Figure 1: Aerial image of property outlines in yellow.

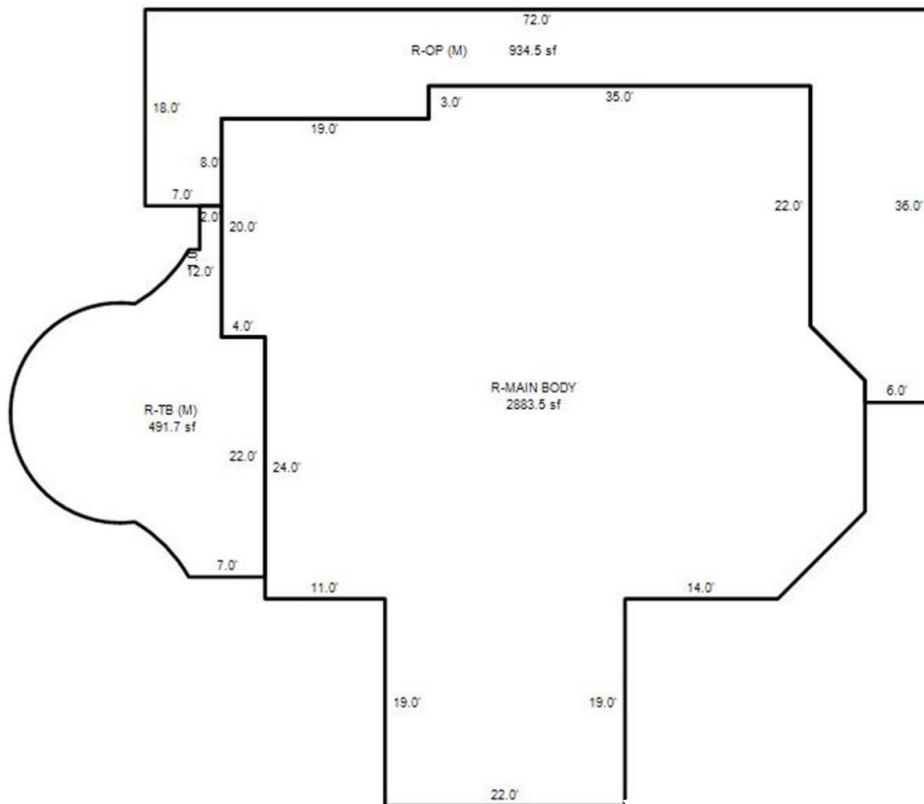


Figure 2: Building footprint

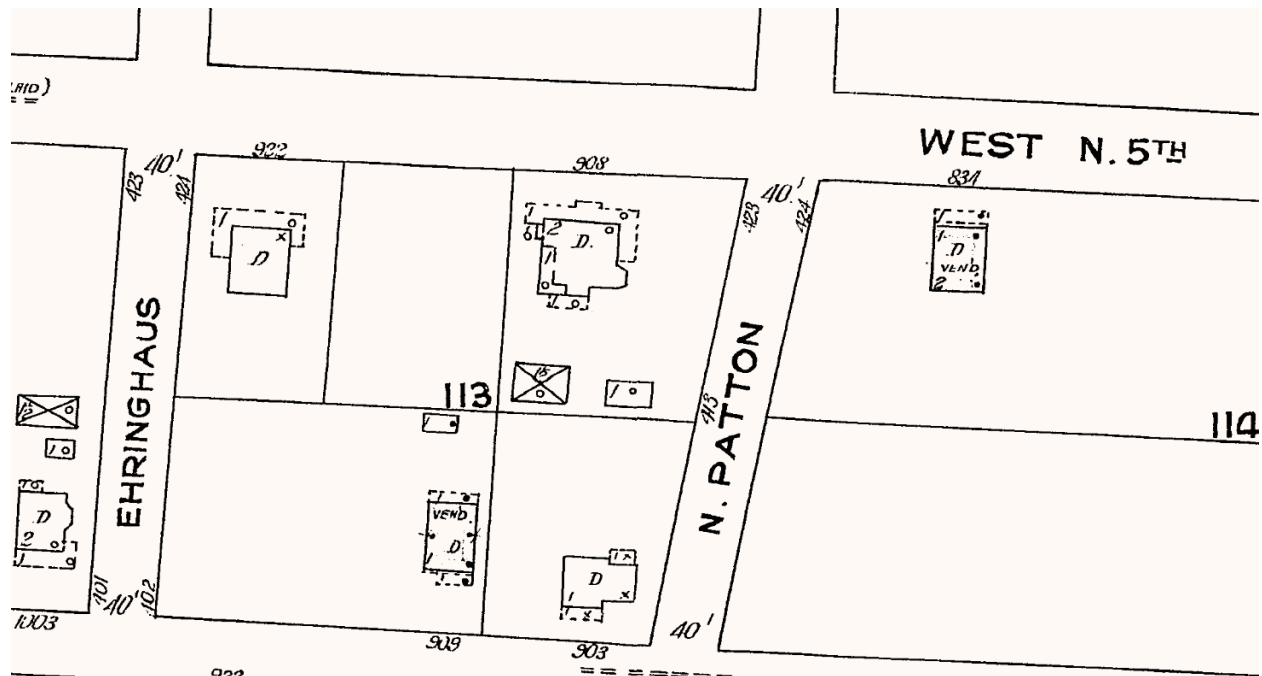


Figure 3: 1922 Sanborn Map. The subject property is located on the southwestern corner of N. Patton and West N. 5th.

III. Architectural Assessment

The home has been maintained remarkably over the years. Much of the original architectural detailing, including the original windows, siding, and trim details are intact.

National Register Architectural Description

Two-story Colonial Revival house with a central hall plan, hip roof with wide eaves, hip roof dormer with diamond-pane casements. German siding. Wraparound porch with paired columns, 1 x 1 balustrade, and triple columns at-comers. Interior brick chimneys. Cut granite foundation with beaded mortar. Windows are one-over-one. Door has transom and sidelights. Large corner lot. House sits on a hill above street, with granite retaining wall. Mature boxwoods.¹

Changes to National Register Architectural Description:

The National Register nomination was written in 2001. The property has undergone minor architectural changes. The columns on the porch are no longer paired columns. They were replaced in (insert date) with single columns.

The current owners also enclosed a portion of the wraparound porch on the N Whitted Street side of the property. Modern vinyl windows were installed during this enclosure.

Garage: The garage is not original to the property.

¹ National register pg. 42

IV. Historical

According to deed records, Marie A. Roberts, a widow,' defaulted on this house in 1928 and sold the house to V. S. Bryant. Bryant sold it to Realty Purchase Corporation in 1940, who then sold the house and premises to James B. and Lydia B. Key in 1943. Key owned the property until 1950, when he sold it to Charles E. and Verona Rogers, of Rogers Hosiery Mills. In the 1930s, the house was apparently rented, to Lavern and Marguerite Blakely from 1937 to 1938; to James F. and Allie Stokes from 1939 to 1940; and was known as the Fifth Avenue Guest House from 1941 to 1942. One of several large houses in the neighborhood supposedly built by Charleston families. (Sanborn maps, city directories, deeds, survey files).

The property that the home would eventually be constructed on was purchased by D.T. McKeithan in 1907.² The home, which was reported to be a \$9,000 residence, was completed in 1909 by prominent Hendersonville contractor Henry Jordan.³ McKeithan was a South Carolina State Senator, having his primary residence in Darlington, SC. For many years, they would spend the summers in Hendersonville, following a trend of wealthy individuals building summer homes in the area.⁴

In 1915, the McKeithan's sold the home to W.F. Humphries, who only owned the home for two years before moving to Asheville and selling the home to C.N. Allison.⁵ Allison used the home for entertaining, hosting several dances as well as using the home as the location for the Hospital Association meetings.⁶

In 1923, the home was purchased by Marie and DH Roberts. In the deed of purchase, the property was said to have "one large dwelling one garage and one two room servants house."⁷ They lived in the home for a short period of time before DH Roberts' death in 1927. After his death, Marie loses the home to foreclosure in 1928.⁸ V.S Bryant purchases the home and then sells the home to the Realty Purchase Corporation, a bank located out of Raleigh(?). During the bank's ownership, the home saw a series of renters. The bank owns the property until 1940(?) when J.B. Key purchase the property, along with the second tract of land.

In 1951, Key sells the property to Charles E. and Verona Rogers. Rogers is the owner of Rogers Hosiery Mill. Though it appears he lived at the home during the time when he operated the Mill, the mill does not appear to have been as significant as some of the other Mills in Hendersonville, such as the Grey Hosiery Mill or the Freeze-Bacon Hosiery Mill. The Rogers Family owned the home until 2001 when it was purchased by the current owners.

V. Bibliography

² Deed from 1907

³ Newspaper clipping

⁴ Confirmation of 1909 construction

⁵ Newspaper citation

⁶ citations

⁷ 1923 deed

⁸ Deed or national register nomination.

