



HENDERSON COUNTY
HISTORIC LANDMARK APPLICATION:
BRIGHTWATERS
(of Brightwater Farms)



Address: 105 Turley Falls Rd, Hendersonville NC 28739

Use: Single-Family Residential House

Construction Date: 1923

Applicants: Aleda & Michael Coppola

HENDERSON COUNTY
HISTORIC LANDMARK APPLICATION



The Henderson County Planning staff is available to assist you with general information about the required supporting items for the Historic Landmark application. If you are unsure about any of the requirements, please contact the Henderson County Planning Department.

PROPERTY CONTACT PERSON INFORMATION

Name Michael + Aleda Coppola Address 105 Turkey Falls Rd.
City/State Hendersonville, NC Zip Code 28739
Telephone Number _____ Cellphone Number 828.606.4765
E-mail Address AledaCoppola@gmail.com

HISTORIC PROPERTY NAME Brightwaters + Brightwater
Other names (if historic name is not known, use current name or address) _____

LOCATION (Give both street address and physical location, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Street Address-
Street/Secondary Road (SR)/Highway 105 Turkey Falls Rd.
Township _____ County Henderson

Physical Location-
Corner of 64 + Turkey Falls Rd. in Hendersonville, NC

GENERAL INFORMATION

- A. Property Deed Book Number 003369 and Deed Book Page Number 00099
- B. Property use and construction date(s) [Attach separate piece of paper if more space is needed]:
Provide historic and current use, original construction date, and if appropriate, dates of additions. If exact dates are unknown, give approximate date.
1. Original Construction Date - 1923
 2. Historic Use - Residential Family Home (Single)

3. Current Use - Residential (Single Family)

Dates of Additions - 1985

C. Subsidiary Buildings

Present (Check Yes or No) - Yes X No
If "Yes" was checked fill out C1-C3; If "No" was checked skip C1-C3:

1. Original Construction Date - 1985

2. Historic Use - Pump House for Pool

3. Current Use - Pump House for Pool

Dates of Additions - N/A

D. Approximate Acreage: 2.8

E. Have any buildings on the property been moved? Yes No X
(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

F. Architect and/or builder (if known): Albert Drake

Return to: Henderson County Planning Department
100 N. King Street
Hendersonville, NC 28792

Telephone: (828) 694-6518

E-mail: jcompher@hendersoncountync.gov

PROPERTY OWNER NAME(S) AND SIGNATURE(S)
(All property owners must sign for agreement to be valid)

1. Name Aleda Coppola
Signature Aleda Coppola Date 01/01/2023

2. Name Michael Coppola
Signature Michael Coppola Date 1/1/23

3. Name _____
Signature _____ Date _____

4. Name _____
Signature _____ Date _____

CURRENT PHOTOS

(provided by the applicants)





















Living Room Fireplace



Picture Framing in
Wood Floors



SURVEY

(1983)

NOTE:

- FOR SOURCE OF TITLE SEE D.B. 594, P. 441.
- QUITCLAIM D.B. 597, P. 545
- R/W TURLEY FALLS ROAD D.B. 575, P. 585



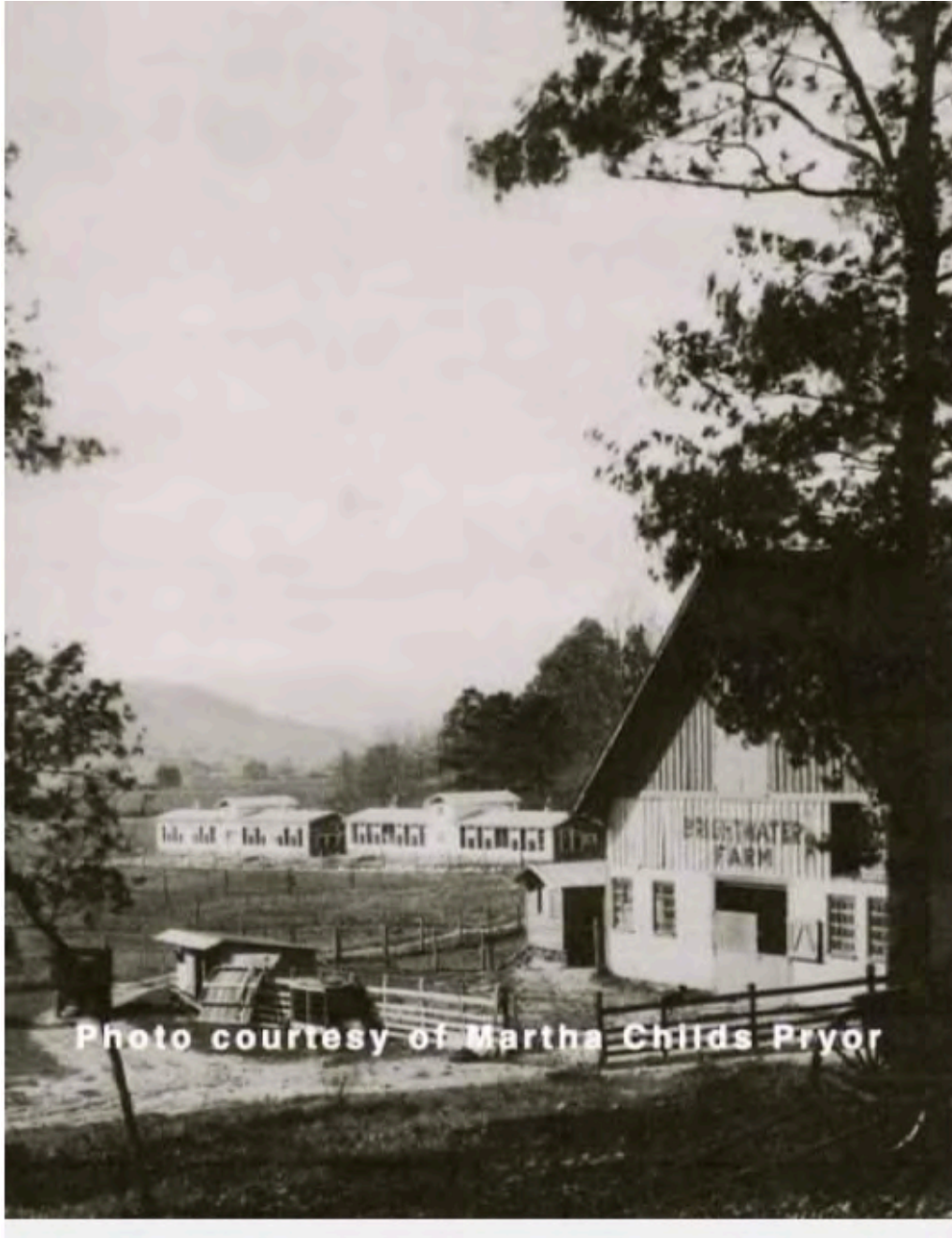
"PROPOSED"
PROPERTY OF
PALMER VANARSDALE
HENDERSONVILLE TWP HENDERSON CO., N.C.
SCALE 1" = 50' DEC., 1983



SURVEYED BY
WILLIAM PATTERSON, R.L.S.
105 SECOND AVENUE WEST
HENDERSONVILLE, N.C. 28739

HISTORIC PHOTOS & DOCUMENTS

(provided by the applicants)



Brightwater Farm



Brightwater Guest Resort & Lodge



BRIGHTWATERS

of Brightwater Farms

HENDERSONVILLE, N. C.



One of Our Many Cottages

BRIGHTWATERS is a unique resort located three and one-half miles west of Hendersonville, on U. S. 64, which is becoming more popular each season, especially with those who winter in Florida and formerly journeyed to the far North for the summers.

This nature-favored land, owing to its Southern latitude and high mountain altitude of approximately 2200 feet, has a long, ideal summer and fall climate.

Nights are always cool even in mid-summer. With such a rarity in air, low humidity, and absence from the annoyance of mosquitoes, you will find the joys of the far Northern woods, and yet you are only a short distance from your Florida home.

RECREATION

The recreation facilities at Brightwaters are unusually attractive and very popular with our guests. Two of Florida's most popular games are Shuffleboard and Lawn Bowling. These are played on open courts where weather conditions may frequently interrupt. Here at Brightwaters there is a marked improvement in this respect. Both Shuffleboard and Lawn Bowling can be played at their best on our covered courts where the games are never stopped by rains. Since the courts are open on all sides it is practically an outdoor recreation.

We have completed the first unit of the covered Lawn Bowling courts. All participants acclaimed it the best they had ever experienced. We believe this to be the first Lawn Bowling court in America under cover, and the only marl or clay court north of Florida.

The recreation center also includes card and game room, tennis and badminton courts.

Golf is also available on an 18-hole Donald Ross course nearby. Horseback riding is very popular over the many



Lawn Bowling Court



Shuffleboard At Its Best

roads and bridal paths of this beautiful wooded mountain estate. Scenic drives are innumerable and include the nearby majestic Smokies, rapidly becoming the most popular attraction east of the Mississippi.

COTTAGES

The many cottages for season and monthly rentals are rustic in outward appearance, yet each has the conveniences of city homes. One to three bed rooms, hot and cold running water, complete bath rooms, and heating facilities for cool nights. The cottages are completely furnished with the exception of linens. However, these can be supplied at reasonable cost if inconvenient to bring them.

With ample land space congestion in location has been avoided, and each cottage, with shade trees in its vicinity, represents an inviting summer home.

PURE WATER

Pure, soft water is piped to all parts of the estate and fully approved by the State Board of Health.



Guest House and Dining Hall of Lodge

LODGE AND DINING HALL

At the entrance of the resort and operated under lease is the Lodge and Dining Hall, which entertains regulars and transients. Meals in the dining room are also available to the cottage residents and occupants of the Guest House.

GUEST HOUSE

This new two-story building is of stone construction and is operated by the resort owner. It is available to temporary or permanent guests. Fully modern in all details and consists of large, well ventilated rooms, each with private bath.

Without undue regulations or restrictions every effort is made by the owner to interest only those guests who seek the type of pleasant conditions found at Brightwaters. It is exclusive to this extent. If a resort of this nature presents an appeal, your visit is welcomed, or for further information address:

S. J. CHILDS, *Owner*

BRIGHTWATERS - - HENDERSONVILLE, N. C.

PHONE OX 3-4121

Three Son Ran Farm

Hendersonville N.C. 7 - 5 1938

Mr. S. E. Varner,

Dear Mr. Varner :-

I have your letter of the first and certainly would like to have an interview with you in regard to the matter referred to.

According to all information I could get, farm help was not included especially so in the few that we employed. My 3 sons operate the farm mainly and what extra farm help we employ never have carried the Social Security returns, as far as we know.

As to the cottages being built, they are all on contract and the contractors of course, make the Security returns. However, I want to take up the matter with you personally at your earliest convenience.

I probably will be in Brevard Friday and if you will give me the address as to location of your office, and the hour I can see you will call. Or if you will be passing the Brightwater Lodge on your way to Hendersonville on Friday or Saturday, will be glad to meet you there.

We do not operate the Lodge but lease it and have nothing to do with the operation of same.

Sincerely Yours

S.J. Childs Box 777

Brightwaters Mountain Cottages Brochure

BRIGHTWATERS MOUNTAIN COTTAGES



BRIGHTWATERS LODGE AND DINING ROOM
Where These Delicious Chicken Dinners Are Served.

For several years Brightwaters Farm of 300 acres was devoted exclusively to home and farm purposes, as a place selected as the IDEAL after the owner had roamed over many states in which temporary residences were established. Two years ago a few cottages of a most unique type were erected and they proved popular. Other cottages were erected and a modern water system, supplied by copious, pure springs, far up the mountain side, was installed to take care of a colony of numerous residents.

