

HISTORIC HENDERSONVILLE

A Newsletter Published by the

HENDERSONVILLE HISTORIC PRESERVATION COMMISSION

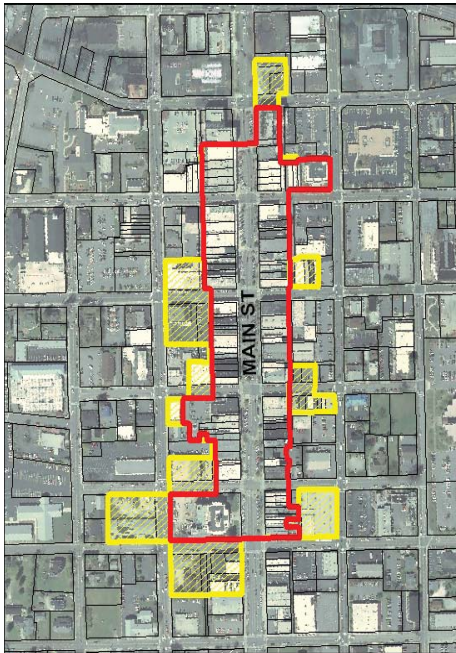
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Fall 2009

MAIN STREET LOCAL DISTRICT EXPANDED



Red outline: Main St Local Historic Overlay District prior to Expansion
Yellow shaded: Properties added to District in 07-09-09 Expansion

At their meeting of July 9, 2009, City Council voted to add thirty-two properties to the Main Street Local Historic District. With this expansion, the boundaries of the Main Street National Historic District and the Main Street Local District now match. The properties are located in the 600 block of North Main Street, the 100 block of South Main Street, Third and Fourth Avenue East and West, Church and King Streets.

The Commission is currently reviewing another expansion of the Main Street Local Historic Overlay District. The proposed expansion surrounds the existing local district and contains 102 properties. Public comment on the proposed expansion is scheduled for the Commission meeting on September 16th at 6:00pm in the City Operations Center. If the Historic Preservation Commission decides to recommend the expansion of the Main Street Local Historic Overlay District, a Zoning Map amendment will be reviewed by the Planning Board and then heard by City Council at a public hearing.

FAÇADE GRANTS NOW AVAILABLE

For downtown property owners and businesses wanting to spruce up their storefronts, there is now added financial incentive thanks to a new Façade Grant program. The Historic Preservation Commission and Downtown Hendersonville, Inc. have partnered to provide matching grants of up to \$1,000 per property for exterior building improvements. Owners or tenants of properties in the City's Downtown Municipal Service District and/or Main Street Local Historic District are encouraged to apply. Projects eligible for façade grants include removing false siding or metal facades, masonry repair, safe cleaning of brick or wall surfaces, replacement of non-historic doors and/or windows and rehabilitation of a store front.



Applications are currently being accepted at the City Planning Department in City Hall, 145 Fifth Ave East, and can be downloaded at www.hendersonvillehpc.org. Please call the Planning Department at (828) 697-3088 for more information.

HENDERSONVILLE'S FIRST ENTREPRENEUR

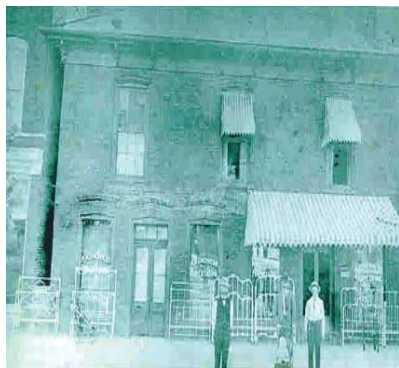
Colonel Valentine Ripley, a native of Rockbridge County, Virginia, came to Western North Carolina in the 1830s. He settled in Henderson County shortly after its formation in 1838, eventually owning thousands of acres and investing in a wide variety of businesses. Hendersonville matured slowly during the middle decades of the nineteenth century. The town attracted a small collection of merchants, lawyers, and other professionals, as well as innkeepers whose clientele were travelers along the Buncombe Turnpike. The turnpike traveled from Greenville, SC to Greenville, Tennessee and Col. Ripley owned the stagecoach line between Greenville, SC and Asheville. When a new hotel was completed in 1842, Col. Ripley bought it and named it the Ripley House. It stood on the corner of Main Street and 2nd Avenue and was known as the St. John Hotel when it burned in 1915. Col. Ripley died in 1879 four months after the arrival of the railroad to Hendersonville, an event he had long desired for the town.



What is now considered the oldest building still standing on Main Street was built by Col. Ripley around 1847. For years **101 S. Main Street**, see photo to left, was known simply as the Ripley Stone Store House building. It became a skating rink around the turn of the twentieth century and during World War 1 was the armory. In later years it was called the Huggins Building and is now the Thomas Produce Company, see photo to right.



Col. Ripley also built what is considered the second oldest building on Main Street. **218 N. Main Street**, ca. 1847, was once known as the Ripley Brick Store House building, see photo to the left. The building was purchased by M.M. Shepherd and F.G. Hart around 1889. Shepherd and Hart opened a furniture business on the first floor and a mortuary business on the second floor. Shepherd's brother, Tom, moved the mortuary business to Church Street some years later. The building, titled the Ripley-Shepherd Building on the National Register of Historic Places, is still owned by the Shepherd Family, see photo to right.



Little is known of the early residences Col. Ripley and his family lived in but one is still standing not far from Main Street. **103 South Washington Street**, exemplifying features of both the Queen Anne and the Italianate building styles, is known as the King-Waldrop House and has been home to only two families since it was built circa 1881. The house was built for Laura Valentine King, the daughter of Col. Ripley. The house's distinctive styling accentuated by an eye-catching tower is a fitting reflection of the Ripley family's prominence in the community.

