

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Cold Spring Park Historic District

Hendersonville, Henderson County, HN0494, Listed 1/8/2009

Nomination by Sybil Argintar

Photographs by Sybil Argintar, August 2007



Locust Street



16 Locust Street



910 Highland Avenue



North Main Street

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Cold Spring Park Historic District

other names/site number Wheeler Park

2. Location

Bounded roughly by N. Main Street on the north, Maple Street on the east, Ninth Avenue East
street & number on the south, and Locust Street on the west not for publication N/A
city or town Hendersonville vicinity N/A
state North Carolina code NC county Henderson code 089 zip code 28793

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets
does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide
X locally. (See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____
North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<u> </u> entered in the National Register	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the	_____	_____
National Register	_____	_____
<u> </u> See continuation sheet.	_____	_____
<u> </u> determined not eligible for the	_____	_____
National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

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5. Classification

Ownership of Property
(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>37</u>	<u>20</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>6</u>	structures
<u>0</u>	<u>0</u>	objects
<u>38</u>	<u>26</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

"Historic and Architectural Properties in Hendersonville,
North Carolina: A Partial Inventory"

Number of contributing resources previously listed in the National Register

-0-

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Current Functions

(Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>multiple dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>
<u>Commerce/Trade</u>	<u>office building</u>
<u>Religion</u>	<u>religious facility</u>
<u></u>	<u></u>
<u></u>	<u></u>

7. Description

Architectural Classification (Enter categories from instructions)

Craftsman bungalow
Colonial Revival
Other: Ranch

Materials (Enter categories from instructions)

foundation brick
roof asphalt
walls brick
weatherboard
other stone
(see continuation sheet)

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

ca. 1910 - 1953

Significant Dates

1910

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: Western Office, Archives and History

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10. Geographical Data

Acreage of Property approx. 14 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 367160 3910050
2 17 367420 3909800

Zone Easting Northing
3 17 367270 3909610
4 17 367040 3909820
____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sybil H. Argintar, Preservation Planning Consultant
organization Southeastern Preservation Services date September 19, 2007
street & number 166 Pearson Drive telephone (828) 230-3773
city or town Asheville state NC zip code 28801

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name fewer than 50 owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Materials (cont.)

Foundation: stucco, stone

Roof: metal

Walls: asbestos, shingle, masonite, aluminum, vinyl, Other: T-111

SUMMARY

The Cold Spring Park Historic District is located north of downtown Hendersonville, Henderson County North Carolina. The historic district is bounded by N. Main Street on the north, Maple Street on the east, Ninth Avenue East (originally Lynn Street) on the south, and Locust Street on the west. Cross streets include Highland Avenue, Algeria Street, and Laurel Street. The neighborhood is laid out in regular blocks, with the overall elevation dropping from Locust Avenue to Maple Street. Most houses are set back from the street on level lots with front lawns, but some houses are raised up above street level, especially those located along Locust Avenue. These are sited high up on a hill with stairs leading from the sidewalk up to the walkways to the houses. Houses are typically built close together in a steady rhythm of setback, lining both sides of the streets. Notable landscape features include fieldstone or cut stone retaining walls and flat field stones set into the hillsides. These features are seen in other Hendersonville neighborhoods, primarily Hyman Heights, located to the north across N. Main Street from the Cold Spring Park Historic District. Outside the district boundaries to the north is the National Register listed Hyman Heights/Mount Royal neighborhood (NR 2001), to the west is a city park, to the south is an industrial area, and to the east are additional historic and modern residential areas.

The district, which encompasses approximately fourteen acres, incorporates within its boundaries those concentrations of houses in the Craftsman bungalow and Ranch styles dating from ca. 1910 through 1953, all of which were built within the historically platted Cold Spring Park subdivision. The district forms an intact configuration representative of Hendersonville's residential development from the boom times of the first two decades of the twentieth century, along with significant growth which occurred in the 1940s and early 1950s. The district overall has retained a high degree of historic architectural integrity.

By far, the majority of the buildings in the district are Craftsman bungalow style. The nominated district consists of thirty-seven contributing buildings, one contributing structure, twenty non-contributing buildings and six non-contributing structures. Of the non-contributing resources, the majority of these are modern outbuildings, including many free-standing metal carports. There are two vacant lots in the district. Non-contributing buildings are a mixture of buildings built after the period of significance and historic buildings with significant alterations such as porch enclosures or the removal of numerous key architectural features. If a building retains its historic form and detailing, but is clad in artificial siding, it is still counted as a contributing resource.

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INVENTORY LIST

Buildings are listed in the order of north-south streets first, followed by east-west streets. The north or west sides of the street are listed first. Dating of houses is based upon 1922, 1926, 1949, and 1954 Sanborn maps used in the field, city directories, and owner questionnaires. These sources are noted with each entry. If the original owner or long-time occupant of the house is known, it is given as the name of the property. Otherwise, properties are called by the property type such as house or apartment. Unless otherwise noted, roofs throughout the district are asphalt shingle.

Maple Street, West Side:

1021 Maple Street. V. Harley Shipman House. Contributing. ca. 1925.

This one-story, cross-gable-roof Craftsman bungalow with German siding has exposed rafter ends, an attached front-gable porch with knee braces, square wood posts, and a solid, German-sided balustrade. Windows are eight-over-one. There is an interior brick chimney on the main block of the house and on the south side of the wing to the rear. The wing to the rear, which extends out to the north and south of the house does not appear on the 1954 Sanborn and so it is likely a modern addition, but it is similar to the main block in appearance. The house sits on a small level lot with a modern picket fence in front. V. Harley Shipman, owner of Shipman Brothers Garage, and wife Vesta, lived in this house from 1926 through at least the late 1950s. (Sanborn maps; city directories).

1021 Maple Street. Shed. Non-contributing. Modern.

One-story, side-gable modern frame building with a standing seam metal roof.

1021 Maple Street. Garage. Contributing. ca. 1925.

One-story, one automobile bay garage with flush board siding, a front-gable-roof, and plywood doors added in front. There is a taller one-story, shed-roof modern addition at the rear with flush board siding.

