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SUNSET MOUNTAIN

NEIGHBORHOOD ASSOCIATION

# GROVE PARK NEIGHBORHOOD TOUR OF HOMES

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# OUR PARKS

**Thank you for your support of our neighborhood and its parks by attending today's Tour of Homes.**



In 2011, the Grove Park Sunset Mountain Neighborhood embarked on a long-range plan for three historic parks: E.W. Grove Park, the Griffing Rose Garden and Sunset Parkway. Using funds from the first Tour of Homes, in-kind contributions from the Biltmore Estate, sweat-equity and community support, the Grove Park Sunset Mountain Neighborhood partnered with the City of Asheville to maintain these 3 city-owned greenspaces within our neighborhood

boundaries. Over the last 7 years, improvements include new benches, upgraded lighting, new beds with indigenous plantings and replacement of other specimens. Funds raised from all Tours have been earmarked for these type of improvements as well as general maintenance.

In 2017 and 2018, our neighborhood used professionally managed teams of goats to rein in the invasive species threatening to overrun Sunset Parkway. The terrain is too steep for humans, but the goats love it. Invasives will never be eliminated, but with regular visits by our goats, we will take back this beautiful woodland area for neighbors to enjoy.

Exciting news: The historic E.W. Grove Park wall and trolley houses are being cleaned and tuck-pointed thanks to our partnership with the Parks and Recreation Department. The difference is amazing and this landmark feature will be preserved for many more years thanks to our joint efforts. More exciting news: Work on the Griffing Rose Garden is poised to begin very soon, too.

17 unsalvageable hemlocks and the many diseased roses have necessitated a complete re-working of this historic park; work will be completed in 3 phases and the end result will maintain the Park as a rose garden but also will feature benches, a return to its original center walkway design (Please see historic photo.), an irrigation system and new trees, shrubs and perennials that are tough and indigenous to our area.



***Your attendance today supports all of these ongoing efforts and is very much appreciated! Visit our volunteers today at 324 Charlotte to learn more about GPSMNA.***

# WELCOME

**Welcome to the Grove Park Sunset Mountain Neighborhood Association's Tour of Homes featuring 8 stops each as different and unique as our community.**

The Grove Park Sunset Mountain Neighborhood was designed and developed by St. Louis entrepreneur Edwin Wiley Grove along the Chauncey Beadle, landscaper and superintendent of the Biltmore Estate. A superb example of early twentieth century planned residential development, the neighborhood's homes and important architectural landmarks remain remarkably intact today. In 1907, Grove seized the opportunity to purchase the land surrounding the planned Grove Park Inn and sold it to developers who created a housing stock of delightful dwellings. By 1913, the Inn was finished and still graces neighborhood. Richard Sharp Smith, the supervising architect of the Biltmore Estate, stayed in Asheville for several decades and influenced much of the neighborhood's distinctive architectural style, the "English Derived Craftsman", which was inspired by the American and English Arts and Crafts Movement. To see two fine examples of Richard Sharp Smith's work, stop by St. Mary's for some refreshments and Stop # 6 on this year's Tour.

The Grove Park Sunset Mountain area quickly earned a reputation for enduring quality, quaint cottages and prestigious full time residences. Streetcar lines at the turn of the century and the affordable of the cars played an important role in the neighborhood's platting as a "streetcar suburb" with garages, communal parking and larger lots for homes. Progressive for its day, the neighborhood featured sidewalks, specific tree and plant specimens for specific area and the first curvilinear residential street in Asheville, Macon Avenue. The blend of architectural styles, including popular mid-century modern, creates a wonderful sense of place far different from current residential developments. Today, four of the neighborhood's sections, Grove Park, Proximity Park, Sunset Terrace and the Kimberly Amendment are listed in the National Register of Historic Places.

The legacy of the neighborhood's founders and the passion of the current residents to protect that legacy make the Grove Park Sunset Mountain neighborhood a vibrant, desirable and welcoming place to call home. While the footprint of the Grove Park Sunset Mountain Neighborhood has remained the same for decades, a new influx of young families and new residents are renovating homes and their investment will help our community maintain its diverse appeal. Don't miss one of these houses at 62 Gertrude which is undergoing a transformation that honors its past and takes it into the future.

