

HISTORIC HENDERSONVILLE

A Newsletter Published by the
HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

STEVE CARAKER, CHAIRMAN ■ RICHARD PARSONS ■ JUDY ABRELL
DENNIS DUNLAP ■ BUTTON O'CAIN ■ SCOTT BOLYARD ■ STACI BLATT ■ EDDIE WATKINS

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LOCAL HISTORIC DISTRICT FOR MAIN STREET?

One of the major things that make Hendersonville what it is, is our downtown area. In fact, when you ask most new residents what drew them to this area, it was a visit here and spending time on Main Street. Our downtown area is the engine that drives a good portion of our local economy in one way or another.



Main Street, Summer 2005

In the last year or so, the commission has identified a need to put in place some sort of protection for Main Street and the whole Main Street National register district. The only easily available tool we had to do this was our existing ability to designate the area as a local historic district, as Druid Hills and Hyman Heights are now. We began an effort to do this with a public information meeting and personal visits to various property owners to explain the benefits and restrictions of local designation. In the course of this, we found that a significant number of the property owners believed that our design guidelines are geared too much toward residential properties and not specific enough when changes to buildings occurred.

As we moved forward with the process, we scheduled one last public input session to listen to property owners' comments and concerns. In the course of that meeting, the commission and a group of property owners opposed to the existing form of local designation, struck out on a new direction. We agreed that Main Street is a special place in our town. We also agreed that the city needs an ordinance that deals with the downtown district individually. With those points in common to both groups, we will be forming a body of people consisting of HPC members, city staff, property owners and downtown business people to develop a workable historic preservation ordinance that will protect Main Street in the future as the city grows.

I believe that this compromise between all the parties involved is a big, positive step towards protecting what is Hendersonville. We will keep you updated as the process develops.

– Steve Caraker, Chairman HHPC

HISTORIC RESIDENTIAL DISTRICTS

Hyman Heights

The Hyman Heights/Mount Royal neighborhood lies northeast of the Five Points intersection, roughly between North Main Street and US 25 North. William A. Garland developed approximately twenty-five acres that he purchased on April 12, 1905 from Annie Eliza Patton, owner of Killarney House. Ms. Patton's husband, Preston F. Patton, had purchased 1,100 acres from his sister, Ellen Patton Hyman, in 1883 for \$4,800. V.L. Hyman, Mrs. Hyman's son, served as Hendersonville's mayor in 1889.

Although Hyman Heights was first platted in 1905, serious growth did not begin until the opening of Patton Memorial Hospital, the city's first hospital, in 1913. The



Seen here is the oldest house in Hyman Heights, Killarney ca. 1858, now a bed and breakfast.

northern section of the neighborhood, Mount Royal, was platted July 15, 1923 and went from Regal Street to what is now Patton Park. The Hendersonville Times-News noted that Mount Royal, formerly Patton Hill, had all city improvements including water, sewer, light, telephones, gravel surface streets and flowers. Large "villa" sites were for sale from \$585 to \$985. The 1923 plat, which hangs in the City Planning Department, shows Oakland Street as Asheville Highway.

The Hyman Heights Historic District became Hendersonville's first local historic district in 1997 and was listed on the National Register of Historic Places in 2001.

Druid Hills

The Druid Hills neighborhood, located just north of the NC 191 and US 25 North junction, was originally platted by the Hendersonville Real Estate Company on July 10, 1923, during Hendersonville's real estate boom. Some of the land for Druid Hills was originally part of the Leander Justice property on which the farmhouse still stands in the neighborhood at 419 Higate Road. Some of the designers

involved throughout the development included George Kershaw and Wilbur W. Smith, civil engineers, and Earle Sumner Draper, landscape architect.



Seen here is the oldest house in Druid Hills, the Leander Justice House ca. 1910

The greatest development in Druid Hills was from 1923 to 1926. The Hendersonville Times-News advertised the neighborhood having "... over a mile of paved streets, over a mile of sewers, over a mile of water mains, ornamental entrances, parks, tennis courts for exclusive use of residents, lights and telephones..." No house could be built for less than \$4,000 and developer approval was required. Of the original 133 lots, 79 houses had been built by the end of 1926. However, many of these homes, like in other neighborhoods, had been lost by the original owners in the early Depression years.