1015 Maple Street. George Saxmann House. Contributing. ca. 1920.

This one-story, front-gable-roof Craftsman bungalow has exposed rafter ends, weatherboard siding, and an engaged front porch with knee braces, a solid lapped board balustrade, and double and triple wood square porch supports. Windows are vertical-four-over-one, foundation is brick, and there is an interior brick chimney. House sits on a small level lot. George Saxmann, a chiropractor, lived in this house from 1937 through at least the late 1950s. (Sanborn maps; city directories)

1009 Maple Street. House. Non-contributing. ca. 1920.

This altered one-story, front-gable-roof Craftsman bungalow with exposed beams has shed-roof dormers added on the south side, asbestos siding, and a partially enclosed modern porch and wing added to the front. The remaining portion of the original porch has square posts, vinyl soffits, and the original balustrade. Stone cheek walls with concrete coping frame the stairs. Foundation is brick, and windows and doors are all modern replacements. House sits on a small level lot with field stone at the front of the

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property. Steve W. Camp, owner of Camp's Flowers, and wife Eunice, lived here from 1937-1938. The house changed occupants frequently, including Mrs. Lillie Morris, a widow (1939-1940); Charles A. and Mary J. Sargent (1943-1944); Mary J. Sargent (1945-1946); Philip H. Croft, an agent with Durham Life Insurance Company, and wife Christine (1948 – 1955); and Hubert H. Duncan Jr., parts manager with T. Lee Osborne Oldsmobile Sales and Service, and wife Wilma (1956 – 1957). (Sanborn maps; city directories)

1009 Maple Street. Garage Apartment. Non-contributing. Modern.

Two-story, front-gable-roof modern garage with German siding, brick foundation, and modern windows. The first floor has one automobile bay and a vertical plank double-door. The modern window on the second floor has a shed-roof hood. There is a modern wood deck on the side.

1001 Maple Street. Joseph Hipp House. Contributing. ca. 1925

This one-story, front-gable-roof Craftsman bungalow has German siding, exposed rafter ends, an engaged front porch with square wood posts and a replacement balustrade, an interior brick chimney, brick foundation, one-over-one windows, and a modern front door. House sits on a small level corner lot. Joseph Hipp, a plumber, and wife Leona lived here from 1926 through at least the late 1950s. (Sanborn maps; city directories)

Highland Avenue East Side:

1034 Highland Avenue. Paul R. McCutcheon House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has exposed rafter ends, knee braces, and a deck added at the northeast corner, German siding, and an attached, hip-roof front porch with exposed rafter ends, battered posts on brick piers, and no balustrade. There are two interior brick chimneys, and one exterior end brick chimney with a single shoulder. Windows are one-over-one replacement sash with snap-in muntins, and the front door is modern. House sits on a small level lot with a modern picket fence in front. This house, according to the current owner, was originally a summer home for a Charleston family named Stone. City directories note, however, that the house was owned by Paul R. McCutcheon, beginning in 1937, who lived part of the year in Hendersonville and part of the year in St. Petersburg, Florida. McCutcheon owned the house until at least the late 1950s. Sanborn maps; city directories; owner information).

1034 Highland Avenue. Carport. Non-contributing. Modern.

Modern free-standing carport with a front-gable metal roof, exposed beams and rafters, and tree trunk posts.

1024 Highland Avenue. House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has a deck added at the northeast corner, German siding, projecting purlins and exposed rafter ends, an attached, hip-roof front porch with battered posts on capped brick piers and no balustrade, and two chimneys, one interior and one exterior end. Both are

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stuccoed above the roofline, and the exterior end one is painted brick with a single shoulder below the roofline. The foundation is brick, windows are vertical-four-over-one, and the front door is modern. House sits on a small level lot. City directories note the occupants as Joseph E. Noffz, a warehouseman at Cantrell Produce Company, and wife Katherine (1937 – 1938); and Roy O. Bass, a bookkeeper with Houston Furniture Company, and wife Vera (1939 – at least the mid-1980s). (Sanborn maps; city directories; owner information)

1020 Highland Avenue. William C. Armstrong House. Contributing. ca. 1920.

This one-story-plus-basement, cross-gable-roof Craftsman bungalow has German siding, knee braces, and a front-gable-roof, enclosed front porch with T-111 siding below and historic six-light casement windows above. The porch details are still visible including knee braces, and battered posts on brick piers. There are three interior brick chimneys, windows are eight-over-one, front door is multi-light, and the foundation is brick. There is a low brick planter just below the porch. A shed-roof carport has been added on the south side. The lot drops in elevation from front to rear. William C. Armstrong, a clerk with Southern Railway, and wife Ettie, lived here from 1937 through at least the late 1950s. (Sanborn maps; city directories)

1020 Highland Avenue. Storage shed. Contributing. ca. 1920.

One-story, front-gable-roof storage building with German siding and a modern door.

1012 Highland Avenue. Albert T. Dixon House. Non-contributing. ca. 1920.

This altered one-story, front-gable-roof Craftsman bungalow has aluminum siding (with the original German siding underneath where replacement siding has fallen off), an attached front-gable porch with a new board railing, posts covered with aluminum, and stuccoed piers, one-over-one replacement sash windows, and a few original six-light casement windows in the basement. Front door is three-light-over-panel. There is a two-story wing at the rear with a one automobile bay garage beneath, and a deck added at the southeast corner. House sits on a small lot which slopes to the rear, with a gravel drive which circles the house at the rear. Albert T. Dixon, a salesman with City Motor and Sales, and wife Hessie, lived here from 1937 – 1955. William J. Brown Jr., department manager with State Trust Company bank, and wife Charlotte, lived here from 1956 – 1957. (Sanborn maps; city directories; owner information)

1012 Highland Avenue. Duplex. Non-contributing. Modern.

This modern two-story duplex has a front-gable roof, aluminum siding, a projecting entry bay with wood stairs to the second level at the southwest corner, and wood decks at the rear. Windows and doors are modern.

1010 Highland Avenue. House. Contributing. ca. 1920.

This one-story-plus-basement, front-gable Craftsman bungalow has vinyl siding, knee braces, a cross-gable wraparound porch with knee braces and battered posts on capped painted brick piers, a modern balustrade, a stuccoed interior chimney, brick foundation, and six-over-one windows. At the rear, what appears to have been doors or windows has been enclosed at the northwest corner with T-111 siding. The

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opening is too narrow to have been a garage door. House sits on a small lot which slopes to the rear. There have been several occupants through the years including Lee W. Rector, with Anders & Rector Real Estate, and wife Gladys (1937-1938); Edwin T. Henderson, supervisor with the State Highway Department, and wife Ollie (1939-1940); Stephen S. and Margaret Rozier (1941 – 1942); Margaret Rozier (1943-1944); Joyce Shook, a teacher at Rosa Edwards School, (1948 – 1955); and Samuel M. and Clara Williams (1956-1957). (Sanborn maps; city directories)

1000 Highland Avenue. Dental Office. Non-contributing. 1957.

This one-story, side-gable-roof Modern building has masonite siding, exposed beams, a concrete block foundation, modern fixed-light windows with two-light sliding windows beneath, a bay window, and a modern door. Fixed lights are located on the upper portion of the façade, extending up to the roofline. Building sits on a corner lot with parking to the west and east. This was built as a dental office for Dr. Holly, and remains in the same use today. (Sanborn maps; city directories; owner information)

Vacant lot to southeast

914 Highland Avenue. James E. Reese House. Contributing. ca. 1925.

This one-story-plus-basement Craftsman bungalow has a shed-roof addition at the southeast corner that fills in the L-plan, and a porch addition at the northwest corner that extends the porch. This addition has a flat roof covered with corrugated plastic, and iron posts. The building has German siding, an attached, front-gable porch with wood posts and no balustrade, a stuccoed foundation, vertical-four-over-one windows, and a modern door. James E. Reese, a carpenter, lived in this house from 1937 through at least the late 1950s. (Sanborn maps; city directories)

914 Highland Avenue. Garage. Non-contributing. ca. 1960.

Front-gable, one-story garage has German siding and vertical plank double-doors.

