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HOUSE 12



GROVE PARK
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28 Griffing — Pat and Pete Wallenborn

The house at the top of the Rose Garden. That's how the owners describe their Mediterranean-style home in what was originally Kimberly Heights. 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 now thrives. A well lived-in house filled with beautiful woodwork, beveled-glass French doors and a quirky secondary staircase, it was built circa 1923 by a German baker. Significant 2008 renovations included a kitchen update and moving the laundry room from the basement which also has allowed space for Pete to arrange flowers and propagate plants from his extensive gardens in the front and rear of the house. A new sunroom was added off the kitchen and a roof added to one of the owners' favorite rooms, the front porch.

The buffet in the dining room, and carved bookcase and writing desk in the living room date back to the late 1800's were made locally and were inherited from Pete's family. The bookcase came with a book collection with volumes dating back to the late 1800's. Also, in the living room is an impressive stone fireplace with a wrought iron enclosure.

The sun room off the living room is filled with roses hand painted on the walls by local artists. See if you can find the lady bug that is hidden in the blooms! Also in this room is a unique coffee table made by Pat's uncle with a marble clock salvaged from a bank building in LaGrange, Georgia.

WELCOME

to the Grove Park Sunset Mountain Neighborhood Association's Tour of Homes featuring twelve stops each as different and unique as our community itself. Our Tour is a testimonial to our neighborhood's fascinating history, the houses along with those that lived in them and what the present day owners have done to take them in to the 21st century. Thank you for joining us as we celebrate our neighborhood's past, present and future.

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ABOUT OUR NEIGHBORHOOD

The Grove Park Sunset Mountain Neighborhood was designed and developed by St. Louis Entrepreneur Edwin Wiley Grove along with 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.

Grove came to Asheville in 1900, bringing with him a dream of building a rustic inn like the lodge at Yellowstone Park. Grove began developing the surrounding land at the foot of Sunset Mountain in 1907. By 1913, he had finished his Inn's construction; now celebrating its centennial year, the famous Grove Park Inn still thrives and graces the neighborhood.

Grove seized the opportunity to purchase the land surrounding the Grove Park Inn and sold it to developers who created a housing stock of delightful dwellings. 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, "English Derived Craftsman", which was inspired by the American and English Arts and Crafts Movement. One of the stops on today's tour, St. Mary's Episcopal Church, is a fine example of Richard Sharp Smith's work.

The Grove Park Sunset Mountain area quickly earned a reputation for enduring quality, desirable cottages and prestigious full time residences. The streetcar lines at the turn of the century and the affordability of the automobile 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 features sidewalks, specific tree and plant specimens for specific areas and the first curvilinear residential street in Asheville, Macon Avenue.

The neighborhood also features Tudor Revival, Dutch Colonial, Arts and Crafts, Queen Anne, Classic revival, Gothic and new construction, too. Today's tour also features three great examples of revitalized mid-century homes that seamlessly fit into the varied housing stock. The blend of styles 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 Grove Park Sunset Mountain Neighborhood is also very large, extending up Sunset Mountain and today's tour features homes in this area. 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.

HOUSE 11



14 Griffing — *Cas and Johanna Fowler*

This stately and historic home was built in 1928 of Carolina pink granite quarried from the Crystal Pink Quarry near Salisbury and believed to be leftover from the construction of Asheville High School. Two similar granite homes are located in North Asheville. Local legend has it that a developer planned to use the granite to build a luxurious inn to rival the Grove Park Inn, but when he fell on hard times, he built the homes instead. The Crystal Pink Quarry, depleted in the 1980's due to the large demand for the granite for cemetery headstones, is now closed and the granite is no longer available.

The present owners, Cas and Johanna Fowler, purchased the home in 2001 and have made significant renovations that blend modern conveniences with the home's classic and elegant style. The sense of a warm and inviting home is very strong thanks to the many family portraits and photographs. Much of the landscaping, including heirloom roses, azaleas, dogwoods and Japanese maples, was done by Johanna; the selection of plantings perfectly complements the pink granite exterior. The gas light pillars, added by the current homeowners, were constructed using the same pink granite found serendipitously by a local stonemason in a friend's back yard. The low maintenance back yard is perfect for both an active family and for entertaining.



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HOUSE 10



NEIGHBORHOOD ASSOCIATION

GROVE PARK NEIGHBORHOOD TOUR OF HOMES



13 Griffing — Carole and DeVere Lentz

The New Orleans flavor of this 1936 home is enhanced by the magnificent Sycamore tree in the front yard. The Sycamore, which seems to preside over all of Griffing Boulevard, is one of Asheville Greenworks "Treasured Trees of Buncombe County". The current owners, Carole and DeVere Lentz, drove by the house and admired it for many years before finally being able to purchase it. The house is unique thanks to its first and second floor "rocking chair" porches, while the inside is an eclectic blend of old, new, heirlooms, "first generation" heirlooms, antiques and flea market finds. The dining room furniture was made in the historic Biltmore Industries' Homespun Shops.

