



GREGORY HOUSE
LOCAL LANDMARK REPORT

910 Locust Street
Hendersonville, North Carolina 28792

Application for Hendersonville Local Landmark Designation
Prepared by Sam Hayes, Planner II, City of Hendersonville
November 3, 2024

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

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

Gregory House

Property Address/ Location:

910 Locust Street, Hendersonville, NC 28792

Pin#:

9569-70-9549

Deed Book and Page Number:

4026/188

Plat Book and Page Number:

B/015

Zoning:

R-6 – High-Density Residential

Acreage to be designated:

.26 acres

Interior to be designated?

No

Property Owner's Address & Phone:

Norman Royo and Barbara M. Grosso
910 Locust Street
Hendersonville, NC 28792
786-216-4677
norman@sosprods.com

Applicant's Address & Phone:

Norman Royo and Barbara M. Grosso
910 Locust Street
Hendersonville, NC 28792
786-216-4677
norman@sosprods.com

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

The Gregory House (HN0525) is proposed for designation as a Historic Landmark due to its architectural significance as a prime example of the Craftsman bungalow style and its significance as a part of an early 20th-century suburban subdivision. The house retains many of its original features, including a front nine over one, double-hung wooden window, triangular knee braces located in the front and rear gables, brick piers, a cut stone wall bordering the front yard, and a front-gabled outbuilding with original German siding. James P. and Hattie Gregory constructed the home in the mid-1920s and owned the home until 1993. The home is a contributing structure to the Cold Spring Park National Register Historic District, a planned subdivision dating from the early 20th century.¹ The home, with its prominent elevation above street level is a fine example of the Craftsman bungalow style in Hendersonville, NC.

Archeological Comments

No known archeological features are present.

Integrity Statement

- **Location:** The Gregory House remains in the original location of its construction, which dates from between 1923 and 1925. The surrounding historic buildings and features from the period of significance (1910-1953) also remain intact.
- **Design:** Though some elements have been altered such as many of the original windows and the siding on the main house, the house's overall appearance represents the stylistic elements of a Craftsman bungalow. Characteristic elements of the Craftsman style included in this home are the hip-on-gable roof, the nine over one, double-hung wooden window on the front of the house, brick piers, and the decorative triangular knee braces in the gables on the front and rear of the home.
- **Setting:** The home is situated within the boundaries of the original Wheeler Park subdivision, which was re-platted in 1921 as Cold Spring Park. The Gregory House is the youngest of the three homes that line the 900 block of Locust Street. Across the street is an elementary school and a park.
- **Workmanship:** The materials used on the interior and exterior show the early-20th century-modern use of machinery in the production of materials, specifically things like the wood trim, and triangular knee braces. There is a high level of craftsmanship in the construction of the stone wall that runs along the front of the property.
- **Materials:** The house retains a high amount of original material, especially on the interior. The exterior has seen some significant changes, including the installation of aluminum siding and the potential replacement of all the original windows with replacement one over one, double-hung wooden windows.
- **Feeling:** Though there have been some significant changes to the exterior regarding materials, the building still maintains its domineering presence on the lot and the general sense of Craftsman bungalow has been retained.
- **Association:** The Gregory House is one of the earliest examples of the Craftsman bungalows constructed in the Cold Spring Park suburban neighborhood in northeast Hendersonville. The home retains its use as a single-family home.

¹ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

Proposed Boundary Justification

The proposed boundary for the Local Landmark Designation is the property's current .26-acre parcel (PIN: 9569709549). This boundary mimics the original one and half lots that the Gregory's acquired in 1923.²

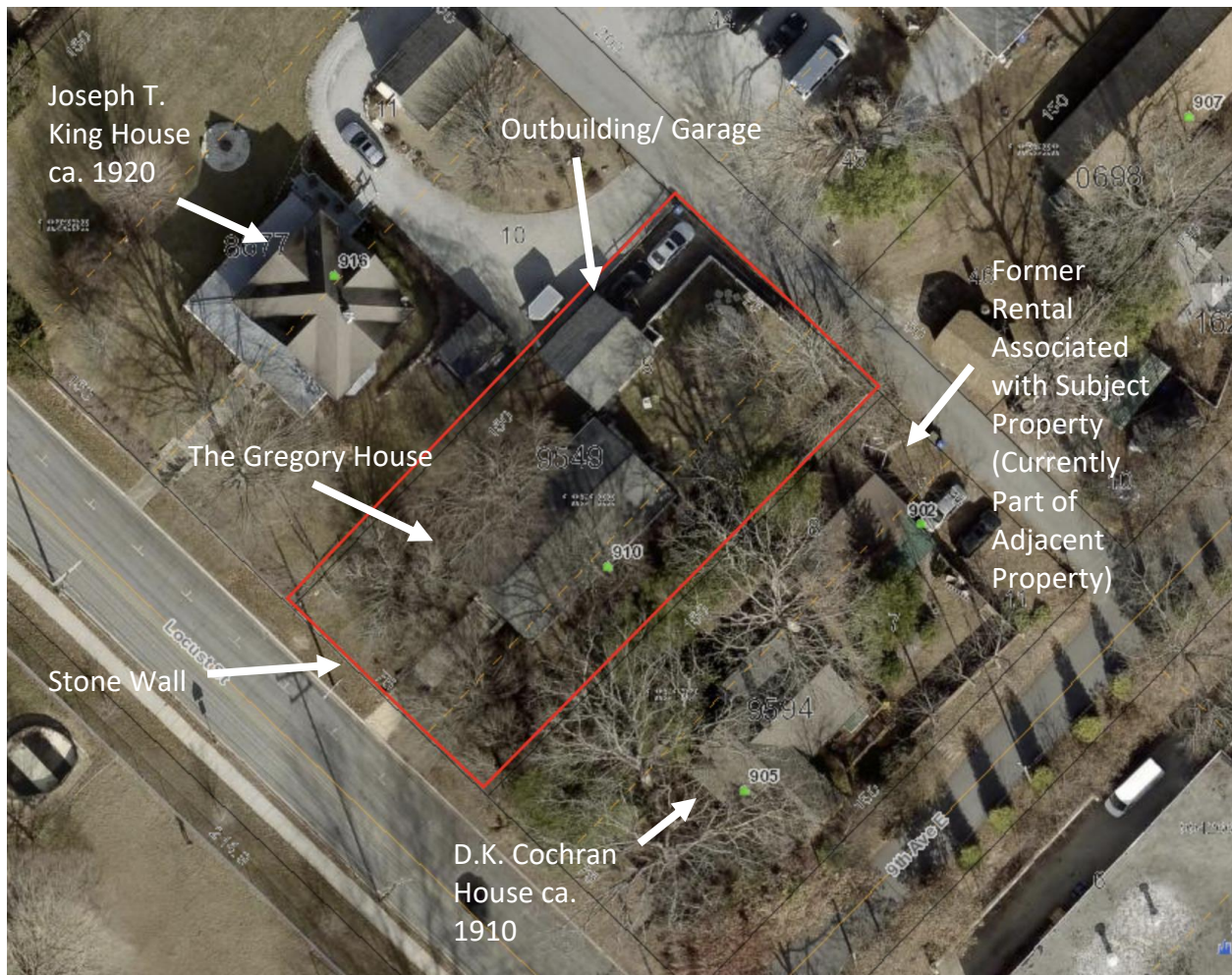
II. Maps and Floor Plan

Henderson County Tax Map: Cold Spring Park

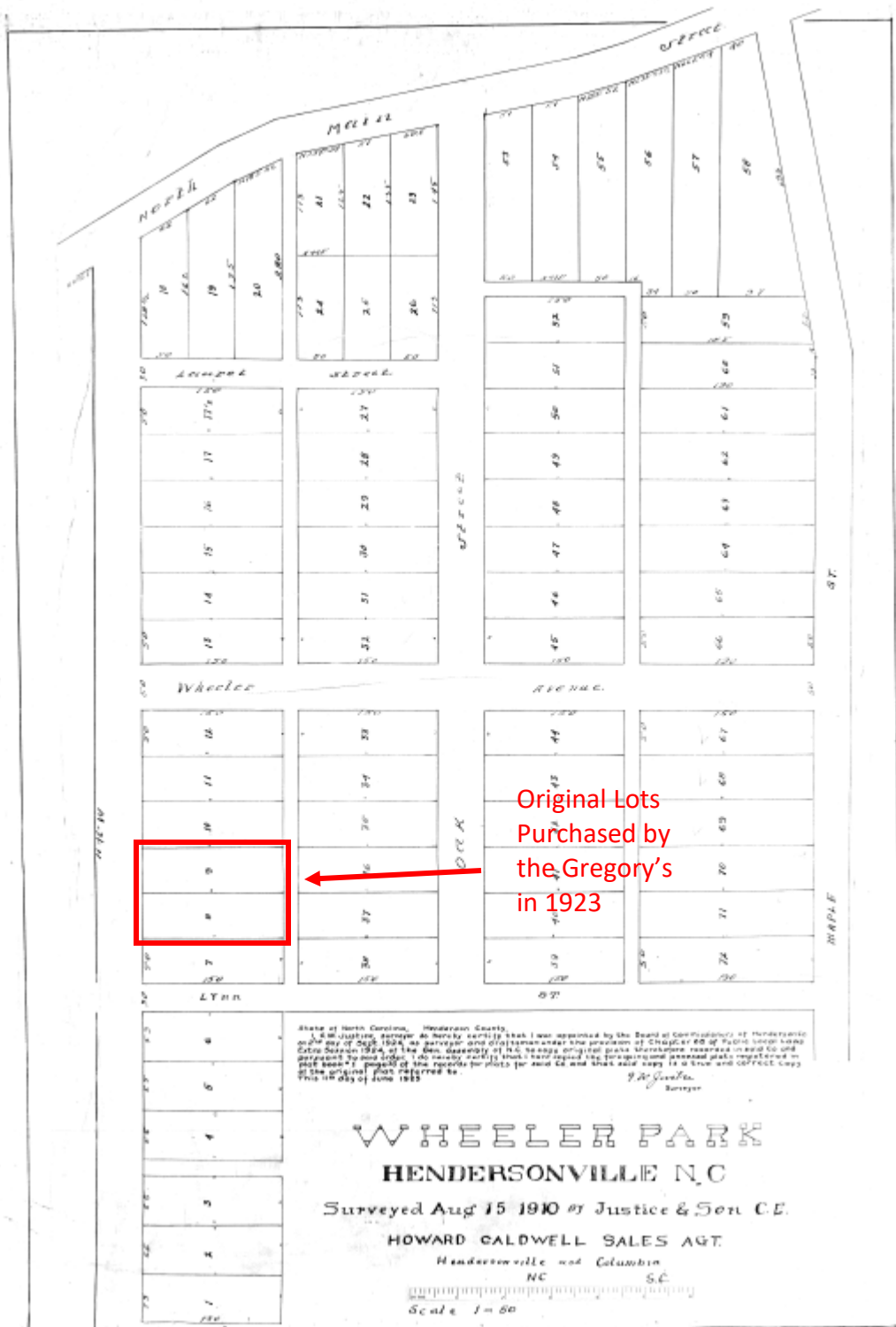


² Henderson County, North Carolina Deed Book, book 123, page 245.

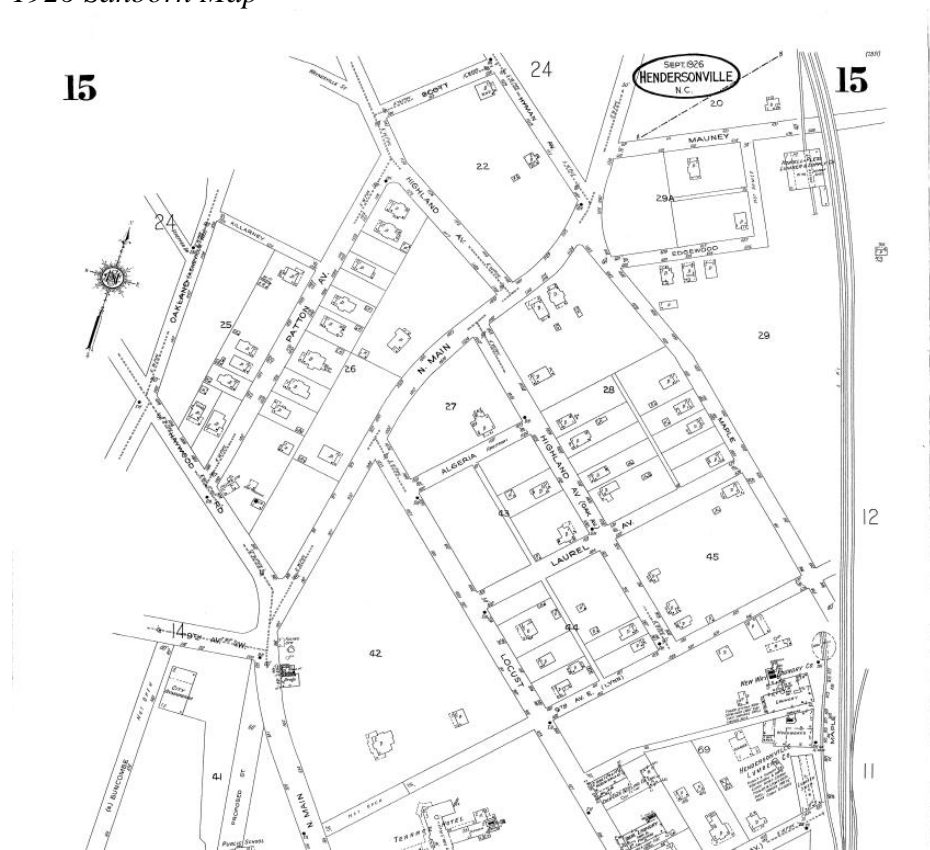
Henderson County Tax Map



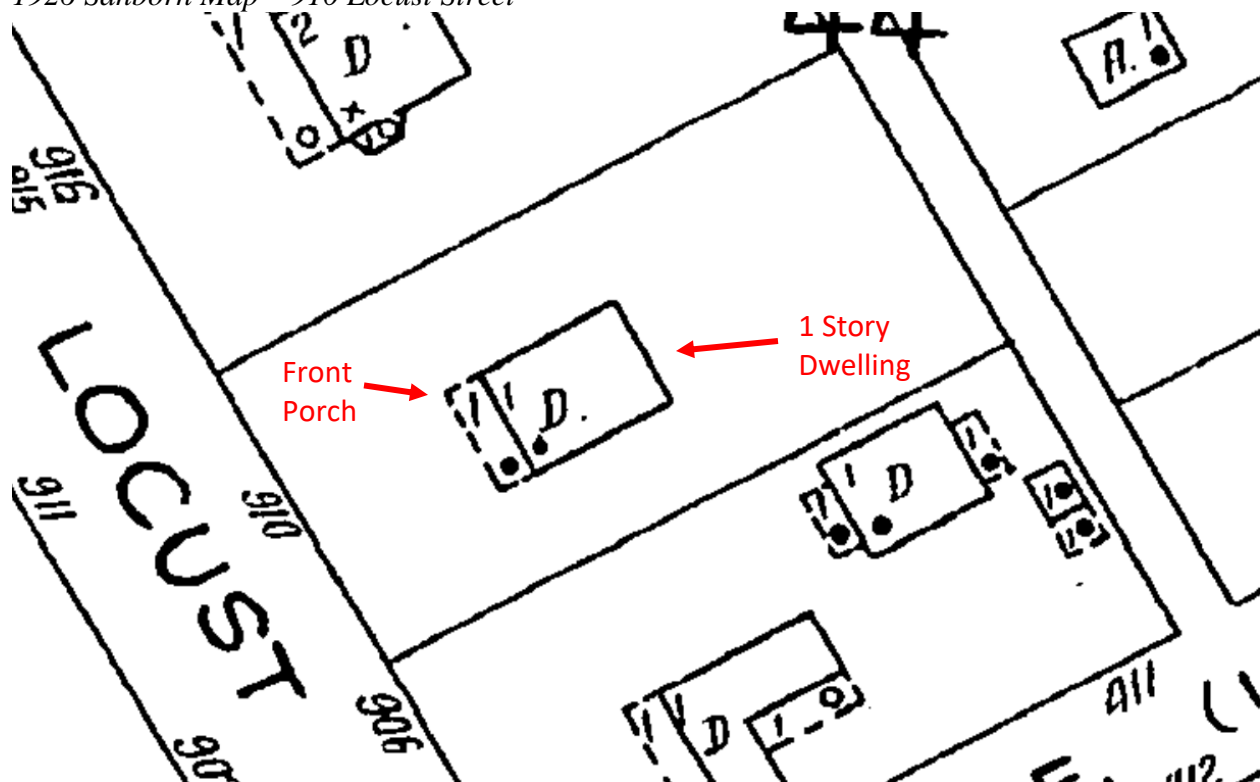
Plat Map



1926 Sanborn Map



1926 Sanborn Map – 910 Locust Street



III. Architectural Assessment

Architectural Importance

The Gregory House is locally significant for its architecture due to it being a fine example of the Craftsman bungalow style in Hendersonville, with many of its original features remaining intact. The Gregory's constructed the home between 1923 and 1925, making it one of the earliest homes built in the Cold Spring Park subdivision. Despite being altered over the years, the home retains a high level of integrity. The designer utilized classic Craftsman elements, some of which have been altered today, though it maintains historical accuracy in many of the defining features including roofline, windows and doors, footprint, and a full-length front porch with brick piers.

Architectural Description

Setting

The Gregory House is in the City of Hendersonville, located northeast of downtown. The house is a contributing building in the Cold Spring Park National Register Historic District, a planned subdivision that developed in the early 20th century. Originally called Wheeler Park, the subdivision was platted in 1910 and re-platted in 1921 as Cold Spring Park. At the time of re-platting, only two homes were constructed.³ The Gregory House is situated on the western edge of Cold Spring Park. Along the 900 block of Locust Street, residential construction was isolated to the eastern side of the block. Today, a school and park are located on the western side of Locust Street.

The homes along the 900 block of Locust Street all developed in the same fifteen-year period between 1910 and 1925. The Gregory House and the neighboring property of 902 Locust Street (D.K. Cochran House) are associated with each other through their ownership histories. James P. and Hattie Gregory purchased their property from Hattie Gregory's family in 1922, and in 1943, they inherited the adjacent 902 Locust Street property from Hattie's mother. A small home was constructed on the alley of 902 Locust Street property and was used as an income-producing property by the Gregorays for several decades. It is often referred to as having the same address as 910 Locust Street.⁴ Today, the two properties are separated by a fence.

There are several Craftsman bungalows located throughout Cold Spring Park that retain high-quality Craftsman details. Some examples include 1024 Highland Avenue (Fig. 10), 1015 Highland Avenue (Fig. 11), and 1033 Highland Avenue (Fig. 12).

³ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

⁴ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

Landscape

Landscaping features include several large mature trees in the front yard. The most distinct element of the front yard is the home's elevated position and cut stone wall running parallel to the street on the front of the property (Appendix A, Figure 6). Capped cut stone steps ascend to a sidewalk that runs to the base of the front steps of the house. Two planters made of concrete and decorated on the exterior with crushed stone sit on either side of the sidewalk. In the rear of the house, there is a fence (non-original) and a stone retaining wall several feet away from the rear foundation of the house.

Front (Southwestern) Elevation

The home is two units wide and one story in height. There is a central door and a window on either side. The foundation is made of brick laid in common bond. The steps have brick cheek walls capped with concrete.

The front porch is a full-width porch, with the foundation and porch floor ending one foot away from the side of the house. The front gabled roof extends over the porch. A simple balustrade is present on the porch. Brick piers start at ground level and end at the top of the balustrade. Square columns sit on top of the piers and support the roof of the porch.

The window to the left of the door is a one over one, double-hung wooden window (non-original). The current door is a replacement; however, the original door was found and contains nine windows over two wooden panels on the bottom. The window to the right of the door is nine over one, double-hung wooden window.

The front facade has a hip-on-gable roof with decorative triangular knee braces located under the eaves.

Side 1 (Northwestern) Elevation

The northwest elevation is unadorned but consists of four units and five ranks of windows, all one over one, double hung wooden windows (non-original). The soffit is enclosed with a synthetic covering.

Side 2 (Southeastern) Elevation

The southeastern elevation is unadorned but consists of four units with eight ranks of windows, with the front four ranks being one over one, double-hung wooden windows (non-original) and the back four being nine over one wooden windows. The nine over one wooden windows are used to enclose a former porch on the rear of the home. The soffit is enclosed with a synthetic covering.

Rear (Northeastern) Elevation

The rear elevation is unadorned but is distinctive due to the nine over one wooden windows on the left side of the facade, a continuation of the windows on the southeastern elevation used to enclose the original porch. The door to the rear of the house is off-center and

has nine glass panes and two horizontal wooden panels on the bottom half. To the right of the door, there is a one over one, double-hung wooden window (non-original).

A frame addition was made to the home on the northeastern corner of the home. This was previously a covered porch before it was turned into additional interior space.

Outbuilding

In the original National Register nomination for the property, the outbuilding was dated at ca. 1925, though it does not appear on the 1949 Sanborn map but does appear in a 1951 aerial photograph.⁵ The building is situated on the northern corner of the property and mirrors the location of the main house.

The one-story outbuilding is front gabled with German siding. The eaves have exposed rafter ends. The southwestern elevation (front) has two one over one, double-hung wooden windows. The southeastern elevation has a paneled door on the left side of the elevation and a one over one, double-hung wooden window on the right side. The northeastern elevation (rear) has a garage door on the right side made of wood with hinges so that the doors swing outward. The northwestern elevation is unadorned.

IV. Historical

Gregory House History

James P. Gregory was born in Kentucky in 1901. He moved to Hendersonville in 1917 for his father's work.⁶ James' father was Richard Parker Gregory, who worked in Hendersonville in the auto industry and owned his own auto garage.⁷

James P. Gregory married Hendersonville native Hattie Cochran on Wednesday, April 6th, 2022. According to the wedding announcement, both Hattie and James worked at Hendersonville Auto Company. The wedding announcement stated that Hattie worked as a bookkeeper and stenographer and James was a "promising young business man" who was "presentl[ly] connected with the Hendersonville Auto Company."⁸ James and Hattie had a baby boy, James P. Gregory Jr., in 1924.

James P. and Hattie Gregory purchased a vacant lot on Locust Street from Hattie's mother, brother, and sister-in-law in 1923. They purchased "Lot No. 9 and the north half of lot No. 8 of the Wheeler park subdivision" for one dollar.⁹ Their property sits directly adjacent to Hattie's family home, the D.K. Cockhran House, located at 902 Locust Street.

⁵ Sanborn Map Company, Hendersonville, Henderson County, North Carolina, July 1949. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24966/26047/332804?accountid=7980.

⁶ "James Parker Gregory," *The Winchester Sun*, February 11, 1981. <https://www.newspapers.com/image/1011977688/>.

⁷ 1920 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 96 (handwritten), dwelling 117, family 124, Richard P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>; accessed October 25 2024); citing NARA microfilm publication Roll T625_1305, Page 6B.

⁸ "Cochran-Gregory," *The News of Henderson County*, April 7, 1922. <https://newscomnc.newspapers.com/image/63412178/>.

⁹ Henderson County, North Carolina Deeds Book, book 123, page 245.

The Gregory House is not present on a Sanborn map dating from 1922 but does appear on a Sanborn map from 1926. Additionally, a city directory from 1924-1925 shows the Gregorys living at Locust extension, further specifying that the home was likely constructed by 1924.¹⁰

This timeframe aligns with an increase in construction in the Cold Spring Park neighborhood. One of only a few planned subdivisions that was successfully constructed in the early 20th century in Hendersonville, the number of houses constructed in Cold Spring Park doubled between 1922 and 1926.¹¹ Many of the homes were constructed in the Craftsman style.

James P. Gregory Sr. was employed in several industries throughout his time living in Hendersonville. From 1923 to 1930, he worked as a salesman at the Hendersonville Auto Company, which was located four blocks away at the corner of North Main Street and 7th Avenue East.¹² In the 1937-1938 City Directory¹³, James was listed as working at a grist mill, and in the 1939-1940 directory, he was a trucking controller.¹⁴ Hattie was listed as not working in both the 1930¹⁵ and 1940 Census, and given that this period spans the Great Depression, it appears that the Gregorys were fairly well off.¹⁶

In the 1930 Census, those listed as living at 910 Locust Street include James, Hattie, James Jr., Lucy Cochran (Hattie's widowed mother), and a boarder named Harold Sexton.¹⁷ In the 1940 Census, James, Hattie, and James Jr. are again listed as living at 910 Locust Street, while Lucy is noted as living at 910 Locust Street, #2.¹⁸ These observations and the lack of mention of the adjacent property of 902 Locust Street indicate that the Gregory's were classifying the two separate properties as one and that buildings were being rented or used as a mother-in-law suite. The most logical building to be used as a rental is the now defunct house located on the back alley of the 902 Locust Street property. This is further clarified in a 1941-

¹⁰ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1924-1925), p. 42; digital image, Digital NC (<https://lib.digitalnc.org/record/25353?ln=en&v=pdf>).

¹¹ Sybil H. Argintar, "Cold Spring Park Historic District," National Register of Historic Places Multiple Places Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service, 2007), Section 8, page 15.

¹² Sanborn Map Company, Hendersonville, Henderson County, North Carolina, September 1922. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24964/26045/332761?accountid=7980.

¹³ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1937-1938), p. 37; digital image, Digital NC (<https://lib.digitalnc.org/record/25355?ln=en&v=pdf>).

¹⁴ Charles W. Miller, *Miller's Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1939-1940), p. 33; digital image, Digital NC (<https://lib.digitalnc.org/record/25348?ln=en&v=pdf>).

¹⁵ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

¹⁶ 1940 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-11, sheet 2B (handwritten), dwelling 42, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication roll: m-t0627-02928.

¹⁷ 1930 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 0010, sheet 3B (handwritten), dwelling 65, family 67, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication 2341433.

¹⁸ 1940 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-11, sheet 2B (handwritten), dwelling 42, James P. Gregory; digital image, Ancestry.com (<http://www.ancestry.com>) : accessed October 25 2024); citing NARA microfilm publication roll: m-t0627-02928.

1942 City Directory, where Lucy Cochran is listed as living at 910 Locust Street “rear” indicating the position of the unit on the property.¹⁹

The Rental Years

In 1941, the Gregory family moved to Kentucky where James Sr. and Hattie would reside for the remainder of their lives, though they retained ownership of the 910 Locust Street until 1993. Based on City Directories from the 1940s and 1950s, there were various people who resided at 910 Locust Street. Pascal M. Camak, the Secretary of the Chamber of Commerce, lived in the home from 1945-1946²⁰ and veterinarian Walter W. and his wife Kathryn J. Glazener lived there from 1948-1949.²¹ In the 1950 Census, I.F. Reese lived in the home along with Hettie (wife), David R. Reese (son), Gloria C. Reese (daughter), and Nora J. Reese (daughter). I.F. Reese worked at the printing machine at a cotton textile mill in Hendersonville.²² The Glazener’s returned to 910 Locust Street in 1951 to reside.

James P. Gregory Sr. passed away on February 10, 1981.²³ There is no evidence that the Gregorys ever returned to Hendersonville for extended periods of time to stay at 910 Locust Street. Hattie Gregory maintained ownership of the home until her death in 1993.²⁴

New Ownership

In 1993, the executor of Hattie Gregory’s estate sold the home.²⁵ The home was sold to Stuart Nicholds, who owned the property until 2006. Nicholds sold the property to Scott Bogin until June 2009 when it bought by the US Bank National Association. The home was subsequently resold four months later to Sheryl Solman. Solman owned the home until June 2020 when Robert C. Wright purchased the home. In March 2023, the home was sold to its current owners, Norman and Barbara Royo.

¹⁹ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1941-1942), p. 41; digital image, Digital NC (<https://lib.digitalnc.org/record/25347?ln=en&v=pdf>).

²⁰ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1945-1946), p. 42; digital image, Digital NC (<https://lib.digitalnc.org/record/25354?ln=en&v=pdf>).

²¹ Charles W. Miller, *Miller’s Hendersonville, NC City Directory*, (Hendersonville, NC: Southern Directory Co., 1948-1949), p. 96; digital image, Digital NC (<https://lib.digitalnc.org/record/25729?ln=en&v=pdf>).

²² 1950 U.S. Census, Henderson County, North Carolina, enumeration district (ED) 45-14B, Roll 2642, Page 6 (handwritten), dwelling 53, I.F. Reese; digital image, Ancestry.com (<http://www.ancestry.com> : accessed October 25 2024); citing NARA microfilm publication.

²³ “James Parker Gregory,” *The Winchester Sun*, February 11, 1981.
<https://www.newspapers.com/image/1011977688/>.

²⁴ “Hattie Mae Cochran Gregory,” *The Winchester Sun*, February 1, 1993.
<https://www.newspapers.com/image/1012211607/>.

²⁵ Henderson County, North Carolina Deeds Book, book 831, page 146.

Grantor-Grantee Index

Grantors	Grantees
E.L. Cochran and Dollie Cochran (September 15, 1923)	Hattie May Gregory and James Parker Gregory (September 15, 1923)
Hattie Mae Gregory (deceased) by Ann Morrow Robinson, executrix (October 18, 1993)	Stuart W. Nicholds (October 18, 1993)
Stuart W. Nicholds (May 9, 2006)	Scott Bogin (May 9, 2006)
Scott Bogin and wife, Tammic Bogin (September 15, 2006)	Tracey Burer and Lara Skadsen (September 15, 2006)
Travey Burer and Lara Skadsen (June 9, 2009)	US Bank National Association (June 9, 2009)
US Bank National Association (September 9, 2009)	Sheryl J. Solman (September 9, 2009)
Stan Smith and Sheryl J. Solomon (June 22, 2020)	Robert C. Wright (June 22, 2020)
Robert C. Wright (March 24, 2023)	Norman Royo and Barbara M. Grosso (March 24, 2023)

Chain of Title

1. BK 123, Page 245

- a. Recorded on September 15, 1923
- b. Grantor: E.L. Cochran and Dollie Cochran
- c. Grantee: Hattie May Gregory and James Parker Gregory
- d. "Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley---"

2. BK 831, Page 146

- a. Recorded on October 18, 1993
- b. Grantor: Hattie Mae Gregory (deceased) by Ann Morrow Robinson, executrix
- c. Grantee: Stuart W. Nicholds
- d. "Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying

just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley.”

3. BK 1273, Page 175

- a. Recorded on May 9, 2006
- b. Grantor: Stuart W. Nicholds
- c. Grantee: Scott Bogin
- d. “Lot No. 9 and the north half of lot No. 8 of the Wheeler Park subdivision and shown on plat made by Justice & Sons dated August 15, 1910, and recorded in plat book No. 1 on page 2 of the records of deeds for Henderson county, to which said plat and record reference is hereby made for complete description by metes and bounds. Lot No. 9 faces on locust street 50 feet and the ½ of lot No. 8 lying just south of lot No. 9, facing 24 feet on locust street; Lot no. 9 and ½ of lot No. 8 together have a frontage of 75 feet extending back on the east side of locust street, 150 feet and being ½ of the second lot and all of the third lot on the east side of locust street north of Lynn street. Said lots extending back to a 16 foot alley. AND BEING the same property described in that deed to Stuart W. Nicholds, single, dated October 18, 1993, and recorded in Deed Book 831 at Page 146 of the Henderson County Registry.”

4. BK 1289, Page 502

- a. Recorded on September 15, 2006
- b. Grantor: Scott Bogin and wife, Tammic Bogin
- c. Grantee: Tracey Burer and Lara Skadsen
- d. BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. AND BEING the same property described in that deed to Scott Bogin, a married man, dated May 9, 2006, and recorded in Deed Book 1273 at Page 175 of the Henderson County Registry.”

5. BK 1398, Page 400

- a. June 9, 2009
- b. Grantor: Tracey Burer and Lara Skadsen
- c. Grantee: US Bank National Association Trustee
- d. Trustees Deed

6. BK 1406, Page 496

- a. September 9, 2009

- b. Grantor: US Bank National Association
- c. Grantee: Sheryl J. Solman
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. And being the same property described in that deed to Scott Bogin, a married man, dated May 9, 2006, and recorded in Deed Book 1273 at Page 175 of the Henderson County Registry.”

7. BK 3511, Page 229

- a. June 22, 2020
- b. Grantor: Stan Smith and Sheryl J. Solomon
- c. Grantee: Robert C. Wright
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. The above-described property being all of that property conveyed in that deed recorded in Record Book 1406, at Page 496 of the Henderson County, NC Register’s Office.”

8. BK 4026, Page 188

- a. March 24, 2023
- b. Grantor: Robert C. Wright
- c. Grantee: Norman Royo and Barbara M. Grosso
- d. “BEING Lot No. 9 and the north half of Lot No. 8 of the Wheeler Park Subdivision as shown on plat made by Justice & Sons dated August 15, 1910, and recorded in Plat Book 1 at Page 30 (now Cabinet B, Slide 15) of the Records of Deeds for Henderson County, to which said plat and record reference are hereby made for a more complete description by metes and bounds. Lot No. 9 faces on Locust Street 50 feet and the one-half of Lot No. 8, lying just south of Lot No. 9, facing 25 feet on Locust Street; Lot No. 9 and one-half of Lot No. 8 together have

a frontage of 75 feet extending back on the east side of Locust Street 150 feet and being one-half of the second lot and all of the third lot on the east side of Locust Street north of Lynn Street. Said lots extending back to a 16-foot alley. The above-described property being all of that property conveyed in that deed recorded in Record Book 3511, at Page 229 of the Henderson County, NC Register's Office."

V. Bibliography

Secondary Sources

1. Sybil H. Argintar. "Cold Spring Park Historic District." National Register of Historic Places Multiple Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 2007.
2. Terry Ruscin. *Hidden history of Henderson County, North Carolina*. Mount Pleasant: Arcadia Publishing 2013.

Deed Books

1. Henderson County, North Carolina Deed Book, book 123, page 245.

Sanborn Maps

1. Sanborn Map Company Hendersonville, Henderson County, North Carolina. September 1922. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24964/26045/332761?accountid=7980.
2. Sanborn Map Company Hendersonville, Henderson County North Carolina. July 1949. "Sanborn Fire Insurance Maps." https://digitalsanbornmaps-proquest-com.proxy084.nclive.org/browse_maps/28/5180/24966/26047/332804?accountid=7980.

Census

1. 1920 U.S. Census, Henderson County, North Carolina. Enumeration district (ED) 96 (handwritten). Dwelling 117, family 124. Richard P. Gregory. Digital image, Ancestry.com (<http://www.ancestry.com>; accessed October 25, 2024; citing NARA microfilm publication Roll T625_1305, Page 6B.
2. 1930 U.S. Census, Henderson County, North Carolina. Enumeration district (ED) 0010, sheet 3B (handwritten). Dwelling 65, family 67. James P. Gregory. Digital image, Ancestry.com (<http://www.ancestry.com> : accessed October 25, 2024; citing NARA microfilm publication 2341433.
3. 1940 U.S. Census, Henderson County, North Carolina. Enumeration district (ED) 45-11, sheet 2B (handwritten). Dwelling 42, James P. Gregory. Digital image, Ancestry.com (<http://www.ancestry.com> : accessed October 25, 2024; citing NARA microfilm publication roll: m-t0627-02928.
4. 1950 U.S. Census, Henderson County, North Carolina. Enumeration district (ED) 45-14B, Roll 2642, Page 6 (handwritten). Dwelling 53, I.F. Reese. Digital image, Ancestry.com (<http://www.ancestry.com> : accessed October 25, 2024; citing NARA microfilm publication.

Primary Sources

1. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC:

- Southern Directory Co., 1924-1925. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25353?ln=en&v=pdf>).
2. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1937-1938. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25355?ln=en&v=pdf>).
 3. Charles W. Miller. *Miller's Hendersonville, NC City Directory*/. Hendersonville, NC: Southern Directory Co., 1939-1940. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25348?ln=en&v=pdf>).
 4. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1941-1942. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25347?ln=en&v=pdf>).
 5. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1945-1946. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25354?ln=en&v=pdf>).
 6. Charles W. Miller. *Miller's Hendersonville, NC City Directory*. Hendersonville, NC: Southern Directory Co., 1948-1949. Digital image, Digital NC.
(<https://lib.digitalnc.org/record/25729?ln=en&v=pdf>).
 3. "Cochran-Gregory." *The News of Henderson County*. April 7, 1922.
<https://newscomnc.newspapers.com/image/63412178/>.
 4. "Hattie Mae Cochran Gregory." *The Winchester Sun*. February 1, 1993.
<https://www.newspapers.com/image/1012211607/>.
 5. "James Parker Gregory." *The Winchester Sun*. February 11, 1981.
<https://www.newspapers.com/image/1011977688/>.

VI. Appendix A: Supporting Photographs

Fig. 1: Front (Northeast) Elevation



Fig. 2: Side 1 (Northwest) Elevation



Fig. 3: Side 2 (Southeast) Elevation



Fig. 4: Rear



Fig. 5: Outbuilding/Garage



Fig. 6: Stone Wall Running Along Front of Property



Fig. 7: Stone Encrusted Planter in Front Yard



Fig. 8: View of Joseph T. King House to the Northwest of the Gregory House



Fig. 9: Nine Over One, Double-Hung Wooden Window (Original)



Fig. 10: 1024 Highland Avenue



Fig. 11: 1015 Highland Avenue



Fig. 12: 1033 Highland Avenue



Fig. 13: Rear Stone Wall



VII. Appendix B

Fig. 1: Cochran-Gregory Wedding Announcement

Ruth Wooten, Maud Bradham, Wilma Green and Erma Morris.

Cochran-Gregory.

A very pretty wedding took place Wednesday night at 8:30 o'clock in the Episcopal church when Miss Hattie Mae Cochran became the bride of James Gregory, both of this city. Rev. A. W. Farnum performed the ceremony, using the customary ring service, in the presence of the bride's brother, Lusk Cochran, and a few invited guests.

Mrs. Garland Jackson, dame of honor, and Mack McKenginee, best man, entered and took their places at the altar and there awaited the bride and groom, who came in together.

The bride was becomingly attired in a handsome navy-blue coat-suit with gray accessories and carried a shower bouquet of bride's roses.

The dame of honor, Mrs. Garland Jackson, wore a lovely gown of navy-blue satin with hat to match and carried a shower bouquet of lovely flowers. Miss Cochran is the pretty and attractive daughter of Mr. and Mrs. D. K. Cochran of this city. For some time she has been the efficient bookkeeper and stenographer of the Hendersonville Auto Company.

James Gregory is the son of Mr. and Mrs. R. P. Gregory of this city. He is a promising young business man and is at present connected with the Hendersonville Auto Company.

Immediately after the ceremony the bridal couple left for a trip to Greenville, Atlanta and other points south. When they return they will make their home in the city.

Mrs. Farry Barber is ill.

Fig. 2: 1951 Aerial Image from Henderson County GoMaps



Fig. 3: Modern-Day Building Footprint and Dimensions

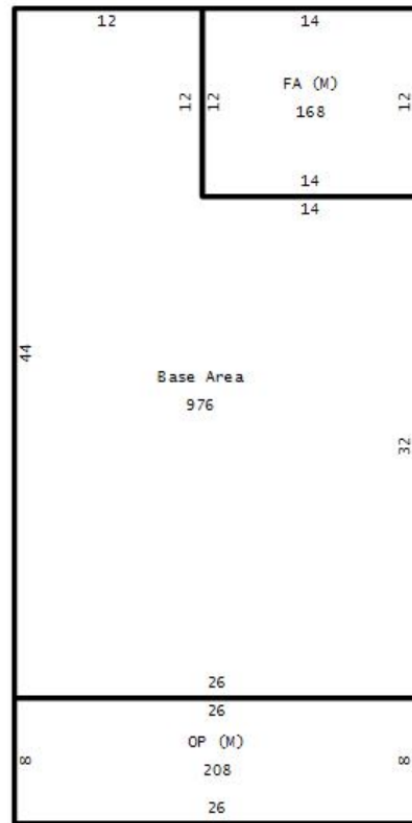


Fig. 4: 1921 Re-Platting of Wheeler Park to Cold Spring Park