914 Highland Avenue. Storage and Garage. Non-contributing. ca. 1960.

Front-gable, one-story storage and one automobile bay garage with board and batten siding in the gable ends has concrete block walls, a metal roof, and French doors on the north side.

910 Highland Avenue. House. Contributing. ca. 1935.

This one-story-plus-basement, side-gable Craftsman bungalow has exposed rafter ends, complex knee braces, German siding, and a front-gable front porch with knee braces, replacement posts and balustrade. There is an interior brick chimney, brick foundation, windows are paired and single one-over-one replacement sash, and door is single-light-over-panel. There is a modern deck at the rear. House sits on a small lot which slopes to the rear, with a low fieldstone retaining wall at the front of the lot. Occupants have included Boyce L. Clement, a fireman with Southern Railway, and wife Arizona (1937-1938); William D. and Margaret Dortch (1939-1940); Margaret Dortch (1941 – 1942); and Jack B. Lovingood, a pharmacist with Wilson Drug Company, and wife Dorothy (1943 – 1957). (Sanborn maps; city directories; deed search)

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910 Highland Avenue. Garage. Contributing. ca. 1935.

One-story, front-gable brick garage has a single automobile bay with a modern plywood lift door, and exposed rafter ends.

908 Highland Avenue. Benjamin Goforth House. Contributing. ca. 1925.

This one-story-plus-basement, side-gable Craftsman bungalow has exposed rafter ends, German siding, an attached, front-gable front porch with shingled gable ends, knee braces, triple square wood posts, and a geometric balustrade, an exterior end brick chimney, nine-over-one windows, and a door with transom and sidelights. The foundation is stuccoed, and there is a notable fieldstone retaining wall at the front and along the drive. House sits on a small lot which slopes to the rear. Benjamin Goforth, an employee at the Coca Cola Bottling Company, and wife Blanche lived here from 1937 through at least the late 1950s. (Sanborn maps; city directories)

908 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, single automobile bay garage has a front-gable roof, flush board siding, and a double-door.

904 Highland Avenue. House. Contributing. ca. 1925.

This one-story-plus-basement, front-gable Craftsman bungalow has exposed rafter ends, German siding, and a front-gable porch with replacement iron posts and railing and a concrete floor which extends to the south to form a patio. There is an exterior end brick chimney, the foundation is brick, windows are one-over-one, and the front door is modern. House sits on a small corner lot which drops to the rear. There are field stones placed into the hillside on the south side of the property, along Ninth Avenue, a landscaping feature which also appears in the Hyman Heights neighborhood to the north. Occupants have included Mrs. Bessie Ashmead, a widow (1937-1938); Robert H. Lee of D. H. Lee & Son Real Estate, and wife Mary (1939-1944); and James M. Byers, a city plumbing inspector, and wife Odessa (1945-1957). (Sanborn maps; city directories; owner information)

904 Highland Avenue. Storage. Non-contributing. Modern.

One-story, front-gable, metal storage building has a metal lift door and metal frame, small one-over-one single windows.

Highland Avenue, West Side:

1033 Highland Avenue. George W. Justice House. Contributing. ca. 1925.

This one-and-one-half-story, plus basement on the north side, side-gable Craftsman bungalow has a front-gable dormer, a shed-roof addition at the rear with a garage below, and a deck added on the north side. The building has exposed rafter ends, German siding, a shed-roof front porch with wood posts, exposed rafter ends, and no balustrade, a stuccoed interior chimney, brick foundation, six-over-six windows on the front, eight-over-eight windows on the side, six-light casement windows on the basement level, and French doors opening onto the porch. There is a pent roof on the side elevations with exposed rafter ends.

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The east elevation has concrete steps and cheek walls at the side entrance. House sits on a large corner lot with a creek running through it on the north side. There is a notable cut stone retaining wall with beaded mortar joints running along the east side of the property, and a modern wood picket fence in the front. This house was built by George W. Justice, developer of the neighborhood and a surveyor whose name is on almost every plat for Hendersonville in the first decades of the twentieth century. From 1950 – 1957, after George W. Justice had passed away, Mrs. Irene H. Justice lived here, along with boarders. In this house was a safe containing over 800 original documents recording land development in Buncombe, Henderson, Polk, Rutherford, Cleveland, and Burke counties. Justice and his ancestors were heavily involved with the Speculation Land Company of New York, and Justice was appointed to oversee the dissolution of the company in 1920, after 125 years of business. Originally, the house built on the neighboring lot which is now 1016 N. Main Street (#34) was built by Irene Justice as a cottage for her family to stay in when they visited from Alabama. Mrs. Justice left the cottage to her daughter-in-law Beulah, wife of the Justice's son, Thomas. These two houses were historically, and still are, the only ones on the large lot running from Highland Avenue to Locust Street. (Sanborn maps; city directories; owner information; will of Irene Justice)

1033 Highland Avenue. Carport. Non-contributing. Modern.

There is a freestanding metal carport on the west side of the house.

1023 Highland Avenue. William E. Jamison House. Contributing. 1950.

This one-story Ranch house has an original garage wing on the north side and a modern addition to the rear. The house is covered with asbestos siding, with brick on the lower half of the wall on the south side, and a recessed entry supported by iron posts, an interior brick chimney, a brick foundation, multi-light casement and picture windows, and a three-light door. There is a modern one-story wing at the rear built of brick with sliding glass doors. The house is set on a hill, on a corner lot, with an alley to the rear. Concrete steps lead from the sidewalk to the front of the house. This house was built by William E. Jamison, administrator at Margaret R. Pardee Memorial Hospital, and wife Virginia. (Sanborn maps; city directories; owner information)

1023 Highland Avenue. Carport. Contributing. 1950.

Free-standing carport is located to the rear of the house, accessible from the alley.

1015 Highland Avenue. House. Contributing. ca. 1925.

This one-and-one-half-story, side-gable Craftsman bungalow has projecting decorative purlins, a gable-roof dormer at the rear, German siding, and an attached, front-gable porch with large wood posts on capped brick piers, a two-by-two balustrade, and capped brick cheek walls flanking the steps which lead from the sidewalk to the house. There is a single-shoulder, exterior end brick chimney, the foundation is brick, windows are diamond-pane-over-one and diamond-pane casement, and the front door is diamond-pane. There is a shed-roof one-story historic addition at the rear with four-vertical-over-one windows, a shed-roof porch, and a front-gable dormer. House sits on a hill with a field stone retaining wall at the front and around to the driveway. Occupants have included Mrs. L. L. Powell (1937-1939); Reverend J.

