

REQUEST FOR BOARD ACTION

HENDERSON COUNTY ZONING BOARD OF ADJUSTMENTS

MEETING DATE: July 26, 2023

SUBJECT: Samuel J. Childs House Local Landmark Designation

PRESENTER: Liz Hanson, Planner I, HRC Staff Coordinator

ATTACHMENTS: 1.) Application
2.) Staff Report
3.) Historic Landmark Ordinance

SUMMARY OF REQUEST:

The Henderson County Historic Resources Commission (HRC) recommends that the Samuel J. Childs House, located at 105 Turley Falls Rd., be designated as a Local Landmark based on the information presented in the Local Landmark Designation application. The HRC has completed reports on the historic, architectural, and cultural significance of the church sanctuary building and have determined that it is worthy of Local Landmark designation. The State Historic Preservation Office has also reviewed the application for conformance.

ZONING BOARD OF ADJUSTMENTS ACTION REQUESTED

Before a Local Landmark Designation is granted, the ZBA must find that the application meets the requirements of the Historic Landmark Ordinance. The findings shall describe each property designated, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural or prehistorical value and a waiting period prior to any structural demolition on the site. Each finding must specify what the historic components of the designated property are and only those will be subject to this ordinance and receive any benefit under N.C.G.S. 105-278.

If approved by the ZBA, the order is forwarded to the Board of Commissioners for approval and eligibility for a tax abatement.

Suggested Motion:

The Zoning Board of Adjustments approves the interior and exterior, including surrounding 2.62 acres of the Samuel J. Childs House located at 105 Turley Falls Rd (S.R 1215) as a Local Landmark Designation based on the discussed findings, and as shown in the attached Landmark Designation Boundary Map.

Samuel J. Childs House
105 Turley Falls Road
Hendersonville, North Carolina

Landmark Designation Report

Prepared by
Sybil H. Argintar
Southeastern Preservation Services
Asheville, North Carolina

May 24, 2023 (draft)

LOCAL LANDMARK DESIGNATION REPORT
SAMUEL J. CHILDS HOUSE
HENDERSONVILLE, NORTH CAROLINA

1. NAME OF PROPERTY

Samuel J. Childs House

2. NAME AND ADDRESS OF CURRENT PROPERTY OWNER

Aleda and Michael Coppola
105 Turley Falls Road
Hendersonville, North Carolina 28739

3. LOCATION OF PROPERTY, LEGAL DESCRIPTION, NATIONAL REGISTER STATUS

A. Street or State Route/Highway: 105 Turley Falls Road, Hendersonville, NC 28739

B. Deed Book and Page Number: Henderson county Deed Book 3164, p. 228
Recorded February 16, 2018

PIN #9559-03-3834 REID 111192

C. Local or National Register District, if applicable: The house is individually eligible for listing on the National Register of Historic Places and was placed on the NC State Study List in 2018. The draft individual listing nomination was submitted to the State on May 23, 2023.

4. AD VALOREM TAX APPRAISAL

Henderson County tax records lists the appraised value of the property at \$640,500, which includes the house and 2.62 acre parcel. The tax appraisal for the house is \$529,200 and the land is \$104,400.

5. JUSTIFICATION OF LAND PROPOSED TO BE DESIGNATED

The boundary includes a portion of the original acreage purchased by Samuel J. Childs in 1922 for his residence and farm operations. The 2.62 acres currently associated with the home is part of this historic acreage, with the acreage to the south of the house associated with the farm sold off for a later subdivision, with some of the original farm land remaining in agricultural use.

6. PROPERTY INCLUDED IN DESIGNATION AND BOUNDARY

The boundary includes the house and full 2.62 acres currently associated with the house.

7. DATES OF CONSTRUCTION

ca. 1923

8. PERIOD OF SIGNIFICANCE

The period of significance of the property is from its construction ca. 1923, through 1973, fifty years ago and when the property was still associated with the Childs family.

9. SUMMARY STATEMENT OF SIGNIFICANCE

The Samuel J. Childs House, built ca. 1923 and with a period of significance of ca. 1923 – 1973, was the home of Samuel J. Childs, a real estate developer in Henderson County beginning in 1922, when he began purchasing land for his farm and house. Childs was involved in the farm, but his sons were the ones who performed the majority of the farming operations. Childs' main occupation was in real estate and in the development of the Brightwaters resort to the north of his property, a community that annually drew summer-long residents from Florida. The Samuel J. Childs House, built by local builder Ervin J. Anders, with stonemasonry executed by local stonemason Lee Dewey Wright, is a highly intact example of the Bungalow/Craftsman style with some minor elements of the Colonial Revival and Tudor Revival styles. The house exhibits excellent craftsmanship and use of materials both in the house itself and in remaining stonework walls and pathways that remain throughout the landscape surrounding the house.

10. ARCHITECTURAL DESCRIPTION

Summary

The Samuel J. Childs House was built ca. 1923 near Horse Shoe, North Carolina as the residence for Childs and his family. The house served not only as a residence but as the center of operations for adjoining lands to the south and west which were part of the family's farm operations, Brightwater Farm, and for the office for Childs' summer resort development on his land to the north of the house, Brightwaters, which was located across Brevard Road. Built by local builder Ervin J. Anders and stonemason Lee Dewey Wright, the house is an example of a highly intact Bungalow/Craftsman style house mixed with some elements of the Colonial Revival and Tudor Revival styles. The landscape surrounding the house includes numerous several hundred-year-old evergreen and deciduous trees, along with stone pathways and a patio, likely also constructed by Wright. The nominated tract of approximately 2.62 acres is bordered by Turley Falls Road on the east, Brevard Road on the north, and a newer subdivision and farmland to the west and south. The land currently associated with the house is a portion of the acreage purchased by Childs in 1922. The house sits on a gentle hill, at the highest point of the property, at the southwest corner of the lot. The entrance to the house is by way of a gravel driveway framed by two stone pillars with gently rounded stone caps. The circular gravel drive begins at the entrance and winds around to the front (east side) of the house, with grassy lawn to the north and east sides.

Samuel J. Childs House. Contributing. ca. 1923

Set on a hill, at the southwest corner of a lot located at the intersection of Turley Falls Road and Brevard Road in Hendersonville, North Carolina, and facing east, the Samuel J. Childs House is a one-story-plus-partial-basement stone house with a metal-tile-covered side-gable roof with

deep soffits and projecting front gables. The rusty orange color of the metal tiles of the roof were meant to appear as terra cotta. Built primarily in the Bungalow/Craftsman style, the house also includes some minor elements of the Colonial Revival and Tudor Revival styles. An addition to the house, located at the southwest corner to the rear, along with a pool to the north of the house, were completed ca. 1984, both non-historic changes.

