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SUNSET MOUNTAIN

NEIGHBORHOOD ASSOCIATION

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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 seeing the exciting plans for the Griffing Rose Garden on display at House #5 on today's Tour.

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

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 Neighborhood Sunset Mountain Neighborhood embarked on an ambitious plan to revive and restore the three historic public parks in our neighborhood. Using proceeds from the first Tour of Homes plus an in-kind donation of professional landscaping expertise from the Biltmore Estate, we formed an ongoing partnership with the City of Asheville's Parks and Recreation Department. Nearly 8 years later, we

have restored the landmark E.W. Grove Park walls and trolley houses, installed an irrigation system, planted many new beds with native plants, cleaned-up the old fountain area and much more.

While our focus now is the much-needed and long-awaited work on the historic Griffing Rose Garden, we can't forget our third public space, Sunset Park with both its large open area and woodland ravine and stream. With this year's heavy rains, the woodland path sustained damage that will require repairs. For the past three years, our neighborhood used professionally managed teams of goats to rein in the invasive species threatening terrain is too steep for humans, but it. Invasives will never be eliminated, but we are doing our best to keep the invasives at bay while we finish current project in the Griffing Rose Garden. Once work is completed in the Griffing Rose Garden, our efforts will focus on Sunset Park. In the meantime, it remains a gathering place for Grove Park Sunset Mountain Neighborhood Association events.



Please see the special page about the Griffing Rose Garden and visit House #5 on today's Tour!

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.



PRE-TOUR



TOUR OF HOMES



392 Charlotte Street

Saturday, September 7, Pre-Tour Only

Thomas Kimberly, the proprietor of the Charlotte Street Dairy, built this home in the early 1890's prior to the construction of the Grove Park Inn and its golf course. Architecturally significant, the home is a fine example of the Colonial Revival style, which became very popular after the 1876 Centennial Exposition which stimulated pride in America's past. Long known as the "Colton House", after notable local politicians Marina and Henry Colton who lived here for more than 50 years, many of the home's original features are still in place. The current expansive kitchen is part of the current owners' vision to make this historic house a wonderful family home.

**The Grove Park Sunset Mountain Neighborhood
wishes to thank our hosts, Josh and Beth Bernstein, for generously
opening their home for this very special evening.**

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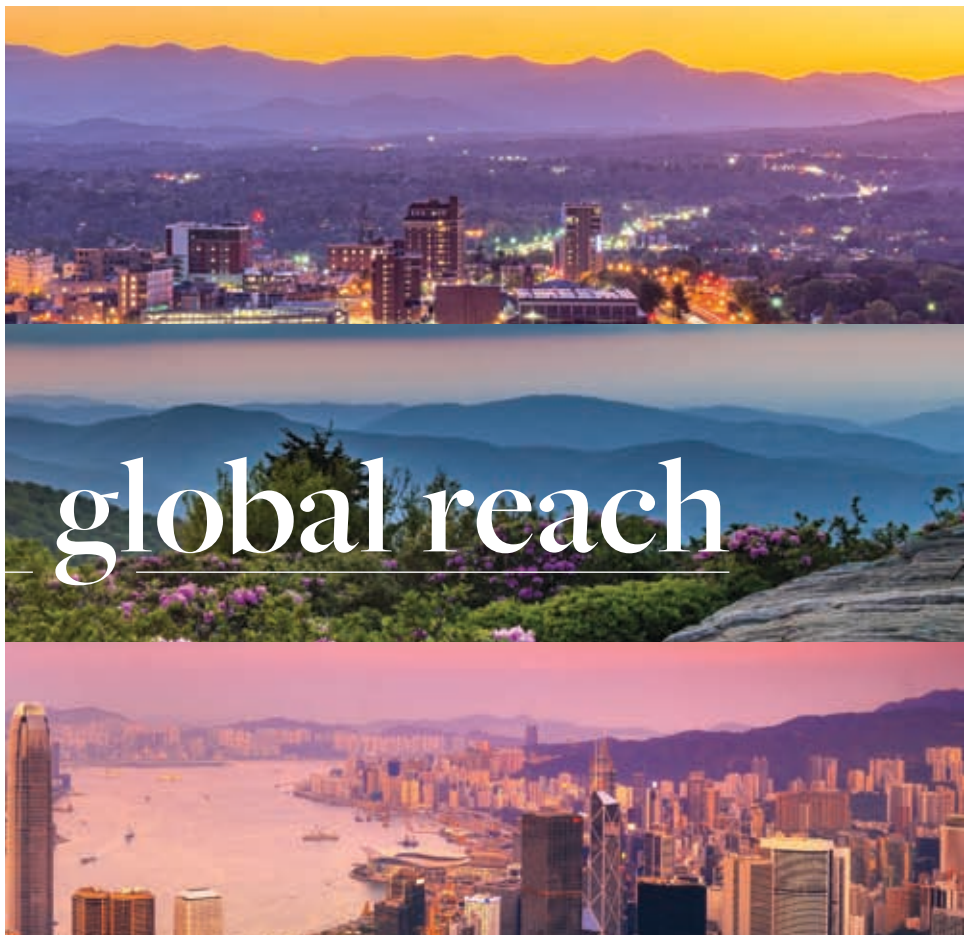
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HOUSE 1



