



CITY OF HENDERSONVILLE
HISTORIC PRESERVATION COMMISSION
City Hall - 2nd Floor Meeting Room | 160 Sixth Avenue E. | Hendersonville, NC
28792

Wednesday, June 18, 2025 – 5:00 PM

AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. Minutes of May 21, 2025
5. **NEW BUSINESS**
 - A. 401 N Main Street – Installation of New Front Door
(25-33-COA) – *Sam Hayes / Planner II*
 - B. 225 N Main Street – Storefront Rehabilitation
(25-31-COA) – *Sam Hayes / Planner II*
 - C. 132 3rd Avenue E – Installation of New Front Door
(25-30-COA) – *Sam Hayes / Planner II*
 - D. Landmark Nomination – Lenox Spring (25-01-LL) – *Sam Hayes, Planner II*
 - E. Landmark Nomination – James P. and Hattie Gregory House (25-02-LL) – *Sam Hayes, Planner II*
6. **OLD BUSINESS**
 - A. 2025-2026 Budget Approval
 - B. Approval of Findings of Fact - 1521 Kensington Road File No. 25-25-COA
 - C. Approval of Findings of Fact - 344 N. Main Street File No. H24-098-COA
7. **OTHER BUSINESS**
 - A. Staff Report
8. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of May 21, 2025

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

Commissioners Absent: Jim Boyd

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

- I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:06 pm.
- II **Public Comment** – No public comment
- III **Agenda.** Chair made a correction on the dates for the Budget approval. On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the amended agenda was approved.
- IV **Minutes.** On motion of Commissioner Hammond-Green and seconded by Commissioner Welter the minutes of the meeting of April 16, 2025 were approved.
- V **New Business.**
 - V(A) **Certificate of Appropriateness** – 1615 Druid Hills Avenue - Withdrawn
 - V(B) **Certificate of Appropriateness** - Elizabeth Duffey, 1521 Kensington Road (File No. 25-25-COA). Prior to the opening of the public hearing, Chair announced that there is one application for a COA in the Druid Hills Historic District and one application in the Main Street Historic District that is continued from the April 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, Elizabeth Duffey, Nicolle Rebolledo and Tamara Peacock.

Chair opened the public hearing.

Mr. Hayes stated he would like to formally enter the staff report and presentation into the record. This application is for 1521 Kensington Road and is an application for a Certificate of Appropriateness for the

demolition and reconstruction of the front steps. The applicant is Elizabeth Duffey and the property owners are Robert and Elizabeth Duffey. The PIN is 9569-42-6834. The property is 0.27 acres and the existing zoning is R-10, Medium Density Residential and is in the Druid Hills Historic District. This is considered a major work.

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

The Druid Hills 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.

The applicant is requesting to fully demolish steps including wing walls and stairs. Reconstruction in-kind except for the steps. The steps are requested to be constructed using wood.

The applicant rendering was shown and is included in the staff report and presentation.

Site images were shown showing some of the damage. These are included in the staff report and presentation. Mr. Hayes stated the applicant has said that the contractor can utilize as much of the existing material as he can.

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

Motion options were discussed and are included in the staff report and presentation.

Suggested motions for approval and denial were included in the staff report and presentation along with a condition for approval.

Chair asked if there were any questions for staff.

Mr. Hayes stated the porch floor is wood.

Commissioner Welter asked how much of the stairs and masonry work was original. Mr. Hayes stated he did not know. He tried to find a photo that dated back but he could not find one.

Commissioner Hammond Green asked if the steps were poured concrete. Mr. Hayes stated the applicant can speak to that.

Commissioner Falvo asked where the wing walls come down above those pillars, will they be replaced as they are now. Mr. Hayes stated the proposal from the applicant is that the wing walls are not actually structurally imbedded into those pillars at the moment so the goal is to adhere them together. That is outside of the scope of this COA. They have not included that in their application, to touch those pillars.

Discussion was made on the interior of the wing walls being painted brick. Mr. Hayes stated there are parts that are brick and other parts that have had a "band aid" applied to it.

Discussion was made on the front porch and the side porch.

There were no further questions for staff.

Chair asked if the applicant would like to speak.

Elizabeth Duffey, 1521 Kensington Road stated her name and address for the record. Chair asked what the steps were if they are not poured concrete. Ms. Duffey stated they had a mason come look at them and he could tell that they were originally brick. The steps have always been in pretty bad shape since they moved there in 2013. Someone took cement or stucco and put that over them. This caused the steps to have different heights and slopes and depths. They are pretty dangerous. She discussed the wing walls being unsafe and currently she could roughly knock them down. She wants to make them safe and historically accurate. On the quotes she has, to do everything in brick again is just under \$17,000. She has been trying to find someone to give another quote. She thought if she could just have the steps replaced with wood and have it stained to the original it would be just as good. Chair asked if the porch that is on there now, does that appear to be original. Ms. Duffey stated she is not sure. She thinks the front part is probably original but they may have redone the flooring at some point.

Commissioner Welter asked about seeing under the steps. Ms. Duffey stated the mason looked through the steps and could see brick and he thought the steps were originally brick but he is not convinced that the wings walls are original because they are completely separate from the home.

Commissioner Welter stated their standards state they are required to replace with in-kind materials and cost is not allowed for them to consider.

Chair discussed the standards and guidelines with the applicant. She stated they can consider compatible substitute materials only if using the original materials is not technically feasible. The burden is on the applicant to tell them what is technically not feasible so they can ask questions and go from there.

Chair asked Ms. Duffey if she knew if the homes in the area that were similar had stairs and what the materials are. Ms. Duffey stated she has seen wooden ones on Orleans and she knows they are not technically in the district. Her next door neighbors are wooden and a lot of them from the street seem to be concrete. That is all that she has seen.

Chair stated she does not know the condition of the brick under the stairs and it could be well preserved. One of the options is to use as much of the original materials that are there and what they could talk about is wood could be acceptable and if not add the condition that if there is a way to reuse the brick to do so. If she is open to that the Commission could approach it from that standpoint. The rest of the brick on the columns behind looks to be in pretty good shape.

Discussion was made on the deterioration being due to the steps and wing walls being constructed wrong.

Ms. Duffey was asked if it was possible to go into the crawl space and take photos from behind the steps. She stated she can certainly try to do that. She stated she can walk into her basement but you would have to climb up some dirt. She has not been able to see the rear of the steps under the house.

She is not sure if there is a wall there but she can certainly try to.

Chair stated she would be interested to know if the stucco or whatever is on top of the stairs had actually preserved the brick underneath. Chair asked if there is enough brick would she be willing to put the condition in there, you would have to go back to staff to show what you found. Ms. Duffey agreed to the condition.

More discussion was made on the steps and the brick and the stucco over them.

Ms. Duffey stated the mason did say in order to bring them up to code they would need to add an extra step in there. It would bring it out an extra twelve inches so that the steps would not be so high. There is part of the concrete in the front that ends and gets narrow straight to the street and he was saying that would probably need to be pulled up. But just that portion.

Chair asked if anyone had any other 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. No one spoke.

Chair closed the public hearing.

The Commission discussed the application. Chair stated it was hard to determine if it is technically feasible to replace it or not because they do not what is there. She also is not convinced that the wing walls are original. Discussion was made on rebuilding correctly. The Commission liked the idea of finding out what was under the steps and seeing what might be salvageable and report back to staff. Discussion was made on the steps being wood and wood being a permissible material.

Commissioner Matoian moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-25-COA and located within the Druid Hills 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 masonry features that contribute to the overall historic character of the building are retained. (Sec. 3.2.1) 2.The wing walls will be replaced in-kind, matching the original in design, detail, and dimensions. (Sec. 3.2.7) 3. The proposed wooden steps are a compatible substitute material. (Sec. 3.2.7) Proposed Condition: 1.The applicant shall retain as much original brick as is technically feasible to be used when reconstructing the wing walls. (Sec. 3.2.7) 2. The applicant shall revisit with staff when they see the condition of the brick under the stucco. 3. The applicant will retain as much of the brick as technically feasible for reconstructing the stairs. Commissioner Branigan seconded the motion which passed unanimously.

VI Old Business.

VI(A) **Certificate of Appropriateness** - Peacock Architects, 344 N. Main Street (File No. H24-098-COA). Continuation of the open hearing from the April 16, 2025 meeting.

Mr. Hayes stated they have a COA application for 344 N. Main Street for a storefront rehabilitation.

Mr. Hayes gave a project background which is included in the staff report and presentation.

Mr. Hayes stated there has been some updates to the property. A photo was shown of the building in its previous state. A photo was shown of the façade now after the metal cheese grader was removed. The reason why the meeting was continued is so the Commission could see what was behind it.

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 site photo of the original buildings was shown and is included in the staff report and presentation. Mr. Hayes pointed out a few of the architectural elements.

The proposed rendering of the storefront was shown and discussed and is included in the staff report and presentation.

Mr. Hayes stated there is some of that original prismatic glass that is still present. Staff was able to see that from the interior of the building. The applicant has proposed replacing the prismatic glass with a transom window with fixed glass. When reviewing plans staff advised that the applicant restore the prismatic glass given that it is original to the architectural details however they have planned to replace it with a fixed glass transom window.

A site photo of the side of the building was shown and discussed and is included in the staff report and presentation.

Photos of prismatic glass around the district were shown and are included in the staff report and presentation. There are five or six instances of prismatic glass around town.

Mr. Hayes stated the other request by the applicant is on the rear of the property. The proposed work included cutting into the stone lintels of the exit and increasing the door height from 6' 4" to 6' 8" due to the egress requirements.

Site images from around Main Street were shown of storefronts and are included in the staff report and presentation.

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

Suggested motions for approval and denial were included in the staff report and presentation along with conditions for approval.

Chair asked if there were any questions for staff.

Chair asked if this proposal incorporates what DRAC suggested. Mr. Hayes stated that is correct. Chair asked if they know if there is prismatic glass still in the front. Mr. Hayes stated staff tried to see as best as possible but more than likely it is not in the front. It just appears there is plywood there. The amount of prismatic glass there was discussed. The wood over the glass is painted to look like brick.

Mr. Hayes was asked about the support there. He stated the architect can answer that. Mr. Hayes stated there are the two columns there that go up. Mr. Hayes stated it was the original foundation there.

Discussion was made on historic buildings being brought up to code and allowances for that.

There were no further questions for staff.

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

Nicolle Rebolledo, 129 3rd Avenue West stated her name and address for the record. Chair asked if she thought the glass could be preserved. Ms. Rebolledo stated from looking at the glass from within there are some spots that are no longer there so it is not like a full sheet of prismatic glass. Their thought going into this area of the project was to put a fixed glass window like they have proposed and then do something like a film and she has brought a sample they can look at, that mimics the prismatic glass and has that prism feature. Or they could take the prismatic glass that is on site and put a fixed glass window where they are proposing and sort of recess the prismatic glass that is original to the building behind it. Chair stated so you would see the prismatic from the interior, where it was originally and then have the glass. Ms. Rebolledo stated yes.

Commissioner Welter stated so the light effect would be seen on the inside and not on the outside. Ms. Rebolledo stated yes. Chair stated you might be able to see the prismatic behind the glass but you wouldn't have the same effect. Ms. Rebolledo stated the effect with the film is kind of what they are proposing. She showed the sample to the Commission. She stated it is very similar to what prismatic glass is. Chair stated that would be lieu of the prismatic glass. Ms. Rebolledo stated yes. Chair stated the standards say you are not to recreate a false impression.

Commissioner Hammond Green asked what alternative is there to repair what is there and then on the exterior only you would put something to provide the environmental protection for that as well as for the building. Ms. Rebolledo stated their main concern with keeping the prismatic glass as it is would be the energy sustainability of the building. If they were to continue to use this it would not insulate the building as good as it should. There is thermal performance with the fixed glass window and then you have the aesthetic of the prismatic glass behind it.

Discussion was made on trying to preserve what is there and trying to recreate what is there.

Ms. Rebellodo stated just for clarification this is the only window that they are suggesting the prismatic glass. The other transom windows on the on the front façade are to be fixed glass per their proposal.

Chair asked if there were any questions on the rest of the design.

Commissioner Sine asked if the yellow would be cleaned off of the brick. Ms. Rebellodo stated they are going to try and take it off as carefully as possible. She appreciated their recommendations on how to do that the best way possible and best practices. The owner does want to remove the yellow paint and restore the brick as much as possible because it is in such great condition and that is probably due to the fact that it was behind a screen for so long.

Tamara Peacock, 129 3rd Avenue West stated they have a sandblasting technique that isn't exactly sand but rubber pellets and the owner is planning on doing that. She stated due to cost they cannot commit to what the owner may end up doing but no one wants to keep the yellow paint. It is just a matter of trying to figure out how to get it off and not damage the surface.

Chair discussed having a condition to remove the paint and then coming back to staff to see what that may be. Her concern is if the brick is compromised then the Commission will have to have a full discussion about what is going in there to try and fix it. If they could just get the commitment that they are going to proceed with trying to take it off and then revisit with staff for the next steps once they see what is there. Ms. Peacock stated if they wanted the transom to be continuous there is a way to mount the support behind the glass there's a detail where you just do a glaze then go continuous. If they did use the film they could make that front all consistent, like it had looked.

Chair discussed the old photo of the front of the building and asked if it was all prismatic. Mr. Hayes stated yes the transom was all prismatic.

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

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

Chair asked if there was anyone else who wishes to speak. No one spoke.

Chair closed the public hearing.

The Commission had discussion on the transom part and film and making it look like prismatic glass. It would be actual glass and the film would be attached to it. The Commission did not favor trying to mimic something.

Discussion was made of the proposed conditions and the front prismatic glass. The Commission discussed trying to make the front look like something. They discussed the smaller window design. They discussed the aesthetics of the building.

Chair reopened the public hearing.

Mr. Hayes stated there are very few stores/buildings on Main Street that have that expanse. Most of the images that he showed the Commission were the larger storefronts and they all show similar to what this design is with the smaller windows. Commissioner Hammond Green felt like putting one big piece of glass is not capable of being done. Mr. Hayes stated it would be smaller pieces of glass but the supports would be behind. Chair stated it would give the illusion of continuous glass. Commissioner Hammond Green thought what is proposed would look better than having what would seem like one big piece of glass. Chair did not see anything in the standards that would prohibit that. Her question was because that second condition is on there, where did that come from? Mr. Hayes stated that was staff's analysis based on the standards. That was developed for the Commission to think about. Mr. Hayes discussed how he came to this analysis. It related more to the prior plans.

Commissioner Welter asked if they needed a condition on the design in front of them on the architectural piece of 1917 building, that's going to be maintained. Mr. Hayes stated that is outside the scope of this COA. They have not come to staff with any request for repointing brick or anything like that. That is all staff approval. Mr. Hayes stated the applicant has not stated they plan to do any work above the yellow. Mr. Hayes confirmed that. Ms. Peacock stated they did not know it was there when they did that drawing.

Chair stated they know removing the yellow will be a work in progress and what is behind that is a work in progress but since it is a major work can they add the condition that they come back to staff once they take that off and see what it looks like to determine if another application is needed. Mr. Hayes stated yes and he would add a condition that says they will work with staff through the whole process of removing the paint and until the end to determine what is happening next. Mr. Hayes stated he has reached out to SHPO and forwarded it to architects with some information on cleaning the brick.

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

Chair closed the public hearing.

More discussion was made on the storefront.

Discussion was made on the door at the rear and it being a safety issue.

Discussion was made on the prismatic glass and giving a false impression of what was there.

Chair reopened the public hearing.

Ms. Rebellodo stated they are proposing putting in an actual fixed glass window, like an insulated glazing unit and then taking the prismatic glass that is on the site and having it stay behind the fixed glass window and look into how to support it. Commissioner Welter asked if it would be like a stained glass window. They would have to take the prismatic out.

Discussion was made on leaving the prismatic glass because it is original and trying to preserve it or taking out the prismatic glass and preserve it somewhere in that area behind the plate glass. It was stated that the glass has to come out regardless. Ms. Peacock stated there are holes in it and the nature of the way it was constructed she does not think it can be fixed in place. From a technical standpoint they will have to take it down, send it to a glass shop and have them put another frame around it. Chair

stated once that is done, can that go back in? Ms. Peacock stated yes because it might be a frame that has less pieces because if they can't find any matching pieces they aren't just going to leave holes in it.

Mr. Hayes stated if they did chose to have them restore it and put it in place and not give staff the leeway if it is not technically feasible then for this specific thing they would have to come back to the Commission and say it is no longer technically feasible and they need to adjust their plans and they could come back just for this window.

Chair closed the public hearing.

Further discussion was made on the prismatic glass and restoring it and the condition. Also discussed was replacing it with a window over it. The Commission discussed the standards and protecting the glass. The Commission was in agreement with protecting the prismatic glass.

Chair reopened the public hearing.

Ms. Rebellodo stated the glass underneath that would remain. She stated anything that does not have a letter in front of it is an original window that they are preserving. Everything else is a new window. She stated it would be clear glass.

Chair closed the public hearing.

More discussion was made about the approval and conditions.

Commissioner Welter moved the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-098-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 original storefront no longer exists, and the proposed design retains the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings. (Sec. 3.1.7) 2. The applicant incorporated research from the Baker-Barber collection to determine the original characteristics and architectural details of the building. (Sec. 3.1.8) 3. The applicant retained and preserved character-defining architectural elements of the structure. (Sec. 3.4.1.1) 4. The replacement design for missing architectural details is based on historic documentation and is compatible with the historic character of the building and district. (Sec. 3.4.1.3) 5. The increase in size of the existing doors on the rear of the building does not diminish the original design of the building. (Sec. 3.4.2.10)

Proposed Conditions: 1. Retain, remove and restore the original prismatic glass transom on the 4th Avenue side of the building per Section 3.4.1.1 of the Design Standards and replace with a protective glass film to match the original glass on the front and mount the prismatic glass on the interior of the window. 2. Work with staff during removal and restoration of the glass. 3. Work with staff on the removal of the paint on the front of the building. Commissioner Hammond Green seconded the motion which passed unanimously.

- VI(B) **2024-2025 Budget Approval.** Chair stated this is an approval for allocating funds for the remaining budget for 2024-2025. Mr. Hayes stated the remaining funds are \$4,633.96 in the account for this year

and it needs to be spent by June 30th. Mr. Hayes laid out options to allocate those funds.

Commissioner Welter moved the Commission to grant to allocation of funds for the 2024-2025 budget. Commissioner Hammond Green seconded the motion which passed unanimously.

VI(C) **Findings of Fact.** 1723 Meadowbrook Terrace. ***On motion of Commissioner Welter and seconded by Commissioner Branigan the Findings of Fact for File No. 25-13-COA were approved.***

VII **Other Business.**

VII(A) **Staff Report.** Mr. Hayes gave an update of the staff approved COA's. He also discussed Preservation Awards and the Annual Report that will be on the City Council agenda next Wednesday. Commissioner Hammond Green stated the coloring books were delivered to the schools.

VIII **Adjournment.** The Chair adjourned the meeting at 6:57 p.m.

Chair



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** June 18th, 2025

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

TITLE OF ITEM: 401 N Main Street – Installation of New Front Door
(25-33-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-33-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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The current door is not the original door based on evidence from the Baker Barber photo collection. 2. The replacement of the door is necessary and is appropriate in size, scale, proportion, material, and detail based on the original door as depicted in the Baker Barber photo collection. (Sec. 3.4.2.3) 3. The new door unit will be appropriately sized to fill the original opening (Sec. 3.4.2.4) <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-33-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 <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The replacement door is not appropriate given the size, scale, proportion, material, and detail of the original door depicted in the Baker Barber photo collection. (Sec. 3.4.2.3) <p style="text-align: center;">[DISCUSS & VOTE]</p>
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PROJECT/PETITIONER NUMBER:	25-33-COA
PETITIONER NAME:	Jason Reasoner (Applicant and Property Owner)
EXHIBITS:	A. Staff Report

	B. COA Application C. Warranty Deed
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401 N Main Street – Installation of New Front Door

(25-33-COA)

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

Staff Report Contents

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PROJECT SUMMARY

Applicant: Jason Reasoner

Property Owner: P&B Real LLC

Property Address: 401 N Main Street

Project Acreage: 2,768 square feet

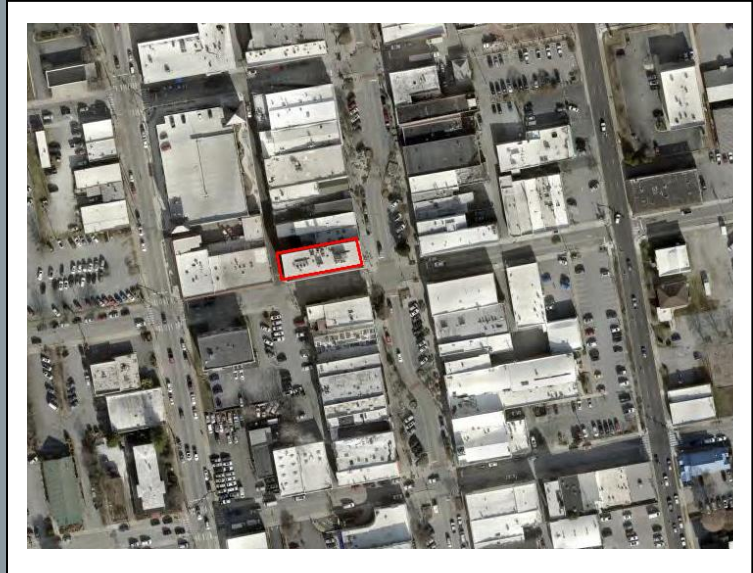
Parcel Identification Number(s):

9568-78-8118.006

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Installation of a New Front Door)



SITE VICINITY MAP

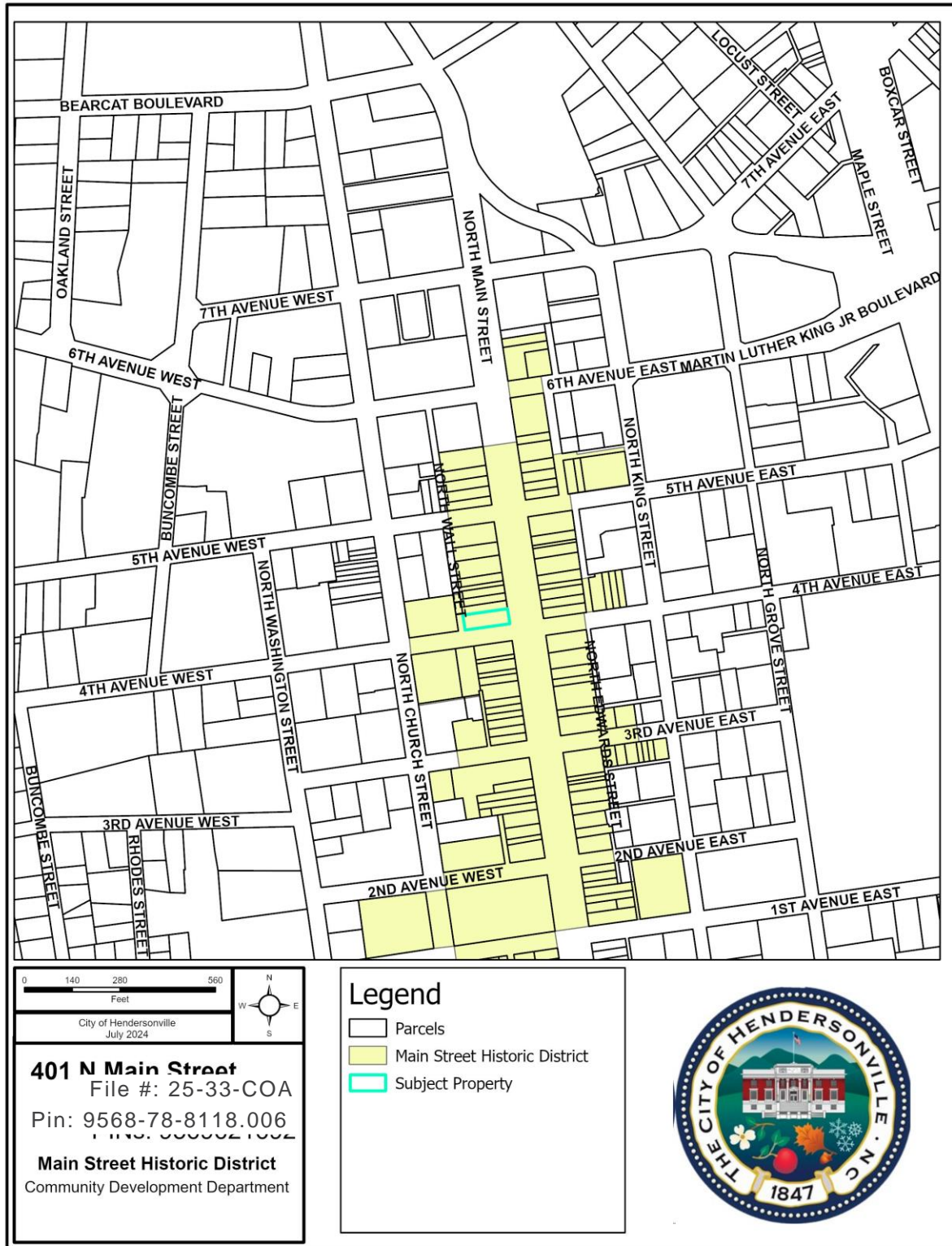
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Jason Reasoner for the installation of a new front door. The front door will be constructed out of aluminum which mimics similar doors on the side of the building (non-original). The door is designed to fit into the existing opening and will not require the cutting into the building's masonry.

The previous door does not appear to be original to the building based on historic photos from the Baker Barber Collection. The applicant has stated that the current door was installed in the 1980s.

The current COA application is a Major Work according to the standards of Main Street Design Standards.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

First Bank & Trust Company

1923.

Three-story yellow brick building with Neo-Classical limestone detailing, including pilasters and terra cotta ornamentation. Pilasters support limestone entablature above second story windows. All windows and doors modern. Simple, classical limestone enframement surrounds entrance. Designed by Erle Stillwell for First Bank and Trust; later owned by State Trust which merged with Northwestern in 1958.

Historical Marker placed 2009

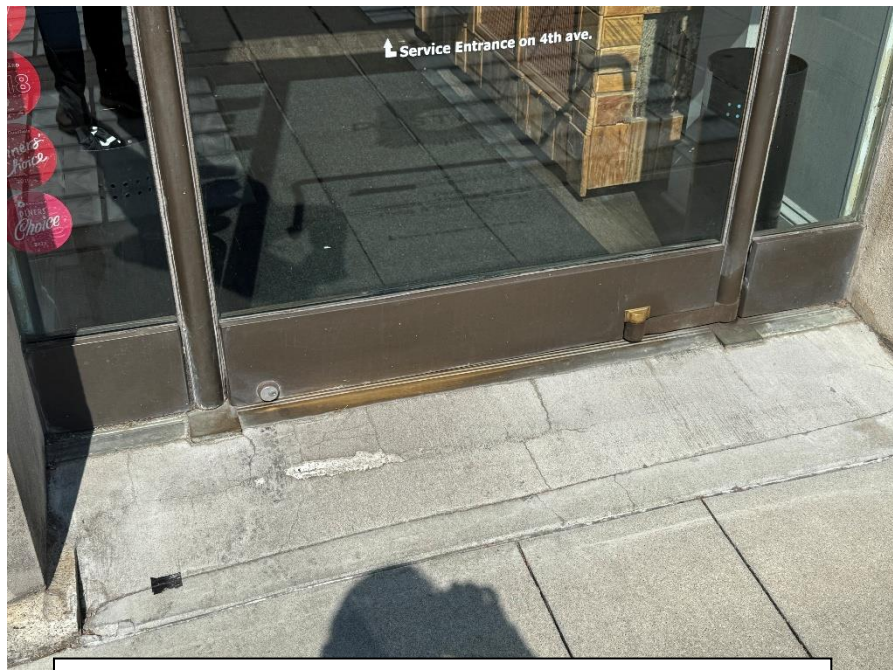
FIRST BANK & TRUST CO. 1922

Built as a bank, it operated until 11.20.1930 when it closed. Reorganized by local investors, it reopened 2 weeks later as State Trust Co., merged later with Northwestern Bank, then First Union Bank until 1998. Designed by prominent local architect Erle Stillwell.



SITE IMAGES

View of Postero current front door. The door is not original to the building and was installed in the 1980s.



View of door threshold.

SITE IMAGES



View of transom above front door.



View of side showing how the door is affixed into the current opening.

DESIGN STANDARDS

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

Section 3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
 - .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
 - .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
 - .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
 - .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.
- Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
 - .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
 - .8 The use of reflective or highly tinted glass is discouraged.
 - .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
 - .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing

units in proportion, shape, positioning, location, size, materials, and details.

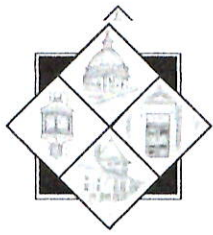
.11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

.12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

.13 It is not appropriate to use snap-in muntins to create a false dividedlight appearance.

.14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.

.15 Existing windows and doors on non-contributing structures should be replaced in-kind.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
160 6th Ave. E.
Hendersonville, NC 28792
828-697-3010

Item A.

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: 5.14.25

☐ Minor Work

☒ Major Work

☐ Major Work Resubmittal

Application Contact Information			
Applicant Name: Jason Reasoner	Property Address: 401 N. Main St, ste 100	Applicant Email: jason@postero-hvl.com	Phone Number: 828.243.9780
Property Owner Name (if different from Applicant)	Mailing Address: 401 N Main St, suite100 Hendersonville NC 28792	Owner Email: jason@postero-hvl.com	Phone Number: 828.243.9780

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.
Postero needs to replace our front door. There current one from the 80's does not seal and is incredibly heavy to operate, especially our older clientele.



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item A.

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.