In 1968, Druid Hills became part of the City of Hendersonville. In May of 2000, City Council designated 69 properties as part of the Druid Hills Local Historic District. The district was then listed on the National Register of Historic Places.

West Side

Listed on the National Register in 2001, this district generally bounded between 2nd Avenue and US 64 West and by Blythe Street to the west and Washington Street to the east, it is the largest historic district in Hendersonville. The oldest house in the neighborhood, the Columbus Mills Pace House at 813 Fifth Avenue West, supplied much of the land for development beginning in 1910. There are eighteen recorded subdivisions including Oak Hill Court 1922, the Maxwell Subdivision 1919-1922, the Quilhot Subdivision in 1939 and the Seignious Subdivision in the 1920s. All of these grew together into the area we now call West Side.

Many of the earlier homes were summer homes built for coastal South Carolina and Florida part-time residents. The Laurel Park Street Railway system began operating



Seen here is the oldest house in the West Side, the Columbus Mills Pace House ca. 1860.

in 1905, running from Laurel Park to downtown along Broad Street, now Fifth Avenue.

Beside houses, the West Side also boasts the Ambassador Apartments, ca. 1926, and the Maxwell ca. 1927. Grocers, including A & P and Jax Pax, inhabited the street level portion of the Maxwell apartments through the forties. Rosa Edwards Elementary School opened in 1913 and initially housed grades one through eleven.

Lenox Park

Listed in 2002 on the National Register of Historic Places, the boundaries for this historic district are based on the 1908 plat for Columbia Park and the 1917 plat for Lenox Park. Generally between Spring Street, South Whitted Street and the Norfolk/Southern Railroad, Mr. H.S. Anderson, developer, had grand plans for this neighborhood including a 150 room hotel, a lake and a 50-room four story house. Judgments against the development company in 1910 marked the end of Mr. Anderson's plans and the land was subdivided for residences. With other neighborhoods developing primarily in the twenties, Lenox Park contains the largest intact grouping of houses in Hendersonville from the turn of the century.

The Transylvania Railroad, as it was then known, had a stop at Lenox Park so industry has always been part of the neighborhood's make up. Many of the residents of Lenox Park were owners and employees of the various industries that built near the railroad. These included the Freeze-Bacon Hosiery Mill, the City Ice House, and the Wing Paper Box Company. In 1926, six houses in the neighborhood were listed as boarding houses. One of these was the Beck Villa at 826 Dale Street in which a 1931 Chamber of Commerce brochure noted a single room and meals cost \$12.50 to \$15.00 per week. Other advertisements for the area included "...cool, pleasant and restful...two blocks from very popular mineral spring...fresh vegetables from our own garden..." The spring in the neighborhood was certified by the state chemist, furnishing 30,000 gallons of water per day.



Seen here is 826 Dale Street, one of nine houses in Lenox Park built prior to 1908.

UPCOMING HOLIDAY EVENTS

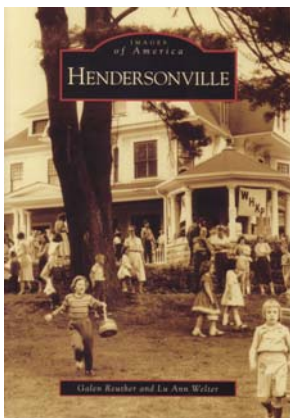
Get ready to mark your calendars for two upcoming events to brighten up your holiday season. Friday evening December 2 will mark the kick off for the *Home for the Holidays* celebrations with an added treat. As part of the restoration process for the historic courthouse, a special ceremony will mark the lighting of the newly refurbished courthouse dome.



