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Cultural and Historic Resources

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Vision Statement

The richness of Hendersonville's history and cultural activities will continue to create a livable community and support a vibrant arts- and tourism-based economy. Hendersonville will continue to promote the preservation of historic and cultural features while also supporting new cultural endeavors. These efforts will maintain Hendersonville's unique identity and high quality of life while attracting visitors and spurring economic activity.

Section 4.1. Purpose

This element provides an inventory of Hendersonville's existing cultural and historic resources and opportunities and recommends strategies to preserve and supplement these resources. Historic districts and landmarks connect residents to Hendersonville's past and contribute to the community's uniqueness. Cultural activities and facilities build a sense of community and provide leisure opportunities for Hendersonville residents and visitors. Maintaining and building upon these resources as the community grows will help to create an enduring identity and sense of place in Hendersonville.

The primary components of this element include:

1. An inventory of Hendersonville's historic districts and cultural activities and facilities in and around the City
2. Identification of opportunities for public or non-profit entities to preserve and expand Hendersonville's base of historic and cultural resources
3. A vision, goals and strategies aimed at preserving Hendersonville's heritage and developing its art scene and tourism

Section 4.2. Issues and Opportunities

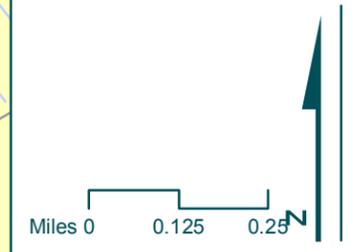
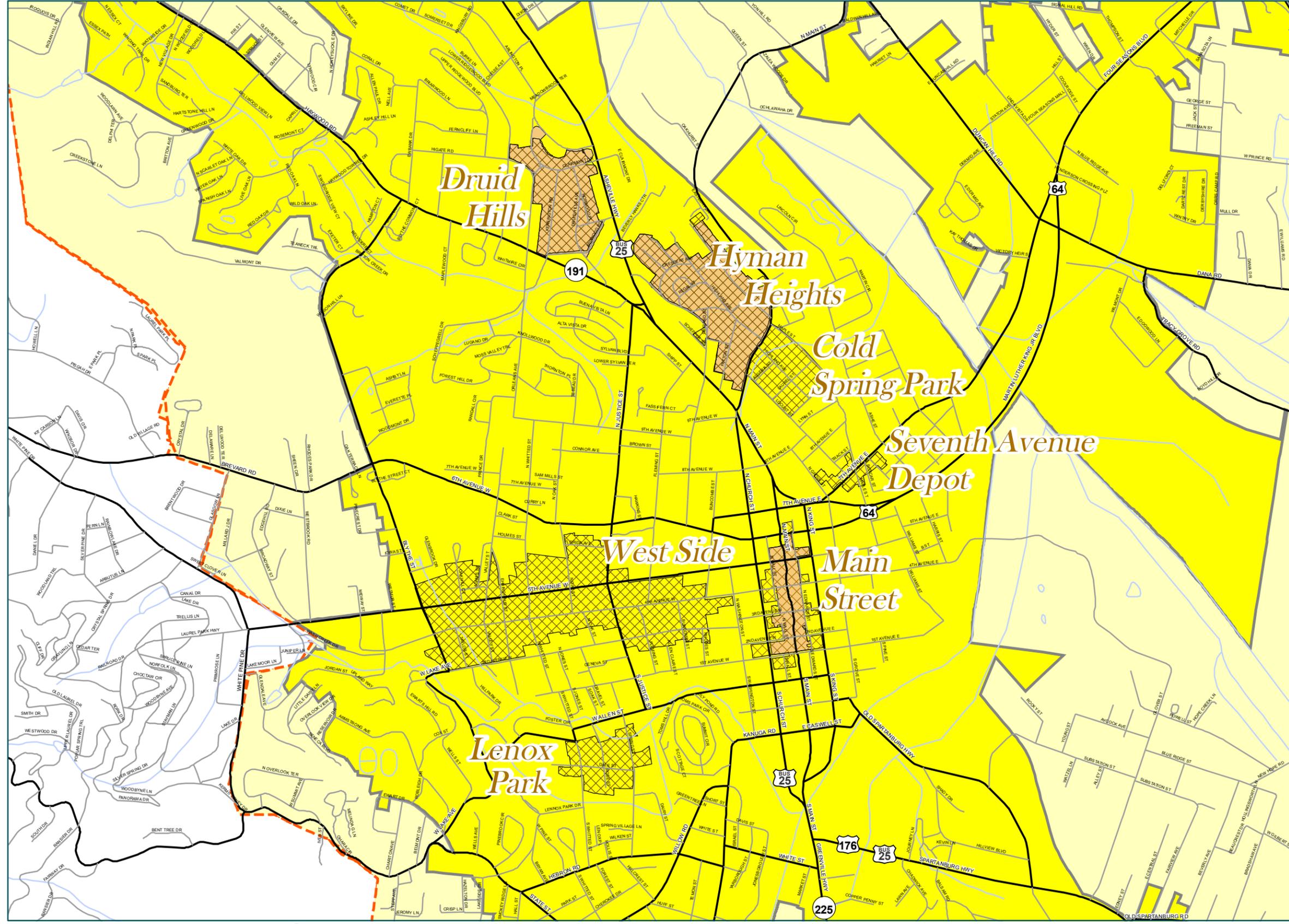
Hendersonville citizens and visitors value the community's rich historic and cultural resources as a foundation of the City's identity and sense of place. Below is a summary of issues and opportunities learned during the planning process that provide a basis for the Cultural and Historic Resources Vision, Goals and Strategies.