Jason Reasoner


Property Owner(s) Signature

Printed Property Owner(s) Name

Pickle & Bean LLC dba Postero

owner, member, manager

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:

Rhodes Glass Co., Inc
Josh Biggs

Bid Date:
Work Start Date:
Work End Date:

Quote Number: 0
Valid Until:
Payment Due By:

Job: Postero Hendersonville

Contractor Info: Postero
Jason Reasoner
401 N. Main St.
Hendersonville

828-595-9676
jason@postero-hvl.com

Material

	Price	Rate	Total
Framing	\$2,675.30		
Glass	\$944.85		
Subtotal			\$3,620.15
Tax		7.00%	\$187.71
Total Material			\$3,807.86

Labor

	Price	Rate	Total
Subtotal			\$2,100.00
Tax		0.00%	\$0.00
Total Labor			\$2,100.00

Miscellaneous Charges

	Price	Rate	Total
Subtotal			\$78.22
Tax		7.00%	\$3.92
Total Miscellaneous			\$82.14

Job Grand Total	\$5,990.00
------------------------	-------------------

Sections Bid

Clear Finish Thermally Broken Store Front.

1 Narrow Stile LH Door With Offset Pivots, 10" Bottom Rail, Standard Push/Pull , Surface Mount Closer, Bottom Rail Sweep.

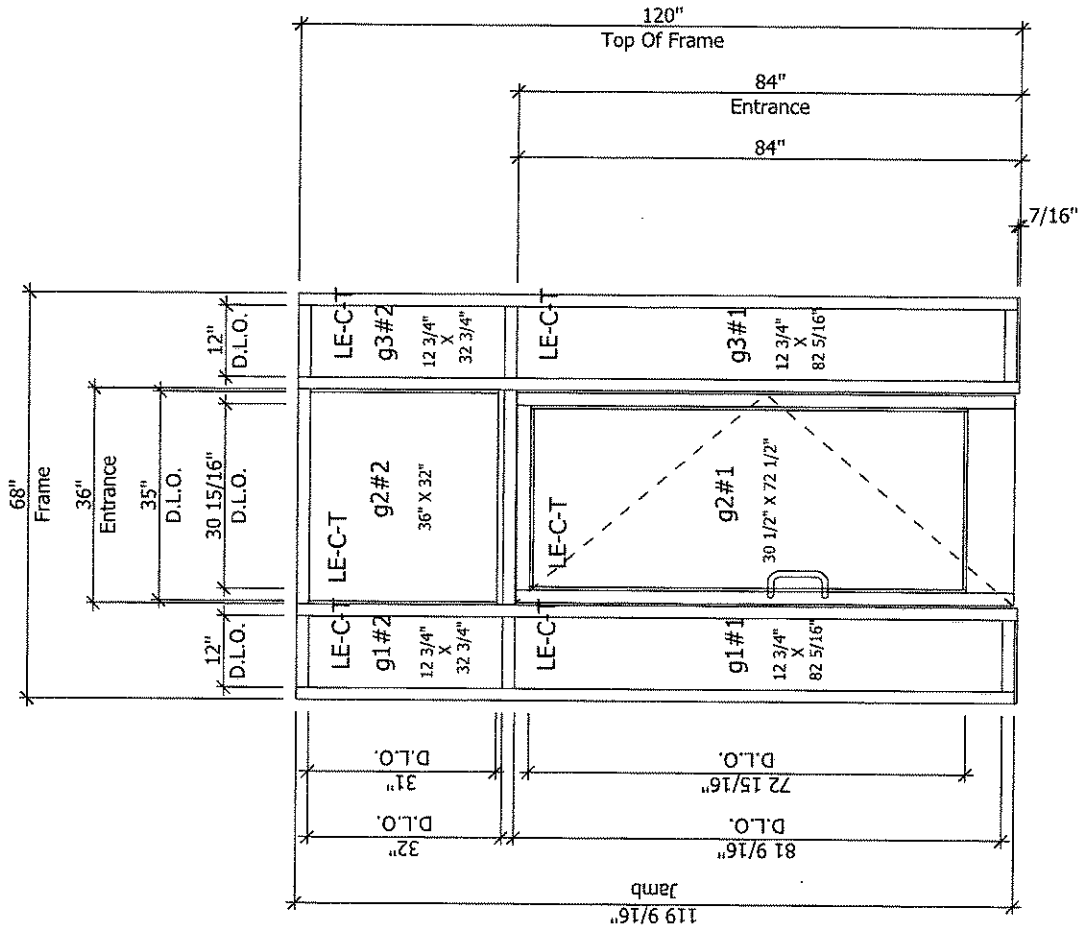
2 Side Lights With 1 Horizontal

Glass To Be LOW-E Over Clear Fully Tempered.

Exclusions

Protection and Cleaning of Installed Materials

Notes



Postero Hendersonville-(Entrance) - Clear- (1Thus)
 Frame: YES 45 TU : Storefront : Screw Spline : Thermal :
 Center Set : Outside Glaze



For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2025-95
PIN / Número de rollo 12881
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección 401 N MAIN ST
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte
PIN / Número de rollo 12881

Purpose of Application

Application type / Tipo de solicitud Certificate of Appropriateness — Major Work - Commission Approved

Applicant, Property owner


Last name / Apellido Reasoner	First name / Nombre de pila Jason	Corporation or partnership / Corporación o sociedad P&B Real LLC
Street address / Dirección de la calle 401 N MAIN ST HENDERSONVILLE NC 28792 4912	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28792
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8285959676	
Fax	Email / Correo electrónico	

Declaration and Signatures

Item A.


Applicant

I, Jason Reasoner (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

 Digitally signed on 05/20/2025, 8:10:50 AM EDT by Sam Hayes with an authorization letter from Jason Reasoner. / Firmado digitalmente el 20/5/25 8:10:50 EDT por Sam Hayes con una carta de autorización de Jason Reasoner.

Property owner

I, Jason Reasoner (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

 Digitally signed on 05/20/2025, 8:10:55 AM EDT by Sam Hayes with an authorization letter from Jason Reasoner. / Firmado digitalmente el 20/5/25 8:10:55 EDT por Sam Hayes con una carta de autorización de Jason Reasoner.

Procedures for Reviewing Applications for Certificates Appropriateness

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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.).

Information

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

BK 3349 PG 430 - 432 (3) DOC# 905692
This Document eRecorded: 06/21/2019 09:53:28 AM
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,450.00

Parcel Identifier Nos. 9972667, 1002617, 1002618, 1002619 and 1002620

This instrument prepared by: Gregory S. Hilderbran of Hilderbran Hitchcock PA, 301 College Street, Suite 110, Asheville, NC 28801 **[NO TITLE WORK BY PREPARER OF THIS INSTRUMENT]**

Return to: Michael Thompson of The Van Winkle Law Firm, 422 South Main Street, Hendersonville NC 287792

Brief description for the Index: Units 1A, 1C, 1D, 1E and 1 F of 401 North Main Street Condominium

THIS DEED is to be effective as of June 20, 2019 and is by and between

GRANTOR	GRANTEE
TJF ENTERPRISES, LLC a North Carolina limited liability company 401 North Main Street Suite 400 Hendersonville NC 28792	P&B REAL LLC a North Carolina limited liability company 401 North Main Street Suite 100 Hendersonville NC 28792

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 real property situated in Henderson County, North Carolina that is described as follows: **SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the aforesaid property 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, other than the following exceptions: easements, restrictions, and rights of way of record, utility lines and other improvements in place, zoning laws, building codes, ad valorem taxes for 2019, and such other matters and instruments identified on *Exhibit A* attached hereto.

The property herein conveyed does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TJF ENTERPRISES, LLC

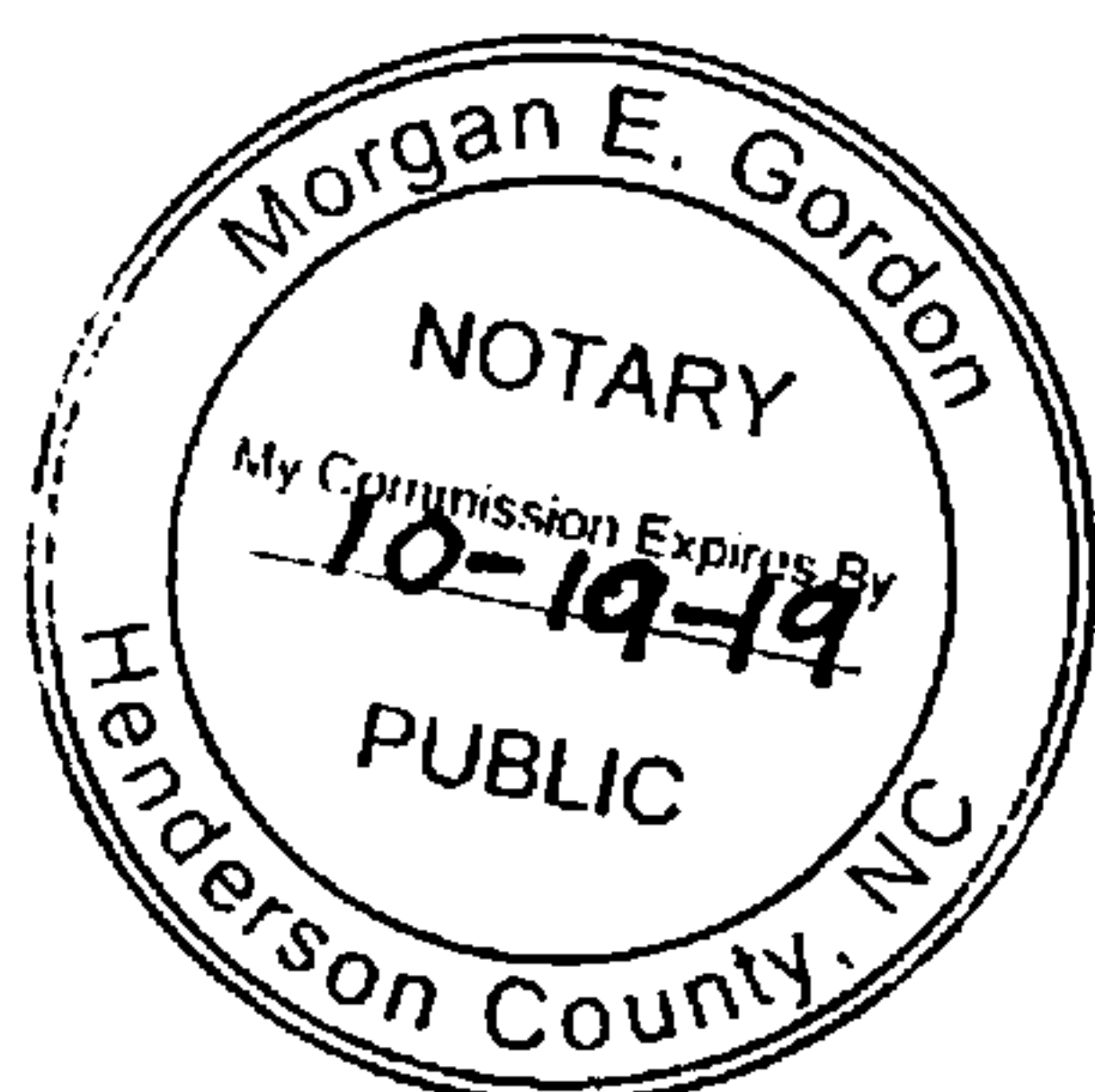
a North Carolina limited liability company

By: David E. Adams (Seal)
David Adams, Manager

STATE OF North Carolina

COUNTY OF Henderson

I, a notary public of Henderson County in the State of North Carolina, certify that the following person personally appeared before me this day, and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David Adams as Manager of TJF Enterprises, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal, this the 20th day of June 2019.



Morgan E. Gordon
Notary Public
Print Name: Morgan E. Gordon
[Note: Notary Public must sign exactly as on notary seal]
My Commission Expires: 10-19-19
☞ [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

Exhibit A
to General Warranty Deed

Being known and designated as Units 1A, 1C, 1D, 1E and 1F (the "Units") of 401 North Main Street Condominium (the "Condominium"). The Condominium was established by that *Declaration of Condominium of 401 North Main Street Condominium* recorded in the Office of the Register of Deeds for Henderson County, North Carolina (the "Henderson County Registry") in Book 972 at Page 576, which declaration was amended by that *Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1124 at Page 146, that *Second Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1369 at Page 509, and that *Third Amendment to Declaration of Condominium* recorded in the Henderson County Registry in Book 1385 at Page 547 (as amended, the "Declaration"). The property of the Condominium, of which the Units are a part, is shown on that plat recorded in Condominium Cabinet A at Slide 326 A in the Henderson County Registry (the "Plat"). The Units are shown on plans for the Condominium recorded in Condominium Cabinet A at Slides 326 B through F in the Henderson County Registry, which plans were amended by that that instrument recorded in Condominium Cabinet A at Slide 365 in the Henderson County Registry and that instrument recoded in Condominium Cabinet A at Slide 409 in the Henderson County Registry (as amended, the "Plans"), reference to which is hereby made for more particular descriptions of the Units. The Declaration, Plat and Plans are incorporated herein and made a part of this instrument.

The Units are conveyed together with an undivided 19.79% fee simple interest in the Common Areas and Facilities of the Condominium, which Common Areas and Facilities are described in the Declaration.

The Units also are conveyed together with membership in 401 North Main Street Condominium Association, Inc. (the "Association"), a North Carolina nonprofit corporation, which membership interest is appurtenant to the Units. As provided in the Declaration, the Units have 19.79% of the total votes allocated to the members of the Association.

In addition to the foregoing, Grantor conveys to Grantee any interest Grantor may have in and to the 476.2 square feet identified as "Common" areas on the plan recoded in Condominium Cabinet A at Slide 409 in the Henderson County Registry, although Grantor makes no warranty, express or implied, as to the title to these "Common" areas, notwithstanding the terms of the deed of which this exhibit is a part.

Together with and subject to all other rights, obligations, and interests appurtenant to the Units created by the Declaration or the bylaws of the Association attached thereto.



CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** June 18th, 2025

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

TITLE OF ITEM: 225 N Main Street – Storefront Rehabilitation
(25-31-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # 25-31-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 original storefront no longer exists and the new design retains the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color, and texture of the historic building. **(Sec. 3.1.7)**
2. The replacement of the door is necessary and is appropriate replacement in size, scale, proportion, material, and detail based on the original door as depicted in the Baker Barber photo collection. **(Sec. 3.4.2.3)**

Conditions:

1. Composite material is not an appropriate substitute material. Natural wood should be used for all repairs and replacement. **(Sec. 3.8.1)**
2. The upper transom windows should be preserved rather than replaced with aluminum clad windows. **(Sec. 3.4.2.1)**

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 # 25-31-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 **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:

1. The use of artificial materials are not appropriate to use on contributing properties. **(Sec. 3.8.1)**
2. Though the original storefront no longer exists, the contemporary design does not retain the commercial character of the historic building. **(Sec. 3.1.7)**

[DISCUSS & VOTE]

[DISCUSS & VOTE]	
------------------	--

PROJECT/PETITIONER NUMBER:	25-31-COA
PETITIONER NAME:	Elliott Spicer (Applicant and Property Owner)
EXHIBITS:	<ul style="list-style-type: none"> A. Staff Report B. COA Application C. Warranty Deed

225 N Main Street – Façade Rehabilitation

(25-31-COA)

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

Staff Report Contents

PROJECT SUMMARY.....	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY.....	3
SITE IMAGES.....	6
SITE IMAGES.....	7
SITE IMAGES.....	7
DESIGN STANDARDS	8



PROJECT SUMMARY

Applicant: Elliott Spicer

Property Owner: Fine Jewelry & Realty, LLC

Property Address: 225 N Main Street

Project Acreage: 1,960 square feet

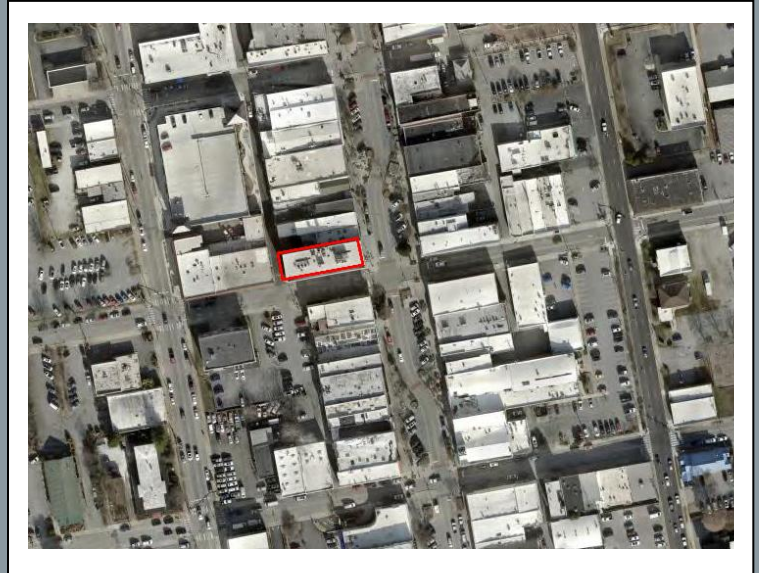
Parcel Identification Number(s):

9568-77-8673

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Façade Rehabilitation)



SITE VICINITY MAP

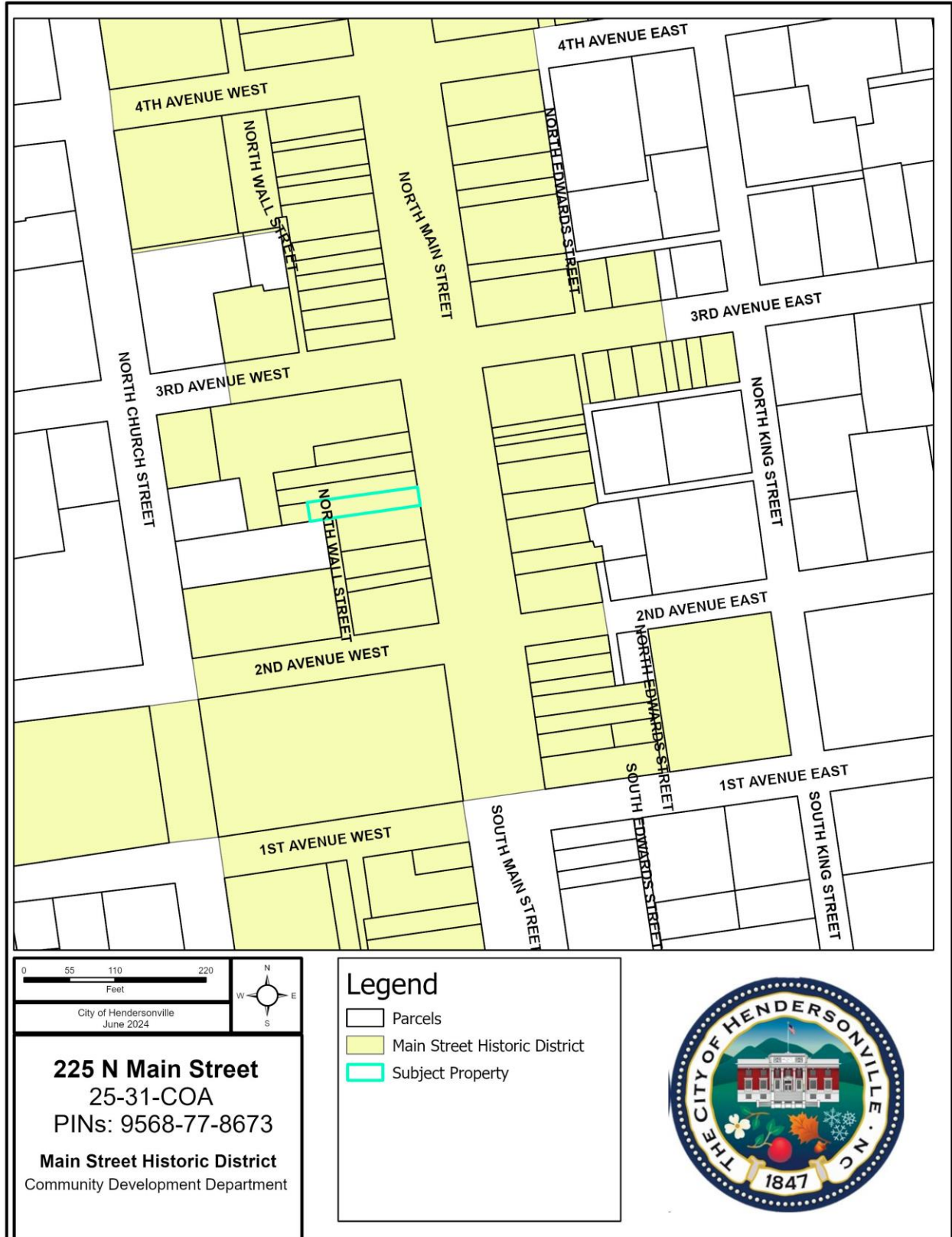
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Elliott Spicer for rehabilitation of a storefront located at 225 N. Main Street. The elements to be considered by the commission are the enlargement of the storefront windows, the replacement of the front doors, the replacement of the transom windows, the installation of a mosaic tile entryway inlay, and the replacement of wood with a composite material.

The current storefront is not original based on historic documentation from the Baker Barber collection.

The current COA application is a Major Work according to the standards of Main Street Design Standards.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



First Bank & Trust Company

People's National Bank

Ca. 1910.

Two-story Neo-Classical structure of cream colored brick has a recessed central entrance beneath entablature carried by ionic columns with egg and dart motif and dentil blocks. Stepped parapet, with high point at center. Storefront to either side of entrance bay; south side unaltered, north side modern. Four second story windows to either side of entrance bay, grouped in pairs with a common sill and a limestone lintel above each. Limestone trim on the parapet cap, lower part of entablature, over second story windows, sills, columns, and bases of columns and piers. Second story windows in flanks and flanking storefronts altered.

Designed by notable Asheville architect Richard Sharp Smith, this was the earliest use of Neoclassical style and a reinforced concrete technique for a commercial structure in Hendersonville. Concrete made its splashy debut as a building form in 1910 when W. F. Edwards, the most active builder in Hendersonville during this period, decided to try out this material for a new bank. Mr. Edwards had already been the contractor responsible for much of the town's water and sewer system, the present Court House, and the Hendersonville Town Hall. For the People's National Bank, he worked with a Mr. Blythe.

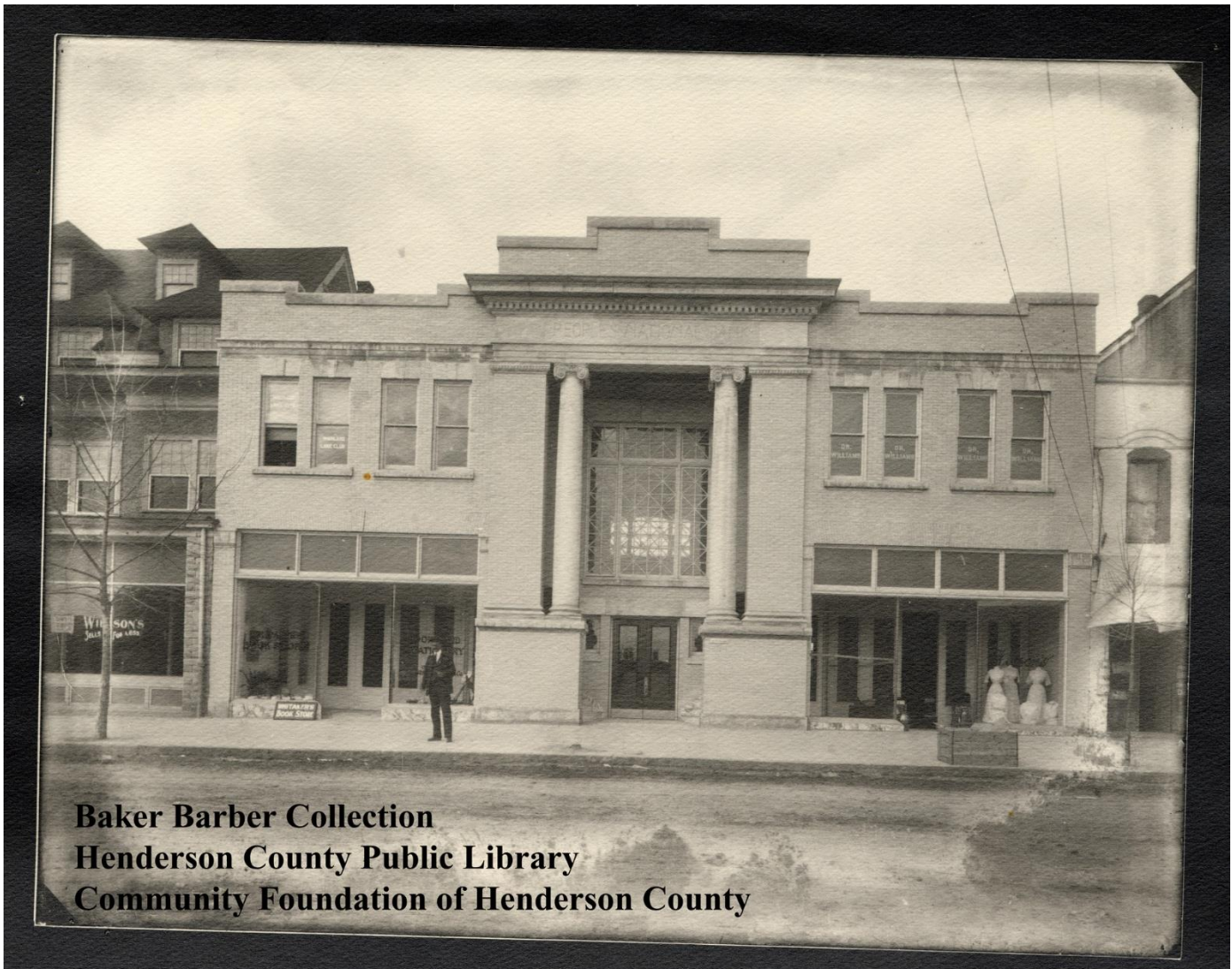
The project clearly caught the fancy of the local citizens. The following reports came from the French Broad Hustler:

(1/27/10) "Messrs. Edwards and Blythe have returned from Atlanta, where they purchased the latest improved machinery for reinforced concrete construction. This machinery will be used for the first time in the construction of the People's National Bank."

(2/17/10) "Concrete mixer arrives for People's National Bank job."

(4/14/10) "...over a thousand barrels of cement will be used in the construction of the People's National Bank."

(6/23/10) "Edwards and Blythe are through with the concrete part of the People's National Bank's new building and are now starting to finish."



Baker Barber Collection
Henderson County Public Library
Community Foundation of Henderson County

SITE IMAGES

Current storefront. Based on historic images, this storefront is not the original storefront but a later installation.



Transom window. All the transom windows are proposed to be replaced with aluminum clad windows.

SITE IMAGES



Window to the right of the entryway. Proposal is to increase the size of this window and the symmetrical window on the other side of the entryway.



Storefront window adjacent to the front doors. Both of these windows flanking the front door are proposed to be enlarged.

SITE IMAGES





Front doors proposed for replacement.

DESIGN STANDARDS

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

Section 3.1 STOREFRONTS

New Design

.7 Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

.8 Whenever possible, incorporate research from the Baker-Barber collection to determine the original characteristics and architectural details of the building.

Section 3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.

Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.

- .8 The use of reflective or highly tinted glass is discouraged.
- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
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- .14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

Community Development Department
160 6th Ave. E.
Hendersonville, NC 28792
828-697-3010

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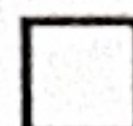
Application Submittal Requirements and Required Materials Checklist

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: 2025-05-15



Minor Work



Major Work



Major Work Resubmittal

Application Contact Information			
Applicant Name: Elliott Spicer	Property Address: 225 N. Main Street, Hendersonville	Applicant Email: elliott@spicergreene.com	Phone Number: 828.333.1192
Property Owner Name (if different from Applicant) Same	Mailing Address: 121 Patton Avenue, Asheville, NC 28801	Owner Email: Same	Phone Number: Same

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.

Remove the existing storefront and rebuild according to the attached concept drawing. See attached document identifying proposed materials.



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.

Elliott Spicer

Elliott Spicer

Printed Property Owner(s) Name

Fine Jewelry and Realty LLC

Spicer Greene Jewelers

Fine Jewelry and Realty LLC

Printed Company Name (if applicable)

*LLC, Inc., Trust

Elliott Spicer

Property Owner(s) Signature

GEO-COOWNER

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:



CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIRED MATERIALS CHECKLIST

Community Development Department
160 6th Ave. E.
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: 2025-05-15



Minor Work



Major Work



Major Work Resubmittal

Application Contact Information			
Applicant Name: Elliott Spicer	Property Address: 225 N. Main Street, Hendersonville	Applicant Email: elliott@spicergreene.com	Phone Number: 828.333.1192
Property Owner Name (if different from Applicant) Same	Mailing Address: 121 Patton Avenue, Asheville, NC 28801	Owner Email: Same	Phone Number: Same

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.
Remove the existing storefront and rebuild according to the attached concept drawing. See attached document identifying proposed materials.



**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.

Elliott Spicer

Printed Property Owner(s) Name

Spicer Greene Jewelers

Property Owner(s) Signature

Property Owner Title (if applicable)

*Member, Manager, Register Agent, etc.

Printed Company Name (if applicable)

*LLC, Inc., Trust

Community Development Use Only

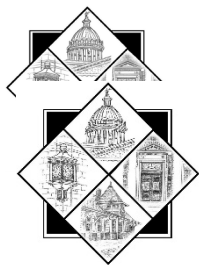
Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item B.

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

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

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

MINOR WORK REQUIREMENTS

Fences and Walls

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

Landscaping Projects

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

Rooftop Construction

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

Installation of Mechanical and Utility Equipment

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

Foundation Repairs

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

Masonry Repairs

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

Awnings

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

Removal of Artificial Siding

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



CERTIFICATE OF APPROPRIATENESS APPLICATION

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Item B.