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Arthur Linn, pastor of Grace Lutheran Church, and wife Mabel (1941 – 1946); Dr. Wallace E. Souther and wife Phyllis (1948 - 1951); and Otis K. Scott, with Hendersonville Building Specialties, and wife Monetta (1954 – 1986). (Sanborn maps; city directories; owner information)

1015 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, front-gable, one automobile bay garage with a lift door and a carport added on the east side. There is a lattice screening fence along the northwest side.

1015 Highland Avenue. Storage Shed. Non-contributing. Modern.

One-story modern building currently under construction; stuccoed walls, side-gable roof.

1011 Highland Avenue. House. Non-contributing. ca. 1960.

This one-story-plus-basement, hip-roof Ranch house has a one automobile bay garage with a lift door below the house at the northeast corner. The house is covered with permastone on the lower half of the walls and vinyl above. The porch has a low hip-roof covering supported by iron posts and railing, a front interior end permastone chimney, permastone foundation, one-over-one and picture windows, and a three-light front door. The house sits on a hill and slopes from south to north. There is a fieldstone retaining wall at the front and steps from the sidewalk to the house. This house does not appear on the 1954 Sanborn map or in city directories through 1957. (Sanborn maps; city directories)

1011 Highland Avenue. Carport. Non-contributing. Modern.

Free-standing metal carport is located to the rear of the house, accessible from the alley.

1003 Highland Avenue. House. Contributing. ca. 1925.

This one-story, cross-gable-roof Craftsman bungalow with exposed rafter ends has an original wing at the rear with a front-gable roof and fixed multi-light window. The house is covered with German siding, and has a wraparound porch which has been enclosed at the northeast corner. Porch details include battered posts on capped brick piers, an iron balustrade, and capped brick cheek walls at the steps. There is a second porch on the south side with the same details. The door here is multi-light with multi-light sidelights. The modern front door has a louvered screen door and is also flanked by sidelights. The foundation is brick, windows are eight-over-one, front door is multi-light, and there is a retaining wall at the front which has been stuccoed. The original fieldstone wall is exposed on the south side. House sits on a hill, on a corner lot, with an alley to the rear. Occupants of the house have included Robert S. Gibbs Jr., an engineer with Duke Power Company, and wife Isabella (1939 – 1940); Everett O. Mitchell, owner of Mitchell's Gulf Service, and wife Mildred (1943 – 1944); Charles N. and Caroline Mead (1945 – 1946); Miss Iva B. Laing (1948 – 1949); J. Harold Worley, manager of Auto Parts & Gear Company, and wife Ruth (1950 – 1951); and Joseph F. Maloney, a printer, and wife Louise (1952 – late 1980s). (Sanborn maps; city directories)

1003 Highland Avenue. Garage. Contributing. ca. 1925.

One-story, front-gable garage with German siding has no door and a one-over-one window.

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911 Highland Avenue. First Wesleyan Church. Non-contributing. 1959. Modern addition.

The original section of this church dates from 1959 (cornerstone), with a large modern addition on the east side. The one-story, front-gable Colonial Revival brick church has a gable-roof covered entry stoop, and a truncated steeple on the north side. Foundation of the building is brick, windows are six-over-six stained glass, and the entry door is double-leaf. The large shed-roof addition is covered with vinyl siding and has four-over-four modern windows. Church sits on a large corner lot, sloping to the east, with a fieldstone retaining wall and an alley to the rear.

911 Highland Avenue. Fellowship Hall. Non-contributing. ca. 1960.

This one-story, hip-roof brick Ranch building is located to the rear of the church. Soffits are covered with aluminum siding. It has horizontal-two-over-two single and paired windows and a modern door. There is an archway over the recessed entry porch on the northeast side. At the southeast corner at the rear, what appears to have been a carport has been enclosed with vinyl siding and a modern door and windows.

911 Highland Avenue. Storage Shed. Non-contributing. Modern.

Tall one-story, shed-roof frame storage building with T-111 siding, exposed rafter ends, and a shorter shed-roof addition.

911 Highland Avenue. Shed. Non-contributing. Modern.

One-story, gambrel-roof frame storage building with T-111 siding.

907 Highland Avenue. James M. Byers House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has weatherboard siding in the gable ends, but replacement T-111 siding on the side elevations. The engaged porch has wood posts on capped brick piers, a two-by-two balustrade, and capped brick cheek walls at the stairs. It appears there was a window on the other side of the door, but it has been enclosed and the façade has been covered with board and batten siding at the porch level. The foundation is brick, windows are one-over-one replacement sash, and the front door is modern. The rear of the house has modern windows and door. House sits on a hill, with an alley to the rear. The original owners of this house appear to be James M. Byers, a plumber, and wife Odessa (1926 – 1938). Additional occupants have included Charles Lang, an auto mechanic, and wife Hattie (1939 – 1940); Warren P. Stokes, with J. F. Stokes & Son Awnings, and wife Estelle (1941 – 1951); Gus Woody, foreman with Robotyper Corporation, and wife Anna (1952 – 1955); and Dweel L. Summer, supervisor at General Baking Company, and wife Edith (1956 – 1957). (Sanborn maps; city directories)

907 Highland Avenue. Storage. Non-contributing. Modern.

One-story concrete block storage building with a front-gable roof, exposed rafter ends, and a double-door.

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903 Highland Avenue. House. Contributing. ca. 1920. addition ca. 1960.

The main block of this one-story, front-gable-roof Craftsman bungalow has knee braces, exposed rafter ends, one-over-one windows, vinyl siding and a brick foundation. The attached front-gable porch has wood posts and a replacement balustrade. There is a large one-story-plus-basement rear addition with a front-gable roof, German siding, horizontal two-over-two windows, concrete block foundation and a garage beneath with an attached carport with a canvas roof. House is set on a hill, and there are stones placed into the hillside onto Ninth Avenue, the same as 904 Highland Avenue across the street. Occupants of this house have included Curtis F. Pittilla, driver for The Texas Company, and wife Ruby (1937 - 1938); Mrs. Edna Ramsell, clerk at McFarlan Food Shop (1939 - 1946); and Paul T. Moffitt, a taxi driver, and wife Marjorie (1948 - 1957). The current owner dates this house to 1945, but the same footprint building appears on the 1922 Sanborn. The addition dates after 1954. (Sanborn maps; city directories; owner information)

903 Highland Avenue. Storage Shed. Non-contributing. Modern.

One-story storage building has a front-gable roof and T-111 siding with a flush board door.

903 Highland Avenue. Carport. Non-contributing. Modern.

Free-standing canvas-roof carport with a metal frame.