The Samuel J. Childs House was completed ca. 1923 on land that Childs purchased in 1922.¹ There does not appear to have been an architect involved in the design, but the builder and general contractor was Ervin J. Anders and the stonemason was Lee Dewey Wright, both of Hendersonville. Wright in particular came from a family of stonemasons, having learned the trade from his father Robert Wright. Lumber and materials were provided by Hendersonville Lumber Company and Rigby-Morrow Company, plumbing was by Pace Heating & Plumbing Company, electrical work was completed by T. C. Whisnant & Son, and hardware was provided by King Hardware Company.² A ca. 1941 insurance report notes that the house was “one and a half story...having an ordinary wood joisted roof covered with metal...the interior finish of first floor is of double wood joist floor with oak wearing surfaces....sidewalls and partition walls are of rock lath and plaster, while the living room and dining room have a paneled wainscot and a beamed ceiling...basement floor is concrete on earth, and is otherwise unfinished...building is lighted by electricity and heated by hot water supplied from boiler located in basement....the first floor consists of four bedrooms, two plain baths and lavatory, living room, dining room, office, and kitchen equipped with a coal range and an electric range...”³

The topography of the lot slopes gently down from south to north, with a lawn and stone retaining wall located at the front of the house. Wide stone steps run along the front of the house and up to the entry portico, with a solid rock wall curving down from the house to the steps below set to the north side of the entry. A stone walkway extends from the steps at the front around to the north side of the house, forming a stone patio on the north. At the rear of the house (west elevation) there is a narrow stone pathway lined by stones with wide steps leading to a concrete patio at the rear, (added by the current owners).

The stonework of the house is notable for its randomly laid coursing and detailed outlining of stones with a grapevine mortar. There are stone arches at the lower level openings on the north side, and each window or group of windows has flat stone arches. At the rear of the house is another notable stone detail in the single-shoulder stone chimney with a concrete cap. The stones here are large at the bottom and get gradually smaller up the face of the chimney. There is a smaller interior chimney just to the north of the main chimney, serving as the original furnace vent, also with a concrete cap. The overall massing of the house is a long linear form from north to south, with the primary roof being side-gable, with cross-gables at the north and south ends that create front-gables on the east and west elevations. Gable ends display half-timbering with

¹Henderson County Deed Book 119, p. 213; Plat Book 1, p. 17.

²“New Henderson County Homes”, *Asheville Citizen-Times*, September 11, 1938.

³Insurance papers from the collection of Martha Childs Pryor, granddaughter of Samuel J. Childs.

stucco between the timbers, a feature that is typical of the Tudor Revival style. At the north end of the house is a flat roof wing, set back slightly from the adjacent wing to the south, with an arched opening into the lower level. Single, double, and six-window bands of multi-light casement windows, some with multi-light transoms, are seen throughout the house, including at the basement level on the north end.

Exterior

The front or east elevation of the house is comprised of the recessed main body of the house framed by front-gable wings on either end. The multi-light-over-v-board front door has strap hinges, a fanlight and multi-light sidelights, a front-gable roof, and is framed by double casement windows. The front door alludes to the use of some Colonial Revival elements. Wide rounded stone steps lead up to the entry. The north wing has a partially above-ground basement with casement windows visible. To the north of the main block of the house is the flat-roof wing with arched openings on all sides on the basement level and a band of windows above.

The north elevation is a full two levels, the main level and the basement. Two arched openings are located on the first level, divided by a stone pilaster that extends to the roofline, with bands of windows on either side of this pilaster on the second level. The arches here form a covering to a patio, with a multi-light-over-v-board triple door on the east side and two single multi-light-over-v-board doors on the west.

The west or rear elevation consists of the main body of the house recessed in the center with the patio and chimney as noted and an original front-gable wing on the north side. On the north side of the chimney is a multi-light-over-panel door, and on the south side there is a fixed multi-light window. Originally there was a symmetrical front-gable wing on the south end but this is presently covered by the addition at the southwest corner. To the north of the main block of the house is the flat-roof wing on the north.

The south elevation most clearly shows the cross-gable configuration of the roofline. The windows in the projecting front-gable portion and to the east of the door are slightly different than other windows in the house, being large single panes with transoms, a change made in 1984. To the east of this projecting section is a multi-light door into what was Samuel Childs' office. Leading up to this separate entrance to the house are stone steps with low stone cheek walls and a pipe railing in the center. A stone pathway continues from the steps to the entrance.

The addition, wrapping the southwest corner of the house, and clad in T-111 wood siding, is one-story plus a lower basement level housing two garages. The roofline is front-gable with a small projecting side-gable wing on the north side and a shed roof over the garages on the south side. There is a single-shoulder exterior brick chimney on the west elevation, with two fixed-light windows near the top. Windows throughout are single, double or bands of double one-over-

one sash. The north elevation of the addition consists of a double-leaf single-light door opening onto the patio, and the projecting wing with windows on all sides. The west elevation has only minimal fenestration, on either side of the chimney, on the north end and two double windows on the south end. The south portion of this elevation cantilevers out over the garages below. The south elevation cantilevers out over the garages below for its full width and contains five double window bays. The east elevation consists of two large fixed-light windows overlooking the patio and woods to the east.

Interior

The house, on the main level, consists of the living room, dining room, office, kitchen, three bedrooms, and two and a half baths (see floor plan sketch). Walls and ceilings throughout are plastered, floors are narrow oak boards, and there is paneled wainscoting in the living and dining rooms. There are boxed beams in the living room. Typical doors are single panel with glass knobs. Cased openings throughout the house originally had doors, but these were destroyed in some vandalism in the house in the 1960s. The markers for the door latches are still present in the floors. Original door and window hardware remains throughout the house. The front entrance of the house opens directly into the living room, with the stone mantelpiece on the west wall a central focus of the room. The heavy oak mantel shelf was added in 1984, extending out further in both directions than originally. To the south of the living room, through a cased opening, is the dining room, with a picture window (ca. 1984 change) on the south wall, and original windows on the east and west walls. There is crown molding around all walls. To the east of the dining room, through another cased opening, is Childs' office, with windows on three sides. The window on the south side has been changed to a single fixed-light picture window in 1984, but the original transom remains. To the north of the dining room is the kitchen, with a half bath and a laundry room (former pantry) along the north wall. The west wall of the kitchen has been removed and now opens into the addition.

The north side of the house consists of three bedrooms and a bath around an L-shape hall configuration. The master bedroom has two closets opening into it, the larger of which on the west wall, was originally the bath. To the north of the room, through a cased opening, is a large master bath, converted from an original bedroom to a bath by the current owners after 2018. In order to retain the windows on the east wall of the bath, a mirror floats behind the window that is not visible from the exterior. Originally there was a door on the west wall of this bath which opened into the bedroom at the northwest corner of the house. From the hallway, there are doors that lead to the basement and to the attic (see floor plan sketch).

The basement of the house is divided into two main unfinished rooms, but the stone and brick foundation and the slab on grade flooring is clearly visible in both rooms. The attic is primarily unfinished space although there is wood flooring over most of the space. The roof rafters are exposed as is the roof decking.

The main level of the addition is comprised of a peaked ceiling interspersed with boxed beams. Walls and ceiling are sheetrock and floors are laminate. To the south and divided from the great room by a series of sliding glass doors, is a smaller sunroom which cantilevers out over the garages below. At the east end of this room are stairs which lead to the garages.