This year's *Holiday Tour of Inns and Cookie Caper* will be Sunday afternoon December 11 from 1:00 until 5:00. This will be the third year for the self-driving tour of local inns and bed & breakfasts. The tour this year will include Killarney House Inn, Waverly Inn, Claddagh Inn, Copper Crest, Echo Mountain Inn, and the Elizabeth Leigh Inn. You will leave with a cookie and recipe from each place.

Tickets for the tour will be \$15.00 each and may be purchased at the Visitors Center, Mountain Lore Bookstore and Foxfire Gallery approximately three weeks prior to each tour. To order by mail, send a check made out to *City of Hendersonville* to HHPC PO Box 1670, Hendersonville, NC 28793.

New Book In Stores



The Images of America series, from Arcadia Publishing, has a new title in their vast library: *Hendersonville*. Books in this series are authored by local residents giving a pictorial glimpse of the city or subject. The company currently has 126 books showcasing cities, towns and colleges in North Carolina including four on Asheville. The series also includes books on Flat Rock, Brevard, Transylvania County and the

Biltmore House. *Hendersonville* is available in local book and gift stores.

CONNECTOR TRAIL NOW OPEN

The recent completion of Park View Apartments on North Main Street opened another avenue of walkability for those in Hyman Heights. Residents can reach Patton Park without traveling on busy Asheville Highway. When Glade Holdings, Inc., was granted a special use permit to build the project, the City required a trail be put in place connecting Hyman Avenue with Patton Park. Following the back of their property, the trail is wide and paved connecting with the City's maintenance road going into the park. Bicycles and strollers can also use the trail, just be sure you have enough stamina to make it back up the hill!

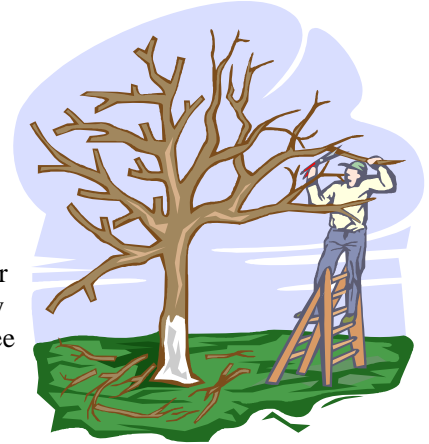


This trail also affords residents to go all the way to Jackson Park without driving. If you turn right when the trail meets with the City's maintenance road, by crossing North Main Street you may head off to the Mud Creek Wetlands Trail which begins as a gravel road near the railroad tracks. This trail is a combination of boardwalk and asphalt meandering through undistributed wetlands and ending at 7th Avenue near the baseball fields. From this point, you can take the bridge and hook up with the Oklawaha portion of the greenways system, traveling under Four Seasons Boulevard all the way to Jackson Park.

COAs Approved (Certificate of Appropriateness) January through September 2005	
Roof Replacement	8
Tree removal	7
Fencing	2
Repaving	2
Accessory building	2
Dormer modification	1
Screened porch	1
Structural changes	2
Deck replacement	1

HELPFUL HINTS FOR TREE PRUNING

Before the sawing and hacking begin, be sure you take into account the nodes and collars. Branches meet other branches and the trunk at nodes; collars are the slight protrusions that surround a branch at its node. Collars house some of the tree's natural defense system: cut one off and your tree is more likely to sprout too much or suffer infections. To remove a branch, make a first cut several inches from the collar. Cut the resulting stump as close to the collar as possible without cutting into it. There is no need to paint or dress the wound, since living tissue in the collar will form around the cut after a year or so. Remove dead branches at any time of the year, but prune live branches only in fall or winter, if possible. Pruning during the dormant period puts less stress on the tree and lowers the risk of infection at the cuts. Also, you may find it easier to evaluate the shape of the tree when the leaves are down.



COAs, Certificates of Appropriateness, are required within Druid Hills and Hyman Heights for removal of any tree over 6 inches in diameter. Light pruning of trees and shrubbery are considered routine maintenance and do not require a COA.

CITY OF HENDERSONVILLE

“The City of Four Seasons”
145 Fifth Avenue East
Hendersonville, NC 28792