Locust Street East Side:

1024 Locust Street. Nicholas W. Lefebvre House. Contributing. 1953.

This one-story, hip-roof Ranch house is of solid masonry construction, with stuccoed walls and wide soffits. A patio has been added at the front northwest corner, with thin metal poles holding up a cloth awning over a wood deck. There is one interior brick chimney and windows are one-over-one and picture. The house sits on a hill above the street, on a corner lot. Flat granite stones are placed into the hillside, as at 903 and 904 Highland Avenue. An inscription on the building dated August 15, 1953 notes that Nicholas W. Lefebvre built the house. Lefebvre was the manager of Flower Express Company. At one time, there was a bomb shelter on the south side of the house which was built into the hillside (Sanborn maps; city directories; owner information; inscription on house)

1024 Locust Street. Carport/storage shed. Non-contributing. Modern.

There is a modern, free-standing metal carport/storage shed to the south side of the house, accessible from the alley.

Vacant lot to southeast

1004 Locust Street. Walter Gazer House. Contributing. 1949.

This one-story, side-gable-roof, brick Ranch house has a modern shed-roof addition at the rear. The porch, on the north side, has a gable-roof supported by wood posts and a modern rail balustrade. There is an entry patio in front with an iron balustrade, and concrete steps with capped brick cheek walls. There is

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one central brick chimney, windows are one-over-one, foundation is brick, and door is five-light-over-panel. House sits high above the street, with a notable stone retaining wall at the front and flanking the stone steps which lead up to the house. This house first appears in the 1950 city directory, and on the 1954 Sanborn map. Walter Gazer, employed at Sherman's Sporting Goods, and wife Frances lived here from 1950 to at least 1957. (Sanborn maps; city directories)

1000 Locust Street. Jack Schulman House. Contributing. 1949.

This one-story, side-gable, brick Ranch house has a covered entry stoop with the shed-roof supported by metal posts and lattice. Gable ends and soffits are vinyl. There is a central brick chimney, windows are one-over-one and tripartite picture, and door is six-light-over-panel. There is a side-gable addition on the southeast, with a different brick than the main block of the house. This addition has an entry stoop and there are concrete steps and a sidewalk leading to it from the street. On this same side, there is a brick-capped concrete block wall. House sits high on a hill, on a corner lot, with a notable stone retaining wall in front and concrete steps up the hill to the central walkway. This house first appears in the 1950 city directory and on the 1954 Sanborn map. Jack Schulman, owner of a women's wear store, and wife Evelyn, lived here from 1950 to at least 1957. (Sanborn maps; city directories)

1000 Locust Street. Carport. Non-contributing. Modern.

There is a modern free-standing metal carport at the rear, accessible from the rear alley.

916 Locust Street. Joseph T. King House. Contributing. ca. 1920.

This two-story, gable-on-hip-roof house has weatherboard siding, exposed rafter ends, a one-story gabled wing on the north side with enclosed hip-roofed entry porch, a bay window on the northwest side, and a small deck added at the rear. The attached, wraparound, hip-roof porch has tapered columns and a two-by-two balustrade, and is partially enclosed on the north side. There is an interior brick chimney, foundation is cut stone, and windows are one-over-one. This house sits on one of the largest lots in the neighborhood, on a corner, with an alley at the rear. There is a notable cut stone retaining wall in front, and cut stone cheek walls on the steps from the street up to the house. Joseph T. King, owner of King Hardware Company, and wife Myrtle, lived here from 1937 to 1949. Myrtle H. King continued to live in the house from 1950 to at least 1957. Lucile King Bryson, daughter of Joseph and Myrtle King, lived in this house with husband Samuel until 2007 (Sanborn maps; city directories; owner information)

916 Locust Street. Garage. Contributing. ca. 1920.

One-story, front-gable garage with German siding, double-doors, and a brick foundation.

910 Locust Street. James P. Gregory House. Contributing. ca. 1925.

This one-story, front-gable-roof Craftsman bungalow has knee braces, and a clipped gable at the front. Porch has a replacement balustrade, posts on capped brick piers, and capped brick cheek walls framing the stairs from the sidewalk to the house. Cut stone steps and cheek walls run up the hillside in the front of the house. Foundation is brick, windows are nine-over-one, and front door is modern. There is a notable cut stone retaining wall below the house at the level of the street. James P. Gregory, a salesman at

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Hendersonville Auto Company, and wife Hattie, appear to be the first owners of the house, living there from 1926 to 1944. Additional occupants have included Pascal M. Camak, secretary of the Chamber of Commerce, and wife Helen (1945-1946); Dr. Walter W. Glazener, a vet, and wife Katherine (1948 – 1951); George H. and Martha Phelps (1952-1953); Benjamin E. Blackwell, a salesman at Pfunter-Vaughan Motors, and wife Ruth (1954-1955); and T. M. Blackwell, a salesman, and wife Axie (1956-1957). (Sanborn maps; city directories)

910 Locust Street. Garage. Contributing. ca. 1925.

One-story, front-gable garage with exposed rafter ends, double-doors, and German siding.

902 Locust Street. D. K. Cochran House. Contributing. ca. 1910.

This L-plan, one-story, cross-gable cottage has unpainted weatherboard siding, a full-width, shed-roof front porch with square posts outlined with rope (a modern change), turned balusters, brackets, brick piers infilled with concrete block, and one-over-one windows. There is a shed-roof modern addition in the juncture of the “L”. The central brick chimney is partially stuccoed. House sits on a corner lot, on a hill, with an alley to the rear. Concrete steps lead from the street to the central concrete walkway, with concrete steps to the porch. Henderson County deeds, historic plats, and city directories date this house to ca. 1910, making it the earliest house in the neighborhood. According to deed records, Frank H. Wheeler, one of the developers of Wheeler Park, sold Lot #7 (corner of Locust Street and Ninth Avenue) to D. K. Cochran on August 27, 1910, the year that Wheeler Park was platted. The Cochran family apparently built the house soon after this, since it appears on the later Cold Spring Park plat as an existing residence. The Cochran family owned the property until April 25, 1978 when Hattie Mae Cochran Gregory (daughter of D. K. Cochran) and husband James Parker Gregory sold the property to their son James Parker Gregory Jr. Lucy A. Cochran, widow of D. K. Cochran, was still living in this house in the mid-1920s, according to city directories. Rose Jamison, a widow, lived in this house from 1937 to 1957 (Sanborn maps; city directories; owner information; Henderson County Deed Books 70, p. 154; 563, p. 255).

902 Locust Street. Storage/Garage. Contributing. ca. 1925.

This large, front-gable building with vertical flush board siding appears to have originally been a separate dwelling. The multi-panel door is partially covered and the single window opening is boarded over. Currently it is used for storage, and has a modern shed-roof, one automobile bay garage addition on the south side with weatherboard siding and a lift door.