**Thank you for attending this year's Tour of Homes and supporting the Grove Park Sunset Mountain Neighborhood. Enjoy the Tour!**





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PRE-TOUR



**54 Sunset Parkway**

*Saturday, September 8, Pre-Tour only*

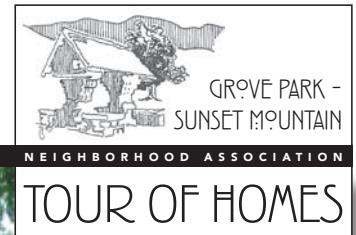
Built in 1925 by O.W. Slane, this two-story Colonial Revival style home features a brick veneer exterior and a side gabled roof with exposed rafter ends and soffit blocks. The main house has five bedrooms and four bathrooms, three of which feature the original octagonal and subway floor tile. Large casement windows on the first and second stories provide views of the back yard. There are three working fireplaces in the home all with original tile. The textured plaster walls in the foyer and stairway are also original to the home. An outbuilding on the property features a two-car garage and studio apartment.

The Grove Park Sunset Mountain Neighborhood wishes to thank our hosts, Scott and Joanne Rasco, for generously opening their home for this very special evening.

Special Thanks  
Also to Food and Beverage Sponsors for this evening:  
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# HOUSE 1

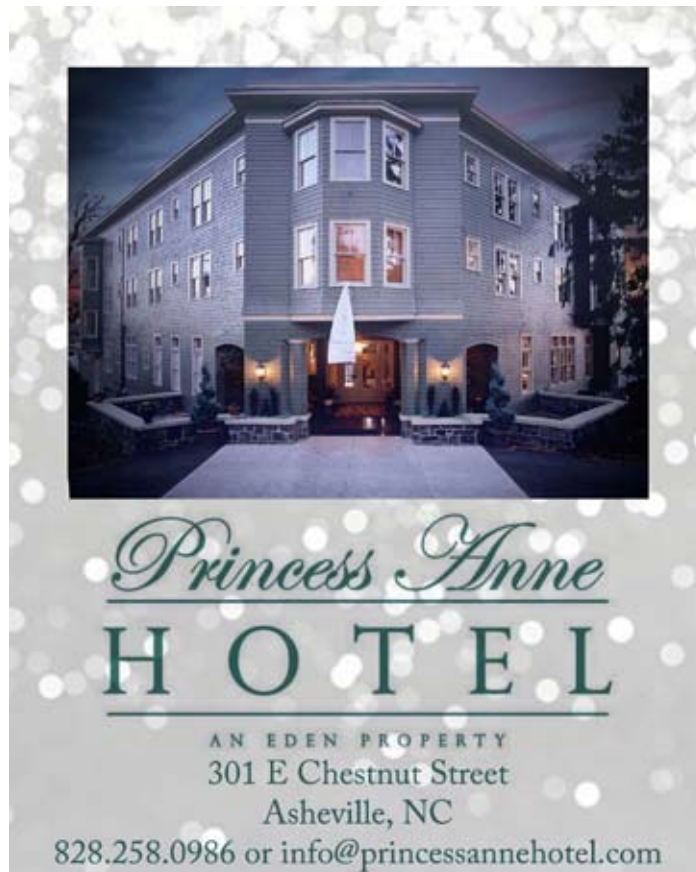


## Rosemary Cottage and Three Bears Cottage — Craig Cline and Elizabeth Ward

Rosemary Cottage is one of five cottages included in the Sunset Terrace Historic District on the National Historic Register and was designed by Charles Parker, the architect who designed the Grove Arcade in downtown Asheville. The cottages were built between 1913 and 1920 by Rose Byrne and Rosemary Cottage was her primary residence. The main residence was featured in the Grove Park Sunset Mountain Tour of homes in 2013 as a work-in-progress. Since purchasing the home in 2012, the owners have now completed the restoration of the main residence and built substantial additions including a garage. A lower outbuilding, in serious disrepair, has been rehabilitated renovated for a long-term rental (not on tour) and a second outbuilding, the Three Bears Cottage, has been connected was recently renovated as a guest suite (on tour).

Throughout all renovations and restorations, the owners have made great efforts to preserve the historic character of the interior and exterior of the homes and cottages, using refurbished historic doors and windows, and recycled materials where possible. The home and cottages are furnished in an eclectic style and decorated with original artwork and historical collectors' items.

