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# HOUSE 1



NEIGHBORHOOD ASSOCIATION

## TOUR OF HOMES



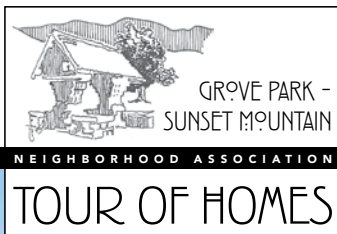
### 85 Edwin Place — Stuart & Leslie LeBlanc

85 Edwin Place was built for W. F. Hallack and information from Buncombe County notes 1907 as the year of its construction. Details from the neighborhood's National Historic Registry application include its two-story, 3 bay Bungalow style with wood shingle siding, attached porch on south side, "6 over 1" windows and brick foundation.

Extensive interior renovations were needed when the current owners purchased the home and the backyard was surrounded by large deceased fir trees and chain link fencing. The front yard was covered by invasive plants such as wisteria and bamboo. Despite the home's poor condition, the owners saw its potential looking at lovely heart of pine flooring, curved staircase steps, fireplaces with beautiful cast iron covers, and wonderfully ornate radiators. 85 Edwin had once been special and the owners knew that it could be again.

Over the years, the home's interior has been extensively remodeled, and the backyard was completely redone with a pergola, fire pit and new landscaping, including a pond. The largest and most extensive project came in 2021 when, due to safety concerns, the side porch was torn down and replaced with a new sunroom. The bamboo was removed, and new landscaping installed. The final touch, and what every Southern home needs, was a new large front porch. Construction revealed the footers from the original porch, and a stash of very old bottles, a sampling of which is in the sunroom. "85" is whole once again.

# HOUSE 6



## 76 Kimberly Avenue — Rob & Rachel Prioleau

The Harry Lewis Parker house was designed by the architect Charles Parker — best known for the Grove Arcade — for his brother, Harry Parker, sometime around 1928. Harry Parker, who was E.W. Grove's civil engineer and business manager, reportedly hand-picked this lot for his home due to its views of the Grove Park Inn and the mountain leading up to Overlook (a.k.a. Seely's Castle).

This brick, French eclectic-style home has a tall slate hip roof, granite keystones and quoins, and an arcaded brick porch at the entrance; chimneys with chimney pots evoke the French influence. Upon entering the home, archways lead you to the living room, dining room and hallway with refinished oak woodwork throughout. The living room has beamed ceilings, a plaster mantle with a relief of swags, festoons, acanthus leaves and egg and dart border and French doors that open onto a brick patio. The dining room has built-in oak corner cabinets and there is a small library located off the hall leading to the stairwell.

The kitchen and sunroom were extensively renovated by the former owners and are where the current owners, Robert, and Rachel Prioleau, spend much of their time. A small backyard, formerly a pool, is where the owners' dogs try very hard to respect the flowers, vegetables, and herbs. Two-over-four casement windows are on the stairs leading up to the second and third floors. Three bedrooms and bathrooms make up the second floor, one with French doors that open onto a terrace with a capped brick balustrade that overlooks the Grove Park golf course. The woodwork in the upstairs hallway has been refinished to match the downstairs. The renovated third floor with a kitchenette is currently used as a home office.

# WELCOME

## Welcome to the 2024 Grove Park - Sunset Mountain Tour of Homes!

The Grove Park - Sunset Mountain neighborhood, nestled in the picturesque city of Asheville, boasts a rich history and unparalleled charm dating back to the early 20th century. The community is renowned for its stunning architecture, lush landscapes and vibrant community spirit, contributing to its unique appeal for locals and visitors alike. The Grove Park neighborhood was designed and developed by St. Louis entrepreneur Edwin Wiley Grove with the help of Chauncey Beadle, landscape designer and later superintendent of Biltmore Estate, and is a superb example of an early twentieth century planned residential development. Grove wanted his development to be exciting and innovative. Some of his ventures, such as the Grove Arcade and the Battery Park Hotel, were on the cutting edge of design and planning, and his (Omni) Grove Park Inn stands today as a monument to Grove's vision and genius.

One of the defining features of the Grove Park - Sunset Mountain neighborhood is the architectural diversity. The area showcases a wide range of architectural styles, including Arts and Crafts, Queen Anne, Tudor Revival, Mid-Century Modern, among others. Each home tells a story of the past, with intricate details and craftsmanship that are a testament to the skill and creativity of the artisans who built them. With the rapid growth and development that Asheville has experienced in recent years, efforts to preserve this community and these historic homes have been ongoing. Many residents have invested time and resources into restoration projects to maintain the integrity of their properties, while updating them with today's modern amenities. Four of the neighborhood sections, Grove Park, Proximity Park, Sunset Terrace and the Kimberly Amendment are listed in the National Register of Historic Places.

The community is also home to lush gardens and parks, tree-lined streets, and breathtaking views of and from the surrounding mountains. The voluntary Grove Park - Sunset Mountain Neighborhood Association has made efforts to protect the green space and scenic vistas a focal point to ensure that the character of the neighborhoods is preserved for future generations. The Grove Park - Sunset Mountain Neighborhood Association is a 501c3 nonprofit organization and is responsible for the landscape maintenance of Sunset Park, E.W Grove Park, the Griffing Rose Garden and the 22 landscaped traffic islands throughout the community.

By participating in today's tour, your donation contributes in the effort to maintain the charm of the community now and in the future. We hope that you enjoy your visit to our homes and community, and that you will make our Tour of Homes an annual event. Thank you for your support!

# SPECIAL THANKS & RECOGNITION

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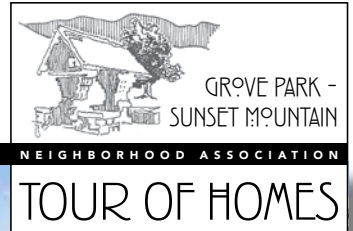
Andy & Lindsey Potter  
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Chris Engle & Amy Holloway  
Dan & Valery Huffenus  
The Albemarle Inn  
Rand & Melinda Kramer  
Rod & Cinda Chima  
Larry & Jan Maloney  
Robin Croog  
Rob & Rachel Prioleau  
Stuart & Leslie LeBlanc  
Todd & Erin Dunnuck

## **2024 Tour Committee**

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**All of the  
home volunteers  
and the GPSMNA  
Board of Directors  
who have made  
this event possible.**

# HOUSE 5



## **84 Kimberly Avenue — Robin Croog**

Built in 1924, 84 Kimberly is a white stucco home that sits above Kimberly Avenue and the Grove Park Inn golf course. This two-story Colonial Revival boasts Spanish-inspired touches, including arched windows and openings, and is one of the first homes built by Asheville developer L.B. Jackson on Kimberly. There are subtle, delightful details throughout the house, including a plaster relief of dolphins over the front door.

The home's main entrance opens to a transverse hallway with turned balusters. The living room features a modern mantel designed by a local Asheville artist, while on the second floor a small fireplace retains the original mantelpiece and coal grate.

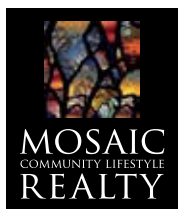
The current owner, who acquired the home in 2021, has completed renovations on both levels. On the first floor, the kitchen, bathroom, and sunroom were updated. Upstairs the primary bathroom was expanded, and a window in the primary bedroom was converted into a door, allowing access to a rooftop terrace from the bedroom for the first time in the house's century-long existence.

The house's large garage has been reimagined, with the back portion now serving as the owner's painting studio. The cottage in the backyard has undergone subtle updates, creating a welcoming retreat for guests. The back yard has been landscaped with a river rock patio and border, and a vibrant array of flowers and herbs.

Jan and Larry Maloney purchased the house in 2019 and renovated the kitchen and replaced the hardwood floors. The Maloneys also added a back patio with a firepit and upgraded landscaping including a unique moss garden in the front.



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# PRE-TOUR



## TOUR OF HOMES



**58 Woodland**

***Thursday, September 5, Pre-Tour Only***

*Host to the 2024 tour of homes launch party celebrating properties in the  
Grove Park Neighborhood.*

Listed on the National Register of Historic Places, this home was built in 1920 for the Vice President of Hans Rees Tannery. The two story plus attic home embodies the classic Colonial Revival style. The home is nestled on a hill, offering a private and secluded forest atmosphere.

In 2017, both the main house and the carriage house were thoughtfully updated and renovated. These improvements blended modern amenities with the home's original character, creating a comfortable and inviting living space while honoring the historical significance of the home.

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for details about the  
Treasured Trees in the Grove  
Park community



## HOUSE 4



NEIGHBORHOOD ASSOCIATION

## TOUR OF HOMES



### 25 Warwick Place — Larry & Jan Maloney

This charming 1928 Arts and Crafts “storybook cottage” is one of six river-rock properties built in the Kimberly Avenue Extension of Grove Park by E.W. Grove. Situated on a corner lot, the home features a gabled front porch with double arched openings and an exposed basement and garage on its side. L.B. Rogers financed the purchase of the property in 1926 but never lived at the house.

The house changed hands throughout the 1930's and was frequented by many Asheville socialites throughout the mid 1900's. Albert and Hortense Toms Brown purchased the home in 1949 and kept the house in the family for 52 years. Albert died in 1953 and Hortense continued to live at 25 Warwick until a major fire in 1979 (see photo at left). She later sold it to her daughter Hortense B. Montgomery.



House Damaged By Fire

The home of Mrs. Albert Brown at 25 Warwick Place was seriously damaged by fire about 2 1/2 yrs. ago. The house was then owned by Mrs. Hortense B. Montgomery. The photo shows the house as it appeared before the fire.

Nancy and Daniel McClinton bought the house in 2002 and completed major internal renovations to open the floor plan, repair fire damage and add a large deck with new access from the kitchen. A two-car detached garage now serves as an office. The current owners, Jan and Larry Maloney purchased the house in 2019 and renovated the kitchen and replaced the hardwood floors. The Maloneys also added a back patio with a firepit and upgraded landscaping including a unique moss garden in the front.

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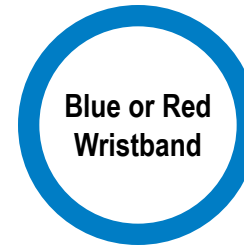
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# SATURDAY ROUTE



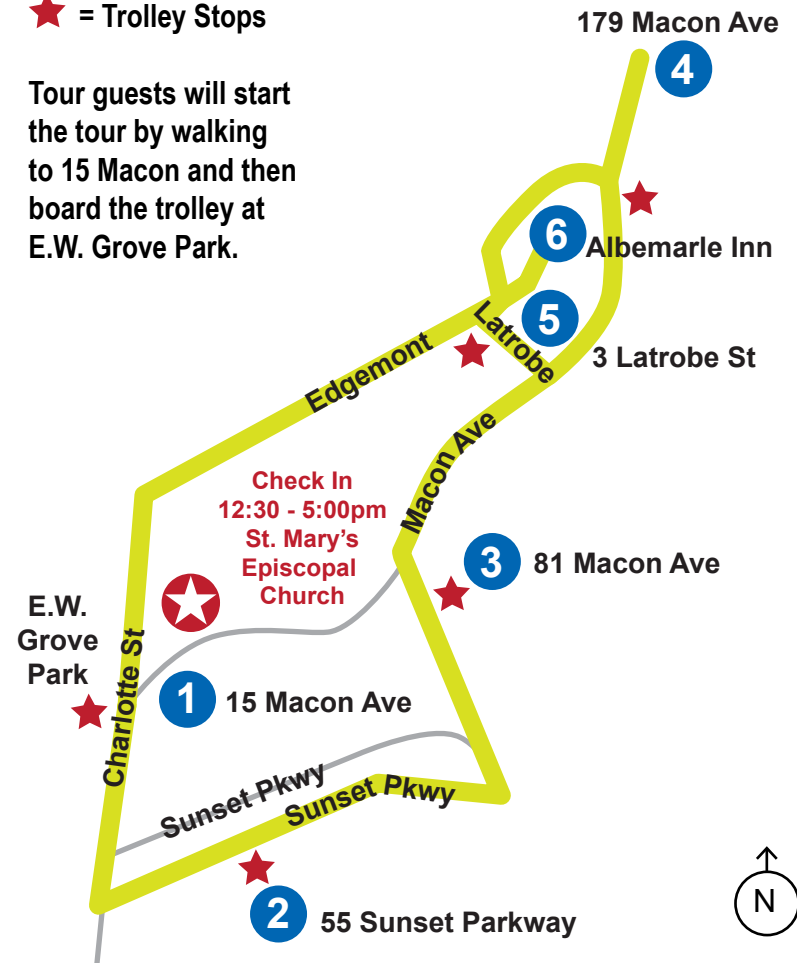
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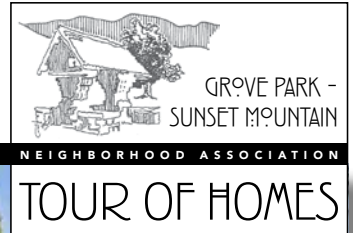
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## HOUSE 3



### TOUR OF HOMES



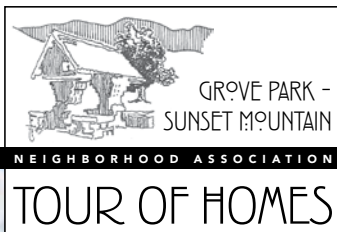
#### 5 Griffing — Rand & Melinda Kramer

E.W. Grove built 5 Griffing Boulevard for the original owners, Dr. Alvin, and Mary Ware. Dr. Ware was a dentist with a practice in downtown Asheville. The Herschel Harkins family lived in the home in the 1960's and 70's. Mr. Harkins and his father were local attorneys in with offices in Pack Square. A prominent figure in Asheville government, Herschel Harkins also served in the North Carolina General Assembly for seven years.

The traditional brick home has a traditional center hall home typical of homes of the 1930's and with three generously sized bedrooms and four baths. A milk porch at the back of the house lead to the alley entrance which can still be seen from Kimberly Avenue. A fun vintage garden shed remains on the property and the double lot allows for a spacious garden.

The current owners, Rand, and Melinda Kramer, purchased the home in the spring of 2022 and used their extensive historic restoration experience to fully renovate and enlarge the kitchen's footprint which now flows out to a new deck with fresh landscaping plus a new driveway to the back alley. The red brick of the home was chalk-washed in a light gray color which gave the exterior an entirely new look. An original two car garage was part of the basement and is now a gym with two sets of iron French doors. Rand and Melinda are still in the process of renovation while staying true to the home's original style and grace.

# HOUSE 2



## 14 Griffing — Rod & Cinda Chima

When Rod and Cinda Chima moved to Asheville in 2019, they hoped to find a home right in town, but large enough to contain two creative spirits with multiple interests. Rod, a retired aerospace engineer, wanted shop space for woodworking and stained glass. Cinda, a full-time writer, wanted private office space, property for gardening, and room for family to come home at the holidays. This was their idea of downsizing.

The home they chose was built in 1928 by prolific Asheville builder L.B. Jackson, for E.S. Koon, owner of the Asheville Oil Company. Jackson built the home using Carolina pink granite, like that used at the Asheville High School which was completed about the same time.

The home had been rented for several years prior to the Chimas' purchase and the once lovely gardens had become overgrown with bamboo, English ivy, poison ivy, and other invasives. It took months to find the back fence and discover a bent twig garden arbor hidden in the trees. The invasives have been largely removed and the garden replanted with native plants along with bamboo barrier appropriately installed along the property line. A new flagstone patio and deck canopy allow better use of outdoor space and stone walkways make the back slope more accessible and functional.

With a goal of making this older home more energy-efficient, the Chimas replaced the roof, windows, shutters, and gutters and installed energy-efficient mini-split systems and rooftop solar panels. All the bathrooms have been modernized and refreshed to meet a new century.

# HOUSE 1



## 15 Macon Ave — Andrew & Lindsey Potter

15 Macon Avenue sits on a sprawling double lot along what used to be the trolley line to the Grove Park Inn. The land was purchased from E.W. Grove by Emma (Bernard) Kaminer in 1919, whose parents were close personal friends of Edith Vanderbilt. In an era when most business transactions were executed by men, Mrs. Kaminer conducted numerous real estate acquisitions across the Asheville area during the 1920's. The home was later owned by L.P. Lipinsky of the Bon Marche department store in downtown Asheville and whose contributions helped build UNCA's Lipinsky auditorium.

The two-story Colonial Revival home itself was completed in 1923 featuring 12" concrete walls, stucco exterior and a canopy of now soaring evergreens. Over the last year, the home has undergone a full renovation including electrical, plumbing, kitchen, and baths. An attached guest suite was added with the intentions of blended seamlessly with the original structure. An elevator added in the 1970's was removed to allow for a second story balcony to be reinstated. Renovations have been meticulously focused on period style lighting, fixtures, and hardware. Favorite features of the current owners include the huge front yard ginkgo tree, vintage greyhound statues flanking the front porch and period doorbell system.



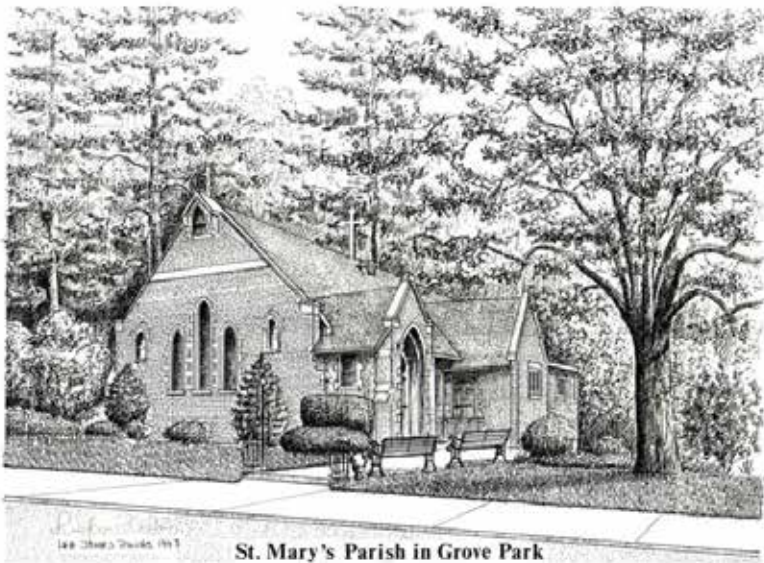
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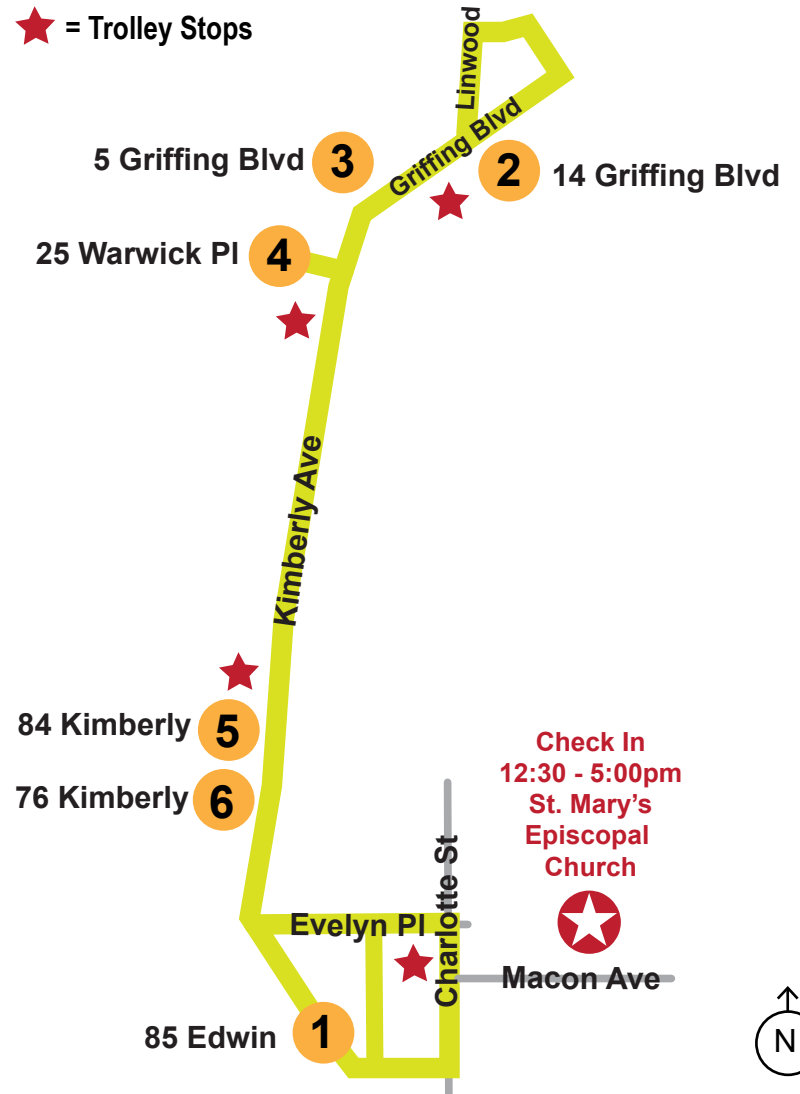
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Restrooms available at St. Mary's Episcopal Church, 12:30 - 5:00 pm.

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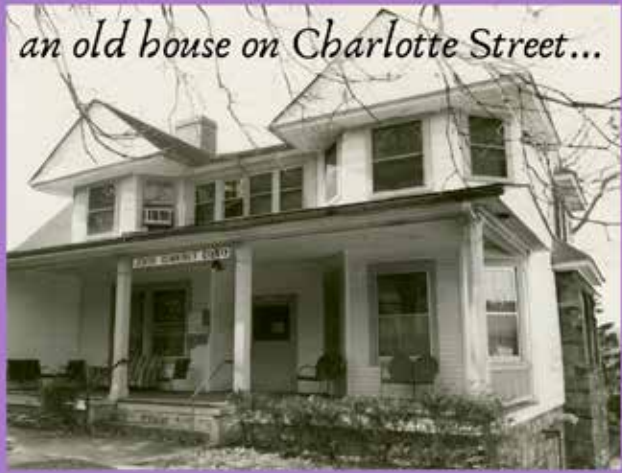


*It all started in an old house on Charlotte Street...*

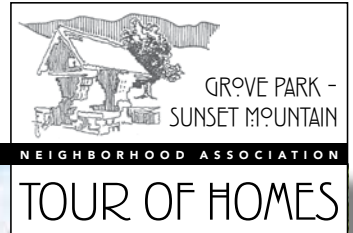
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## HOUSE 2



### 55 Sunset Parkway — Clayton & Jennifer Ballantine

This lovely grand dame was built in 1915 at a cost of \$14,000 for Charles A. Webb, attorney, state senator, and co-founder of the Asheville Citizen-Times. Features of the home reflecting its Colonial Revival style include a columned front porch pediment, large double-hung windows with shutters, swag detailing on fireplaces, and gabled dormers. The home's large scale, solid construction, and beautiful but unpretentious details lay the groundwork for comfortable gatherings.

The current owners view themselves as stewards of the home, repairing, improving, and preserving it until the distant day when another family calls it home. The past 11 years have seen extensive renovations and restoration from the chimneys and roof to major foundation work and every house system in between. Favorite entertaining spaces in the home include the bourbon room, the open kitchen and the recently renovated backyard space.

Previous residents of 55 Sunset Parkway have stopped by to visit their old homestead over the past decade, including a woman who lived in the home as a small child during The Great Depression, a gentleman who resided in the home as a youngster during and after WWII, and many members of the beloved Montgomery family. According to old photos and stories passed down from prior residents, the boxwood bushes under the kitchen window were present in the 1930s, the sizeable ginkgo tree was planted in the 1940s (a gift from the Japanese ambassador to the Meekins family), and the center of the driveway was home to a victory garden during WWII.

## INSPIRED INTERIORS

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Interior Designer & Owner

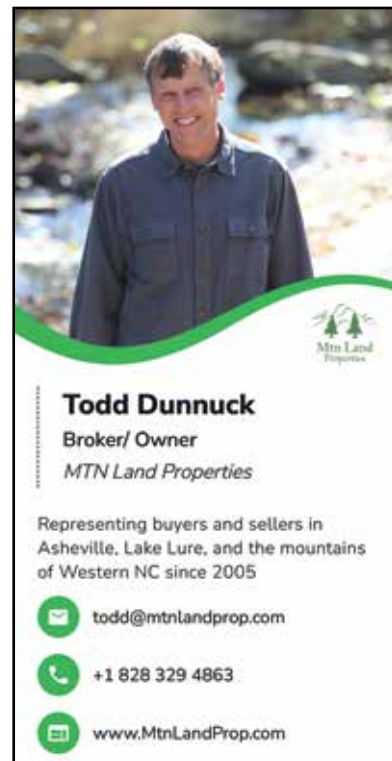
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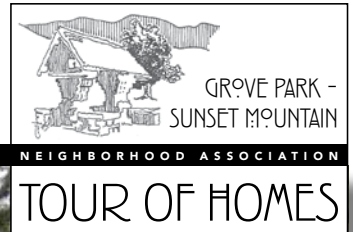
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# HOUSE 6



## 86 Edgemont Road — The Albemarle Inn

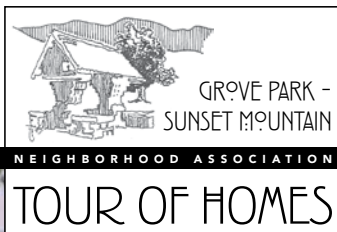
In 1909, Dr. Carl V. Reynolds constructed a large Neoclassical Revival style house for his private residence near Sunset Mountain. A native of Asheville, Reynolds was a city of Asheville health officer from 1903-1910 and 1914-1923, instituting several sanitation measures including the vaccination of school children, regulations of dairy industry standards and establishment of packaging requirements for breads sold in bakeries.

Between 1917 and 1925, 60 additional residences were constructed in the neighborhood surrounding the home thanks to the mountain ambiance, proximity to the original Asheville Country Club and a trolley system which connected the area with downtown. The building changed hands in 1920 to become a prestigious private school for girls and later a school of creative arts. In 1941, the property was sold to T. Avery and Marie Taylor and the mansion became the "Albemarle Inn", near the "Albemarle Park". It operated as a rooming house until 1980 when it was converted into a bed and breakfast.

Former owners Fabrizio and Rosemary Chiariello sold the Inn in late 2021 to GBX Group, a Historic Preservation Company based in Cleveland, Ohio. The Albemarle Inn is now a part of Asheville Historic Inns and the sister property to Cedar Crest and Beaufort House Inn.

Albemarle Inn continues the tradition of exceptional guest service in addition to being an attractive wedding destination for elopements, intimate weddings, bridal and baby showers as well as afternoon tea parties.

# HOUSE 5



## 3 Latrobe — Valery and Daniel Huffenus

Built in 1915 by A.W. Lee, 3 Latrobe Street is a classic example of American Colonial architecture. The prior owners, who had owned the property since 2011, put a major two-story addition on the back of the house in 2016, creating a modern kitchen and family room, as well as a functional primary bedroom and ensuite bathroom.

The current owners, Dan and Valery Huffenus, acquired the property in 2023. Valery, who is an accomplished interior designer, has spent the past year updating the interior to reflect her and Dan's modern aesthetic. In addition to new paint throughout, they have replaced many light fixtures, bathroom tile work, window treatments and hardware, and added personalized artwork throughout the home. While they enjoy the entire home, they especially like relaxing (often with a cocktail!!) in the parlor off the entry foyer.

Dan and Valery were particularly attracted to the extensive hardscaping and diverse plantings in the front and back yards, and they love spending time with friends in the many outdoor seating areas. They are absolutely loving Asheville and their new home, and hope you enjoy your visit.

# HOUSE 3



## 81 Macon Ave — Greg Mermigas / Steve Harsnett

This Tudor Revival house was completed in 1924 as a family home for Asheville dentist Dr. J.W. Faucette. The exterior's first story is red brick in a common bond pattern and the second exterior story is stucco, with half-timbering on all five gables. The front façade features twin projecting gables, two rows of triple bank windows, and an entry way with a hipped roof and elliptical arch. Quarry tiles cover the original concrete terrace as you approach the home's entrance. The home's updates include energy-efficient windows, central air-conditioning and heat, and updated electrical throughout the home.

The first-floor interior features original oak floors and four pairs of glass painted French doors. Just beyond the living room there is a sun parlor with fireplace; while a shady screened porch, overlooking the garden, extends beyond the formal dining room. The kitchen and adjoining half-bath were gutted and fully remodeled by the current owners in April of 2024.

The home's upstairs features three generously sized bedrooms, two updated full baths and a relaxing den. The master suite features the home's third fireplace, a sitting area, and two walk-in closets. (The second floor will not be open to the tour.) In 2023, the current owners added quarry stone steps leading to a new two-story, oversized garage, including a car lift and a bonus loft area suitable as a home office, gym, or artist studio. The generous deck overlooks a lushly landscaped and terraced backyard, featuring accent lights, outdoor audio, and art sculptures which make this yard a perfect summertime oasis.

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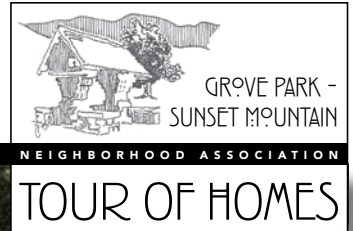
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## HOUSE 4



### **179 Macon Ave** — Amy Holloway / Chris Engle

“Casa Engleway,” as it is affectionately called, is a Tudor Revival constructed in 1926. Amy Holloway and Chris Engle purchased the home in 2019. They fell in love with the home and have since invested in renovations to modernize the property without losing its 1920s charm. They remodeled and expanded the two upstairs bathrooms by taking over a hallway closet and a washer/dryer space. Downstairs, they updated the bathroom with new fixtures and colorful wallpaper. What was once an empty room off the kitchen is now a combined butler pantry and laundry. In the living room, they removed a wood-burning stove and restored the original fireplace.

Shortly after purchasing Casa Engleway, a poplar tree crashed across Macon Avenue and landed in the front yard, destroying most of the existing plantings. Amy and Chris launched a major landscaping project that included leveling the top portion of the front yard, building a stone patio, creating a grander staircase leading up to the front door, and constructing various flower beds. All trees and plants in the front yard were planted in 2020 except for the four hemlocks flanking the front path and the gorgeous Japanese maple near the sidewalk. The backyard Zen Garden design was completed by the previous owners. They also recently repainted the exterior, replaced most windows, and replaced the roof. Amy and Chris have researched 179 Macon but have uncovered very little about the history of the home. If any neighbors have any information to share, they would love to hear from you.