VI. Appendix A: Supporting Photographs

**THE WAVERLY INN
LOCAL LANDMARK REPORT**

783 N Main Street
Hendersonville, North Carolina 28792

Application for Hendersonville Local Landmark Designation
Prepared by Sam Hayes, Planner II, City of Hendersonville
November 3, 2024

**City of Hendersonville Community Development Department
Hendersonville Historic Preservation Commission**

Name of Designated Landmark (Historic and/or Common):

Waverly Inn

Property Address/ Location:

783 N Main Street

Pin#:

9568795760

Deed Book and Page Number:

1653/689

Plat Book and Page Number:

Not Available

Zoning:

CMU – Central Mixed Use

Acreage to be designated:

.34 acres

Interior to be designated?

No

Property Owner's Address & Phone:

1898 Waverly Inc
Mike and Tracey Burnette
783 N Main Street
Hendersonville, NC 28792
828-693-9193
mike@waverlyinn.com

Applicant's Address & Phone:

1898 Waverly Inc
Mike and Tracey Burnette
783 N Main Street
Hendersonville, NC 28792
828-693-9193
mike@waverlyinn.com

Application should be submitted to the City of Hendersonville Community Development Department. Please address to:

**City of Hendersonville Community Development
ATTN: Historic Preservation Commission
160 6th Avenue E
Hendersonville, NC 28792**

**Or email your application to the staff liaison for the Historic Preservation Commission
Sam Hayes at shayes@hvlnc.gov.**

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be supplied in a report format before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (A minimum of eleven (11) reports are required)

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark.
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled.
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and *describe* newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format
6. Bibliographies, footnotes and chain of title are necessary to be considered a complete report.

I. Abstract

Statement of Significance

The Waverly (HN0053) is proposed for designation as a Historic Landmark due to its architectural significance as a prime example of the Victorian, Queen Anne, and Eastlake style and its significance as part of Hendersonville's early tourism industry. The Waverly retains many of its original features, including its double hung one over one windows, original siding, porch detailing, and front door. The Inn was constructed in 1889 to capitalize on the tourism industry in Hendersonville brought on by the railroad which came to Hendersonville ten years earlier in 1879. The Inn suffered a fire in 1910 and was partially reconstructed, adding a third floor to what once was an attic space – the floorplan which remains to this day. The Inn is the longest continuously operating Inn in the City of Hendersonville.

Archeological Comments

No known archeological features are present.

Integrity Statement

- **Location:** The Waverly remains in the original location of its construction, which dates to 1889.
- **Design:** The structure retains many of its original architectural details. As the National Register nomination cites, this is a quintessential example of a Queen Anne style building, although it also combines many elements from the East Lake Style as well.
- **Setting:** The home is situated at the corner of North Main Street and Bearcat Boulevard. North Main Street is a tree lined street. Though there originally was a line of buildings along the western side of the street, only two Inns remain, with a vacant parking lot in the middle of them.
- **Workmanship:** The Inn maintains a high level of craftsmanship, with a large amounts of carved wood detailing throughout the structure. These items were likely produced offsite and shipped in via the train to Hendersonville.
- **Materials:** The Inn retains a large number of original materials including wood siding, original windows, pressed tin roof, and wood trim detailing.
- **Feeling:** Because of its maintaining of many of the original materials and the original floorplan, as well as its setting, the building keeps the feeling of a historic Inn from the later 19th and early 20th century.
- **Association:** Constructed originally as a boarding house and then quickly becoming an Inn, the Waverly retains its original use and holds the title as the longest operational Inn in Henderson County.

Proposed Boundary Justification

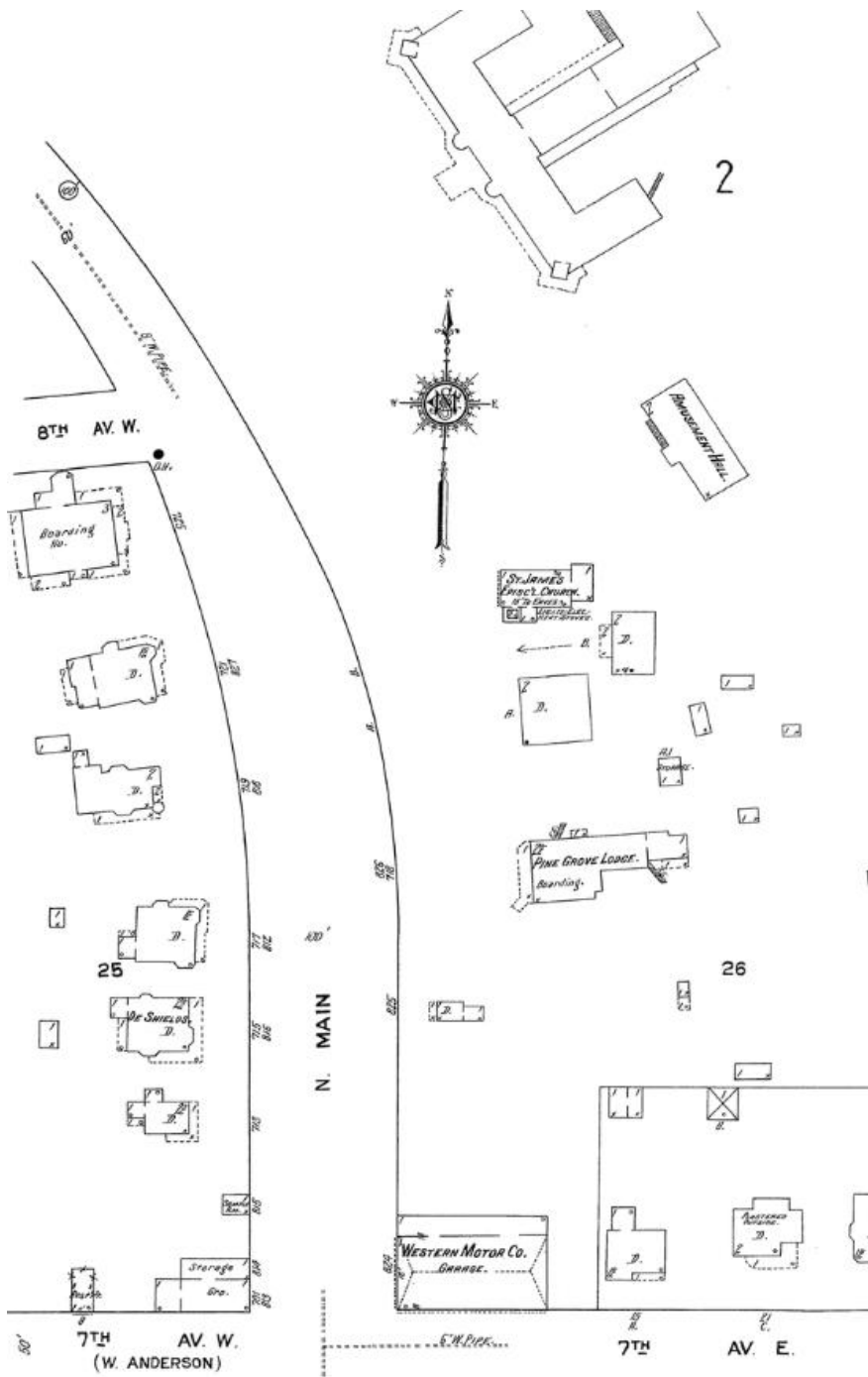
The proposed boundary for the Local Landmark Designation is the property's current .34-acre parcel (PIN: 9568795760).

II. Maps and Floor Plan

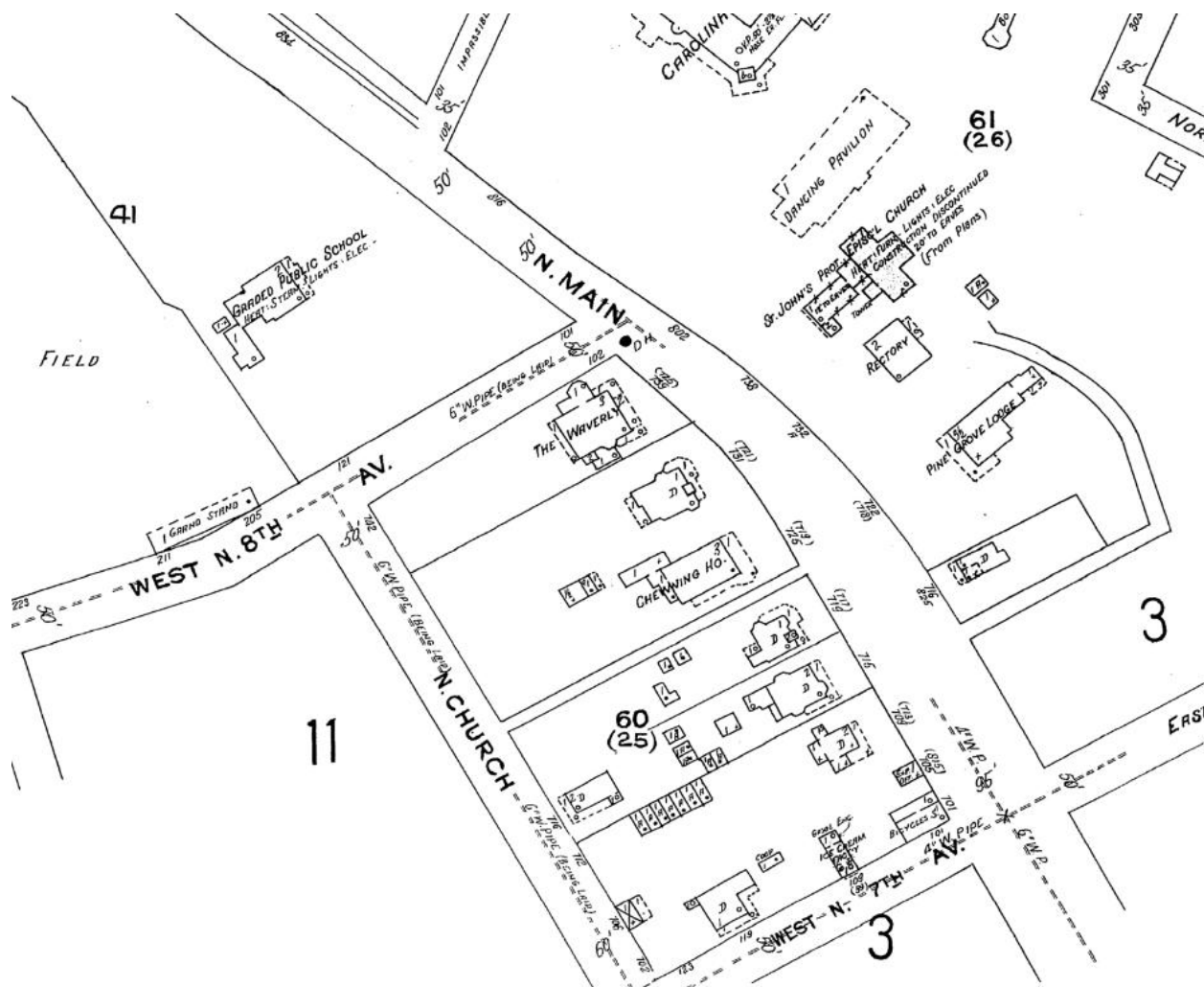
Henderson County Tax Map:



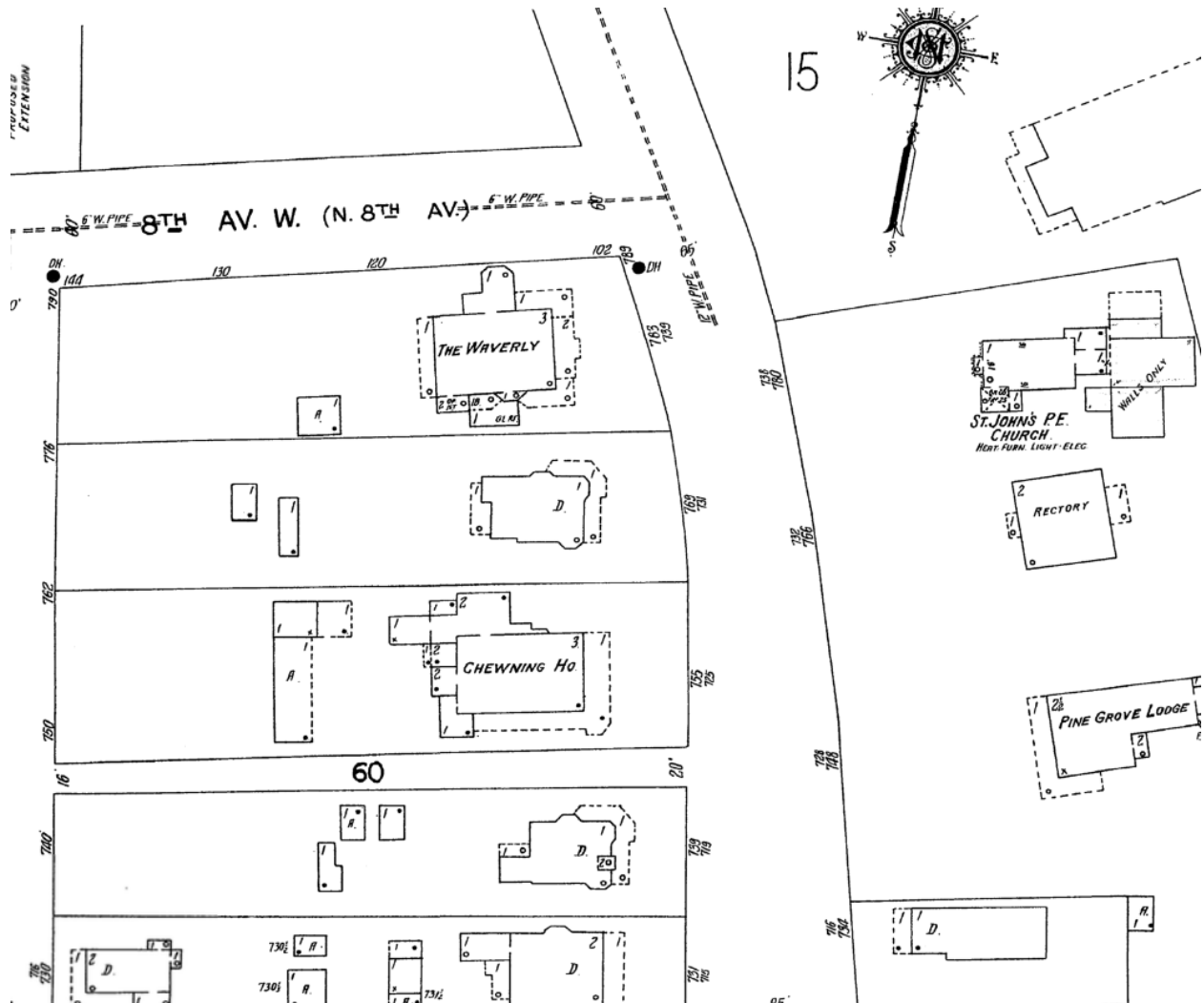
1912 Sanborn Map – Labeled as “Boarding House”



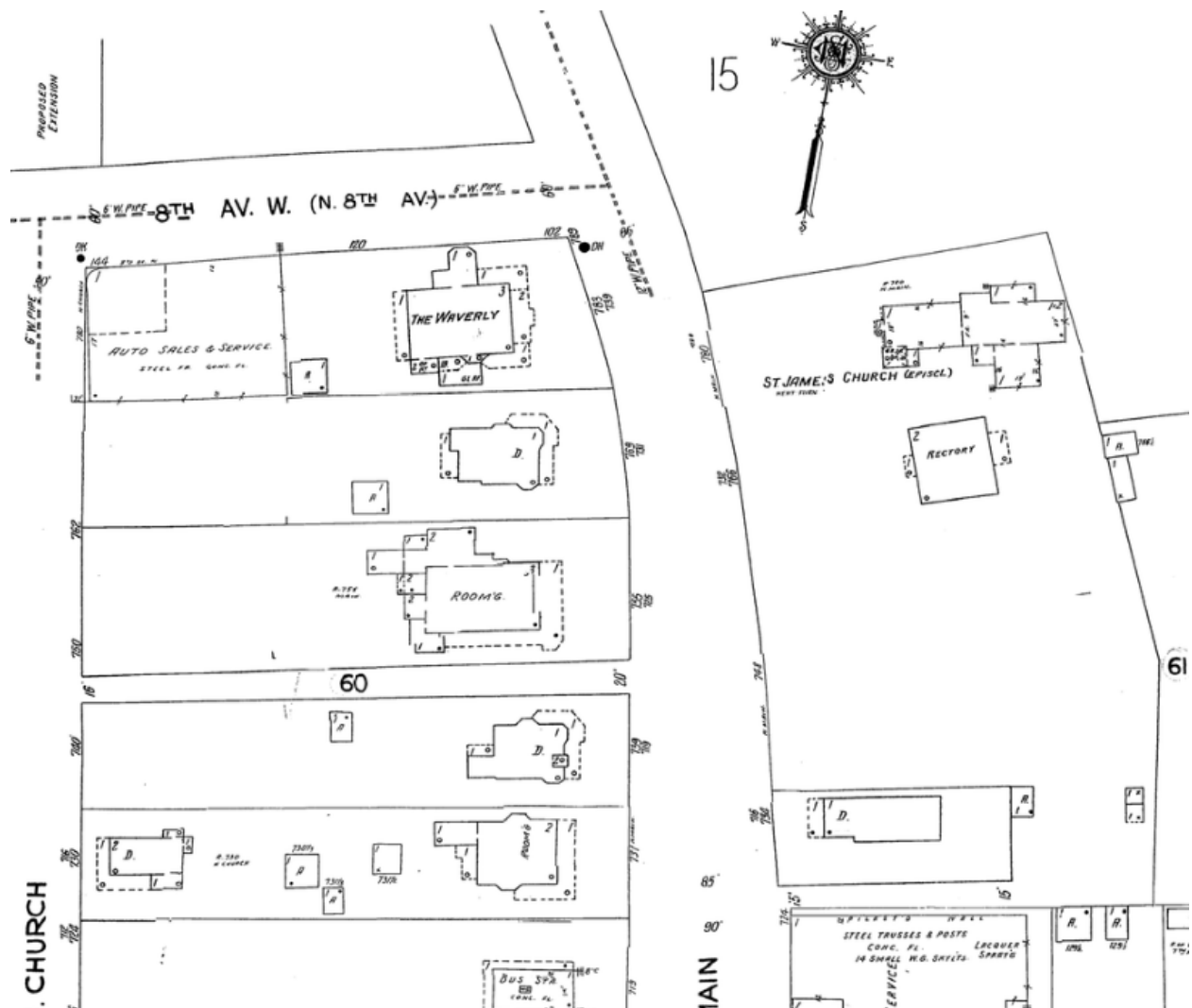
1922 Sanborn Map – Labeled as “The Waverly”



1926 Sanborn Map



1949 Sanborn Map



III. Architectural Assessment

Updates to the Architectural Description

Most of the architectural description from the National Register listing from 1988 is still accurate and therefore, will not be rewritten in this report. The substantial changes will be documented.