11. HISTORICAL SIGNIFICANCE

Historic Background

Samuel James Childs (1874 – 1962) was born in Boston, Massachusetts. By 1920 he was living in Pennsylvania with his wife Jessie McCune Childs (1888 – 1977) and children Arthur Wadsworth Childs, Samuel James Childs Jr., and Robert Brown Childs. His specific occupation was not noted, other than being self-employed.⁴ Childs built his home ca. 1923, after purchasing land for it in 1922, and until the house was completed lived part-time in St. Petersburg, Florida and part-time in Hendersonville.⁵ There are no known records for Childs in the 1930 Federal census, but he clearly was buying land and laying the groundwork for his farm, resort development, and had built his own home by that time. By 1940, Childs was living in Henderson County, with his wife, three sons noted above, and daughter Ruth Childs Brown (born ca. 1927). Childs' occupation was noted as being a "developer of communities".⁶ The 1950 census includes wife Jessie and son Arthur as living in the home. Childs, age seventy-seven at the time, was noted as being "unable to work".⁷

Samuel Childs began purchasing land in Henderson County in 1922, buying approximately twenty-one acres from H. H. and Jennie Ewbank and John and Grace Ewbank on December 14, 1922. This deed included several lots noted on the H. H. and Jonathan Ewbank subdivision plat, lots 25, 26, and 41.⁸ Childs purchased additional land from the Ewbanks subdivision, under a separate deed dated the same day, which included lots 17 – 24.⁹ Childs purchased an additional 1.5 acres from Lula Hendrix et al on October 25, 1927.¹⁰ Brightwater Farm was incorporated in 1929, although the farm was likely in operation before then. The incorporation notice in the Raleigh newspaper noted that the purpose of the entity was to "...buy, rent, and otherwise operate farms, gardens, orchards, etc...".¹¹ The land which Samuel J. Childs purchased on October 3, 1932 from J. W. Brown and Emma Brown included additional acreage from the same Ewbank subdivision, including lots 27 – 32 and 36 – 39.¹² It appears, based on a comparison of

⁴ United States Federal Census, 1920.

⁵ Pryor, Martha Childs, granddaughter of Samuel Childs. Phone interview with Sybil H. Argintar, April 24, 2023.

⁶ United States Federal Census, 1940.

⁷ United States Federal Census, 1950.

⁸ Henderson County Deed Book 117, p. 181 and Plat Book 1, p. 17.

⁹ Henderson County Deed Book 119, p. 213 and Plat Book 1, p. 17.

¹⁰ Henderson County Deed Book 181, p. 204.

¹¹ Notice of incorporation of Bright Water Farms. *The News and Observer*, January 6, 1929

¹² Henderson County Deed Book 203, p. 100 and Plat Book 1, p. 17.

the plat and the current tax map, that the house sits on a portion of lots 21 – 23, purchased as noted in 1922.

Samuel Childs used his residence as not only his home, but as the headquarters for both Brightwater Farm and the Brightwaters resort development located directly to the north of the home, across Brevard Highway. The office in the home, with a separate entrance from the remainder of the home, attests to this use by Childs. The farm which Childs operated with his sons on lands to the south of his home, won many awards for its prized cattle and chickens. Robert and Ruth Childs, two of Childs' children, were noted for winning multiple prizes at the county fair in 1934.¹³ Other livestock at the farm included sheep, goats, geese, and in later years, horses.¹⁴ Childs was a "pioneer" in the best farming technology of the day. In addition to these operations, Childs also ran Brightwater Farm and Supply Company at 412 – 414 North Main Street in downtown Hendersonville from ca. 1924 to 1933. Childs built this building ca. 1924, from plans drawn up by Hendersonville architect Erle Stillwell.¹⁵ The building was leased for a time to Statesville Flour Mill Company in 1933, and later sold outright to the company. Childs noted, upon sale of the store, that more time was needed to develop the farm operations.¹⁶

In addition to his farm and resort operations, Samuel J. Childs was active in the Hendersonville community, serving on the Chamber of Commerce's agricultural committee.¹⁷ He and wife Jessie often hosted community gatherings, including the Kiwanis Club and the Men's Bible class of the Presbyterian Sunday school.¹⁸ Childs was a 32nd degree Mason and a member of the First Congregational Church in Hendersonville.¹⁹

Childs continued to accrue land in Henderson County through the late 1940s, but his primary development was the summer resort of Brightwaters to the north of his home, developed from the late 1920s through the 1930s.²⁰ Through his contacts in Florida, the resort filled every summer with residents who rented cottages for the summer and were often repeat clients. Childs

¹³ "Prize Awards Are Made at the Fair", *The Times-News*, October 12, 1934.

¹⁴ Pryor, Martha Childs. Granddaughter of Samuel J. Childs. Phone interview with Sybil H. Argintar, April 24, 2023.

¹⁵ Mitchell, William. Buildings as History: The Architecture of Erle Stillwell. Self-published, 2006, p. 50. The building was designed by noted Hendersonville architect Erle Stillwell, but there is no record that Stillwell also designed Samuel Childs' home.

¹⁶ "Farm Supply Store is Sold", *The Times-News*, January 18, 1933.

¹⁷ "Designate C. C. Committees", *The Times-News*, March 26, 1934.

¹⁸ "Club Directorate Sees Development at Brightwaters", *The Times-News*, May 10, 1938 and "Presbyterian Men's Class Enjoys Picnic", *The Times-News*, July 12, 1933.

¹⁹ "S. J. Childs, 88, Dies; Tourist Business Pioneer", *Asheville Citizen-Times*, March 4, 1962.

²⁰ Henderson County Grantee Deed Index for years 1922 – 1961.

was ideally set up for these summer residents since visitors could take the train to Horse Shoe, a station located close to the property.²¹

Originally the resort included not only the individual cottages, but a lodge building and dining hall and a guest house. Much of the food grown on Childs' farm, including eggs, produce, and meat, supplied the dining hall. Meals were available to locals as well as those visiting or renting the cottages or guest house rooms. The lodge building was converted from an old school building known as the Yale School. The guest house, built in 1938, was a two-story building constructed of stone, with all eight guest rooms having a private bath.²² There was also a recreational area on the property that included a pavilion, lawn bowling, shuffleboard, croquet, a card and game room, tennis, and badminton.²³ Cottages on the property were rustic in design, and were fully furnished with one to three bedrooms, hot and cold running water and full baths, and heat.²⁴

After Samuel J. Childs died in 1962, Jessie McCune Childs remained in the house until 1976. In 1972 she deeded a portion of the property to her sons, Robert and Arthur.²⁵ On April 20, 1976 Jessie Childs deeded the remaining property, including the house, to Martha and Walter Snipes. The Snipes retained ownership until April 1, 1978 when they sold the property to Anne L. and Bette E. Saxton. The Saxtons also were only in the property a short time, selling it to Betty I. and W. Palmer Van Arsdale on December 30, 1983. The current changes to the property, including the addition at the rear and the swimming pool to the north of the house, were completed by the Van Arsdale family. The Van Arsdale family also only lived in the house a few years, selling it on August 24, 1987 to Barbara E. and R. George Hochschild. Barbara Hochschild remained in the house until February 16, 2018 when she sold it to the current owners.²⁶ The property which originally comprised the farm to the south of the house has been partially developed into a subdivision, but much of the land is still rich bottomland in farming use.

Architecture Context

The Samuel J. Childs House, ca. 1923, was built primarily in the Bungalow/Craftsman style, with some minor elements of the Colonial Revival and Tudor Revival styles. It was built by

²¹Oral history gathered by the current owners from Martha Childs Pryor, son of Robert Childs and granddaughter of Samuel Childs, who grew up on Brightwaters Farm.

²²Oral history and collection of Martha Childs Pryor.

²³Oral history from Martha Childs Pryor and "Brightwaters" historic brochure.

²⁴"Brightwaters" historic brochure, collection of Martha Childs Pryor.

²⁵Henderson County Deed Books 494, p. 315 (1/21/1972) and 494, p. 645 (4/11/1972). Robert Childs developed his portion of the property into Brightwater Estates, a subdivision located just to the north of the Childs House and to the west of the Brightwaters Cottages development.

