



**MCKEITHAN-ROGERS (ROBERTS) HOUSE
LOCAL LANDMARK REPORT**

908 5th Avenue W
Hendersonville, NC 28739

Application for Hendersonville Local Landmark Designation
Prepared by Sam Hayes, Planner II, City of Hendersonville
November 10th, 2025

**City of Hendersonville Community Development Department
Hendersonville Historic Preservation Commission**

Name of Designated Landmark (Historic and/or Common):

McKeithan-Rogers (Roberts) House

Property Address/ Location:

908 5th Avenue W, Hendersonville, NC 28739

Pin#:

9568473913

Deed Book and Page Number:

1054/671

Plat Book and Page Number:

NA

Zoning:

R-15 Medium Density Residential

Acreage to be designated:

.74 Acres

Interior to be designated?

Yes – Central staircase and rear servant staircase

Property Owner's Address & Phone:

Cindy and Mike Baer
908 5th Avenue W
Hendersonville, NC 28739
828-808-3305
elizabethleighinn@gmail.com

Applicant's Address & Phone:

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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

This two-story Colonial Revival house was originally constructed in 1909. The home is an excellent example of the Colonial Revival style, which was at the height of its popularity at the time of construction. Colonial Revival style became popular in the late 19th and early 20th century as a way to remember the past in an era of rapid change. They were sometimes described as defense of “future shock.”¹

Designed with an asymmetrical plan with a projecting bay window, the home retains its original details including German siding, one over one windows, and original entry door with transom window above. Although some details have been altered, such as the removal of paired columns lining the front porch and their replacement with single columns, the changes have been tastefully executed to remain compatible with the structure’s original style.

In addition to its architectural significance, the home is associated with Hendersonville’s community planning and development. The home was originally constructed for D.T. McKeithan, a South Carolina State Senator who purchased this property in 1907 to construct a summer home (completed in 1909). This followed a trend of South Carolinians seeking to escape the heat and diseases of the southern summers coming to North Carolina mountain towns for refuge. With its double lot, it marked a prominent location along 5th Avenue, the home enjoyed easy access to the streetcar that ran along 5th Avenue to Main Street in the east and Laurel Park in the west.

Archeological Comments

There are no known archeological features on the site, however, archeological elements such as planting beds, walkways, walls, and trash middens, along with other structural remains may be present on the property.

Integrity Statement

- **Location:** The building has not been moved from its original location. The original property was combined with an adjacent property creating a double lot. A large garden is situated on this additional property, however, the historic home is located on the original corner lot. The property sits on a hill above 5th Avenue. 5th Avenue marked a popular location for grand homes to be constructed. In the early 20th century, it also was appealing because of the streetcar that ran along the avenue, allowing easy access to downtown and Laurel Park for residents of this area.
- **Design:** The design of the home reflects its Colonial Revival roots, with a symmetrical façade, original windows, and preserved architectural detailing
- **Setting:** The home’s elevated position and double lots—which appear to have always been part of the original ownership—lend it a very stately appearance.

¹ Leland M. Roth and Amanda C. Roth Clark, *American Architecture: A History*, 2nd ed. (Boulder, CO: Westview Press, 2016), 367.

- **Workmanship:** The home exhibits fine craftsmanship. Constructed by prominent local contractor, Henry Jordan, much of the original materials have withstood the test of time. Examples can be seen in the supplementary photos included in this landmark report.
- **Materials:** The home retains much of the original materials from when it was originally constructed. German siding is present on much of the exterior of the home. Most windows are original and have been meticulously restored by the owner.
- **Feeling:** The home, generally, retains much of its original feeling. When looking at the property from the street, the home appears largely unchanged from its 1909 construction.
- **Association:** The property is associated with many prominent members of the Hendersonville community. The home served as a summer home for D.T. McKeithan, a South Carolina State Senator. Later, the home was purchased by Charles Rogers, a prominent businessman who ran Rogers Hosiery Mill in Hendersonville.

Proposed Boundary Justification

The home is located on a single parcel that was previously two separate parcels. Deed research indicates that these parcels have historically been associated with one another. There is little evidence of any structure having existed on the adjacent parcel, and records suggest that the two properties were consistently sold together over the years until they were eventually combined. As a result, the current property boundaries are associated with PIN: 9568-47-3913.