Enclosing of the porch on the north and south side of the property.

In the original national register listing, the wraparound porch was still exposed on the northern and southern sides of the property.

IV. Appendix A: Supporting Photographs



The Mayor Whitmire House (Sans Souci)
LOCAL LANDMARK REPORT

201 Ewbank Dr

Application for Hendersonville Local Landmark Designation
August 1, 2025

Prepared by: Matthew Manley, AICP
Advised by: Sunni L. Goodson, Interior Designer & Historic Preservation Consultant

**City of Hendersonville Community Development Department
Hendersonville Historic Preservation Commission**

Name of Designated Landmark (Historic and/or Common):

The Mayor Whitmire House / The Manley's House aka "Sans Souci"

Property Address/ Location:

201 & 203 Ewbank Drive

Pin#:

9569-24-7137 (former PIN: 9569-24-7161)

Deed Book and Page Number:

3659 / 429 (Mayor Whitmire Ownership: 453 / 29)

Plat Book and Page Number:

2015 / 9722 (Original Plat: Plat Book B / Page 054)

Zoning:

R-15

Acreage to be designated:

0.56 Acres (from southeast property corner to northeast property corner edge to outer driveway edge and from Ewbank Dr right-of-way to rear of Garage Apartment)

Interior to be designated?

No

Property Owner's Address & Phone:

Matthew & Molly Manley

201 Ewbank Drive

864-201-8941

matthewcmanley@gmail.com

Applicant's Address & Phone:

Matthew & Molly Manley

201 Ewbank Drive

864-201-8941

matthewcmanley@gmail.com

Contents

Table of Figures	3
I. Statement of Significance: Abstract	4
Archeological Comments:	4
Integrity Statement	4
Proposed Boundary Justification	6
II. Maps and Floor Plan	7
III. Architectural Assessment	10
IV. Historical Significance	11
V. Bibliography	14
Deed Research	14
Written Resources:	15
VI. Appendix A: Supporting Photographs	18
Front	18
Sides	20
Rear	21
Functioning Windows + Doors	22
Landscaping/Site Features	25
Other Structures	30
Interior	32
Needed Repairs	36
Brick Details	37

Table of Figures

Figure 1: Map of Area to be Designated + Site Features	7
Figure 2: 1925 John Ewbank Plat (Lots 1+2) – Subject property marked in red outline	7
Figure 3: Floor Plan + Building Envelope	8
Figure 4: Confirmation of Measurements from Deed (DB 200 / P 287)	9
Figure 5: Confirmation of Area from Deed (DB 200 / P 287)	9
Figure 6: Plaque on side of Ewbank & Ewbank Building	11
Figure 7: Ewbank & Ewbank Building at 408 N Main St	11
Figure 8: Whitmire Rec Building at Toms Park	13
Figure 9: Clip from April 8, 1969 Times-News Mayoral Election Information	13
Figure 10: Plaque on Main St honoring Mayor Whitmire	13
Figure 11: Boyce Whitmire Purchase Deed (1967)	15
Figure 12: Screenshot of King/Keith 1932 Deed	15

I. Statement of Significance: Abstract

The subject property, which was originally associated with the locally prominent Ewbank family, maintains its original architectural character, replete with a distinctive combination of both Craftsman and Prairie style features, and presents much as it did during the tenure of its most important resident, Mayor Boyce A. Whitmire. The historic setting features a variety of native plantings and fauna species, as well as hard landscape features such as locally quarried stone as seen in other notable, nearby historic properties, such as the Carl Sandburg homestead, Connemara. With only minor alterations during its 100-year lifespan, the property exhibits considerable architectural integrity as well as important local historic associations.

This historic bungalow sits prominently at the corner of Ewbank Dr & Higate Rd (formerly Highland Drive) in the neighborhood generally referred to as Druid Hills (historically platted in 1925 as “John Ewbank Property Adjoining Druid Hills”). John Ewbank (1885-1939) was a member of the prominent local Ewbank family and is likely to have been the original owner of the subject property.

Most notably, the subject property was the home of Mayor Boyce Whitmire (1905-1989) during his time serving as the City of Hendersonville’s Mayor (1969-1977). Prior to this time period, Whitmire served a stint in the State House from 1959-1961. Mayor Whitmire is on the Hendersonville Walk of Fame (Class of 2017) and featured in the local People’s Museum. The City of Hendersonville’s recreation building on Lilly Pond Dr is also named in his honor. He served as the Mayor of Hendersonville during a period of significant achievement. Most notably, Mayor Whitmire lead the installation of the serpentine design on Main St and the construction of Spartanburg Highway (Mundhenk, 2016).

Estimated to have been built in 1924 or 1925, this 1-story Arts & Crafts home features many original exterior features including roof line, fully-functioning windows and doors, porch piers/columns, and decorative exposed rafters, as well as original interior features such as arched doorways, doorknobs, scone lights, millwork & trim and built-in cabinetry and shelving.

Additionally, a 2-story garage w/ apartment (203 Ewbank Dr) sits behind the principal structure. This accessory structure, which was presumably built at the same time as the principal structure, maintains its original exterior features as well and utilizes the same architectural style as the primary structure.

Archeological Comments: Terra Cotta pipe has been unearthed in the rear of the lot, bricks have been unearthed in various locations including along the southern driveway edge and near the concrete monument along southern boundary.

Integrity Statement

- **Location:** The home sits in its original location on Lots 1 & 2 of the John Ewbank Property platted in 1925

- **Design:** The design features many elements from the 1920s period of significance including features that reflect both Prairie and Craftsman architectural styles from the early modernist Arts & Crafts movement.
- **Setting:** The original setting was on Lots 1 & 2 of the John Ewbank 1925 Plat. The current property boundaries have expanded to include an additional .46 acres of primarily open lawn with a tree line at the rear. This added .46 acre property is not part of the Landmark application. From the rear of the original Lots 1 & 2, there are year-round views of Long John Mountain to the southwest (Appendix A 28).
The perimeter of the home features a circular driveway which runs around the sides and rear of the principal home and in front of the accessory garage / apartment (Appendix A 26). The circular drive consist of white pea gravel along the south and west portions and transitions to solid concrete along the northern drive and then to concrete tire paths between the front of the structure and Ewbank Dr. The south side of the driveway is lined with stone borders and Eastern Hemlocks, creating a quintessential Western North Carolina historic setting - resembling the look and feel of driveways such as at Connemara or other historic properties in Hendersonville and the Village of Flat Rock (Appendix A 17). These hemlocks were unmaintained by previous owners but have been well cared for and repeatedly treated to combat wooly adelgid by the current owner. The current owner has also worked to repair the stone driveway border which functions to collect and convey stormwater runoff along the northern edge of the south driveway. The street frontage features a unique and striking stone sidewalk (Appendix A 18). There is also an unusual stone structure at the northeast corner of the property made of identical materials as the sidewalk (Appendix A 19). Ewbank Dr was once lined with Silver Maple trees (Appendix A 16). In recent years many of these trees have succumbed to old age though two are still remaining at northeast corner of the subject property. Additionally, a set of mature Southern Magnolias on the south side of the property create an authentic experience and provide excellent year-round shade and serve as a place of refuge during hot summer days. These magnolias have become a focal point for outdoor entertainment during the warm months of the year (Appendix A 20). The next generation of landscape design framing the home is being implemented by the current owner with a variety of new native plantings (such as oak trees, redbuds, replacement hemlocks, rhododendron and a variety of perennial wildflowers) and hardscapes (featuring stone footpaths and stone-lined curvilinear planting beds) (Appendix A 22 & Appendix A 23).
- **Workmanship:**
 - Brick for foundation and brick for façade are distinct and likely sourced locally – (Appendix A 39). The Foundation Brick (Appendix A 39) is a vertical scratch brick, common from the early 1900s to 1920s. The Façade Brick (Appendix 40) is a wire-cut extruded brick, popular from 1930s to mid-century. The dating of the bricks supports the theory that the siding may have originally been lap wood siding that was replaced with a brick façade.
 - Mortar is lime and sand – typical for pre-1930s construction.
 - Exposed rafters appear to be hand-hewn, (Appendix 3a)

- Glass in windows/doors has wavy appearance - typical of pre-1930s construction (Appendix A 13a)
- **Materials:**
 - Brick - façade and chimney;
 - Concrete - porch and driveway;
 - Asphalt Shingles – roof;
 - Wood – all trim, doors, windows, beams, columns and false exposed rafters;
 - Glass - window panes, Terra Cotta Tile - covered porch flooring
- **Feeling:** Quintessential pre-WWII, Western North Carolina aesthetic
- **Association:** Mayor Boyce A. Whitmire, John Ewbank, Robert Lee Whitmire

Proposed Boundary Justification

The proposed boundary would contain each of the historic structures (principal structure + accessory garage/apartment) including the principal landscaping/hardscaping that provide the unique, historic feeling and setting for the home. In principal, this area reflects the original Lots 1 & 2 from the John Ewbank Plat of 1925 (Figure 2).