TOUR OF HOMES



81 Macon — Kay and Mike Dunn

This Tudor Revival house was completed in 1924 as a family home for Asheville dentist, Dr. J. W. Faucette.

The exterior is red brick on the first story (in a common bond pattern), and the second story is stucco, with half-timbering in all five gables. The front facade features twin projecting gables, two rows of triple bank windows, and an entry way with a hipped roof and elliptical arch. The current owners covered the old concrete terrace with quarry tiles.

The first-floor interior features original oak floors and four pairs of recently restored French doors. Just beyond the living room there is a sun parlor with fireplace while a shady screened porch overlooks the new garden area. The kitchen features a heart pine kitchen floor that is a recent restoration.

The master suite features a fireplace, sitting area, and his-and-her closets. While the master bath was extensively renovated and enlarged, the two guest rooms down the hall share an original Jack-and-Jill bathroom.

Recently installed stone steps lead up to the original two-car garage, while steps from the deck lead down to a lushly landscaped and terraced backyard.



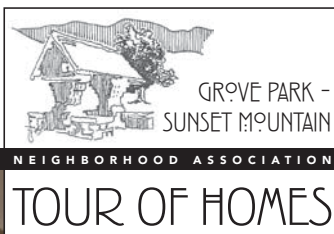


The Grove Park Sunset Mountain Neighborhood Association gratefully acknowledges the support of The Omni Grove Park Inn during the annual Tour of Homes and throughout the year.



St. Mary's will be open for tours beginning at 12:30 pm. Let us offer you a cup of coffee or some lemonade while you shop at our bake sale.

HOUSE 2



36 Macon — Laurel and Daniel Ahrensbrak

Built in 1925, 36 Macon Ave was purchased by Laurel and Daniel Ahrensbrak in 2015. On this stop, you'll find a classic Dutch lap siding-clad Arts and Crafts house with signature wide wood trim. It originally featured four bedrooms, three bathrooms, and three sleeping porches.

J. E. Smathers, the original owner, passed the home to his wife, then her sister, and then her niece who died in 2012. This put the house on the market for the first time in its history. The house had been lived in on-and-off throughout the 20th century; it served mostly as a vacation home in later years. As such, almost no major changes were made to it. All the fixtures, woodwork, plumbing, electrical, and plumbing remained original.

Despite all the warning signs (both knob and tube are four-letter words in home-hunting), Laurel and Daniel fell in love with the neighborhood, home, and yard. They are taking their time to modernize the house and make it livable for a family. They have taken a gradual and light approach to the updates, only making large changes when necessary, as in the case of the kitchen and bathrooms. The basement, which was formerly unused servants' quarters, was recently converted into two home offices. The last major piece of work is to restore the original front porch, which features stone from the same quarry as those found up the hill at the Grove Park Inn.



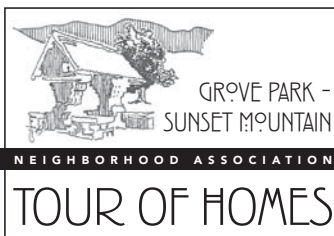
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HOUSE 3



73 Evelyn — Jim and Paula Lawson

In 1925, Otto Palm built this beautiful French Colonial home, as evidenced by its unique combination of mansard roof, 6 over 6 double hung windows, and corner quoins. It is widely believed to be the only French Colonial in Asheville.

Paula and Jim Lawson bought the home in 2017. On their daily walks in the neighborhood, they noticed that when they entered the intersection of Evelyn Place and Gertrude Place, there was nearly always a lovely breeze. Hence, Paula affectionately named her new home, "Evelyn Breeze".

