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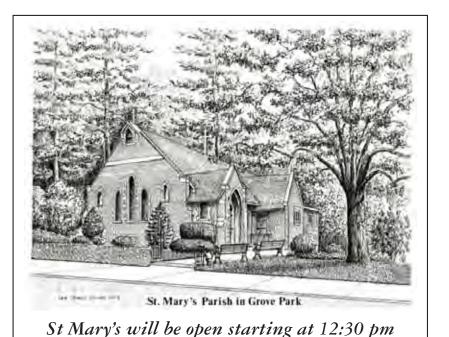
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#### WEL:COME

#### Welcome to the Grove Park Sunset Mountain Neighborhood Association's Tour of Homes featuring 9 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 Stop #2, which was a work-in-progress on the Tour several years ago and is now complete.

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



# SAMSEL ARCHITECTS

## PRE-TOUR



**55 Sunset Parkway** — Clay & Jenny Ballantine Saturday, September 9, Pre-Tour Only

Beautifully situated on Sunset Parkway, this Colonial Revival style home was built in 1915 for Charles A. Webb, attorney, state senator and co-founder of the Asheville Citizen-Times. Original construction costs totaled \$14,000. The property was later sold to the Meekins family; the male Gingko tree at the back of the home was a gift to the Meekins family by the Japanese ambassador and has been designed as a Buncombe County treasure tree. The home was later owned by Wayne and Elizabeth Montgomery who added the enclosed pool. The current owners have extensively renovated and updated the house, making it both an ideal family home and place for friends to gather.

The Grove Park Sunset Mountain Neighborhood wishes to thank Clay and Jenny Ballantine, for generously opening their home for this very special evening.

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118 Macon Avenue



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## **HOUSE 1**



**187 Country Club** — Doug & Geni McKee

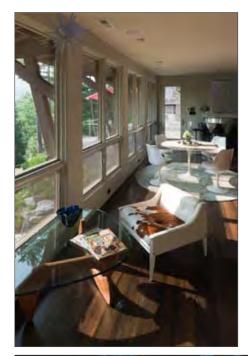
The separate passions of Doug and Geni McKee have created two uniquely different at-home retreats: Little Jewel She-Shed Meets Allman Cave.

Geni recently completed an authentic log cabin constructed of reclaimed antique hardwood in the back corner of their lot. Her love of the region's old log cabins and her ancestors being among original WNC settlers inspired her vision to create this special escape for herself and friends. The 18x20 ft. cabin (fondly called Little Jewel) is constructed of Montana snow fencing and cedar-shake shingles and the chimney, copied from area old cabins, is constructed of Tennessee fieldstone. Geni's keen eye for detail creates an inviting space with a feeling of peace and serenity. A unique feature is the butler's pantry which is accessed underneath the staircase. Upstairs is a sitting area /bedroom and a full bath tucked behind a sliding barn door. Little Jewel beckons one back to a simple time; slow down and take a deep breath.

Doug's love of great rock and roll and the Allman Brothers Band inspired the creation of the All-Man Cave, one of the most extensive private collections of Allman Brothers Band memorabilia in the country. Since 1973, Doug has seen the band in concert more than 300 times and collected autographs, posters, guitars, letters, articles and photographs that are part of the band's history. Asheville's Warren Haynes played with the band and now hosts the annual Christmas Jam to benefit Habitat for Humanity. A guitar that he played in concert and an autographed guitar from the Christmas Jam are part of Doug's collection.

The Allman Brothers Band has a permanent museum in Macon, Georgia, known as The Big House, and some of Doug's collection was purchased from that museum.





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# HOUSE 2





#### **15 Sunset Trail** — Brian & Jae Hewitt

Built in 1929, this house became the home of Arthur and Virginia York shortly thereafter, and remained in the family's possession through 2013. With architecture described as "Georgian Manor" style, the home was lovingly maintained and still contains many elements of the original construction. An addition, complete with enclosed second floor access, was built over the one-car garage in the 1950s. A second addition, completed around the same time, brought a bathroom to the first floor.

Located on a tiny side street, the property is remarkably secluded. During a polio outbreak in the 1940s, Mr. York created the level backyard for his three children as an alternative to risking the possibility of exposure to the virus. The plate in the middle of the dining room floor once contained a secret button connected to the front doorbell; on Valentine's Day, Mr. York would secretly hide gifts for his children on the front doorstep and then trigger the doorbell during dinner. There are many unique memories associated with this home, and the current owners are excited at the thought of adding new stories as they raise their young daughter in this wonderful setting.

This home was previously featured on the 2014 tour, while undergoing several remodeling projects. The interior now complete, the owners are focusing their efforts on the surrounding property. The 2-car garage was completed last fall, and all porch landings, driveways and sidewalks were replaced earlier this year.