Existing Stairs, Landing, Steps and Entryways	
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<input type="checkbox"/>	Existing & Proposed Elevation Drawings (drawn to scale)
<input type="checkbox"/>	Tree Removal & Protection Plan (drawn to scale)
<input type="checkbox"/>	Landscaping Plan
<input type="checkbox"/>	Streetscape Rendering (Required for new structures sited adjacent to a right of way))
<input type="checkbox"/>	Manufacturer Specifications for All Materials (Including but not limited to windows, doors, siding, roofing, lighting, mechanical)

2025-05-15 COA Submission Details **(revised 2025-06-10)**

Spicer green Jewelers – 225 N. Main Street, Hendersonville

1. Existing storefront photo – attached
2. Preliminary CAD details - attached
3. Rendering of proposed storefront – attached
4. Overall storefront masonry opening: 18'-8" wide x 13'-11" High
5. Proposed materials:
 - a. Fixed glass set in composite frames with stops: 1" Overall Thickness
Insulated Glass units using- 1/4" Solarban® 60 Solar Control Low-E Tempered Glass over 1/4" Clear Tempered Glass.
 - i. Glass Dimensions: (2) Approximately 48" x 78" and (2) Approximately 36" x 78".
 - b. Aluminum clad entry door: (1) 6'0" x 6'8" Pair of doors, The Doors are Medium Stile, Black Anodized Finish, 10" Bottom rail, Surface Mounted Closers, Sweeps, Standard MS Lock and Flush Bolts, Custom Back-to-Back Pull Handles.
 - c. Mosaic entry tile: See attached.
 - d. Painted trim elements around aluminum storefront glazing - Boral or similar composite product.
 - e. Repair/replacement of existing transom windows (existing frames/sashes - rot discovered) with aluminum clad units.

SPICER
GREENE
JEWELRY & GIFTS

SPICER GREENE

225

BUY SELL. UPGRADE

SPICER GREENE
SINCE 1740

YOUR DESIGN

CUSTOM MOSAIC



Design 3 (green tiles logo with border)

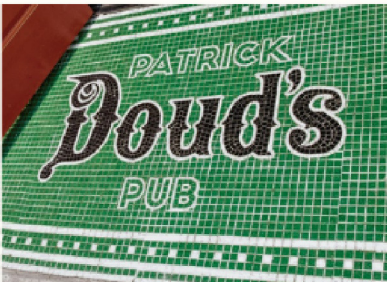
PRODUCT DETAILS

Material: Porcelain
Tile shape: Hexagon and Square
Tile colors: Black, White & Forest

Tile size: 23 x 26mm (hex); 10 x 10 mm, 25 x 25 mm(square)
Tile depth: 5 mm
Mounting: Back mounted on mesh
Price: USD \$ 2830, including free shipping.

- FLOORS
- ☒
- WALLS
- ☒
- SHOWER FLOORS
- ☒
- OUTDOORS
- ☒
- HEAVY-TRAFFIC
- ☒

PREVIOUS WORKS



BK 4262 PG 672 - 674 (3)
This Document eRecorded:
Fee: \$26.00
Henderson County, North Carolina
William Lee King, Register of Deeds

DOC# 1001027319
03/04/2025 10:13:05 AM
Tax: \$380.00

NORTH CAROLINA SPECIAL WARRANTY DEED
Excise Tax \$380.00
REID 10012972 Parcel Identifier No. Portion of 9568-77-8673

Verified by _____ County on the _____ day of _____, 20____
by _____
This instrument was prepared by The Kraus Law Firm, PC
To Be Returned to: Joanne H. Badr, Ward and Smith, P.A., Post Office Box 2020, Asheville, NC 28802-2020
Brief description for the Index: Unit A of the 225 North Main Street Condominiums

THIS DEED made this 28th day of February, 2025, by
and between:

GRANTOR	GRANTEE
Hendersonville Holdings, LLC, a Delaware limited liability company 19500 State Highway 249 Suite 350 Houston, Texas 77070	Fine Jewelry & Realty, LLC, a North Carolina limited liability company 121 Patton Avenue Asheville, NC 28801

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

BEING all of Unit A of the 225 North Main Street Condominiums,
as set forth and described in that Declaration of Condominium
recorded in Book 4142, Page 459, Henderson County, NC Registry
as amended by that certain First Amendment to Declaration of
Condominium recorded in Book 4190, at Page 307 (the

Submitted electronically by "Ward and Smith, 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.

Declaration"), which Unit A is further shown and described in the Condominium Plat (which includes the dimensions of said Unit A) recorded in Plat Book 2024, at Page 15353, Henderson County, NC Registry, reference to which is hereby made for a more particular description of said Unit.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration.

The above-described Unit is conveyed together with that 25% undivided interest in and to the Common Elements which are attributable to the Unit as set forth in the Declaration.

BEING a portion of the same real property described in that Deed recorded in Book 3877, Page 151, in the Office of the Register of Deeds of Henderson County, North Carolina.

This conveyance is made subject to easements and rights-of-way of record or in existence on or under the ground, restrictive covenants of record, if any, and ad valorem taxes for the current year, which taxes the party of the second part, by accepting this deed, assumes and agrees to pay.

A map showing the above-described property is recorded in Plat Book 2024, Page 15353

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

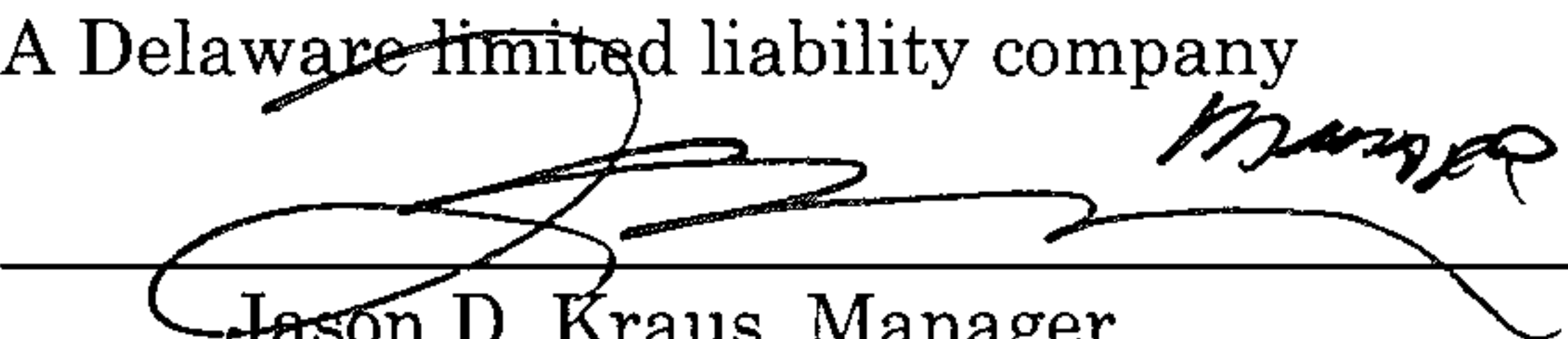
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, but not otherwise.

Title to the property hereinabove described is subject to the following exceptions:

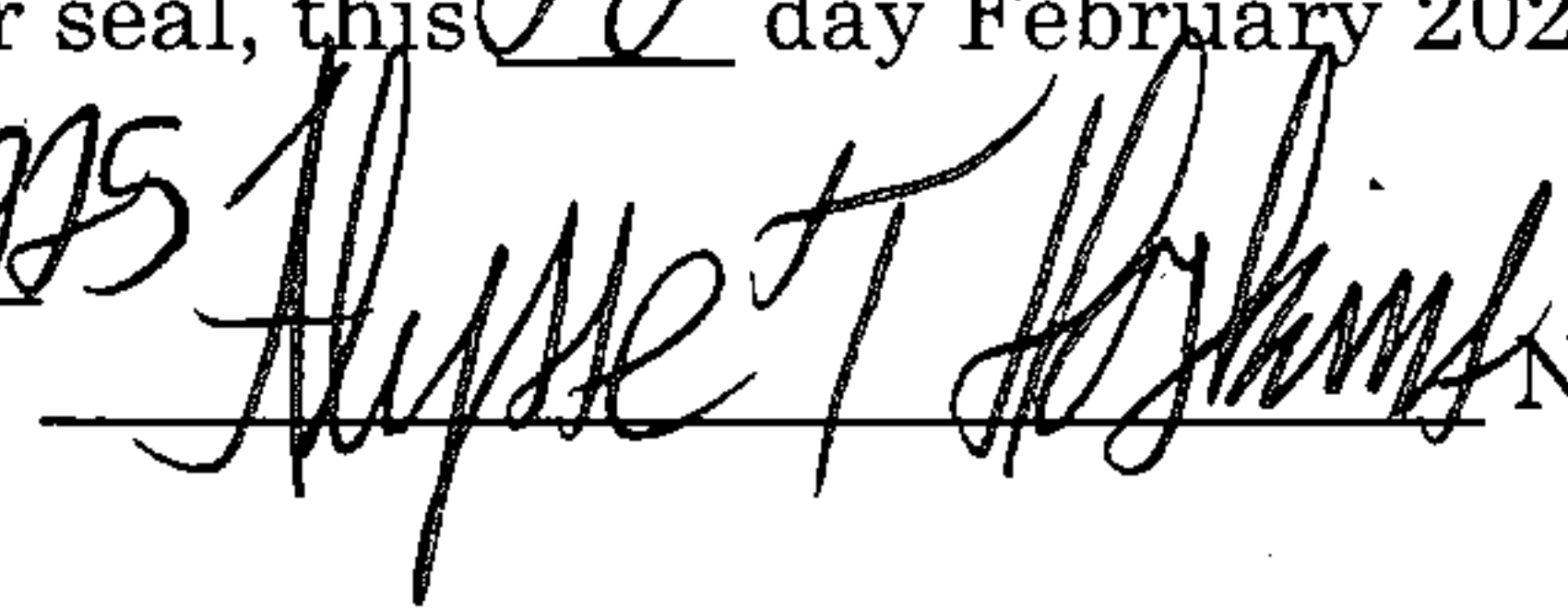
Easements, covenants, conditions and restrictions of record; 2025 ad valorem taxes, not yet due and payable, items disclosed to Grantee; and utilities physically located on the property

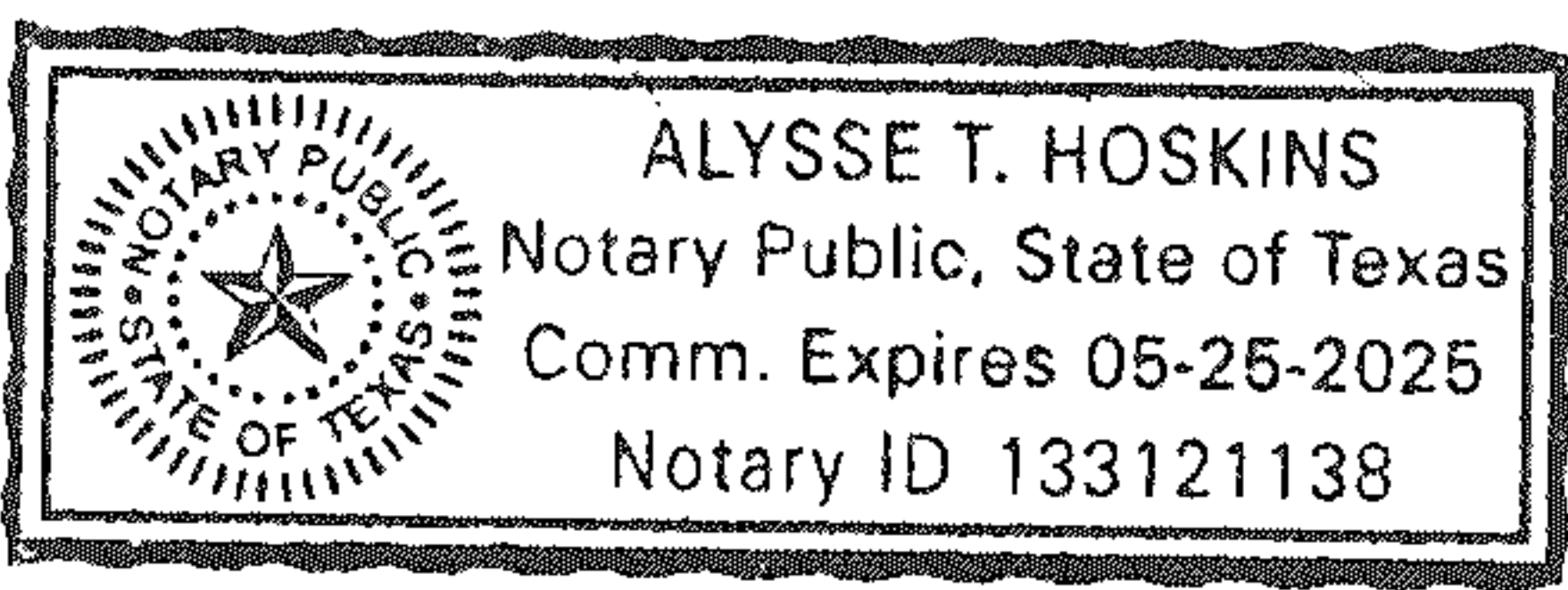
SIGNATURE AND NOTARY ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal,
the day and year first above written.

HENDERSONVILLE HOLDINGS, LLC
A Delaware limited liability company
 (SEAL)
Jason D. Kraus, Manager

STATE OF TEXAS, HARRIS COUNTY
I, Alysse T Hoskins a Notary Public of the County and State
aforesaid, certify that Jason D. Kraus, Manager of Hendersonville Holdings, LLC,
Grantor, personally appeared before me this day and acknowledged the execution of
the foregoing instrument.

Witness my hand and official stamp or seal, this 25th day February 2025
My commission expires 25 May 2025  Notary Public
ND:4929-2182-6080, v. 3





CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes, Planner II **MEETING DATE:** June 18th, 2025

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

TITLE OF ITEM: 132 3rd Avenue E – Installation of New Front Door
(25-30-COA) – *Sam Hayes / Planner II*

SUGGESTED MOTION(S):

<p>1. <u>For Recommending Approval:</u></p> <p>I move 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 <u>not incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 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) <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p>1. <u>For Recommending Denial:</u></p> <p>I move 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 <u>incongruous</u> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"> 1. The replacement door is not appropriate given the size, scale, proportion, material, and detail for the façade. (Sec. 3.4.2.3) <p style="text-align: center;">[DISCUSS & VOTE]</p>
---	--

PROJECT/PETITIONER NUMBER:	25-30-COA
PETITIONER NAME:	Dam Chapman (Applicant) Zachary Neill (Property Owner)
EXHIBITS:	A. Staff Report B. COA Application

C. Warranty Deed

132 3rd Avenue E – Installation of New Front Door

(25-30-COA)

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

Staff Report Contents

PROJECT SUMMARY	2
SITE VICINITY MAP	2
CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP	3
HISTORY OF SUBJECT PROPERTY	3
SITE IMAGES	4
DESIGN STANDARDS	6



PROJECT SUMMARY

Applicant: Dan Chapman

Property Owner: Zachary Neill

Property Address: 132 3rd Avenue E

Project Acreage: 2,178 square feet

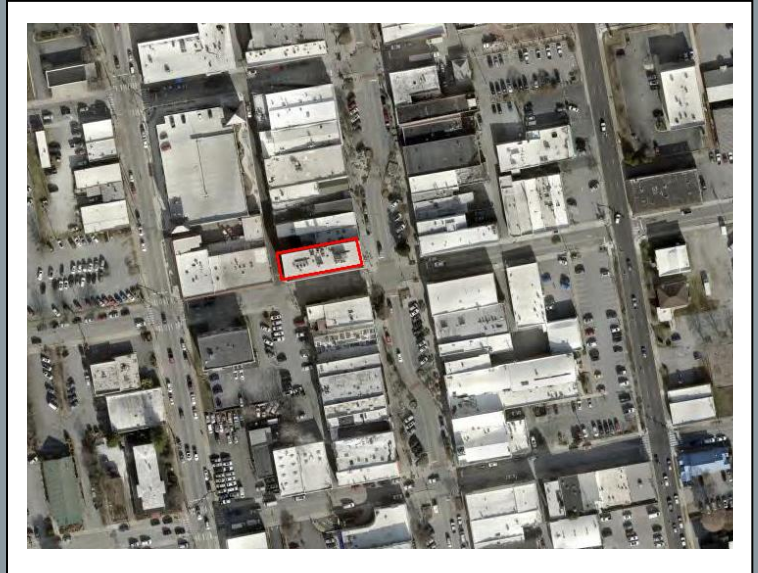
Parcel Identification Number(s):

9568-87-2739

Current Parcel Zoning: C-1 Central Business

Historic District: Main Street Historic District

Project Type: Major Work (Installation of a New Front Door)



SITE VICINITY MAP

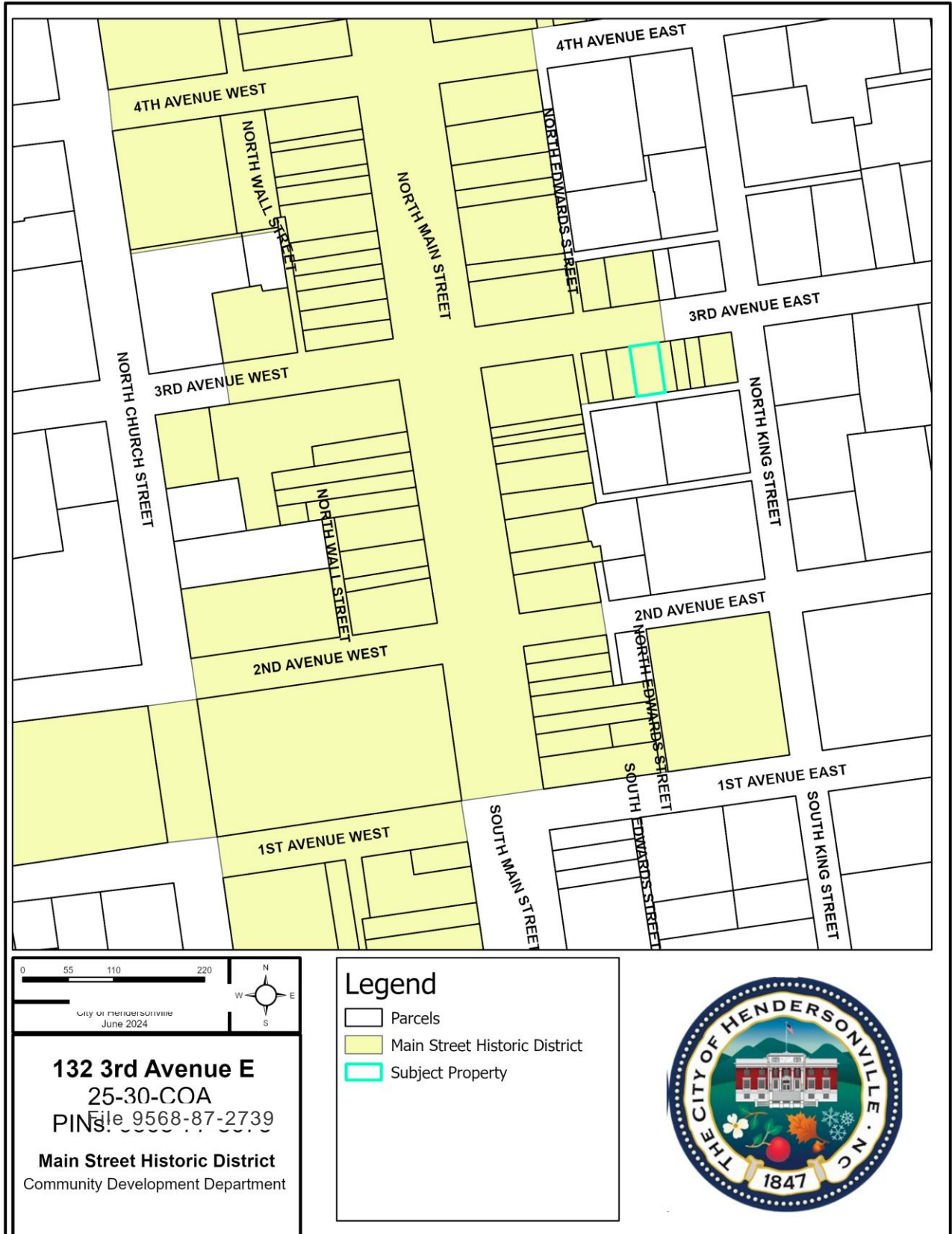
Project Summary:

The City of Hendersonville is in receipt of a Certificate of Appropriateness (COA) application from Dan Chapman for the installation of a new front door. The front door will be constructed out of wood. The door is designed to fit into the existing opening and will not require the cutting into the building's masonry.

The previous door is not original to the building based on staff's site visit.

The current COA application is a Major Work according to the standards of Main Street Design Standards.

CITY OF HENDERSONVILLE – MAIN STREET LOCAL HISTORIC OVERLAY MAP



HISTORY OF SUBJECT PROPERTY

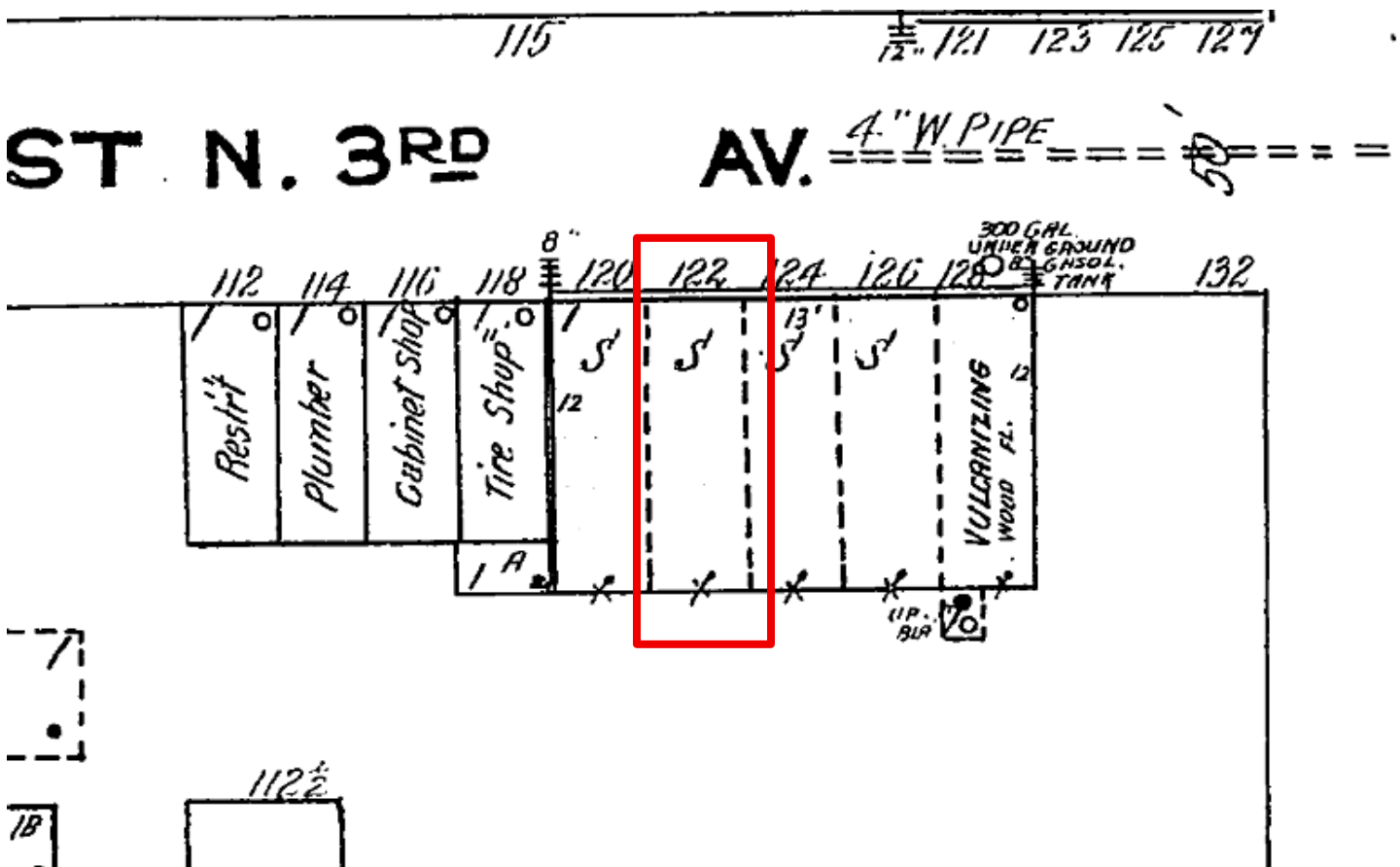
First Bank & Trust Company

132-144 3rd Ave. E.

132-144 3rd Ave. E.

Commercial Building. ca. 1920. Contributing.

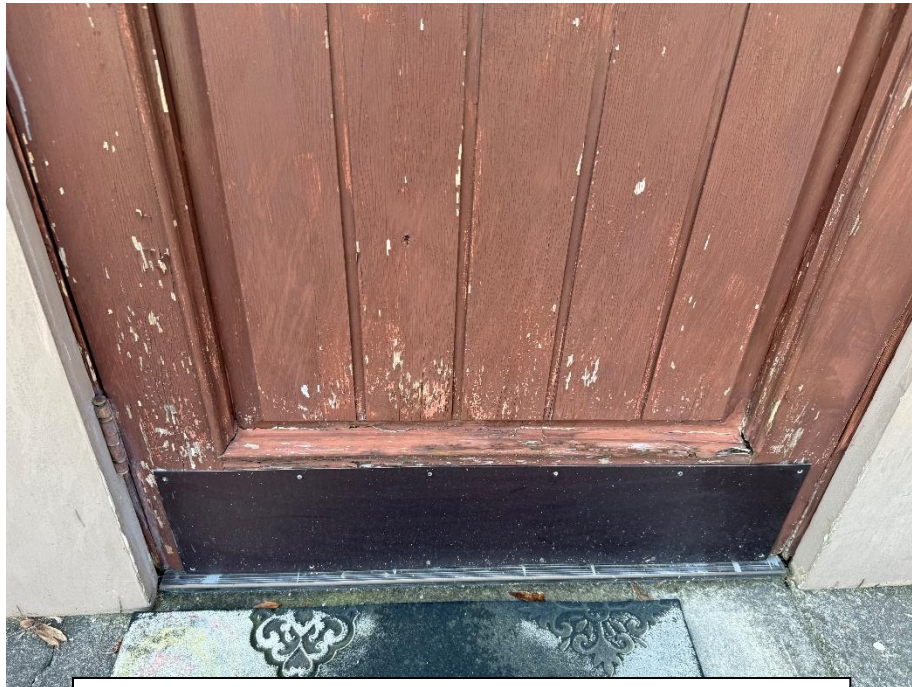
Deep red striated brick Commercial Style one-story building with a long, linear configuration. Five bays wide, with each bay infilled with modern materials. Brick framing remains around each of the storefronts.



SITE IMAGES



View of current door.



View of rotten elements of door.

DESIGN STANDARDS

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

Section 3.4.2 WINDOWS AND DOORS

WINDOWS AND DOORS GUIDELINES

- .1 Retain and preserve original windows and doors.
- .2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- .3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- .4 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- .5 Protect and maintain existing windows and doors in appropriate ways:
 - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water run off does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.

Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

- .6 Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .7 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- .8 The use of reflective or highly tinted glass is discouraged.

- .9 It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.
- .10 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- .11 If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- .12 If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
- .13 It is not appropriate to use snap-in muntins to create a false dividedlight appearance.
- .14 In accordance with the Artificial Materials guidelines (Section 3.8), it is not appropriate to replace existing vinyl windows with new vinyl windows on contributing structures.
- .15 Existing windows and doors on non-contributing structures should be replaced in-kind.



CERTIFICATE OF APPROPRIATENESS APPLICATION REQUIRED MATERIALS CHECKLIST

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

Item C.

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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: DAN CHAPMAN	Property Address: 132 B 3RD AVE E	Applicant Email: DANANDPATI2@YAHOO	Phone Number: 828-606-3276
Property Owner Name (if different from Applicant) Zachary Neill	Mailing Address: 1 Maplewood Rd Asheville NC 28804	Owner Email: zachary.rockwell.neill@gmail.com	Phone Number: 828/747-4020

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.

1. REPLACE EXISTING DOOR DUE TO WATER DAMAGE WITH A STANDARD FULL VIEW GLASS AS IT WAS YEARS AGO.

2. REMOVE EXISTING TRELLIS AND REPLACE IT WITH AN AWNING



CERTIFICATE OF APPROPRIATENESS APPLICATION

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100 N King St.
Hendersonville, NC 28792

Item C.

Property Owner Signature

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Zachary Neill

Printed Property Owner(s) Name

[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

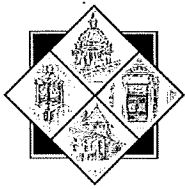
Date Received: _____

Received By: _____

Application Complete: Y / N

Proposed HPC Meeting Date (if applicable): _____

Notes:

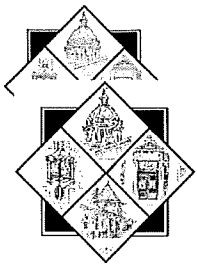


CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Item C.

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Hendersonville, NC 28792

Item C.

GENERAL APPLICATION REQUIREMENTS (FOR MINOR & MAJOR WORKS):

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

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

MINOR WORK REQUIREMENTS

Fences and Walls

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

Landscaping Projects

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

Rooftop Construction

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

Installation of Mechanical and Utility Equipment

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

Foundation Repairs

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

Masonry Repairs

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

Awnings

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

Removal of Artificial Siding

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



Air-Vent Exteriors, Inc.