The development is across the highway from our home, pictured herein, and erected as our permanent abode, believing that the healthfulness of this climate would add at least ten years to our lives. This is ample reason for making our cottages attractive, the grounds beautiful, and selecting a type of guests who will be congenial among themselves as well as with our family.

THIS IS NO "LAND SALE" DEVELOPMENT. We have sold a few sites and cottages but not until we were definitely of the opinion that the owners would make peaceful, congenial neighbors, and be a contribution to our community life.



SHUFFLE BOARD
One of the Pioneers Shuffle Board Courts in the South.

WATER

Water is supplied by springs, the purity of which has been most flatly and truly commended upon by the State Board of Health. These waters flow into a reservoir which has ample capacity to supply all anticipated domestic needs, afford fire protection, and form a beautiful lake on the property.

RECREATION

There is plenty to occupy one's time: tennis, shuffle boards, horse-shoe pitching, hiking over trails and wood paths far up in the mountains, or motoring over paved highways. Swimming, and golfing on an 18-hole Donald Ross course, may be had with other recreational advantages in and around Hendersonville.

FOOD SUPPLIES

The residents are located close enough to the city to insure daily delivery of groceries, ice, laundry, etc. On this farm is a modern poultry department where the hens not only receive the best in care, but are allowed the range of alfalfa and blue grass meadows, enjoying the benefits of the pure mountain air and invigorating sunshine, which is, of course transmitted to the egg in the form of surplus vitamins, especially D, the most important and hardest to obtain. The dairy is a model of sanitation and our milk customers receive a product unequalled in quality. The cows receive the same benefit of outdoor life as do our hens, roaming over grass meadows, receiving the benefits of the blessed sunshine and wonderful mountain air. All dairy operations are strictly mechanical. Milking is done with the modern electrical milker, and the product is cooled by our ice cold spring water. Human hands never come in contact with the milk from the cow to the bottles.

NOT AN OVERNIGHT CAMP. This is not an overnight tourist camp. Our colony is composed of a select type who are best on rest or play under most favorable surroundings, a matter in which we take great precaution for the comfort and peace of our guests.



RESIDENCE AND OFFICE OF THE OWNER

THE COTTAGES

The cottages are rustic and primitive in their exterior, in keeping with their mountain setting, but are moderately furnished inside, with hot and cold running water, bath, electric lights, and the other comforts of the city home. They are completely furnished with the exception of linens and silverware and these are furnished at extra cost when requested by the cottage resident. Seasonal rates range from \$150.00 to \$300.00.

THE LODGE

For the convenience of transient guests who may wish to spend a week-end or less than a month without the cares of housekeeping, we operate The Lodge, a modern hospelry, to which we have this year added 10 additional bedrooms, some with private baths. A dining hall in connection will serve excellent meals at moderate cost to the guests stopping with us a few days, and the cottage residents who may wish to avoid the preparation of one or more meals in their homes.

HEALTH

Brightwaters takes every precaution to contribute to the health of the community and, therefore, persons suffering with communicable or contagious diseases cannot be entertained. Brightwaters is a haven of rest, recuperation and recreation for those who need the advantages of pure water, healthful sunshine, and the purest of health-building mountain air. It is a place where one can have complete rest or varied and vigorous outdoor life without interference.



BRIGHTWATERS COWS ON THE RANGE



A VIEW OF OUR MODERN POULTRY FARM

BRIGHTWATERS MOUNTAIN COTTAGES



BRIGHTWATERS LODGE AND DINING ROOM
Where These Delicious Chicken Dinners Are Served.

For several years Brightwaters Farm of 300 acres was devoted exclusively to home and farm purposes, as a place selected as the IDEAL after the owner had roamed over many states in which temporary residences were established. Two years ago a few cottages of a most unique type were erected and they proved popular. Other cottages were erected and a modern water system, supplied by copious, pure springs, far up the mountain side, was installed to take care of a colony of numerous residents.

The development is across the highway from our home, pictured herein, and erected as our permanent abode, believing that the healthfulness of this climate would add at least ten years to our lives. This is ample reason for making our cottages attractive, the grounds beautiful, and selecting a type of guests who will be congenial among themselves as well as with our family.

THIS IS NO "LAND SALE" DEVELOPMENT. We have sold a few sites and cottages but not until we were definitely of the opinion that the owners would make peaceful, congenial neighbors, and be a contribution to our community life.



SHUFFLE BOARD
One of the Pioneers Shuffle Board Courts in the South.

WATER

Water is supplied by springs, the purity of which has been most flatly and truly commended upon by the State Board of Health. These waters flow into a reservoir which has ample capacity to supply all anticipated domestic needs, afford fire protection, and form a beautiful lake on the property.

RECREATION

There is plenty to occupy one's time: tennis, shuffle boards, horse-shoe pitching, hiking over trails and wood paths far up in the mountains, or motoring over paved highways. Swimming, and golfing on an 18-hole Donald Ross course, may be had with other recreational advantages in and around Hendersonville.

FOOD SUPPLIES

The residents are located close enough to the city to insure daily delivery of groceries, ice, laundry, etc. On this farm is a modern poultry department where the hens not only receive the best in care, but are allowed the range of alfalfa and blue grass meadows, enjoying the benefits of the pure mountain air and invigorating sunshine, which is, of course transmitted to the egg in the form of surplus vitamins, especially D, the most important and hardest to obtain. The dairy is a model of sanitation and our milk customers receive a product unequalled in quality. The cows receive the same benefit of outdoor life as do our hens, roaming over grass meadows, receiving the benefits of the blessed sunshine and wonderful mountain air. All dairy operations are strictly mechanical. Milking is done with the modern electrical milker, and the product is cooled by our ice cold spring water. Human hands never come in contact with the milk from the cow to the bottles.

NOT AN OVERNIGHT CAMP. This is not an overnight tourist camp. Our colony is composed of a select type who are best on rest or play under most favorable surroundings, a matter in which we take great precaution for the comfort and peace of our guests.



RESIDENCE AND OFFICE OF THE OWNER

THE COTTAGES

The cottages are rustic and primitive in their exterior, in keeping with their mountain setting, but are moderately furnished inside, with hot and cold running water, bath, electric lights, and the other comforts of the city home. They are completely furnished with the exception of linens and silverware and these are furnished at extra cost when requested by the cottage resident. Seasonal rates range from \$150.00 to \$300.00.

THE LODGE

For the convenience of transient guests who may wish to spend a week-end or less than a month without the cares of housekeeping, we operate The Lodge, a modern hospelry, to which we have this year added 10 additional bedrooms, some with private baths. A dining hall in connection will serve excellent meals at moderate cost to the guests stopping with us a few days, and the cottage residents who may wish to avoid the preparation of one or more meals in their homes.

HEALTH

Brightwaters takes every precaution to contribute to the health of the community and, therefore, persons suffering with communicable or contagious diseases cannot be entertained. Brightwaters is a haven of rest, recuperation and recreation for those who need the advantages of pure water, healthful sunshine, and the purest of health-building mountain air. It is a place where one can have complete rest or varied and vigorous outdoor life without interference.



BRIGHTWATERS COWS ON THE RANGE



A VIEW OF OUR MODERN POULTRY FARM

**LEASE
(1933)**

LEASE CONTRACT

S. J. Childs and Wife,
Jessie M. Childs

to

Statesville Flour Mills
Company

Thos. H. Franks,
Attorney at Law,
Hendersonville, N. C.

NORTH CAROLINA
HENDERSON COUNTY

LEASE CONTRACT

This lease made this 2nd day of January, 1933, by and between S. J. Childs and Wife, Jessie M. Childs, of the County of Henderson and State of North Carolina, hereinafter called the Lessors, and Statesville Flour Mills Company, of Iredell County and State of North Carolina, hereinafter called the Lessee

WITNESSETH: That said Lessors in consideration of the sum of Seven Hundred Twenty (\$720.00) Dollars to be paid as hereinafter set forth, and the performance by the Lessee of the other stipulations herein contained do hereby demise and lease unto the said Lessee, its successors or assigns, for a term of one year to commence on the 2nd day of January, 1933, the double store room including basement located on the east side of Main Street between Fourth and Fifth Avenues in the City of Hendersonville being numbered 412-414 North Main Street, and where Brightwaters Farms and Supply Company has been located.

The rent herein specified shall be paid as follows:

\$60.00 per month in advance.

The Lessors agree to keep the buildings in repair during the said term except as against injuries thereto not due to natural causes; and agrees that the said Lessee shall enjoy said premises free from the adverse claims of any person.

The Lessee agrees to make no unlawful or offensive use of the premises, to keep the plumbing and light fixtures in good repair, to pay all water rents, light bills and other charges which may be incurred and charged against said premises by reason of its occupancy thereto; and to turn same over at the end of the term in as good condition as they now are, reasonable wear and tear, accidental destroying by fire or other unavoidable casualty excepted.

It is further agreed that this lease shall terminate

if the buildings covered thereby should be rendered unfit for use by accidental fire or other unavoidable casualty.

If the Lessee shall fail to make any payment of rent, or any part thereof, when due, or shall fail to discharge any other obligation herein assumed or shall violate any stipulation herein contained, and shall, after five days' notice thereto from the Lessors or their agent fail to pay said rent, discharge said obligation, or correct such violation then said failure shall forfeit this Lease, and the Lessors shall have the right to immediately enter and take possession of such premises. Notice to quit possession and other formality is hereby expressly waived.

It is also agreed that if the Lessee shall forfeit said Lease or vacate said premises during the term, such action on his part shall mature the full amount of the unpaid rent for the entire term and the same shall become immediately due and payable.

It is also agreed that the said Lessee shall not assign this Lease or sublet said premises without the written consent of the Lessors.

It is understood and agreed between the parties hereto that Lessee shall have the right to renew this Lease for a second year at a rental of \$780.00, payable \$65.00 per month in advance, and for a third year at a rental of \$900.00, payable \$75.00 per month in advance.

In Witness Whereof the said parties have hereunto set their hands and seals, the day and year above written.

S. J. Childs
.....
Jessie M. Childs...
Lessors.

STATESVILLE FLOUR MILLS COMPANY
BY *[Signature]*.....

DEED BETWEEN THE BROWNS AND CHILDS (1932)

THE STATE OF NORTH CAROLINA, }
HENDERSON COUNTY.
COUNTY OF HENDERSON

THIS INDENTURE, Made this 3rd day of October, in the year of our Lord one thousand nine hundred and thirty-two, between J. W. Brown and wife, Emma Brown and ... of the County of Allegheny and State of Pennsylvania, of the first part, and S. J. Childs and wife, Jessie M. Childs, of the County of Henderson and State of North Carolina, of the second part, WITNESSETH:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other consideration DOLLARS, in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have bargained and sold, conveyed and confirmed, and by these presents do bargain, sell, convey, and confirm unto the said parties of the second part, their heirs and assigns forever, all the following described piece or parcel of land, lying and being in the Township of Hendersonville, County of

Henderson, and State of North Carolina, and known and designated as follows, viz.: Lots 17, 18, 19, 20, 21, 22, 23, and 24 of the H. H. and John Ewbank property, as shown on plat made by George Kershaw, recorded in Plat Book 1, page 17, in office of Register of Deeds for Henderson County, same being lands conveyed by deed from H. H. Ewbank and wife Jennie Few Ewbank, and John Ewbank, and wife, Grace Ewbank, to S. J. Childs, which deed is dated 14th December, 1922, and recorded in Deed Book 119 at page 213, reference to which is hereby made for more complete description and for exceptions and reservations. Also lots 27, 28, 29, 30, 31, 32, 36, 37, 38, and 39 of the Ewbank property as shown on plat recorded in Plat Book 1 at page 17 in the office of the Register of Deeds for Henderson County and also all of that part of lot 40 of said subdivision not heretofore conveyed by H. H. Ewbank and wife, and John Ewbank and wife, to J. M. McC Carson, same being property conveyed by deed 8th April 1925, from H. H. Ewbank and wife, Jennie Few Ewbank, and John Ewbank and wife, Grace S. Ewbank, which deed is recorded in Deed Book 130, at page 309, reference to which is hereby made for more complete description and also for exceptions and reservations. Also the following tract of land containing 1 1/2 acres, more or less, and being the same land conveyed by W. R. Shipman and wife, to T. B. Nelson by deed recorded in Book 52 at page 154 of the records of deeds for Henderson County and being known and designated as follows, namely: BEGINNING at a white pine at a corner of the old Shipman fence and runs S. 59 deg. W. 14 poles to a rock; thence S. 49 1/2 deg. W. 19 poles to a rock; thence S. 76 deg. W. 4 poles to a rock; thence N. 63 1/2 deg. W. 7 1/2 poles to a maple; thence N. 59 deg. W. 8 poles to a poplar, same being on the old line; thence with said line N. 70 deg. E. 45 poles to a white pine near the road; thence S. 47 1/2 deg. E. 21 poles to the BEGINNING, same being the land conveyed by deed dated 25th October, 1927 from Lula Hendrix et al to S. J. Childs which deed is recorded in Deed Book 181 at page 204, reference to which is hereby made. Also lots 25, 26 and 41 of the H. H. and John Ewbank property as shown on plat made by George Kershaw recorded in Plat Book 1, page 17 in the office of Register of Deeds for Henderson County, same being land conveyed by deed dated 14th December 1922 from H. H. Ewbank and wife, Jennie Few Ewbank, and John Ewbank and wife Grace Ewbank, to S. J. Childs, which deed is recorded in Deed Book 117 at page 181, reference to which is hereby made for more complete description and also for exceptions and reservations.