II. Maps and Floor Plan

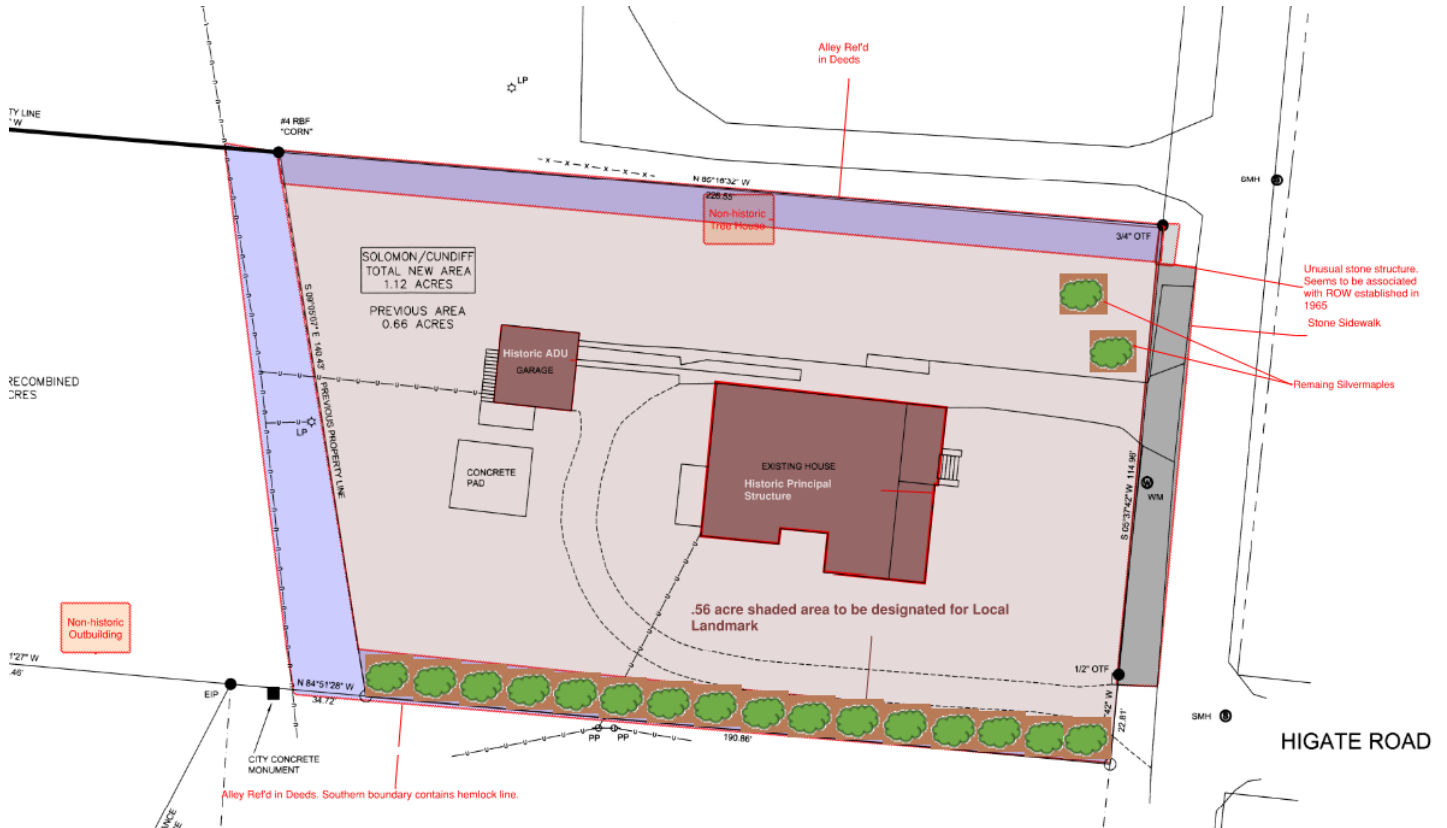


Figure 1: Map of Area to be Designated + Site Features

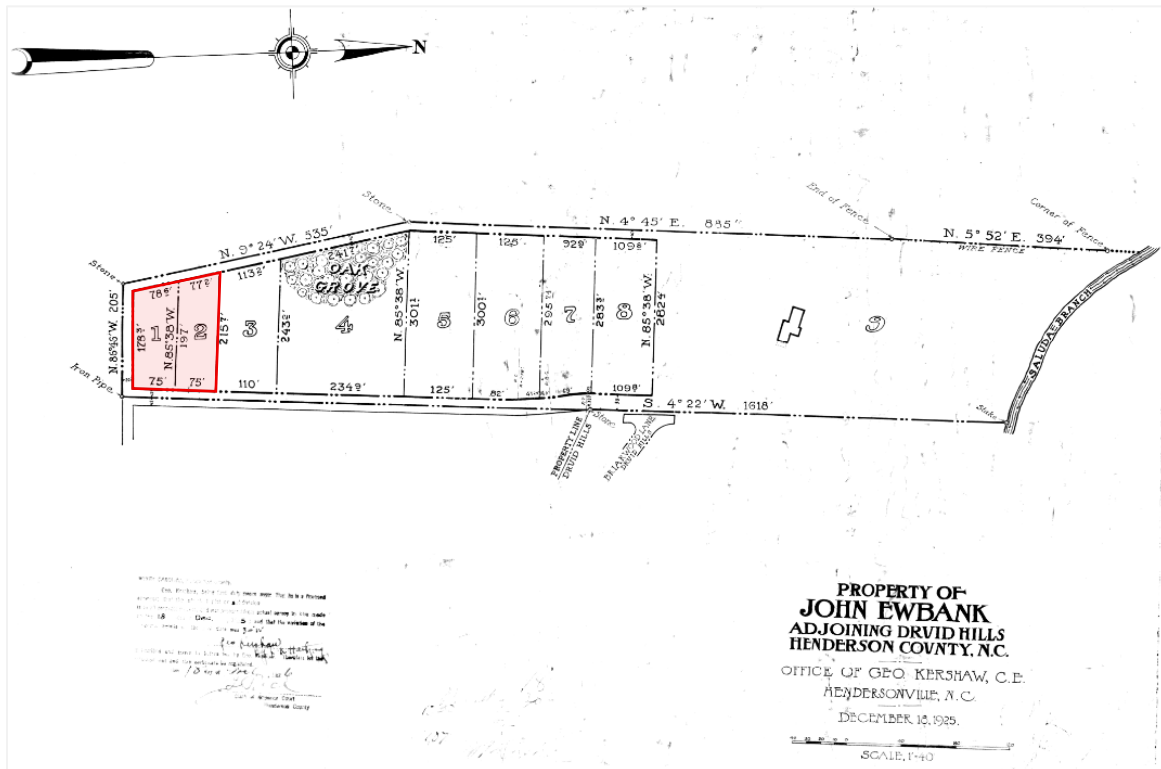


Figure 2: 1925 John Ewbank Plat (Lots 1+2) – Subject property marked in red outline