North Main Street, south side:

1116 N. Main Street. House. Contributing. ca. 1920.

This one-story-plus-basement, cross-gable Craftsman bungalow has a deck added at the rear. Building details include exposed rafter ends, stepped knee braces, weatherboard siding, an attached front-gable porch with paneled posts on capped brick piers and a replacement balustrade, and a modern door with an original multi-light transom. There is a double-shoulder exterior end brick chimney, paired, single, and

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triple eight-over-eight or eight-light casement windows, and the foundation is brick. House sits on a small lot with a large vacant lot to the east. Occupants of this house have included Homer A. Thompson, owner of Thompson's Soda & Sandwich Shop, and wife Rose (1937 – 1938); David O. Satterfield, a traveling salesman, and wife Sallie (1939-1940); Otis E. Stepp, a salesman, and wife Flora (1941 – 1942); Allen E. Brown, an insurance salesman, and wife Dorothy (1943-1944); James A. and Velma Lewis (1945-1946); Mrs. Lillie R. Johnson, widow and receptionist at Patton Memorial Hospital (1948-1951); Manuel G. Johnson, owner of Johnson's Stop & Shop, and wife Ellen (1952-1953); and A. Fernando Jones, a machinist, and wife Mamie (1954-1955). (Sanborn maps; city directories; owner information)

1116 N. Main Street. Shed. Non-contributing. Modern.

One-story storage shed with a gable-roof and T-111 siding.

1110 N. Main Street. Fred S. Justus House. Contributing. ca. 1925.

This one-story, cross-gable Craftsman bungalow has German siding, a cross-gable wraparound porch with paired and triple replacement posts and balustrade, and a rear porch which has been screened in. Foundation is brick, windows are vertical-four-over-one, and the multi-light front door is flanked by windows and has a transom. There is a central brick chimney. House sits on a small lot which slopes slightly to the rear. Fred S. Justus, owner of Justus Pharmacy, and wife Virginia lived here from 1937 through 1944. William Maurice Owens, manager at Dixie Home Stores, and wife Edith lived here from 1945 – 1951, and Harley F. Dotson, also a manager at Dixie Home Stores, and wife Pauline lived here from 1952 to 1957. (Sanborn maps; city directories)

1104 N. Main Street. Apartments. Non-contributing. ca. 1990.

This modern two-story side-gable apartment building has vinyl siding, a carport wing on both sides, and a semi-circular drive. The center entry is recessed, with stairs leading to it from the northeast and southwest sides, the foundation is concrete block, windows are single-light casement and all doors are modern. The building is on a corner lot, set at an angle to N. Main Street. (Sanborn maps; city directories)

1016 N. Main Street. Thomas S. Justice House. Contributing. ca. 1945.

This one-story, side-gable, post-World War II house has a deck added at the southeast corner. House is covered with asbestos siding, there is a front exterior stone chimney with a single shoulder, foundation is stone with beaded mortar joints, and windows are vertical-three-over-one. The shed-roof front porch has square posts and a solid balustrade. The house sits at an angle to N. Main Street on a large corner lot. This house was originally an outbuilding built by the owners of 1033 Highland Avenue (#17). Thomas Justice was a surveyor like his father George W. Justice (Sanborn maps; city directories; owner information).

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Ninth Avenue East, North Side:

515 Ninth Avenue East. House. Contributing. ca. 1950.

This one-story, front-gable-roof Craftsman bungalow has an attached front porch with a clipped-gable roof and battered posts on capped brick piers. Siding is vinyl, windows are replacement sash, foundation is stuccoed, and door is modern. There is an interior brick chimney. House sits on a small level lot. This house does not appear in city directories until 1954, but the style of the house appears to be earlier. Herman H. Mehaffey, employed with the Southern Railway, and wife Ruth lived here from 1954 to 1955, and Odell Turbeville, a painter, and wife Rachel lived here from 1956 to 1957. (Sanborn maps; city directories; owner information)

515 Ninth Avenue East. Carport. Non-contributing. Modern.

Freestanding, modern metal carport is on the west side of the building.

513 Ninth Avenue East. House. Contributing. ca. 1950.

This one-story, front-gable-roof Craftsman bungalow has vinyl siding, an attached hip-roof front porch with battered posts on capped brick piers, an interior brick chimney, and double vertical-three-over-one windows. There is also a picture window on the façade, a later change. Steps with capped brick cheek walls extend up on each side of the porch. House sits on a small level lot. This house, like 515 Ninth Avenue East, also first appears in city directories in 1954, but the building style appears to be much earlier. Mrs. Margaret McCall lived here from 1954 to 1955 and Arpley C. Horner, employed with General Electric, and wife Eunice lived here from 1956 to 1957. (Sanborn maps; city directories)

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SUMMARY

The Cold Spring Park Historic District in Hendersonville, Henderson County, North Carolina, is eligible for listing under Criterion A for its association with the community development of Hendersonville, North Carolina in the boom period of the 1920s and again in the late 1940s to early-1950s, providing housing for primarily middle class families. The district is also eligible under Criterion C as a significant collection of primarily Craftsman bungalows and Ranch houses dating from ca. 1910 to 1953, the period of significance. The context of the Cold Spring Park Historic District and its relationship to the development of the town of Hendersonville before 1929 are more fully documented in the Multiple Property Documentation Form, "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory". Context 3, "Residential Development in Early Hendersonville, NC, 1879-1929" (Section E, pages 12-13), and Context 2, "Tourism Development 1879-1929" (Section E, pages 8-11), help to set the stage for development in the community at the time that the neighborhood saw its largest period of development. The buildings within Cold Spring Park belong to Property Type 3, "Residential Buildings" (Section F, page 6), and they meet the associated registration requirements (Section F, page 6). Post-1929 contextual information for the district is provided later in this nomination.

Historic Background and Community Planning Context

According to plat records, the area of Hendersonville that later developed as Cold Spring Park was originally laid out as Wheeler Park in 1910. Howard Caldwell was noted as the sales agent on the plat, and Justice & Son C.E. were the surveyors. The subdivision apparently did not develop to any large degree and was re-platted in 1921 as Cold Spring Park. At this time, only two houses appeared on the revised plat from the earlier Wheeler Park subdivision. The developers noted on the new plat are Justice, Lee, and Rector of Hendersonville. The only difference in the two plats is that Wheeler Park had several lots which extended to the south of Ninth Avenue (Lynn Street).

On the 1922 Sanborn map, there were only ten houses built in the neighborhood. By 1926, there were a total of twenty-three houses. The neighborhood kept developing through the 1940s and 1950s, with a total of thirty-three houses completed by 1954. Of the sixty-five lots laid out, many remained vacant or were absorbed as additional acreage for the houses that were built.