Office: (828)687-0439

Fax: (828)687-1620

www.airventexteriors.com



Greenville Awning Co.

Office: (864) 288-0063

Fax: (864) 288-3683

www.greenvilleawning.com

Corporate Mailing Address

1852 Brevard Rd.

Arden, NC 28704

Item C.

Date: 4.14.2025

Submitted To HANDS ON CONSTRUCTION Home (____) - ____ - ____
Contact Name DAN CHAMPMAN Cell (828) - 606 - ____
Street 132 B 3RD AVE EAST Work (____) - ____ - ____
City HENDERSONVILLE State NC Zip 28792 Email: DAN AND PATI 2 @ YAHOO.COM

We hereby submit specifications and costs for the improvement of Real Property:

Awning Style:

- ☒ Traditional ☐ Convex ☐ Dome ☐ Patio canopy ☐ Entrance canopy ☐ Concave
☐ New fabric cover for existing awning frame ☐ Other _____

Frame Material:

Sturdy aluminum frame welded for strength.

- ☒ Mill Finish Silver ☐ Optional: Prefinished Powder Coated Color: _____

Awning cover:

- ☒ 100% acrylic canvas ☐ Heavy-weight vinyl fabric ☒ Flame-retardant canvas ☐ Standing seam metal
☒ Color: # RUST (SUNBRELLA) ☒ Valance Style: 8" HY

Aluminum Patio Canopies

- ☐ Uninsulated patio roof ☐ Foam-insulated patio roof ☐ Roof color: _____
☐ Trim color: _____ ☐ Support post color: _____

GHRC Architectural Aluminum Canopies

- ☐ Hanger Rod ☐ Post Supported
☐ 100 Series ☐ 200 Series ☐ 300 Series ☐ Cantilevered
Color _____ Wall Plate Style _____
Roof Decking Style _____ Gutter Size _____ Gutter Profile _____
Post Size _____

Bahama Shutters

Color: _____

Blade Styles: ☐ Oval Decorative Blade ☐ Operable Impact Rated Blade

All work to be done by our technicians covered by Gen. Liability and Worker's Compensation Insurance

Notes:

Air Vent Exteriors to consider + install NEW TRADITIONAL
STYLE AWNING OVER FRONT ENTRY WAY OF BUSINESS.

JOB Includes ALL PERMITS, LABOR + MATERIALS

Dimensions - 14'-1" wide - 27" deep x 42" proj

Reeb Report

Item C.



BUILDERS FIRSTSOURCE-HENDERSONVILLE
2324 ASHEVILLE HIGHWAY
HENDERSONVILLE NC 28791
828-694-0665



Project Information (ID #8972780 Revision #13340830)

[Hide](#)

Project Name: DAN CHAPMAN - 3RD AVE EAST

Quote Date: 02/12/2025

Customer:

Submitted Date:

Contact Name:

PO#:

Phone (Main):

Phone (Cell):

Sales Rep Name: Kyndle Wallen

Customer Type:

Terms:

Delivery Information

[Hide](#)

Shipping Contact:

Comments:

Shipping Address:

City:

State:

Zip:

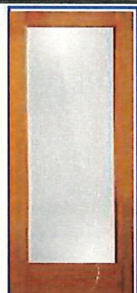
Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 36" x 80" F7002LE LHI 4 9/16" Fir

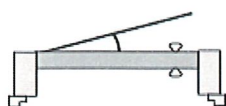
Location:

Quantity: 1



Fir 36"x80" Single Door

1,465.74



EXTERIOR
Left-Hand Inswing

Configuration Options [Hide](#)

Ext Fir Single Door 36" x 80" F7002LE , 4 9/16" Fir,
No Brickmould, Left Hand Inswing, US1D Flat Black
Radius Corner Ball Bearing Hinges, Bronze Finish w
Dark Cap Composite Adjustable Sill, Sill Cover,
Bronze Compression Weatherstripping, Single Lock
Bore 2-3/8" Backset Bore

Rough Opening: 38 1/2" x 82 1/2"

Total Unit: 37 5/8" x 82"(Includes Exterior Casing)

Item Total: \$ 1,465.74

Item Quantity Total: \$ 1,465.74

Unit Summary

[Hide](#)

Item	Location	Description	Quantity	Unit Price	Total Price
------	----------	-------------	----------	------------	-------------



Name: Harris on Co. Item C.

Date: 4.14.25

Acceptance of Agreement

The above prices, specifications, and conditions (front and back) are satisfactory and are hereby accepted. You are authorized to do the work specified. All work to be completed in a workman like manner according to specifications submitted. per standard practice. The manufacturer of the products installed provides certain warranty protection for the buyer. Air-Vent Exteriors, Inc. will provide the warranty information and forms supplied by the manufacturer. Air-Vent Exteriors, Inc. makes no express warranties and no warranties of merchantability or fitness for a particular purpose with regard to the products installed. In no event shall Air-Vent Exteriors. be liable for special or consequential damages, If this agreement was solicited at your residence or at a place other than the place of business of the seller and you do not want the goods or services, you the buyer, may cancel this transaction by sending a notice to the seller at any time prior to midnight of the third business day after you sign this transaction. The notice must be mailed to: Air-Vent Exteriors, Inc ..., 1852 Brevard Rd, Arden, NC 28704.

PAYMENT OF BALANCE DUE

If the job is substantially completed, awaiting a small part, service call, etc., then payment shall commence as per terms or the account will become past due. However, 5% or \$100.00 (which is smaller), may be withheld if services or a small part is needed. When payment is past due, the entire balance becomes due and payable and a service charge of 1 ½ % per month (an annual rate of 18%) shall be added monthly. If the account is not paid according to terms, the warranty may be voided. Partial payments shall apply to any late payment charges first, then the balance of payment applied to the past due account. All materials specified in this agreement are the property of Air-Vent Exteriors, Inc. / Greenville Awning Co. until Balance Due is paid in full.

ADVERTISING

We, the Owner, agree to allow Air-Vent Exteriors, Inc. / Greenville Awning Co. to take before and after pictures of the job. We also agree to let Air-Vent Exteriors, Inc. / Greenville Awning Co. use these pictures and our name and address in advertisements and on social media.

DELIVERY

Air-Vent Exteriors, Inc. / Greenville Awning Co. cannot be responsible for any installation delays for any reason. It is always our intention to deliver the job in the specified time period. It's good for you and it's good for us. However, there are occasions for example where we may have experienced material backorders or bad weather that may cause your job to be delayed.

WARRANTY

Air-Vent Exteriors, Inc. / Greenville Awning Co. in addition to the factory material warranty extends a 3-year labor warranty for any service on the awning/canopy. After which it is the homeowner's responsibility to inspect and keep up maintenance.

CHANGES TO THIS AGREEMENT

Any alteration, deviation, or change in the work to be performed shall be reduced to a written, "Change Order". Whether the changes involve extra costs or not, they will only be executed upon written order. Such writing shall specify the change or changes, any adjustments in price therefore and shall be executed with the same formalities as this Agreement, thereby becoming a part hereof.

PERSONAL PROPERTY

Air-Vent Exteriors, Inc. / Greenville Awning Co. cannot be responsible for anything that falls off of the wall or any shelf, piece of furniture, etc. If you think it may fall and you do not want it broken, please take it down and safely place it away from the area(s) that we will be working on.

In the event that any section or paragraph of this contract is found in a court of law to be invalid, that section or paragraph shall be struck from the agreement and the rest of the contract will remain in force.

Air-Vent Exteriors, Inc. / Greenville Awning Co. is dedicated to making sure you are a pleased and informed customer!

E-589CI

Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, is generally required to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes as a real property contract with respect to a capital improvement to real property.

- This affidavit may not be used to purchase building materials, other tangible personal property, or digital property to fulfill a real property contract exempt from sales and use tax.
- A person who willfully attempts, or a person who aids or abets a person to attempt in any manner, to evade or defeat a tax imposed by the Sales and Use Tax Laws, or the payment thereof, shall be guilty of a Class H felony. If there is a deficiency or delinquency in payment of any tax due to fraud with intent to evade the tax, there shall be assessed a penalty equal to 50% of the total deficiency.

Section I. Single Use (Complete this section to issue the affidavit for a single capital improvement.)

(A) Owner, Tenant, or Real Property Contractor Address City State Zip Code	(B) Real Property Contractor (General Contractor or Subcontractor) <small>Hired to perform capital improvement</small> AIR VENT EXTERIORS, INC. Address 1852 BREVARD RD City State Zip Code ARDEN NC 28704
---	--

Describe capital improvement to be performed:

Project Name

Project Address (where the work is to be performed)

City

State

Zip Code

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor Identified in box "B") shall be treated as a real property contract with respect to a capital improvement to real property for sales and use tax purposes.

Signature of Authorized Person: Marilyn Kaylor Title: owner Date: 6.10.2024

Section II. Blanket Use (Complete this section execute a blanket affidavit.)

(C) Real Property Contractor Address City State Zip Code	(D) Real Property Contractor or Subcontractor <small>Hired to perform capital improvement</small> AIR VENT EXTERIORS, INC. Address 1852 BREVARD RD City State Zip Code ARDEN NC 28704
---	---

To be completed by the Real Property Contractor identified in Box C.

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts with respect to capital improvements for real property for sales and use tax purposes.

Signature of Authorized Person: _____ Title: _____ Date: _____

Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, is generally required to be issued (see exceptions below) to substantiate that a contract, or a portion of work performed to fulfill a contract, is to be taxed for sales and use tax purposes as a real property contract with respect to a capital improvement to real property.

- Form E-589CI is not an affidavit of tax paid on building materials, other tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI is not to be used to purchase building materials, other tangible personal property, or digital property purchased or used to fulfill a real property contract exempt from sales and use tax.
- A person that issues Form E-589CI in error is liable for use tax on the sales price of or the gross receipts derived from the transaction if it is determined that the contract is not a capital improvement to real property.

A person who willfully attempts, or a person who aids or abets a person to attempt in any manner, to evade or defeat a tax imposed by the Sales and Use Tax Laws, or the payment thereof, shall be guilty of a Class H felony. If there is a deficiency or delinquency in payment of any tax due to fraud with intent to evade the tax, there shall be assessed a penalty equal to 50% of the total deficiency.

Exceptions to the Requirement to Issue Form E-589CI

The following are exceptions for transactions where Form E-589CI is not required to be issued to substantiate that the transaction is taxed, as applicable, for sales and use tax purposes as a real property contract with respect to a capital improvement to real property.

- Painting or wallpapering real property, or parts thereof.
- Landscaping service.

Form E-589CI is not required to be issued by the specific person for a transaction noted below. The exceptions do not apply to transactions between a general contractor hired to oversee the entire contract and one of its subcontractors (See "Blanket Use" of Form E-589CI (Section II) for possible exceptions.). **The following exceptions do not apply to remodeling.**

- A real property owner or other person hires a general contractor to oversee the entire contract and the contract is for "new construction" as defined in N.C. Gen. Stat. § 105-164.4H(e)(2).
- A real property owner or other person hires a general contractor to oversee the entire contract and the contract is to rebuild or construct again a prior existing permanent building, structure, or fixture on land (reconstruction as defined in N.C. Gen. Stat. § 105-164.4H(e)(3)).
- A general contractor that purchases all tangible personal property and digital property to fulfill the real property contract and provides the employee labor to fulfill the real property contract.

Section I. Single Use Instructions

A person must complete "Section I - Single Use" of the form for a one time use to substantiate that a transaction that otherwise meets the definition of repair, maintenance, or installation services to real property is taxed for sales and use tax purposes as a real property contract with respect to a single capital improvement for real property. When a real property contractor hires a subcontractor to perform a portion of the overall contract and there is not a recurring business relationship between the two parties, "Section I - Single Use" of Form E-589CI shall be completed and the form issued to each subcontractor as notice that the transaction is subject to tax as a real property contract with respect to a capital improvement for sales and use tax purposes.

A property owner oversees the entire activity that is a real property contract with respect to a capital improvement for real property and hires various subcontractors to complete the real property contract:

- **Box A - Owner, Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor (General Contractor or Subcontractor):** Enter general contractor's or subcontractor's name and address.
- Property owner listed in Box A must describe real property contract with respect to capital improvement to be performed.
- Authorized Person (typically property owner) signs, enters title (owner), and enters the date.

A general contractor hires a subcontractor to perform a real property contract with respect to a capital improvement, or portion thereof:

- **Box A - Owner, Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor (General Contractor or Subcontractor):** Enter subcontractor's name and address.
- General contractor listed in Box A describes real property contract with respect to capital improvement to be performed.
- Authorized Person (typically general contractor) signs, enters title (general contractor), and enters the date.

A lessee or tenant hires a general contractor (or subcontractor) to perform a real property contract with respect to a capital improvement for real property; provided the capital improvement is intended to become a permanent installation and title to it vests in the owner or lessor of the real property immediately upon installation:

- **Box A - Owner, Tenant or Real Property Contractor:** Enter lessee or tenant's name and address.
- **Box B - Real Property Contractor (General Contractor or Subcontractor):** Enter general contractor's or subcontractor's name and address.
- General contractor must describe capital improvement for real property to be performed.
- Authorized Person (typically lessee or tenant) signs, enters title, and enters the date.

Section II. Blanket Use Instructions

A real property contractor may complete "Section II - Blanket Use" and issue the form to a real property contractor (subcontractor) who is used exclusively to perform part, or all, of real property contracts with respect to capital improvements to real property, where the person and the real property contractor have a recurring business relationship. A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties) or until withdrawn or otherwise notified by the issuer of the form. The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling and the activities performed by the subcontractor(s) are never repair, maintenance, and installation services for real property; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts with respect to capital improvements for real properties.

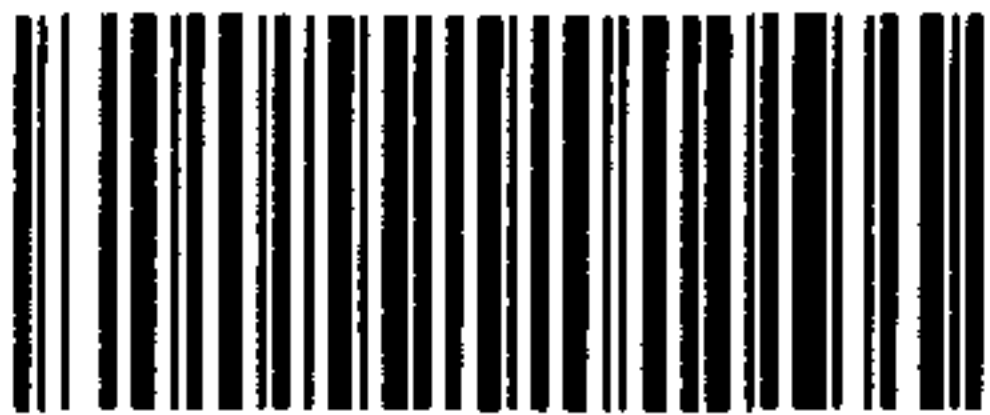
A general contractor or subcontractor hires a subcontractor to perform a capital improvement, or portion thereof:

- **Box C - Real Property Contractor:** Enter the hiring real property contractor's name and address.
- **Box D - Real Property Contractor (General Contractor or Subcontractor):** Enter subcontractor's name and address. Authorized person listed in Box C signs, enters title, and dates.

3/0x6/8
no am
2x4 wall
44 wls.

Van Chapman
3rd floor
all wood
the fuel
Black die box
Black jungle
Harris over





This document presented and filed:
12/09/2022 03:57:57 PM

[Signature]

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: \$0.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	-0-
Parcel ID:	9568872739
Mail/Box to:	Roy Neill, 144 Third Ave East, Hendersonville, NC 28792
Prepared by:	Roy Neill, 144 Third Ave East, Hendersonville, NC
Brief description for the Index:	Corrective deed, 2 tracts third avenue east

THIS SPECIAL WARRANTY DEED ("Deed") is made on the __8th__ day of _August_ 2022__, by and between:

GRANTOR	GRANTEE
Roy Neill, executor of the estate of Helen S. Neill, authority granted in Henderson County 20 E 306	Zachary Neill, 1 Maplewood Rd, Asheville, NC 28804

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the Hendersonville Township, Henderson County, North Carolina and more particularly described as follows (the "Property"):

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 766 page 763.

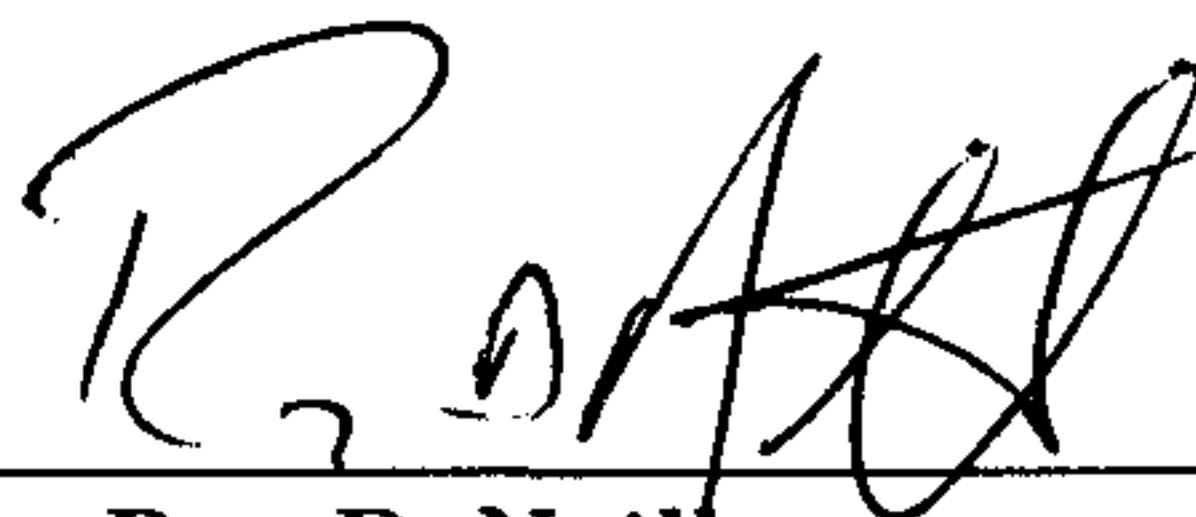
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book -----page-----.


TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.


Name:

By: 
Name: **Roy D. Neill**
Title: **Executor of the Estate of Helen S. Neill**

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I , a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 5th day of August 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Roy Neill, Executor of the Estate of Helen S. Neill.

Affix Notary Seal/Stamp


Notary Public (Official Signature)
My commission expires: 12-12-2026

Susan A. Stanton
Notary Public
Henderson County, NC

EXHIBIT A

TRACT ONE: BEGINNING at a point set in the southern margin and sidewalk of Third Avenue East, said point also being the northwesternmost corner of Tract 2 of the property conveyed to Roy Neill and wife, Lynn J. Neill, as found in Deed Book 782 at Page 305 in the Henderson County Registry, and runs thence from said beginning point with the Neill property above referred to, South 8 deg. 55 min. 10 sec. East 70.83 feet to a point in the southern margin of a 10-foot alley; thence with said alley South 80 deg. 38 min. 39 sec. West 15.6 feet to a point; thence a new line North 8 deg. 55 min. 12 sec. West 70.95 feet to a point in the southern margin of Third Avenue East; thence with the sidewalk and margin of said street, North 81 deg. 04 min. 53 sec. East 15.6 feet to the point and place of BEGINNING.

AND BEING a portion of that Property conveyed to Elmer and Helen Neill in Bk 766 at page 763 of the Henderson County Registry.

TRACT TWO: BEGINNING at a point set in the southern margin and sidewalk of Third Avenue East, said point also being located South 81 deg. 04 min. 53 sec. West 15.6 feet from the northwesternmost corner of Tract 2 of the property conveyed to Roy Neill and wife, Lynn J. Neill, as found in Deed Book 782 at Page 305 of the Henderson County Registry and runs thence from said beginning point with the western line of Tract 1 of deed found in Deed Book 784 at page 393 in the Henderson County Registry, South 8 deg. 55 min. 12 sec. East 70.95 feet to a point set in the southern margin of a 10-foot alley; thence with said alley, South 80 deg. 38 min. 39 sec. West 16.4 feet to a point set, said point being at the southeasternmost corner of the Luther Smith property as found in Deed Book 683 at Page 489 in the Henderson County Registry; thence with the Smith property North 8 deg. 30 min. 27 sec. West 71.07 feet to a point in the southern margin of Third Avenue East; thence with the sidewalk and margin of said street, North 81 deg. 04 min. 53 sec. East 15.96 feet to the point and place of BEGINNING.

AND BEING a portion of that Property conveyed to Elmer and Helen Neill in Bk 766 at page 763 of the Henderson County Registry.

The purpose of this deed is to correct the description previously conveyed from Elmer and Helen Neill, husband and wife to Sam and Lynn K. Neill in Book 784 at page 393 of the Henderson County registry. The deed conveyed to Elmer and Helen Neill conveyed the title to the 70 feet deep lot which included title to a private alleyway 10 feet wide on the southern boundary of each lot. The deed conveying this property in Book 784 at page 393 omitted title to the 10-foot wide alleyway on the southern end of each lot.

There is excepted from this conveyance a 10 foot wide alleyway on the southern edge of these lots. This private alleyway is for the use and benefit of those lots bordering the southern edge of third avenue between King Street and Edwards Alley.

Elmer Neill passed away in 2006 and conveyed his interest in all his property to Helen Neill in that will probated in 22 E 619.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes – Planner II

MEETING DATE: June 18th, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Landmark Nomination – Lenox Spring (25-01-LL) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move the Historic Preservation Commission recommend to City Council to approve the adoption of an ordinance designating Lenox Spring (PIN 9568-55-1019) as a local historic landmark.

[ADD, IF APPLICABLE, “WITH THE FOLLOWING MODIFICATIONS”]

For Recommending Denial:

I move the Historic Preservation Commission recommend City Council to deny the adoption of an ordinance designating Lenox Spring (PIN 9568-55-1019) as a local historic landmark. For the following reasons:

[INSERT REASONS FOR DENIAL].

PROJECT/PETITIONER NUMBER:	25-02-LL
PETITIONER NAME:	Historic Preservation Commission Initiated
ATTACHMENTS:	1. Draft Application

LENOX SPRING

Hendersonville, North Carolina

Landmark Designation Report

Prepared by

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

June 27, 2024

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

NAME OF PROPERTY

Lenox Spring

NAME AND ADDRESS OF CURRENT PROPERTY OWNER

City of Hendersonville
160 Sixth Avenue East
Hendersonville, NC 28792

PARCEL IDENTIFICATION NUMBER (PIN)

9568551019

LOCATION OF PROPERTY, LEGAL DESCRIPTION, NATIONAL REGISTER STATUS

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

AD VALOREM TAX APPRAISAL

\$46,900.00

JUSTIFICATION OF LAND PROPOSED TO BE DESIGNATED

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

PROPERTY INCLUDED IN DESIGNATION AND BOUNDARY

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

DATES OF CONSTRUCTION

ca. 1917

PERIOD OF SIGNIFICANCE

ca. 1917 – ca. 1970

SUMMARY STATEMENT OF SIGNIFICANCE

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

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

LANDSCAPE ARCHITECTURAL DESCRIPTION

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

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

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



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

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

In the early 20th century, there was a streetcar line that ran to Lenox Spring Park. The Columbia Land Improvement Company was issued a street railway franchise in July 1909, which later passed to the Hendersonville Traction Company in 1911.⁴ These companies owned and operated a line that went “west on Seventh, south on Main Street to Second Avenue, west on Second to Washington, thence to First and west on Frist. There was a turnaround near Lennox Spring.”⁵ The line was discontinued in 1917 and in 1918 the Town Attorney directed the streetcar tracks from Main to the Park be taken up.⁶ One track remains

Based on undated documentary photos, the park was delineated by a wood picket fence, with stone pillars of cut concrete block with grapevine mortar joints marking the entry at the corner of South Whitted and Lennox Park Drive. Between these pillars was a wood sign with “Lenox Spring, Welcome” painted on the cross members at the top. At the rear of the lot there was another wood sign painted with “Please Use But Don’t Destroy” painted on the top cross member. These features are no longer present, but are noted in the 1942 deed to the city as being part of the property. It appears from the

³ Henderson County Deed Book 239, p. 216.

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

⁴ Fain, James T., Jr. *A Partial History of Henderson County*. New York: Arno Press, A New York Times Company, 1980, p. 102.

⁵ Fain, James T., Jr. *A Partial History of Henderson County*, p. 102.

⁶ Fain, James T., Jr. *A Partial History of Henderson County*, p. 102.

above-noted aerial photo that the fence and possibly the stone pillars were gone by 1984. It is not known when the stairs were truncated at the top. The City of Hendersonville hopes to restore the fence and stone pillars as part of their stewardship of the property, along with the upper portion of the stairs if future ownership or easement is allowed.

HISTORIC SIGNIFICANCE

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

This construction was halted for a time, but by 1891 the rail line, then under the ownership of the Hendersonville and Brevard Railway, began operations. The line operated for a short time, but a trestle collapse over the French Broad River between Horse Shoe and Etowah shut the line down for a while. The line officially reopened on October 25, 1895, but was in financial trouble and was bought by the Transylvania Railroad Company, formed by Pittsburgh, Pennsylvania investors, in March 1899. Investors in the rail line knew it was located close to the Southern Railway routes from Spartanburg, South Carolina and had great potential not only for tourism but for the lumber industry in western North Carolina.⁷ This company extended the line from Brevard to the development of Lake Toxaway, with stops including Hendersonville, Yale, Horse Shoe, Etowah, Blantyre Penrose, Davidson River, Pisgah Forest, Brevard, Selica, Cherryfield, Calvert, Rosman, Quebec, and Lake Toxaway. In the summer this rail line operated four passenger cars daily, some of which were private cars chartered by wealthy summer visitors. Southern Railroad bought the Transylvania Railroad Company line in 1906, which it continued to operate until 2002 (as Norfolk Southern beginning in 1982).⁸

It was during this boom in the tourism industry that the development of the Lenox Park subdivision came into being. F. A. Sumner, an Asheville, North Carolina resident and real estate developer originally from Spartanburg, South Carolina purchased for \$75,000 what was then platted as Columbia Park, Section 2, in Hendersonville, in 1917. It was noted in newspaper articles that Mr. Sumner "...intends making some big improvements on the property..."⁹ Sumner developed many areas of Hendersonville as well as Asheville. Lenox Park, operating as the Hendersonville Development Company, platted the subdivision in March 1917.¹⁰ It was bounded by Palmetto Avenue (now Lennox Park Drive) on the north, Hebron Street on the south, and South Whitted Street on the east. Within this tract was the current triangular-shaped lot noted as the "spring tract". Prior to this time the land was owned by Dr. W. D. Whitted. Dr. Whitted was a physician, druggist, and surgeon and was the first to practice medicine in Hendersonville.¹¹ For many years the spring was known as Whitted's Spring, and in addition to the

⁷ "Pittsburgh Capital". *Pittsburgh Commercial Gazette*. March 18, 1899.

⁸ <https://www.etowahnheritage.org/the-railroad> Accessed November 1, 2023.

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

¹⁰ Henderson County Plat Book B, p. 252 (formerly Plat Book 3, p. 93).

¹¹ FitzSimons, Frank L. *From the Banks of the Oklawaha*, Hendersonville, North Carolina: Golden Glow Publishing Company, 1976, pp. 157-158.

medicinal qualities of the water there, the land was thought by the Cherokee to be sacred, and that "...those who drank the waters from the spring would be cured of all their pains and sicknesses..."¹²

The triangular-shaped lot designated on the Lenox Park plat as the "spring tract", was developed by Sumner. Under his ownership, Sumner, in April 1918, installed the steps "...from the Whitted spring to the top of the hill immediately in the rear of the spring. He is also building concrete walks and making other improvements around the spring..."¹³ In May of 1918, Sumner continued to make improvements around the spring, including "...flights of stone and concrete steps from the rear of the spring to the street that comes around the top of the hill some distance above the spring..."¹⁴ As Sumner completed his Lenox Park subdivision and the improvements to the spring, he noted publicly in March of 1919 that "...there was little doubt that this section would have more tourists during the coming summer than have ever before come here in a single season..."¹⁵ Later that same year, towards the end of the summer, in August of 1919, the newspaper reported that "...hundreds of people have visited and drank water from Lenox park spring during the past sixty days..." People would approach from all directions, bringing with them some type of container to carry the water back with them. Individuals also drove up in automobiles to stop at the spring to drink. The spring had undergone great improvement by "...the removal of all loose earth from where the water comes up out of the crevices or the rocks and crushed stone filled in, so that when the water comes gushing through the crevices in the large rocks it strokes same into the basin which holds the water until it rises above the outlet which is through a channel cut in stone..." By this time a wall of concrete and stone had been built around the spring that provided seating to visitors while they drank the cool water. The spring was considered to be "...an asset of much value to the people residing in Lenox park and vicinity, especially to those who are unable to get ice, and to people who prefer good, pure spring water to well or city water. The water of this spring is said to provide medicinal properties of much value..."¹⁶ Lenox Spring continued to be used by visitors and locals into the 1920s and beyond. As noted in newspaper accounts in July 1920, "...the big, bold spring in Lenox Park is being well patronized these hot days. It is estimated that 2000 people visited and drank of its pure, ice-cold waters Wednesday. And the owner estimates that at least 500 gallons of water are carried away from the spring each day, by people living in different sections of the city..." An ad for Lenox Park in August 1920 noted the lots still available for sale were "...close to the famous Lenox Park Springs, so well known to thousands..."¹⁷

Some of the stonework around the spring was rebuilt in May of 1922 by Sumner. Apparently a tree had disturbed the integrity of the rockwork around the spring, and new masonry was built "...around the entire inclosure [enclosure] around the spring..."¹⁸ Soon after this, Sumner sold the remaining twenty vacant Lenox Park lots above the spring to P. L. Wright and A. R. Hanson, retaining ownership of the spring but allowing the new owners access. One lot, noted as "top of the hill" on the 1917 plat was sold by Wright and Hanson to W. W. Watt, a Charlotte businessman and owner of Southern Hardware

¹²FitzSimons, Frank L. *From the Banks of the Oklawaha*, p. 157.