Like the evolution of many older homes, a porch has been converted to a delightful four seasons room, another porch became a powder room and pantry and a large deck was added. A stroll across the back deck provides a birds-eye view of the fern garden and charming patio garden. On summer evenings, the sound of the large fountain can be enjoyed by neighbors. The charming and recently renovated kitchen (coincidentally the work was done by Lentz Cabinets) features a tile painted by the owner of the view from the kitchen window; beneath that same window is a rock wall, which is original to the home. A cozy den, with a small corner fireplace, upstairs master bedroom and 2 guest rooms are largely unchanged since the house was built.



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HOUSE 1




**GROVE PARK
NEIGHBORHOOD
TOUR OF HOMES**



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HOUSE 9



GROVE PARK NEIGHBORHOOD TOUR OF HOMES

385 Kimberly — Cynthia and Donald Carson

One of the earlier houses in the Kimberly Heights expansion of Grove Park, 385 Kimberly Avenue was built in 1927 on a lot Max Hayes purchased from Edwin Wiley Grove. Max Hayes was founder and president of Hayes and Hopson, which was located in the building that is today Pack's Tavern. In the 1920's Hayes and Hopson was the largest automobile parts distributor on the east coast.

The architect for the house was Henry Irven Gaines who moved to Asheville from Greenville in 1925. Gaines had some success in Asheville until the Great Depression during which he sold apple juice called Kings Maelum on a delivery route. He later founded Six Associates, which became one of the most prominent architectural firms in the South during the thirties and forties. His memoir is titled "Kings Maelum". Max Hayes sold the house to his daughter, Ruth Elizabeth Hayes, in 1952 and she resided here with her husband, O.L. "Pete" Garner, until she passed away in 2000. The current owners purchased the house from the Pete Garner estate in 2003.

The house is a classic arts and crafts home with its 1927 design maintained. The house features four bedrooms including an extra large master with each bedroom having immediate access to a "Jack and Jill" bath. Since 2003, the house has undergone a substantial restoration with a goal of preserving its original character. Of particular note is the natural wood used in the construction and framing of the window and door frames, which have never been painted. The grounds were completely redesigned as part of the renovation.



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HOUSE 2



NEIGHBORHOOD ASSOCIATION

**GROVE PARK
NEIGHBORHOOD
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171 and 171½ Macon Avenue

Don't miss this opportunity to explore the landscape at this property. In addition to providing a home to native plants, frogs, bees, butterflies and birds, the owner has a passion to support and enjoy the arts in our community. The entire property was re-landscaped just keeping the treasured old trees. Eight truckloads of dirt were brought in to build up the lawn. The grounds now include a patio, retaining walls, pond, waterfall and beautiful Tennessee stone walking paths. Many pots of annuals add bursts of color to complement the perennials. The front yard of the cottage is planted in all thyme and sedums. The cottage residents enjoy the existing environment and like to add their own treasures.

As an avid gardener, the owners' eye for detail is evident in the careful placement of both sculpture and plantings. The sculpture collection began exclusively with Asheville artists, but has grown to include artists from around the country thanks to the annual sculpture show at the nearby Grovewood Gallery. Stefan Bonitz, a local favorite, is prominently featured with works from his early years to current pieces. Wind sculptures from Grovewood's Lyman Whitaker anchor the front edges of the property along with a stainless kinetic piece by Evan Lewis. Recent stone sculpture additions by Hathcock and Peverall provide interesting contrast to the metal outdoor works. Glass bottle trees, colorful ceramic sculpture and a painted metal Dahlia give color year round.

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HOUSE 8



GROVE PARK NEIGHBORHOOD TOUR OF HOMES



73 Evelyn — Otto Hans Palm House

Built for Otto Palm and his wife in 1925 by an unknown architect, this unique Georgian Revival house has very pleasing symmetry inside and out. Of note on the exterior are long horizontal lines driven primarily by significant crown molding which disguise integrated gutters. Concrete quoins and window pediments lend a grounding and sense of permanence. The one story wings at the east and west ends of the house are original. Their balustrades were recently rebuilt to match old house pictures from the NC State Historic Preservation Office. Step inside, and you're greeted with a departure from the straight lines and formality of the exterior. Archways connect the main rooms and curvilinear lines are echoed in the wooden scroll work at the bottom of the stairs, the handrail, and arched molding following the staircase. A rarely seen interior features are the minimal door and window moldings, with the plaster walls flowing up to the molding, abutting it.

The current owners have done extensive rehabilitation with new electrical, plumbing, roofs, and plaster work, and have spent countless hours trying to tame the acre property, which backs up to the Grove Park Inn Golf Course and Reed Creek. Balance is an important aesthetic for the owners and they hope you enjoy the balance of styles during your visit!

