

ORDINANCE NO. 87

**HISTORIC LANDMARK DESIGNATION ORDINANCE
FOR BEAUMONT**

Section 101. Authority.

The Council of the Village of Flat Rock, pursuant to the authority conferred by the North Carolina General Statutes, specifically Chapter 160A, Article 19, Part 3C, hereby enacts this ordinance into law.

Section 102. Title.

This ordinance may be cited as the Historic Landmark Designation Ordinance for Beaumont.

Section 103. Applicability and effect.

This ordinance amends the Historic Landmarks Designation Ordinance of the Village of Flat Rock (Ordinance No. 81), adopted October 10, 2013, for the purpose of designating Beaumont, a historic property identified herein, as an historic landmark, pursuant to the Historic Landmarks Ordinance of the Village of Flat Rock (Ordinance No. 76), and as contemplated by and in accordance with the Ordinance No. 81 recorded in Deed Book 1550, page 690, in the office of the Register of Deeds of Henderson County.

Section 104. Identification of property; historical significance; findings.

1. HISTORIC NAME OF PROPERTY:

Historic: Beaumont **Current:** Beaumont

2. LOCATION:

Address: 72 Beaumont Drive, Hendersonville, NC 28739, located within the Flat Rock Village limits.

Recorded: Deed Book 1315, Page 572, Henderson County Register of Deeds

PIN: 9557930282

3. LEGAL OWNER OF PROPERTY WHEN DESIGNATED:

Name(s): Elizabeth R. McCoy, Trustee, Elizabeth R. McCoy Revocable Trust

Owner address: P O Box 430, Flat Rock, NC 28731

Telephone: (828) 693-7177

4. GENERAL INFORMATION REGARDING DESIGNATION:

Dates(s) of building(s)/structures: House, 1839/1910 Attached garage, 1987
Ice and dairy house/garden shed, 1910 Pool pavilion, late 1980s Fountain and

decorative pool, ca. 1920 Swimming pool, late 1980s Tennis courts, late 1980s

Outbuildings/structures: 5 (Does not include the house and attached garage)

Contributing buildings/structures: 3 Noncontributing buildings/structures: 4

Approximate Acreage: 4.76 acres

Architect and/or Builder: 1839, Andrew Johnstone 1910, Richard Sharp Smith

Present Use: Residence

5. LANDMARK DESIGNATION BOUNDARY

The boundary is the 4.76 acre lot on which the house and outbuildings are located and the exterior features of the house and contributing outbuildings and structures, as more specifically described in the Local Designation Report for Beaumont that is on file with the Village of Flat Rock Historic Landmarks Commission and that was reviewed by the State Historic Preservation Office in November 2013.

6. SIGNIFICANCE STATEMENT:

Beaumont is significant in the area of architecture for its evolution of style from its earliest incarnation as a Gothic Revival cottage to its current appearance as a Tudor Revival house with colonial revival-style elements. It is also significant for its association with Richard Sharp Smith, who designed the 1910 remodeling of the house. Beaumont is also significant for its contribution to the social history of Flat Rock from the early decades of the nineteenth century through the mid-twentieth century as an important estate located in an enclave of summer homes that were built by wealthy families from the low country of Charleston and other coastal areas.

7. CONTRIBUTING BUILDINGS AND STRUCTURES:

House. 1839/1910. Contributing building.

Ice and dairy house/garden shed. 1910. Contributing building.

As part of the re-design of the property, Richard Sharp Smith also designed this outbuilding. With a foundation that extends twenty feet into the ground, the building was used for years as cold storage and to store ice and dairy products. The current owners added the floor inside and converted the building to a garden shed. Octagonal in shape, the one-story building is clad in wood shingle siding, with an octagonal cupola and tin roof shingles. Original diamond-pane windows remain, but modern doors have been added on the west elevation. The garden to the west was originally the site of one of the caretaker cottages on the property.

Fountain and decorative pool. ca. 1920. Contributing structure.

Circular concrete pool with a center statue, placed there from elsewhere on the property by the current owners.

8. NONCONTRIBUTING BUILDINGS AND STRUCTURES:

Garage addition to house. 1987. Non-contributing.

Pool pavilion. Late 1980s. Non-contributing building.

Hexagonal-shape building, approximately seventeen feet by eleven feet, with a wood shake roof, hexagonal cupola for venting, posts with decorative brackets, and a wood balustrade. Building is fully screened-in.

Swimming pool. Late 1980s. Non-contributing structure.

Kidney-shaped pool, approximately thirty-eight by twenty-two feet, located east of and adjacent to the pool pavilion, with concrete decking.

Tennis courts. Late 1980s. Non-contributing structure.

Courts are oriented in an east-west direction, and are south of the pool and pool pavilion.

Section 105. Historic landmark designation.

The Village Council, having determined that all the requirements of the Historic Landmarks Ordinance of the Village of Flat Rock relating to the designation of a historic landmark have been met, hereby designates Beaumont, the historic property identified in Section 104 hereof, as an historic landmark.

Section 106. Public record of designation.

A record of the historic landmark designation of Beaumont, together with the property identification and related information set out in Section 104 hereof, shall be included in an addendum to the Historic Landmarks Designation Ordinance as “Attachment B, Beaumont – 72 Beaumont Drive,” which shall be filed for recording among the records of the Register of Deeds of Henderson County and shall be a part of and subject to that ordinance.

Section 107. Effective date.

This ordinance shall take effect and be in force and effect on and after December 12, 2013.

Michelle Parker, CMC
Village Clerk

Robert V. Staton
Mayor