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereto in anywise appertaining, unto the said parties of the second part, their heirs and assigns forever.

And the said J. W. Brown and wife, Emma Brown parties of the first part, do covenant with the said parties of the second part, their heirs and assigns, as follows: are

FIRST, That they the owner and lawfully seized of said premises. SECOND, that they have a good right to convey the same. THIRD, that the same are free from all encumbrances whatever. And, FOURTH, that the parties of the second part, their heirs and assigns, shall quietly enjoy and possess the same, and that they will warrant and defend the title to the same against all lawful claims.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first written above.

Signed, sealed, and delivered in the presence of

E. E. Elliott

J. W. Brown (SEAL)
Emma Brown (SEAL)
(SEAL)
(SEAL)

STATE OF NORTH CAROLINA
 HENDERSON COUNTY

THIS INDENTURE, Made this 14th day of December, in the year of our Lord one thousand nine hundred and 22 between H.H. Ewbank and wife, Jennie Few Ewbank and John Ewbank and wife, Grace Ewbank, of the County of Henderson and State of North Carolina, of the first part, and S.J. Childs, city of St. Petersburg and State of Florida-- of the second part, WITNESSETH:

Revenue Stamps
 \$5.00

WITNESSETH, That the said parts of the first part, for and in consideration of the sum of ten dollars and other valuable considerations--- DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has bargained and sold, conveyed and confirmed, and by these presents do bargain, sell, convey, and confirm unto the said part Y of the second part, his heirs and assigns forever, all the following described piece or parcel of land, lying and being in the Township of Hendersonville County of Henderson, and State of North Carolina, and known and designated as follows, viz.:

Lots 17, 18, 19, 20, 21, 22, 23 and 24 of the H.H. and John Ewbank, property as shown on plat made by George Kershaw recorded in plat book 1 page 17 in the office of the register of deeds for Henderson county and bounded as follows: Beginning at a stake in the south side of the Shaws creek road, where said road intersects the eastern boundary line of a tract conveyed by W.J. Davis and wife to the said H.H. and John Ewbank, and running; thence with the south side of the Shaws creek road as follows: North 52 deg 44' West 167 feet, north 54 deg 40' West 134 feet, north 61 deg west 74 feet, north 76 deg west 371 feet, north 65 deg 50' West 110 feet and north 38 deg 45' West 295 feet to the north east corner of lot 16, as shown on said plat; thence leaving said road and running with the line of said lot 16, south 25 deg 15' west 1145 feet, crossing Shaws creek, to a stake at the Transylvania railroad track; thence with said railroad track as follows: south 51 deg 50' East 970 feet, south 52 deg 30' East 375 feet, and south 61 deg east 190 feet to a stake in said eastern line of said Davis tract; thence with a road running with said Davis line as follows: north 5 min. East 225 feet north 9 deg East 457 feet, and north 10 deg 15' East 700 feet to the Beginning, containing 35.17 acres more or less, excepting and reserving a right of way over said last mentioned roadway, also excepting and reserving the railroad right of way----

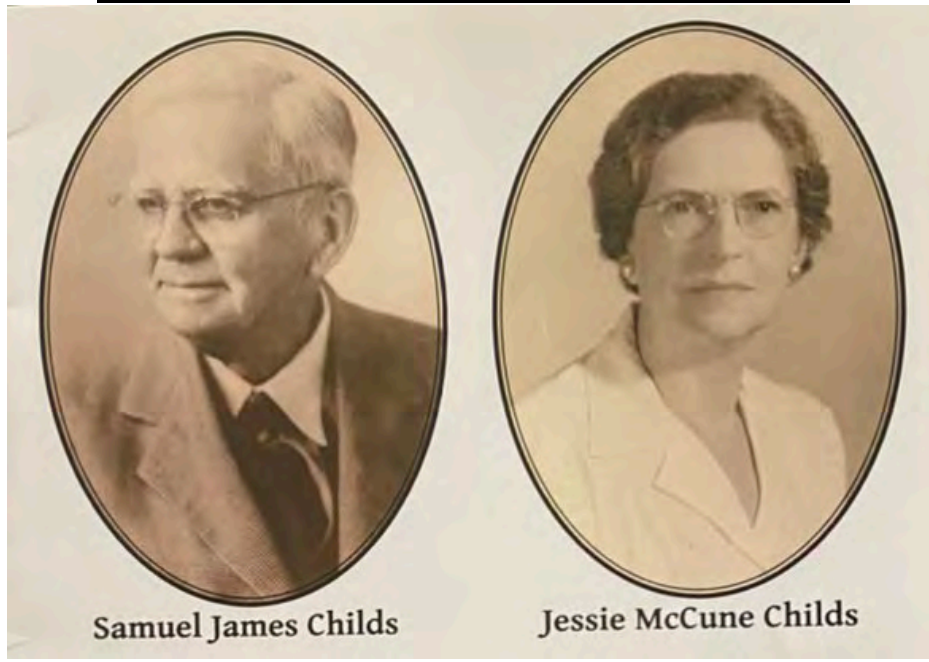
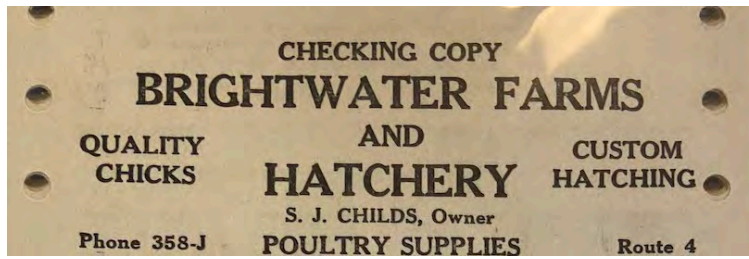
TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereto in anywise appertaining, unto the said party of the second part, his heirs and assigns forever. And the said H.H. Ewbank and wife Jennie Few Ewbank and John Ewbank and wife Grace Ewbank--- part y of the first part, do covenant with the said part Y of the second part, his heirs and assigns, as follows:

FIRST, that the y are the owner and lawfully seized of said premises. SECOND, that the y have a good right to convey the same. THIRD, that the same are free from all encumbrances whatever. And, FOURTH, that the part Y of the second part, his heirs and assigns, shall quietly enjoy and possess the same, and that they will warrant and defend the title to the same against all lawful claims.

IN TESTIMONY WHEREOF, the said part ies of the first part have hereunto set their hands and seals, the day and year first written above.

Signed, sealed, and delivered in the presence of

John Ewbank (SEAL)
 Grace S. Ewbank (SEAL)
 H.H. Ewbank (SEAL)
 Jennie Few Ewbank (SEAL)



Brightwaters – Description

Brightwaters of Brightwater Farm is an excellent example of an intact craftsman cottage built in 1923. This is a one and half story and part basement stone dwelling having an ordinary wood joist roof covered with terracotta tile shaped metal. The interior finish of the first floor is of double wood joist floor with oak wearing surfaces. Sidewalls and partition walls are of river rock lath and plaster. In the most part while the living room and dining room have paneled wainscot and a beamed ceiling. Basement floor is concrete on earth and is otherwise unfinished. Entire building is lighted by electricity and heated by a hot water supply from boiler located in the basement fired by coal through a “Combustioneer” stoker. ¹

There was an addition added to the back of the home in 1984 creating a large family room and sunroom off the kitchen. There was an inground pool installed during the same year on the side of the home next to the portico. The pool has a vinyl liner, never gunite. ²

Currently the home still contains original unique plaster work in the formal living room along with original coffered ceiling and river rock fireplace. Original wainscoting is still intact in both dining room and formal living room. Walls and ceilings throughout the home mainly are of plaster but there are some areas where drywall has been required. Floors throughout main house are original oak and floors in the addition have been updated to match. Original picture frame flooring still exists throughout the main house.

Original master half bath has been updated to a small walk-in closet and sitting room off the primary bedroom has been updated to a master bath with wainscoting to match the living and dining room.

Windows throughout main home are mostly original other than in the addition and on the south facing side of the home.

The original metal roof has been maintained and is good condition.

HVAC has been installed to heat and cool the home. The original boiler is still located in the basement but not in use.

Trees and landscaping are some of the oldest most mature in the area according to several arborists. They likely predate the home. ³

The stone portico with original parking garage and garage door is still in tack along with the 5 original river rock pillars that surround it.

Walkways are all original.

At this time no renovations are needed or planned. The home is in excellent condition and only needs maintained.

This property is in a residential area located on top of a hill at the corner of Highway 64 and Turley Falls Rd. It is in the Brightwaters community just west of Laurel Park on the south side of highway 64 and Turley Falls Rd.

This property should be designated a historic site due to it being 100 years old, tied to the life of an influential person who impacted the social and economic culture of Hendersonville, and lastly the distinct architectural style.

History

This home was built in 1923 for Samuel J. Childs (Born 01/21/1874 in Boston, MA ⁴) and his family. This home was built by Albert Drake.⁵ This is the same builder who built 299 Sunset in Hendersonville, NC and also the Earl Stillwell home located at 549 Blythe St.⁶ This is a craftsman style home built with elegantly crafted natural materials. This style of home is representative of a general trend in western North Carolina in the first decades of the twentieth century. Some examples of this building style include the Grove Park Inn in Asheville, the High Hampton Inn in Hendersonville, and Snowbird Mountain Lodge near Robbinsville.⁷

S.J. Childs used this as a residence and a home office for Brightwaters Farm and Brightwaters Mountain Cottages which he developed after moving here in 1923.⁸ He owned 200 acres on the north side of 64 and 200 additional acres on the south side which is where the home and the farm are located. S.J. Childs and his sons ran the farm⁹ farming prized chicken, cattle, and other food to support the resort. He was a pioneer in new farming technology for the time and used it to his advantage. He also owned and operated Brightwaters Farm and Supply Company located at 412 – 414 North Main¹⁰ in downtown Hendersonville which was leased to the Statesville Flour Mill Company in 1933. This building is preserved by the Hendersonville Historic Preservation Commission¹¹ but dates back to 1920 and was designed by Erle Stillwell in 1924.¹² 1937 is the earliest use of this building mentioned; this is a missing piece of a larger picture. This location is next door to the Ewbank & Ewbank building designed by Earl Stillwell in 1923.¹³

Members of the Childs family still reside in the area today such as Martha Childs Pryor, the granddaughter of Samuel J. Childs and his wife Jessie M. Childs (09/13/1888, died 6/6/1977). They had 3 sons (Arthur Wadsworth Childs, Samuel James Childs Jr, Robert Brown Childs) and 1 daughter (Ruth Childs Brown). He died in the home on March 3rd, 1962 due to cancer. S.J. Childs is buried alongside his wife and children at Shepherd's Memorial Park in Naples, NC.