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.



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# HPUSE 3



#### **102 Macon** — Alan & Suzanne Escovitz

"Decorate with what you love" has been Alan and Suzanne's motto when it comes to their home's style. The flea market finds, family heirlooms, locally purchased modern items along with works by W.P.A. listed artists and nationally recognized folk artists blend to create an eclectic and always interesting décor mash-up. The mix of art and furnishings is also easy to rotate to different parts of the house, which allows for new perspectives.

Built in 1927 by state politician and car enthusiast, Frank L. Hood, 102 Macon Avenue was a family vacation home for many years until purchased after WWII by Edith Robinson, a math professor, local eccentric and passionate gardener. Typical of the Grove Park housing stock, the home's symmetry, arched entry and, eye-catching brackets provide curb appeal. A white picket fence first recorded in the 1920's land records and noted on the National Register of Historic Neighborhoods, has set this house apart from its neighbors for 90 years. The interesting and creative use of materials extends to the zero-scaped front and back gardens with dog-proof containers, antiques, architectural salvage, vibrant foliage, an extensive collection of hostas, and some outdoor sculptures created by Alan. The very large Kousa dogwood and elegant Japanese maple, both planted by Edith Robinson, in the front yard are frequently visited by horticultural and forestry students. Future plans include a new 2 story outdoor living space.



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# HOUSE 4



#### **324 Charlotte** — Preservation Society of Buncombe County

In 1909 Dr. Edwin Wiley Grove hired noted architect Richard Sharp Smith to design an impressive stone sales office (known today as the "Grove Office") to sit on the southeast corner of the park at the center of the development. The articulated stone office with its impressive red metal tile roof, front bay window and massive stone fireplace, set the scale for the quality of design required for the new development. The stone fireplace on the interior with its oversized rugged stones were built to impress and to reflect the up-scale nature of Grove's new development.

In 1912 a rear addition was added to house an office and utility room. At this this the original entrance hall and door were closed in. The entrance door was moved perpendicular to open into the main room, and the interior entrance was used to house a new restroom and security vault.

In 2007, the Preservation Society of Asheville & Buncombe County leased the building from the City of Asheville and implemented a full restoration of the once dilapidated office for the Preservation Society headquarters.



# ROUTE



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15 Sunset Trail \*



102 Macon



324 Charlotte



295 Charlotte



51 Lawrence



**Trolley Stop** 

**Trolley Route** 



24 Kimberly



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310 Kimberly

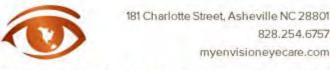


386 Kimberly

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# HOUSE 5





#### **295 Charlotte** — Jen Tracy & Howard Stafford

This impressive building at the corner of Charlotte Street and Sunset Parkway has had many uses since its construction in 1926 as the Asheville Women's Club and once housed a \$12,000 pipe organ. The building was the largest of its kind in the Grove Park Neighborhood in the 1920's and served as a gathering place for as many as 12 women's clubs. In later years, it was a performance theatre and stil later, a church. However the building is perhaps best known as the Plonk School of Creative Arts which was founded in 1938 and operated until 1964. Progressive for its day, the Plonk School offered an arts and language curriculum balanced with math and science with the goal of fostering both creativity and character.

Veteran renovators Howard Stafford and Jen Tracy purchased the home several years ago and immediately started its transformation into an exceptional residence and ultimately won a Griffin prize for their restoration efforts. The house retains its traditional lines and original plaster work while incorporating essential modern elements and maintaining its sense of grandeur.

The interior includes a spacious auditorium-like room featuring soaring ceilings and dramatic colonial-style windows. The scale of the space is softened by a hand-crafted wooden spiral staircase as well as over-sized drum chandeliers with linen shades that hang 12' below the 21' ceilings. A divider wall in the center with gas fireplaces on both sides adds warmth and creates a focal point, while the 40' kitchen is a chef and entertainer's dream. The home also includes 3 bedrooms designed for privacy and comfort.

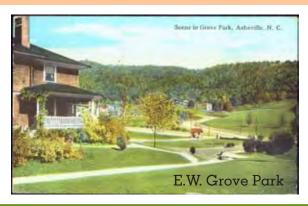
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# OUR PARKS

# 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 6 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, the first phase of our efforts to control the invasive species threatening to overrun Sunset Parkway was completed through the use of goats. Goats eat invasives and over time discourage re-growth. Future plans include a return of the goats for several years and new plantings that can choke out unwanted species. Diseased hemlocks and roses have necessitated a new plan for the Griffing Rose Garden and, together with City of Asheville, the Grove Park Neighborhood will

work on a new landscaping plan character with sustainable plantings. An irrigation system is also planned for E.W. Grove Park along with a restoration of its trolley houses and wall.