The first floor of the home features numerous original large casement windows providing light throughout the relatively open floor plan for the period. The home is set on a large lot with an expansive front lawn as well as steeply sloped areas which now have stone staircases, rock features and a waterfall. Craig and Elizabeth very much enjoy their home as a gathering place for family and friends.







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# HOUSE 2



NEIGHBORHOOD ASSOCIATION

## TOUR OF HOMES



### 1 Celia Place — Dr. and Mrs. William Banks

In the heart of the Grove Park area, lies an historic cottage built in 1925 by E.A. Jackson for his daughter, Alberta. The E.A. Jackson Realty Company built many houses in Grove Park and this home, included in a listing of the National Register of Historic Neighborhoods, mimics the Grove Park Inn with an undulating rolled-edge roof and granite stone veneer. The home's exterior features remain true to the original design, but years of neglect required new roofing, repointing of mortar, flashings, copper guttering, and exterior paint. New asphalt roofing keeps the period rolled edge detail and new copper guttering and downspouts match the pattern and curvature of the originals. The new exterior colors complement the stone and shingles plus add a punch of red on the original front door. Interior original features, such as the dark oak millwork, quarter sawn oak hardwood floors, and textured plastered walls, have been carefully returned to their original splendor. The existing kitchen was in complete disrepair due to water damage and now balances period appropriate style with modern amenities.

Dr. and Mrs. William Banks are the proud owners of this lovely home, overseeing its careful renovation. In 2015, this special home received the Griffin Rehabilitation Award for excellence in renovation of a historic home. A period appropriate master suite along with a beautiful private cottage garden have also just been completed. ACM Design PA was responsible for architecture, interior design, and outdoor living design for both the renovation and the addition. Brock Builders Inc. built the handsome addition and outdoor living space. The owners completed the home with installation of beautiful plantings in the private garden.








The Grove Park Sunset Mountain Neighborhood Association gratefully acknowledges the support of The Omni Grove Park Inn during the annual Tour of Homes and throughout the year.



*St Mary's will be open starting at 12:30 pm for restrooms, tours and refreshment sales.*



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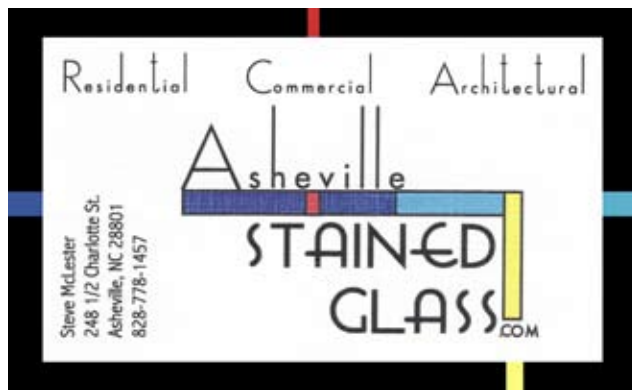


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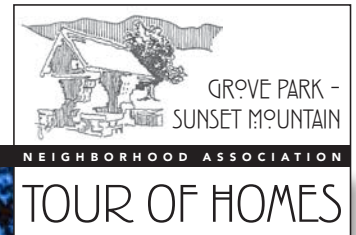



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## HOUSE 3



### 7 Celia Place — Anne Lundahl and Mary Ann Myers

Mary Ann and Annie purchased the two 4-plex buildings at 304 Charlotte and 7 Celia Place in 2006 as investment properties. The white aluminum-sided buildings with paved parking lots had been home to myriad renters since 1964 and virtually untouched. After selling their Madison county property in 2016, full scale renovations began. Black Mountain architect, Tom Lawton, who affectionately refers to the properties as "60's married student housing", designed what is now their residence in half of the Celia Place building. The other half remains two apartments, as does the entire Charlotte Street building.

"Warm modern" was the direction for the 1350 square foot lofted residence. Custom steel beams and railings, cypress shiplap walls, cherry stairs, uniform custom cabinetry, skylights, a European style woodstove, landscaping and permeable gravel driveways helped achieve that goal. The wood burning stove, the new siding, abundant windows, LED lighting, Icynene insulation, mini-split ductless systems, and radiant tile and cork flooring yield immense energy and cost-savings, even with an outdoor hot tub. The three decks are constructed of locust wood, predicted to "still be around 5 minutes after god dies!" according to the owners.

