

ORDINANCE NO. 119

HISTORIC LANDMARK DESIGNATION ORDINANCE FOR SALUDA COTTAGES

Section 101. Authority.

The Council of the Village of Flat Rock, pursuant to the authority conferred by the North Carolina General Statutes, specifically Chapter 160D- Planning and Development Regulations, 945, 160D-946 hereby enacts this ordinance into law. Chapter 160D-946 procedures were followed.

Section 102. Title.

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

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 Saluda Cottages, a historic property identified herein, as a 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.

HISTORIC NAME OF PROPERTY:

HISTORIC: The Saluda Cottages, San Souci, Saluda Cottages

Current: Saluda Cottages

LOCATION:

Address: 1895 Little River Road, Flat Rock, NC 28731.

Recorded: Deed Book 3608, pages 394-404 dated October 20, 2020 and recorded November 30, 2020. Amended and restated Historic Preservation Easement Agreement: Deed Book 3583 pages 633-636.

PIN: 9577-13-2600. **REID:** 10006287. 28.37 acres.

LEGAL OWNERS OF PROPERTY WHEN DESIGNATED:

Names: Robert P. and Lorraine (Lori) O. Harrison.

Owners mailing address: 16 Stuyvesant Road, Asheville, NC 28803.

Phone: (828) 768.3607. **EMAIL:** bob@saludacottages.com

GENERAL INFORMATION REGARDING DESIGNATION:

Dates of buildings/structures: Manor House, 1836, 1888, 2011; Ice House (1850) Milk/Spring House (1900) Green House Hot House (1937) and a gable end garage rebuilt (1973) on the site of an original stable upon the original foundation.

Contributing buildings/structures: Manor House (interior excluded); Ice House; Milk/Spring House, Green House/Hot House.

Architects: unknown. Joseph McCullough was the overseer for the 1888 General Rudolph Siegling French Second Empire style transformation.

Present use: Residence

LANDMARK DESIGNATION BOUNDARY:

The boundary is the 28.37 acres on which the manor house and outbuildings are located. The features are more specifically detailed in the Landmark Designation Report for Saluda Cottages that is on file with the Village of Flat Rock.

SIGNIFICANCE STATEMENT:

Saluda Cottages is significant in the area of architecture for its French Second Empire style that, in North Carolina, has only been documented (to date) at three other locations: The Heck -Andrews House (Raleigh 1869-1870); The Banker's House (Shelby 1874); and The Dodd-Hinsdale House (Raleigh 1879).

Saluda Cottages is significant for its association with historically prominent individuals mentioned in full detail in the report: Charles and Susan Baring, Count Joseph Marie St. Xavier deChoiseul, Charles deChoiseul, A.S. Willington, Christopher G. Memminger, Charles Cotesworth Pinckney, Ralph Izard Middleton, General Rudolph Siegling.

The orientation and setting of the manor house with sweeping vistas of Glassy Mountain, and the unveiling of stone walled gardens, contributes to the character of the site. The integrity has been maintained as to the workmanship, materials, location, feeling and association.

The reading of the building allows an observer to be aware of the visual clues to its history. Saluda Cottages, as it exists today, continues the representation of balance as the buildings and grounds have adapted to the climate and the site.

Section 105. Historic Landmark Designation.

The Village Council, having held a joint public hearing with the Historic Landmarks Commission and having received the recommendation of the commission, has determined that all the requirements of the Historic Landmarks Ordinance of the Village of Flat Rock relating to designation of a historic landmark have been met, thereby designated Saluda Cottages, the historic property identified in Section 104 hereof, as a historic landmark.

Section 106. Public Record of Designation.

A record of the historic landmark designation of Saluda Cottages, together with the property identification and related information set forth in Section 104 hereof, shall be included in an addendum to the Historic Landmarks Designation Ordinance as "Attachment C, Saluda Cottages- 1895 Little River Road", which shall be filed for recording among the records of the Register of Deed 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 November 12, 2021.

Michelle Parker, CMC
Village Clerk

Nick Weedman
Mayor