In 1897, Laura King and Dr. J. G. Waldrop completed a trade between friends: house for house. Dr. Waldrop, a local general practitioner, was looking for a home with ample space for his wife Nancy and their eight children. On October 21, 1897, the Waldrops traded their home at 205 Washington Street along with \$500 for Mrs. King's house at 103 South Washington. This property remains in the Waldrop family to this day and is called Maple Grove.



FACTS ABOUT THE HISTORIC STATE TAX CREDITS PROGRAM

When a historic district is formed, one of the “good PR” terms is that homes and buildings in the district can now utilize the State Rehabilitation Tax Credit Program. In 1997, the North Carolina General Assembly approved the most comprehensive state historic reservation tax credit program in the nation. Two packages were created, one for non-incoming properties and one for income-producing properties.

But first of all, what is a Tax Credit? A tax credit provides a dollar-for-dollar reduction in the amount of state taxes you owe. For example, if your tax bill is \$10,000, a \$4,000 credit will reduce your tax bill to \$6,000.

For **non-incoming properties**, including personal residences, a 30% state income tax credit for certified rehabilitations to historic structures were approved if the owner exceeded \$25,000 in rehabilitation expenses in a two-year period. For example, if you renovate a bathroom and the cost is \$30,000, you receive \$9,000, or 30%, in tax credits to be taken over multiple years of filing taxes.

Incoming-producing historic structures, such as commercial and retail buildings, may receive a 20% state income tax credit and are eligible for an additional 30% Federal Rehabilitation Tax Credits.

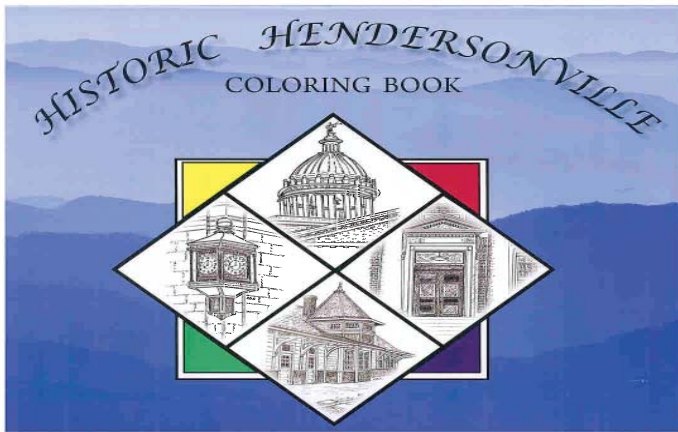
Here are some real life examples of residents going thru the process for Tax Credits. Jeff and Tamara Miller of the West Side District completed the application on work they were doing to their home on 4th Avenue West. According to Jeff, their *Description of Rehabilitation Application* listed plaster work, bathroom updating and new items for the kitchen. These totaled over the minimum of \$25,000. When asked about the application process, Jeff commented the application was a bit “testy” but the contact people with the state office were always accommodating and available to answer questions.

Jim and LuAnn Welter of the Hyman Heights District used the Tax Credits process when renovating the upstairs to their 1925 bungalow. The second story had been finished in the 1960s and needed new walls, wiring, flooring and insulation. They also modified the stairway. After submitting the application, it took five weeks to get the approval from the state office. After construction was complete and approved by state authorities, the Welter’s state income tax bill was reduced by almost \$2000 per year for five years. The Welter’s agree the state historic employees were very helpful with one visiting the home to better understand their application. They intend to go through the process again when they do future projects.

Facts about the process:

- To be eligible, your building, either residence or commercial, must be listed as a contributing structure within a historic district (Druid Hills, Hyman Heights, West Side, Lenox Park, Cold Spring Park, 7th Avenue or Main Street). To verify this, you may call the Planning Office or go to www.hendersonvillehpc.org.
- Complete the *Historic Preservation Certification Application Part A*, with required photographs, and submit to the State Historic Preservation Office in Raleigh. Prior to this, you may want to contact Jennifer Cathey at the Asheville office 274-6789 ext. 27 with any questions on the work you are proposing or the process. The State prefers you submit your application prior to starting the work but applications may be submitted afterward if you have good before and after documentation and photos.
- Only costs incurred in work upon or within a historic structure will qualify. The credits cannot be claimed against the cost of purchasing the property, enlargement of an existing building (additions), site work or personal property.

For any property owner within one of the historic districts with a big rehab project coming up, it would be worth checking this out in more detail. This is a great time to save money.



If you are looking for an activity or gift for children or grandchildren, the new Historic Hendersonville Coloring Book is now available. Developed by the Commission, the book contains 16 pages of pictures to color and historical facts on Hendersonville and Henderson County. The books are \$4.00 and can be purchased at Mountain Lore Book Store and at the Henderson County Heritage Museum in the Historic Courthouse.

Historic Preservation Commission Training

The North Carolina State Historic Preservation Office will be holding a training session on October 14th at the City Operations Center, 305 Williams Street. The program will be 9:30am till 4:00pm with lunch included. Topics to be covered include:

- Preparation of historic preservation commission design guidelines
- Understanding the certificate of appropriateness process
- Grants available to local certified governments for historic preservation
- Federal and state rehabilitation tax credits for properties in national historic districts
- Historic Tour of Main Street

There is a \$15 registration fee which includes a box lunch. Please contact the City Planning Department at 697-3088 or tmurphy@cityofhendersonville.org by October 9th if you are interested in attending.



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"City of Four Seasons"
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