Mary Ann, having been raised in North Asheville, is overjoyed to have a piece of her childhood back, and the couple is beyond thankful to their neighbors who patiently braved the lengthy renovation process.





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# ROUTE



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## HOUSE 4



NEIGHBORHOOD ASSOCIATION

## TOUR OF HOMES



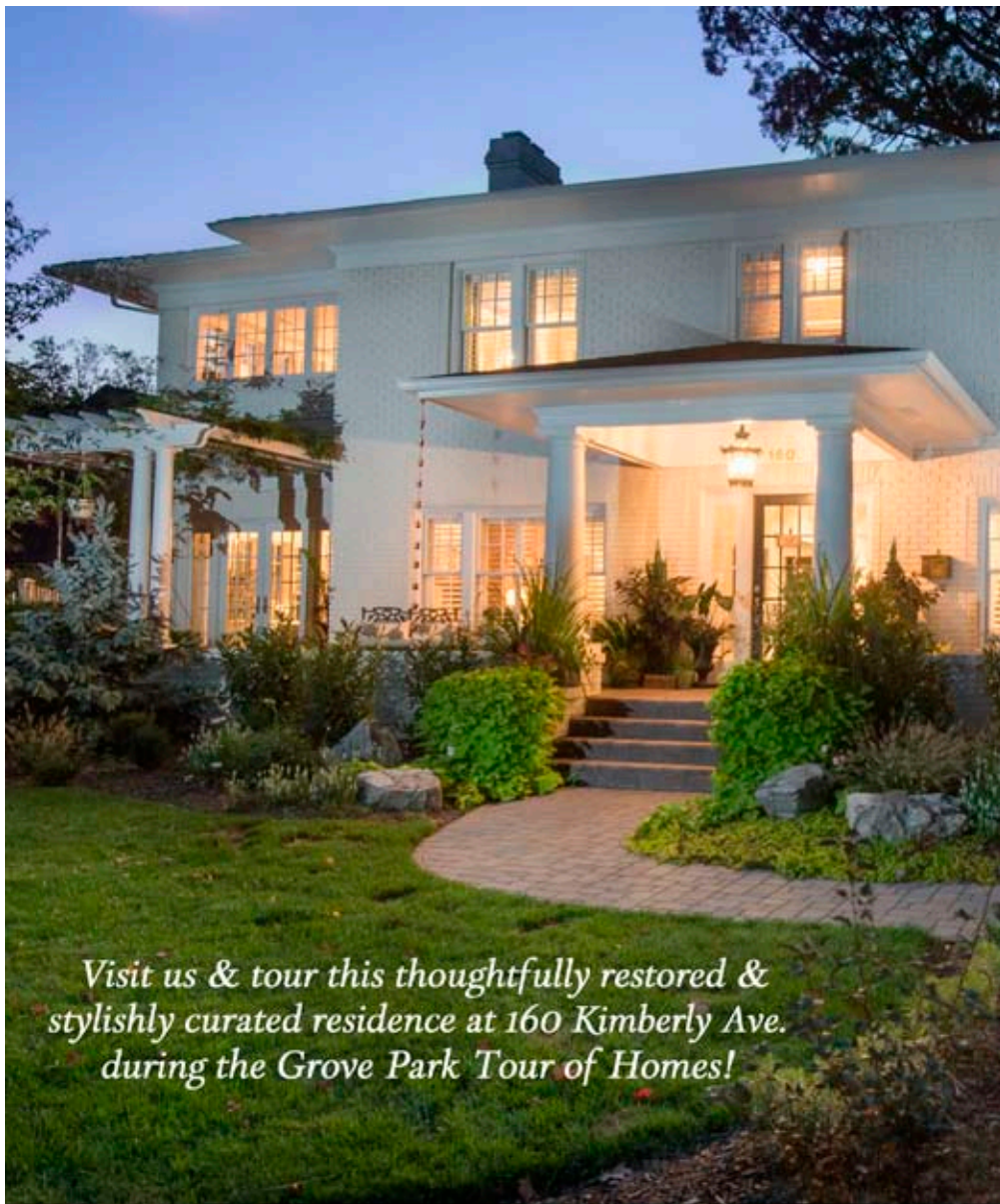
### 62 Gertrude Place — Cathy and Lee Arevian