¹³ "Improving Lenox Park", *French Broad Hustler*, April 18, 1918.

¹⁴ Notice, *The Western North Carolina Times*, May 31, 1918. A 2020 deed notes that the steps from the spring remain as part of the property at 601 S. Whitted Street..."it is understood that the warranties in this deed do not apply to so much of the stone stairway as it is included in this boundary..."

¹⁵ Notice, *The Western North Carolina Times*, March 21, 1919.

¹⁶ "Lenox Park Spring", *The Western North Carolina Times*, August 15, 1919.

¹⁷ "Lenox Park", *The Times-News*, August 20, 1920.

¹⁸ "New Rock Masonry is Built Around Spring at Lenox Park", *The News of Henderson County*, May 2, 1922.

Company. Watt built a Colonial Revival home on this lot, which no longer exists.¹⁹ Sumner did eventually sell his interest in the spring to S. I. Depew and wife Mildred Depew of Broward County, Florida sometime before 1927. Depew then sold the spring property along with other lots in Lenox Spring to W. H. Anderson and T. H. Gentry of Clarendon County, South Carolina in October 1927.²⁰ A portion of these lands were then sold by W. H. Anderson and wife, E. T. Anderson, Mary G. Sprott and husband C. W. Sprott, and J. H. Gentry and wife Vera M. Gentry to the City of Hendersonville in 1942 for the formation of Lenox Park. Mention is also made in this deed of a plat surveyed by Howard B. Miller dated February 3, 1942, but to date this has not been located.²¹ The City still retains ownership of the original “spring tract”. The deed describes where the existing stone columns were located, with the beginning point of the property being “...eighteen feet from the exact center of the north stone column at the entrance to Lenox Spring, said column located about twenty feet southwest of the intersection of the west margin of Whitted Street and the south margin of Palmetto Avenue (now Lennox Park Drive). It is not known when the entry pillars and fence as shown in the undated documentary photos were torn down, but it is the intention of the City of Hendersonville to replace these.

Tourists were one of the largest groups who drank from the mineral waters at Lenox Spring. But the local community also drank the water, from the early days of the spring well into the late twentieth century. John Gibbs, who grew up in the neighborhood in the 1950s and 1960s remembers that local children would meet up there periodically, and they would get a drink from the spring. Families would gather at times for picnics in the park. He remembers that tourists would bring clear glass jugs to the springs and fill them. The city closed the spring sometime before 1970, citing that the water was no longer potable. John Gibbs also remembered other privately owned springs around Hendersonville, but Lenox Spring, during his lifetime, was a public park that was accessible to everyone.²²

Lenox Spring was not the only spring in the Hendersonville area. The ancient geology of the mountains created an abundance of these mineral-rich springs, and when they were discovered, as Lenox Spring was, they were often marketed to locals and summer visitors to “take the waters”. Several of these springs are known, including Lenox, Crystal Spring and Basin Spring in Laurel Park, and Poinsett Spring near Saluda.²³ Crystal Spring opened in Laurel Park in 1909, and was accessible to the public. Basin Spring was privately owned, but was open for visitors and was used by many at summer dinners served right by the spring.²⁴ Of these, it appears that only Lenox and Crystal Spring are extant. Crystal Spring is located on Crystal Spring Drive. The spring, denoted by a historic marker, remains, as does the arched stone covering, wall, and rocky, moss-covered hillside. Originally there was a “dummy line” rail that extended up the hill into Laurel Park where there was a lookout tower, but this no longer exists. Lenox Spring was also privately owned until 1942, but was accessible to all as was Crystal Spring. The waters from Lenox Spring were bottled and shipped via rail all over the southeast because of its healing properties.²⁵ It is only in recent years that the spring itself has been covered over by a metal grate so that access is no longer available to the local community. Of the numerous springs in the area, Lenox

¹⁹ “Wright and Hanson Buy Lenox Park”, *The News of Henderson County*, June 23, 1922. No mention is made about the wood picket fence around the perimeter of the park being constructed by Sumner. It is possible this is something the City built when they purchased the property in 1942.

²⁰ Henderson County Deed Book 175, p. 503.

²¹ Henderson County Deed Book 239, p. 216.

²² Gibbs, John. Neighborhood resident. Phone interview with Sybil Argintar, November 9, 2023.

²³ Welter, LuAnn. Email to Sybil Argintar, October 18, 2023.

²⁴ Society notice. *The Western North Carolina Times*. July 21, 1905.

²⁵ Fizzsimmons, Frank L. *From the Banks of the Oklawaha*, p. 158.

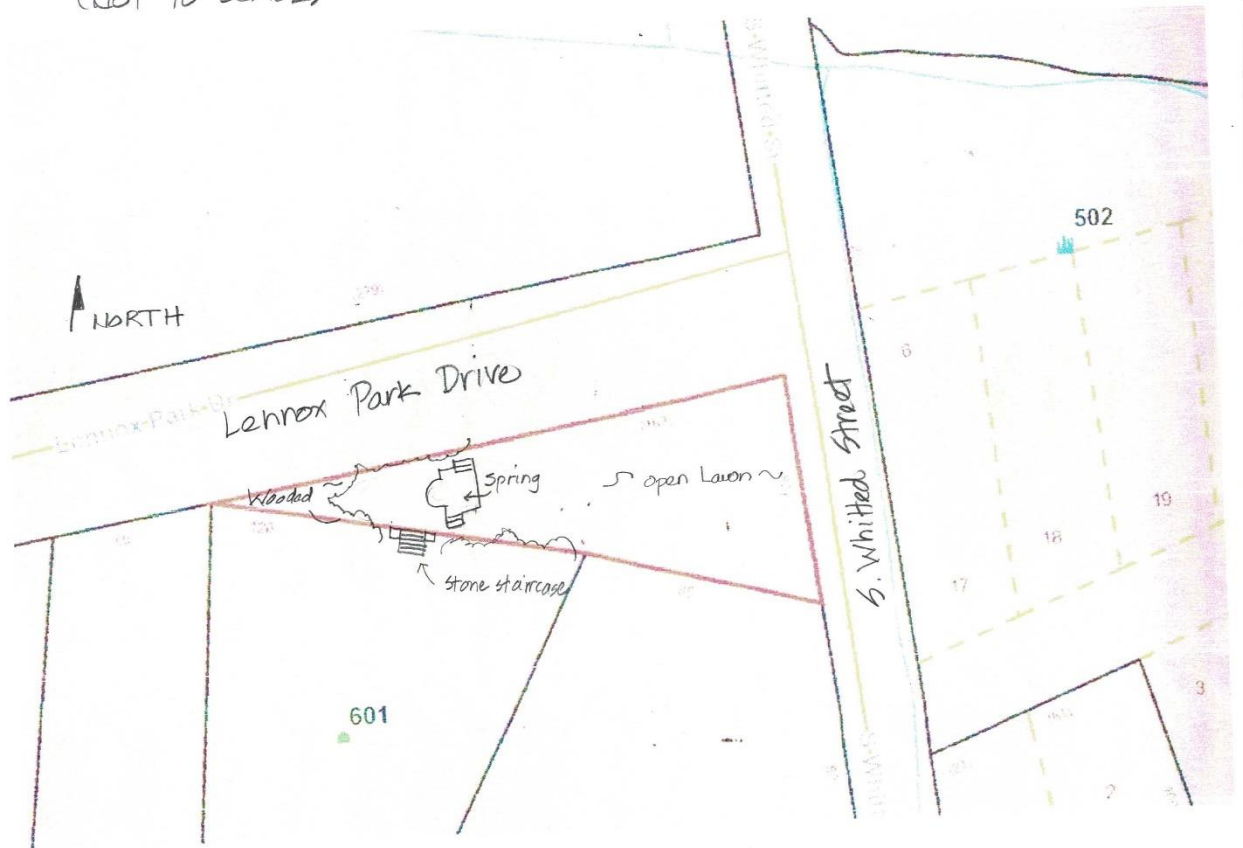
Spring and Crystal Spring were the most popular, being regularly visited by both locals and summer visitors.

INTEGRITY

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

SITE PLAN

LENOX SPRING SITE PLAN
(NOT TO SCALE)



PHOTOS



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



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



3.

3. View towards Lenox Spring, view west



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



5. Trees along southwest edge of park, view southwest



6. Lenox Spring and stonework, view southwest



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



8. Lenox Spring stonework, view southeast



9. Lenox Spring stonework, view northwest



10. Stone staircase at southwest edge of property, view southwest. Metal bar at bottom of photo is possibly part of the original streetcar tracks



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



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



13. Staircase at rear of spring, view southeast



14. Staircase as rear of spring, view northwest



15. Woods to southeast of stairs, view southeast



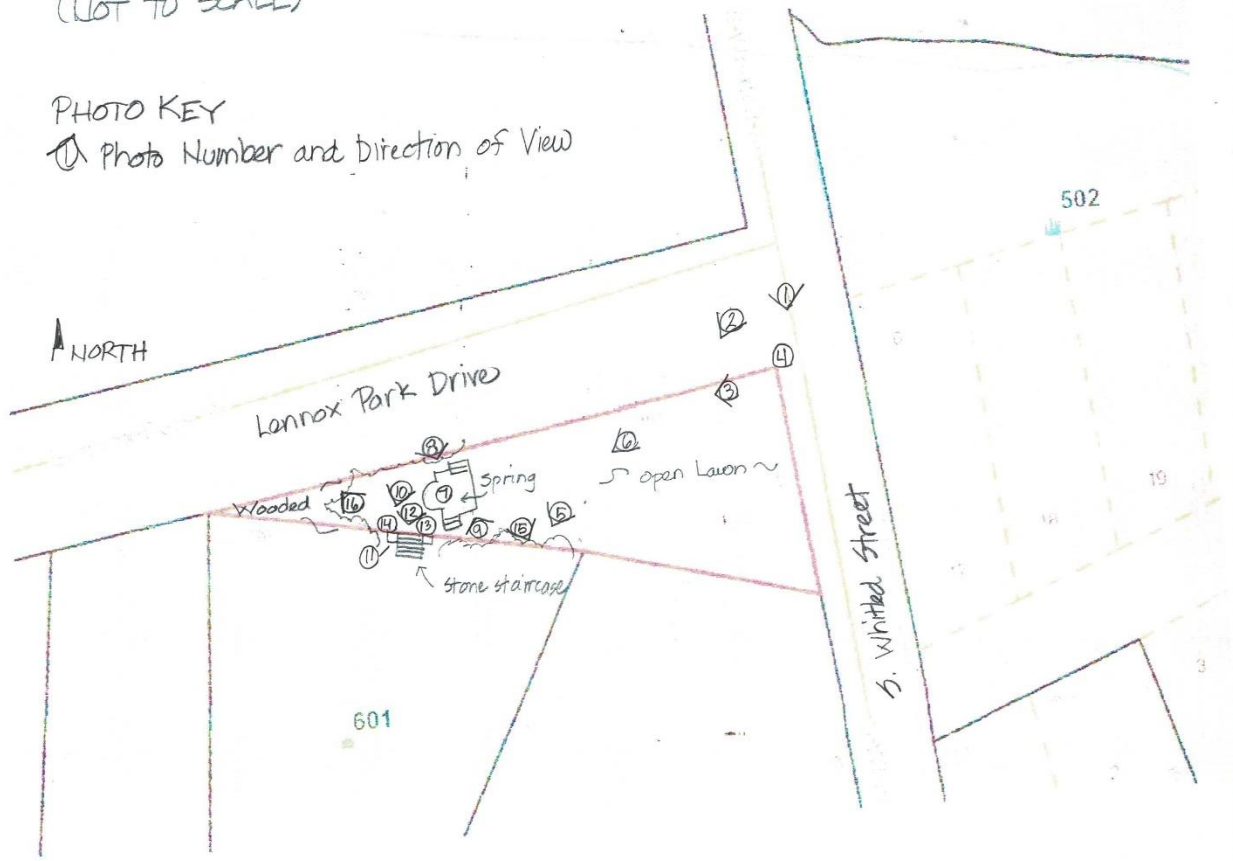
16. Additional view of woods to northwest of spring, view northwest

PHOTO KEY

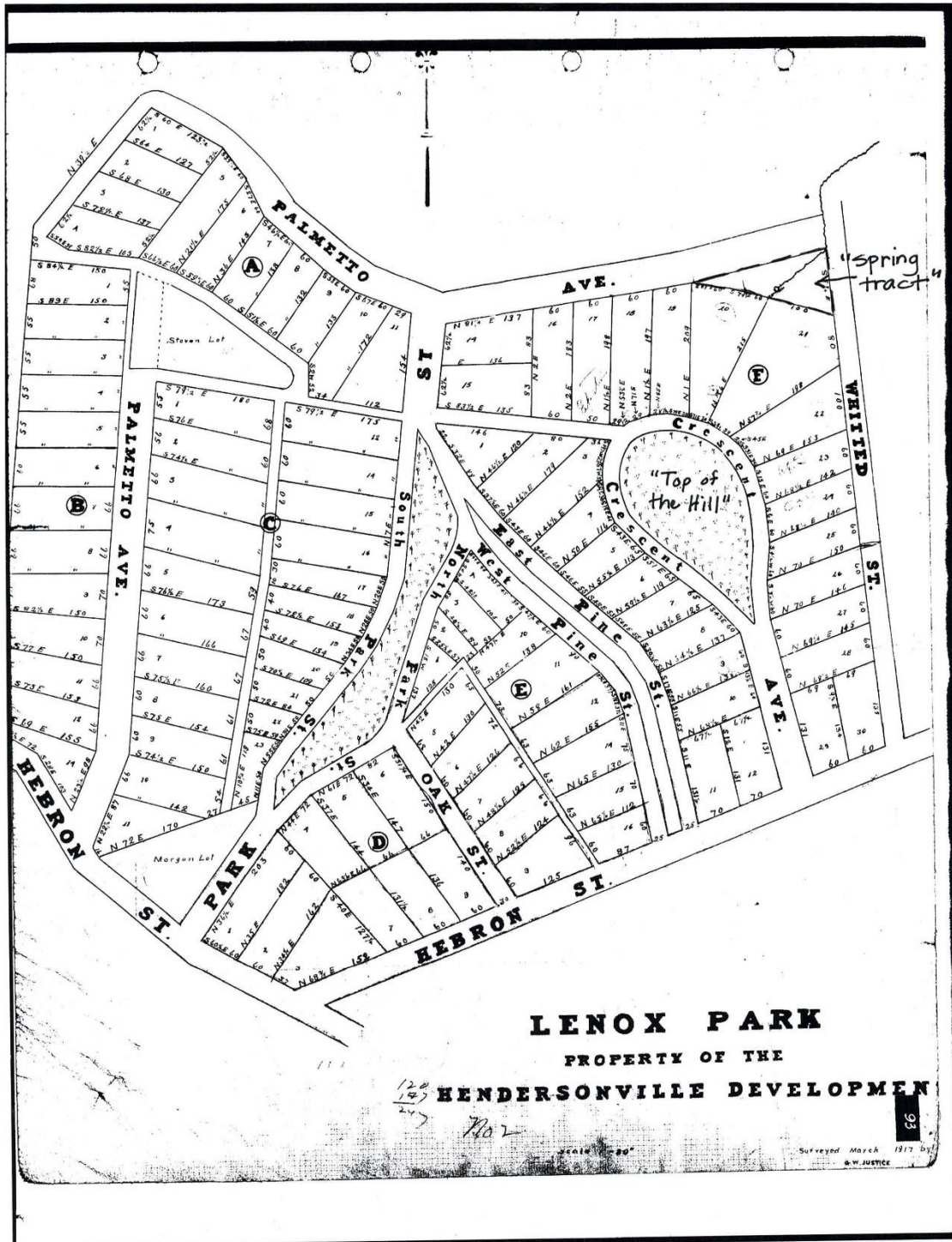
LENNOX SPRING SITE PLAN
(NOT TO SCALE)

PHOTO KEY

① Photo Number and Direction of View



DOCUMENTARY PHOTOS AND OTHER MATERIALS



March 1917
Plat 3, 93 (B, 252)

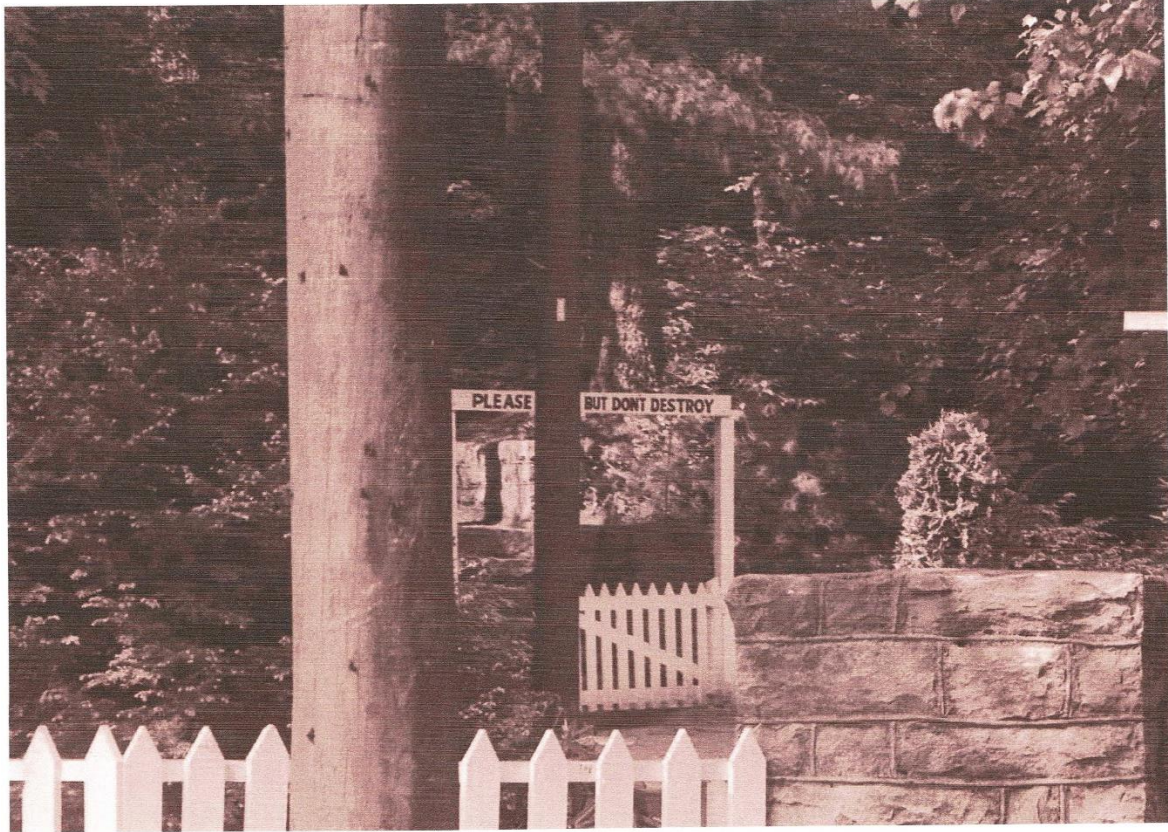
Lenox Park Historic Plat showing "spring tract"



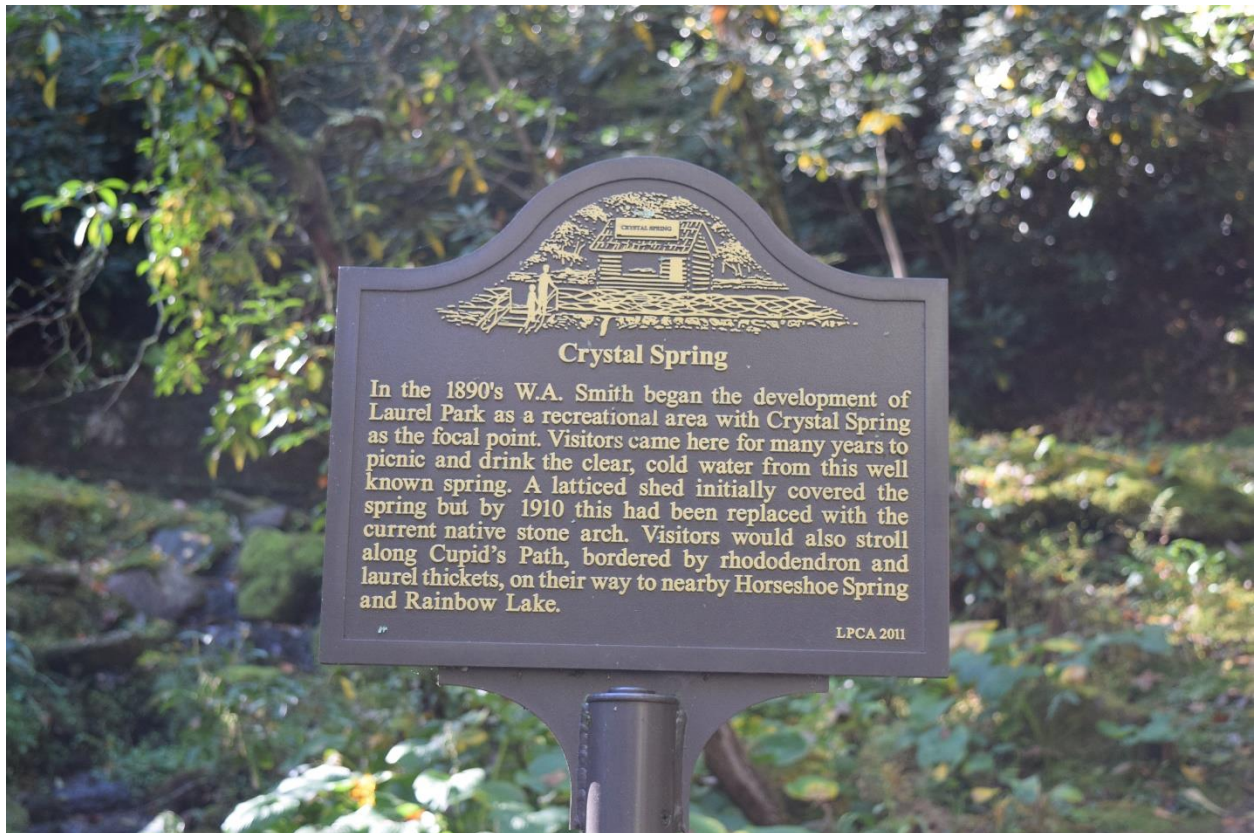
Lenox Spring Documentary Photo, date unknown, extent of fence shown



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



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



Crystal Spring today, on Crystal Spring Drive and Walnut Loop



Crystal Spring and stonework, view southwest



Crystal Spring, view of cascading spring, view southwest

MAPS (AERIAL AND CONTEXT VIEW W/O AERIAL)

Henderson County, NC

Tax Parcel Report

Wednesday, September 27, 202

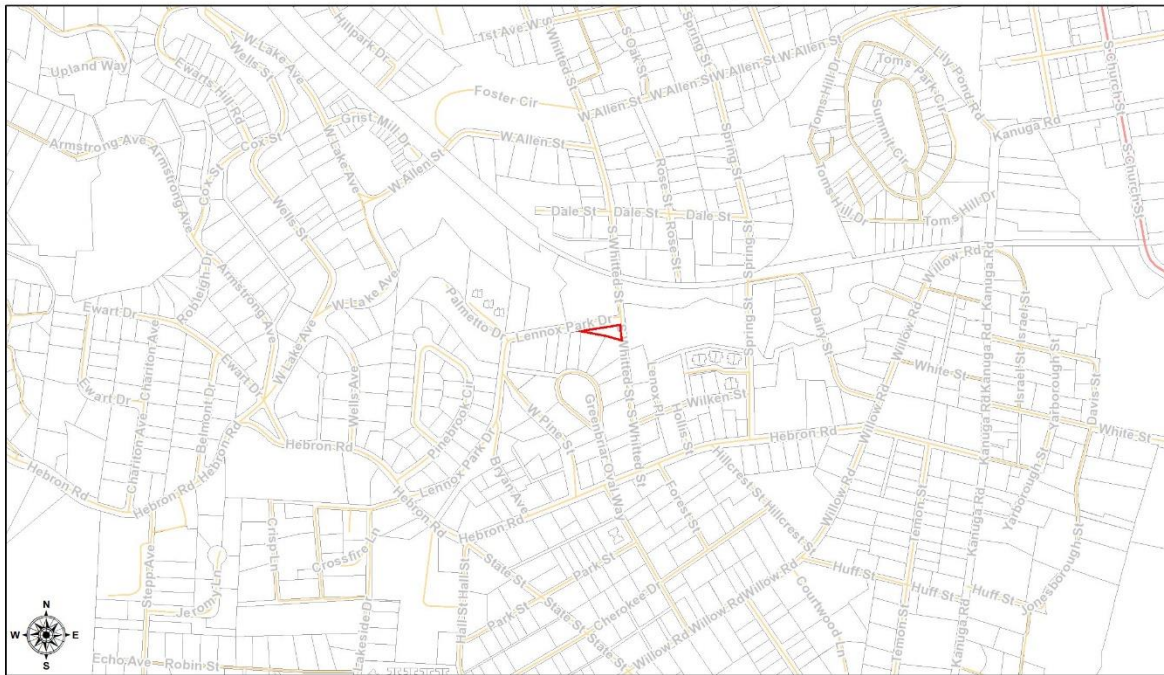


WARNING: THIS IS NOT A SURVEY

Parcel Information

Lenox Spring Boundary Map

Lenox Spring Location Map



November 1, 2023

Streets and Highways

FREEWAY
INTERSTATE
BOULEVARD

THOROUGHFARE
COLLECTOR
Local Roads
Parcels

THIS IS NOT A SURVEY.

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

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

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

Notice. *The Western North Carolina Times*, May 31, 1918.

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

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"Wright and Hanson Buy Lenox Park". *The News of Henderson County*, June 23, 1922.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION



SUBMITTER: Sam Hayes – Planner II **MEETING DATE:** June 18th, 2025

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

TITLE OF ITEM: Landmark Nomination – James P. and Hattie Gregory House (25-02-LL) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

<u>For Recommending Approval:</u>	<u>For Recommending Denial:</u>
I move the Historic Preservation Commission recommend to City Council to approve the adoption of an ordinance designating the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark. [ADD, IF APPLICABLE, “WITH THE FOLLOWING MODIFICATIONS”]	I move the Historic Preservation Commission recommend City Council to deny the adoption of an ordinance designating the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark for the following reasons: [INSERT REASONS FOR DENIAL].

PROJECT/PETITIONER NUMBER:	25-02-LL
PETITIONER NAME:	Norman Royo and Barbara Grosso (Applicant/Owner)
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Draft Application 2. National Register Listing for Cold Spring Park Historic District 3. Application



**GREGORY HOUSE
LOCAL LANDMARK REPORT**

910 Locust 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):

Gregory House

Property Address/ Location:

910 Locust Street, Hendersonville, NC 28792

Pin#:

9569-70-9549

Deed Book and Page Number:

4026/188

Plat Book and Page Number:

B/015

Zoning:

R-6 – High-Density Residential

Acreage to be designated:

.26 acres

Interior to be designated?

No

Property Owner's Address & Phone:

Norman Royo and Barbara M. Grosso
910 Locust Street
Hendersonville, NC 28792
786-216-4677
norman@sosprods.com

Applicant's Address & Phone:

Norman Royo and Barbara M. Grosso
910 Locust Street
Hendersonville, NC 28792
786-216-4677
norman@sosprods.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 Gregory House (HN0525) is proposed for designation as a Historic Landmark due to its architectural significance as a prime example of the Craftsman bungalow style and its significance as a part of an early 20th-century suburban subdivision. The house retains many of its original features, including a front nine over one, double-hung wooden window, triangular knee braces located in the front and rear gables, brick piers, a cut stone wall bordering the front yard, and a front-gabled outbuilding with original German siding. James P. and Hattie Gregory constructed the home in the mid-1920s and owned the home until 1993. The home is a contributing structure to the Cold Spring Park National Register Historic District, a planned subdivision dating from the early 20th century.¹ The home, with its prominent elevation above street level is a fine example of the Craftsman bungalow style in Hendersonville, NC.

Archeological Comments

No known archeological features are present.

Integrity Statement

- **Location:** The Gregory House remains in the original location of its construction, which dates from between 1923 and 1925. The surrounding historic buildings and features from the period of significance (1910-1953) also remain intact.
- **Design:** Though some elements have been altered such as many of the original windows and the siding on the main house, the house's overall appearance represents the stylistic elements of a Craftsman bungalow. Characteristic elements of the Craftsman style included in this home are the hip-on-gable roof, the nine over one, double-hung wooden window on the front of the house, brick piers, and the decorative triangular knee braces in the gables on the front and rear of the home.
- **Setting:** The home is situated within the boundaries of the original Wheeler Park subdivision, which was re-platted in 1921 as Cold Spring Park. The Gregory House is the youngest of the three homes that line the 900 block of Locust Street. Across the street is an elementary school and a park.
- **Workmanship:** The materials used on the interior and exterior show the early-20th century-modern use of machinery in the production of materials, specifically things like the wood trim, and triangular knee braces. There is a high level of craftsmanship in the construction of the stone wall that runs along the front of the property.
- **Materials:** The house retains a high amount of original material, especially on the interior. The exterior has seen some significant changes, including the installation of aluminum siding and the potential replacement of all the original windows with replacement one over one, double-hung wooden windows.
- **Feeling:** Though there have been some significant changes to the exterior regarding materials, the building still maintains its domineering presence on the lot and the general sense of Craftsman bungalow has been retained.
- **Association:** The Gregory House is one of the earliest examples of the Craftsman bungalows constructed in the Cold Spring Park suburban neighborhood in northeast Hendersonville. The home retains its use as a single-family home.