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HOUSE 3



GROVE PARK NEIGHBORHOOD TOUR OF HOMES



165 Macon — The Candler Family

Built in 1908 by S.D. and Ada Forbes, this home is an excellent example of the classic American Four Square style. The Four Square architectural style takes its name from a design of 4 spacious, square rooms with generous center entryway with another 4 square rooms on top. The style is very popular and highly sought after today because the living spaces are already open with good flow between rooms----- like today's newer homes----- but thanks to the fireplaces, pocket doors, crown moldings, hardwood floors and interesting windows---- there's lots of authentic character and charm. The home's expansive and inviting covered front porch functions as additional living space.

One of the oldest structures in the neighborhood, this lovely and spacious house has new life as a home for a young and busy family, including the creative re-purposing of the 1920's era garage as a delightful home school. The Candlers have designed the back garden space, a.k.a. "the shire", to be a magical play area for the children and a place to make family memories. The stunning and streamlined new kitchen serves as the hub of the house. Imagine growing up in this comfortable and historic home and it's easy to see why the Candlers love their "new" old home.

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HOUSE 7



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70 Gertrude

One of the first in E. W. Grove's neighborhood development and designed by Richard Sharp Smith, this house retains the original footprint from its 1908 construction. The house was built for James Chiles, the developer of Asheville's Kenilworth neighborhood. The Chiles family lived in the home for only a year followed by a second family until 1915. A large family lived here from 1915-1932; when the mother died in the home of Scarlet Fever, the father was left to raise six children alone. The two youngest boys were a rambunctious pair, sliding down the banister on pillows and carving their initials, which still remain, in the basement wall. Pictures of this family and of the home during that time are hung in the third floor stairwell. In those pictures, the house's side porch is screened-in, rockers decorate the front veranda, and the trolley car can be seen on Charlotte Street.

The current owners bought the home in 1998 and began restoring its English Arts and Crafts essence. An extensive renovation took place in 2004 with a kitchen update, a conversion of the servants' quarters into a mud room, and the creation of a third floor living space. Today's family of five dearly loves the house. Three children have been raised here, the oldest of whom got lost trying to find the kitchen the day they moved in. They plan to stay forever.



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HOUSE 4



GROVE PARK NEIGHBORHOOD TOUR OF HOMES



15 Sunset Trail — *Brian and Jae Hewitt*

Built in 1929, this Georgian Manor style house was the home of Arthur and Virginia York and remained in the family's possession until 2013. 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 and including several lots, the property is remarkably secluded. During a polio outbreak in the 1940s, Mr. York created the level backyard as a private play space for his three children to avoid exposure to the virus in other areas. 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.

While in exceptional structural condition, there are currently several renovations underway in the home, including an open kitchen and a new master suite located on top of the one car garage.

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HOUSE 6



**GROVE PARK
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E.W. Grove Park

Parks provide a sense of place and the health of our parks is directly connected to the health of the surrounding neighborhood. In 2011, the Grove Park Sunset Mountain Neighborhood Association embarked on a long range plan for our three historic parks: E.W. Grove Park, Sunset Parkway and the Griffing Rose Garden. To kick-start the campaign, the first home tour was held in 2012 with all proceeds earmarked for the Parks. A beautification subcommittee researched historic documents and used the 2012 proceeds to garner in-kind services from the professional landscapers at the Biltmore Estate. With both funds and expertise in hand, our neighborhood entered into a unique agreement with the City of Asheville: Our neighborhood committed to the restoration and maintenance of the parks and the city committed to additional levels of service. To date, our neighborhood is the only community with such an agreement.

In the fall of 2012, work began in E.W. Grove Park inspired by Chauncey Beadle's 1910 plan blended with a design that reflects how the park is used today. Extensive clearing along Sunset Parkway revealed a forgotten trail and the roses along Griffing received much needed attention. All proceeds from the 2013 Tour will be used later this year to install new benches and replace plantings lost to harsh winter conditions. Future improvements will be possible thank to the proceeds from 2014's Tour.

Thank you for attending this year's Tour of Homes and helping us improve and maintain the greenspaces that are very important to our neighborhood and the community at large.