Some of the extensive renovations to Evelyn Breeze included both the interior and exterior of the home. The exterior received a new roof, copper lined box gutters, a tumbled paver driveway, flagstone sidewalks and front entry stairs, along with new landscaping. The interior renovations included raising all wall openings and arches to eight feet to match the exterior window and door heights. Two interior walls (one was load bearing) were removed to enhance the flow and the view of the stately floor to ceiling windows which wrap around the west side of the house. Now light floods the formal living room, casual dining area, and the family TV room. New marble surrounds the living room fireplace. A new kitchen and companion pantry room were added. The original oak flooring was refinished and darkened to match the color of the handrail on the entrance foyer stairway banister.

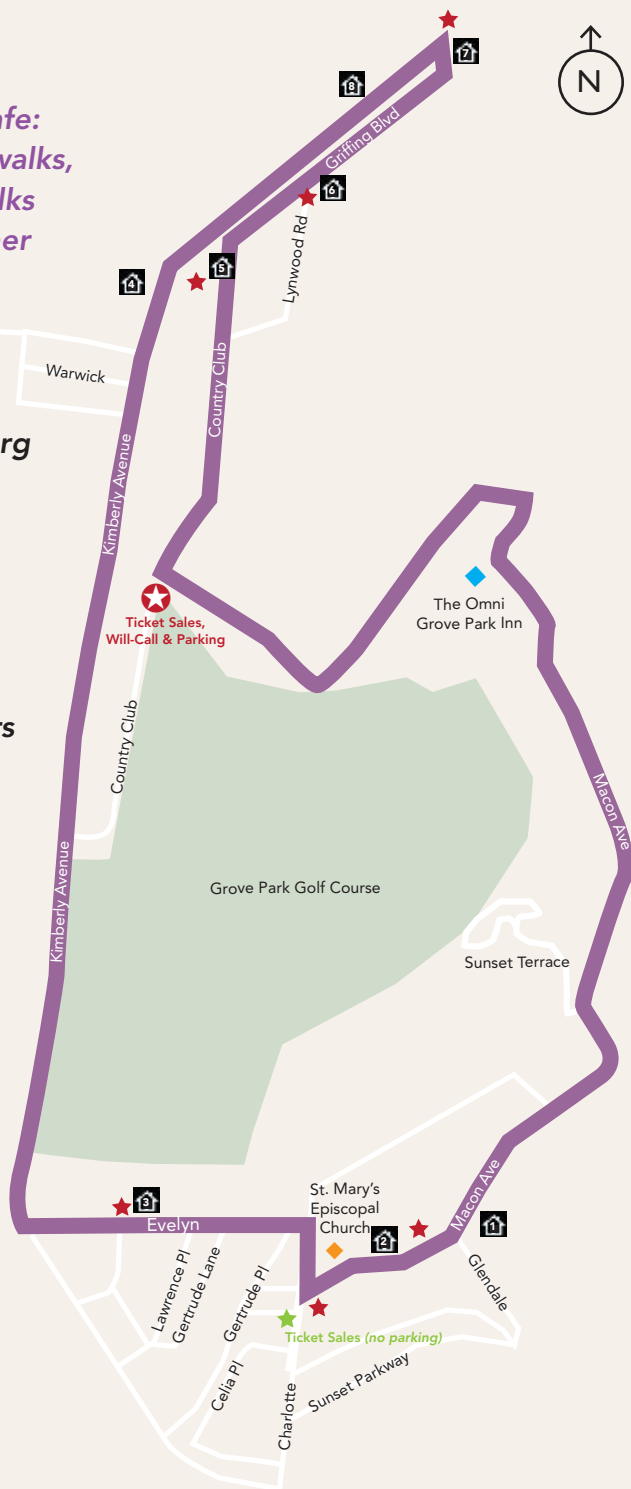
Evelyn Breeze is situated on a one-acre lot with incredible views. The lot backs up to the Grove Park Inn golf course and overlooks a beautiful stone bridge and waterfall. On the west side of the lot, the Lawsons have created a lovely meditation garden.