Your attendance today supports all of these ongoing efforts and is very much appreciated!



that balances this park's historic

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#### Joel Adams | GP Tour of Homes | 08-08-17 mark@markwilsoncm.com

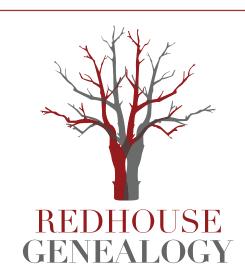
# HOUSE 6



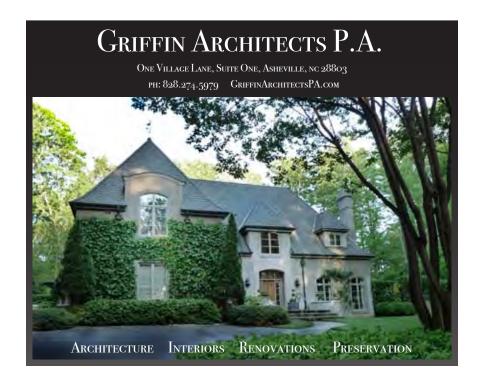
#### **51 Lawrence** — Dave & Donna Nave

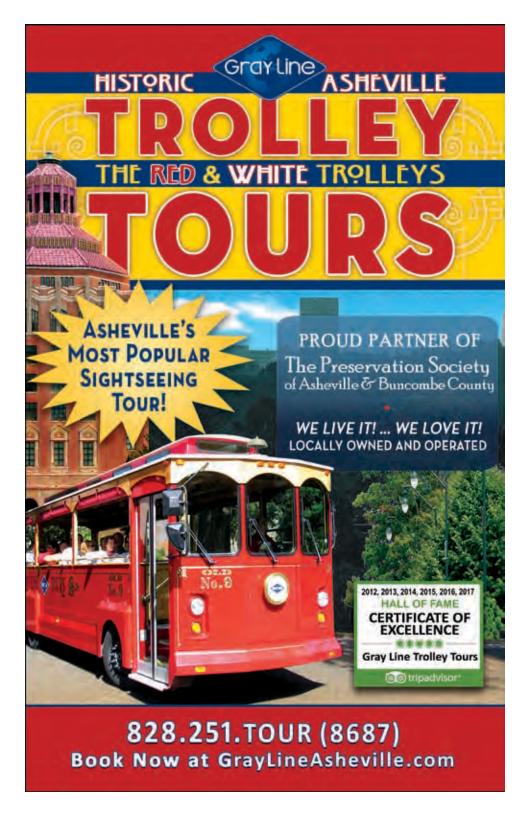
The Harrison-Guerard-Luckett House is an excellent example of Shingle style architecture of the notable Asheville firm of Smith and Carrier, Richard Sharp Smith (1852 - 1924), supervising architect for the Biltmore Estate, and for its association with several prominent citizens in Asheville in the first half of the twentieth century. It was purchased by David and Donna Nave in August 2016. In May 2017, The Preservation Society of Asheville Buncombe County recognized the Naves and their "team" with a Griffin Award for Rehabilitation. The home is located in the Grove Park Historic District and is on the National Register for Historic Places. It was originally purchased by W.H. Harrison from E.W. Grove in 1913 for \$8,0000. The interior of the house retains the original 1913 floor plan, with the exceptions of the removal of kitchen walls in the 1940's when the rear recessed porch was enclosed. The living room features an Inglenook consisting of a mantelpiece flanked by angled benches with bead board paneling back rests and built-in storage cabinets with diamond-paneglass doors. To the east of the living room is the original Dutch-style front door leading to the former porch. There is grand Craftsman-style oak staircase to the second floor which features a sleeping porch. Heart pine floors are throughout the house along with original plaster walls and ceilings. Original windows throughout the house are diamond-pane-over-multi-light casements. A gazebo now stands in the backyard instead of the original

semi-circular driveway. The two-story carriage house, similar in style to the main house, was built sometime after 1917.



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# HOUSE 7



#### **24 Kimberly** — Rick & Rebecca Crosson

earned another Griffin Award in 2015.

How did Kells Castle come into being? The story began with the friendship of Rose and Sanford Brown with Douglas Ellington, the renowned architect of several Asheville landmarks. Ellington gave the Browns the Book of Kells for inspiration and Rose challenged Ellington to build a cinder block house she would like. The challenge was met with the completion of the original portion of the home reminiscent of an Irish monastery. The home has a large Great Hall with a 20 foot vaulted ceiling and rustic wood beams; Rose used her artistic talents to add wall murals inspired by the Book of Kells. Séances were held in the basement party room in the 1930's. Astrological charts for Rose Brown, F. Scott Fitzgerald and other of party attendees on the original basement stairwells were lost to damage and remodeling needs.