One of the five "Grand Dames of Gertrude", 62 Gertrude Place has been welcoming visitors to north Asheville for more than 100 years. Charles Parker, Architect of the Grove Arcade, designed this prestigious home in 1908 as part of E.W. Grove's signature residential development below the Grove Park Inn. Mr. Grove also worked closely with Chauncey Beadle, Frederick Law Olmstead's assistant and superintendent for the Biltmore to lay out this exquisitely planned naturally landscaped neighborhood with streets names after Grove's children. The veranda of this prestigious home offers a great view of E.W. Grove Park which is one of Chauncey Beadle's signature works.

The tone and tenor of the house and the neighborhood spoke to Lee and Cathy as they looked to return to Lee's Asheville roots. Envisioning a house that was "modernized" in terms of flow and livability, but honoring its historic past, Lee and Cathy are undertaking a full renovation and restoration. Keeping the transom doors, wide molding and millwork and the chestnut panel wainscoting and glass-fronted bookcases speaks to the rich legacy of the home; they've combined several smaller rooms to make ample, luxurious spaces that are more reflective of today's needs. Upstairs, for example, four bedrooms with two shared Jack-and-Jill baths have been reimagined as a master suite and two fully self-contained guest suites. Working with local craftsmen including nationally recognized potter Akira Satake, the house is bursting with custom features from a group of artisans who have come together to create a lasting statement and a timeless monument to Charles Parker's original work.







*Visit us & tour this thoughtfully restored & stylishly curated residence at 160 Kimberly Ave. during the Grove Park Tour of Homes!*

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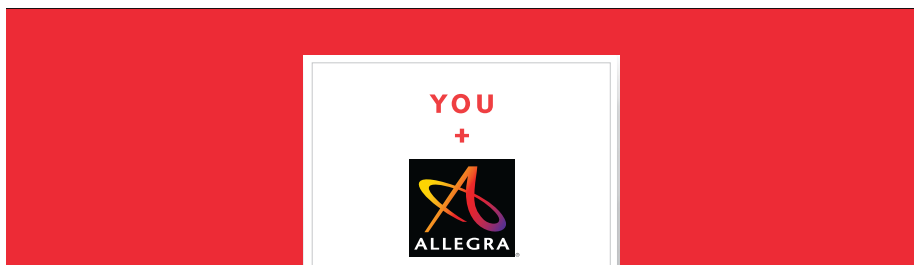
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## 160 Kimberly — The Chester Brown House

Chester Brown, a prominent Asheville citizen, was the president of the Chero-Cola Bottling Company of Asheville and also president of the Chero-Colas Bottlers Association of America. Cher-Cola was renamed Nehi in 1921 and is known today as RC Cola.

L.B. Jackson, a prominent North Carolina builder, constructed this two-story white brick house for Chester Brown with a porte-cochere and a two-car garage for the newest advancement, the automobile. One of L.B. Jackson's most recognizable structures is the Jackson Building located in downtown Asheville on Pack Square. The Jackson building, a 13 story neo-gothic style skyscraper, was completed in 1924 and was the first skyscraper in western North Carolina. Jackson is also credited for his work on the 1926 Flatiron building on Battery Park and for working with E.W. Grove on the Grove Arcade.

The current owners have updated every room in the house, while still maintaining its gorgeous past. Please note the original entry door with its wavy glass, original hand carved stone mantle in the living room, and hand-coursed granite fireplace in the sunroom. Restorations completed this year include the original tiger oak hardwood floors, front and backyard landscaping and hardscaping project and the stunning the 1920's art nouveau chandeliers purchased in Europe, which are now hanging in the dining room, and entryway.