Heritage and Historic Resources

- Hendersonville's historic districts and buildings offer an opportunity to preserve historic resources and identity. Map 4.2a depicts the location of Hendersonville's national and local historic districts, while Figure 4.2a offers descriptions of each district.
 - National historic districts qualify owners for historic preservation tax credits but do not place restrictions on exterior changes.
 - Local historic districts and local landmarks require property owners to obtain a certificate of appropriateness for alterations, demolitions, and new construction. Section 28 of the City's Municipal Code establishes the Hendersonville Historic Preservation Commission (HHPC) and its authority to issue certificates of appropriateness.
- The City also has two local landmark buildings and 11 individual properties on the National Register.
- Participants at Steering Committee and public meetings indicated a strong desire to maintain Hendersonville's heritage and traditions.

Map 4.2a:
Historic Districts

- Legend**
-  National Historic District
 -  Local Historic District
 -  City Limits
 -  Extra Territorial Jurisdiction



Source: City of Hendersonville
Hendersonville County
March 2009

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Figure 4.2a: Hendersonville Historic Districts

<ul style="list-style-type: none"> • National and local historic district • Platted in 1923 • Architectural styles include Craftsman Bungalow, Tudor Revival, and Colonial Revival along with less common styles • Period of significance: 1923 to 1945 			<ul style="list-style-type: none"> • National and local historic district in a commercial district • Same grid street plan since 1841 except for the serpentine pattern on Main Street which was installed in the 1970's • Includes commercial and Neoclassical building styles, mostly of brick or stone, in the typical pattern of commercial districts where buildings adjoin each other in rows • Period of significance: 1847 to 1956
<ul style="list-style-type: none"> • National and local historic district • Platted in 1908 and eventually merged with the Mount Royal section, which was platted in 1923 • Growth of this neighborhood spurred by the opening of Hendersonville's first hospital, Patton Hospital, in 1913 on Highland Avenue • Includes home styles such as Craftsman Bungalow, Colonial Revival, Ranch, Four Square and others, many of which were built by doctors • Period of significance: 1905 to 1954 			<ul style="list-style-type: none"> • National historic district in a commercial district • Developed as a commercial district during the late 19th and early 20th centuries around Hendersonville's first train depot, established in 1879 • Includes simple one and two-story brick commercial and warehouse structures that are connected in the traditional pattern of a commercial district • Period of significance: 1898 to 1929
<ul style="list-style-type: none"> • National historic district • Mainly residential with the exception of an industrial warehouse on the southern edge of the district • Period of significance: 1908 to 1952 			<ul style="list-style-type: none"> • National historic district in a residential neighborhood • Largest historic district in the City • Period of significance: 1860 to 1951 • Typical architectural styles: Bungalow/ Craftsman, Colonial Revival and Modern Movement

Cold Spring Historic District is a national historic district that Hendersonville City Council authorized in October of 2008. The district has a significant collection of primarily Craftsman bungalows and Ranch-style houses, and its period of significance is 1910 to 1953.

Photos courtesy of Hendersonville Historic Preservation Commission

Cultural Activities

- Numerous festivals and arts facilities in and around Hendersonville provide a vibrant local culture and arts scene. Figures 4.2b and 4.2c demonstrate Hendersonville's abundant cultural opportunities and endeavors.
- Downtown is a hub of cultural activities and a concentration of historic buildings.

Figure 4.2b: Cultural Facilities

Hendersonville Facilities:

- Blue Ridge Performing Arts Center
- Hands On!
- Hendersonville County Heritage Museum
- Hendersonville Little Theatre
- Hendersonville Train Depot
- Mineral & Lapidary Museum
- Oakdale Cemetery - "Wolfe" Angel inspired the book Look Homeward Angel by Thomas Wolfe (picture above)



Facilities in surrounding communities:

- Western North Carolina Air Museum
- Carl Sandburg Home National Historic Site (Flat Rock)
- Flat Rock Playhouse, State Theatre of North Carolina
- The Historic Woodfield Inn (Flat Rock)
- St. John in the Wilderness Episcopal Church (Flat Rock)
- Brevard Music Center
- The Porter Center (downtown Brevard)

Figure 4.2c: Cultural Events

Main Street events

- Art on Main (Summer)
- Bearfootin' in Hendersonville (Spring to Fall)
- Chalk It Up (July)
- Downtown Walking Tours (offered year round, self-guided)
- Garden Jubilee (Spring)
- Music on Main (Summer)
- North Carolina Apple Festival (Late Summer/Early Fall)
- Olde Fashioned Hendersonville Christmas
- Olde Tyme Music Festival (Spring)
- Sidewalk Antique Show (Summer)
- Trick or Treat Street (Fall)
- Annual Street Dance (Summer; Coordinated, produced and sponsored by Henderson County Travel & Tourism)

Events elsewhere in Hendersonville:

- Bravo for Bands hosted by the Hendersonville Community Band
- Curb Market (year round) - hosts Ol' Timey Days and a Christmas open house
- Farm City Day at Jackson Park (Fall)
- Foothills Highland Games at Jackson Park (Fall)
- Hendersonville Symphony Orchestra

Events in surrounding communities:

- "Christmas at the Farm" at Historic Johnson Farm (December)
- Annual Village Ice Cream Social (June, Village of Flat Rock)
- Friendship Heritage Festival (Village of Flat Rock)
- White Squirrel Festival (Spring, downtown Brevard)
- Fourth of July Celebration (downtown Brevard)
- Halloweenfest (October, downtown Brevard)
- Twilight Tour (December, downtown Brevard)
- Valentine Get-Away Weekend (centers around downtown Brevard)



Section 4.3. Goals and Strategies

Goal CR-1.

Preserve the viability and individuality of Hendersonville's historic neighborhoods in order to maintain their role in supporting community pride, livability and identity.

Strategy CR-1.1.

Continue to utilize local and national historic preservation resources to encourage preservation of historic buildings. The City's current local and national Historic District designations put in place regulations (local) and incentives (national) that help to protect historic buildings. These resources are needed for continued preservation and to expand their coverage to additional parts of the City.

Action CR-1.1.1

Continue to support and fund the City Council appointed nine-member Historic Preservation Commission.

Action CR-1.1.2

Coordinate with property owners, residents, local historic preservation organizations and the State Historic Preservation Office to pursue historic and landmark designation of eligible sites and districts.



Home in Hyman Heights, courtesy HHPC

Strategy CR-1.2.

Ensure continued maintenance of historic buildings. Proper maintenance of historic buildings is crucial, as neglect can lead to a depletion of the City's historic inventory.

Action CR-1.2.1

Enforce the Property Maintenance Code to require property owners to protect and preserve existing buildings.

Action CR-1.2.2

Enforce the Historic Preservation Demolition by Neglect provisions to require that property owners maintain their properties against decay, deterioration and structural defects.

Strategy CR-1.3.

Promote investment in and adjacent to Historic Districts through compatible infill development, particularly on currently underutilized, nonhistoric properties. Historic preservation can be challenging and financially difficult, and it is important that property owners see a return on their investment. Sensitively designed infill development can help to boost property values by removing blighting influences and providing new amenities and housing types. See Chapter 2, Strategy PH-1.1 for detailed recommendations for encouraging compatible infill development.



Home in Druid Hills, courtesy HHPC

Strategy CR-1.4.

Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.