St. Mary's Parish in Grove Park

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HOUSE 5



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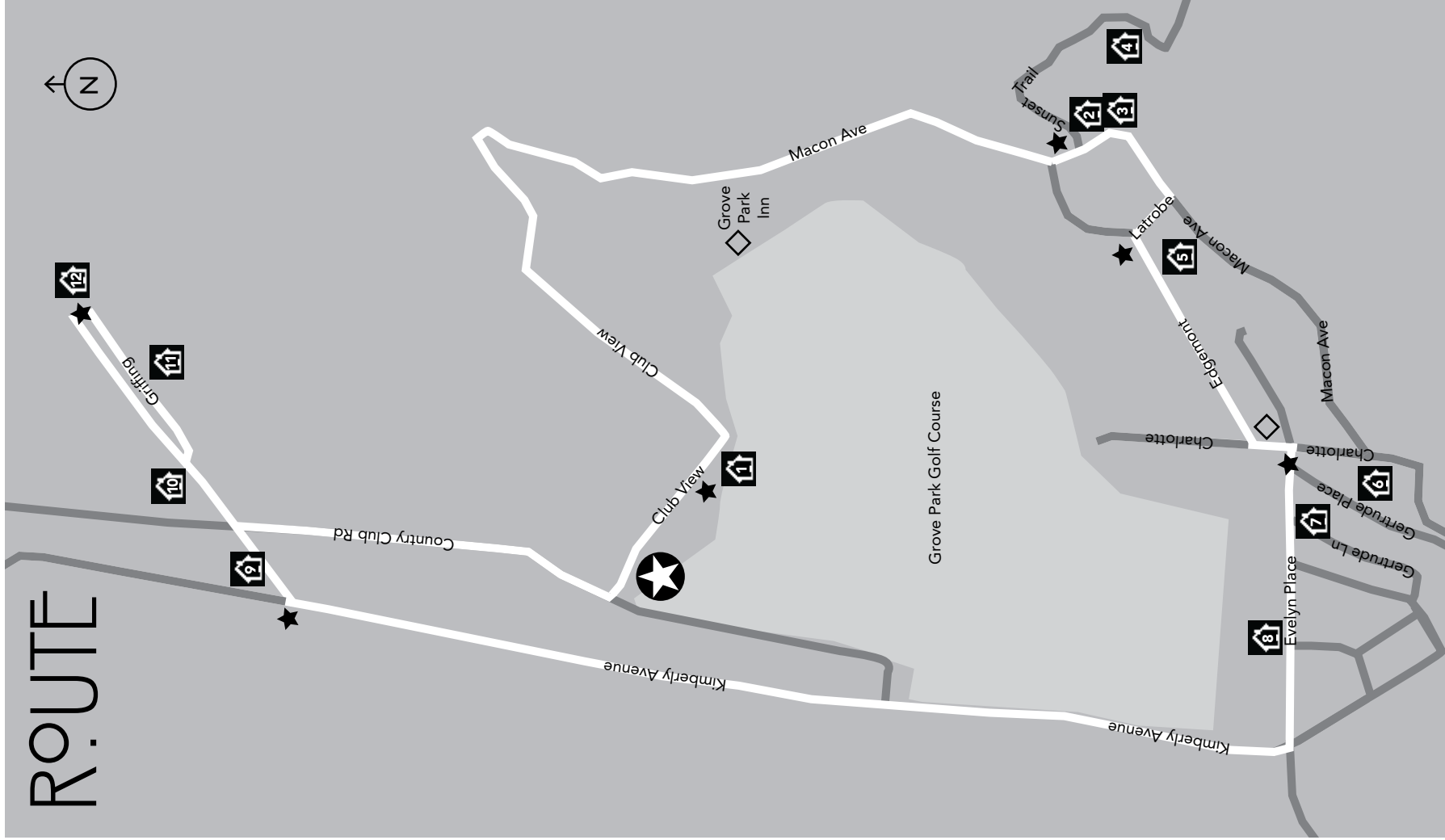
72 Edgemont — *The Newcomer Family*

The Newcomer family has enjoyed living in their pre-1904 home for fourteen years. During that time, they have made many improvements, with the intention of transforming a very old home into one that is conducive to the way that families live today. Initially, improvements were limited to the original house and included painting, bathroom remodels, air conditioning and roofing.

After five years in the house, they knew that they wanted to continue living on Edgemont because of its family-friendly setting and decided to expand the home instead of relocating to another neighborhood. A local architect, Keith Legerton, was hired to design a large scale expansion of the original home. A full three stories were added off the back of the house and the design of the new living areas blends seamlessly with the original house. The new space consists of a master suite, family room, mud room, and a teen-friendly space in the above-ground basement. The addition has many built-ins to compensate for the inherent lack of storage that is typical of an older home.

The cottage-style home has a casual, airy feeling about it, with lots of large windows, moldings and beadboard. It is surrounded by large, covered porches, one of which is screened, that have been the venue for countless family dinners, celebrations and gatherings.

ROUTE



 GPI Country Club

 171 Macon

 165 Macon

 15 Sunset Trail

 72 Edgemont

 E.W. Grove Park

 70 Gertrude

 73 Evelyn

 385 Kimberly

 13 Griffing

 14 Griffing

 28 Griffing

 Tickets and Parking

 Refreshments and Restrooms

 Trolley Stop

 Trolley Route