²⁶Henderson County Deed Books 541, p. 803; 562, p. 691; 594, p. 441; 704, p. 557; and 3164, p. 228.

local builder/general contractor Ervin J. Anders , with the stonework completed by local stonemason Lee Dewey Wright.²⁷

Ervin J. Anders (1887 – 1980), a native of Hendersonville, North Carolina, was noted in the 1910 Federal census as a painter. In 1922 Anders joined with others to form a new real estate company in Hendersonville, the Maxwell Real Estate Company. His partners were G. T. Anders and S. Maxwell. According to a newspaper article, the company’s business included public auctions and real estate.²⁸ By 1930 he was married to Kate Anders and was working as a contractor in the area, a trade which he continued into at least the 1950s.²⁹ Anders also continued his work in real estate brokerage into at least the 1960s.³⁰ Ervin J. Anders passed away on April 17, 1980.³¹

Lee Dewey Wright (1899 – 1985) was also a native of Hendersonville, North Carolina. His father, James Wright, was also a stonemason who likely passed the trade on to his son Lee.³² By 1920, at the age of 20, Lee Wright was working as a stonemason, an occupation he continued through the 1940s. By the 1950 census, Wright noted he was “unable to work”.³³ Lee Dewey Wright passed away on September 25, 1985.³⁴

While not all of the work of Anders and Wright in the Hendersonville area is known, Ervin Anders and Lee Wright built several homes together in the area in the 1920s and 1930s, including not only the Childs residence but several others in the Brightwaters resort. Two of these are known to exist, including the home at 301 Sunset Drive, built for Mr. and Mrs. L. E. Edwards, ca. 1938.³⁵ This home, of stone construction, has a similar plan to the Childs house, with a recessed center area and projecting front-gable wings. It is smaller in scale than the Childs house but has the same stonework style with grapevine mortar as the Childs house.³⁶ The second extant home built by Anders and Wright is the house located at 3309 Brevard Road, built for Mr. and Mrs. R H. Le Sense, likely built in the 1930s, but deed records are unclear as to its date of construction. This simple bungalow is built of random course stone with no grapevine

²⁷“New Henderson County Homes”, *Asheville Citizen-Times*, September 11, 1938.

²⁸“Maxwell Real Estate Company is Newest of Local Realty Firms”, *The News of Henderson County*, September 29, 1922.

²⁹The 1950 Federal census notes Anders’ occupation as a house builder.

³⁰“Real Estate Board Announces Licenses”, *Asheville Citizen-Times*, December 7, 1962.

³¹Grave index for Ervin J. Anders.

³²United States Federal Census, 1920. James R. Wright was noted as being a stonemason.

³³United States Federal Census, 1920 – 1950.

³⁴Grave index for Lee Dewey Wright.

³⁵Henderson County Deed Book 224, p. 200. Samuel J. Childs sold the property to L. E. Edwards. See also “New Henderson County Homes”, *Asheville Citizen-Times*, September 11, 1938.

³⁶“New Henderson County Homes”, *Asheville Citizen-Times*, September 11, 1938. See photos dated May 2023 of the house.

mortar and is mostly intact as built except for a small addition on the east side.³⁷ Lee Wright was the stonemason for another house in Brightwaters, the *Arthur W. Moore House* at 299 Sunset Drive (NR 2001) but worked on this house with builder/general contractor Albert Drake. The stonework style on this house is different, with randomly laid coursing and recessed mortar joints, and a good example of another stonemasonry style of Wright's work.³⁸ Anders was the general contractor for another bungalow in Brightwaters, built for Mr. and Mrs. Henry Saltonstall. This frame bungalow does not appear to be extant, but historic photos note it was a front-gable house with a projecting front-gable roof and a hip-roof wing on one side. There is a front exterior stone chimney on the house, which might have been the work of Wright, but is not documented as such.³⁹

Bungalow/Craftsman Style

The Samuel J. Childs House is primarily an example of the Bungalow/Craftsman style, in particular through its use of irregular massing, gabled roof, stone construction with grapevine mortar joints, and casement windows with simple, unadorned surrounds. On the interior the paneled wainscot, plain, unadorned woodworking, stone mantelpiece, oak flooring, and boxed beam ceiling are all elements of the style that are in evidence in the house. While there are minor features of the house such as the front door with fanlight and sidelights that is more typical of the Colonial Revival style, the door itself, constructed of v-board with heavy strap hinges, is more related to the Craftsman style. The house also picks up one detail from the Tudor Revival style in its half-timbered gable ends, but this is also a minor element in the overall influences of the Craftsman style exhibited in the house.

Refined in its detailed exterior stonework, interior woodworking in paneled wainscot and flooring, and stone mantelpiece, the Samuel J. Childs House stands out as one of the best examples of the work of Anders and Wright as a building team. The closest in scale and workmanship would be the Arthur W. Moore House (NR 2001), but this was the work of local builder Albert Drake not Ervin Anders. However, the Moore House, along with the other houses mentioned, do serve as context for the stonemasonry at the Childs House. All of the houses noted are excellent examples of the work of Lee Dewey Wright, but the Childs house stands out in particular for the scope of work completed on a house this large. The use of the grapevine mortar was not something that Wright used on all of his known houses and it lends a degree of finish and refinement to the house that is not seen in the stonework on the *Arthur W. Moore House* or the smaller scale L. E. Edwards House noted above.

12. INTEGRITY

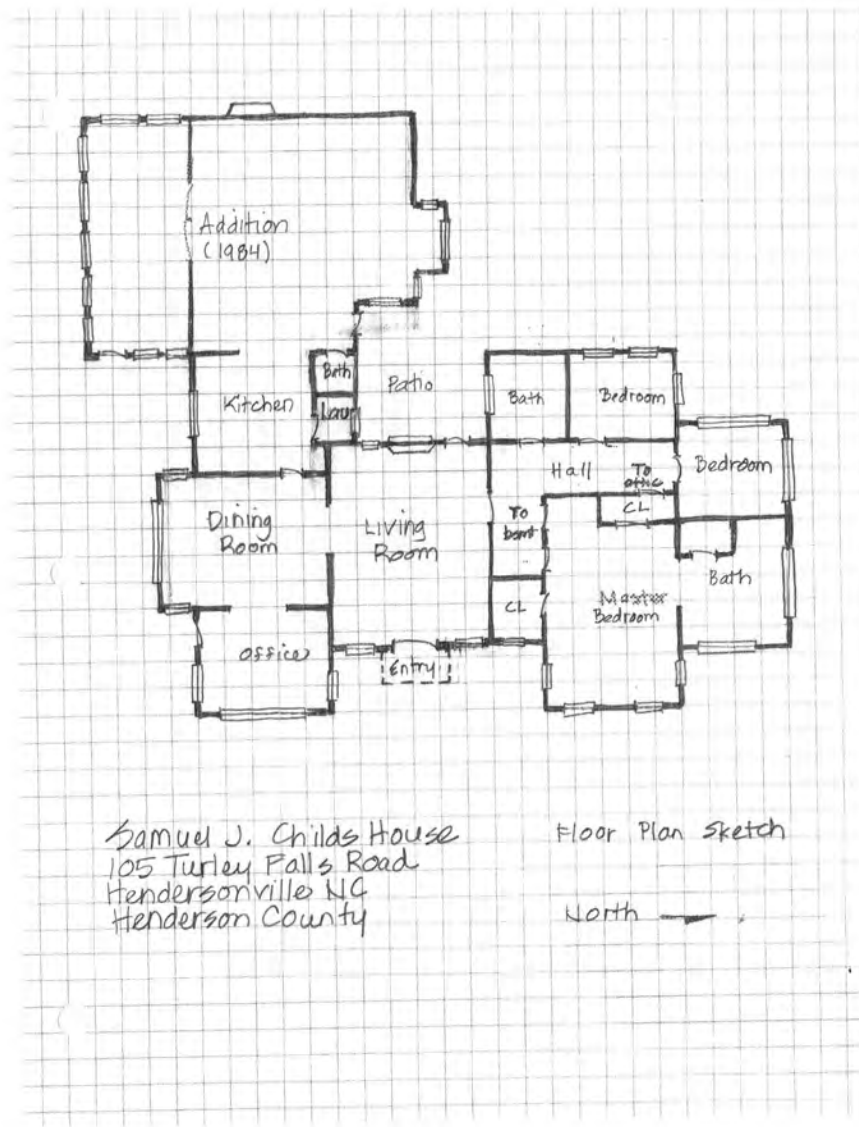
³⁷"New Henderson County Homes", *Asheville Citizen-Times*, September 11, 1938. See photos dated May 2023 of the house.

³⁸"New Henderson County Homes", *Asheville Citizen-Times*, September 11, 1938 and Bowers, Sybil A. *Arthur W. Moore House*, National Register nomination, January 4, 2001.

³⁹"New Henderson County Homes", *Asheville Citizen-Times*, September 11, 1938.

Architecturally, the Samuel J. Childs House is very intact, with only minimal changes having taken place primarily in the 1980s, including painting of the originally unpainted wainscot in the living and dining rooms, the changing of one window in the kitchen on the south side from a picture window to single-light casement windows, the conversion of two windows on the south elevation from casement to single-light fixed picture windows, and the conversion of one of the bedrooms into a larger master bath, a change made by the current owners sometime after 2018. The addition, being located at the rear of the house and not visible at all from the front, has minimal impact on the integrity of the house architecturally, and the pool addition on the north side of the house also has minimal impact.

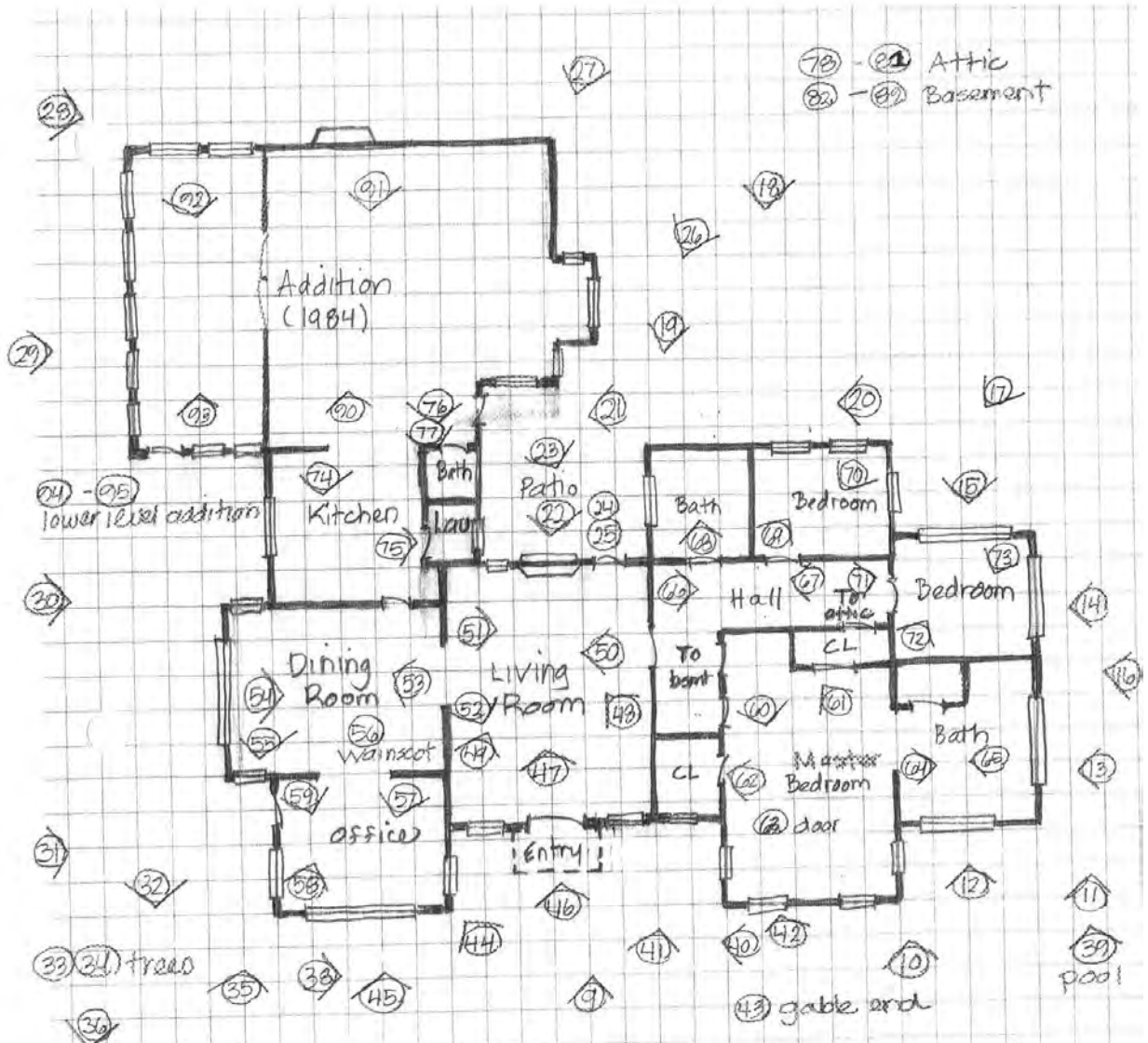
13. FLOOR PLAN



14. PHOTO VIEWS AND PHOTO KEY (PHOTOS ATTACHED SEPARATELY)



Samuel J. Childs House site plan
Photo Key ① Photo and Direction of View



Samuel J. Childs House
105 Turley Falls Road
Hendersonville NC
Henderson County

Floor Plan Sketch

North →

PHOTO KEY

Photo/Direction of view ↗

- 2 of 95 Drive and entry piers, view southwest
- 3 of 95 Lawn and wooded area at entry, view north
- 4 of 95 Driveway, view southwest
- 5 of 95 Drive towards house, view southwest
- 6 of 95 Lawn, wooded landscape, house setting, view southwest
- 7 of 95 Lawn to north of house, view southwest
- 8 of 95 Typical large trees surrounding house
- 9 of 95 Front of house, view west
- 10 of 95 North end, front of house, view west
- 11 of 95 Arched entry at lower level, pool to north, view west
- 12 of 95 Arched entry to lower level, view west
- 13 of 95 Lower level, north elevation, view south
- 14 of 95 Same
- 15 of 95 Lower level on north side of house, view east
- 16 of 95 North elevation, view south
- 17 of 95 North elevation, view southeast
- 18 of 95 West elevation, view southeast
- 19 of 95 West elevation, view east
- 20 of 95 Original stone walkway at rear of house, view south
- 21 of 95 Patio at rear of house, view east
- 22 of 95 Stone chimney, rear of house, view east
- 23 of 95 Smaller chimney stack at rear of house, view northeast
- 24 of 95 Stone detail on chimney

25 of 95 Stone detail on chimney

26 of 95 Addition at southwest corner of house (added 1984), view southeast

27 of 95 Addition, view southeast

28 of 95 Addition, view northeast

29 of 95 South elevation of addition, view north

30 of 95 South elevation, view north

31 of 95 South elevation and original stone steps, view north

32 of 95 Driveway, view east

33 of 95 Additional large tree on property

34 of 95 Additional large tree on property

35 of 95 Southeast corner of house, view northwest

36 of 95 Drive, view east

37 of 95 Same

38 of 95 Drive in front of house, view northwest

39 of 95 Fenced pool area to north of house (added 1984), view southwest

40 of 95 Original stone steps at front of house, view south

41 of 95 Detail of stonework at front of house, view southwest

42 of 95 Typical multi-light casement window with transom

43 of 95 Half-timbering in gable ends

44 of 95 South bay on front of house, view southwest

45 of 95 South bay on front of house, view west

46 of 95 Front door and entry stoop

47 of 95 Living room and stone mantel, view west

48 of 95 Living room, view southwest

49 of 95 Living room, view northwest

50 of 95 Living room, view south to dining room

51 of 95 Living room, view north to bedrooms

52 of 95 Living room, front door and windows, view northeast

53 of 95 Dining room, view south

54 of 95 Dining room, view north

55 of 95 Typical window

56 of 95 Paneled wainscot throughout living room and dining room

57 of 95 Office, view southeast

58 of 95 Office, view northwest

59 of 95 Office, view northeast

60 of 95 Master bedroom, view northeast

61 of 95 Master bedroom, view southwest

62 of 95 Master bedroom closet, view south

63 of 95 Typical door

64 of 95 Master bath, former bedroom, view north

65 of 95 Master bath towards bedroom, view southwest

66 of 95 Hall, view north

67 of 95 Hall, view south

68 of 95 Bath view west

69 of 95 Bedroom, view northwest

70 of 95 Bedroom, view southeast

71 of 95 Bedroom, view north
72 of 95 Bedroom, view northeast
73 of 95 Bedroom, view southeast
74 of 95 Kitchen, view east
75 of 95 Laundry, view northwest
76 of 95 Half bath, view east
77 of 95 Half bath, view northeast
78 of 95 Stairs to attic, view east
79 of 95 Attic, view east
80 of 95 Same
81 of 95 Attic, view west
82 of 95 Stairs to basement, view north
83 of 95 Basement, view northeast
84 of 95 Basement, view southwest
85 of 95 Basement, view west
86 of 95 Basement, view north
87 of 95 Basement, view northwest
88 of 95 Basement, view southeast
89 of 95 Basement, view northeast
90 of 95 Addition, view west
91 of 95 Addition, view northeast
92 of 95 Addition, view east
93 of 95 Addition, view west

94 of 95 Addition, stairs to lower level, view south

95 of 95 Addition, garage on lower level, view northwest

15. DOCUMENTARY PHOTOS AND MATERIALS (ATTACHED SEPARATELY)

16. BIBLIOGRAPHY

Anders, Ervin J. United States Federal Census Records, 1910 – 1950.

Bowers, Sybil A. *Arthur W. Moore House*, National Register Nomination, 2001.

Childs, Samuel J. United States Federal Census Records, 1920, 1940, 1950.

“Club Directorate Sees Development at Brightwaters”, *The Times-News*, May 10, 1938.

Coppola, Aleda and Michael Coppola. Current owners. Information gathered for landmark designation report.

“Designate C. C. Committees”, *The Times-News*, March 26, 1934.

“Farm Supply Store is Sold”, *The Times-News*, January 18, 1933

Henderson County Deed Records.

Henderson County Plat Records.

“Maxwell Real Estate Company is Newest of Local Realty Firms”, *The News of Henderson County*, September 29, 1922.

Mitchell, William. *Buildings as History: The Architecture of Erle Stillwell*. Self-published, 2006.

“New Henderson County Homes”, *Asheville Citizen-Times*, September 11, 1938.

Notice of incorporation of Bright Water Farms. *The News and Observer*, January 6, 1929

“Presbyterian Men’s Class Enjoys Picnic”, *The Times-News*, July 12, 1933.

“Prize Awards Are Made at the Fair”, *The Times-News*, October 12, 1934.

Pryor, Martha Childs. Phone interview with Sybil H. Argintar, April 24, 2023.

Pryor, Martha Childs. Collection of photos and other papers related to the Samuel J. Childs House, Brightwaters resort, and Brightwaters Farm.

“S. J. Childs, 88, Dies; Tourist Business Pioneer”, *Asheville Citizen-Times*, March 4, 1962.

Statesville Flour Mills Company advertisement. *The Times-News*, January 19, 1933.

Wright, Lee Dewey. United States Federal Census Records, 1910 – 1950.

17. APPLICANT OF CONTACT PERSON INFORMATION (if other than owner)

Name Sybil H. Argintar Telephone (828) 230-3773

Firm Southeastern Preservation Services

Address 166 Pearson Drive

City/State Asheville, North Carolina Zip Code 28801

Signature *Sybil H. Argintar* Date May 24, 2023

18. This application is submitted (check one of the following):

X by the owner or at the request of the owner

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







Henderson County Planning Department Staff Report
Historic Resources Commission
Local Landmark Designation
Samuel J. Childs House

1. Local Landmark Designation Application

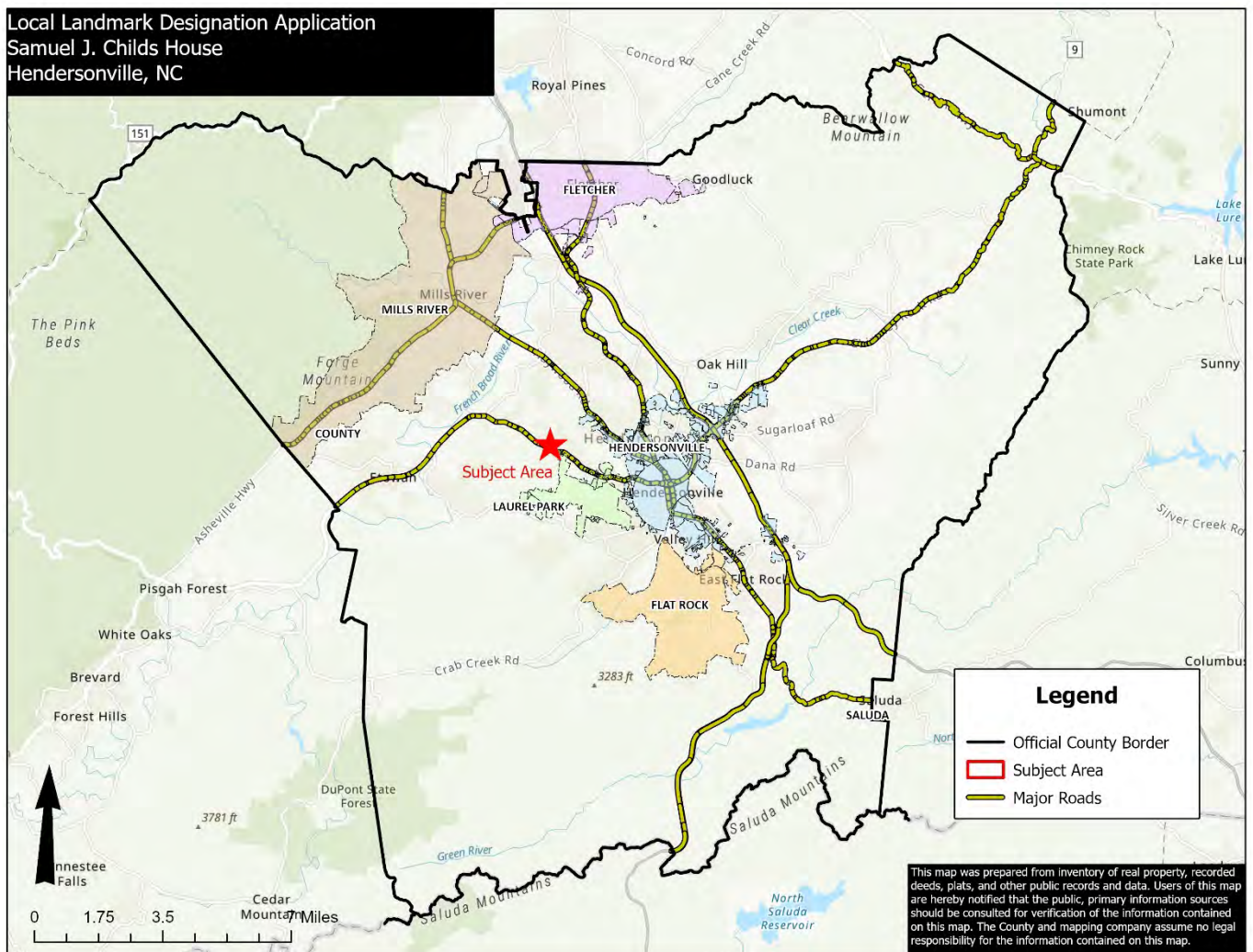
1.1. **Owner/Applicant:** Aleda and Michael Coppola

1.2. **PIN:** 9559-03-3834

1.3. **Address:** 105 Turley Falls Rd (SR 1215)

1.4. **Proposed Designation:** House (interior & exterior) and accompanying 2.62 acres

Map A: County Context



Map B: Aerial Image



Map C: Designation Boundary Map



2. Historic Resource Preservation Purpose

2.1. To safeguard the heritage of the County by preserving landmarks therein that embody important elements of its culture, history, architectural history, or prehistory and to promote the use and conservation of such landmarks for the education, pleasure, and enrichment of the residents of the County and state as a whole.

3. Powers and Duties of the Historic Resources Commission

- 3.1. Recommend to the County individual buildings, structures, sites, areas, landscapes or objects within the respective zoning jurisdiction to be designated as "historic landmarks."
- 3.2. Undertake an inventory of properties of historical, prehistoric, landscape, architectural, archaeological, and/or cultural significance.

4. **Participation in Historic Landmark Program**

4.1. Voluntary Participation. This program is entirely voluntary, and participants may opt in or opt out of the program at any time. To opt-in to the program, applicants must complete the procedure below. To opt-out of the program, participants must provide written notice to the Planning Department and Tax Department.

4.2. **Criteria:** Criteria for Historic Landmarks. No property shall be recommended for designation unless it is deemed to be of historical, prehistorical, architectural, or cultural importance. It must also possess integrity of design, setting, workmanship and/or materials. The following shall be considerations for selection:

4.2.1. Property is at least 100 years old, and

4.2.2. Property owner agrees to terms and conditions for designation as Historic Landmark, and

4.2.2.1. Property is associated with historic events that have shaped Henderson County, or

4.2.2.2. Property is tied to the lives of persons who influenced the economic, social, educational, or cultural conditions of Henderson County, or

4.2.2.3. Property features distinct architectural style, method of construction, high artistic values, or represents the work of a master architect or builder, or

4.2.2.4. Property represents the full spectrum of historic property types in the County including but not limited to, residences, commercial buildings, churches, farmsteads, engineering features or parks, or

4.2.2.5. Property yields or is likely to yield information important to the understanding of the history or prehistory of Henderson County; and

4.2.3. Property has been accepted onto the State Historic Study list, signifying that it is considered possibly eligible for nomination to the National Register of Historic Places.

5. **Modification:** Once a property is designated, it must receive a certificate of appropriateness for certain exterior modifications, alterations, or additions to the historic landmark.

5.1. Such a certificate is required to be issued by the ZBA, after review by the HRC, prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this article. A Certificate of Appropriateness shall be required whether or not a building or other permit is required.

5.2. Minor works, as defined below, may be administratively approved and these decisions may be appealed to Superior Court.

5.3. The County shall take no action under this article except to prevent the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, outdoor advertising signs or other significant features which would be incongruous with the special character of the historic landmark. Changes must comply with the Henderson County historic properties design guidelines.

6. **Staff Comments:**

6.1. After reviewing the application and information concerning the subject property, it appears that all requirements are met for Local Landmark Designation

Local Landmark Designation – Samuel J. Childs House

- 6.2. The landmark designation will only be granted to the shaded area shown on the Landmark Designation Boundary map.

Chapter 49
Historic Resources, Preservation Of
Article I - Purpose and Definitions

[HISTORY: Adopted by the Board of Commissioners of Henderson County 10-3-2005, amended 4-15-2015]

§ 49-1. Purpose.

The historical heritage of Henderson County is a valuable and important asset. By endeavoring to preserve historic sites and landmarks, Henderson County seeks:

- A. To safeguard the heritage of the County by preserving landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- B. To promote the use and conservation of such landmarks for the education, pleasure, and enrichment of the residents of the County and state as a whole.

§ 49-2. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- A. **Alteration.** Any change because of construction, repair, maintenance, or otherwise to buildings designated as an historic landmark.
- B. **Archaeological Resources.** Material evidence of past human activity which is found on or below the surface of the ground, portions of which may be visible above the surface.
- C. **Building.** Any structure, place, or other construction built for the shelter or enclosure of persons, animals, and/or chattels.
- D. **Board of Commissioners.** The Henderson County Board of Commissioners.
- E. **Certificate of appropriateness (COA).** A document evidencing approval of the Resources Commission for work proposed to an historical landmark by an applicant.
- F. **Construction.** The erection of any onsite improvements on any parcel of ground designated as an historic site or landmark, whether the site is presently improved, unimproved, or hereafter becomes unimproved by demolition, destruction of the improvements located thereon by fire, windstorm, or other casualty.
- G. **Demolition.** The complete or partial removal by an applicant of a building on any site.
- H. **Department of Cultural Resources.** North Carolina Historic Preservation Office.
- I. **Designation.** The creation of an historic property through the passage of an ordinance by the governing body.
- J. **Exterior features.** Includes the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material; the size and scale of the building; and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, exterior features shall be construed to mean the style, material, size, and location of all such signs. Exterior features may, in the discretion of the local governing board, include important landscape and natural features of the area.
- K. **Historic property.** Any site, landmark, structure, or artifact that of special significance in terms of its history, prehistory, architecture, archaeology and/or cultural importance to the history and development of Henderson County, and that it possesses integrity of design, setting, workmanship, materials, feeling and/or association.
- L. **Jurisdiction.** This shall apply in the unincorporated areas of Henderson County and in any municipality that adopts this Ordinance and its design guidelines.
- M. **Ordinary repairs and maintenance.** Work done on a building to prevent it from deterioration or to replace any part thereof in order to correct any deterioration, decay, or damage to a building on any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.
- N. **Resources Commission.** The Henderson County Historic Resources Commission (HRC).

- 4) Provide information regarding possible grants for rehab - HRC may apply for grants and research funds for rehab or aid property owners with needed repairs.
 - 5) The HRC may assist the property owner with the report that is required to receive the federal tax incentive and be placed on the National Historic Registry of Historic Places.
 - 6) Property Tax Incentive based on N.C.G.S. 105-278.
- D. The designation must be specific only to the area of historic significance and any area deemed historic must be proven so with objective evidence to support the determination. The order will clearly describe the designated area.

§49-6. Procedure for Designating Historic Landmarks

- A. Application by Property Owner. Property Owners shall complete an application and return to the Planning Department who will disseminate it to the HRC. An application must be filed at least 30 days prior to the HRC's regularly scheduled meeting.
- B. Recommendation by HRC. The HRC shall make, or cause to be made, an investigation and report on the historic, architectural, pre-historical, educational, or cultural significance of each building, structure, site, area or object proposed for designation. They shall evaluate the information presented and give a recommendation that will be presented to the Zoning Board of Adjustment as part of the record for the quasi-judicial proceeding.
- C. Review by State Department of Cultural Resources Historic Preservation Office. The HRC's report will be sent to the State Department of Cultural Resources Historic Preservation Office who will have 45 days following receipt of the report to review and provide written comments upon the substance and effect of the designation. These written comments shall be included in the evidence before the Zoning Board of Adjustment.
- D. Quasi-judicial proceeding before Zoning Board of Adjustment (ZBA). The ZBA shall review all relevant information and hear testimony from interested parties in a quasi-judicial proceeding.
 - i. Newspaper Notice. Notice of the hearing (if required) shall be published in a newspaper of general circulation in the County at least once. The notice shall be published at least ten (10) but not more than twenty-five (25) days prior to the date fixed for the hearing.
 - ii. Mailed Notice. Written notice of the hearing (if required) shall be mailed to all owners and occupants of properties at least ten (10) but not more than twenty-five (25) days prior to the date fixed for the hearing.
 - iii. Order. The order shall describe each property designated, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural or prehistorical value and a waiting period prior to any structural demolition on the site. An entire parcel, including land and any structures will not be designated unless an explicit explanation of the whole parcel's historic significance is provided at the time of designation. Each order must specify what the historic components of the designated property are and only those will be subject to this Ordinance and receive any benefit under N.C.G.S. 105-278.
- E. Approval by Board of Commissioners of Historic Landmark Designation Order.
 - (1) Approval. The Board of Commissioners shall review the order prepared by the Zoning Board of Adjustment, any relevant evidence, the report by the HRC and the comments from the Department of Cultural Resources Historic Preservation Office in making its decision.
 - (2) The Board of Commissioners may hold a public hearing regarding the application.
- F. Recording and Notice of Historic Designation.
 - (1) Written notice of designation shall be provided to owners and occupants of each approved landmark.
 - (2) Copies of the designation shall be recorded with the County Register of Deeds.
 - (3) Notice of the designation shall be provided to the Clerk and to the Board of Commissioners.

- B. Minor Improvements: Minor improvements to structures require a certificate of appropriateness. Minor modifications, listed below, may be administratively approved by the Planning Department.
- (1) Installation of storm windows and doors .
 - (2) Side- and rear-yard fences and walls not facing a public street.
 - (3) Installation of exterior mechanical equipment such as roof fans, heat pumps, and air compressors.
 - (4) Repairs to walls, patios, fences, and driveways as long as replacement matches what presently exists.
 - (5) Repairs to vents and access doors of foundation.
 - (6) Replacement of exterior stairs, landings, and steps.
 - (7) Replacement of large amounts (more than 50%) of missing or deteriorated siding, trim, porch floors, windows, and gutters or architectural details where there is no change in materials and design of original.
 - (8) Re-pointing and other masonry repairs.
 - (9) Exterior lighting fixtures.
 - (10) Removal of asbestos or other artificial siding.
 - (11) New roof coverings using shingles appropriate to the original.
 - (12) Installation of satellite dishes.
 - (13) Exterior paint removal.
- C. Major Modifications: Major modifications listed below require certificate of appropriateness approved by the ZBA after review and recommendation by the HRC.
- (1) Exterior changes including types or styles of windows, doors, porches, decks, roofs, and lighting fixtures.
 - (2) Alterations in exterior architectural details.
 - (3) The installation on any structure, of vinyl or aluminum siding or of any siding different than the existing siding.
 - (4) The disturbance of designated archaeological sites.
 - (5) The construction of any addition to an existing structure, such as the addition of rooms, chimneys, porches, decks, ramps, solar panels, and skylights, or any new construction.
 - (6) The construction or placement of any outbuilding on the property, including carports, garages, utility sheds barns, silos, drying sheds, and bulk barns.
 - (7) Relocation of a primary structure.
 - (8) The placement or construction of any yard fixtures such as lamp posts or other lighting fixtures, walkways, fences or walls, driveways, parking areas or the placement of any physical structure which could be considered ornamental.
 - (9) The demolition or removal of any structure, including outbuildings and yard fixtures.
 - (10) The installation of any permanent exterior sign measuring larger than three (3) square feet in area.
 - (11) Foundation repairs other than vents and access doors.

§49-11. Compliance Assessment

- A. Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Planning Department. Failure to comply with the Certificate of Appropriateness shall be a violation of the zoning ordinance.
- B. In case any building, structure, site, area or object designated as a landmark is about to be demolished, whether as a result of deliberate neglect or otherwise, materially altered, remodeled, removed or destroyed, except in compliance with this article, the County Board of Commissioners, the municipal governing body, the HRC, or other party aggrieved by such action may institute any appropriate action or proceeding to prevent such unlawful demolition, destruction, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such a building or structure.

§49-12. Appeals

Appeals must be filed 30 days from the date of the decision. Decisions of the Zoning Board of Adjustment and the Board of Commissioners may be appealed to Superior Court.

§49-13. Relocation

The ZBA must issue a Certificate of Appropriateness for the move before any other necessary permits can be obtained. The HRC may provide a recommendation to the Zoning Board of Adjustment

- A. Proper documentation shall be made prior to relocation of a historic building, including documenting its original setting and context, photographs, site plans, other graphic materials, and/or written statements to record the existing site conditions as necessary.
- B. Contractors experienced in moving historic structures shall be enlisted to do the following:
 - (1) Determine the structural condition of the property.
 - (2) Coordinate with the utility companies and county and municipal departments.
 - (3) Protect the structure from vandalism or weather damage during the move.
 - (4) Minimize structural damage during the move.
- C. Relocation of a structure shall not diminish or damage existing historic landmark buildings.
- D. The HRC and ZBA shall be provided with a site plan for the proposed site features of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.

§49-14. Demolition

In considering a request for a certificate of appropriateness to demolish a structure within a historic landmark, the ZBA shall weigh the impact of the proposed demolition on the character of the historic landmark, as well as surrounding buildings.

- A. All alternatives to demolition shall be evaluated.
- B. Significant structure features shall be documented, including photographs and measured drawings completed to the standards established within the Historic American Buildings Survey.
- C. Prior to demolition, the property owner shall work to salvage usable architectural materials and features.
- D. There may be a delay in demolition of historic landmarks and buildings. The period of delay shall be reduced by the ZBA if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property. The waiting period for demolition must be established in the original designation order and cannot exceed 365 days.

§ 49-15. Through 49-50. (Reserved)