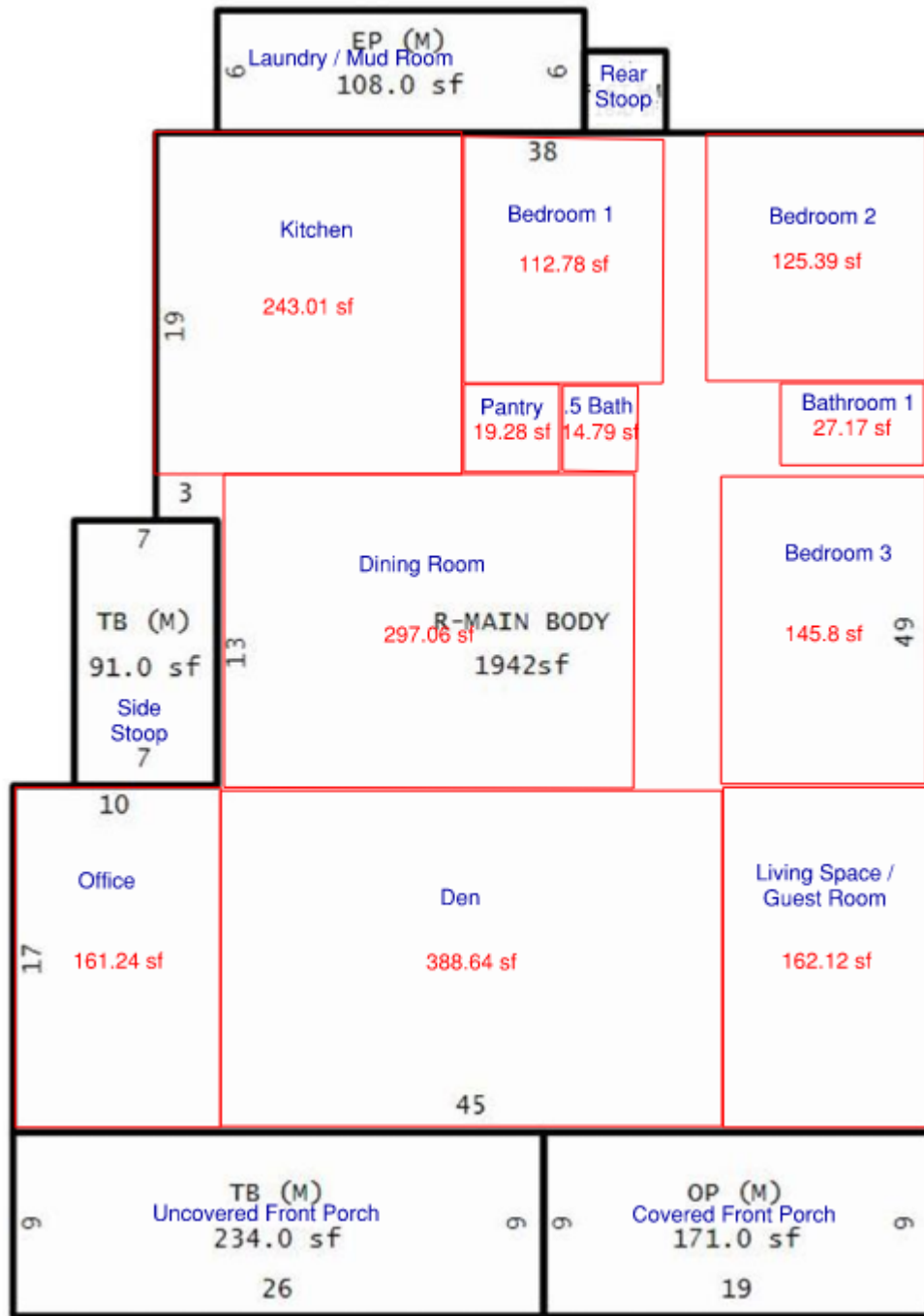


Figure 3: Floor Plan + Building Envelope

Imagery below showing 6.5 acres owned by A.F.P. King to the south of subject property. The Deed for this property from 1932 (DB 200 / P 287) makes reference to the ***“John Ewbank Residence Lot, Lot now owned by Lee Whitmire”***. Measurements shown equate to those described in the Deed (Figure 4 & Figure 5).



Figure 4: Confirmation of Measurements from Deed (DB 200 / P 287)

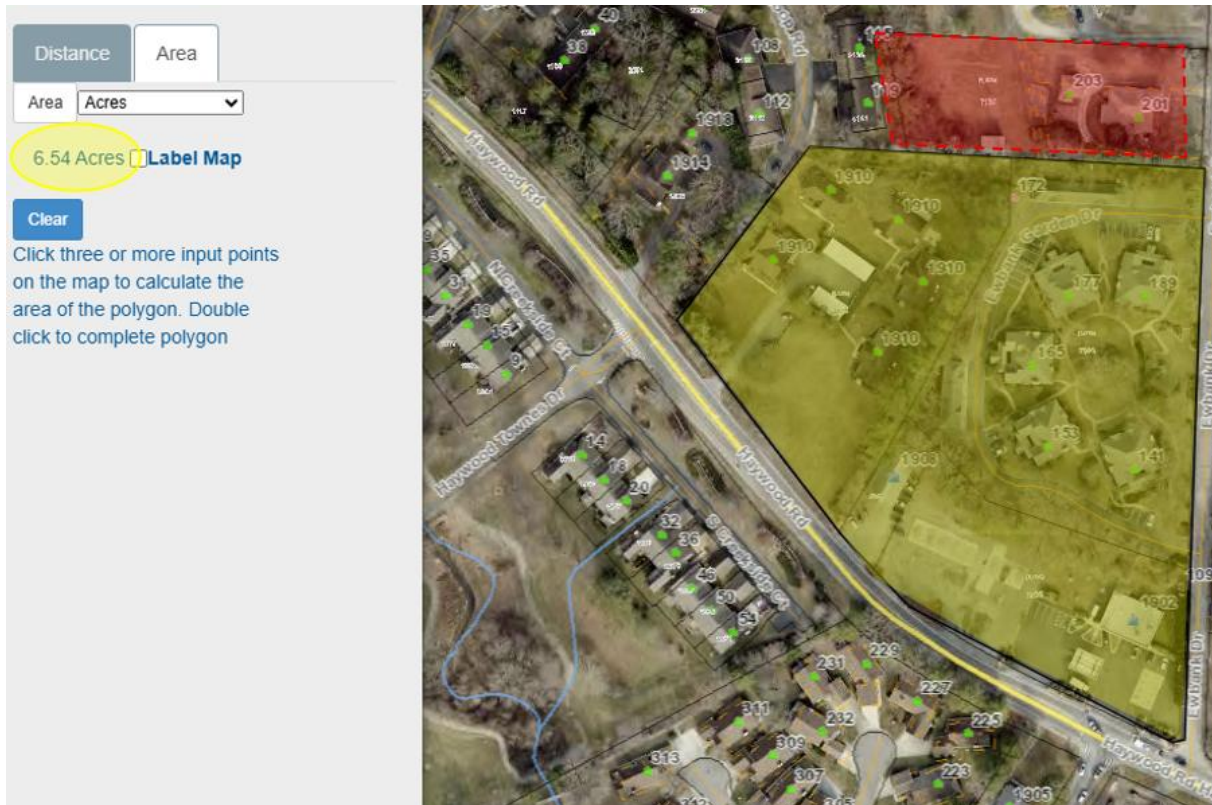


Figure 5: Confirmation of Area from Deed (DB 200 / P 287)

III. Architectural Assessment

With featured elements that are reflective of both “Prairie” & “Craftsman” architectural styles, the design of this 1-story bungalow is a combination of the two primary schools which defined the early modernism Arts & Crafts Movement

The roof line, which is low-pitched and hipped (with no dormers or gables) and features deep eaves, is the most dominant Prairie style element of the home. Less than 10% of Craftsman homes had hipped roofs (Orr, 2018). The masonry façade is also more common amongst Prairie homes and uncommon for Craftsman homes located in the Southeastern US (Orr, 2018). It should be noted that a local mason has theorized that the brick façade is not original. This theory is supported by the age of the bricks in the façade (Appendix A 40), which are wire-cut extruded and not as old as the bricks in the foundation (Appendix 39), which are vertical scratch bricks. According to historic preservationist, Sunni Goodson, vertical scratch bricks were popular in the early 1900s-1920s while wire-cut extruded bricks became popular in the 1930s to mid-century, suggesting that the two brick types were crafted at different times. It is possible that the home originally featured wood siding, a common material for Craftsman houses. Meanwhile, the stone masonry facade on the front porch (Appendix A 1) was installed in 2013 after the original brick failed (Appendix A 5). The stone, while not original, is a common historic material and reflective of the mountainous setting. It is also the only confirmed substantial modification to the original design and materials of the exterior of the home.

The front porch features box, brick pier supports extending from ground level to two feet above the porch floor level where they are capped with concrete square slabs. On top of the caps sit tapered wood columns with decorative moldings which provide transitions both where the bottom of the column meets the concrete pier caps and where the top of the column meets the porch beam. A streetview photo from 2008 shows a pier with no column on the southeast corner of the uncovered front porch (Appendix A 5). This pier has been removed at the porch level (Appendix A 4). Remnants of the pier, including the concrete cap, are in the current owner’s possession. The columns and their piers are common amongst both Prairie and Craftsman style porches (Orr, 2018).

The fully-functional original windows (6 over 1) and exterior doors (15 lite, 3 pane x 5 pane + 2 pane x 5 pane sidelites on far front entry and side stoop entry) are also common among both subcategories of the Arts & Crafts Movement (Appendix A 11-15). The grouping of the windows in pairs or threes is common of the Craftsman style (Appendix A 9-10). The decorative exposed rafters featured across the entire exterior of the home (due to the lack of gables) are also more representative of the Craftsman architectural style (Orr, 2018).

The interior of the home features unique arched doorways not typically associated either Craftsman or Prairie architectural styles. These doorways link the library, den and an additional living space which combine to establish the front row of interior spaces which overlook the front porch (Appendix A 29-29). These rooms as well as the dining room feature original sconces light fixtures. These fixtures feature a botany theme and were likely originally unpainted (Appendix A 33-33). Original wood floors are present throughout the living spaces as well as original wood trim.

A complimentary 2-story garage w/ upstairs apartment sits prominently behind the principal structure. This accessory structure maintains its original exterior features as well and utilizes the same architectural style as the principal home (Appendix A 25-25).