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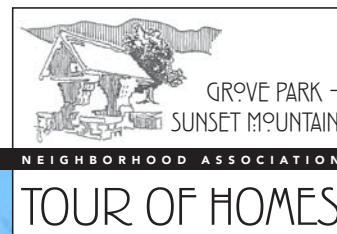
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# HOUSE 6



## 1 Country Club Road — Bob and Kim Wiggins

John Kimberly (1817-1876), a professor of chemistry and agriculture at UNC-Chapel Hill, bought 600 acres of land north of Asheville with the intention of farming it. After his death, the land was divided among his heirs. Between 1913 and 1920, E.W. Grove began buying this land from his heirs for the purpose of building a planned residential park. 161 Kimberly Avenue was lot 1 of Block E of Grove's Kimberly Lands and 1 Country Club Road was lot 2 of this same block. On July 22, 1922 E.W. Grove and his wife sold lots 1 and 2 of Block E to Robert S. Jones and his wife Mary B. Jones. The property then passed through a number of hands.

The first record of someone living in the house was Mrs. L.B. Jackson, the estranged wife of Lynwood Baldwin Jackson, a prominent builder of homes in Asheville at the time and builder of the first skyscraper in Western North Carolina, the Jackson Building in downtown Asheville. The similarity between the brick of this home and the Jackson Building is notable. The home was purchased by the current owners, Bob and Kim Wiggins in 1992. The home has undergone several renovations over the past 26 years.





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## HOUSE 7



NEIGHBORHOOD ASSOCIATION

## TOUR OF HOMES



### 215 Kimberly — Andy & Lindsey Potter

Those who frequently drive down Kimberly Avenue will have certainly noticed the breathtaking transformation of this home. Originally an 1,800 sq. ft. Cape Cod style house, it is now a 3,500 sq. ft. Colonial style home following a 9-month renovation. Seeking a quieter pace of life near family for their two small children, the homeowners relocated cross-country to Asheville and fell in love with this property due to its stunning views of Sunset Mountain. The home was not perfectly suited to their growing family and a complete “down to the studs” renovation began that included the removal of the roof and all inside walls along with the addition of a second story. All that remains today of the original structure are the floor joists and basement.

In appreciation for the history of Kimberly Avenue and a deep passion for design, the home owners added many period elements to make this practically new home fit seamlessly into the neighborhood. The stately Colonial exterior features brick pathways and a covered entryway complete with mail-slot in the front door. Dark pine hardwoods plus period-appropriate door and bathroom hardware, tile and lighting are intermingled with modern amenities to create a genuine turn-of-the-century spirit. Windows abound in the home maximizing views from every vantage point. Custom touches include craftsman door and window trim, Dutch doors for children’s rooms and a “secret” bookcase door leading into the home office. Quality craftsmanship and respect for the existing neighborhood was of the utmost importance for the family and their purposeful efforts blend eclectic style in art and decor with a love of timeless details.







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## HOUSE 8



### 15 Warwick Place — Mardi and Kellett Letson

When Mardi saw the “For Sale” sign at this delightful home in 1999, she and Kellett were not looking to move. But the nearly blank canvas and double lot was too much to pass up for the gardener in Mardi. Tucked on a quiet side street off Kimberly Avenue, the Letsons have been lovingly developing this property for the last 20 years.

Originally built in the 1940s, the home was extended and extensively renovated in 2013. The Letsons envisioned an indoor living space opening into the landscape. The screened porches now allow access to a private garden, enlarged windows frame exterior views and the patio terrace overlooks the back garden. Developing the garden over time has provided hands-on experience, inspiration, and failures, all of which have impacted Mardi’s work as a garden designer. The gentle slope of the land, the busy street, and proximity of neighbors presented opportunities to experiment with plant materials, stonework, and terracing.

Local artisans and materials transformed the once blank yard into a lush garden with meandering stone paths, a series of garden rooms, containers, and many seating areas. The tree house created for the Letsons’ children was lowered to create a summerhouse now enjoyed by all. A vibrant annual and perennial walk replaced a declining magnolia and much of the perimeter now provides a sense of privacy. Among the many layers of the garden you will find espaliered pear and cherry trees, an abundance of natives, a kitchen garden, Japanese maples, plants for pollinators, and many varieties of Mardi’s favorite easy-care plant: sedum.



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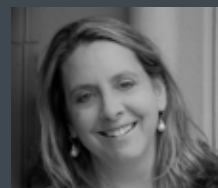


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LeNoir Medlock is a North Asheville native and specializes in historic homes. Her knowledge of Asheville history and love for her neighborhood has helped her close over 55 homes in Grove Park. She believes being involved in a real estate transfer deserves a relationship, not a file number and is pleased to be a sponsor of this year's Grove Park Tour of Homes.



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