



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

September 24, 2026

Sam M. Hayes
Planner II
Hendersonville Historic Preservation Commission
160 6th Ave. E
Hendersonville, NC 28792

Email: shayes@hvlnc.gov

RE: **Proposed Designation of the Columbus Mills Pace House, 813 Fifth Avenue West,
Hendersonville, Henderson County.**

Dear Mr. Hayes:

Thank you for the report we received on the proposed designation of the Columbus Mills Pace House, 813 Fifth Avenue West, Hendersonville, Henderson County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Columbus Mills Pace House is of special local significance because it is associated with Columbus Mills Pace, first elected to the position of Clerk of Superior Court for Henderson County in 1868, and continuing in that position until his death in 1925. Pace lived in this house from ca. 1872 through 1925, for the majority of his career. While known far and wide for his work as Clerk, Pace was also involved in real estate development in Hendersonville, including the development of Laurel Park. In addition to this highly important historic association with Columbus Mills Pace, the house exhibits a high degree of craftsmanship in its finish details, including the hand-planing of the floorboards and staircase, the mantels, and the well-crafted crown molding throughout the house.

Assistant State Archaeologist Michael Nelson noted that there is the potential that cultural deposits and remnants of distinct landscape features still exist. The potential for buried cultural resources should be considered in any future development of the property.

We have shared recommendations with staff to make minor revisions, including clarification about dates of changes to the property and information about the stone retaining wall at the front of the property. With these edits we believe the designation report will provide the preservation commission and local governing board with sufficient information to determine whether the Columbus Mills Pace House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. If designated, any substantial changes in design, materials, and appearance to the property are subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore nonbinding. Once the governing board has received a recommendation from the Hendersonville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please notify our office.

This letter serves as our comments on the proposed designation of the Columbus Mills Pace House. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure