



The Mayor Whitmire House (Sans Souci)
LOCAL LANDMARK REPORT

201 Ewbank Dr

Application for Hendersonville Local Landmark Designation
August 1, 2025

Prepared by: Matthew Manley, AICP
Advised by: Sunni L. Goodson, Interior Designer & Historic Preservation Consultant

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

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

The Mayor Whitmire House / The Manley's House aka "Sans Souci"

Property Address/ Location:

201 & 203 Ewbank Drive

Pin#:

9569-24-7137 (former PIN: 9569-24-7161)

Deed Book and Page Number:

3659 / 429 (Mayor Whitmire Ownership: 453 / 29)

Plat Book and Page Number:

2015 / 9722 (Original Plat: Plat Book B / Page 054)

Zoning:

R-15

Acreage to be designated:

0.56 Acres (from southeast property corner to northeast property corner edge to outer driveway edge and from Ewbank Dr right-of-way to rear of Garage Apartment)

Interior to be designated?

No

Property Owner's Address & Phone:

Matthew & Molly Manley

201 Ewbank Drive

864-201-8941

matthewcmanley@gmail.com

Applicant's Address & Phone:

Matthew & Molly Manley

201 Ewbank Drive

864-201-8941

matthewcmanley@gmail.com

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I. Statement of Significance: Abstract

The subject property, which was originally associated with the locally prominent Ewbank family, maintains its original architectural character, replete with a distinctive combination of both Craftsman and Prairie style features, and presents much as it did during the tenure of its most important resident, Mayor Boyce A. Whitmire. The historic setting features a variety of native plantings and fauna species, as well as hard landscape features such as locally quarried stone as seen in other notable, nearby historic properties, such as the Carl Sandburg homestead, Connemara. With only minor alterations during its 100-year lifespan, the property exhibits considerable architectural integrity as well as important local historic associations.

This historic bungalow sits prominently at the corner of Ewbank Dr & Higate Rd (formerly Highland Drive) in the neighborhood generally referred to as Druid Hills (historically platted in 1925 as “John Ewbank Property Adjoining Druid Hills”). John Ewbank (1885-1939) was a member of the prominent local Ewbank family and is likely to have been the original owner of the subject property.

Most notably, the subject property was the home of Mayor Boyce Whitmire (1905-1989) during his time serving as the City of Hendersonville’s Mayor (1969-1977). Prior to this time period, Whitmire served a stint in the State House from 1959-1961. Mayor Whitmire is on the Hendersonville Walk of Fame (Class of 2017) and featured in the local People’s Museum. The City of Hendersonville’s recreation building on Lilly Pond Dr is also named in his honor. He served as the Mayor of Hendersonville during a period of significant achievement. Most notably, Mayor Whitmire lead the installation of the serpentine design on Main St and the construction of Spartanburg Highway (Mundhenk, 2016).

Estimated to have been built in 1924 or 1925, this 1-story Arts & Crafts home features many original exterior features including roof line, fully-functioning windows and doors, porch piers/columns, and decorative exposed rafters, as well as original interior features such as arched doorways, doorknobs, scone lights, millwork & trim and built-in cabinetry and shelving.

Additionally, a 2-story garage w/ apartment (203 Ewbank Dr) sits behind the principal structure. This accessory structure, which was presumably built at the same time as the principal structure, maintains its original exterior features as well and utilizes the same architectural style as the primary structure.

Archeological Comments: Terra Cotta pipe has been unearthed in the rear of the lot, bricks have been unearthed in various locations including along the southern driveway edge and near the concrete monument along southern boundary.

Integrity Statement

- **Location:** The home sits in its original location on Lots 1 & 2 of the John Ewbank Property platted in 1925

- **Design:** The design features many elements from the 1920s period of significance including features that reflect both Prairie and Craftsman architectural styles from the early modernist Arts & Crafts movement.
- **Setting:** The original setting was on Lots 1 & 2 of the John Ewbank 1925 Plat. The current property boundaries have expanded to include an additional .46 acres of primarily open lawn with a tree line at the rear. This added .46 acre property is not part of the Landmark application. From the rear of the original Lots 1 & 2, there are year-round views of Long John Mountain to the southwest (Appendix A 28).
The perimeter of the home features a circular driveway which runs around the sides and rear of the principal home and in front of the accessory garage / apartment (Appendix A 26). The circular drive consist of white pea gravel along the south and west portions and transitions to solid concrete along the northern drive and then to concrete tire paths between the front of the structure and Ewbank Dr. The south side of the driveway is lined with stone borders and Eastern Hemlocks, creating a quintessential Western North Carolina historic setting - resembling the look and feel of driveways such as at Connemara or other historic properties in Hendersonville and the Village of Flat Rock (Appendix A 17). These hemlocks were unmaintained by previous owners but have been well cared for and repeatedly treated to combat wooly adelgid by the current owner. The current owner has also worked to repair the stone driveway border which functions to collect and convey stormwater runoff along the northern edge of the south driveway. The street frontage features a unique and striking stone sidewalk (Appendix A 18). There is also an unusual stone structure at the northeast corner of the property made of identical materials as the sidewalk (Appendix A 19). Ewbank Dr was once lined with Silver Maple trees (Appendix A 16). In recent years many of these trees have succumbed to old age though two are still remaining at northeast corner of the subject property. Additionally, a set of mature Southern Magnolias on the south side of the property create an authentic experience and provide excellent year-round shade and serve as a place of refuge during hot summer days. These magnolias have become a focal point for outdoor entertainment during the warm months of the year (Appendix A 20). The next generation of landscape design framing the home is being implemented by the current owner with a variety of new native plantings (such as oak trees, redbuds, replacement hemlocks, rhododendron and a variety of perennial wildflowers) and hardscapes (featuring stone footpaths and stone-lined curvilinear planting beds) (Appendix A 22 & Appendix A 23).
- **Workmanship:**
 - Brick for foundation and brick for façade are distinct and likely sourced locally – (Appendix A 39). The Foundation Brick (Appendix A 39) is a vertical scratch brick, common from the early 1900s to 1920s. The Façade Brick (Appendix 40) is a wire-cut extruded brick, popular from 1930s to mid-century. The dating of the bricks supports the theory that the siding may have originally been lap wood siding that was replaced with a brick façade.
 - Mortar is lime and sand – typical for pre-1930s construction.
 - Exposed rafters appear to be hand-hewn, (Appendix 3a)

- Glass in windows/doors has wavy appearance - typical of pre-1930s construction (Appendix A 13a)
- **Materials:**
 - Brick - façade and chimney;
 - Concrete - porch and driveway;
 - Asphalt Shingles – roof;
 - Wood – all trim, doors, windows, beams, columns and false exposed rafters;
 - Glass - window panes, Terra Cotta Tile - covered porch flooring
- **Feeling:** Quintessential pre-WWII, Western North Carolina aesthetic
- **Association:** Mayor Boyce A. Whitmire, John Ewbank, Robert Lee Whitmire

Proposed Boundary Justification

The proposed boundary would contain each of the historic structures (principal structure + accessory garage/apartment) including the principal landscaping/hardscaping that provide the unique, historic feeling and setting for the home. In principal, this area reflects the original Lots 1 & 2 from the John Ewbank Plat of 1925 (Figure 2).

II. Maps and Floor Plan

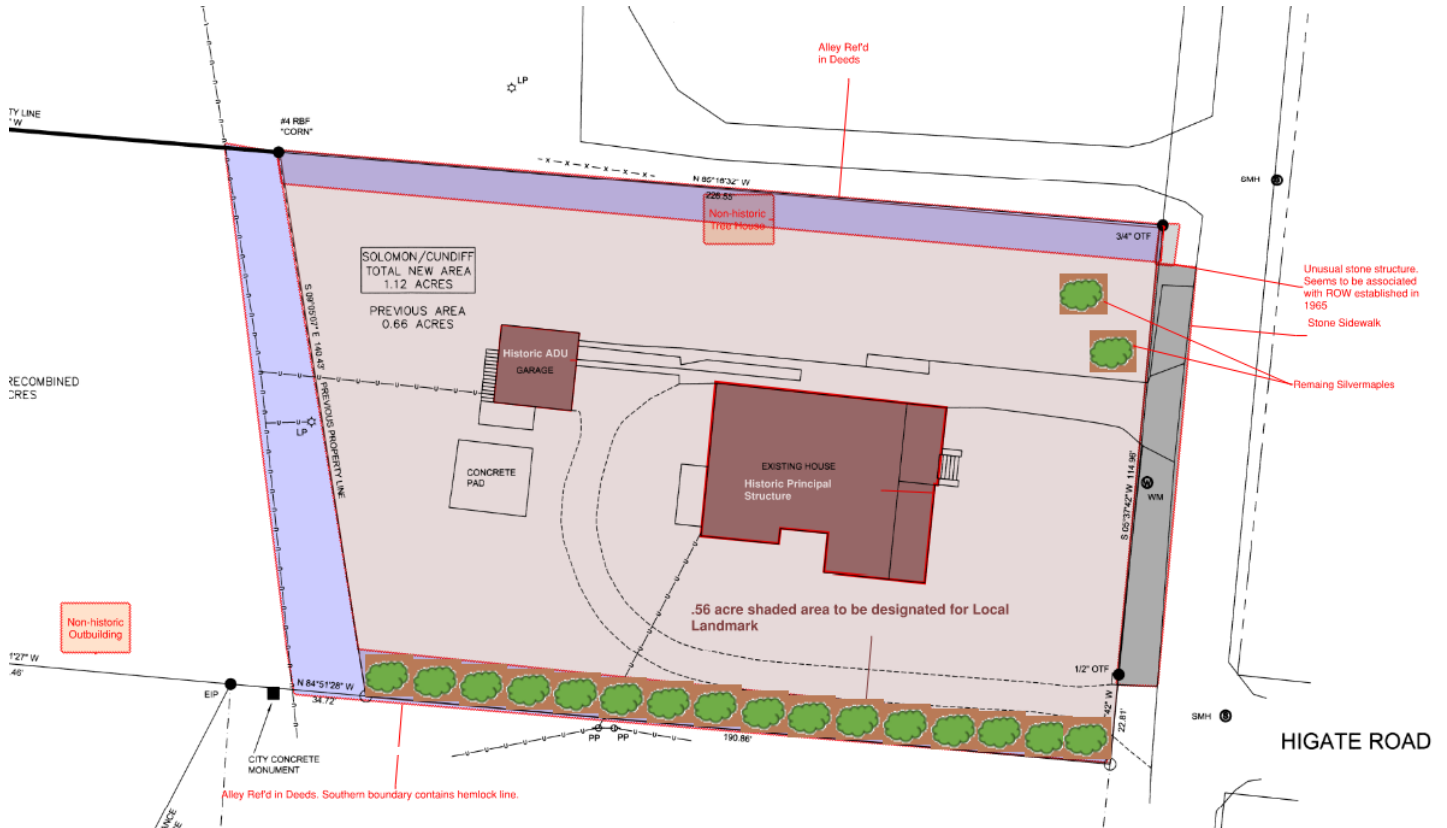


Figure 1: Map of Area to be Designated + Site Features

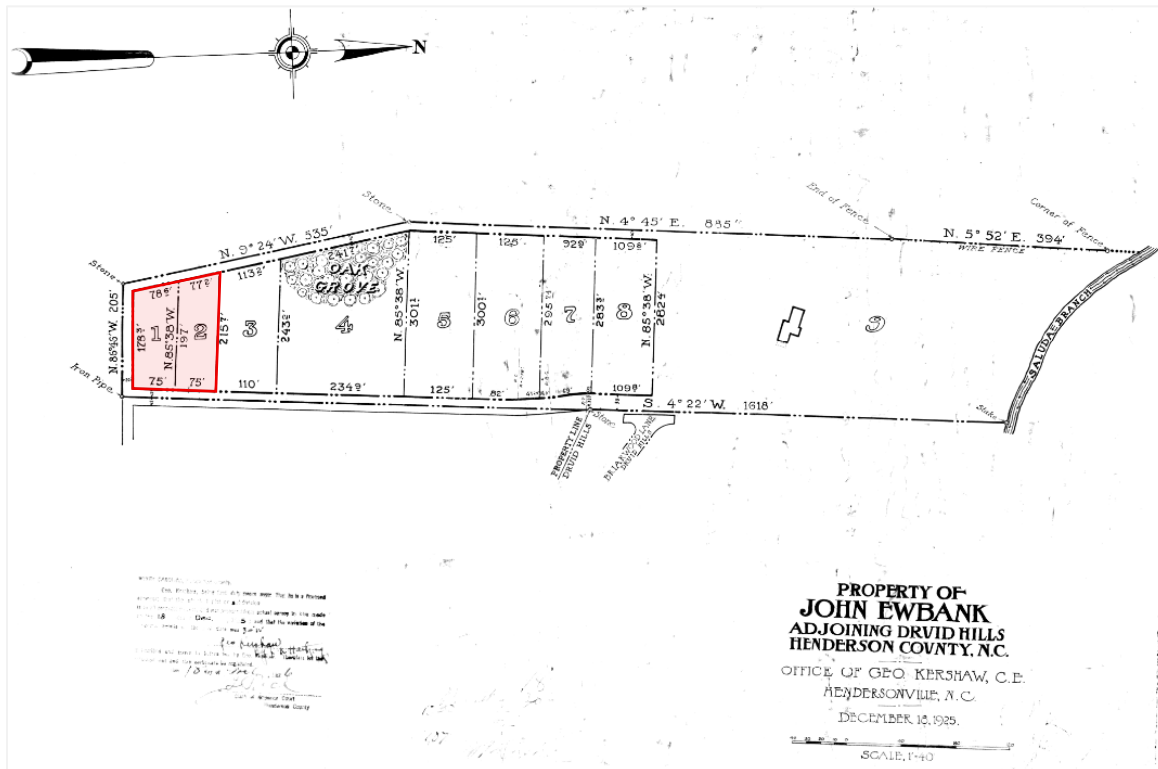


Figure 2: 1925 John Ewbank Plat (Lots 1+2) – Subject property marked in red outline

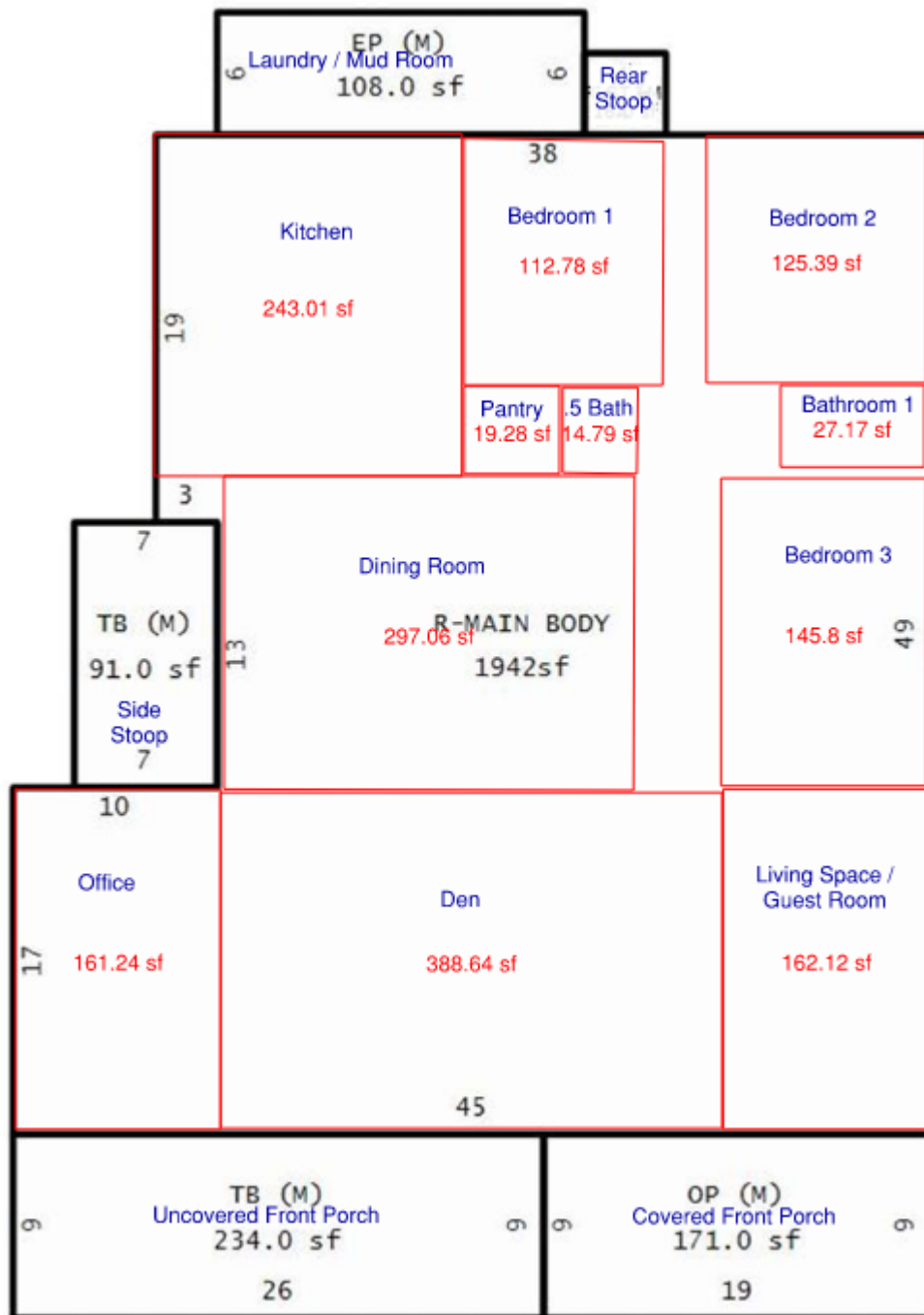


Figure 3: Floor Plan + Building Envelope

Imagery below showing 6.5 acres owned by A.F.P. King to the south of subject property. The Deed for this property from 1932 (DB 200 / P 287) makes reference to the ***“John Ewbank Residence Lot, Lot now owned by Lee Whitmire”***. Measurements shown equate to those described in the Deed (Figure 4 & Figure 5).



Figure 4: Confirmation of Measurements from Deed (DB 200 / P 287)

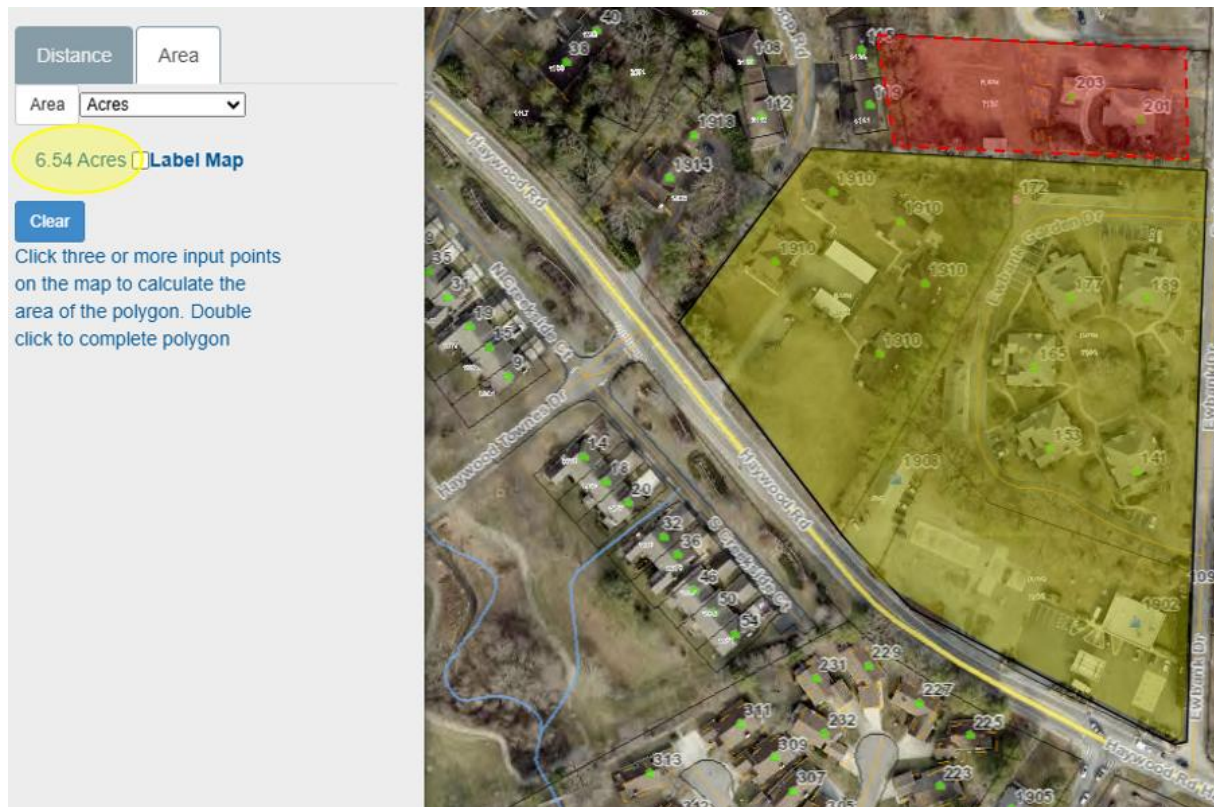


Figure 5: Confirmation of Area from Deed (DB 200 / P 287)

III. Architectural Assessment

With featured elements that are reflective of both “Prairie” & “Craftsman” architectural styles, the design of this 1-story bungalow is a combination of the two primary schools which defined the early modernism Arts & Crafts Movement

The roof line, which is low-pitched and hipped (with no dormers or gables) and features deep eaves, is the most dominant Prairie style element of the home. Less than 10% of Craftsman homes had hipped roofs (Orr, 2018). The masonry façade is also more common amongst Prairie homes and uncommon for Craftsman homes located in the Southeastern US (Orr, 2018). It should be noted that a local mason has theorized that the brick façade is not original. This theory is supported by the age of the bricks in the façade (Appendix A 40), which are wire-cut extruded and not as old as the bricks in the foundation (Appendix 39), which are vertical scratch bricks. According to historic preservationist, Sunni Goodson, vertical scratch bricks were popular in the early 1900s-1920s while wire-cut extruded bricks became popular in the 1930s to mid-century, suggesting that the two brick types were crafted at different times. It is possible that the home originally featured wood siding, a common material for Craftsman houses. Meanwhile, the stone masonry facade on the front porch (Appendix A 1) was installed in 2013 after the original brick failed (Appendix A 5). The stone, while not original, is a common historic material and reflective of the mountainous setting. It is also the only confirmed substantial modification to the original design and materials of the exterior of the home.

The front porch features box, brick pier supports extending from ground level to two feet above the porch floor level where they are capped with concrete square slabs. On top of the caps sit tapered wood columns with decorative moldings which provide transitions both where the bottom of the column meets the concrete pier caps and where the top of the column meets the porch beam. A streetview photo from 2008 shows a pier with no column on the southeast corner of the uncovered front porch (Appendix A 5). This pier has been removed at the porch level (Appendix A 4). Remnants of the pier, including the concrete cap, are in the current owner’s possession. The columns and their piers are common amongst both Prairie and Craftsman style porches (Orr, 2018).

The fully-functional original windows (6 over 1) and exterior doors (15 lite, 3 pane x 5 pane + 2 pane x 5 pane sidelites on far front entry and side stoop entry) are also common among both subcategories of the Arts & Crafts Movement (Appendix A 11-15). The grouping of the windows in pairs or threes is common of the Craftsman style (Appendix A 9-10). The decorative exposed rafters featured across the entire exterior of the home (due to the lack of gables) are also more representative of the Craftsman architectural style (Orr, 2018).

The interior of the home features unique arched doorways not typically associated either Craftsman or Prairie architectural styles. These doorways link the library, den and an additional living space which combine to establish the front row of interior spaces which overlook the front porch (Appendix A 29-29). These rooms as well as the dining room feature original sconces light fixtures. These fixtures feature a botany theme and were likely originally unpainted (Appendix A 33-33). Original wood floors are present throughout the living spaces as well as original wood trim.

A complimentary 2-story garage w/ upstairs apartment sits prominently behind the principal structure. This accessory structure maintains its original exterior features as well and utilizes the same architectural style as the principal home (Appendix A 25-25).

IV. Historical Significance

The home (subject structure/residence/property) sits prominently at the corner of Ewbank Dr & Higate Rd (formerly Highland Drive) in the neighborhood generally referred to today as Druid Hills - though it was originally platted in 1925 as the “*John Ewbank Property Adjoining Druid Hills*” [PB B / P 107]. The subject property, prior to being platted by John Ewbank, was part of a large estate settlement in which hundreds of acres owned by the McCrary Family were divided amongst heirs in 1881. The subject property was part of “Lot 1” of this settlement [DB 26 / P 205].

The home was most notably the residence of the prominent historical figure, Mayor Boyce Whitmire. However, prior to his time as the caretaker of the property, the home has other interesting associations worth exploring.

John Ewbank (1885-1939), who purchased and platted the original 10+ acre tract, was a member of the prominent Ewbank family. He was the youngest son of local businessman, Ernest Lucas Ewbank and Virginia Wyttenbach Ewbank and the brother of Frank A., Harry H. and E.W. Ewbank – all of which were involved in the well-known family insurance and real estate business, Ewbank & Ewbank (Kelley, 2004) (Orr, 2018).

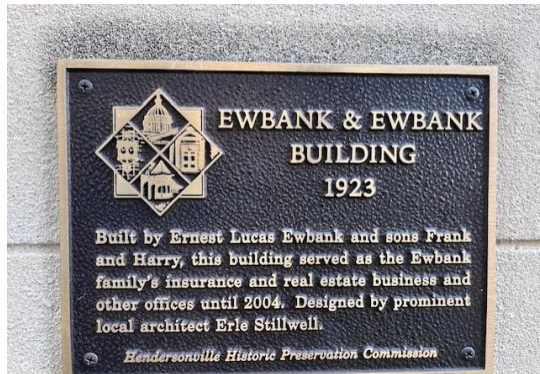


Figure 6: Plaque on side of Ewbank & Ewbank Building

John, in particular, was a real estate investor, newspaper editor, lawyer and member of the NC General Assembly from 1931-1933 (Jones J. “., n.d.). The Ewbank family are notable members of the Hendersonville society with a deep history as businessmen, lawyers, bankers, industry men, elected officials etc. Some of the Ewbank’s most noteworthy contributions to

Hendersonville include Jackson Park (which was the former Ewbank estate), the McClintock Chime Clock at the corner of Main St and 4th Ave E. (installed in 1927 for public enjoyment while E.W. Ewbank was president of Citizens National Bank), and the Ewbank & Ewbank building at 408 N Main St (Edney, 1997) & (Figure 7). There are many notable members of the family including that of Frank W. Ewbank who is featured in the Hendersonville Walk of Fame (Hendersonville, n.d.). The family is connected to a number of other prominent figures from



Figure 7: Ewbank & Ewbank Building at 408 N Main St

Hendersonville's history including famed architect, Earle Stillwell. Stillwell designed several structures for the Ewbank's beginning as early as 1920 and including at least one for John Ewbank (undated) which is described in newspaper clippings (Figure 16) and in *Buildings as History: The Architecture of Earle Stillwell* as being in very close proximity to the subject property (within a few hundred feet). The published photo of this "John Ewbank Home" that is attributed to Stillwell is clearly a different structure than the subject structure at 201 Ewbank (Mitchell, 2006).

Based on references from a deed for A.F.P. King, who served as Mayor of Hendersonville from 1905-1906, from 1932 (DB 200 / P 287) for an adjacent property (Figure 4 & 5), the subject property at 201 Ewbank Dr is referenced as,

"the John Ewbank Residence lot, Lot now owned by Lee Whitmire" (Figure 13). This makes John Ewbank the most obvious initial owner of the home. Meanwhile, Lee Whitmire is likely a reference to Robert Lee Whitmire Jr. (aka. R.L. Whitmire or R. Lee Whitmire (1898-1970)) who served Henderson County in the NC State House from 1949 to 1955 and State Senate from 1957 to 1957 (Jones J. ", n.d.). He was a local attorney who served as the Superior Court judge (Edney, 1997) and City Attorney (Jr., 1972) and was also the older brother of our notable resident, Boyce August Whitmire (more details below). Among several connections between the Ewbanks and

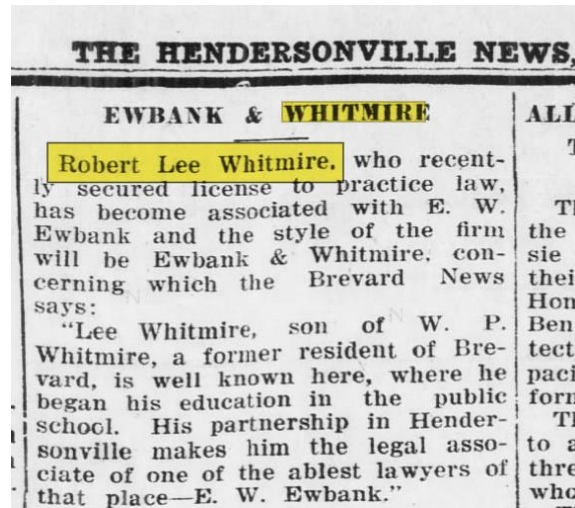


Figure 8: March 24, 1921 Clip of Hendersonville News

Whitmires, E.W. Ewbank practiced law with Mr. R. Lee Whitmire (Edney, 1997). Additional verification of the subject residence being the home of John Ewbank and/or Robert Lee Whitmire is needed. We do have records that John Ewbank purchased the tract of land and platted the lots of the subject property (including the subject property Lots 1 & 2). And it is documented by one neighboring deed reference to the subject lot as Ewbank's "residence" and that a "Lee Whitmire" owned it in 1932. We also have documentation that John Ewbank owned a home designed by Stillwell located at the end of Ewbank Dr near the intersection of Blythe St and Haywood Rd. It is purely conjecture, but it is possible that John Ewbank had the subject home built in the mid-1920's before having another nearby home built (designed by Stillwell) and thus sold the subject property to Robert Lee Whitmire. It would be further conjecture to presume that Stillwell designed the subject property - though the time period of construction and architectural style of the home are supportive of this notion.

During the 1950s the property was home to the Knoop Family. Newspaper records show the home was used for a variety of different social gatherings during this time period.

In the subject property's long history, it was notably the home of Mayor Boyce A. Whitmire (1905-1989) (Figure 12). He resided there from 1967 until the time of his death. This makes the subject property Mayor Whitmire's residence during his time serving as Hendersonville's Mayor (1969-1977). Prior to this time period, Whitmire served a stint in the State House from 1959-1961. Mayor Whitmire is on the Hendersonville Walk of Fame (Class of 2017) and featured in the People's Museum. The City of Hendersonville's recreation building on Lilly Pond Dr (Figure

9) was also named in his honor in 1999 (Hendersonville, Ordinance 99-0323 Renaming of Toms Park Building after Mayor Whitmire, 1999). He served as the Mayor of Hendersonville during a period of significant achievement. Most notably, Mayor Whitmire was responsible for the Flat Rock Playhouse being designated as the State Theatre of North Carolina (City of Hendersonville Historic Preservation Commission, n.d.). He was instrumental in the development of Patton Park and the public pool that served the City for generations until it was ravaged by Hurricane Helene (Kermit). He was also the force behind



Figure 9: Whitmire Rec Building at Toms Park

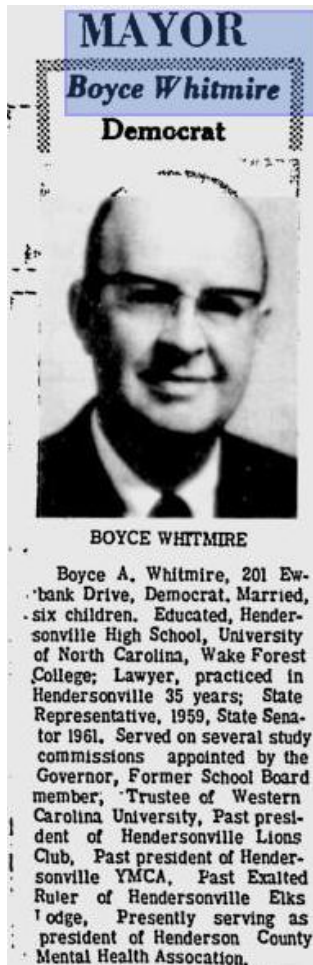


Figure 10: Clip from April 8, 1969 Times-News Mayoral Election Information

the reconfiguration of downtown with the installation of the character-defining serpentine design on Main St (Figure 11). He also lead the effort for the construction of Spartanburg Highway (Mundhenk, 2016) and participated in the dedication of numerous achievements including the Teen Canteen and the Opportunity House Arts & Crafts Center amongst many other civic achievements (Hendersonville, Ordinance 99-0323 Renaming of Toms Park Building after Mayor Whitmire, 1999). Mr. Whitmire also helped to establish and lead the Elks Camp for Boys and served as a high-ranking member of the National Elks Organization. He also was instrumental in establishing the local YMCA (Kermit).



Figure 11: Plaque on Main St honoring Mayor Whitmire

V. Bibliography

Deed Research - via [Henderson County Register of Deeds](#) & [Henderson County Genealogical and Historical Society](#)

Deeds pertaining to 201 Ewbank Dr				
Book	Page	Buyer	Year	Notes
3659	429	Manley	2021	
1623	221	Solomon	2015	Recombination of .46 acres
1451	528	Solomon		Former PIN 9569-24-7161
1029	305	Hamblin	2000	
798	531	Whitmire-Jackson	1992	Boyce Whitmire Sr. (1905-1989)
453	29	Whitmire (Mayor)	1967	Mayor 1969-1977
284	62	R.M. Knoop	1948	Property intact as stands today. Higate Rd was called Highland Drive
		C.V. Peck		
		Lee Whitmire	1932	Brother of Boyce Whitmire
135	64	John Ewbank	1925	
110	254	A.F.P. King	1921	
94	91	Fletcher	1914	
		Dermid		
26	205	Elizabeth McCrary	1881	
Other Transactions of Interest				
432	155	Knoop	1965	Koop / Issac 18' ROW on north side of current lot
				Rear Portion of Current Lot Sold by Anders to Peck
271	210	Peck	1947	
				- Makes reference to current lot being that of "John Ewbank Residence Lot now owned by Lee Whitmire"
				- Conveyed by A.F.P. King
				- Creates 20' ROW on south side of current lot
				- Deed for 6.5 acres of land south of current lot to Haywood Rd.
200	287	Keith	1932	

D.K.
P.W.

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

29

This Deed, Made this 18th day of October, in the year of our Lord, one thousand nine hundred and Sixty-seven, between _____

MARTEA B. KNOOP (widow)

of the County of Henderson, and State of North Carolina, of the first part, and
BOYCE A. WHITMIRE, Sr. and wife, HAZEL PATRICIA WHITMIRE

of the County of Henderson, and State of North Carolina, of the second part,

Figure 12: Boyce Whitmire Purchase Deed (1967)

Beginning on a locust stake by an oak the South west corner of the John Ewbank Residence lot, Lot now owned by Lee Whitmire, and running thence N. 86° W. 270

Figure 13: Screenshot of King/Keith 1932 Deed

Written Resources:

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Additional Resources:



Figure 14: Clip from Times-News December 9, 1991 with poor image of home

KNOOP IS HOME FROM KOREA

Robert B. Knoop, son of Mr. and Mrs. R. M. Knoop of 201 Ewbank Drive, has been returned from Korea and discharged at Fort Jackson, S. C.

He served two years of which 14 months was overseas.

Figure 15: Clip from Times-News July 26, 1954 confirming Knoop Ownership

ST. JAMES CHURCH MEN'S CLUB TO MEET WITH JOHN EW BANK

The October meeting of the Men's club of St. James Episcopal church will be held at 8 o'clock Tuesday night at the home of John Ewbank, Druid Hills, off the Haywood road. This month's discussion will revolve around business matters of importance which are to be taken up for consideration at the triennial convention of the Episcopal church meeting for a three weeks' session in Atlantic City, the latter part of this week.

Figure 16: Clip from Oct. 8, 1934 Hendersonville Times News noting the general location of John Ewbank's home



Appendix A 1: Front of House at Midday



Appendix A 2: Front of House at Dusk



Appendix A 3a: Underside of Eaves

Appendix A 3: Front Porch



Appendix A 4: Location of missing pier

Appendix A 5: 2008 image - pier and brick porch facade are present



Appendix A 6: North Side



Appendix A 7: Southside patio



Appendix A 8: Rear of Home



Appendix A 9: Set of 3 wood cased 6 over 1 windows featuring 3 small lights over 3 vertical lights over 1 single pane



Appendix A 10: Interior view of fully-functioning windows



Appendix A 11: 15 Lite Primary Front Door



Appendix A 12: 15-Lite Front Library Door featuring 2 - 10-pane Sidelites

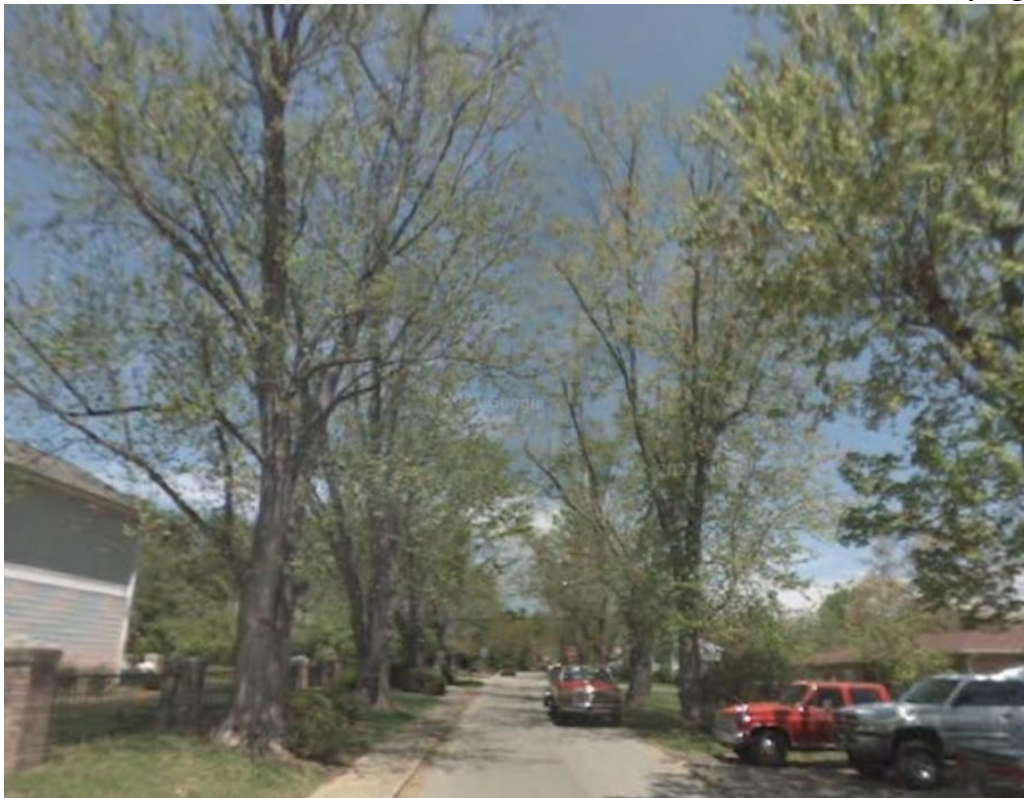


Appendix A 13a: Example of original "wavy" glass

Appendix A 14: 15-Lite Side Stoop Door featuring 2 - 10-Pane Sidelites



Appendix A 15: Original sectional overhead garage doors featuring 4x4 panels with 4 panes across upper-mid section



Appendix A 16: Silver Maples Lining Ewbank Dr (2013)



Appendix A 17: Hemlock Lined Border with Stone Edge – additional stonework under vegetation on right



Appendix A 18: Stone Sidewalk



Appendix A 19: Unusual Stone Ramp/Structure at Street



Appendix A 20: Magnolia Grove



Appendix A 21: Vegetable Garden behind Garage Apt



Appendix A 22: Curvilinear Landscaping



Appendix A 23: Stone edging and steppingstone path



Appendix A 24: Play area behind garage apartment



Appendix A 25: ADU (southeast corner)



Appendix A 26: ADU (north side + rear) behind Principal Structure



Appendix A 27: Treehouse in Side Yard



Appendix A 28: Accessory Storage Building (non-historic) with view of Long John Mtn in distance



Appendix A 29: Den featuring arched entryway to Living Space/Guest Room (entry was formerly doored but no original doors remain)



Appendix A 30: Reverse view showing original fireplace, wood floors, sconces and arched entryway to Library in distance (this entry was also formerly doored)



Appendix A 31: View of Library with Built-in Shelves - said to be the office Mayor Whitmire



Appendix A 32: Reverse angle of Library towards front porch entryway



Appendix A 33: Double Scones in Dining Room



Appendix A 34: Scones Close-up of Botanical Design



Appendix A 35: Example of Original Door Knobs



Appendix A 36: Built-in Cabinetry in Kitchen



Appendix A 37: Cellar

Appendix A 38: Concrete front porch has been stabilized and sealed previously but attempts to reseal have not held. Water intrusion is a concern and a permanent fix, including possibly covering the uncovered section, is needed

Needed Repairs





Appendix A 39: Portions of the brick facade need repointing. Also visible in photo is the distinction between the brick used for foundation and brick used for façade

Brick Details



Appendix A: 39 Foundation Brick



Appendix A: 40 Façade Brick



Appendix A: 41 Solider Course between foundation and facade