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73 Evelyn Place



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372 Kimberly Ave



6 Griffing Blvd



**Restrooms
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14 Lynwood Road



28 Griffing Blvd



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19 Griffing Blvd



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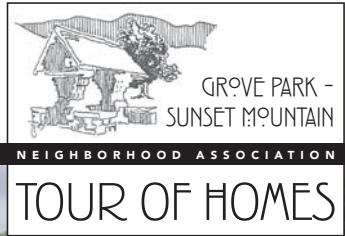
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HOUSE 4



372 Kimberly — The Baechtold Family

This charming cottage style ranch home inside a classic picket fence was built in 1957. It was occupied by a single owner for many years and saw very few changes for several decades. The house directly across the street is a hidden structure from the 1920s that served as the home for EW Grove's daughter, one of the first homes in the Grove Park Neighborhood.

The current owners purchased the house in 2004 and over time completed extensive renovations of both floors of the home. On the lower level the owners created a soundproof music studio, a garden kitchen for floral arranging and plantings and an exercise room to support the hobbies and interests of the family. Part of the lower level includes floors heated by roof top solar tubes (done by Solar Dynamics) which also provides the hot water for the home.

The main level of the house was renovated in 2017, including a complete remodel of the kitchen and keeping rooms. The design of the space was crafted based on specific family living patterns and entertaining; the custom-built cabinets were built by a local cabinet maker (Chris Spoerer, Union Woodworks), and the kitchen was based on a design by Doug Stratton. Builders that have worked on the recent renovations include Brookshire Builders, Barry McKenna and Ed Cortright.



THE GRIFFING ROSE GARDEN



We know the Griffing Blvd. today for large center greenspace, but early photos show it as a place where homeowners grew vegetables. Sometime in the 1930's/1940's, extensive plantings of roses were introduced along with a center path. Over the next decades, hedges and hemlocks were also planted. One of our neighborhood's 3 public parks, the Griffing Rose Garden now has a new design that maintains its identity as a peaceful rose garden, includes native trees and shrubs, restores the center vista and invites neighbors into the park to sit and relax.

Why the need for a new design? 17 hemlocks and nearly all the roses have diseases and cannot be saved. Here are the 2 disease culprits:

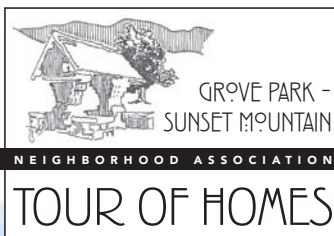
- **Woolly Adelgid (bug infestation):** The hemlock wooly adelgid was accidentally introduced in the U.S. in 1951 and currently 90% of hemlocks in the eastern U.S. are affected by the disease. The adelgid insects suck the sap from hemlocks resulting in the loss of needles and no new needle growth. Early detection and treatment via injections and sprays can be effective, but often, affected hemlocks cannot be saved.
- **Rose Rosette Disease:** A devastating disease of roses. The roses and foliage gradually become unsightly due of abnormal excessive thorniness, spotted and yellowing leaves, enlarged canes, malformed leaves, etc. The disease also easily spreads to other roses through the air and soil. There is no effective or preventative treatment and, by the time it's detected, it's too late for the roses.



In preparation for this project, designated neighbors participated on a Design Steering Committee along with Siteworks (a local company hired by the City of Asheville) and the staff of the Parks and Recreation Department to create two design options. Both designs were presented at public forums and the clear preference was the design that had few but better and easier to maintain roses, native trees and shrubs, entry points for benches and the restoration of the sightline from the top of the Rose Garden to the bottom of the Garden. The work will be completed in 3 phases including the planting of 21 new trees, a solid aggregate center path and the installation of an irrigation system.

**Visit Stop #5 on this year's Tour of Homes
to meet our board members and learn more!**

HOUSE 5



6 Griffing — Tim Flora and Mike Wilson

Designed by well-known local architect Stewart Rogers of Six Associates, the house at 6 Griffing Boulevard was built in 1948 for Louis and Millie Grand, owners of The Vogue Furriers shops in Asheville and Greenville, SC. The original conceptual plans can be found in the North Carolina Collection of Pack Library. The house was sold just a few years later in 1953 to jewelers Bernhard & Mildred Gordon, who lived in the house for the next 40 years.

Purchased by the current owners in 2012, the house has gone through four significant renovations since. The first phase included electrical, HVAC and plumbing upgrades and major renovations of kitchen and baths. Landscaping followed with a complete reworking of the grounds. The third phase saw a modernization of the foyer and front room. The final phase completed in 2018 included a garage addition and overhaul of the covered back patio.

Throughout the renovation process, the owners focused on maintaining the original character of the home while incorporating modern, industrial design elements ultimately creating a home unique yet appropriate for the charms of the Grove Park neighborhood. The owners focused on using local architects, designers, craftsmen, artists, landscapers and contractors, and the house at 6 Griffing Boulevard highlights the diversity and depth of talent by these local individuals.



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HOUSE 6



NEIGHBORHOOD ASSOCIATION

TOUR OF HOMES



14 Lynwood— Gordon and Kim Wissinger

This stately house designed by renowned Asheville architect Henry Gaines (who was the longstanding architect for Mars Hill College and designed the Strand/ Fine Arts theatre and the Woolworth's building), was built in 1934 and has had only 3 owners. The front yard's mature saucer magnolia is what stops passersby to admire this designated treasured tree.

Renovations include: a spacious sunroom (2001), a walk-in shower and garden tub along with the creation of a $\frac{3}{4}$ bathroom in the first-floor office (2013) and the creation of a tiled ground floor outdoor patio. The brick planters and landscape beds were then filled with shade-loving perennials and shrubs along with reestablishment of a garden fountain area. The most recent renovation is a screened porch off the sunroom.

The interior and exterior of the home features decorative dentil molding, and dried beech leaves implanted in a faux wall finish can be found in the dining room. The home features 10-foot ceilings throughout the first floor.

Most of the early American style furniture throughout the house has been built by the present owner who was recently married this past spring at the Grove Park Inn.



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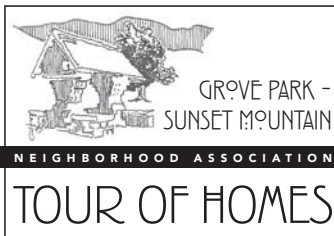
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HOUSE 7



28 Griffing —

Pat and Pete Wallenborn

28 Griffing is a Mediterranean-style home built around 1923. It was one of the original houses built in the area and in its early years looked out on a vegetable garden where the Rose Garden is now. It is filled with beautiful woodwork and beveled-glass French doors which connect the dining room, living room and the original sun

room where local artists painted roses on the walls (and hid a lady bug among the blooms). There is a quirky secondary staircase that was built by a German baker supposedly for his mistress and their child who was born in the house.

Significant renovations were made in 2008. Architect Mark Sinsky managed to make the addition appear as if had always been part of the house with the addition of a garage, mud room, laundry room and sun room off the kitchen. There was also a total kitchen renovation at that time.

The home is furnished with several pieces which are family heirlooms. In the living room is a carved bookcase filled with a book collection which came with the bookcase and writing desk with matching chair that date back to the late 1800s. An impressive rock fireplace with a wrought iron enclosure dominates the living room. In the dining room is a claw footed buffet inherited from Pete's family and a unique hand-sculpted Madonna figure which is a treasured gift.

There is an almost acre garden in the back yard which Pete has created over the last 30 years. It is a huge rock garden with year-round appeal. Almost all the rocks were brought from family property in Haywood County. There are at least 500 different varieties of plants which include dwarf evergreens, Japanese maples, day lilies, numerous flowering shrubs, boxwoods, and annuals. There are 50 different varieties of dahlias in the dahlia beds.



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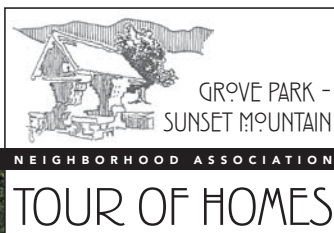
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HOUSE 8



19 Griffing

Local druggist Cornelius Ayers Raysor commissioned the construction of 19 Griffing Boulevard in the mid 1920s upon his retirement.

The home was designed by Albert C. Wirth in the 1920s around the same time Wirth was working on his most renowned building, the Flatiron Building in downtown Asheville. The plans for the home included a two-car garage which maintains the original wooden accordion doors, and there are triple crown moldings in the dining room, front hall and living room, and the chair rail throughout the hallway. The current owner purchased the home in 2008. The chance to renovate this historical home was a dream come true for this Asheville native.

The goal of the 2008 renovation was to blend the age of the home with modern updates to make the home more comfortable and functional. The flow of the house was enhanced by removing a tiny bathroom under the stairs and by opening an additional entrance to the living room. The entrances to the kitchen were widened and a porch behind the den was enclosed to form an open concept between the kitchen, den and breakfast room. Details such as addition of the chair rail and wainscoting in the dining room were also included. Upstairs a nursery off the master bedroom was converted to a master bath. And in 2016 the basement was finished from its leaky concrete state into a media room.



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