Childs moved to Hendersonville from Pinellas County (St Petersburg) Florida although originally from Boston but moved to Pennsylvania (McKeesport) where he met his wife. Childs was one of many Florida developers who bought land in Henderson County in its boom time from the 1880s to the mid-1920s. Childs purchased the land which he later developed into the Brightwater Farm community between 1922 to 1925 from John and H. H. Ewbank. The railroad skirted the south edge of the farm property, providing access to his development for the summer visitors, who could take the train to the nearby Horse Shoe station. Childs' cottages were rustic in design, built of round logs with saddle-notched corners like many other summer cottages in Western North Carolina. The development included Sunset Drive on the west and Sunrise Drive on the east. Most of the cottages were built along Sunrise Drive, with individual homes, including the Moore house, built along Sunset Drive. A recreation area, located just down the hill from the Moore house, included a pavilion, lawn bowling, shuffleboard, and croquet areas. It was a popular gathering spot for the summer residents. The farm land on the south has only recently been developed into a modern subdivision, but a great deal of the land is still in farming use. ¹⁴

The 25 Brightwaters Mountain Cottages are still standing today as private homes as well as the original Guest House and Lodge for the resort. The resort was highly successful and brought tourism to Hendersonville for many years. "Nights are always cool, even in mid-summer. With such a rarity in air, low humidity, and absence from the annoyance of mosquitoes, you will find the joys of the far Northern woods, and yet you are only a short distance from your Florida home," reads an early Brightwaters brochure. A one-room schoolhouse became a dining hall, in addition to a central lodge and a two-story stone building, built in 1938, that featured eight bedrooms and six bathrooms.¹⁴ "With plenty to occupy ones time: tennis, shuffle boards, horseshow pitching, hiking over trail and wood paths far up in the mountains, or motoring over paved highways. Swimming and golfing on an 18-hole Donald Ross course may be had with other recreational advantages..."⁸ The farm provided fresh eggs, produce, and meat to the dining hall and other Hendersonville merchants. Year after year, the guests kept returning. Due to the influence Samuel Childs had on the economy this area was named Brightwater Farm and is still named this today. As his obituary stated in its title, he was a "Tourist Business Pioneer."¹⁵

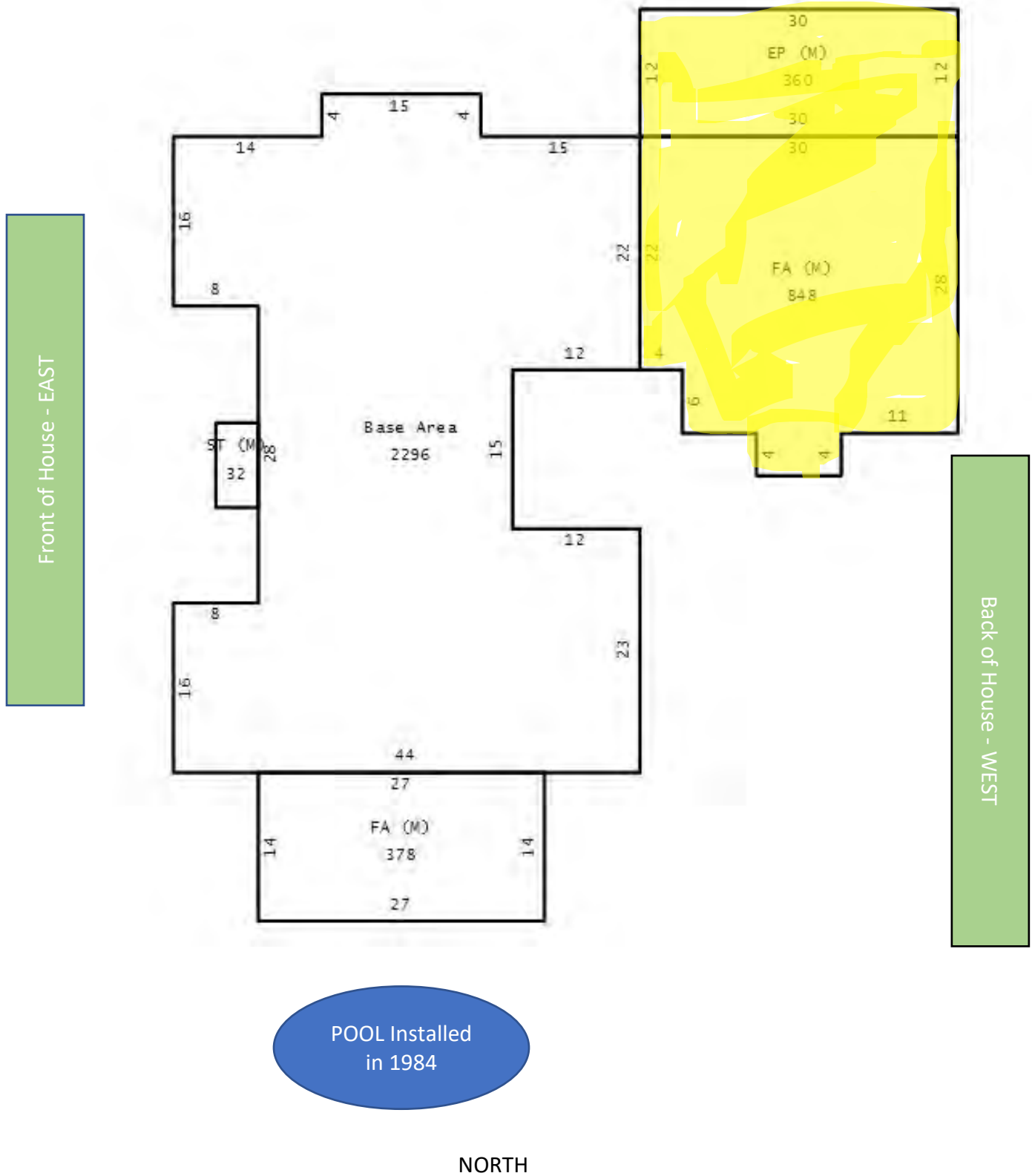
The home has only been used as a private residence since its inception with much of the original integrity preserved. This home was the dream of a man who had no boundaries. If he dreamt it, it manifested itself through hard work and dedication. Samuel Childs lived up and down the east coast but Hendersonville is where he decided to raise his family, start a farm of impressive proportions and award-winning livestock, open a feed store, and begin a vacation resort to bring more tourism into our little community. Extraordinary does not feel like a strong enough word to describe how this man lived and died. Only the luckiest of us will experience this. The Samuel J. Childs home deserves to be deemed historically significant because of what he brought to our town and the impact he had on so many lives. He was a man who frequently associated himself with families such as the Drake's, Ewbank's, and Stillwell's, all prominent members of our past society. We know Drake built the home but one can only speculate, did Stillwell design it? Either way, the home and the history of the man who created it are all still very much intact. We hope the county will see this as well by approving the historic designation request.

References:

1. Insurance Company of North America Inspection & Survey Report
2. Pool prints purchased by Palmer Van Arsdale
3. Epperson Tree Service by Matt Beauregard an ISA certified arborist
4. Findagrave - <https://www.findagrave.com/memorial/103179332/samuel-james-childs#>
5. Confirmed information with Martha Childs Pryor, Granddaughter of Samuel J. Childs – Interviewed 01/28/2023 at the home.
6. Hendersonville Historic Preservation Commission – Erle Stillwell House II
<http://www.hendersonvillehpc.org/structures/national-register-listings/erle-stillwell-house-1>
7. Sybil Argintar Bowers of Bower Southeastern Preservation – Application for Arthur W. Moore House; Historic Background section
8. Brightwaters Mountain Cottages Brochure
9. Letter from S.J. Childs to Mr. S.E. Varner
10. Lease agreement between SJ Childs & Statesville Flour Mills Company
11. Photo of bronze plaque located at 412-414 North Main in Hendersonville
12. Buildings as History The Architecture of Erle Stillwell by William Mitchell, Page 50
13. Photo of brone plaque located at 410 North Main in Hendersonville
14. Susan Kelly’s Storybook Stays in Hendersonville - <https://www.ourstate.com/storybook-stays-in-hendersonville/>
15. S.J. Childs Obituary in the Asheville Citizen-Times

Section 3: Map/Site Plan

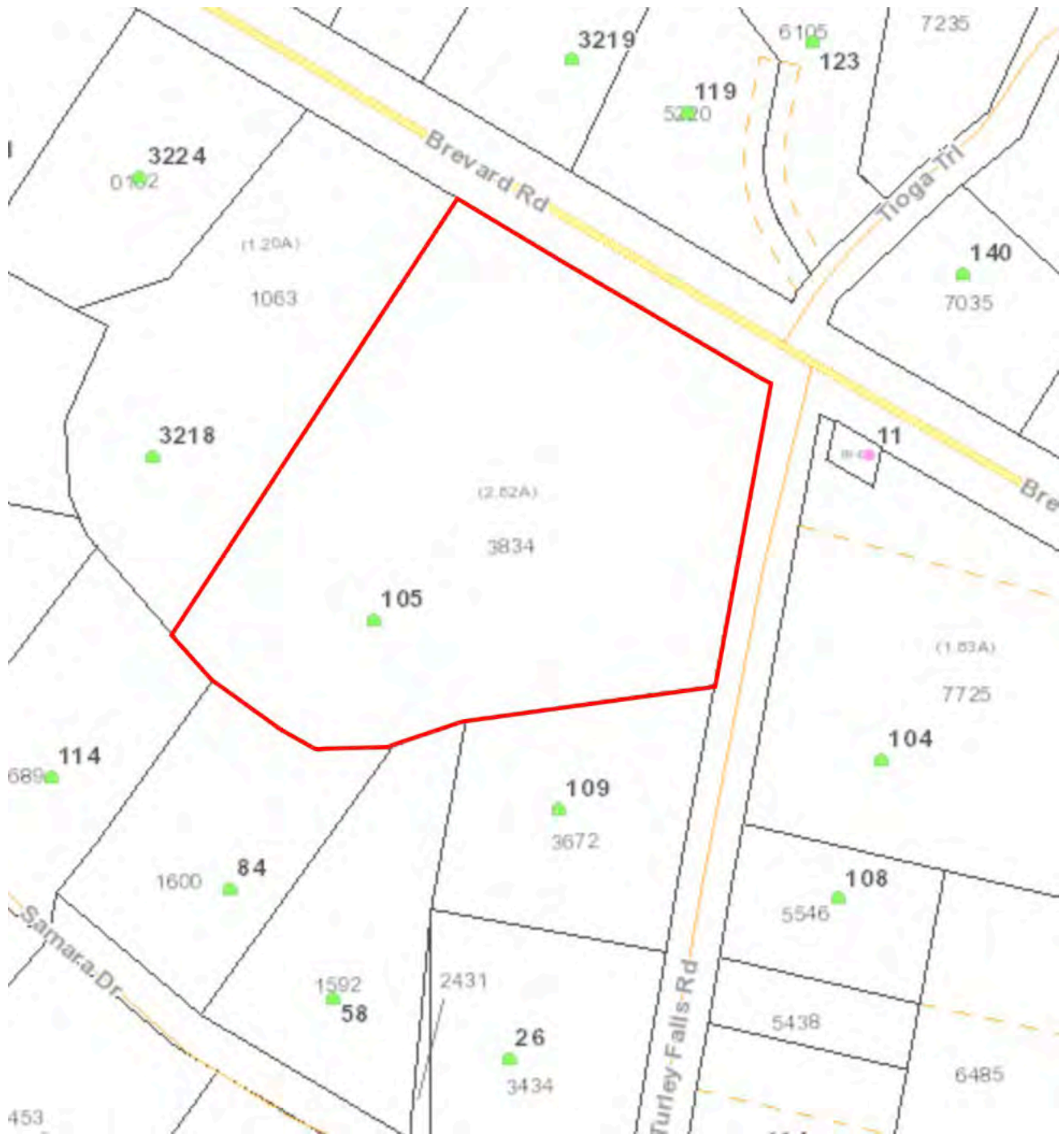
South

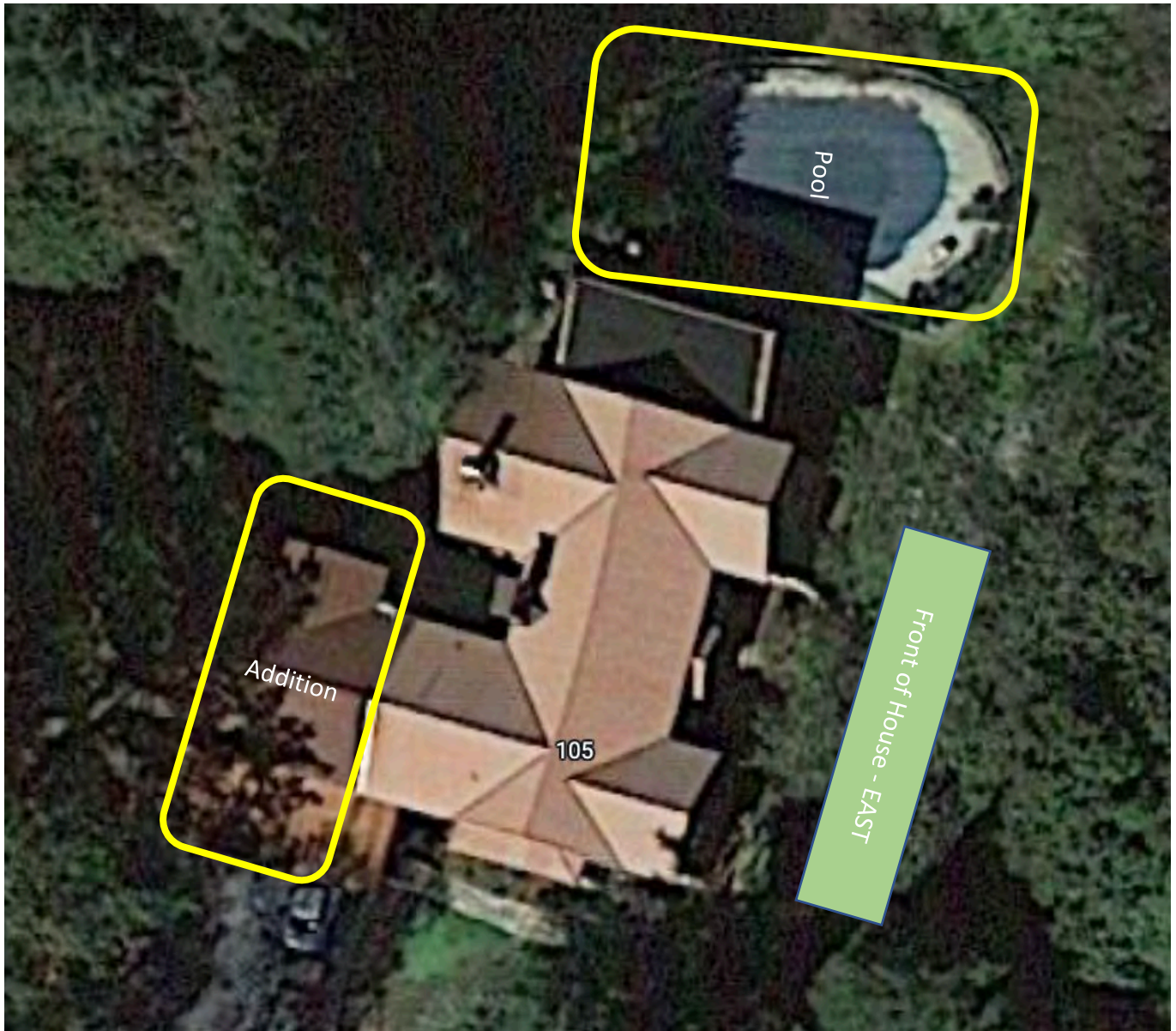


All white area is the original home

Yellow Areas are the addition which was added in 1984 by the Van Arsdale Family.

105 Turley Falls Rd. Plot & Home Location on Plot





The yellow boxes area highlights the only addition to the house which was added by the Van Arsdale Family in 1984. The vinyl pool was added at the same time. The pool has NEVER been gunite as the tax record suggests. Please see pool prints for specifications.

All roofing material on main house is original, including the tar section at the North end of the house which is lined with the same metal terracotta style roofing as remainder of home on the edges. Please see below for a visual example.

105 Turley Falls Rd. – Photo of East Side (front) of home with the tar roof section highlighted to show the original edging in place to match the roofing.



Brightwaters – Description

1. This is an excellent example of an intact craftsman cottage. This is a one and half story and part basement stone dwelling having an ordinary wood joist roof covered with terracotta tile shaped metal. The interior finish of the first floor is of double wood joist floor with oak wearing surfaces. Sidewalls and partition walls are of river rock lath and plaster. In the most part while the living room and dining room have paneled wainscot and a beamed ceiling. Basement floor is concrete on earth and is otherwise unfinished. Entire building is lighted by electricity and heated by a hot water supply from boiler located in the basement fired by coal through a “Combustioneer” stoker.

There was an addition added to the back of the home in 1984 creating a large family room and sunroom off the kitchen. There was an inground pool installed during the same year on the side of the home next to the portico. The pool has a vinyl liner.

Currently the home still contains original unique plaster work in the formal living room along with original coffered ceiling and river rock fireplace. Original wainscoting is still intact in both dining room and formal living room. Walls and ceilings throughout the home mainly are of plaster but there are some areas where drywall has been required. Floors throughout main house are original oak and floors in the addition have been updated to match.

Original master half bath has been updated to a small walk-in closet and sitting room off the primary bedroom has been updated to a master bath with wainscoting to match the living and dining room.

Windows throughout main home are mostly original.

The original metal roof has been maintained and is good condition.

HVAC has been installed to head the home. The original boiler is still located in the basement but not in use.

Trees and landscaping are some of the oldest most mature in the area according to several arborists.

The store portico is still in tack along with the 5 original river rock pillars that surround it.

Walkways are all original.

At this time no renovations are needed or planned. The home is in excellent condition and only needs maintained.

2. This property is in a residential area located on top of a hill at the corner of Highway 64 and Turley Falls Rd. It is in the Brightwaters community just west of Laurel Park on the south side of highway 64 and Turley Falls Rd.

History

1. This home was built in 1923 for Samuel J. Childs and his family by the architect believed to be Albert Drake. This is the same architect that designed 299 Sunset in Hendersonville, NC. This is a craftsman style home built with elegantly crafted natural materials. This style of home is representative of a general trend in western North Carolina in the first decades of the twentieth century. Some examples of this building style include the Grove Park Inn in Asheville, the High Hampton Inn in Hendersonville, and Snowbird Mountain Lodge near Robbinsville.

Childs used this as a residence and a home office for Brightwaters Farm and Brightwaters Mountain Cottages which he developed after moving here in 1923. He owned 200 acres on the north side of 64 and 200 additional acres on the south side which is where the home and the farm are located. Some of the Childs family still resides in the area today.

The Brightwaters Mountain Cottages are still standing today as private homes as well as the original Guest House and Lodge for the resort. Please see attachments for photos in zip file of the original resort brochures. The resort was highly successful and brought in tourism to Hendersonville for many years. The Brightwaters area was named so because of Samuel Childs and his influence in the community.

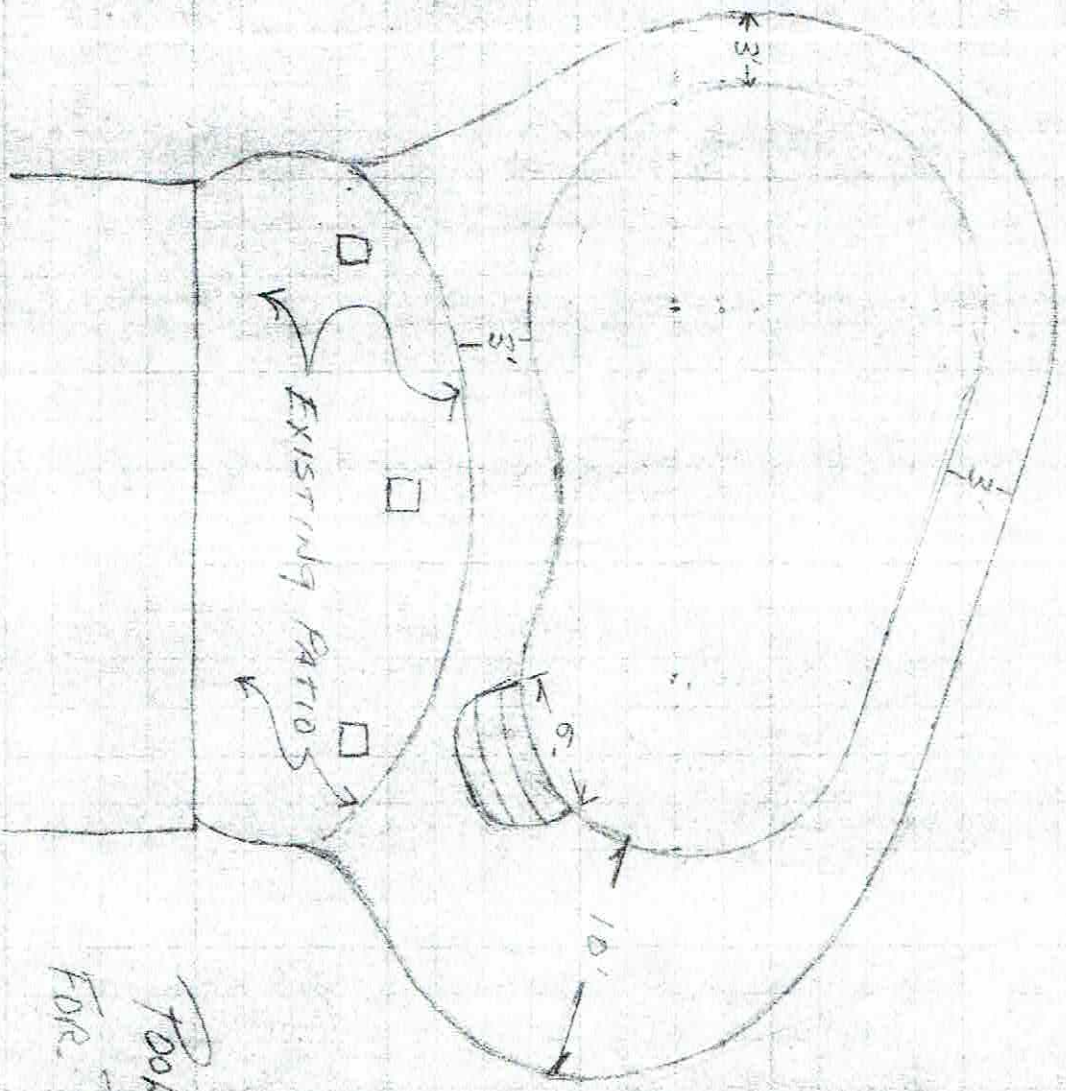
The home has only been used as a private residence since its inception.

Map/Site Plan

1. Please see attachment.

Photographs

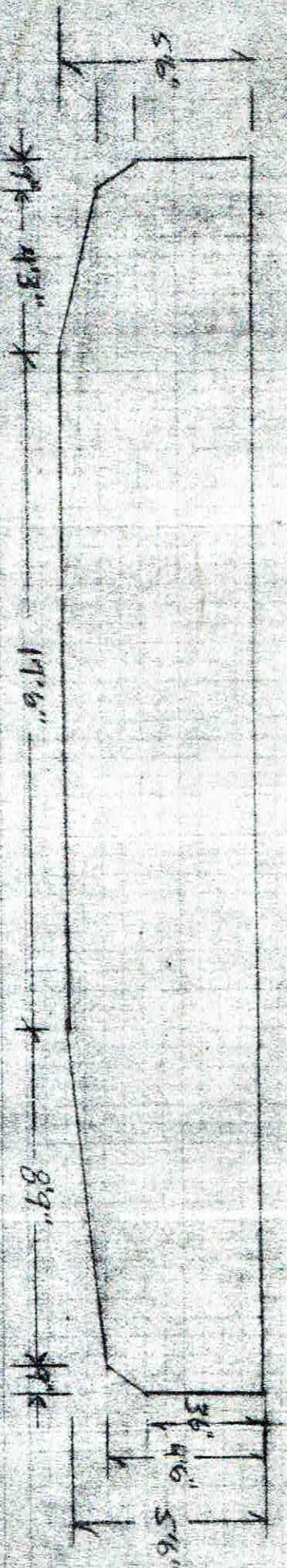
1. Please see attachments in zip file.



Pool layout
 FOR FRANKER

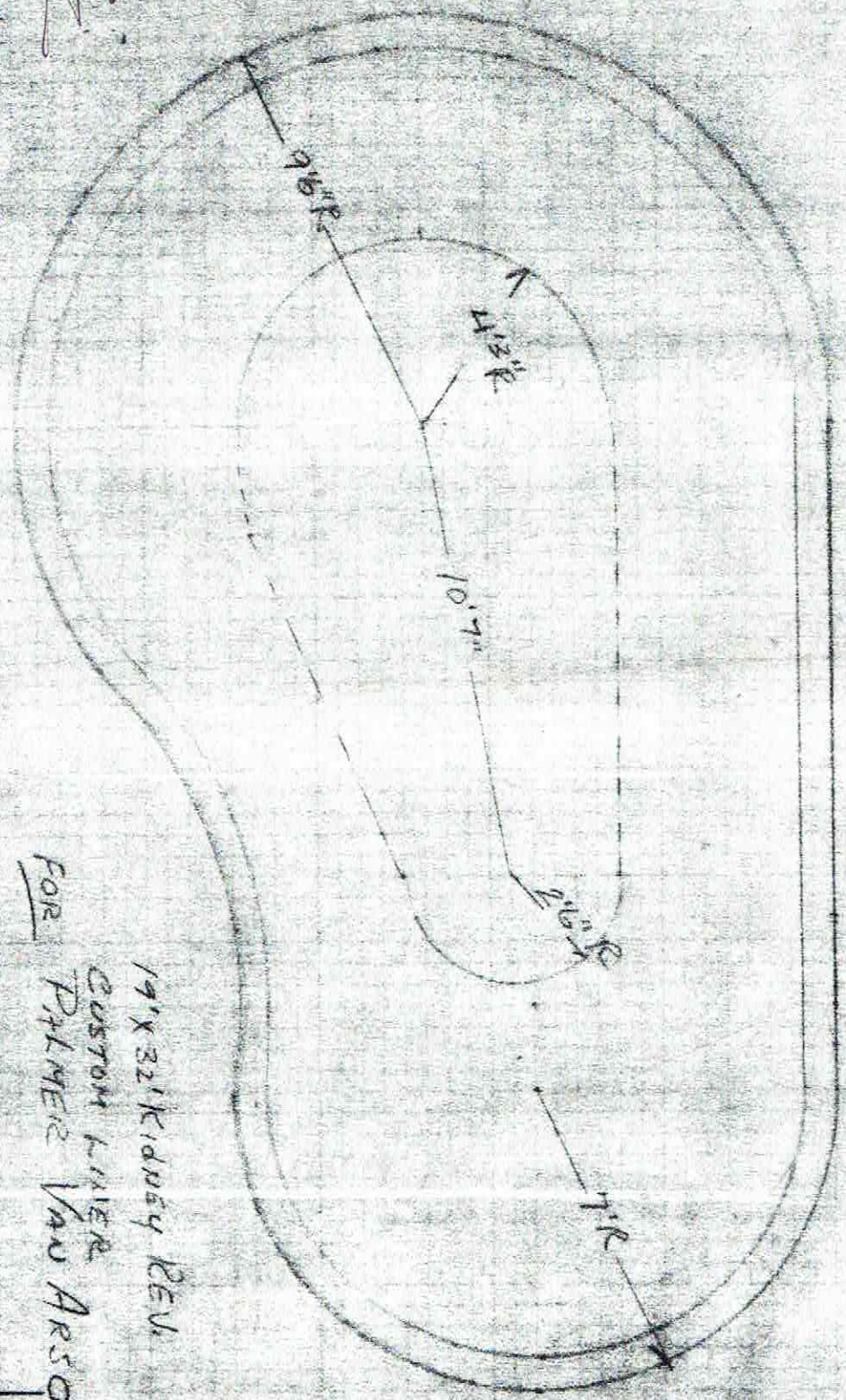
VAN ARSDALE
 1/8" = 10"

Home 298 4/61



32' 3/8"

FOR
CUSTOM LAYER
19' X 32' KIDNEY BEU
PALMER VAN ARSDALE



STATE HISTORIC PRESERVATION OFFICE
NORTH CAROLINA DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
SURVEY AND NATIONAL REGISTER BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAME** **Brightwaters Farm**
Other names **Brightwater, Brightwaters, Brightwater Farm**

2. **LOCATION**

105 Turley Falls Road
Hendersonville, North Carolina 28739

Part of Henderson County

3. **GENERAL INFORMATION**

A. Is this an individual property or an historic district?
Individual Property

B. Property use and construction date(s):

Family Home for Brightwaters Farm in Henderson County built in 1923 by owner Samuel L Childs. Addition added on the rear of the property in the mid 1980's by the Hoschild Family.

C. **Individual Properties**

Primary building/resource: provide historic and current use, original construction date, and if appropriate, dates of additions. If exact date is unknown, give approximate date.

The original house built in 1923 is still being used as a single family home which retains many of the original features.

Subsidiary buildings (if present): provide same as above for each building
N/A

Historic Districts: provide historic and current use, and give range of dates for the entire district, not for individual buildings
N/A

C. Approximate acreage: 2.78 acres

D. Have any buildings on the property been moved? Yes No

No buildings have been removed.

(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known): Unknown

4. **APPLICANT OR CONTACT PERSON INFORMATION** (if other than owner)

Name Aleda Coppola

Address 91 Triple Fairways Drive
Hendersonville, NC 28739

Daytime Tel. 828.606.4765

E-mail: AledaCoppola@gmail.com

Signature

Aleda Coppola

Date

04/18/2018

5. This application is submitted [check one of the following]:
 by the owner with the owner's knowledge but not at his or her
request at the request of the owner without the owner's knowledge

At the request and knowledge of the owner.

6. **REASON FOR REQUEST** (Please be brief. Use a separate sheet of paper if you desire to provide a longer response)

My husband and I both have a key interest in keeping Hendersonville historical and restoring the property that we both fell in love with.

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ; YES
If "yes" checked, answer question 12. Is the property income-producing or non-income producing ?

This property is NON-INCOME producing.

8. Has the property ever been surveyed by the State Historic Preservation Office or by a locally sponsored historic preservation project? If yes, please give the name and date of the survey project, if known:

Not to our knowledge.

9. **LEGAL OWNER OF PROPERTY** (**For individual property only.

Name: Michael C. Coppola
Daytime tel. 540.729.2435

Address 91 Triple Fairways Drive.
Hendersonville, NC 28739

Fax N/A

10. **SUPPORTING INFORMATION**

Please attach all of the requested supporting information. Incomplete applications cannot be considered. All materials submitted become the property of the State Historic Preservation Office and cannot be returned.

- A. **Description** (Include as an attachment on a separate sheet of paper) *Please see attachment.*

1. For individual properties, briefly describe the original and current appearance of the building(s), both exterior and interior. Include information on any historic features that have been, or will be removed or altered, and describe all current and proposed additions.

2. Briefly describe the setting for both individual properties and historic districts. For example, is it in a commercial area, residential neighborhood, or a rural landscape?

B. History (Include as an attachment on a separate sheet of paper)

Briefly outline the history of the property and give a short explanation of why the property or district is historically or architecturally important. Be sure to include information on any significant local, statewide, or national historical events associated with the property, historical individuals related to it, and/or any historical trends with which it is associated. A detailed essay is not necessary; however, the information should clearly explain why the property meets the National Register criteria. **Please refer to the enclosed *National Register Fact Sheet 2* for information on the evaluation criteria.**

C. Map/Site Plan (Include as an attachment on a separate sheet of paper)

Provide a street or road map with the location of the property marked on it. A hand-drawn sketch map with the street and/or route numbers and a north arrow is acceptable for properties located in unmapped city or county jurisdictions. If there are several buildings on the property (such as a farmstead, school campus, or industrial complex), please provide a sketch site plan showing the location of all of the buildings.

D. Photographs

Photographs may be digital images submitted on a CD (preferred) or color prints. If you submit digital photographs, please include proofs of the images on paper. To save paper and ink, as many as nine images may be placed on a single 8 x 10 sheet of paper, though images should be at least 3 ¼ " x 2 ½ ". Black and white proofs on plain paper are acceptable. You do not need to use expensive inks or papers for proofs. Proofs provide a quick reference for the property file to show us what is on the CD.

Please use a CD-R and not a CD-RW to burn your photographs. CD-RW disks often will not read in computers other than the one in which they were created. *We cannot accept photographs as attachments to email* except when only two or three are being submitted to supplement an application for which most photos have been already submitted on a CD. Call or email us before sending photos as attachments.

We prefer digital images in jpeg format of no more than 5MB per image. However, if you do not have an image editor to manipulate image size or format, we will accept the images as they are created by your camera.

If you submit prints or slides, HPO staff will scan them at no cost to you.

Study List applications are presented to the North Carolina National Register Advisory Committee (NRAC) in a PowerPoint presentation assembled by staff. We prefer that you not submit your photographs in your own PowerPoint presentation. If your application is for a large district or an unusually complex property, we may consider using a PowerPoint presentation that you have assembled, though we reserve the right to edit the presentation to meet the needs of the NRAC and to be of acceptable length for the agenda.

For individual properties, please provide a set of photographs showing all sides of the building(s), representative interior views, outbuildings (if any) and views of the setting. **Prints, CDs, and proofs of digital photos should be labeled with the name of the property, location, county, view, and date.** If a site plan is included in the application (see C above), please key the views to the plan.

11. **ADDITIONAL INFORMATION REQUIRED FOR HISTORIC DISTRICTS**

Note: Before completing a Study List application for a historic district, please contact the National Register Coordinator at the State Historic Preservation Office (HPO). HPO staff usually make a site visit before evaluating a Study List application for a district.

A. **Map**

The map should show the proposed historic district with the tentative boundaries clearly delineated. Proposed boundaries are usually defined during the HPO staff site visit.

B. **Photographs** (See item 10-D for information about formats for photographs)

Photographs should illustrate the character of the proposed historic district with **exterior** views of significant buildings, a selection of typical buildings, distinctive landscape features, and a few representative views of streetscapes. **Please key the photographs to the district map.**

12. **ADDITIONAL INFORMATION REQUIRED FOR PROPERTIES WITH PLANNED REHABILITATION TAX CREDIT PROJECTS**

Provide specific information about the building's period of significance and additions and alterations that have acquired historic significance in their own right. If exterior alterations, new additions or adjacent or related new construction are planned, describe how they impact the significant historic features of the building or its setting. Also, please contact the Restoration Services Branch at 919-807-6590 to discuss the project, if you have not done so already.

This application initiates preliminary consideration of a property for nomination to the National Register of Historic Places. This does not mean that a property is being nominated to the Register at this time, nor does this application constitute a National Register nomination form. The Study List application is an evaluation tool that enables the

HPO staff and National Register Advisory Committee members to determine if the property has the potential to meet the criteria for listing in the Register.

Study List applications are presented three times a year to the NRAC. These meetings are held in February, June and October. If the application is approved by the committee, the property will be placed on the Study List. Applicants will receive written notification of the committee's actions shortly after the meeting. These actions include placement on the Study List; denial of the application; or deferral pending receipt of additional information, often obtained through a staff site visit. Once a property is approved for the Study List, a formal nomination to the National Register may be prepared. Placement on the Study List is not a guarantee that a property can be successfully nominated to the National Register. Please see the enclosed handout entitled "*The 'Study List' and the National Register of Historic Places in North Carolina.*" The nomination process is explained on the enclosed *National Register Fact Sheet 3: "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."*

Please know the HPO staff is available to assist you with information about the required supporting items for the application. If you are unsure about any of the requirements, please contact the HPO.

Return to: Annie McDonald
Preservation Specialist
North Carolina SHPO
176 Riceville Road
Asheville, NC 28805

Telephone: 828.296.7230, extension 223

E-mail: annie.mcdonald@ncdcr.gov

HPO website: www.hpo.ncdcr.gov

APPLICATION CHECKLIST

Do you have the following items in your application packet?

- Completed two-page form (questions 1-9)
- Physical description (question 10A)
- History/Significance (question 10B)
- Historic district map (for district only)
- Map marked with property location
- Site plan (multiple buildings/resources only)
- Rehabilitation information (question 12)
- Photographs or CD and image proofs – labeled

April 18, 2018

A. Description Attachment – 105 Turley Falls Road / Aleda Coppola

We are not certain of the original appearance of the home but know that there was an addition in the back of the house (the current great room) sometime in the mid 1980's. All flooring throughout all other portions of the home is original with the exception of this addition.

We do not have any intention of removing or adding on to the home in its current state. Our intention is only to restore it to its original state.

The stone work on the exterior of the home is original.

No historic features that we are aware of have been removed.

This home was the original family home of Samuel Childs which was called Brightwater Farms. This farm was at one time 400 acres and farmed gladiola, chickens, etc. Eventually Childs added additional buildings which eventually became known as the Brightwater Retreat.

Samuel Childs House
105 Turley Falls Road
Hendersonville vicinity, Henderson County
Study List boundary





STATE HISTORIC PRESERVATION OFFICE
 NORTH CAROLINA DEPARTMENT OF
 NATURAL AND CULTURAL RESOURCES
 OFFICE OF ARCHIVES AND HISTORY
 SURVEY AND NATIONAL REGISTER BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAME** Brightwaters Cottages Historic District

Other names _____
 (if historic name is not known, use current name or address)

2. **LOCATION** (give street address in urban areas; give both street address and physical location in rural areas, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Address Brevard Road/U.S. Route 64

Town or vicinity Hendersonville vicinity County Henderson

3. **GENERAL INFORMATION**

A. Is this an individual property or an historic district?

B. Property use and construction date(s):

Individual Properties: For the primary resource, provide historic and current use, original construction date, and if applicable, dates of additions. If exact date is unknown, give approximate date. Provide this information for each subsidiary building/resource.

Historic Use	Current Use	Construction Date/Additions
_____	_____	_____
_____	_____	_____
_____	_____	_____

Historic Districts: On a separate sheet, provide historic and current use, and give range of dates for the entire district, not for individual buildings.

C. Approximate acreage: approximately 30.5 acres

D. Have any buildings on the property been moved? Yes No

(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known): unknown

4. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name Annie McDonald, Preservation Specialist, North Carolina SHPO

Address 176 Riceville Road

City/State Asheville, NC Zip Code 28778 Daytime Tel. 828.296.7230, ext. 223

E-mail address annie.mcdonald@ncdcr.gov

Signature _____ Date _____

5. This application is submitted [check one of the following]:

by the owner

at the request of the owner

with the owner's knowledge but not at his or her request

without the owner's knowledge

6. **REASON FOR REQUEST** (Please be brief. Use a separate sheet of paper if you desire to provide a longer response)

To acknowledge the historic and architectural significance of Brightwaters Cottages

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ;

If "yes" checked, answer question 12. Is the property income-producing or non-income producing ?

8. Has the property ever been surveyed by the State Historic Preservation Office or by a locally sponsored historic preservation project? If yes, please give the name and date of the survey project, if known:

No

9. **LEGAL OWNER OF PROPERTY** (**For individual property only. Give mayor's name and address for historic districts)

Name/Mayor J. Michael Edney, Chairman, Henderson Co. Commission Daytime tel. 828.697.4808

Address 1 Historic Courthouse Square, Suite 1

City/State Hendersonville, NC Zip Code 28792 Fax 828.692.9855

10. SUPPORTING INFORMATION

Please attach all of the requested supporting information. Incomplete applications cannot be considered. All materials submitted become the property of the State Historic Preservation Office and cannot be returned.

A. **Description** (Include as an attachment on a separate sheet of paper)

- 1) For individual properties, briefly describe the original and current appearance of the building(s), both exterior and interior. Include information on any historic features that have been, or will be removed or altered, and describe all current and proposed additions.
- 2) Briefly describe the setting for both individual properties and historic districts. For example, is it in a commercial area, residential neighborhood, or a rural landscape?

B. **History** (Include as an attachment on a separate sheet of paper)

Briefly outline the history of the property and give a short explanation of why the property or district is historically or architecturally important. Be sure to include information on any significant local, statewide, or national historical events associated with the property, historical individuals related to it, and/or any historical trends with which it is associated. A detailed essay is not necessary; however, the information should clearly explain why the property meets the National Register criteria. **Please refer to the enclosed *National Register Fact Sheet 2* for information on the evaluation criteria.**

C. **Map/Site Plan** (Include as an attachment on a separate sheet of paper)

Provide a street or road map with the location of the property marked on it. A hand-drawn sketch map with the street and/or route numbers and a north arrow is acceptable for properties located in unmapped city or county jurisdictions. If there are several buildings on the property (such as a farmstead, school campus, or industrial complex), please provide a sketch site plan showing the location of all of the buildings.

D. **Photographs**

Photographs may be digital images submitted on a CD (preferred) or color prints. If you submit digital photographs, please include proofs of the images on paper. To save paper and ink, as many as nine images may be placed on a single 8 x 10 sheet of paper, though images should be at least 3 ¼ " x 2 ½ ". Black and white proofs on plain paper are acceptable. You do not need to use expensive inks or papers for proofs. Proofs provide a quick reference for the property file to show us what is on the CD.

Please use a CD-R and not a CD-RW to burn your photographs. CD-RW disks often will not read in computers other than the one in which they were created. *We cannot accept photographs as attachments to email* except when only two or three are being submitted to supplement an application for which most photos have been already submitted on a CD. Call or email us before sending photos as attachments.

We prefer digital images in jpeg format of no more than 5MB per image. However, if you do not have an image editor to manipulate image size or format, we will accept the images as they are created by your camera.

If you submit prints or slides, HPO staff will scan them at no cost to you.

Study List applications are presented to the North Carolina National Register Advisory Committee (NRAC) in a PowerPoint presentation assembled by staff. We prefer that you not submit your photographs in your own PowerPoint presentation. If your application is for a large

district or an unusually complex property, we may consider using a PowerPoint presentation that you have assembled, though we reserve the right to edit the presentation to meet the needs of the NRAC and to be of acceptable length for the agenda.

For individual properties, please provide a set of photographs showing all sides of the building(s), representative interior views, outbuildings (if any) and views of the setting. **Prints, CDs, and proofs of digital photos should be labeled with the name of the property, location, county, view, and date.** If a site plan is included in the application (see C above), please key the views to the plan.

11. **ADDITIONAL INFORMATION REQUIRED FOR HISTORIC DISTRICTS**

Note: Before completing a Study List application for a historic district, please contact the National Register Coordinator at the State Historic Preservation Office (HPO). HPO staff usually make a site visit before evaluating a Study List application for a district.

A. **Map**

The map should show the proposed historic district with the tentative boundaries clearly delineated. Proposed boundaries are usually defined during the HPO staff site visit.

B. **Photographs** (See item 10-D for information about formats for photographs)

Photographs should illustrate the character of the proposed historic district with **exterior** views of significant buildings, a selection of typical buildings, distinctive landscape features, and a few representative views of streetscapes. **Please key the photographs to the district map.**

12. **ADDITIONAL INFORMATION REQUIRED FOR PROPERTIES WITH PLANNED REHABILITATION TAX CREDIT PROJECTS**

Provide specific information about the building's period of significance and additions and alterations that have acquired historic significance in their own right. If exterior alterations, new additions, or adjacent or related new construction are planned, describe how they impact the significant historic features of the building or its setting. Also, please contact the Restoration Services Branch at 919-807-6590 to discuss the project, if you have not done so already.

This application initiates preliminary consideration of a property for nomination to the National Register of Historic Places. This does not mean that a property is being nominated to the Register at this time, nor does this application constitute a National Register nomination form. The Study List application is an evaluation tool that enables the HPO staff and National Register Advisory Committee members to determine if the property has the potential to meet the criteria for listing in the Register.

Study List applications are presented three times a year to the NRAC. These meetings are held in February, June and October. If the application is approved by the committee, the property will be placed on the Study List. Applicants will receive written notification of the committee's actions shortly after the meeting. These actions include placement on the Study List; denial of the application; or deferral pending receipt of additional information, often obtained through a staff site visit. Once a property is approved for the Study List, a formal nomination to the National Register may be prepared. Placement on the Study List is not a guarantee that a property can be successfully nominated to the National Register. Please see the enclosed handout entitled "The 'Study List' and the National Register of Historic Places in North Carolina." The nomination process is explained on the enclosed *National Register Fact Sheet 3: "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."*

Please know the HPO staff is available to assist you with information about the required supporting items for the application. If you are unsure about any of the requirements, please contact the HPO.

Return to: Annie McDonald
Preservation Specialist
North Carolina SHPO
176 Riceville Road
Asheville, NC 28805

Telephone: 828.296.7230, extension 223

E-mail: annie.mcdonald@ncdcr.gov

HPO website: www.hpo.ncdcr.gov

APPLICATION CHECKLIST

Do you have the following items in your application packet?

- Completed two-page form (questions 1-9)
- Physical description (question 10A)
- History/Significance (question 10B)
- Historic district map (for district only)
- Map marked with property location
- Site plan (multiple buildings/resources only)
- Rehabilitation information (question 12)
- Photographs or CD and image proofs – labeled (Photos are on L: drive)

3B. Historic Districts: On a separate sheet, provide historic and current use, and give range of dates for the entire district, not for individual buildings

Brightwaters Cottages Historic District is made up primarily of Rustic Revival-style dwellings constructed from the 1920s through the 1950s.

Brevard Road

- 3219 Brevard Road, House (1934)
- 3221 Brevard Road, House (1940)
- 3223 Brevard Road, House (1950)
- 3301 Brevard Road, House (1956)
- 3309 Brevard Road, House (1942)
- 3319 Brevard Road, House (1940)

Dee Dee Lane

- 17 Dee Dee Lane, House (1936)
(there are two separate Rustic Revival style dwellings at this address)
- 43 Dee Dee Lane, House (1949)

Laurel Ivy Lane

- 1 Laurel Ivy Lane, House (1936)

Summer Place Lane

- 118 Summer Place Lane, House (1954)
- 122 Summer Place Lane, House (1936)
- 148 Summer Place Lane, House (1930)
- 182 Summer Place Lane, House (1935)

Sunrise Drive

- 0 Sunrise Drive, House (1926) – PIN 9559045410
- 95 Sunrise Drive, House (1960)
- 111 Sunrise Drive, House (1940)
- 211 Sunrise Drive, House (1960)
- 215 Sunrise Drive, House (1930)
- 216 Sunrise Drive, House (1958)
- 626 Sunrise Drive, House (1940)

Sunset Drive

- 107 Sunset Drive, House (1930)
- 115 Sunset Drive, House (1930)
- 201 Sunset Drive, House (1930)
- 203 Sunset Drive, Bocce Court & Recreational Resources (1930)
- 206 Sunset Drive, House (1956)
- 213 Sunset Drive, House (1945)

Tioga Trail

- 119 Tioga Trail, Brightwaters Hotel (1938)
- 123 Tioga Trail, Carriage House (c. 1930) –currently a dwelling

Turley Falls Road

- 105 Turley Falls Road, Samuel Childs House (1923)

10A. Description

Brightwaters Cottages Historic District encompasses a roughly 30.5-acre area mostly on the north side of Brevard Road/U.S. Route 64 to the west of Hendersonville and Laurel Park. The majority of the buildings are located along Sunrise and Sunset Drives, with the other addresses on Brevard Road, Dee Dee Lane, Laurel Ivy Lane, Summer Place Lane, Tioga Trail, and Turley Falls Road. The area within and immediately surrounding the Brightwaters Cottages Historic District is heavily wooded and, once one has turned off of Brevard Road, the roads are narrow and curving, with deciduous and evergreen trees closely lining the road and interspersed with rhododendrons. The boundaries on the accompanying map are approximate, since the full extent of the cottages built by/for Samuel Childs is not currently known.

Located on the south side of Brevard Road and on the southwest corner of the intersection of Brevard Road and Turley Falls Road, the Samuel Childs House, built in 1923, is the earliest of the extant buildings in the Brightwaters Cottages Historic District and is one of two buildings constructed entirely of stone.

Across Brevard Road from the Samuel Childs House is the two-story hotel, constructed by/for Childs in the 1930s. The two-story structure is of stone. Even though it was converted to two apartments in 1974, the building remains substantially intact on the exterior. It was recently rehabbed for vacation rental use.

At least nine Rustic Revival-style log structures remain within the cluster of buildings historically associated with Brightwaters Cottages. These buildings were not built using a single plan. Instead, they represent a somewhat diverse range of footprints and room configurations. All were built from the 1930s through the 1940s.

Not all of the cottages were of rustic log construction, though. Several feature light frame construction with a variety of different exterior finishes, including wood clapboard and wood shingles. Most of these buildings display elements of the Craftsman style of architecture, though they are only loosely representative of the style.

Two open pavilions along Sunset Drive were built in the 1930s and used for recreational purposes.

10B: History

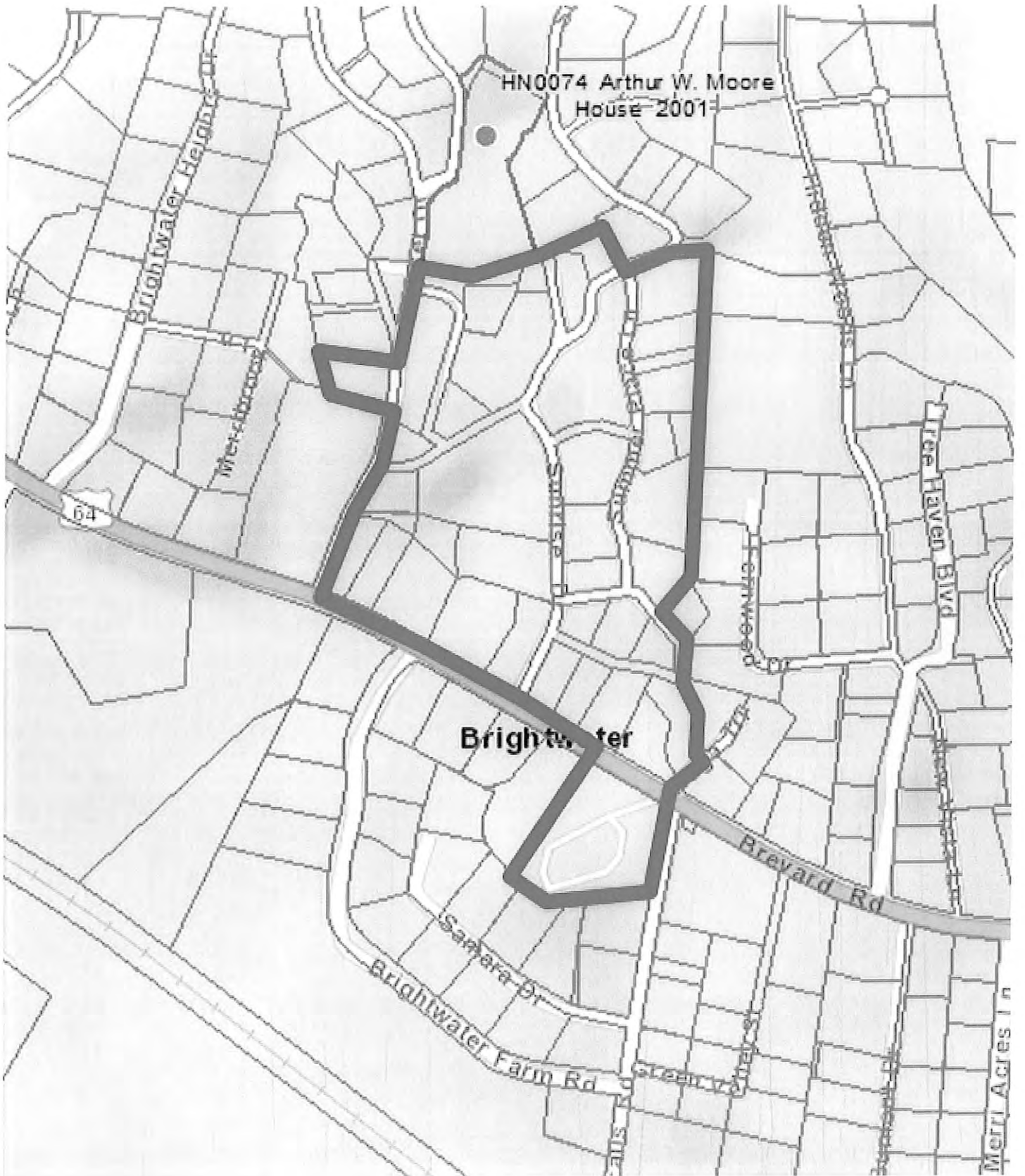
Brightwaters Cottages Historic District is eligible for the National Register Study List for its local significance under Criterion A as a summer tourist retreat and under Criterion C as an excellent and intact example of Rustic Revival style tourist cottages in Henderson County.

Samuel Childs was the owner and operator of Brightwaters Farm, which occupied the fertile bottomland around his house on the south side of Brevard Road. Known for raising Gladiolas and a special breed of chicken, Childs expanded his horizons by developing a summer tourist retreat on the north side of Brevard Road beginning in the late 1920s/early 1930s.

Childs built a lodge (non-extant) in what is now the open space to the east of the extant hotel at 119 Tioga Trail. He followed up a few years later with the stone hotel and gradually added several cottages to the property. It is not known when Brightwaters Cottages ceased being used as a summer tourist retreat and when all of the cottages were parceled off for individual ownership. A circa 1950 photograph, however, suggests that it was likely during the third quarter of the twentieth century.

10C. Map/Site Plan

The boundaries on the map are approximate, since the full extent of the cottages built by/for Samuel Childs is not currently known. Additional research is necessary to determine the final boundaries.



The History of Brightwaters Guesthouse and Foxhole Cottage

The Brightwaters Guesthouse, established in 1938, has a celebrated history. Today, the fully renovated Guesthouse offers guests all of the comforts of an elegant, Southern home in 2 flats (the Garden level and the upstairs Verandah level). And the restored Foxhole Cottage offers guests a cozy getaway.

Our History

Back in the early 1800s, Colonel Valentine Ripley owned this land. He was the founder of Hendersonville's first hotel and stagecoach depot. Upon his death, his daughter, Lila Ripley Barnwell, inherited the property. Lila was a prominent local poet, suffragette and activist.

In the late 1800s, the Yale School, a one-room schoolhouse, stood on the center grassy area of what is now known as the Tioga Forest subdivision. It operated, as a school, for almost 50 years until Samuel J. Childs purchased the property.

The Brightwaters Guesthouse was originally built in 1938 as an 8 bedroom, 6 bathroom guesthouse. On the grounds of the Guesthouse, Childs had renovated the Yale schoolhouse to make it into the dining room for guests staying at the Guesthouse and the surrounding cottages, and he added some rooms on to it and called it the Lodge. In addition to the Brightwaters Guesthouse, Lodge and Dining Room, Mr. Childs also built 25 cottages on his 400 acres, in the surrounding area. You'll still see many of the original log cabins, as you drive along the side streets off of Brevard Road (Sunset and Sunrise), in the surrounding Brightwater neighborhood.

He also established Brightwaters Farm, which supplied eggs, milk and produce to his resort as well as area grocers and restaurants.

Miller's Laundry and Cleaning picked up the linens every week and delivered fresh linens to the Guesthouse and cottages.

What is now **the Foxhole Cottage** was, in the 1930's, the carriage house and garage on the lower level, with bedrooms upstairs for the cooks (Mrs. Stanley and her crew) who came from Florida to work in the dining room, during the summers.

The entire resort was called Brightwaters Estates, and welcomed tourists from all over – particularly popular with visitors from Florida – who came here to spend their summers in the cool mountains of Western North Carolina.

In the 1970's, the Guesthouse was renovated into 2 flats (one upstairs and one downstairs). Each flat has 2 bedrooms/2 baths, a living room, a dining and a kitchen. The former interior staircase was removed. And the Foxhole Cottage was renovated into a 2-story cottage with 2 bedrooms, 1.5 bathrooms, living room, and eat-in kitchen.

Today, the Brightwaters Guesthouse and the Foxhole Cottage take back their original names and have been refreshed and restored to their former glory, exposing the refinished hardwood floors and tongue and groove paneling. These homes offer guests the opportunity to step back in time and enjoy timeless elegance.

Later Years

In 1972, the former dining room and lodge burned to the ground in an unexplained 5-alarm fire.

And in 1979, G.L. Murphy purchased the property from the Childs' estate and started building the 4 cabins on the other side of the property. Three of the cabins are now vacation rentals and are named:

The Cabin at Tioga Forest
Mountain Lily Cabin
Bungalow 207

We are happy to honor the legacy of the Guesthouse, the Foxhole Cottage and G.L. Murphy's contribution to this property, and again, welcome guests to make their own history here.

In the 1930's



Today



Brightwaters Vacation Rentals
www.BrightwatersVacationRentals.com
vacationhomenc@gmail.com
828-513-0528

Like us on Facebook: <https://www.facebook.com/bwcabins/>

Follow us on Instagram: <https://www.instagram.com/brightwatersvacationrentals/>

Follow us on Pinterest: <https://www.pinterest.com/brightwatersnc>

Follow us on Twitter: @bwcabinsNC