As industry expanded in Hendersonville in the 1920s, the need for housing close by also increased. Cold Spring Park followed this trend, doubling its number of houses between 1922 and 1926, and continuing to develop through the early 1950s. This trend mirrors the growth of the adjacent industrial area to the south of the neighborhood. In 1922, the two main industries located between Eighth and Ninth Avenues (Ninth Avenue being the southern boundary of the district) included Sanitary Laundry and Dry Cleaning Company and Hendersonville Lumber Company, which had greatly expanded its operations from 1912. By 1926, Ideal Laundry and the Coca-Cola Bottling Company had been added within this same area. By the late 1940s, Hendersonville Lumber had expanded and Ideal Laundry had been replaced by the Blue Ridge Cord Company, a cord braiding operation related to the textile industry. The Coca-Cola Bottling Company was also still in operation.¹

¹ Sanborn Map Company. Hendersonville, North Carolina, 1912, 1922, 1926, and 1949.

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According to city directories from the 1930s, the residents of the neighborhood were working class primarily, with many of them working in industrial buildings such as the Coca-Cola Bottling Plant just south of the neighborhood, or at Southern Railway, also located to the south. Some occupants worked as insurance and automobile salesmen, carpenters, and painters. There were some business owners living in the neighborhood as well, including the owners of Camp's Flowers; Justus Pharmacy; Thompson's Soda & Sandwich Shop; King Hardware Company; Anders & Rector; and Shipman's Garage. One particularly significant resident was George W. Justice, a surveyor who not only helped develop this neighborhood, but was also the surveyor for almost every recorded plat in Hendersonville in the first two decades of the twentieth century.

The layout of Cold Springs Park is a typical grid plan which was often utilized in subdividing land at the turn of the century due to its ease of layout and conformity in size of lots. Lots are generally small and level with the street, with houses and outbuildings set back from the street ten to fifteen feet. Mature deciduous and evergreen trees and concrete sidewalks line most streets.

However, while Cold Spring Park is primarily a concentration of bungalows, it is similar in layout to the neighboring Hyman Heights/Mount Royal Historic District. Hyman Heights, like Cold Spring Park, was laid out in a grid fashion, unlike the Mount Royal portion of the Hyman Heights area and the Druid Hills Historic District to the northwest which were laid out in more curvilinear street patterns. Of these three neighborhoods, Druid Hills contains the widest variety of architectural styles and contains the most elaborate example of more high style architecture.

In contrast to the grid patterns of Cold Spring Park and Hyman Heights, the Mount Royal section which developed in 1923 is closer in design to that of Druid Hills, located to the northwest of the Hyman Heights/Mount Royal historic district. Mount Royal follows a curvilinear street layout which followed the steep terrain of this part of the neighborhood and includes a variety of lot sizes and triangular medians at intersections. All of these design elements in the Mount Royal section were part of the more "Olmstedian" approach to land planning which gained in popularity in the early part of the twentieth century. Stone retaining walls are visible throughout the subdivision of Mount Royal, apparently there from the beginning, since many appear to pre-date some of the later ca. 1950s houses. These same stone walls appear throughout the Cold Spring Historic District, indicating that the same landscape craftsmen may have been at work in both of these neighborhoods.

Early Suburban Residential Development Context

In the multiple property nomination "Historic and Architectural Properties in Hendersonville, North Carolina: A Partial Inventory", the context for early suburban residential development was not included. However, the late nineteenth to early twentieth centuries in Hendersonville proved a tremendous boom time for speculative residential real estate development as it did in much of western North Carolina. The climate, the scenic beauty, and most importantly the arrival of the railroad to make the mountains much more accessible all were factors in drawing not only tourists but permanent residents to the mountains. Once the railroad arrived, nationally popular building styles and the materials to construct them became

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more readily available. Local brick and sawmills became even more important commercial enterprises for local businessmen. As the population of both year-round and summer residents began to grow, the need for housing became a top priority, providing new opportunities for many entrepreneurial real estate developers. As the automobile gained in popularity in the early twentieth century, additional opportunities arose for building homes further away from the core downtown area, creating true "suburbs". The west side of downtown Hendersonville developed early, with many farms being subdivided to meet the growing need for housing as the population grew.² O. E. Hedge developed the west side of town including Ehringhaus Street with many English Arts and Crafts style houses.³

The platting and development of Druid Hills, Hyman Heights, Mount Royal, and Cold Spring Park on the north side of town was no exception to this frenzy of speculative development. Hundreds of land areas were subdivided in the city and immediately to the north of town. Often, the initial purchasers of the lots from the developers were not the builders of the houses, but smaller investors who bought lots for purposes of a quick re-sale to those who later did in fact build the first homes. The goal for many was to "...sell at a profit before the next payment was due..."⁴ A few of these subdivisions developed as platted, but others, especially those that began in the late 1920s after the economic bust, often only had roads laid out, but no houses built until after World War II or later.

One of the earliest of these planned subdivisions was Oakland Park (1890) developed by Mayor V. L. Hyman, son of John D. and Ellen Patton Hyman. The Columbia Park Land and Development Company, incorporated by H. S. Anderson, S. F. Wren, J. W. Streetman, and R. F. Burton, developed Columbia Park (1907-1908) which was planned as a large resort community. Some of it developed, but a large portion of the undeveloped land was later turned into Lenox Park in 1942 (Lenox Park Historic District, NR 2002).⁵ (Columbia Park was contemporary with the development of Hyman Heights (1905), but was located to the southwest of the downtown area). Some of the other major subdivisions platted included Sunset Heights (1908); Hillside Park (1910); Annex Park (1913); Kanuga Lake (1913); the M. C. Toms Subdivision (1914); Lenox Park (1918); Dade-Olina Park (1923); Pine View Terrace (1923); Druid Hills (1923, Druid Hills Historic District, NR 2000); Mount Royal (1923, Hyman Heights/Mount Royal Historic District, NR 2001); Toms-Hill Park (1924); Laurel Park (1924-1927), one of the largest land developments to the west of downtown; Floralina (1925); Hollywoods (1925); Osceola Lake Park (1925); Forest Hills (1925); Chestnut Hill (1926); Laurel View (1926); Royal View park (1926); Sunset Hills (1926); Laurel Heights (1926); Central Park (1926); and Greater Druid Hills (1926).⁶ By 1924, Hendersonville had eighty-nine real estate offices and 800 brokers. The 1926 population of the town was 10,000 with over 40,000 annual visitors who came to enjoy the mountain scenery, summer homes, and resorts which were prevalent all over western North Carolina. Many Florida investors owned property in

²Mattson, Alexander and Associates, Inc., "History and Architecture of Hendersonville, North Carolina", December 16, 1996, p. 15.

³Ibid.

⁴"The Summer of 1925", Times-News, 15 January 1976.

⁵Fain, James T., Jr. A Partial History of Henderson County, New York: Anno Press, 1980, p. 179.

⁶Henderson County plat book records.