II. Maps and Floor Plan

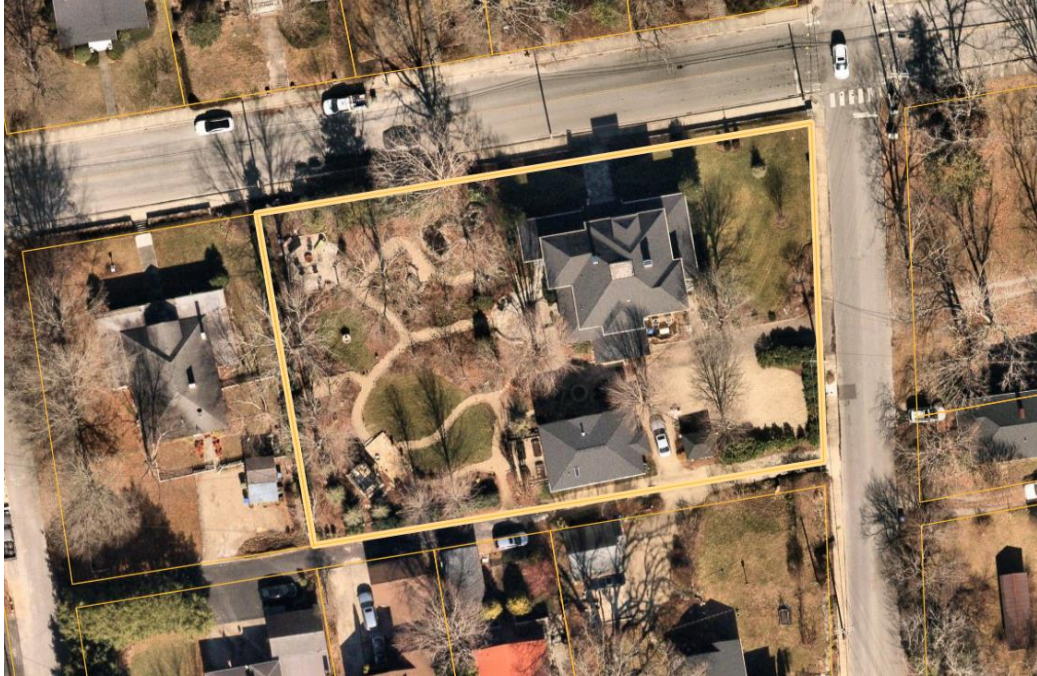


Figure 1: Aerial image of property outlines in yellow.