IV. Historical Significance

The home (subject structure/residence/property) sits prominently at the corner of Ewbank Dr & Higate Rd (formerly Highland Drive) in the neighborhood generally referred to today as Druid Hills - though it was originally platted in 1925 as the “*John Ewbank Property Adjoining Druid Hills*” [PB B / P 107]. The subject property, prior to being platted by John Ewbank, was part of a large estate settlement in which hundreds of acres owned by the McCrary Family were divided amongst heirs in 1881. The subject property was part of “Lot 1” of this settlement [DB 26 / P 205].

The home was most notably the residence of the prominent historical figure, Mayor Boyce Whitmire. However, prior to his time as the caretaker of the property, the home has other interesting associations worth exploring.

John Ewbank (1885-1939), who purchased and platted the original 10+ acre tract, was a member of the prominent Ewbank family. He was the youngest son of local businessman, Ernest Lucas Ewbank and Virginia Wytenbach Ewbank and the brother of Frank A., Harry H. and E.W. Ewbank – all of which were involved in the well-known family insurance and real estate business, Ewbank & Ewbank (Kelley, 2004) (Orr, 2018).

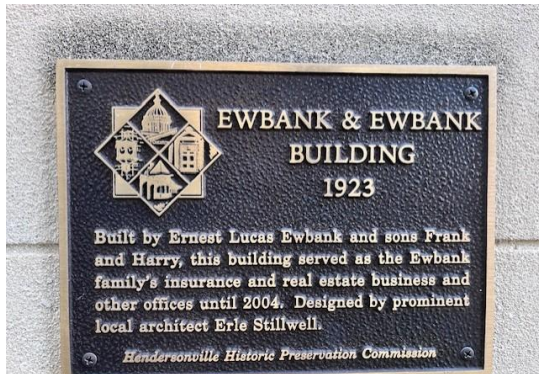


Figure 6: Plaque on side of Ewbank & Ewbank Building

John, in particular, was a real estate investor, newspaper editor, lawyer and member of the NC General Assembly from 1931-1933 (Jones J. “., n.d.). The Ewbank family are notable members of the Hendersonville society with a deep history as businessmen, lawyers, bankers, industry men, elected officials etc. Some of the Ewbank’s most noteworthy contributions to

Hendersonville include Jackson Park (which was the former Ewbank estate), the McClintock Chime Clock at the corner of Main St and 4th Ave E. (installed in 1927 for public enjoyment while E.W. Ewbank was president of Citizens National Bank), and the Ewbank & Ewbank building at 408 N Main St (Edney, 1997) & (Figure 7). There are many notable members of the family including that of Frank W. Ewbank who is featured in the Hendersonville Walk of Fame (Hendersonville, n.d.). The family is connected to a number of other prominent figures from



Figure 7: Ewbank & Ewbank Building at 408 N Main St

Hendersonville's history including famed architect, Earle Stillwell. Stillwell designed several structures for the Ewbank's beginning as early as 1920 and including at least one for John Ewbank (undated) which is described in newspaper clippings (Figure 16) and in *Buildings as History: The Architecture of Earle Stillwell* as being in very close proximity to the subject property (within a few hundred feet). The published photo of this "John Ewbank Home" that is attributed to Stillwell is clearly a different structure than the subject structure at 201 Ewbank (Mitchell, 2006).

Based on references from a deed for A.F.P. King, who served as Mayor of Hendersonville from 1905-1906, from 1932 (DB 200 / P 287) for an adjacent property (Figure 4 & 5), the subject property at 201 Ewbank Dr is referenced as,

"the John Ewbank Residence lot, Lot now owned by Lee Whitmire" (Figure 13). This makes John Ewbank the most obvious initial owner of the home. Meanwhile, Lee Whitmire is likely a reference to Robert Lee Whitmire Jr. (aka. R.L. Whitmire or R. Lee Whitmire (1898-1970)) who served Henderson County in the NC State House from 1949 to 1955 and State Senate from 1957 to 1957 (Jones J. ", n.d.). He was a local attorney who served as the Superior Court judge (Edney, 1997) and City Attorney (Jr., 1972) and was also the older brother of our notable resident, Boyce August Whitmire (more details below). Among several connections between the Ewbanks and

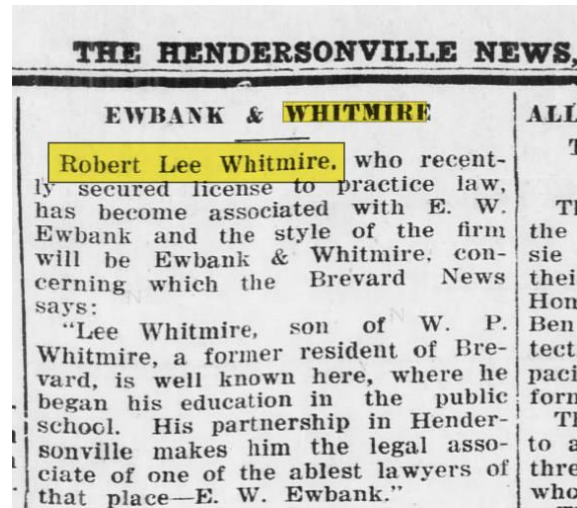


Figure 8: March 24, 1921 Clip of Hendersonville News

Whitmires, E.W. Ewbank practiced law with Mr. R. Lee Whitmire (Edney, 1997). Additional verification of the subject residence being the home of John Ewbank and/or Robert Lee Whitmire is needed. We do have records that John Ewbank purchased the tract of land and platted the lots of the subject property (including the subject property Lots 1 & 2). And it is documented by one neighboring deed reference to the subject lot as Ewbank's "residence" and that a "Lee Whitmire" owned it in 1932. We also have documentation that John Ewbank owned a home designed by Stillwell located at the end of Ewbank Dr near the intersection of Blythe St and Haywood Rd. It is purely conjecture, but it is possible that John Ewbank had the subject home built in the mid-1920's before having another nearby home built (designed by Stillwell) and thus sold the subject property to Robert Lee Whitmire. It would be further conjecture to presume that Stillwell designed the subject property - though the time period of construction and architectural style of the home are supportive of this notion.

During the 1950s the property was home to the Knoop Family. Newspaper records show the home was used for a variety of different social gatherings during this time period.

In the subject property's long history, it was notably the home of Mayor Boyce A. Whitmire (1905-1989) (Figure 12). He resided there from 1967 until the time of his death. This makes the subject property Mayor Whitmire's residence during his time serving as Hendersonville's Mayor (1969-1977). Prior to this time period, Whitmire served a stint in the State House from 1959-1961. Mayor Whitmire is on the Hendersonville Walk of Fame (Class of 2017) and featured in the People's Museum. The City of Hendersonville's recreation building on Lilly Pond Dr (Figure

9) was also named in his honor in 1999 (Hendersonville, Ordinance 99-0323 Renaming of Toms Park Building after Mayor Whitmire, 1999). He served as the Mayor of Hendersonville during a period of significant achievement. Most notably, Mayor Whitmire was responsible for the Flat Rock Playhouse being designated as the State Theatre of North Carolina (City of Hendersonville Historic Preservation Commission, n.d.). He was instrumental in the development of Patton Park and the public pool that served the City for generations until it was ravaged by Hurricane Helene (Kermit). He was also the force behind



Figure 9: Whitmire Rec Building at Toms Park

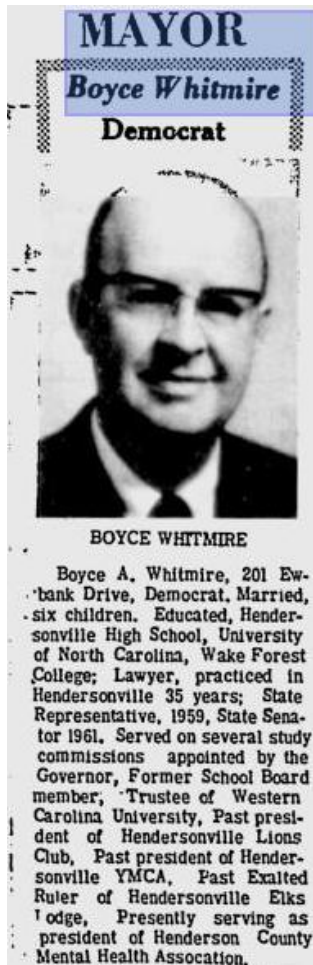


Figure 10: Clip from April 8, 1969 Times-News Mayoral Election Information

the reconfiguration of downtown with the installation of the character-defining serpentine design on Main St (Figure 11). He also lead the effort for the construction of Spartanburg Highway (Mundhenk, 2016) and participated in the dedication of numerous achievements including the Teen Canteen and the Opportunity House Arts & Crafts Center amongst many other civic achievements (Hendersonville, Ordinance 99-0323 Renaming of Toms Park Building after Mayor Whitmire, 1999). Mr. Whitmire also helped to establish and lead the Elks Camp for Boys and served as a high-ranking member of the National Elks Organization. He also was instrumental in establishing the local YMCA (Kermit).



Figure 11: Plaque on Main St honoring Mayor Whitmire

V. Bibliography

Deed Research - via [Henderson County Register of Deeds](#) & [Henderson County Genealogical and Historical Society](#)

Deeds pertaining to 201 Ewbank Dr				
Book	Page	Buyer	Year	Notes
3659	429	Manley	2021	
1623	221	Solomon	2015	Recombination of .46 acres
1451	528	Solomon		Former PIN 9569-24-7161
1029	305	Hamblin	2000	
798	531	Whitmire-Jackson	1992	Boyce Whitmire Sr. (1905-1989)
453	29	Whitmire (Mayor)	1967	Mayor 1969-1977
284	62	R.M. Knoop	1948	Property intact as stands today. Higate Rd was called Highland Drive
		C.V. Peck		
		Lee Whitmire	1932	Brother of Boyce Whitmire
135	64	John Ewbank	1925	
110	254	A.F.P. King	1921	
94	91	Fletcher	1914	
		Dermid		
26	205	Elizabeth McCrary	1881	
Other Transactions of Interest				
432	155	Knoop	1965	Koop / Issac 18' ROW on north side of current lot
271	210	Peck	1947	Rear Portion of Current Lot Sold by Anders to Peck
200	287	Keith	1932	<ul style="list-style-type: none"> - Makes reference to current lot being that of "John Ewbank Residence Lot now owned by Lee Whitmire" - Conveyed by A.F.P. King - Creates 20' ROW on south side of current lot - Deed for 6.5 acres of land south of current lot to Haywood Rd.

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

29

*D.K.
P.W.*

This Deed, Made this 18th day of October, in the year of our Lord, one thousand nine hundred and Sixty-seven, between

MARTHA B. KNOOP (widow)

of the County of Henderson, and State of North Carolina, of the first part, and

BOYCE A. WHITMIRE, Sr. and wife, HAZEL PATRICIA WHITMIRE

of the County of Henderson, and State of North Carolina, of the second part,

Figure 12: Boyce Whitmire Purchase Deed (1967)

Beginning on a locust stake by an oak the South west corner of the John Ewbank Residence lot, Lot now owned by Lee Whitmire, and running thence N. 86° W. 270

Figure 13: Screenshot of King/Keith 1932 Deed

Written Resources:

City of Hendersonville Historic Preservation Commission. (n.d.). *Hendersonville's Mayors*.

Retrieved from www.hendersonvillehpc.org:

<https://www.hendersonvillehpc.org/history/hendersonvilles-mayors>)

Coppola, A. &. (2018, April 18). *HendersonCountyNC.Gov*. Retrieved from

<https://www.hendersoncountync.gov/planning/page/henderson-county-historic-local-landmarks>:

https://www.hendersoncountync.gov/sites/default/files/fileattachments/historic_resources_commission/page/136573/without_application_-_brightwaters_application_package_reduced.pdf

Edney, K. (1997). *Kermit Edney Remembers: Where Fitz Left Off*. Hendersonville: Worldcomm.

Hendersonville, C. o. (1999, March 4th). *Ordinance 99-0323 Renaming of Toms Park Building after Mayor Whitmire*. Retrieved from Municode:

<https://library.municode.com/nc/hendersonville/munidocs/munidocs?nodeId=2daab1b2346f2>

Hendersonville, C. o. (n.d.). www.hendersonvillenc.gov/walkoffame. Retrieved from

www.hendersonvillenc.gov:

https://www.hendersonvillenc.gov/sites/default/files/uploads/government/walkoffame/walk-of-fame-honorees_2017-19.pdf

Jones, J. ". (n.d.). *Political Leaders 2*. Retrieved from HendersonHeritage.com:

<https://hendersonheritage.com/political-leaders-2/>

Jones, J. ". (n.d.). *Political Events and Leaders 1930s*. Retrieved from HendersonHeritage.com:

<https://hendersonheritage.com/political-events-and-leaders-1930s/>

Jr., J. T. (1972). *A Partial History of Henderson County*. New York: Arno Press.

- Kelley, L. (2004, March 23). *One Family to Another*. Retrieved from www.blueridgenow.com:https://www.blueridgenow.com/story/news/2004/05/23/one-family-to-another/28153336007/
- McAlester, V. S. (2018). *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding American's Domestic Architecture*. New York: Alfred A. Knopf.
- Mitchell, W. (2006). *Buildings as History: The Architecture of Erle Stillwell*. Hendersonville: Henderson County Public Library.
- Mundhenk, A. (2016, December 14). *Walk of Fame: Mayor Whitmire led city into the modern era*. Retrieved from BlueRidgeNow | Times-News: <https://www.blueridgenow.com/story/news/2016/12/14/walk-of-fame-mayor-whitmire-led-city-into-modern-era/24260226007/>
- Orr, T. (2018, March 11). *Frank Wytttenbach Ewbank 1916-1997*. Retrieved from www.blueridgenow.com:https://www.blueridgenow.com/story/lifestyle/columns/2018/03/11/frank-wytttenbach-ewbank-1916-1997/13017956007/
- PeopleLegacy.com. (n.d.). https://peoplelegacy.com/john_ewbank-0t7x4l. Retrieved from PeopleLegacy.com: https://peoplelegacy.com/john_ewbank-0t7x4l
- Society, H. C. (n.d.). *Citizens Bank Installs Huge Chimes Clock*. Retrieved from Henderson County Genealogical & Historical Society: <https://www.hcghs.org/citizens-bank-installs-huge-chimes-clock/>

Additional Resources:



Figure 14: Clip from Times-News December 9, 1991 with poor image of home

KNOOP IS HOME FROM KOREA

Robert B. Knoop, son of Mr. and Mrs. R. M. Knoop of 201 Ewbank Drive, has been returned from Korea and discharged at Fort Jackson, S. C.

He served two years of which 14 months was overseas.

Figure 15: Clip from Times-News July 26, 1954 confirming Knoop Ownership

ST. JAMES CHURCH MEN'S CLUB TO MEET WITH JOHN EW BANK

The October meeting of the Men's club of St. James Episcopal church will be held at 8 o'clock Tuesday night at the home of John Ewbank, Druid Hills, off the Haywood road. This month's discussion will revolve around business matters of importance which are to be taken up for consideration at the triennial convention of the Episcopal church meeting for a three weeks' session in Atlantic City, the latter part of this week.

Figure 16: Clip from Oct. 8, 1934 Hendersonville Times News noting the general location of John Ewbank's home

Front



Appendix A 1: Front of House at Midday



Appendix A 2: Front of House at Dusk



Appendix A 3a: Underside of Eaves

Appendix A 3: Front Porch



Appendix A 4: Location of missing pier

Appendix A 5: 2008 image - pier and brick porch facade are present



Appendix A 6: North Side



Appendix A 7: Southside patio



Appendix A 8: Rear of Home



Appendix A 9: Set of 3 wood cased 6 over 1 windows featuring 3 small lights over 3 vertical lights over 1 single pane



Appendix A 10: Interior view of fully-functioning windows



Appendix A 11: 15 Lite Primary Front Door



Appendix A 12: 15-Lite Front Library Door featuring 2 - 10-pane Sidelites



Appendix A 13a: Example of original "wavy" glass

Appendix A 14: 15-Lite Side Stoop Door featuring 2 - 10-Pane Sidelites



Appendix A 15: Original sectional overhead garage doors featuring 4x4 panels with 4 panes across upper-mid section



Appendix A 16: Silver Maples Lining Ewbank Dr (2013)



Appendix A 17: Hemlock Lined Border with Stone Edge – additional stonework under vegetation on right



Appendix A 18: Stone Sidewalk



Appendix A 19: Unusual Stone Ramp/Structure at Street



Appendix A 20: Magnolia Grove



Appendix A 21: Vegetable Garden behind Garage Apt



Appendix A 22: Curvilinear Landscaping



Appendix A 23: Stone edging and steppingstone path



Appendix A 24: Play area behind garage apartment



Appendix A 25: ADU (southeast corner)



Appendix A 26: ADU (north side + rear) behind Principal Structure



Appendix A 27: Treehouse in Side Yard



Appendix A 28: Accessory Storage Building (non-historic) with view of Long John Mtn in distance



Appendix A 29: Den featuring arched entryway to Living Space/Guest Room (entry was formerly doored but no original doors remain)



Appendix A 30: Reverse view showing original fireplace, wood floors, sconces and arched entryway to Library in distance (this entry was also formerly doored)



Appendix A 31: View of Library with Built-in Shelves - said to be the office Mayor Whitmire



Appendix A 32: Reverse angle of Library towards front porch entryway



Appendix A 33: Double Scones in Dining Room



Appendix A 34: Scones Close-up of Botanical Design



Appendix A 35: Example of Original Door Knobs



Appendix A 36: Built-in Cabinetry in Kitchen



Appendix A 37: Cellar

Appendix A 38: Concrete front porch has been stabilized and sealed previously but attempts to reseal have not held. Water intrusion is a concern and a permanent fix, including possibly covering the uncovered section, is needed

Needed Repairs





Appendix A 39: Portions of the brick facade need repointing. Also visible in photo is the distinction between the brick used for foundation and brick used for façade

Brick Details



Appendix A: 39 Foundation Brick



Appendix A: 40 Façade Brick



Appendix A: 41 Solider Course between foundation and facade