Action CR-1.4.1

Distinguish historic neighborhoods through the use of specialized gateways, landscaping, historic markers and plaques, street signage, and traffic signage.

Action CR-1.4.2

Place street furniture such as benches with a historical design theme in parks, along sidewalks, or at bus stops within or adjacent to historic districts.



Main Street benches, landscaping and signage

Strategy CR-1.5.

Encourage rehabilitation of historic properties that modernizes amenities and layouts without compromising historic integrity. Modernizing a historic building can be challenging and expensive, although the end result is a structure that maintains the community's historic integrity while providing a functional benefit as well. Financial incentives and/or community recognition can help to encourage these difficult yet rewarding projects.

Action CR-1.5.1

Work with the Historic Preservation Commission to educate property owners on available historic preservation incentives for rehabilitation, such as the federal and state historic preservation tax credits.

Action CR-1.5.2

Develop an awards program that recognizes historic building rehabilitation projects of all sizes. The program could range from formal recognition by the City to gift certificates to local businesses, potentially with private sponsorship.

Goal CR-2.

Expand historic preservation outreach and education in order to promote historical awareness among Hendersonville citizens and attract interest from visitors.

Strategy CR-2.1.

Incorporate interpretive and promotional elements within historic neighborhoods that educate citizens and visitors about Hendersonville's rich history.



Action CR-2.1.1

Place informational plaques in historic districts and on historic buildings that include brief historical narratives.

Action CR-2.1.2

Create and maintain gateway signage for each historic district that identifies the name of the district.

Strategy CR-2.2.

Partner with the Historic Preservation Commission to host promotional events that showcase historic districts.

Promotional events such as home and garden tours can attract interest from a wide range of citizens and visitors while promoting the value of historic preservation.

Action CR-2.2.1

Expand upon the annual Holiday Tour and host additional home, garden and business tours in all historic districts.

Action CR-2.2.2

Promote historic districts and preservation awareness and resources at cultural events and festivals such as the Historic Preservation Week celebration and the Apple Festival.

Action CR-2.2.3

Continue periodic walking tours of historic districts.

Strategy CR-2.3.

Work with local schools to promote awareness of Hendersonville's history and the value of historic preservation.

Educational exercises at primary schools build awareness among children and, indirectly, their parents. Additionally, lectures at local secondary education institutions can promote awareness directly among adult residents.

Action CR-2.3.1

Offer educational materials to local school districts that can be integrated with curricula at various grade levels.

Action CR-2.3.2

Offer lectures at local education institutions that focus on local history and historic preservation issues.

Strategy CR-2.4.

Coordinate with other historic preservation groups throughout the area and state such as the State Historic Preservation Office, Historic Flat Rock, Inc. and the Henderson County Historical Resources Commission. Partnering with other groups near Hendersonville with similar interests can broaden the pool of resources and talents aimed at historic preservation and add to the livability and attractiveness of the Hendersonville area. The State Historic Preservation Office offers technical expertise and grants to assist with historic preservation efforts.

Action CR-2.4.1

Encourage participation with other historic preservation organizations in Henderson County and joint ventures for promotional events, educational efforts, and physical enhancements.



Henderson County
Courthouse Dome

Action CR-2.4.2

Act as a liaison between the State Historic Preservation Office and local preservation groups, community members and property owners ensuring that the community receives the benefit of technical assistance and grants provided by the State.

Strategy CR-2.5.

Assist the Historic Preservation Commission in providing information to the general public about Hendersonville’s historic properties.

Action CR-2.5.1

Create brochures that describe each of Hendersonville’s historic districts and properties and place on display in the City’s offices, website and at community events.

Action CR-2.5.2

Develop self-guided print and MP3 walking tours of historic districts, with MP3 tours and associated maps available for download on the City’s website.

Goal CR-3.

Support and expand opportunities to build a vibrant arts and cultural presence in Hendersonville in order to boost quality of life and economic activity.

Strategy CR-3.1.

Develop a city policy that expresses support for the arts and identifies implementation mechanisms. Public support for the arts can be both a symbolic and practical measure toward building a vibrant arts presence.

Action CR-3.1.1

Consider devoting a percentage of the City’s annual budget toward the arts. Examples of applications can include

public art projects and/or support for local arts organizations.

Action CR-3.1.2

Support and encourage arts events such as gallery walks and displays or performances of local artist work in public spaces. Existing examples include Music on Main, Art on Main, and the annual Downtown Hendersonville Incorporated sponsored public art.

Strategy CR-3.2.

Support programming of civic spaces



Public art on Main Street



with cultural events. Civic spaces such as parks often require programming to be fully utilized. Cultural events at the community and neighborhood level help to build a sense of community, increase quality of life and attract tourists.

Action CR-3.2.1

Continue support and facilitation of existing festivals such as the Apple Festival. Work with partners such as Henderson County Travel and Tourism and Downtown Hendersonville Incorporated to promote the festivals to residents and visitors.

Action CR-3.2.2

Promote festivals in neighborhood parks such as mini-concerts and art shows.

Strategy CR-3.3.

Develop formal assembly spaces in City parks.

Action CR-3.3.1

Develop a centrally located urban open space in the downtown that can

be used as passive greenspace as well as a permanent outdoor performance space. Street closures can be used as an inexpensive, temporary measure until open space is developed.

Strategy CR-3.4.

Preserve the City's agricultural heritage and resources. Agriculture has been and continues to be a significant part of Hendersonville's historic and cultural identity. The community is well known for its locally produced apples and other farm products, and popular community festivals are still linked to major agricultural events. See Goal NR-4 in Chapter 3 for additional recommendations for preserving agricultural resources

Action CR-3.4.1

Develop educational programs and informational materials that discuss and promote the City's agricultural heritage and resources, similar to the historic property programs and materials discussed in Strategies 2.3 and 2.5.

Goal CR-4.

Promote downtown as Hendersonville's central gathering place and a focal point for niche retailers and entertainment, cultural and civic uses.

Strategy CR-4.1.

Develop a Downtown Master Plan that provides detailed recommendations on how to maintain and build upon the success of downtown.



Examples of urban open space



Downtown Hendersonville

Action CR-4.1.1
Identify and prioritize site-specific opportunities for mixed-use redevelopment.

Action CR-4.1.2
Develop designs and cost estimates for improvements to the public realm such as streetscaping and wayfinding.

Action CR-4.1.3
Identify funding sources, capital expenditures, and public-private partnerships needed to implement the plan.

Action CR-4.1.4
Incorporate and build upon the branding and marketing recommendations in the Downtown Market Assessment and Marketing Plan.

Strategy CR-4.2.
Support Downtown organizational efforts and infrastructure improvements.



Main Street outdoor dining (top) and serpentine streetscape pattern (bottom)

Action CR-4.2.1
Continue support of Downtown Hendersonville, Inc. and the Historic Seventh Avenue District.

Action CR-4.2.2
Maintain the downtown and Seventh Avenue special taxing districts for infrastructure investments.

Action CR-4.2.3
Maintain and improve the downtown and Seventh Avenue infrastructure.

Strategy CR-4.3.
Support increased Downtown housing and office density in order to support retail uses and create a 24-hour environment. Office workers and residents provide a “captive audience” that can supplement area residents and tourists in supporting downtown merchants and placing pedestrians on downtown streets at all hours of the day and evening. The Downtown Master Plan mentioned under Strategy CR-4.1 will help to identify specific sites for housing and office redevelopment. Additionally, the need for housing and office uses is reflected in the Downtown Core, Downtown Support and Urban Institutional Future Land Use categories in Chapter 8.



New development with residential units above retail



Action CR-4.3.1

Work with Downtown Hendersonville, Inc. to identify and prioritize housing and office redevelopment sites.

Action CR-4.3.2

Facilitate redevelopment through property acquisition, partnerships, marketing, and/or development agreements.

Strategy CR-4.4.

Improve connections from downtown and the Seventh Avenue Historic District to Jackson Park. Jackson Park is the premier community open space in Hendersonville and is located adjacent to downtown and the Seventh Avenue Historic District. The park is physically disconnected from downtown by a railroad and several underutilized properties. A lack of street connectivity hampers the connection between the park and Seventh Avenue Historic District. Improving the park's visibility and pedestrian connections to these areas will better utilize the park as an asset to downtown and Seventh Avenue residents and businesses.

Action CR-4.4.1

Encourage mixed-use redevelopment along Fourth Avenue East.

Action CR-4.4.2

Extend downtown streetscaping along Fourth Avenue East to Jackson Park.

Action CR-4.4.3

Extend Maple Street from Seventh Avenue East south to Fourth Avenue East and create a greenway along Maple Street from the Train Depot to Fourth Avenue East.

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