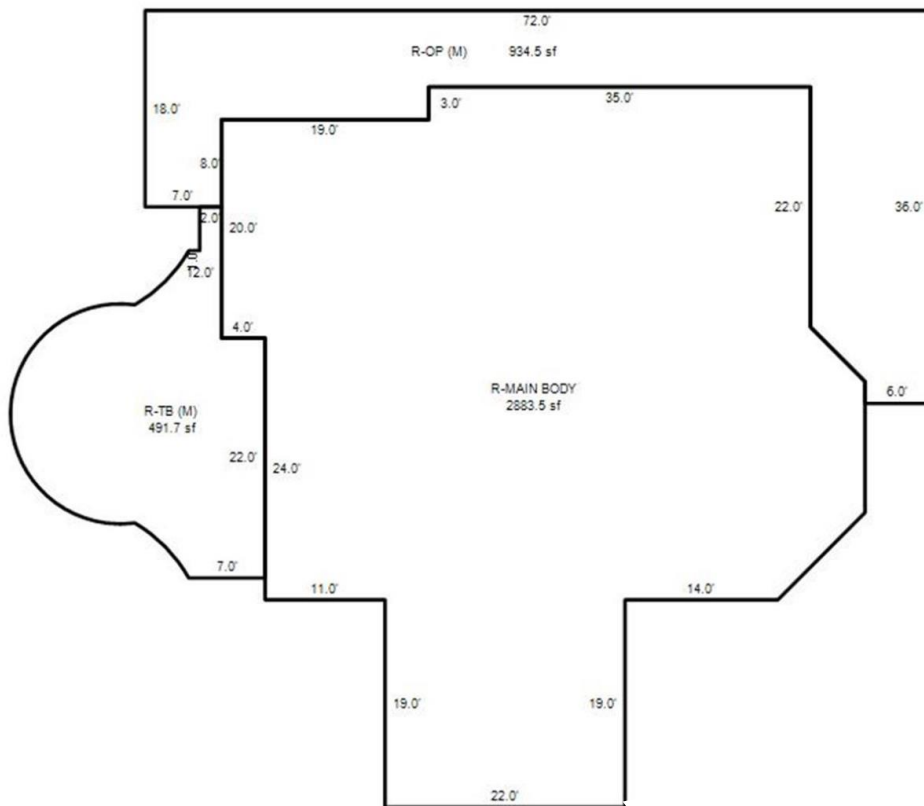


Figure 2: Building footprint

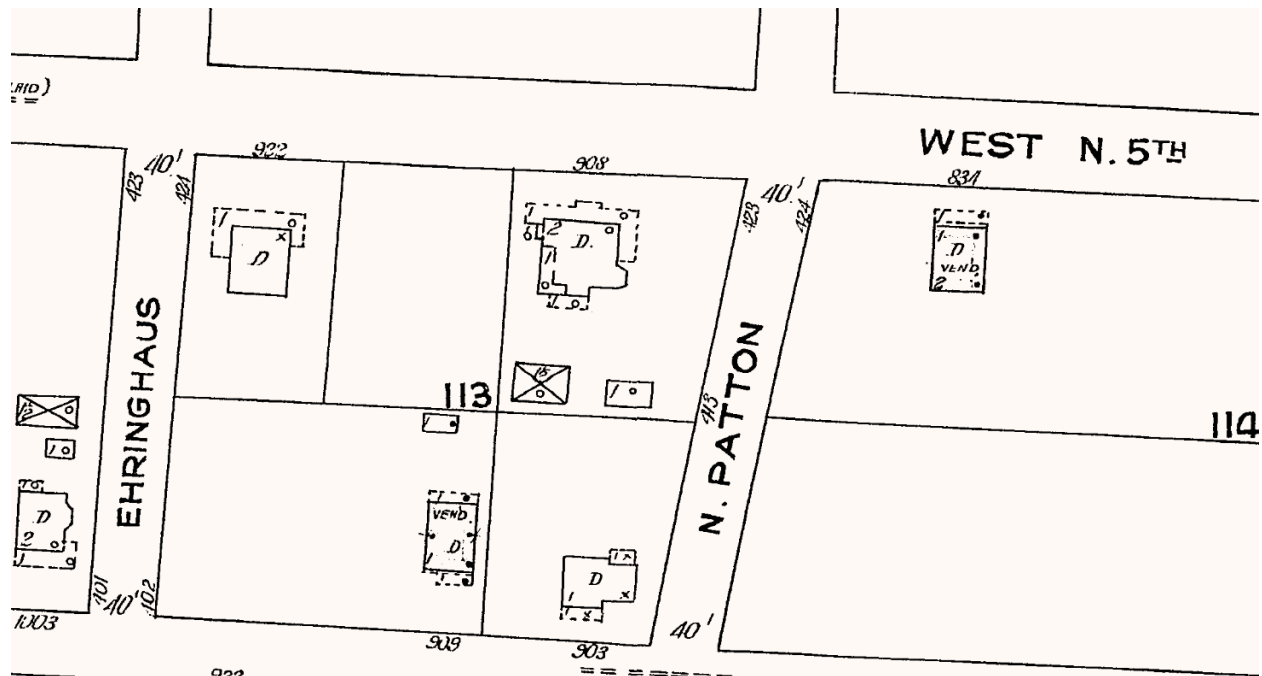


Figure 3: 1922 Sanborn Map. The subject property is located on the southwestern corner of N. Patton and West N. 5th.

III. Architectural Assessment

The home has been maintained remarkably over the years. Much of the original architectural detailing, including the original windows, siding, and trim details are intact.