¹ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

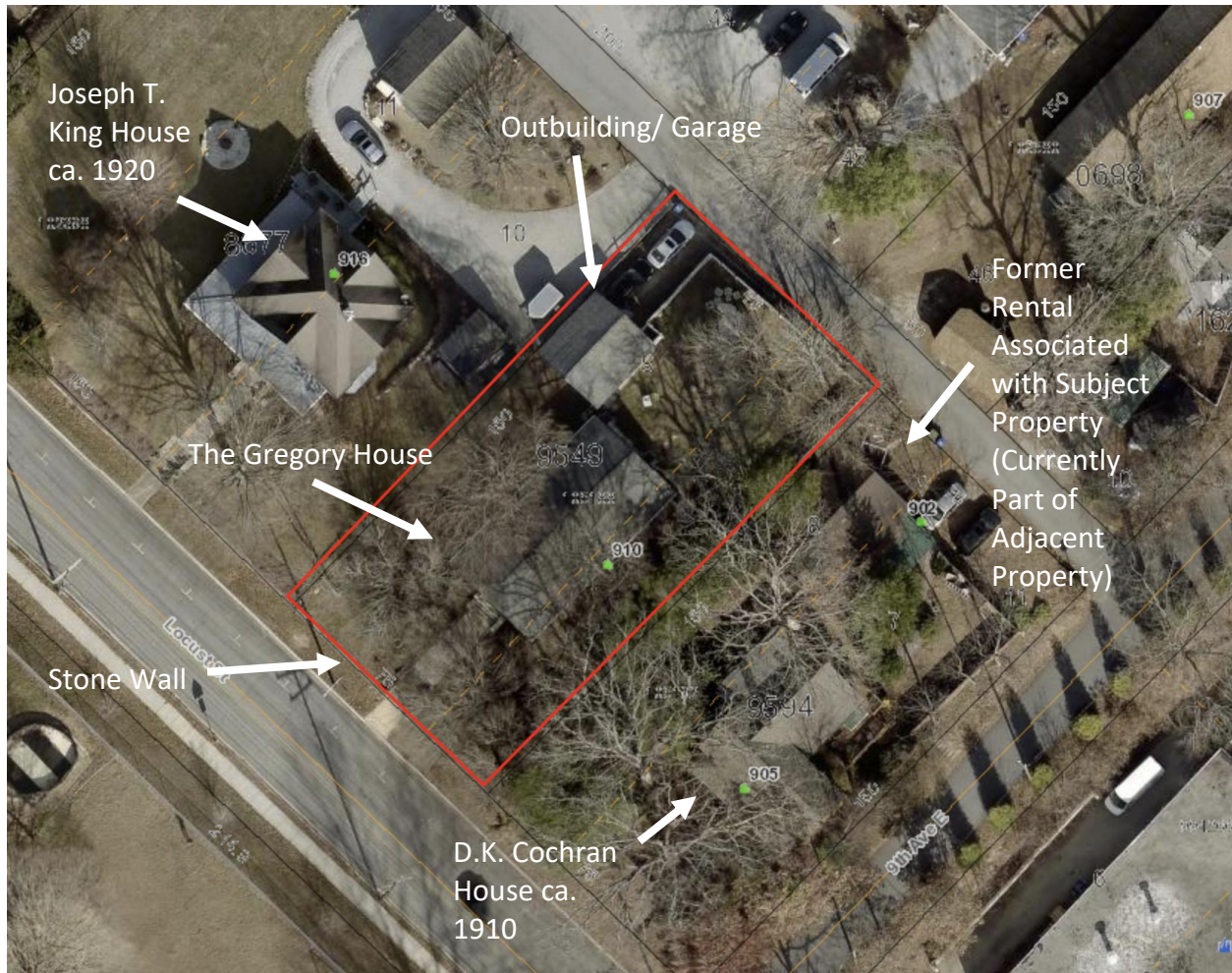
Proposed Boundary Justification

The proposed boundary for the Local Landmark Designation is the property's current .26-acre parcel (PIN: 9569709549). This boundary mimics the original one and half lots that the Gregory's acquired in 1923.²

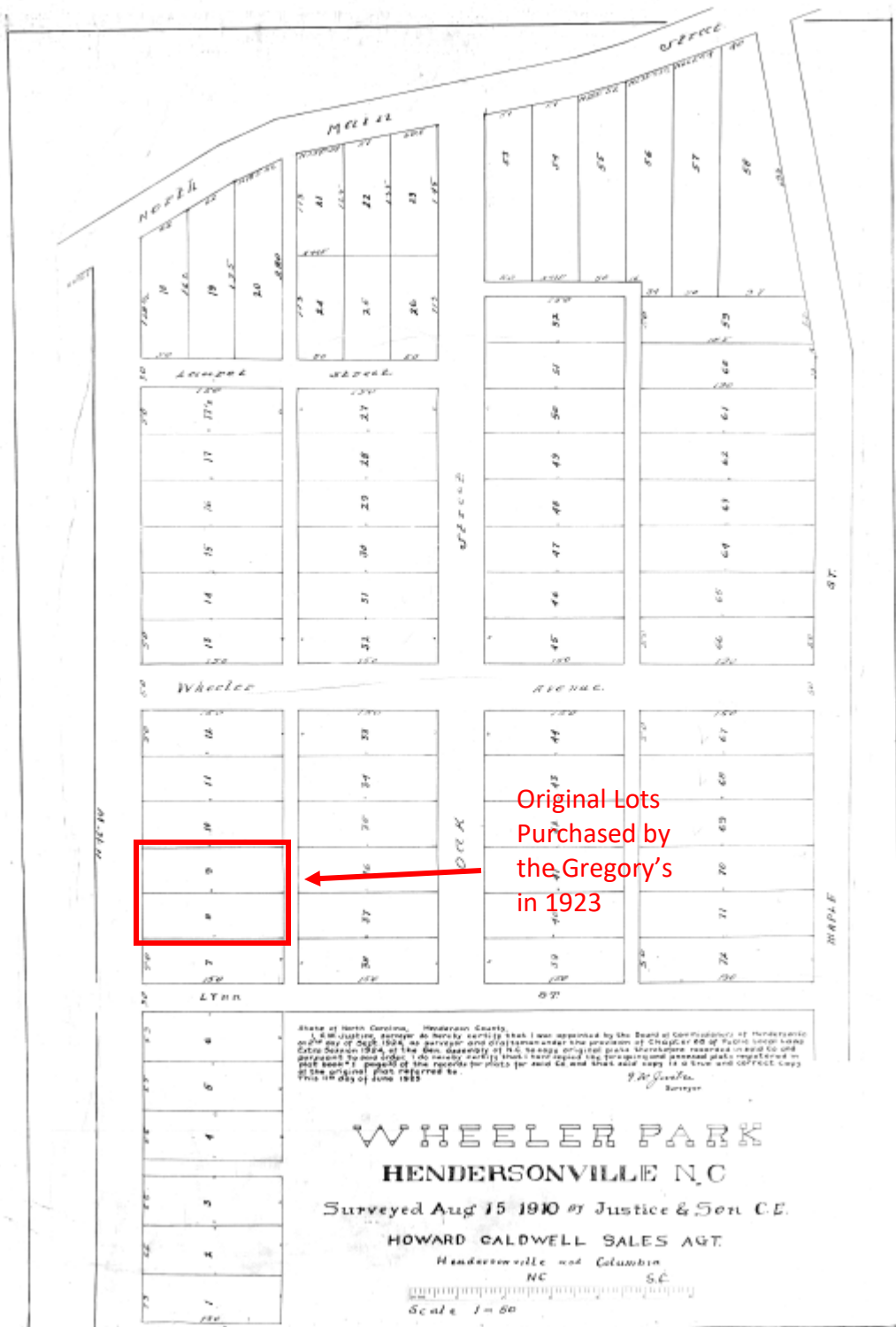
II. Maps and Floor Plan***Henderson County Tax Map: Cold Spring Park***

² Henderson County, North Carolina Deed Book, book 123, page 245.

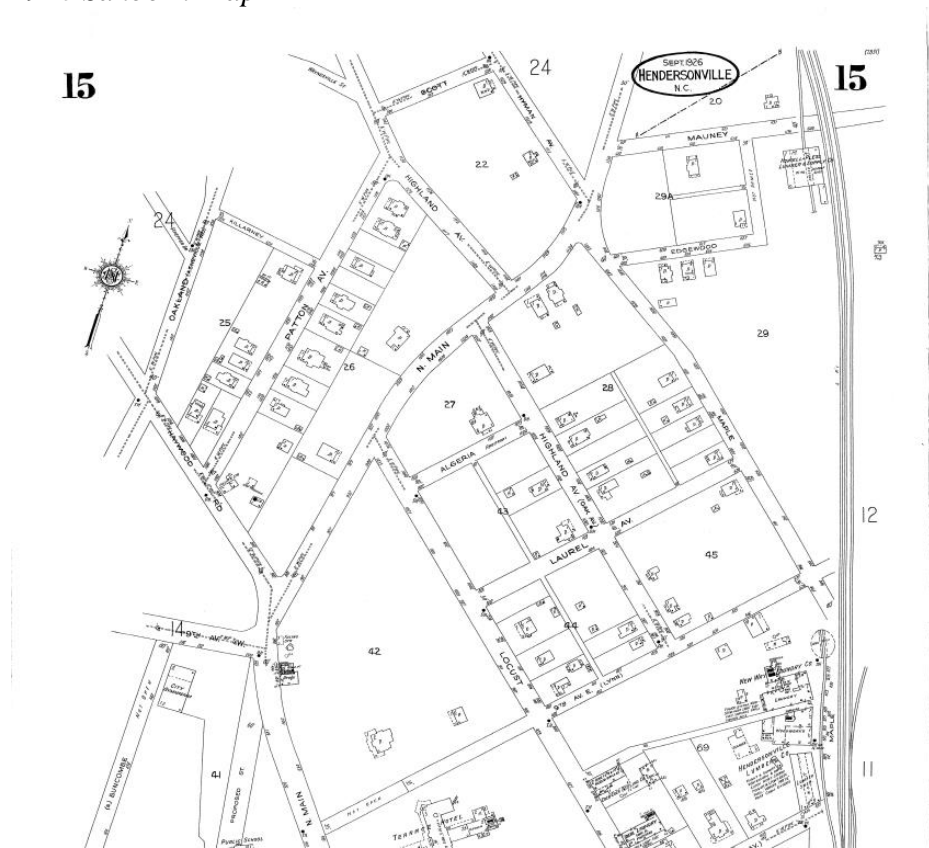
Henderson County Tax Map



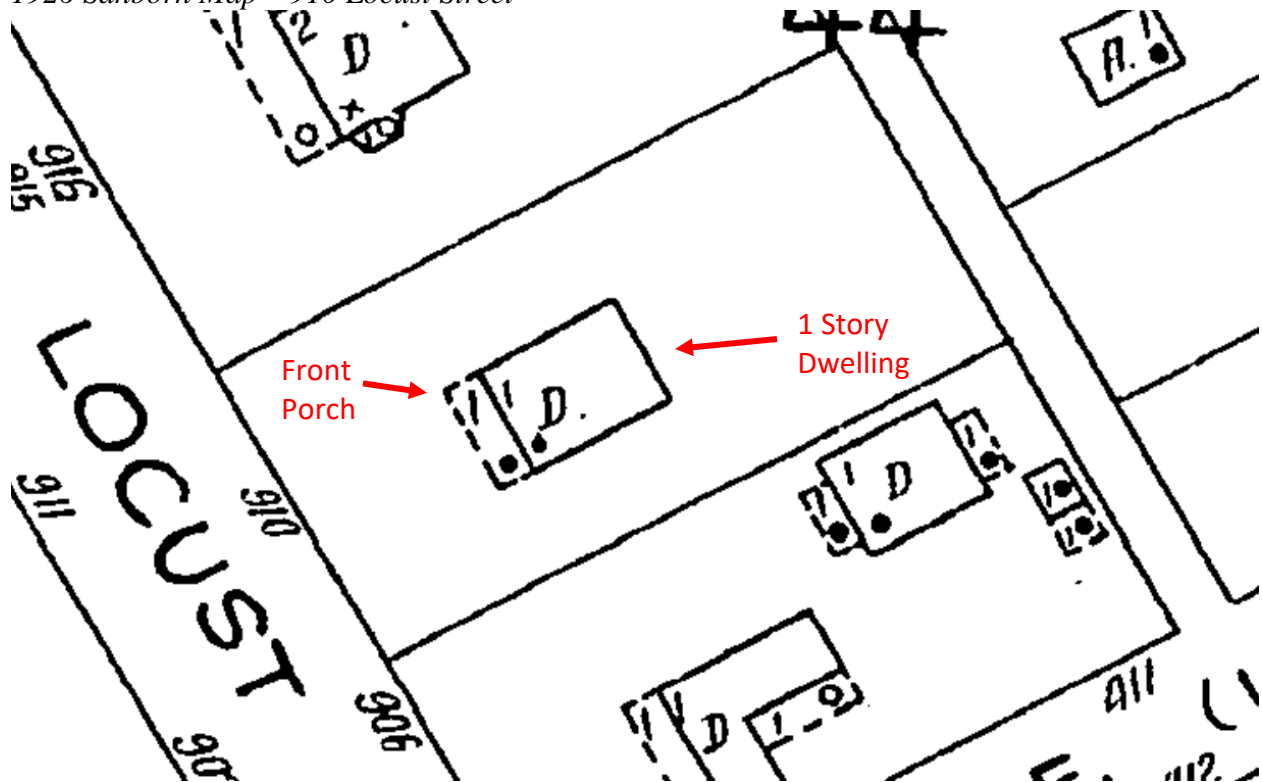
Plat Map



1926 Sanborn Map



1926 Sanborn Map – 910 Locust Street



III. Architectural Assessment

Architectural Importance

The Gregory House is locally significant for its architecture due to it being a fine example of the Craftsman bungalow style in Hendersonville, with many of its original features remaining intact. The Gregory's constructed the home between 1923 and 1925, making it one of the earliest homes built in the Cold Spring Park subdivision. Despite being altered over the years, the home retains a high level of integrity. The designer utilized classic Craftsman elements, some of which have been altered today, though it maintains historical accuracy in many of the defining features including roofline, windows and doors, footprint, and a full-length front porch with brick piers.

Architectural Description

Setting

The Gregory House is in the City of Hendersonville, located northeast of downtown. The house is a contributing building in the Cold Spring Park National Register Historic District, a planned subdivision that developed in the early 20th century. Originally called Wheeler Park, the subdivision was platted in 1910 and re-platted in 1921 as Cold Spring Park. At the time of re-platting, only two homes were constructed.³ The Gregory House is situated on the western edge of Cold Spring Park. Along the 900 block of Locust Street, residential construction was isolated to the eastern side of the block. Today, a school and park are located on the western side of Locust Street.

The homes along the 900 block of Locust Street all developed in the same fifteen-year period between 1910 and 1925. The Gregory House and the neighboring property of 902 Locust Street (D.K. Cochran House) are associated with each other through their ownership histories. James P. and Hattie Gregory purchased their property from Hattie Gregory's family in 1922, and in 1943, they inherited the adjacent 902 Locust Street property from Hattie's mother. A small home was constructed on the alley of 902 Locust Street property and was used as an income-producing property by the Gregorays for several decades. It is often referred to as having the same address as 910 Locust Street.⁴ Today, the two properties are separated by a fence.

There are several Craftsman bungalows located throughout Cold Spring Park that retain high-quality Craftsman details. Some examples include 1024 Highland Avenue (Fig. 10), 1015 Highland Avenue (Fig. 11), and 1033 Highland Avenue (Fig. 12).

³ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

⁴ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

Landscape

Landscaping features include several large mature trees in the front yard. The most distinct element of the front yard is the home's elevated position and cut stone wall running parallel to the street on the front of the property (Appendix A, Figure 6). Capped cut stone steps ascend to a sidewalk that runs to the base of the front steps of the house. Two planters made of concrete and decorated on the exterior with crushed stone sit on either side of the sidewalk. In the rear of the house, there is a fence (non-original) and a stone retaining wall several feet away from the rear foundation of the house.

Front (Southwestern) Elevation

The home is two units wide and one story in height. There is a central door and a window on either side. The foundation is made of brick laid in common bond. The steps have brick cheek walls capped with concrete.

The front porch is a full-width porch, with the foundation and porch floor ending one foot away from the side of the house. The front gabled roof extends over the porch. A simple balustrade is present on the porch. Brick piers start at ground level and end at the top of the balustrade. Square columns sit on top of the piers and support the roof of the porch.

The window to the left of the door is a one over one, double-hung wooden window (non-original). The current door is a replacement; however, the original door was found and contains nine windows over two wooden panels on the bottom. The window to the right of the door is nine over one, double-hung wooden window.

The front facade has a hip-on-gable roof with decorative triangular knee braces located under the eaves.

Side 1 (Northwestern) Elevation

The northwest elevation is unadorned but consists of four units and five ranks of windows, all one over one, double hung wooden windows (non-original). The soffit is enclosed with a synthetic covering.

Side 2 (Southeastern) Elevation

The southeastern elevation is unadorned but consists of four units with eight ranks of windows, with the front four ranks being one over one, double-hung wooden windows (non-original) and the back four being nine over one wooden windows. The nine over one wooden windows are used to enclose a former porch on the rear of the home. The soffit is enclosed with a synthetic covering.

Rear (Northeastern) Elevation

The rear elevation is unadorned but is distinctive due to the nine over one wooden windows on the left side of the facade, a continuation of the windows on the southeastern elevation used to enclose the original porch. The door to the rear of the house is off-center and

has nine glass panes and two horizontal wooden panels on the bottom half. To the right of the door, there is a one over one, double-hung wooden window (non-original).

A frame addition was made to the home on the northeastern corner of the home. This was previously a covered porch before it was turned into additional interior space.

Outbuilding

In the original National Register nomination for the property, the outbuilding was dated at ca. 1925, though it does not appear on the 1949 Sanborn map but does appear in a 1951 aerial photograph.⁵ The building is situated on the northern corner of the property and mirrors the location of the main house.

The one-story outbuilding is front gabled with German siding. The eaves have exposed rafter ends. The southwestern elevation (front) has two one over one, double-hung wooden windows. The southeastern elevation has a paneled door on the left side of the elevation and a one over one, double-hung wooden window on the right side. The northeastern elevation (rear) has a garage door on the right side made of wood with hinges so that the doors swing outward. The northwestern elevation is unadorned.

IV. Historical

Gregory House History

James P. Gregory was born in Kentucky in 1901. He moved to Hendersonville in 1917 for his father's work.⁶ James' father was Richard Parker Gregory, who worked in Hendersonville in the auto industry and owned his own auto garage.⁷

James P. Gregory married Hendersonville native Hattie Cochran on Wednesday, April 6th, 2022. According to the wedding announcement, both Hattie and James worked at Hendersonville Auto Company. The wedding announcement stated that Hattie worked as a bookkeeper and stenographer and James was a "promising young business man" who was "presentl[ly] connected with the Hendersonville Auto Company."⁸ James and Hattie had a baby boy, James P. Gregory Jr., in 1924.

James P. and Hattie Gregory purchased a vacant lot on Locust Street from Hattie's mother, brother, and sister-in-law in 1923. They purchased "Lot No. 9 and the north half of lot No. 8 of the Wheeler park subdivision" for one dollar.⁹ Their property sits directly adjacent to Hattie's family home, the D.K. Cockhran House, located at 902 Locust Street.

⁵ Sanborn Map Company, Hendersonville, Henderson County, North Carolina, July 1949. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24966/26047/332804?accountid=7980.

⁶ "James Parker Gregory," *The Winchester Sun*, February 11, 1981. <https://www.newspapers.com/image/1011977688/>.

⁷ 1920 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 96 (handwritten), dwelling 117, family 124, Richard P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>; accessed October 25 2024); citing NARA microfilm publication Roll T625_1305, Page 6B.

⁸ "Cochran-Gregory," *The News of Henderson County*, April 7, 1922. <https://newscomnc.newspapers.com/image/63412178/>.

⁹ Henderson County, North Carolina Deeds Book, book 123, page 245.

The Gregory House is not present on a Sanborn map dating from 1922 but does appear on a Sanborn map from 1926. Additionally, a city directory from 1924-1925 shows the Gregorlys living at Locust extension, further specifying that the home was likely constructed by 1924.¹⁰

This timeframe aligns with an increase in construction in the Cold Spring Park neighborhood. One of only a few planned subdivisions that was successfully constructed in the early 20th century in Hendersonville, the number of houses constructed in Cold Spring Park doubled between 1922 and 1926.¹¹ Many of the homes were constructed in the Craftsman style.

James P. Gregory Sr. was employed in several industries throughout his time living in Hendersonville. From 1923 to 1930, he worked as a salesman at the Hendersonville Auto Company, which was located four blocks away at the corner of North Main Street and 7th Avenue East.¹² In the 1937-1938 City Directory¹³, James was listed as working at a grist mill, and in the 1939-1940 directory, he was a trucking controller.¹⁴ Hattie was listed as not working in both the 1930¹⁵ and 1940 Census, and given that this period spans the Great Depression, it appears that the Gregorlys were fairly well off.¹⁶

In the 1930 Census, those listed as living at 910 Locust Street include James, Hattie, James Jr., Lucy Cochran (Hattie's widowed mother), and a boarder named Harold Sexton.¹⁷ In the 1940 Census, James, Hattie, and James Jr. are again listed as living at 910 Locust Street, while Lucy is noted as living at 910 Locust Street, #2.¹⁸ These observations and the lack of mention of the adjacent property of 902 Locust Street indicate that the Gregory's were classifying the two separate properties as one and that buildings were being rented or used as a mother-in-law suite. The most logical building to be used as a rental is the now defunct house located on the back alley of the 902 Locust Street property. This is further clarified in a 1941-

¹⁰ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1924-1925), p. 42; digital image, Digital NC (<https://lib.digitalnc.org/record/25353?ln=en&v=pdf>).

¹¹ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

¹² Sanborn Map Company, Hendersonville, Henderson County, North Carolina, September 1922. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24964/26045/332761?accountid=7980.

¹³ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1937-1938), p. 37; digital image, Digital NC (<https://lib.digitalnc.org/record/25355?ln=en&v=pdf>).

¹⁴ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1939-1940), p. 33; digital image, Digital NC (<https://lib.digitalnc.org/record/25348?ln=en&v=pdf>).

¹⁵ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

¹⁶ 1940 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-11, sheet 2B (handwritten), dwelling 42, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication roll: m-t0627-02928.

¹⁷ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

¹⁸ 1940 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-11, sheet 2B (handwritten), dwelling 42, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication roll: m-t0627-02928.

1942 City Directory, where Lucy Cochran is listed as living at 910 Locust Street “rear” indicating the position of the unit on the property.¹⁹

The Rental Years

In 1941, the Gregory family moved to Kentucky where James Sr. and Hattie would reside for the remainder of their lives, though they retained ownership of the 910 Locust Street until 1993. Based on City Directories from the 1940s and 1950s, there were various people who resided at 910 Locust Street. Pascal M. Camak, the Secretary of the Chamber of Commerce, lived in the home from 1945-1946²⁰ and veterinarian Walter W. and his wife Kathryn J. Glazener lived there from 1948-1949.²¹ In the 1950 Census, I.F. Reese lived in the home along with Hettie (wife), David R. Reese (son), Gloria C. Reese (daughter), and Nora J. Reese (daughter). I.F. Reese worked at the printing machine at a cotton textile mill in Hendersonville.²² The Glazener’s returned to 910 Locust Street in 1951 to reside.

James P. Gregory Sr. passed away on February 10, 1981.²³ There is no evidence that the Gregorys ever returned to Hendersonville for extended periods of time to stay at 910 Locust Street. Hattie Gregory maintained ownership of the home until her death in 1993.²⁴

New Ownership

In 1993, the executor of Hattie Gregory’s estate sold the home.²⁵ The home was sold to Stuart Nicholds, who owned the property until 2006. Nicholds sold the property to Scott Bogin until June 2009 when it bought by the US Bank National Association. The home was subsequently resold four months later to Sheryl Solman. Solman owned the home until June 2020 when Robert C. Wright purchased the home. In March 2023, the home was sold to its current owners, Norman and Barbara Royo.

¹⁹ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1941-1942), p. 41; digital image, Digital NC (<https://lib.digitalnc.org/record/25347?ln=en&v=pdf>).

²⁰ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1945-1946), p. 42; digital image, Digital NC (<https://lib.digitalnc.org/record/25354?ln=en&v=pdf>).

²¹ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1948-1949), p. 96; digital image, Digital NC (<https://lib.digitalnc.org/record/25729?ln=en&v=pdf>).

²² 1950 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-14B, Roll 2642, Page 6 (handwritten), dwelling 53, I.F. Reese; digital image, Ancestry.com (<http://www.ancestry.com> : accessed October 25 2024); citing NARA microfilm publication.

²³ “James Parker Gregory,” *The Winchester Sun*, February 11, 1981. <https://www.newspapers.com/image/1011977688/>.

²⁴ “Hattie Mae Cochran Gregory,” *The Winchester Sun*, February 1, 1993. <https://www.newspapers.com/image/1012211607/>.

²⁵ Henderson County, North Carolina Deeds Book, book 831, page 146.

Grantor-Grantee Index

Grantors	Grantees
E.L. Cochran and Dollie Cochran (September 15, 1923)	Hattie May Gregory and James Parker Gregory (September 15, 1923)
Hattie Mae Gregory (deceased) by Ann Morrow Robinson, executrix (October 18, 1993)	Stuart W. Nicholds (October 18, 1993)
Stuart W. Nicholds (May 9, 2006)	Scott Bogin (May 9, 2006)
Scott Bogin and wife, Tammic Bogin (September 15, 2006)	Tracey Burer and Lara Skadsen (September 15, 2006)
Travey Burer and Lara Skadsen (June 9, 2009)	US Bank National Association (June 9, 2009)
US Bank National Association (September 9, 2009)	Sheryl J. Solman (September 9, 2009)
Stan Smith and Sheryl J. Solomon (June 22, 2020)	Robert C. Wright (June 22, 2020)
Robert C. Wright (March 24, 2023)	Norman Royo and Barbara M. Grosso (March 24, 2023)

Chain of Title

1. BK 123, Page 245

- a. Recorded on September 15, 1923
- b. Grantor: E.L. Cochran and Dollie Cochran
- c. Grantee: Hattie May Gregory and James Parker Gregory
- d. "Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley---"

2. BK 831, Page 146

- a. Recorded on October 18, 1993
- b. Grantor: Hattie Mae Gregory (deceased) by Ann Morrow Robinson, executrix
- c. Grantee: Stuart W. Nicholds
- d. "Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying

just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley.”

3. BK 1273, Page 175

- a. Recorded on May 9, 2006
- b. Grantor: Stuart W. Nicholds
- c. Grantee: Scott Bogin
- d. “Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley. AND BEING the same property described in that deed to Stuart W. Nicholds, single, dated October 18, 1993, and recorded in Deed Book 831 at Page 146 of the Henderson County Registry.”

4. BK 1289, Page 502

- a. Recorded on September 15, 2006
- b. Grantor: Scott Bogin and wife, Tammic Bogin
- c. Grantee: Tracey Burer and Lara Skadsen
- d. BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. AND BEING the same property described in that deed to Scott Bogin, a married man, dated May 9, 2006, and recorded in Deed Book 1273 at Page 175 of the Henderson County Registry.”

5. BK 1398, Page 400

- a. June 9, 2009
- b. Grantor: Tracey Burer and Lara Skadsen
- c. Grantee: US Bank National Association Trustee
- d. Trustees Deed

6. BK 1406, Page 496

- a. September 9, 2009

- b. Grantor: US Bank National Association
- c. Grantee: Sheryl J. Solman
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. And being the same property described in that deed to Scott Bogin, a married man, dated May 9, 2006, and recorded in Deed Book 1273 at Page 175 of the Henderson County Registry.”

7. BK 3511, Page 229

- a. June 22, 2020
- b. Grantor: Stan Smith and Sheryl J. Solomon
- c. Grantee: Robert C. Wright
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. The above-described property being all of that property conveyed in that deed recorded in Record Book 1406, at Page 496 of the Henderson County, NC Register’s Office.”

8. BK 4026, Page 188

- a. March 24, 2023
- b. Grantor: Robert C. Wright
- c. Grantee: Norman Royo and Barbara M. Grosso
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have

a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. The above-described property being all of that property conveyed in that deed recorded in Record Book 3511, at Page 229 of the Henderson County, NC Register's Office."

V. Bibliography

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1. Henderson County, North Carolina Deed Book, book 123, page 245.

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1. Sanborn Map Company Hendersonville, Henderson County, North Carolina. September 1922. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24964/26045/332761?accountid=7980.
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2. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1937-1938. Digital image, Digital NC.
<https://lib.digitalnc.org/record/25355?ln=en&v=pdf>).
 3. Charles W. Miller. *Miller's Hendersonville, NC City Directory*/. Hendersonville, NC: Southern Directory Co., 1939-1940. Digital image, Digital NC.
<https://lib.digitalnc.org/record/25348?ln=en&v=pdf>).
 4. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1941-1942. Digital image, Digital NC.
<https://lib.digitalnc.org/record/25347?ln=en&v=pdf>).
 5. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1945-1946. Digital image, Digital NC.
<https://lib.digitalnc.org/record/25354?ln=en&v=pdf>).
 6. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1948-1949. Digital image, Digital NC.
<https://lib.digitalnc.org/record/25729?ln=en&v=pdf>).
 3. "Cochran-Gregory." *The News of Henderson County*. April 7, 1922.
<https://newscomnc.newspapers.com/image/63412178/>.
 4. "Hattie Mae Cochran Gregory." *The Winchester Sun*. February 1, 1993.
<https://www.newspapers.com/image/1012211607/>.
 5. "James Parker Gregory." *The Winchester Sun*. February 11, 1981.
<https://www.newspapers.com/image/1011977688/>.