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Hendersonville and as Florida began to see a major economic decline beginning in 1925, the speculative development and economy in Hendersonville also began a rapid decline beginning in 1926.⁷ Most speculative land development stopped through most of the 1930s due to the Great Depression, but in 1933, the Hendersonville Country Club and golf course was developed on land that had originally been part of the Laurel Park subdivision, which never fully developed.⁸ Subdivisions were again platted and developed after World War II, when the town experienced a small building boom due to a further increase in population.⁹ Post World War II housing was also built as infill in older subdivisions. Subdivisions were developed into the 1950s and 1960s, but never again did the number of subdivisions exceed what happened in Hendersonville in the first two decades of the twentieth century.¹⁰

Of the above subdivision plats examined in courthouse records which developed on the north side of town, it appears that only, Mount Royal, Hyman Heights, Druid Hills, and Cold Spring Park fully developed as suburban neighborhoods, with the majority of homes built in the 1920s. Thirteen other neighborhoods from the same time period never developed at all. Several had roads constructed as shown on their plats, but only a handful of houses built from the 1920s. Most of the building of homes in these neighborhoods did not occur until the 1960s or later. Only Laurel Heights (1926), south of downtown, off the east side of Highway 25 south, experienced some development of simple bungalows dating from the 1920s to the 1930s.

Development in Hendersonville, as in the rest of western North Carolina, slowed considerably in the 1930s due to the Great Depression. Courthouse plat records for the county indicate there were only a handful of subdivisions platted in the 1930s, with most of these being in the mid to latter part of the decade.¹¹ However, in the latter part of the 1940s (post World War II) and on into the mid-1950s, Hendersonville experienced a second boom in development. Henderson County plat records indicate there were at least twenty new subdivisions platted in the 1940s and another twenty or so into the mid-1950s. It is not known how many of these actually developed, but most of them were located further out from the center of town since most of the closer neighborhoods had developed by this time. Due to the need for housing and the economic incentives (e.g. the GI Bill) after World War II, many vacant lots in the older subdivisions were infilled with newer housing so that the neighborhoods developed in the 1910s and 1920s often have several buildings within their boundaries dating from the late 1940s to 1950s. Cold Spring Park follows this pattern, as there were several vacant lots available in the earlier platted subdivision.

⁷"History and Architecture of Hendersonville, North Carolina", p. 18.

⁸Ibid, p. 22.

⁹A Partial History of Henderson County, p. 190.

¹⁰Henderson County plat book records.

¹¹ Henderson County plat record books. These subdivisions include the J. H. Maxwell Subdivision (1930); J. O. Bell (1933); Jackson Park (1935); Karp's Corporation Subdivision (1936); Chestnut Hill (1939); and Balfour View (1939).

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Architecture Context

In contrast to the Hyman Heights and Druid Hills Historic Districts, Cold Spring Park is a much smaller district in terms of numbers of properties. The Cold Spring Park Historic District consists primarily of Craftsman bungalow buildings, although the earliest building in the neighborhood is a simple L-plan cottage dating from ca. 1910 when Wheeler Park first developed and pre-dating the later re-platting of the area into Cold Spring Park. The other districts noted here contain examples of late Queen Anne, Gothic Revival, Shingle, Tudor Revival, Colonial Revival, Spanish Colonial Revival, Dutch Colonial Revival, Georgian Revival, and Italian Renaissance Revival, as well as later structures from the 1940s and 1950s, including some excellent examples of the Ranch style. Cold Spring Park is significant as being a neighborhood with smaller houses that provided housing for the middle classes, unlike the other 1920s neighborhoods on the north side of town which included many more high style houses for wealthier owners. The proximity of Cold Spring Park to the adjacent industrial areas to the south of the neighborhood provided housing for many of the employees of these businesses within walking distance, supporting this idea.

The Craftsman bungalows built in Cold Spring Park vary in terms of how much they are in keeping with the high style use of the style. Craftsman bungalows, commonly built nationally from 1905 to 1930, typically are one to one-and-one-half-stories, with either front or side-gable roofs, with porches often including details such as tapered posts on piers, solid balustrades, and an irregular floor plan. They made use of natural materials such as brick and stone, and Cold Spring Park is no exception to this stylistic feature.¹² Particularly notable bungalows include the **House** at 1024 Highland Avenue (ca. 1925), with its battered posts on brick piers, German siding, projecting purlins, exposed rafter ends, and vertical four-over-one windows; the **House** at 1015 Highland Avenue (ca. 1925) also with battered posts on capped brick piers, German siding, capped brick cheek walls flanking the central steps, diamond-pane windows, and a diamond-pane front door; and the **George W. Justice House** (1033 Highland Avenue, ca. 1925) with its one-and-one-half-story massing, dormers, exposed rafter ends, German siding, six-over-six and eight-over-eight windows, and French doors opening onto the porch.

The Ranch style, popular from ca. 1935 to 1975, typically was one story in height with a side-gable or hip-roof, and a long, linear floor plan. Often there was an attached garage wing or a garage beneath the house. Windows could be picture, multi-light, or double-hung. Most often there was an entry stoop or recessed entry.¹³ There are several good examples of this style in the neighborhood, with the best of these being the **William E. Jamison House** (1023 Highland Avenue, 1950) with its long, low massing, garage wing, original asbestos siding, and multi-light casement and picture windows.

¹² McAlester, Virginia, and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984, p. 453.

¹³ Ibid. p. 479.

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Overall, the district retains a high degree of architectural integrity. Architectural changes within the district have included primarily the enclosing of porches, addition of artificial siding, and replacement of windows. Of the non-contributing buildings, only two of the six noted have had significant changes. The remaining are those that are outside the period of significance.

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BOUNDARY DESCRIPTION

The boundaries for this nomination are indicated on the accompanying tax/sketch map, with a scale of 1" = 200'

BOUNDARY JUSTIFICATION

The boundaries of the district are the similar to those that were platted in 1910 and 1925 while excluding noncontributing properties at the edges of the historic plats in order to create a cohesive neighborhood of housing for middle-class workers at the nearby industries.

PHOTOGRAPHS

The following information applies to all photographs, except where noted.

Name of property:	Cold Spring Park Historic District Hendersonville Henderson County North Carolina
Photographer:	Sybil Argintar
Date of photos:	August 2007
Location of original negatives:	Division of Archives and History One Village Lane Asheville, North Carolina 28803

1. Highland Avenue, view north
2. Locust Street, view northwest
3. N. Main Street, view northeast
4. 1015 Maple Street, view south
5. 1009 Maple Street, view southwest
6. 1034 Highland Avenue, view northeast
7. 910 Highland Avenue, view north
8. 1033 Highland Avenue, view northwest
9. 1015 Highland Avenue, view southwest
10. 1024 Locust Street, view east
11. 1004 Locust Street, view northeast
12. 916 Locust Street, view northeast
12. 910 Locust Street, view northeast
14. 910 Locust Street stone wall, view northwest
15. 1116 N. Main Street, view southeast
16. 1000 Highland Avenue, view northwest
June 2008