In 2006, the home was expanded with a four story tower designed by Patti Glazer and won a Griffin Award from The Preservation Society of Asheville and Buncombe County. The current owners, Rick and Rebecca Crosson, were interested in a home that could provide living space for three generations of their family, yet provide space for each family to have their own private residences. Extensive remodeling began in March 2014 which involved all rooms in the older portion of the home, all baths, kitchen, addition of a second full kitchen, air conditioning installation, mural repairs and outside landscaping. The restoration was designed Patti Glazer and Brandon Pass along with Andy Gardner and his team at Builtwright Construction. Final touches were completed by interior designer Sandra Dykes and by Jim Mowitz, a local artist, who restored the murals and plaster. The results

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# HOUSE 8



#### **310 Kimberly Avenue** — Ward & Melanie Griffin

According to the National Register of Historic Places, 310 Kimberly is part of the Kimberly Amendment to the Grove Park Historic District. Designed by renowned architect Henry Irven Gaines, who also designed the F.W. Woolworth building downtown, this red brick Colonial Revival house was constructed for Dr. James P. Adams, for \$10,200. A pharmacist, Dr. Adams was also the president of Adams-Blouvelt, Inc., a drugstore, and city milk inspector. Completed in 1936, the family that built the home lost it that same year and the home was sold on the courthouse steps.

An enlarged kitchen wing and the construction of a modern garage give the house a contemporary look while the main structure retains details from its construction. The symmetrical three-bay facade has a central entrance door recessed under a brick arch. A sunroom to the south has arched brick openings containing modern windows. All windows are 8 over 8 and the shingle root has gable sides. There is a brick exterior chimney centered on each end of the house.

The Griffins purchased the home from the Nash family, longtime residents, who raised their children here. The Griffins began an extensive renovation of the home in 2009 and moved in to the home in early 2010. Ward Griffin grew up in the Grove Park neighborhood and his parents live just three blocks away. It's been their dream to live in this neighborhood and raise their children close to family. With the original red tile roof, the generous front yard with a view of Town Mountain, the original rock walls and many

other charming features, 310 Kimberly is a home beloved by its owners.





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# HOUSE 9

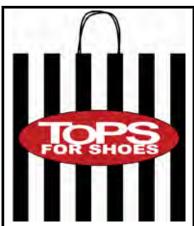


#### **386 Kimberly** — Laura Hopkins Stone

386 Kimberly Avenue was built by Asheville dentist, Dr. Charles C. Bennet in 1927 and has been home to four families. The two-story Colonial Revival design with striated brick has distinctive wide eaves and a low hip roof. The focal points of the house are the large un-coursed ashlar fireplace in the front to back of the living room and the original, unpainted chestnut woodwork which has developed a rich natural patina. Note the original French doors in the dining room and sunroom.

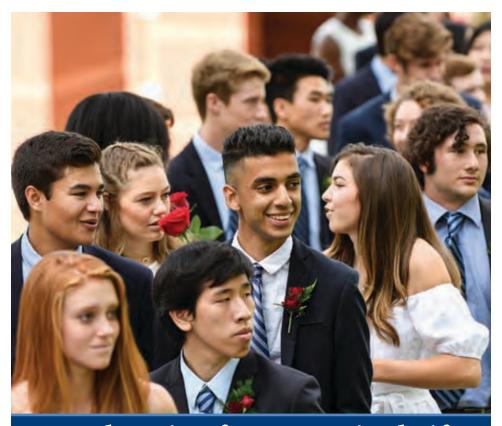
Throughout recent renovations, the owners have paid particular attention to the home's architectural integrity. A powder room was added to the main level and the kitchen was opened slightly into the butler's pantry to allow for more communal space. The basement floor was deepened and radiant floor heat was added to create a fun space for parties and games. The original porch was removed and built to modern structural standards, which allowed for new utility lines to be run to the home. The upstairs sleeping porch was converted to a spacious master bath giving the home 3 full baths and 2 half baths to support a growing family or guests in modern style. The custom-built, historically accurate, double-paned Pella windows upstairs provide energy efficiency; most of the first floor windows are original to the home. Water catchment systems were added to aid with the organic garden space and lushly landscaped private patio and Warren Pardue was engaged to create the custom gate, railings, and window well covers.





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Ward and Melanie Griffin
Laura Hopkins Stone
Brian and Jae Hewitt
Jack Thompson and the Preservation
Society of Asheville and Buncombe
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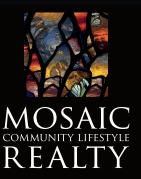




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