VI. Appendix A: Supporting Photographs

Fig. 1: Front (Northeast) Elevation



Fig. 2: Side 1 (Northwest) Elevation



Fig. 3: Side 2 (Southeast) Elevation



Fig. 4: Rear



Fig. 5: Outbuilding/Garage



Fig. 6: Stone Wall Running Along Front of Property



Fig. 7: Stone Encrusted Planter in Front Yard



Fig. 8: View of Joseph T. King House to the Northwest of the Gregory House



Fig. 9: Nine Over One, Double-Hung Wooden Window (Original)



Fig. 10: 1024 Highland Avenue



Fig. 11: 1015 Highland Avenue



Fig. 12: 1033 Highland Avenue



Fig. 13: Rear Stone Wall



VII. Appendix B

Fig. 1: Cochran-Gregory Wedding Announcement

Ruth Wooten, Maud Bradham, Wilma Green and Erma Morris.

Cochran-Gregory.

A very pretty wedding took place Wednesday night at 8:30 o'clock in the Episcopal church when Miss Hattie Mae Cochran became the bride of James Gregory, both of this city. Rev. A. W. Farnum performed the ceremony, using the customary ring service, in the presence of the bride's brother, Lusk Cochran, and a few invited guests.

Mrs. Garland Jackson, dame of honor, and Mack McKenginee, best man, entered and took their places at the altar and there awaited the bride and groom, who came in together.

The bride was becomingly attired in a handsome navy-blue coat-suit with gray accessories and carried a shower bouquet of bride's roses.

The dame of honor, Mrs. Garland Jackson, wore a lovely gown of navy-blue satin with hat to match and carried a shower bouquet of lovely flowers. Miss Cochran is the pretty and attractive daughter of Mr. and Mrs. D. K. Cochran of this city. For some time she has been the efficient bookkeeper and stenographer of the Hendersonville Auto Company.

James Gregory is the son of Mr. and Mrs. R. P. Gregory of this city. He is a promising young business man and is at present connected with the Hendersonville Auto Company.

Immediately after the ceremony the bridal couple left for a trip to Greenville, Atlanta and other points south. When they return they will make their home in the city.

Mrs. Farry Barber is ill.

Fig. 2: 1951 Aerial Image from Henderson County GoMaps



Fig. 3: Modern-Day Building Footprint and Dimensions

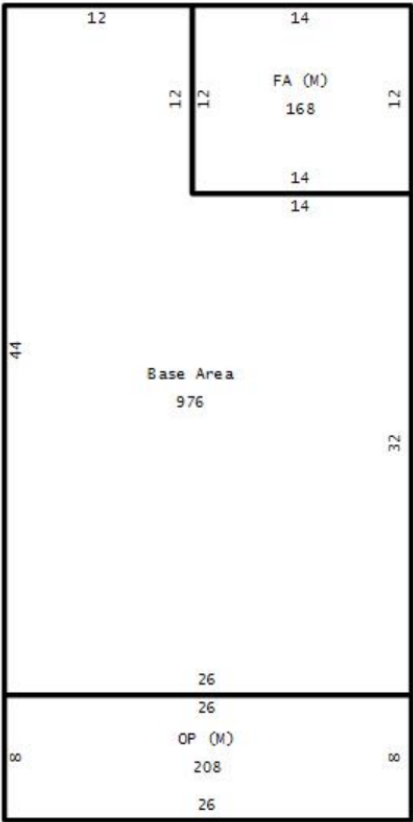


Fig. 4: 1921 Re-Platting of Wheeler Park to Cold Spring Park



NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Cold Spring Park Historic District

Hendersonville, Henderson County, HN0494, Listed 1/8/2009

Nomination by Sybil Argintar

Photographs by Sybil Argintar, August 2007



Locust Street



16 Locust Street



910 Highland Avenue



North Main Street

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of property

historic name Cold Spring Park Historic District

other names/site number Wheeler Park

2. Location

Bounded roughly by N. Main Street on the north, Maple Street on the east, Ninth Avenue East
street & number on the south, and Locust Street on the west not for publication N/A
city or town Hendersonville vicinity N/A
state North Carolina code NC county Henderson code 089 zip code 28793

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets
does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide
X locally. (See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

 entered in the National Register

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain): _____

Henderson, North Carolina
County and State

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>37</u>	<u>20</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>6</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>38</u>	<u>26</u> Total

Number of contributing resources previously listed in the National Register

"Historic and Architectural Properties in Hendersonville,
North Carolina: A Partial Inventory"

Number of contributing resources previously listed in the National Register

-0-

Historic Functions

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>

(Enter categories from instructions)

Cat: Domestic	Sub: single dwelling
Domestic	multiple dwelling
Domestic	secondary structure
Commerce/Trade	office building
Religion	religious facility

Architectural Classification (Enter categories from instructions)

Craftsman bungalow
Colonial Revival
Other: Ranch

foundation brick
 roof asphalt
 walls brick
weatherboard
 other stone
 (see continuation sheet)

(Describe the historic and current condition of the property on one or more continuation sheets.)

Cold Spring Park Historic District

Name of Property

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8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.☐ B Property is associated with the lives of persons significant in our past.☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.☐ D Property has yielded, or is likely to yield information important in prehistory or history.**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.☐ B removed from its original location.☐ C a birthplace or a grave.☐ D a cemetery.☐ E a reconstructed building, object, or structure.☐ F a commemorative property.☐ G less than 50 years of age or achieved significance within the past 50 years.**Areas of Significance**

(Enter categories from instructions)

ArchitectureCommunity Planning and Development**Period of Significance**ca. 1910 - 1953**Significant Dates**19101924**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**unknown**Narrative Statement of Significance**

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS)☐ preliminary determination of individual listing (36 CFR 67) has been requested.☐ previously listed in the National Register☐ previously determined eligible by the National Register☐ designated a National Historic Landmark☐ recorded by Historic American Buildings Survey # _____☐ recorded by Historic American Engineering Record # _____**Primary Location of Additional Data**☒ State Historic Preservation Office☐ Other State agency☐ Federal agency☐ Local government☐ University☐ OtherName of repository: Western Office, Archives and History

Cold Spring Park Historic District
Name of Property

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10. Geographical Data

Acreage of Property approx. 14 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 367160 3910050
2 17 367420 3909800

Zone Easting Northing
3 17 367270 3909610
4 17 367040 3909820
____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sybil H. Argintar, Preservation Planning Consultant
organization Southeastern Preservation Services date September 19, 2007
street & number 166 Pearson Drive telephone (828) 230-3773
city or town Asheville state NC zip code 28801

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name fewer than 50 owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Name of Property
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Materials (cont.)

Foundation: stucco, stone

Roof: metal

Walls: asbestos, shingle, masonite, aluminum, vinyl, Other: T-111

SUMMARY

The Cold Spring Park Historic District is located north of downtown Hendersonville, Henderson County North Carolina. The historic district is bounded by N. Main Street on the north, Maple Street on the east, Ninth Avenue East (originally Lynn Street) on the south, and Locust Street on the west. Cross streets include Highland Avenue, Algeria Street, and Laurel Street. The neighborhood is laid out in regular blocks, with the overall elevation dropping from Locust Avenue to Maple Street. Most houses are set back from the street on level lots with front lawns, but some houses are raised up above street level, especially those located along Locust Avenue. These are sited high up on a hill with stairs leading from the sidewalk up to the walkways to the houses. Houses are typically built close together in a steady rhythm of setback, lining both sides of the streets. Notable landscape features include fieldstone or cut stone retaining walls and flat field stones set into the hillsides. These features are seen in other Hendersonville neighborhoods, primarily Hyman Heights, located to the north across N. Main Street from the Cold Spring Park Historic District. Outside the district boundaries to the north is the National Register listed Hyman Heights/Mount Royal neighborhood (NR 2001), to the west is a city park, to the south is an industrial area, and to the east are additional historic and modern residential areas.

The district, which encompasses approximately fourteen acres, incorporates within its boundaries those concentrations of houses in the Craftsman bungalow and Ranch styles dating from ca. 1910 through 1953, all of which were built within the historically platted Cold Spring Park subdivision. The district forms an intact configuration representative of Hendersonville's residential development from the boom times of the first two decades of the twentieth century, along with significant growth which occurred in the 1940s and early 1950s. The district overall has retained a high degree of historic architectural integrity.

By far, the majority of the buildings in the district are Craftsman bungalow style. The nominated district consists of thirty-seven contributing buildings, one contributing structure, twenty non-contributing buildings and six non-contributing structures. Of the non-contributing resources, the majority of these are modern outbuildings, including many free-standing metal carports. There are two vacant lots in the district. Non-contributing buildings are a mixture of buildings built after the period of significance and historic buildings with significant alterations such as porch enclosures or the removal of numerous key architectural features. If a building retains its historic form and detailing, but is clad in artificial siding, it is still counted as a contributing resource.

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INVENTORY LIST

Buildings are listed in the order of north-south streets first, followed by east-west streets. The north or west sides of the street are listed first. Dating of houses is based upon 1922, 1926, 1949, and 1954 Sanborn maps used in the field, city directories, and owner questionnaires. These sources are noted with each entry. If the original owner or long-time occupant of the house is known, it is given as the name of the property. Otherwise, properties are called by the property type such as house or apartment. Unless otherwise noted, roofs throughout the district are asphalt shingle.

Maple Street, West Side:

1021 Maple Street. V. Harley Shipman House. Contributing. ca. 1925.

This one-story, cross-gable-roof Craftsman bungalow with German siding has exposed rafter ends, an attached front-gable porch with knee braces, square wood posts, and a solid, German-sided balustrade. Windows are eight-over-one. There is an interior brick chimney on the main block of the house and on the south side of the wing to the rear. The wing to the rear, which extends out to the north and south of the house does not appear on the 1954 Sanborn and so it is likely a modern addition, but it is similar to the main block in appearance. The house sits on a small level lot with a modern picket fence in front. V. Harley Shipman, owner of Shipman Brothers Garage, and wife Vesta, lived in this house from 1926 through at least the late 1950s. (Sanborn maps; city directories).

1021 Maple Street. Shed. Non-contributing. Modern.

One-story, side-gable modern frame building with a standing seam metal roof.

1021 Maple Street. Garage. Contributing. ca. 1925.

One-story, one automobile bay garage with flush board siding, a front-gable-roof, and plywood doors added in front. There is a taller one-story, shed-roof modern addition at the rear with flush board siding.

1015 Maple Street. George Saxmann House. Contributing. ca. 1920.

This one-story, front-gable-roof Craftsman bungalow has exposed rafter ends, weatherboard siding, and an engaged front porch with knee braces, a solid lapped board balustrade, and double and triple wood square porch supports. Windows are vertical-four-over-one, foundation is brick, and there is an interior brick chimney. House sits on a small level lot. George Saxmann, a chiropractor, lived in this house from 1937 through at least the late 1950s. (Sanborn maps; city directories)

1009 Maple Street. House. Non-contributing. ca. 1920.

This altered one-story, front-gable-roof Craftsman bungalow with exposed beams has shed-roof dormers added on the south side, asbestos siding, and a partially enclosed modern porch and wing added to the front. The remaining portion of the original porch has square posts, vinyl soffits, and the original balustrade. Stone cheek walls with concrete coping frame the stairs. Foundation is brick, and windows and doors are all modern replacements. House sits on a small level lot with field stone at the front of the

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property. Steve W. Camp, owner of Camp's Flowers, and wife Eunice, lived here from 1937-1938. The house changed occupants frequently, including Mrs. Lillie Morris, a widow (1939-1940); Charles A. and Mary J. Sargent (1943-1944); Mary J. Sargent (1945-1946); Philip H. Croft, an agent with Durham Life Insurance Company, and wife Christine (1948 – 1955); and Hubert H. Duncan Jr., parts manager with T. Lee Osborne Oldsmobile Sales and Service, and wife Wilma (1956 – 1957). (Sanborn maps; city directories)

1009 Maple Street. Garage Apartment. Non-contributing. Modern.

Two-story, front-gable-roof modern garage with German siding, brick foundation, and modern windows. The first floor has one automobile bay and a vertical plank double-door. The modern window on the second floor has a shed-roof hood. There is a modern wood deck on the side.

1001 Maple Street. Joseph Hipp House. Contributing. ca. 1925

This one-story, front-gable-roof Craftsman bungalow has German siding, exposed rafter ends, an engaged front porch with square wood posts and a replacement balustrade, an interior brick chimney, brick foundation, one-over-one windows, and a modern front door. House sits on a small level corner lot. Joseph Hipp, a plumber, and wife Leona lived here from 1926 through at least the late 1950s. (Sanborn maps; city directories)

Highland Avenue East Side:

1034 Highland Avenue. Paul R. McCutcheon House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has exposed rafter ends, knee braces, and a deck added at the northeast corner, German siding, and an attached, hip-roof front porch with exposed rafter ends, battered posts on brick piers, and no balustrade. There are two interior brick chimneys, and one exterior end brick chimney with a single shoulder. Windows are one-over-one replacement sash with snap-in muntins, and the front door is modern. House sits on a small level lot with a modern picket fence in front. This house, according to the current owner, was originally a summer home for a Charleston family named Stone. City directories note, however, that the house was owned by Paul R. McCutcheon, beginning in 1937, who lived part of the year in Hendersonville and part of the year in St. Petersburg, Florida. McCutcheon owned the house until at least the late 1950s. Sanborn maps; city directories; owner information).

1034 Highland Avenue. Carport. Non-contributing. Modern.

Modern free-standing carport with a front-gable metal roof, exposed beams and rafters, and tree trunk posts.

1024 Highland Avenue. House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has a deck added at the northeast corner, German siding, projecting purlins and exposed rafter ends, an attached, hip-roof front porch with battered posts on capped brick piers and no balustrade, and two chimneys, one interior and one exterior end. Both are

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stuccoed above the roofline, and the exterior end one is painted brick with a single shoulder below the roofline. The foundation is brick, windows are vertical-four-over-one, and the front door is modern. House sits on a small level lot. City directories note the occupants as Joseph E. Noffz, a warehouseman at Cantrell Produce Company, and wife Katherine (1937 – 1938); and Roy O. Bass, a bookkeeper with Houston Furniture Company, and wife Vera (1939 – at least the mid-1980s). (Sanborn maps; city directories; owner information)

1020 Highland Avenue. William C. Armstrong House. Contributing. ca. 1920.

This one-story-plus-basement, cross-gable-roof Craftsman bungalow has German siding, knee braces, and a front-gable-roof, enclosed front porch with T-111 siding below and historic six-light casement windows above. The porch details are still visible including knee braces, and battered posts on brick piers. There are three interior brick chimneys, windows are eight-over-one, front door is multi-light, and the foundation is brick. There is a low brick planter just below the porch. A shed-roof carport has been added on the south side. The lot drops in elevation from front to rear. William C. Armstrong, a clerk with Southern Railway, and wife Ettie, lived here from 1937 through at least the late 1950s. (Sanborn maps; city directories)

1020 Highland Avenue. Storage shed. Contributing. ca. 1920.

One-story, front-gable-roof storage building with German siding and a modern door.

1012 Highland Avenue. Albert T. Dixon House. Non-contributing. ca. 1920.

This altered one-story, front-gable-roof Craftsman bungalow has aluminum siding (with the original German siding underneath where replacement siding has fallen off), an attached front-gable porch with a new board railing, posts covered with aluminum, and stuccoed piers, one-over-one replacement sash windows, and a few original six-light casement windows in the basement. Front door is three-light-over-panel. There is a two-story wing at the rear with a one automobile bay garage beneath, and a deck added at the southeast corner. House sits on a small lot which slopes to the rear, with a gravel drive which circles the house at the rear. Albert T. Dixon, a salesman with City Motor and Sales, and wife Hessie, lived here from 1937 – 1955. William J. Brown Jr., department manager with State Trust Company bank, and wife Charlotte, lived here from 1956 – 1957. (Sanborn maps; city directories; owner information)

1012 Highland Avenue. Duplex. Non-contributing. Modern.

This modern two-story duplex has a front-gable roof, aluminum siding, a projecting entry bay with wood stairs to the second level at the southwest corner, and wood decks at the rear. Windows and doors are modern.

1010 Highland Avenue. House. Contributing. ca. 1920.

This one-story-plus-basement, front-gable Craftsman bungalow has vinyl siding, knee braces, a cross-gable wraparound porch with knee braces and battered posts on capped painted brick piers, a modern balustrade, a stuccoed interior chimney, brick foundation, and six-over-one windows. At the rear, what appears to have been doors or windows has been enclosed at the northwest corner with T-111 siding. The

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opening is too narrow to have been a garage door. House sits on a small lot which slopes to the rear. There have been several occupants through the years including Lee W. Rector, with Anders & Rector Real Estate, and wife Gladys (1937-1938); Edwin T. Henderson, supervisor with the State Highway Department, and wife Ollie (1939-1940); Stephen S. and Margaret Rozier (1941 – 1942); Margaret Rozier (1943-1944); Joyce Shook, a teacher at Rosa Edwards School, (1948 – 1955); and Samuel M. and Clara Williams (1956-1957). (Sanborn maps; city directories)

1000 Highland Avenue. Dental Office. Non-contributing. 1957.

This one-story, side-gable-roof Modern building has masonite siding, exposed beams, a concrete block foundation, modern fixed-light windows with two-light sliding windows beneath, a bay window, and a modern door. Fixed lights are located on the upper portion of the façade, extending up to the roofline. Building sits on a corner lot with parking to the west and east. This was built as a dental office for Dr. Holly, and remains in the same use today. (Sanborn maps; city directories; owner information)

Vacant lot to southeast

914 Highland Avenue. James E. Reese House. Contributing. ca. 1925.

This one-story-plus-basement Craftsman bungalow has a shed-roof addition at the southeast corner that fills in the L-plan, and a porch addition at the northwest corner that extends the porch. This addition has a flat roof covered with corrugated plastic, and iron posts. The building has German siding, an attached, front-gable porch with wood posts and no balustrade, a stuccoed foundation, vertical-four-over-one windows, and a modern door. James E. Reese, a carpenter, lived in this house from 1937 through at least the late 1950s. (Sanborn maps; city directories)

914 Highland Avenue. Garage. Non-contributing. ca. 1960.

Front-gable, one-story garage has German siding and vertical plank double-doors.

914 Highland Avenue. Storage and Garage. Non-contributing. ca. 1960.

Front-gable, one-story storage and one automobile bay garage with board and batten siding in the gable ends has concrete block walls, a metal roof, and French doors on the north side.

910 Highland Avenue. House. Contributing. ca. 1935.

This one-story-plus-basement, side-gable Craftsman bungalow has exposed rafter ends, complex knee braces, German siding, and a front-gable front porch with knee braces, replacement posts and balustrade. There is an interior brick chimney, brick foundation, windows are paired and single one-over-one replacement sash, and door is single-light-over-panel. There is a modern deck at the rear. House sits on a small lot which slopes to the rear, with a low fieldstone retaining wall at the front of the lot. Occupants have included Boyce L. Clement, a fireman with Southern Railway, and wife Arizona (1937-1938); William D. and Margaret Dortch (1939-1940); Margaret Dortch (1941 – 1942); and Jack B. Lovingood, a pharmacist with Wilson Drug Company, and wife Dorothy (1943 – 1957). (Sanborn maps; city directories; deed search)

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910 Highland Avenue. Garage. Contributing. ca. 1935.

One-story, front-gable brick garage has a single automobile bay with a modern plywood lift door, and exposed rafter ends.

908 Highland Avenue. Benjamin Goforth House. Contributing. ca. 1925.

This one-story-plus-basement, side-gable Craftsman bungalow has exposed rafter ends, German siding, an attached, front-gable front porch with shingled gable ends, knee braces, triple square wood posts, and a geometric balustrade, an exterior end brick chimney, nine-over-one windows, and a door with transom and sidelights. The foundation is stuccoed, and there is a notable fieldstone retaining wall at the front and along the drive. House sits on a small lot which slopes to the rear. Benjamin Goforth, an employee at the Coca Cola Bottling Company, and wife Blanche lived here from 1937 through at least the late 1950s. (Sanborn maps; city directories)

908 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, single automobile bay garage has a front-gable roof, flush board siding, and a double-door.

904 Highland Avenue. House. Contributing. ca. 1925.

This one-story-plus-basement, front-gable Craftsman bungalow has exposed rafter ends, German siding, and a front-gable porch with replacement iron posts and railing and a concrete floor which extends to the south to form a patio. There is an exterior end brick chimney, the foundation is brick, windows are one-over-one, and the front door is modern. House sits on a small corner lot which drops to the rear. There are field stones placed into the hillside on the south side of the property, along Ninth Avenue, a landscaping feature which also appears in the Hyman Heights neighborhood to the north. Occupants have included Mrs. Bessie Ashmead, a widow (1937-1938); Robert H. Lee of D. H. Lee & Son Real Estate, and wife Mary (1939-1944); and James M. Byers, a city plumbing inspector, and wife Odessa (1945-1957). (Sanborn maps; city directories; owner information)

904 Highland Avenue. Storage. Non-contributing. Modern.

One-story, front-gable, metal storage building has a metal lift door and metal frame, small one-over-one single windows.

Highland Avenue, West Side:

1033 Highland Avenue. George W. Justice House. Contributing. ca. 1925.

This one-and-one-half-story, plus basement on the north side, side-gable Craftsman bungalow has a front-gable dormer, a shed-roof addition at the rear with a garage below, and a deck added on the north side. The building has exposed rafter ends, German siding, a shed-roof front porch with wood posts, exposed rafter ends, and no balustrade, a stuccoed interior chimney, brick foundation, six-over-six windows on the front, eight-over-eight windows on the side, six-light casement windows on the basement level, and French doors opening onto the porch. There is a pent roof on the side elevations with exposed rafter ends.

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The east elevation has concrete steps and cheek walls at the side entrance. House sits on a large corner lot with a creek running through it on the north side. There is a notable cut stone retaining wall with beaded mortar joints running along the east side of the property, and a modern wood picket fence in the front. This house was built by George W. Justice, developer of the neighborhood and a surveyor whose name is on almost every plat for Hendersonville in the first decades of the twentieth century. From 1950 – 1957, after George W. Justice had passed away, Mrs. Irene H. Justice lived here, along with boarders. In this house was a safe containing over 800 original documents recording land development in Buncombe, Henderson, Polk, Rutherford, Cleveland, and Burke counties. Justice and his ancestors were heavily involved with the Speculation Land Company of New York, and Justice was appointed to oversee the dissolution of the company in 1920, after 125 years of business. Originally, the house built on the neighboring lot which is now 1016 N. Main Street (#34) was built by Irene Justice as a cottage for her family to stay in when they visited from Alabama. Mrs. Justice left the cottage to her daughter-in-law Beulah, wife of the Justice's son, Thomas. These two houses were historically, and still are, the only ones on the large lot running from Highland Avenue to Locust Street. (Sanborn maps; city directories; owner information; will of Irene Justice)

1033 Highland Avenue. Carport. Non-contributing. Modern.

There is a freestanding metal carport on the west side of the house.

1023 Highland Avenue. William E. Jamison House. Contributing. 1950.

This one-story Ranch house has an original garage wing on the north side and a modern addition to the rear. The house is covered with asbestos siding, with brick on the lower half of the wall on the south side, and a recessed entry supported by iron posts, an interior brick chimney, a brick foundation, multi-light casement and picture windows, and a three-light door. There is a modern one-story wing at the rear built of brick with sliding glass doors. The house is set on a hill, on a corner lot, with an alley to the rear. Concrete steps lead from the sidewalk to the front of the house. This house was built by William E. Jamison, administrator at Margaret R. Pardee Memorial Hospital, and wife Virginia. (Sanborn maps; city directories; owner information)

1023 Highland Avenue. Carport. Contributing. 1950.

Free-standing carport is located to the rear of the house, accessible from the alley.

1015 Highland Avenue. House. Contributing. ca. 1925.

This one-and-one-half-story, side-gable Craftsman bungalow has projecting decorative purlins, a gable-roof dormer at the rear, German siding, and an attached, front-gable porch with large wood posts on capped brick piers, a two-by-two balustrade, and capped brick cheek walls flanking the steps which lead from the sidewalk to the house. There is a single-shoulder, exterior end brick chimney, the foundation is brick, windows are diamond-pane-over-one and diamond-pane casement, and the front door is diamond-pane. There is a shed-roof one-story historic addition at the rear with four-vertical-over-one windows, a shed-roof porch, and a front-gable dormer. House sits on a hill with a field stone retaining wall at the front and around to the driveway. Occupants have included Mrs. L. L. Powell (1937-1939); Reverend J.

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Arthur Linn, pastor of Grace Lutheran Church, and wife Mabel (1941 – 1946); Dr. Wallace E. Souther and wife Phyllis (1948 - 1951); and Otis K. Scott, with Hendersonville Building Specialties, and wife Monetta (1954 – 1986). (Sanborn maps; city directories; owner information)

1015 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, front-gable, one automobile bay garage with a lift door and a carport added on the east side. There is a lattice screening fence along the northwest side.

1015 Highland Avenue. Storage Shed. Non-contributing. Modern.

One-story modern building currently under construction; stuccoed walls, side-gable roof.

1011 Highland Avenue. House. Non-contributing. ca. 1960.

This one-story-plus-basement, hip-roof Ranch house has a one automobile bay garage with a lift door below the house at the northeast corner. The house is covered with permastone on the lower half of the walls and vinyl above. The porch has a low hip-roof covering supported by iron posts and railing, a front interior end permastone chimney, permastone foundation, one-over-one and picture windows, and a three-light front door. The house sits on a hill and slopes from south to north. There is a fieldstone retaining wall at the front and steps from the sidewalk to the house. This house does not appear on the 1954 Sanborn map or in city directories through 1957. (Sanborn maps; city directories)

1011 Highland Avenue. Carport. Non-contributing. Modern.

Free-standing metal carport is located to the rear of the house, accessible from the alley.

1003 Highland Avenue. House. Contributing. ca. 1925.

This one-story, cross-gable-roof Craftsman bungalow with exposed rafter ends has an original wing at the rear with a front-gable roof and fixed multi-light window. The house is covered with German siding, and has a wraparound porch which has been enclosed at the northeast corner. Porch details include battered posts on capped brick piers, an iron balustrade, and capped brick cheek walls at the steps. There is a second porch on the south side with the same details. The door here is multi-light with multi-light sidelights. The modern front door has a louvered screen door and is also flanked by sidelights. The foundation is brick, windows are eight-over-one, front door is multi-light, and there is a retaining wall at the front which has been stuccoed. The original fieldstone wall is exposed on the south side. House sits on a hill, on a corner lot, with an alley to the rear. Occupants of the house have included Robert S. Gibbs Jr., an engineer with Duke Power Company, and wife Isabella (1939 – 1940); Everett O. Mitchell, owner of Mitchell's Gulf Service, and wife Mildred (1943 – 1944); Charles N. and Caroline Mead (1945 – 1946); Miss Iva B. Laing (1948 – 1949); J. Harold Worley, manager of Auto Parts & Gear Company, and wife Ruth (1950 – 1951); and Joseph F. Maloney, a printer, and wife Louise (1952 – late 1980s). (Sanborn maps; city directories)

1003 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, front-gable garage with German siding has no door and a one-over-one window.

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911 Highland Avenue. First Wesleyan Church. Non-contributing. 1959. Modern addition.

The original section of this church dates from 1959 (cornerstone), with a large modern addition on the east side. The one-story, front-gable Colonial Revival brick church has a gable-roof covered entry stoop, and a truncated steeple on the north side. Foundation of the building is brick, windows are six-over-six stained glass, and the entry door is double-leaf. The large shed-roof addition is covered with vinyl siding and has four-over-four modern windows. Church sits on a large corner lot, sloping to the east, with a fieldstone retaining wall and an alley to the rear.

911 Highland Avenue. Fellowship Hall. Non-contributing. ca. 1960.

This one-story, hip-roof brick Ranch building is located to the rear of the church. Soffits are covered with aluminum siding. It has horizontal-two-over-two single and paired windows and a modern door. There is an archway over the recessed entry porch on the northeast side. At the southeast corner at the rear, what appears to have been a carport has been enclosed with vinyl siding and a modern door and windows.

911 Highland Avenue. Storage Shed. Non-contributing. Modern.

Tall one-story, shed-roof frame storage building with T-111 siding, exposed rafter ends, and a shorter shed-roof addition.

911 Highland Avenue. Shed. Non-contributing. Modern.

One-story, gambrel-roof frame storage building with T-111 siding.

907 Highland Avenue. James M. Byers House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has weatherboard siding in the gable ends, but replacement T-111 siding on the side elevations. The engaged porch has wood posts on capped brick piers, a two-by-two balustrade, and capped brick cheek walls at the stairs. It appears there was a window on the other side of the door, but it has been enclosed and the façade has been covered with board and batten siding at the porch level. The foundation is brick, windows are one-over-one replacement sash, and the front door is modern. The rear of the house has modern windows and door. House sits on a hill, with an alley to the rear. The original owners of this house appear to be James M. Byers, a plumber, and wife Odessa (1926 – 1938). Additional occupants have included Charles Lang, an auto mechanic, and wife Hattie (1939 – 1940); Warren P. Stokes, with J. F. Stokes & Son Awnings, and wife Estelle (1941 – 1951); Gus Woody, foreman with Robotyper Corporation, and wife Anna (1952 – 1955); and Dweel L. Summer, supervisor at General Baking Company, and wife Edith (1956 – 1957). (Sanborn maps; city directories)

907 Highland Avenue. Storage. Non-contributing. Modern.

One-story concrete block storage building with a front-gable roof, exposed rafter ends, and a double-door.

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903 Highland Avenue. House. Contributing. ca. 1920. addition ca. 1960.