National Register Architectural Description

Two-story Colonial Revival house with a central hall plan, hip roof with wide eaves, hip roof dormer with diamond-pane casements. German siding. Wraparound porch with paired columns, 1 x 1 balustrade, and triple columns at corners. Interior brick chimneys. Cut granite foundation with beaded mortar. Windows are one-over-one. Door has transom and sidelights. Large corner lot. House sits on a hill above street, with granite retaining wall. Mature boxwoods.²

Changes to National Register Architectural Description:

The National Register nomination was written in 2001. The property has undergone minor architectural changes. The columns on the porch are no longer paired columns. They were replaced in 2001 with single columns.

The current owner renovated a sunroom on the eastern side of the building into a bedroom. Modern vinyl windows were installed during this renovation.

² Department of the Interior, West Side Historic District (2001), 42, <https://files.nc.gov/historic-preservation/nr/HN0250.pdf>.

Garage and Shed

In the National Register Nomination, the garage is dated as being c. 1950 and one story. The current owners modified the ca. 1950 garage, adding a second story and turning it into a residence.

A one story hipped roof shed was added to the property at a later date and is not contributing to the historic significance of the property.

IV. Historical³

The property that the home would eventually be constructed on was purchased by D.T. McKeithan in 1907.⁴ The home, which was reported to be a \$9,000 residence, was completed in 1909 by prominent Hendersonville contractor Henry Jordan.⁵ McKeithan was a South Carolina State Senator, having his primary residence in Darlington, SC. For many years, they would spend the summers in Hendersonville, following a trend of wealthy individuals building summer homes in the area.⁶

In 1915, the McKeithan's sold the home to W.F. Humphries, who only owned the home for two years before moving to Asheville and selling the home to C.N. Allison.⁷ Allison used the home for entertaining, hosting several dances as well as using the home as the location for the Hospital Association meetings.⁸

In 1923, the home was purchased by Marie and DH Roberts. In the deed of purchase, the property was said to have "one large dwelling one garage and one two room servants house."⁹ DH Roberts was a prominent businessman in Hendersonville, founding the Roberts Brass company, which was one of the oldest manufacturing enterprises in the City at the time of his death in 1927.¹⁰ They lived in the home for a short period of time before DH Roberts' death in 1927. After his death, Marie loses the home to foreclosure in 1928.¹¹ V.S Bryant purchases the home and then sells the home to the Realty Purchase Corporation, a bank located out of Raleigh. During the bank's ownership, the home saw a series of renters. The bank owned the property until 1943 when J.B. Key purchase the property, along with the second tract of land.

³ The National Register nomination for the West Side Historic District has the date of ca. 1893 for this property. There is no evidence that the home was built at this time, and further research shows that the home was actually constructed much later in 1907.

⁴ *Warranty Deed*, McKeithan, (1907), Henderson Co., NC.

⁵ "The Town News," *French Broad Hustler*, April 1, 1909.

⁶ "Personal News of This Busy Town," *French Broad Hustler*, October 28, 1909.

⁷ "Local and Personal," *North Carolina Times*, February 12, 1915.

⁸ "People and Events," *French Broad Hustler*, April 10, 1919.

⁹ *Warranty Deed*, Johnson and Roberts, (1923), Henderson Co., NC.

¹⁰ "D.H. Roberts Burial Friday," *Detroit Free Press*, October 26, 1927.

¹¹ Department of the Interior, West Side Historic District (2001), 42, <https://files.nc.gov/historic-preservation/nr/HN0250.pdf>.

In 1951, Key sold the property to Charles E. and Verona Rogers. Rogers is the owner of Rogers Hosiery Mill.¹² Though it appears he lived at the home during the time when he operated the Mill, the mill does not appear to have been as significant as some of the other Mills in Hendersonville, such as the Grey Hosiery Mill or the Freeze-Bacon Hosiery Mill. Rogers Mill was granted a charter in 1947.¹³ By 1952, the company was expanding to numerous new sites to the northwest of downtown Hendersonville. It is likely that no physical evidence of the mill is still present, since it was located in a heavily developed area along Four Seasons Boulevard. The Rogers Family owned the home until 2001 when it was purchased by the current owners.

V. Comparative Analysis

The residential development along 5th Avenue and its parallel streets reflects the prosperity of Hendersonville in the early twentieth century, when affluent residents built large, architecturally refined homes. Among these, several display the Colonial Revival style that reached peak popularity during this period. The following examples illustrate how the style was interpreted locally and provide context for the McKeithan-Rogers House as one of the most high-style and intact examples in the area.

Richard C. Clarke House

Constructed ca. 1920, the Richard C. Clarke House is a two-story, asymmetrical dwelling that retains much of its original Colonial Revival detailing, including a transom above the entry door, a front porch with brick posts and balustrade, wide eaves, and dentil blocks beneath a distinctive “bow tie” arch. An eyebrow dormer punctuates the roofline. Although smaller in scale and less formally composed than the McKeithan-Rogers House, the Clarke House exhibits similar attention to detail and craftsmanship in its decorative brickwork and trim.

Cecil F. Stonecipher House

Constructed ca. 1926, the Cecil F. Stonecipher House began as a two-story, side-gabled Colonial Revival dwelling with a symmetrical façade and a one-story front porch. Original design elements included a centered entry door, double-hung six-over-one windows, and German siding—features consistent with the style’s early-twentieth-century expression. Subsequent alterations, including the raising of the front porch to the second story to create a widow’s walk and the addition of west-side extensions, have significantly modified the house’s original appearance. While the underlying form reflects the Colonial Revival tradition, these later changes diminish its stylistic integrity. In contrast, the McKeithan-Rogers House retains its original plan, materials, and detailing, illustrating a more intact and architecturally pure example of the style.

William B. Hodges House

Constructed ca. 1925, the William B. Hodges House, a two-story, hipped-roof Colonial Revival residence, exemplifies the style’s emphasis on symmetry and classical refinement. The façade centers on a formal entryway framed by sidelights and a fanlight, while the front porch reinforces

¹² Of note is that James P. Grey, owner of the Grey Hosiery Mill, lived in a house on the opposite corner of the block at 919 Fourth Avenue W.

¹³ “Granted Charter,” *Asheville Citizen-Times*, September 11, 1947.

the balanced composition of the design. The dwelling features six-over-one and eight-over-one sash windows and occupies a large corner lot, similar to the McKeithan-Rogers House. Despite this shared prominence, the Hodges House's smaller scale and lower siting reduce its visual dominance within the streetscape. Both houses display characteristic Colonial Revival elements, but the McKeithan-Rogers House achieves a higher level of architectural sophistication through its grand proportions and commanding presence.

VI. Bibliography

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"Local and Personal," *North Carolina Times*, February 12, 1915, 7, accessed September 25, 2025, <https://www.newspapers.com/image/64751040/>.

"People and Events," *French Broad Hustler*, April 10, 1919, 5, accessed September 25, 2025, <https://www.newspapers.com/image/64211989/>.

"Personal News of This Busy Town," *French Broad Hustler*, October 28, 1909, 2, accessed September 25, 2025, <https://www.newspapers.com/image/144092719/>.

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"The Town News," *French Broad Hustler*, April 1, 1909, 1, accessed September 25, 2025, <https://www.newspapers.com/image/144085327/>.

United States Department of the Interior, *National Register of Historic Places Registration Form: West Side Historic District, Henderson County, North Carolina* (Washington, DC: National Park Service, 2001), 43, PDF file, accessed September 25, 2025, <https://files.nc.gov/historic-preservation/nr/HN0250.pdf>.

VII. Appendix A: Supporting Photographs

Fig. 1: View of front of property from 5th Avenue W.



Fig. 2: Original front door and transom window.



Fig. 3: Front porch. The original paired columns were replaced in the 2000s with the current columns.



Fig. 4: View of second lot. This lot was sold with the main property that the house sits on but was only recently combined into a single property. No home was ever constructed on this property, and it has since been incorporated into the larger property as a garden.



Fig. 5: Western elevation of the house.



Fig. 6: Backyard garage (not original or significantly altered).



Fig. 7: Rear of property. Rear addition was added to the property



Fig. 8: Southeastern corner of the main house. Sunroom that was converted into a bedroom can be seen in the lower right corner of the property. The bay windows were replaced during this conversion.



Fig. 9: Eastern side of the property from N Whitted Street. Sunroom that was converted into a bedroom can be seen in the lower left corner of the structure.



Fig. 10: Interior stairs (only interior feature designated).