The main block of this one-story, front-gable-roof Craftsman bungalow has knee braces, exposed rafter ends, one-over-one windows, vinyl siding and a brick foundation. The attached front-gable porch has wood posts and a replacement balustrade. There is a large one-story-plus-basement rear addition with a front-gable roof, German siding, horizontal two-over-two windows, concrete block foundation and a garage beneath with an attached carport with a canvas roof. House is set on a hill, and there are stones placed into the hillside onto Ninth Avenue, the same as 904 Highland Avenue across the street. Occupants of this house have included Curtis F. Pittilla, driver for The Texas Company, and wife Ruby (1937 - 1938); Mrs. Edna Ramsell, clerk at McFarlan Food Shop (1939 - 1946); and Paul T. Moffitt, a taxi driver, and wife Marjorie (1948 - 1957). The current owner dates this house to 1945, but the same footprint building appears on the 1922 Sanborn. The addition dates after 1954. (Sanborn maps; city directories; owner information)

903 Highland Avenue. Storage Shed. Non-contributing. Modern.

One-story storage building has a front-gable roof and T-111 siding with a flush board door.

903 Highland Avenue. Carport. Non-contributing. Modern.

Free-standing canvas-roof carport with a metal frame.

Locust Street East Side:

1024 Locust Street. Nicholas W. Lefebvre House. Contributing. 1953.

This one-story, hip-roof Ranch house is of solid masonry construction, with stuccoed walls and wide soffits. A patio has been added at the front northwest corner, with thin metal poles holding up a cloth awning over a wood deck. There is one interior brick chimney and windows are one-over-one and picture. The house sits on a hill above the street, on a corner lot. Flat granite stones are placed into the hillside, as at 903 and 904 Highland Avenue. An inscription on the building dated August 15, 1953 notes that Nicholas W. Lefebvre built the house. Lefebvre was the manager of Flower Express Company. At one time, there was a bomb shelter on the south side of the house which was built into the hillside (Sanborn maps; city directories; owner information; inscription on house)

1024 Locust Street. Carport/storage shed. Non-contributing. Modern.

There is a modern, free-standing metal carport/storage shed to the south side of the house, accessible from the alley.

Vacant lot to southeast

1004 Locust Street. Walter Gazer House. Contributing. 1949.

This one-story, side-gable-roof, brick Ranch house has a modern shed-roof addition at the rear. The porch, on the north side, has a gable-roof supported by wood posts and a modern rail balustrade. There is an entry patio in front with an iron balustrade, and concrete steps with capped brick cheek walls. There is

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one central brick chimney, windows are one-over-one, foundation is brick, and door is five-light-over-panel. House sits high above the street, with a notable stone retaining wall at the front and flanking the stone steps which lead up to the house. This house first appears in the 1950 city directory, and on the 1954 Sanborn map. Walter Gazer, employed at Sherman's Sporting Goods, and wife Frances lived here from 1950 to at least 1957. (Sanborn maps; city directories)

1000 Locust Street. Jack Schulman House. Contributing. 1949.

This one-story, side-gable, brick Ranch house has a covered entry stoop with the shed-roof supported by metal posts and lattice. Gable ends and soffits are vinyl. There is a central brick chimney, windows are one-over-one and tripartite picture, and door is six-light-over-panel. There is a side-gable addition on the southeast, with a different brick than the main block of the house. This addition has an entry stoop and there are concrete steps and a sidewalk leading to it from the street. On this same side, there is a brick-capped concrete block wall. House sits high on a hill, on a corner lot, with a notable stone retaining wall in front and concrete steps up the hill to the central walkway. This house first appears in the 1950 city directory and on the 1954 Sanborn map. Jack Schulman, owner of a women's wear store, and wife Evelyn, lived here from 1950 to at least 1957. (Sanborn maps; city directories)

1000 Locust Street. Carport. Non-contributing. Modern.

There is a modern free-standing metal carport at the rear, accessible from the rear alley.

916 Locust Street. Joseph T. King House. Contributing. ca. 1920.

This two-story, gable-on-hip-roof house has weatherboard siding, exposed rafter ends, a one-story gabled wing on the north side with enclosed hip-roofed entry porch, a bay window on the northwest side, and a small deck added at the rear. The attached, wraparound, hip-roof porch has tapered columns and a two-by-two balustrade, and is partially enclosed on the north side. There is an interior brick chimney, foundation is cut stone, and windows are one-over-one. This house sits on one of the largest lots in the neighborhood, on a corner, with an alley at the rear. There is a notable cut stone retaining wall in front, and cut stone cheek walls on the steps from the street up to the house. Joseph T. King, owner of King Hardware Company, and wife Myrtle, lived here from 1937 to 1949. Myrtle H. King continued to live in the house from 1950 to at least 1957. Lucile King Bryson, daughter of Joseph and Myrtle King, lived in this house with husband Samuel until 2007 (Sanborn maps; city directories; owner information)

916 Locust Street. Garage. Contributing. ca. 1920.

One-story, front-gable garage with German siding, double-doors, and a brick foundation.

910 Locust Street. James P. Gregory House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has knee braces, and a clipped gable at the front. Porch has a replacement balustrade, posts on capped brick piers, and capped brick cheek walls framing the stairs from the sidewalk to the house. Cut stone steps and cheek walls run up the hillside in the front of the house. Foundation is brick, windows are nine-over-one, and front door is modern. There is a notable cut stone retaining wall below the house at the level of the street. James P. Gregory, a salesman at

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Hendersonville Auto Company, and wife Hattie, appear to be the first owners of the house, living there from 1926 to 1944. Additional occupants have included Pascal M. Camak, secretary of the Chamber of Commerce, and wife Helen (1945-1946); Dr. Walter W. Glazener, a vet, and wife Katherine (1948 – 1951); George H. and Martha Phelps (1952-1953); Benjamin E. Blackwell, a salesman at Pfunter-Vaughan Motors, and wife Ruth (1954-1955); and T. M. Blackwell, a salesman, and wife Axie (1956-1957). (Sanborn maps; city directories)

910 Locust Street. Garage. Contributing. ca. 1925.

One-story, front-gable garage with exposed rafter ends, double-doors, and German siding.

902 Locust Street. D. K. Cochran House. Contributing. ca. 1910.

This L-plan, one-story, cross-gable cottage has unpainted weatherboard siding, a full-width, shed-roof front porch with square posts outlined with rope (a modern change), turned balusters, brackets, brick piers infilled with concrete block, and one-over-one windows. There is a shed-roof modern addition in the juncture of the "L". The central brick chimney is partially stuccoed. House sits on a corner lot, on a hill, with an alley to the rear. Concrete steps lead from the street to the central concrete walkway, with concrete steps to the porch. Henderson County deeds, historic plats, and city directories date this house to ca. 1910, making it the earliest house in the neighborhood. According to deed records, Frank H. Wheeler, one of the developers of Wheeler Park, sold Lot #7 (corner of Locust Street and Ninth Avenue) to D. K. Cochran on August 27, 1910, the year that Wheeler Park was platted. The Cochran family apparently built the house soon after this, since it appears on the later Cold Spring Park plat as an existing residence. The Cochran family owned the property until April 25, 1978 when Hattie Mae Cochran Gregory (daughter of D. K. Cochran) and husband James Parker Gregory sold the property to their son James Parker Gregory Jr. Lucy A. Cochran, widow of D. K. Cochran, was still living in this house in the mid-1920s, according to city directories. Rose Jamison, a widow, lived in this house from 1937 to 1957 (Sanborn maps; city directories; owner information; Henderson County Deed Books 70, p. 154; 563, p. 255).

902 Locust Street. Storage/Garage. Contributing. ca. 1925.

This large, front-gable building with vertical flush board siding appears to have originally been a separate dwelling. The multi-panel door is partially covered and the single window opening is boarded over. Currently it is used for storage, and has a modern shed-roof, one automobile bay garage addition on the south side with weatherboard siding and a lift door.

North Main Street, south side:

1116 N. Main Street. House. Contributing. ca. 1920.

This one-story-plus-basement, cross-gable Craftsman bungalow has a deck added at the rear. Building details include exposed rafter ends, stepped knee braces, weatherboard siding, an attached front-gable porch with paneled posts on capped brick piers and a replacement balustrade, and a modern door with an original multi-light transom. There is a double-shoulder exterior end brick chimney, paired, single, and

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triple eight-over-eight or eight-light casement windows, and the foundation is brick. House sits on a small lot with a large vacant lot to the east. Occupants of this house have included Homer A. Thompson, owner of Thompson's Soda & Sandwich Shop, and wife Rose (1937 – 1938); David O. Satterfield, a traveling salesman, and wife Sallie (1939-1940); Otis E. Stepp, a salesman, and wife Flora (1941 – 1942); Allen E. Brown, an insurance salesman, and wife Dorothy (1943-1944); James A. and Velma Lewis (1945-1946); Mrs. Lillie R. Johnson, widow and receptionist at Patton Memorial Hospital (1948-1951); Manuel G. Johnson, owner of Johnson's Stop & Shop, and wife Ellen (1952-1953); and A. Fernando Jones, a machinist, and wife Mamie (1954-1955). (Sanborn maps; city directories; owner information)

1116 N. Main Street. Shed. Non-contributing. Modern.

One-story storage shed with a gable-roof and T-111 siding.

1110 N. Main Street. Fred S. Justus House. Contributing. ca. 1925.

This one-story, cross-gable Craftsman bungalow has German siding, a cross-gable wraparound porch with paired and triple replacement posts and balustrade, and a rear porch which has been screened in. Foundation is brick, windows are vertical-four-over-one, and the multi-light front door is flanked by windows and has a transom. There is a central brick chimney. House sits on a small lot which slopes slightly to the rear. Fred S. Justus, owner of Justus Pharmacy, and wife Virginia lived here from 1937 through 1944. William Maurice Owens, manager at Dixie Home Stores, and wife Edith lived here from 1945 – 1951, and Harley F. Dotson, also a manager at Dixie Home Stores, and wife Pauline lived here from 1952 to 1957. (Sanborn maps; city directories)

1104 N. Main Street. Apartments. Non-contributing. ca. 1990.

This modern two-story side-gable apartment building has vinyl siding, a carport wing on both sides, and a semi-circular drive. The center entry is recessed, with stairs leading to it from the northeast and southwest sides, the foundation is concrete block, windows are single-light casement and all doors are modern. The building is on a corner lot, set at an angle to N. Main Street. (Sanborn maps; city directories)

1016 N. Main Street. Thomas S. Justice House. Contributing. ca. 1945.

This one-story, side-gable, post-World War II house has a deck added at the southeast corner. House is covered with asbestos siding, there is a front exterior stone chimney with a single shoulder, foundation is stone with beaded mortar joints, and windows are vertical-three-over-one. The shed-roof front porch has square posts and a solid balustrade. The house sits at an angle to N. Main Street on a large corner lot. This house was originally an outbuilding built by the owners of 1033 Highland Avenue (#17). Thomas Justice was a surveyor like his father George W. Justice (Sanborn maps; city directories; owner information).

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Ninth Avenue East, North Side:

515 Ninth Avenue East. House. Contributing. ca. 1950.

This one-story, front-gable-roof Craftsman bungalow has an attached front porch with a clipped-gable roof and battered posts on capped brick piers. Siding is vinyl, windows are replacement sash, foundation is stuccoed, and door is modern. There is an interior brick chimney. House sits on a small level lot. This house does not appear in city directories until 1954, but the style of the house appears to be earlier. Herman H. Mehaffey, employed with the Southern Railway, and wife Ruth lived here from 1954 to 1955, and Odell Turbeville, a painter, and wife Rachel lived here from 1956 to 1957. (Sanborn maps; city directories; owner information)

515 Ninth Avenue East. Carport. Non-contributing. Modern.

Freestanding, modern metal carport is on the west side of the building.

513 Ninth Avenue East. House. Contributing. ca. 1950.

This one-story, front-gable-roof Craftsman bungalow has vinyl siding, an attached hip-roof front porch with battered posts on capped brick piers, an interior brick chimney, and double vertical-three-over-one windows. There is also a picture window on the façade, a later change. Steps with capped brick cheek walls extend up on each side of the porch. House sits on a small level lot. This house, like 515 Ninth Avenue East, also first appears in city directories in 1954, but the building style appears to be much earlier. Mrs. Margaret McCall lived here from 1954 to 1955 and Arpley C. Horner, employed with General Electric, and wife Eunice lived here from 1956 to 1957. (Sanborn maps; city directories)

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SUMMARY

The Cold Spring Park Historic District in Hendersonville, Henderson County, North Carolina, is eligible for listing under Criterion A for its association with the community development of Hendersonville, North Carolina in the boom period of the 1920s and again in the late 1940s to early-1950s, providing housing for primarily middle class families. The district is also eligible under Criterion C as a significant collection of primarily Craftsman bungalows and Ranch houses dating from ca. 1910 to 1953, the period of significance. The context of the Cold Spring Park Historic District and its relationship to the development of the town of Hendersonville before 1929 are more fully documented in the Multiple Property Documentation Form, "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory". Context 3, "Residential Development in Early Hendersonville, NC, 1879-1929" (Section E, pages 12-13), and Context 2, "Tourism Development 1879-1929" (Section E, pages 8-11), help to set the stage for development in the community at the time that the neighborhood saw its largest period of development. The buildings within Cold Spring Park belong to Property Type 3, "Residential Buildings" (Section F, page 6), and they meet the associated registration requirements (Section F, page 6). Post-1929 contextual information for the district is provided later in this nomination.

Historic Background and Community Planning Context

According to plat records, the area of Hendersonville that later developed as Cold Spring Park was originally laid out as Wheeler Park in 1910. Howard Caldwell was noted as the sales agent on the plat, and Justice & Son C.E. were the surveyors. The subdivision apparently did not develop to any large degree and was re-platted in 1921 as Cold Spring Park. At this time, only two houses appeared on the revised plat from the earlier Wheeler Park subdivision. The developers noted on the new plat are Justice, Lee, and Rector of Hendersonville. The only difference in the two plats is that Wheeler Park had several lots which extended to the south of Ninth Avenue (Lynn Street).

On the 1922 Sanborn map, there were only ten houses built in the neighborhood. By 1926, there were a total of twenty-three houses. The neighborhood kept developing through the 1940s and 1950s, with a total of thirty-three houses completed by 1954. Of the sixty-five lots laid out, many remained vacant or were absorbed as additional acreage for the houses that were built.

As industry expanded in Hendersonville in the 1920s, the need for housing close by also increased. Cold Spring Park followed this trend, doubling its number of houses between 1922 and 1926, and continuing to develop through the early 1950s. This trend mirrors the growth of the adjacent industrial area to the south of the neighborhood. In 1922, the two main industries located between Eighth and Ninth Avenues (Ninth Avenue being the southern boundary of the district) included Sanitary Laundry and Dry Cleaning Company and Hendersonville Lumber Company, which had greatly expanded its operations from 1912. By 1926, Ideal Laundry and the Coca-Cola Bottling Company had been added within this same area. By the late 1940s, Hendersonville Lumber had expanded and Ideal Laundry had been replaced by the Blue Ridge Cord Company, a cord braiding operation related to the textile industry. The Coca-Cola Bottling Company was also still in operation.¹

¹ Sanborn Map Company. Hendersonville, North Carolina, 1912, 1922, 1926, and 1949.

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According to city directories from the 1930s, the residents of the neighborhood were working class primarily, with many of them working in industrial buildings such as the Coca-Cola Bottling Plant just south of the neighborhood, or at Southern Railway, also located to the south. Some occupants worked as insurance and automobile salesmen, carpenters, and painters. There were some business owners living in the neighborhood as well, including the owners of Camp's Flowers; Justus Pharmacy; Thompson's Soda & Sandwich Shop; King Hardware Company; Anders & Rector; and Shipman's Garage. One particularly significant resident was George W. Justice, a surveyor who not only helped develop this neighborhood, but was also the surveyor for almost every recorded plat in Hendersonville in the first two decades of the twentieth century.

The layout of Cold Springs Park is a typical grid plan which was often utilized in subdividing land at the turn of the century due to its ease of layout and conformity in size of lots. Lots are generally small and level with the street, with houses and outbuildings set back from the street ten to fifteen feet. Mature deciduous and evergreen trees and concrete sidewalks line most streets.

However, while Cold Spring Park is primarily a concentration of bungalows, it is similar in layout to the neighboring Hyman Heights/Mount Royal Historic District. Hyman Heights, like Cold Spring Park, was laid out in a grid fashion, unlike the Mount Royal portion of the Hyman Heights area and the Druid Hills Historic District to the northwest which were laid out in more curvilinear street patterns. Of these three neighborhoods, Druid Hills contains the widest variety of architectural styles and contains the most elaborate example of more high style architecture.

In contrast to the grid patterns of Cold Spring Park and Hyman Heights, the Mount Royal section which developed in 1923 is closer in design to that of Druid Hills, located to the northwest of the Hyman Heights/Mount Royal historic district. Mount Royal follows a curvilinear street layout which followed the steep terrain of this part of the neighborhood and includes a variety of lot sizes and triangular medians at intersections. All of these design elements in the Mount Royal section were part of the more "Olmstedian" approach to land planning which gained in popularity in the early part of the twentieth century. Stone retaining walls are visible throughout the subdivision of Mount Royal, apparently there from the beginning, since many appear to pre-date some of the later ca. 1950s houses. These same stone walls appear throughout the Cold Spring Historic District, indicating that the same landscape craftsmen may have been at work in both of these neighborhoods.

Early Suburban Residential Development Context

In the multiple property nomination "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory", the context for early suburban residential development was not included. However, the late nineteenth to early twentieth centuries in Hendersonville proved a tremendous boom time for speculative residential real estate development as it did in much of western North Carolina. The climate, the scenic beauty, and most importantly the arrival of the railroad to make the mountains much more accessible all were factors in drawing not only tourists but permanent residents to the mountains. Once the railroad arrived, nationally popular building styles and the materials to construct them became

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more readily available. Local brick and sawmills became even more important commercial enterprises for local businessmen. As the population of both year-round and summer residents began to grow, the need for housing became a top priority, providing new opportunities for many entrepreneurial real estate developers. As the automobile gained in popularity in the early twentieth century, additional opportunities arose for building homes further away from the core downtown area, creating true "suburbs". The west side of downtown Hendersonville developed early, with many farms being subdivided to meet the growing need for housing as the population grew.² O. E. Hedge developed the west side of town including Ehringhaus Street with many English Arts and Crafts style houses.³

The platting and development of Druid Hills, Hyman Heights, Mount Royal, and Cold Spring Park on the north side of town was no exception to this frenzy of speculative development. Hundreds of land areas were subdivided in the city and immediately to the north of town. Often, the initial purchasers of the lots from the developers were not the builders of the houses, but smaller investors who bought lots for purposes of a quick re-sale to those who later did in fact build the first homes. The goal for many was to "...sell at a profit before the next payment was due..."⁴ A few of these subdivisions developed as platted, but others, especially those that began in the late 1920s after the economic bust, often only had roads laid out, but no houses built until after World War II or later.

One of the earliest of these planned subdivisions was Oakland Park (1890) developed by Mayor V. L. Hyman, son of John D. and Ellen Patton Hyman. The Columbia Park Land and Development Company, incorporated by H. S. Anderson, S. F. Wren, J. W. Streetman, and R. F. Burton, developed Columbia Park (1907-1908) which was planned as a large resort community. Some of it developed, but a large portion of the undeveloped land was later turned into Lenox Park in 1942 (Lenox Park Historic District, NR 2002).⁵ (Columbia Park was contemporary with the development of Hyman Heights (1905), but was located to the southwest of the downtown area). Some of the other major subdivisions platted included Sunset Heights (1908); Hillside Park (1910); Annex Park (1913); Kanuga Lake (1913); the M. C. Toms Subdivision (1914); Lenox Park (1918); Dade-Olina Park (1923); Pine View Terrace (1923); Druid Hills (1923, Druid Hills Historic District, NR 2000); Mount Royal (1923, Hyman Heights/Mount Royal Historic District, NR 2001); Toms-Hill Park (1924); Laurel Park (1924-1927), one of the largest land developments to the west of downtown; Floralina (1925); Hollywoods (1925); Osceola Lake Park (1925); Forest Hills (1925); Chestnut Hill (1926); Laurel View (1926); Royal View park (1926); Sunset Hills (1926); Laurel Heights (1926); Central Park (1926); and Greater Druid Hills (1926).⁶ By 1924, Hendersonville had eighty-nine real estate offices and 800 brokers. The 1926 population of the town was 10,000 with over 40,000 annual visitors who came to enjoy the mountain scenery, summer homes, and resorts which were prevalent all over western North Carolina. Many Florida investors owned property in

²Mattson, Alexander and Associates, Inc., "History and Architecture of Hendersonville, North Carolina", December 16, 1996, p. 15.

³Ibid.

⁴"The Summer of 1925", *Times-News*, 15 January 1976.

⁵Fain, James T., Jr. *A Partial History of Henderson County*, New York: Anno Press, 1980, p. 179.

⁶Henderson County plat book records.

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Hendersonville and as Florida began to see a major economic decline beginning in 1925, the speculative development and economy in Hendersonville also began a rapid decline beginning in 1926.⁷ Most speculative land development stopped through most of the 1930s due to the Great Depression, but in 1933, the Hendersonville Country Club and golf course was developed on land that had originally been part of the Laurel Park subdivision, which never fully developed.⁸ Subdivisions were again platted and developed after World War II, when the town experienced a small building boom due to a further increase in population.⁹ Post World War II housing was also built as infill in older subdivisions. Subdivisions were developed into the 1950s and 1960s, but never again did the number of subdivisions exceed what happened in Hendersonville in the first two decades of the twentieth century.¹⁰

Of the above subdivision plats examined in courthouse records which developed on the north side of town, it appears that only, Mount Royal, Hyman Heights, Druid Hills, and Cold Spring Park fully developed as suburban neighborhoods, with the majority of homes built in the 1920s. Thirteen other neighborhoods from the same time period never developed at all. Several had roads constructed as shown on their plats, but only a handful of houses built from the 1920s. Most of the building of homes in these neighborhoods did not occur until the 1960s or later. Only Laurel Heights (1926), south of downtown, off the east side of Highway 25 south, experienced some development of simple bungalows dating from the 1920s to the 1930s.

Development in Hendersonville, as in the rest of western North Carolina, slowed considerably in the 1930s due to the Great Depression. Courthouse plat records for the county indicate there were only a handful of subdivisions platted in the 1930s, with most of these being in the mid to latter part of the decade.¹¹ However, in the latter part of the 1940s (post World War II) and on into the mid-1950s, Hendersonville experienced a second boom in development. Henderson County plat records indicate there were at least twenty new subdivisions platted in the 1940s and another twenty or so into the mid-1950s. It is not known how many of these actually developed, but most of them were located further out from the center of town since most of the closer neighborhoods had developed by this time. Due to the need for housing and the economic incentives (e.g. the GI Bill) after World War II, many vacant lots in the older subdivisions were infilled with newer housing so that the neighborhoods developed in the 1910s and 1920s often have several buildings within their boundaries dating from the late 1940s to 1950s. Cold Spring Park follows this pattern, as there were several vacant lots available in the earlier platted subdivision.

⁷"History and Architecture of Hendersonville, North Carolina", p. 18.

⁸Ibid, p. 22.

⁹A Partial History of Henderson County, p. 190.

¹⁰Henderson County plat book records.

¹¹ Henderson County plat record books. These subdivisions include the J. H. Maxwell Subdivision (1930); J. O. Bell (1933); Jackson Park (1935); Karp's Corporation Subdivision (1936); Chestnut Hill (1939); and Balfour View (1939).

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Cold Spring Park Historic District
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Architecture Context

In contrast to the Hyman Heights and Druid Hills Historic Districts, Cold Spring Park is a much smaller district in terms of numbers of properties. The Cold Spring Park Historic District consists primarily of Craftsman bungalow buildings, although the earliest building in the neighborhood is a simple L-plan cottage dating from ca. 1910 when Wheeler Park first developed and pre-dating the later re-platting of the area into Cold Spring Park. The other districts noted here contain examples of late Queen Anne, Gothic Revival, Shingle, Tudor Revival, Colonial Revival, Spanish Colonial Revival, Dutch Colonial Revival, Georgian Revival, and Italian Renaissance Revival, as well as later structures from the 1940s and 1950s, including some excellent examples of the Ranch style. Cold Spring Park is significant as being a neighborhood with smaller houses that provided housing for the middle classes, unlike the other 1920s neighborhoods on the north side of town which included many more high style houses for wealthier owners. The proximity of Cold Spring Park to the adjacent industrial areas to the south of the neighborhood provided housing for many of the employees of these businesses within walking distance, supporting this idea.

The Craftsman bungalows built in Cold Spring Park vary in terms of how much they are in keeping with the high style use of the style. Craftsman bungalows, commonly built nationally from 1905 to 1930, typically are one to one-and-one-half-stories, with either front or side-gable roofs, with porches often including details such as tapered posts on piers, solid balustrades, and an irregular floor plan. They made use of natural materials such as brick and stone, and Cold Spring Park is no exception to this stylistic feature.¹² Particularly notable bungalows include the **House** at 1024 Highland Avenue (ca. 1925), with its battered posts on brick piers, German siding, projecting purlins, exposed rafter ends, and vertical four-over-one windows; the **House** at 1015 Highland Avenue (ca. 1925) also with battered posts on capped brick piers, German siding, capped brick cheek walls flanking the central steps, diamond-pane windows, and a diamond-pane front door; and the **George W. Justice House** (1033 Highland Avenue, ca. 1925) with its one-and-one-half-story massing, dormers, exposed rafter ends, German siding, six-over-six and eight-over-eight windows, and French doors opening onto the porch.

The Ranch style, popular from ca. 1935 to 1975, typically was one story in height with a side-gable or hip-roof, and a long, linear floor plan. Often there was an attached garage wing or a garage beneath the house. Windows could be picture, multi-light, or double-hung. Most often there was an entry stoop or recessed entry.¹³ There are several good examples of this style in the neighborhood, with the best of these being the **William E. Jamison House** (1023 Highland Avenue, 1950) with its long, low massing, garage wing, original asbestos siding, and multi-light casement and picture windows.

¹² McAlester, Virginia, and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984, p. 453.

¹³ Ibid. p. 479.

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Overall, the district retains a high degree of architectural integrity. Architectural changes within the district have included primarily the enclosing of porches, addition of artificial siding, and replacement of windows. Of the non-contributing buildings, only two of the six noted have had significant changes. The remaining are those that are outside the period of significance.

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Cold Spring Park Historic District
Name of Property
Henderson County, North Carolina
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Cold Spring Park Historic District
Name of Property
Henderson County, North Carolina
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BOUNDARY DESCRIPTION

The boundaries for this nomination are indicated on the accompanying tax/sketch map, with a scale of 1" = 200'

BOUNDARY JUSTIFICATION

The boundaries of the district are the similar to those that were platted in 1910 and 1925 while excluding noncontributing properties at the edges of the historic plats in order to create a cohesive neighborhood of housing for middle-class workers at the nearby industries.

PHOTOGRAPHS

The following information applies to all photographs, except where noted.

Name of property:	Cold Spring Park Historic District Hendersonville Henderson County North Carolina
Photographer:	Sybil Argintar
Date of photos:	August 2007
Location of original negatives:	Division of Archives and History One Village Lane Asheville, North Carolina 28803

1. Highland Avenue, view north
2. Locust Street, view northwest
3. N. Main Street, view northeast
4. 1015 Maple Street, view south
5. 1009 Maple Street, view southwest
6. 1034 Highland Avenue, view northeast
7. 910 Highland Avenue, view north
8. 1033 Highland Avenue, view northwest
9. 1015 Highland Avenue, view southwest
10. 1024 Locust Street, view east
11. 1004 Locust Street, view northeast
12. 916 Locust Street, view northeast
12. 910 Locust Street, view northeast
14. 910 Locust Street stone wall, view northwest
15. 1116 N. Main Street, view southeast
16. 1000 Highland Avenue, view northwest
June 2008



✓ ORIGINAL

Item E.

APPLICATION FOR LOCAL
HISTORIC LANDMARK DESIGNATION
100 N. King Street ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828) 697-6185
www.hendersonvillenc.gov

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

The following are required to constitute a complete application:
~ This form including the property owner's signature.
~ A designation report with information required by City Code 28-77(c).

Date 09.09.24

Property Common Name James P. Gregory House Other Name(s) National Reg. Historic Places19

Address of Property 910 Locust Street
HENDERSONVILLE, NC 28792
PIN
Ownership: ☐ Public ☒ Private

Property Owner: Name Norman Royo & Barbara M. Grosso (husband & wife)

Mailing Address 910 Locust Street
HENDERSONVILLE, NC 28792
Phone 786-216-4677
E-mail Norman@SOSprods.cm

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

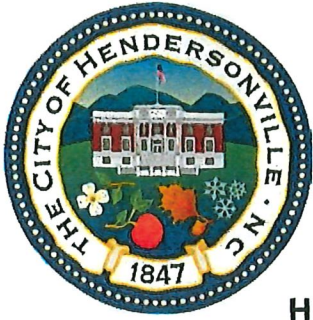
Brief description of property including historic use, current use, and features to be including in designation.

Built 1910 Cold Springs Park district near Hyman Heights. "Jack & Jill" Bath shared by two original BEDROOMS. ORIGINAL FRONT PORCH SPANS FULL WIDTH OF HOUSE!
KITCHEN HAS DUAL FIREPLACES. ORIGINAL WINDOWS ARE MULTI-PANED
ALL ORIGINAL HARDWOOD FLOORS

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

Owner's Signature Norman Royo Owner's Signature Barbara M. Grosso

Printed Name Mr. Norman Royo Printed Name Barbara M. Grosso



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Owner's
Signature

Norman Royo

Owner's
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BARBARA M. GROSSO

Printed
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Printed
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Barbara M. Grosso